

Griffith/Narrabundah Community Association Inc.

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Over 1000 dwellings in pipeline as developers charge ahead

The old Stuart Flats and Gowrie Court are now landfill and the foundations will soon be laid for the new buildings. The GNCA has had productive discussions with the three developers involved before they submit their development applications and we were impressed by their presentations. In addition, over 200 dwellings are being built in three retirement villages along Goyder Street. Nearby there is The Parks at Red Hill and The Estate in Forrest on State Circle. See the table below. The Inner South is proving popular with developers.

Location	Block section	Area m ²	Developer	Dwellings
Stuart Flats Griffith	23 /39	4,514	Morris Property Group	100
Stuart Flats Griffith	24/39	12,080	Morris Property Group	282
Stuart Flats Griffith	6/43	2,163	Morris Property Group	32
Stuart Flats Griffith	25/39	3,695	Bisa Projects	70
Gowrie Narrabundah	3/62	13,775	Amalgamated Property Group	177
Sierra Narrabundah	11/100	9,592	Addval Developments	42
Aerie Narrabundah	45/100	35,190	Lend Lease	92
Azure Narrabundah	49/100	36,110	Marymead/Colliers	84
The Parks, Red Hill	23/39	53,000	Stockland & Doma	252
Estate, Forrest	24/39	13,318	Addval Developments	87

Stuart Flats: *Morris Group*

The diagram on the right shows an indication of what was presented by the Morris Group. It also shows the new Light Street park. The complex will have 3, 4 and 6 storey apartment blocks, with underground car parking for residents and visitors. The 414 dwellings will comprise one, two, and three-bedroom apartments with a mix of about 35%, 60% and 15% respectively for each category. All the one-bedroom apartments will have one car park space, while the three-bedroom ones and half of the two-bedroom ones will have two.

Construction will start in 2020 at the north-eastern part of the site, with the southern end of the block used as a car park for workers.

In addition to the apartments, the plan is to have health and child-care facilities on site.



Stuart Flats: *Bisa Projects*

Bisa Property has acquired the 3,695m² site, known as Block 25 Section 39. It is located on the corner of Evans Crescent and Light Street and fronts Light Street Park. The new complex will be a high-quality multi-unit residential development with two buildings of 3 and 6 storey's consisting of 70 residential dwellings in a landscaped setting. Bisa Property propose to deliver a mix of one, two- and three-bedrooms units. Completion is anticipated in mid-2021.

Below: Concept image of the Bisa Projects



Stuart Flats: *Light Street Park*

A new Light Street Park will be established by the ACT government. It will be bounded by Light Street and Evans Crescent and will include plantings of Chinese Elms, Kurrajongs, Italian Pencil Pines and a Gall Oak, as well an irrigated lawn. There will also be active play and fitness stations. It should be great improvement on what was there previously.

Gowrie Court: *Amalgamated Property Group*

The new Gowrie Court will comprise 158 apartments across 4 buildings with a mix of 1, 2- & 3-bedroom apartments as well as 19 two-level townhouses with either 3 or 4 bedrooms. The 2 storey townhouses flank the block boundary and are set back from the adjoining residential dwellings. The 3 storey apartment buildings face McIntyre Street and the two 6 storey buildings will be at the southern end of the block.



Above: Concept image of McIntyre St frontage

Three new retirement villages in Goyder Street

If you are thinking of downsizing to a retirement village, you need go no farther than Goyder Street, Narrabundah, where three villages are being developed. At the top of the hill near the corner with Dalrymple Street, Addval Developments are constructing 42 townhouses. Down the hill, Lend Lease is developing the Aerie complex for the over-55s. When completed this village will comprise 92 two and three-bedroom homes. Finally, Azure Village by Marymead features 84, two and three-bedroom Independent Living townhomes, designed to be adaptable in the future. Azure will have a residents' community centre and a dedicated bus. Spoilt for choice?

The Franklin Street Tree

Removal of the protected London plane tree on Franklin Street in Manuka was certainly controversial.

Approximately 40-50 years old, the tree's origins are obscure, but it was placed on the ACT Tree Register in May 2012, before the purchase by Liangis Investments in 2015 of Block 3, Section 96, where it grew. Its preservation was confirmed in May 2019 by the ACT Conservator of Flora and Fauna, following a request by Liangis Investments to de-register it.

