

# Griffith/Narrabundah Community Association

PO Box 4127 Manuka ACT 2603

www.savethegreen.org.au

Volume 10

## NEWSLETTER

12 July 2002

### New Draft Variation spells sweeping changes

#### Submissions must be made by 29 July

The Government released Draft Variation No. 200 to the Territory Plan on 30 May, and it fundamentally changes many of Canberra's residential areas. It is titled "*Residential Land Use Policies, Modifications to Residential Codes and Master Plan Procedures*", and most of it has interim effect.

**Intensive Development:** The most important change is more intensive development near Local, Group and Town Centres. For example, large swaths of land around the Griffith and Narrabundah shops and Manuka are earmarked for intensive development (see map over). Some blocks as far as 400m away from the Griffith shops are in the intensive development zone.

**Two Storey Development:** In the intensive development zones, two storey Dual and Triple Occupancy developments, with basements and attics, are allowed. Basements can be up to 1m above ground, and "attic" means habitable space. Unit title is allowed. The Draft Variation over-rides a very important current planning guideline that states "...two storey development will only be permissible if a direct visual relationship to a relevant adjacent two storey building can be demonstrated". (See over.)

**No restrictions on location/concentration of development:** In the intensive development zones, Dual Occupancy development can occur on any block over 800m<sup>2</sup>, and Triple on any block over 1400m<sup>2</sup>, and there are no restrictions on location or concentration of such developments.

**5% Limit on Dual/Triple Occupancy will be eliminated:** The current policy of limiting Dual and Triple Occupancy developments to 5% of any section will expire on 5 December 2002. However, a Government media release has stated "...the Government remains open to considering retention of the 5% limit on dual occupancies in the inner areas near centres (and major transport corridors) after 6 December 200 subject to feedback from the public consultation process". If you want the Government to retain the 5% limit in the inner areas, you should tell them in your submission.

**More information:** There is more information on the reverse. If you would like any assistance or additional information, please contact the Secretary at 6295 9663.

**Submissions are due by 29 July:** The Draft Variation is available from the Planning and Land Management (PALM) shopfront in Challis St., Dickson (6207 1926), all libraries, and on the internet at [www.palm.act.gov.au/tplan](http://www.palm.act.gov.au/tplan) Written submissions can be made to:

The Executive Director  
Planning and Land Management Group  
Attention Mr. P. Harris  
PO Box 1908  
Canberra ACT 2601

Submissions can be made by email to: [terrplan@act.gov.au](mailto:terrplan@act.gov.au) or can be faxed to Mr. P. Harris on 6207 1710.

**Please provide a copy of your submission to us to help us prepare the association's submission.**

### Please pay your annual membership fee -only \$5- and recruit new members

Please help us protect and promote the amenity and interests of the Griffith and Narrabundah communities. Any donations above the \$5 fee would be greatly appreciated. Please send the form (see over) and your cheque or money order payable to:

Griffith/Narrabundah Community Association Inc.  
PO Box 4127  
Manuka ACT 2603

### O'Connell Centre to remain a "community resource"

The Government's plans to move all educational and government functions out of the O'Connell Centre in early 2003 have been a major concern. It is encouraging that on 12 June, the Minister for Planning Simon Corbell issued a media release stating in part,

"The Stanhope Government has no intention of disposing of the O'Connell Centre. We are determined to ensure its future as a community resource. Once the property is transferred to DUS [Dept. of Urban Services], it will be advertised for community organizations to apply for tenancy."

We are trying to persuade the Government to accelerate the tender process to find tenants to minimise the amount of time that the buildings remain vacant during the transition period. We will also do all we can to prevent any of the open space from being alienated from public access.

### News from our AGM

#### Our name has changed

Our new name "Griffith/Narrabundah Community Association Inc." better reflects a broader focus for the group as a community association.

#### Our Constitution/Rules are simpler

If you would like a copy, please contact the Secretary at 6295 9663.

#### Winner of the original Pryor cartoon

The lucky winner of the original cartoon so generously donated by Geoff Pryor is Pat Allaway.

#### Our Committee has changed

Margaret Fanning, President  
Trish Bootes, Vice President

Frank Mestrov, Treas.  
Jerry Fitzgibbons, Sec.

#### Ordinary Committee Members

Dawn Bandiera  
Caitlin Buxton  
Bronwyn Davies  
Mark Dossetor  
Anne Forrest  
Iain Macinnis  
Chris Nicholls  
Paul Russell  
David Whyte

