

# Griffith/Narrabundah Community Association Inc.

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## NEWSLETTER Vol 32 September 2014

### Omnibus Draft Territory Plan Variation

The ACT Government is preparing an 'Omnibus' Draft Territory Plan Variation to change planning zones and provide development opportunities at approximately 17 sites across Canberra; including several public housing sites. Two of the sites are in the GNCA's area of interest. They are the Stuart Flats and Gowrie Court (see Figure 1). The other site targeted for re-development in the Inner South is the Red Hill Flats. One of the aims for the re-development is to generate sufficient income to revitalise the public housing portfolio. See <http://www.communityservices.act.gov.au/hcs/act-omnibus-draft-territory-plan-community-consultation> for more information.

### The process and the proposals – your chance to make a difference!

The government is proposing to rezone both the Gowrie Court and the Stuart Flats sites as RZ5, High Density Residential. This would allow buildings of at least 6 storeys at both sites. The public housing tenants at the sites have been advised about the upcoming draft variation; engagement with stakeholders and community councils has been undertaken and preliminary planning is underway.

In our area there was a community 'drop-in' session on 30 July a briefing on 15 August and Time-to Talk was available for comments until 7 September. If anyone has any further input to make we would appreciate a copy of the document sent to our email address.

There will now be a '**Design Workshop**' on Monday 13 October from 6.30-8.30 pm at St Paul's Church Hall in Manuka to consider the *Stuart Flats* site. On Tuesday 14 October there will be a similar session (6:30-8:30 pm) at the Griffith Community Hall to work on the *Gowrie Court* site. All participants will be able to construct model developments and the agreed outputs can be factored into the Draft Variation to the Territory Plan.

We cannot remember a situation where the government has consulted so widely and at such depth any time in the past. This is an opportunity to participate in the planning process and we should take full advantage of the situation.

The workshops will be conducted as a '*Design Charette*' by Brian Elton of Elton Consulting, with technical advice from architect Rodney Moss. If you would like to participate, call 6226 8880 or email [omnibus@communicationlink.com.au](mailto:omnibus@communicationlink.com.au). For further information contact Jo Mitchell on 6205 3818 or at [joanne.mitchell@act.gov.au](mailto:joanne.mitchell@act.gov.au).

### The GNCA's view of the proposals

Firstly, we commend the government for embarking on the extensive consultation process on these proposals. It was very valuable for the community to hear what was being proposed at each site. We are encouraging the government planners to act on the comments by the local residents and are looking forward to participating in the Workshops – come and join us!

### ***Some principles***

1. We recognise and support the need for Gowrie Court and the Red Hill and Stuart Flats to be re-developed and would support an appropriate ‘social mix model’ in the re-development.
2. We advocate that the redevelopment of both areas must foster high quality living environments and maintain and contribute to Canberra’s landscape character.
3. The areas must be developed to meet long term needs, not just to address short term funding pressures on the government.
4. The sites should not be divided up and sold as individual allotments. There should be a Master Plan for each site to regulate building design and construction, and the overall site infrastructure, including parking and gardens spaces.
5. All developments should be consistent with the *2012 ACT Planning Strategy*.
6. There should be no loss of urban open space in any of the re-developments.



***Fig. 1. Plans of the Stuart Flats (top) and Gowrie Court (bottom). The current proposal is to re-zone the areas surrounded by the dotted lines as RZ5 high density residential – see text.***

## What we are recommending

The GNCA is opposed to the proposal to re-zone these sites as RZ5 and to the loss of any public open space. We have made five recommendations to government.

1. ***The RZ5 high density residential proposed for both sites is unacceptable.*** This could provide government with carte blanche to develop whatever it wants, even ten storey towers, at each site.
2. ***The Gowrie Court and Stuart Flats sites should be re-zoned as RZ2 (suburban core zone) and RZ3 (Urban Residential Zone) respectively.***
3. ***Each of the sites should be re-developed under the control of a Master Plan and not sold off independently, in bits and pieces.***
4. ***At least the same area of open space currently available at each site must be included in any re-development.***
5. ***A timetable should be developed, so that residents and local community know when actions, such as demolition and re-housing will occur.***



***Fig. 2. Typical dwellings in residential zone RZ5 in Lyons***

Figure 2 gives an indication of what dwellings in RZ5 zones could look like. Would buildings like this at Gowrie Court and the Stuart Flats sites improve our neighbourhood?

## Come to our AGM

**Our AGM will take place on Wednesday 22 October, at 7:00 pm in the Griffith Community Hall, next to the Griffith shops.**

This is a very important meeting where we elect a new committee for 2015, review what we have done in 2014 and plan what we want to do in 2015.

The keynote speaker this year will be Associate Professor Cris Brack, from the Fenner School of Environment & Society at the Australian National University. He will talk about urban forests.

**Are urban trees and forests in Canberra really as valuable as you thought?**

***Associate Professor Cris Brack Fenner, School of Environment & Society, ANU***

See <https://researchers.anu.edu.au/researchers/brack-cl> for his bio.

(The answer might end up that they are more valuable than you thought!)

### A likely abstract

*The earliest cities had no place for trees. In fact, the presence of trees within a city or village might be considered a sign of decay and that the human presence in that place was deteriorating. In Australia today, trees do seem to have a place, and a major place in the highly planned place we call Canberra (home). But trees are not cheap, and they need to "pay for themselves". This presentation will look at the various ways that trees add value to Canberra and its citizens as well as asking whether these really exceed the costs and whether there are alternatives.*

### 2015 Street Party

The 2015 Griffith Street Party will be held from 12:30-4:00 pm on Saturday 2 May 2015 at M16 Artspace in Blaxland Crescent. The Griffith Party is an annual event aimed at building community networks and promoting local organisations and businesses.

#### A big thank you to the sponsors during 2014. These include:

**Aubergine:** A local favourite in Canberra, well known for its consistently high levels of food and service; tel: 6260 8666 (<http://www.auberginerestaurant.com.au/>).

**Baptist Community Services**, 51 Hicks St, Red Hill ACT, tel: 6295 7070, (<https://baptistcare.org.au>)

**Café Societea:** Not just the high tea specialist, come and have a coffee or lunch with Jeanette and Philip; tel: 04 1376 1758.

**East Hotel & Apartments**, 69 Canberra Av, Griffith. Studios, apartments and meeting facilities combined with a great location and excellent service; tel: 6295 6925. ([www.easthotel.com.au](http://www.easthotel.com.au))

**Rubicon:** A cosy retreat for those who love good food and great wine; tel: 6295 9919 (<http://rubiconrestaurant.com/home>).



## ARTSPACE

### Workspace for Hire

Workspace A at M16 Artspace is available for workshops, meetings and events on a casual or regular basis. tel: 02 6295 9438; email: [accounts@m16artspace.com](mailto:accounts@m16artspace.com); web, [www.m16artspace.com.au](http://www.m16artspace.com.au)

If you are not already a GNCA member, please consider becoming one. The more members we have, the greater our influence will be with Government and in the community.

#### Membership Application:      New Member (    ); Renewal (    )

Name:

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Full Address:

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Phone: .....(h).....(m)

Email Address: .....

Membership Fee: \$.....\$10 per person for Annual Financial Membership

Donation: \$.....Total amount: \$.....(When using EFT, please add your name to the payment form. Bank: Westpac; BSB 032 722; Account 134058; Name: Griffith/Narrabundah Community Association.

Signature: .....

Date: .....