It was removed on 1 August 2019 in line with a decision by the ACT Administrative Appeals Tribunal made on 26 July. The reason for removal of protection has not been made public. The views of the wider Canberra community, including the GNCA committee, were mixed, to say the least. Some saw the tree as an impediment to the revival of Manuka because it prevented redevelopment by Liangis Investments of the northern side of Franklin Street between Flinders Way and Furneaux Street. The Planning and Land Authority went as far as claiming that its continued existence would ‘significantly compromise the broader strategic planning objectives of the Territory Plan’. Others considered that preservation of the tree was merited because of its contribution to the ambience and amenity of the streetscape. However, the GNCA committee considered that there was a wider issue of principle at stake in the debate.

To allow developers to purchase property in the knowledge that it contains a protected tree and to subsequently seek its removal gives precedence to the financial interest of the developer, even if there is considerable community support for the retention of the tree. This is particularly incongruous where a compromise solution is available, such as building round the tree, as was the case with the Aubergine restaurant at Griffith shops and other locations in Canberra. Nor is it clear what status protected trees will have in the future if their protection can conceivably be removed on grounds of commercial interest alone.

The precedent set in Franklin Street is particularly unfortunate at a time when the erstwhile bush capital is losing so many trees and the inner south of Canberra continues to lose its limited green spaces.

For the record, The GNCA did write separately to Mrs Sotiria Liangis on 14 June this year requesting a meeting to discuss a possible compromise solution, but the approach was rebuffed.

Supporting Blaxland and La Perouse Parks



Some of the Woodland volunteer workers

Volunteers have now cleared most of the woody weeds and planted over 300 wildflowers through regular working bees. Much remains to be done, and newcomers and visitors are always welcome! Apart from GNCA, it has had support from the Southern ACT Catchment Group, Red Hill Regenerators, Friends of Grasslands and City Services.

Working bees are held once a month on Sunday mornings from 09:00 to 10:30am and conclude with morning tea (provided). Working bees for 2019 will be on 22 September, 20 October, 17 November and 15 December.

We are providing support to the ‘Friends of Blaxland Park’ and the ‘Griffith Woodland Volunteer Group’. To join one of these groups please contact Mac Howell (machowell@homemail.com.au) for Blaxland Park and Libby McCutchan (griffithwoodland@gmail.com) for La Perouse Park. **The Griffith Woodland Volunteer Group** has been working hard since March 2018 to restore and improve a remnant patch of box gum grassy woodland in urban Griffith off La Perouse Street.

The trees in **Blaxland Park** have benefited greatly from the care they received from The Friends of Blaxland Park, over the summer and autumn seasons. The next working bee will be on Sunday 22 September from 9:00 to 11 00 am, when more trees will be planted, and general park maintenance will be carried out.

During the winter The Friends were delighted to obtain the services of Barbara Payne, the principal of Quandong Designs who, with the financial support of Baptist Care, is preparing a master plan for the Park.

The Plan aims to:

- *Enhance the quality of the Park by removing the weeds, planting more trees for shade and beauty and providing well-lit, accessible paths;*
- *Create an accessible, cohesive open space where the community can meet, gather or simply pass time by providing places to sit, exercise, relax or entertain;*
- *Enhance biodiversity through planting an appropriate mix of plants to create diverse habitat in keeping with the landscape character of Griffith;*
- *Improve visual and physical connections between the Park and its neighbours, including community facilities and the shopping centre;*
- *Enhance community facilities by providing an organic community garden;*
- *Improve safety by trimming the lower branches of the hedge on the NE edge of the Park.*

We are now consulting with local neighbours and stake holders. A summary of this plan can be viewed on the GNCA website and feedback is welcome. Comments should be forwarded to the convenor of The Friends of Blaxland Park volunteer group, Mac Howell, at machowell@home.com.au.

Come to our AGM

The Annual General Meeting, Wednesday 23 October 2019

The Vinyl Room, East Hotel, 69 Canberra Avenue, Griffith, 7.00pm

7 00 pm, Keynote Speaker: Rachael Dawes, Senior Director Urban Treescapes (Transport Canberra and City Services) will speak on *The Community's Forest*. Its importance and plans for the future.

Refreshments

7 35 pm, Barbara Payne will outline the master plan for Blaxland Park

7 50 pm, The GNCA 2019 AGM

1. Apologies
2. Minutes of 2018 Annual General Meeting
3. Business Arising from the Minutes
4. President's Report, including Annual Report
5. Treasurer's Report, including Statement of Accounts
- 6. Election of Committee for 2020**

Participating in the Inner South Canberra Community Council

The Inner South Canberra Community Council is a federation of seven separate Community Associations in Canberra's Inner South (of which GNCA is one).

It is a member of the Combined Community Councils of the ACT. It provides a representative voice to government for the whole of Canberra's Inner South and has been very active on many issues affecting our area. Visit the website (www.isccc.org.au) for more details of its activities and plans for 2020.