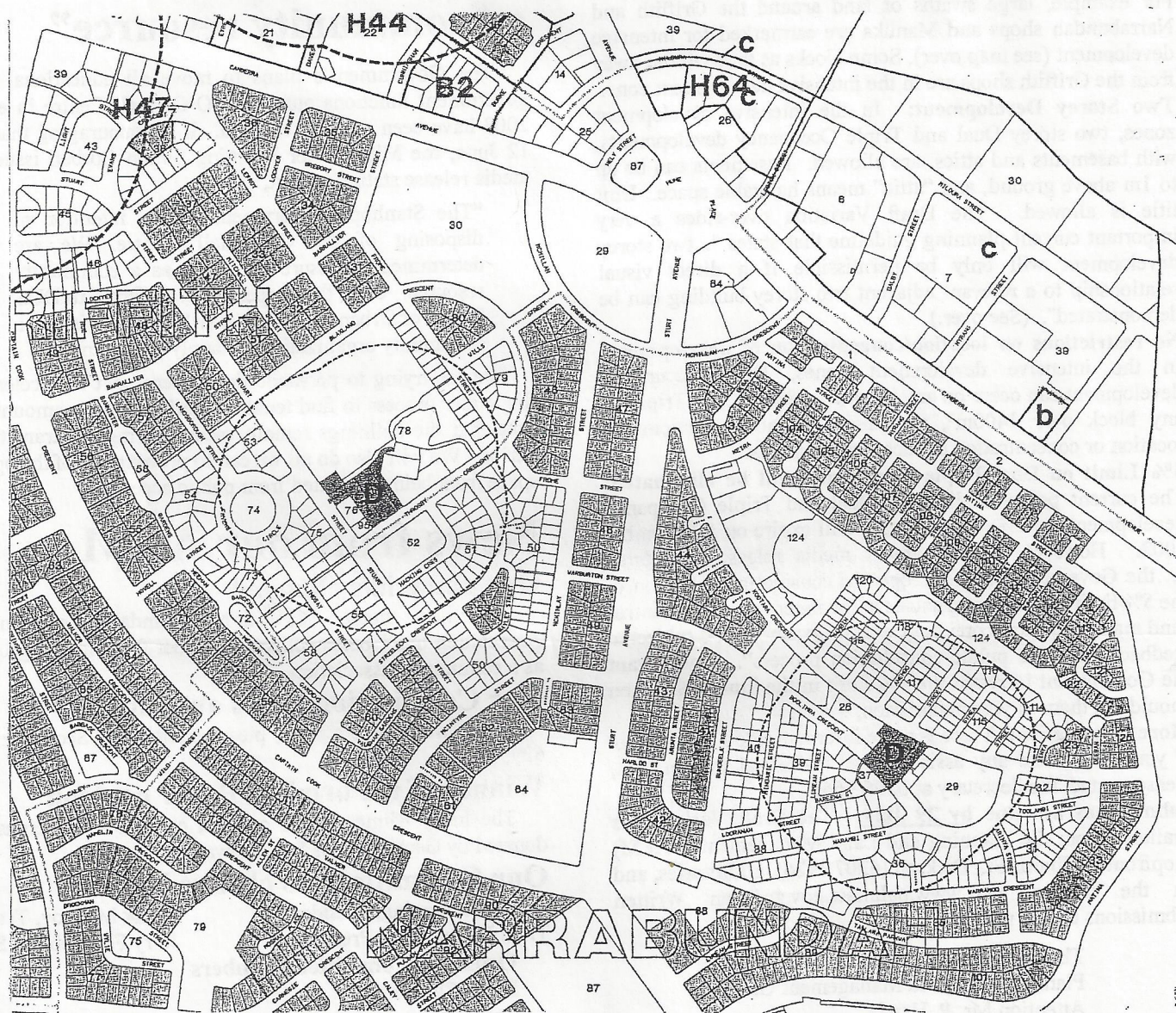
#### Members assisting Committee

Jonathan Mandl  
Jane McCabe  
Jeffrey Skewes

SEE OVER ►

## Some of the major changes proposed by Draft Variation No. 200

- Create two new separate groupings of residential land:
  - **"General Areas"**: Unshaded areas on map below. Areas of more intensive development near Local, Group or Town Centres. Large areas in some cases extending quite far from commercial centres, especially the Griffith and Narrabundah shops. Two storey Dual and Triple Occupancy development, with basement and attic allowed. Unit title allowed.
  - **"Suburban Areas"**: Shaded areas on map below. Only smaller scale Dual Occupancy development allowed. No unit title allowed. Includes sections that are wholly outside areas bounded by a line drawn 200m from the nearest edge of Local Centres or 300m from the nearest edge of Group or Town Centres; or areas subject to the Heritage Places Register.
- Development in General Areas can occur without regard to compatibility with "any characteristic feature of a locality valued by the community such as building scale, height or setbacks, landscape character or architectural style"; and without regard to whether it has a "significant adverse impact on the streetscape or the amenity of adjoining blocks" (Compare Section 3.5 to Section 3.6.)
- Two very important "Objectives" have been eliminated: "to ensure protection of significant streetscapes" and "to ensure the scale and character of development is compatible with the surrounding area and does not unacceptably affect the amenity of nearby residents".
- The Draft Variation does not carry forward into the Territory Plan the very important current planning guidelines limiting two storey development, and affording special protections for "Areas of Territorial Significance". See the current *Guidelines for Multi-Unit Redevelopment*, PPN6 [Lansdown Guidelines], available from PALM.



Griffith/Narrabundah Community Association Inc., PO Box 4127, Manuka ACT 2603  
Membership Application Form

### PLEASE PRINT

Name:

Full Address:

Membership Fee:

Amount Enclosed

Phone:

email Address: