

Griffith/Narrabundah Community Association

PO Box 4127 Manuka ACT 2603

Volume 11

NEWSLETTER

16 August 2002

New Draft Variation threatens older suburbs

Submission closing date is now 30 August

The Government released Draft Variation No. 200 (DV 200) to the Territory Plan on 30 May, and it fundamentally changes many of Canberra's residential areas, especially large parts of the older "Garden Suburbs". It is titled "*Residential Land Use Policies, Modifications to Residential Codes and Master Plan Procedures*", and most of it has interim effect. If you do nothing, it will most probably go forward as it is.

More Intensive Development: The most important change is the allowance of more intensive development in certain areas near Local, Group and Town Centres. The new designation for these areas is "General Areas" (see over for further explanation). Under DV 200, large swaths of land around the shops at Griffith, Narrabundah, Red Hill, Deakin, Yarralumla, Manuka and other commercial areas are designated as "General Areas" and they can be more intensively developed (see map over). Some blocks as far as 800m away from the Red Hill Shops and 400m away from the Griffith shops are in the more intensive development zone. The current Government's pre-election policy stated that more intensive development should occur around Group and Town Centres. Why have they now added Local Centres, including those in the older suburbs?

More Two Storey+ Development: In the more 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. DV 200 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 the ACT Government's current *Guidelines for Multi-Unit Redevelopment including Dual Occupancy, PPN6 [Lansdown Guidelines]*, available from PALM.

No restrictions on location or concentration of development: In the more intensive development zones, Dual Occupancy development can occur on any block over 800m², and Triple Occupancy on any block over 1400m², and there are no restrictions on location or concentration of such developments.

5% Limit on Dual/Triple Occupancy will be eliminated: DV 200 states that the current policy of limiting Dual and Triple Occupancy developments to 5% of any section will no longer have effect after 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 2002 subject to feedback from the public consultation process".

If you want the Government to retain the 5% limit in the inner areas, please tell them in your submission.

Say "No" to even more intensive development in the older suburbs

The G/NCA Committee has decided that its submission will strongly oppose any "Areas of Territorial Significance" being designated as "General Areas" that allow more intensive development. Large parts of the older "Garden Suburbs" of Griffith, Narrabundah, Red Hill, Deakin, Yarralumla, Forrest Barton, Reid, Braddon, Ainslie, Turner and O'Connor are designated "Areas of Territorial Significance" and they have certain protections. (See the current Planning Guideline PPN6). DV 200 would abolish most of those protections. They include:

"The design of the proposed new development should reflect the character and style of surrounding development and the application should demonstrate that the new development is architecturally compatible with the existing built environment." (Para. 8.1)

"New development should be sympathetic with the existing streetscape." (Para. 8.3)

Under DV 200, development in "General Areas", including those in "Areas of Territorial Significance", 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 DV 200 Section 3.5 to Section 3.6.).

Why does DV 200 eliminate the following two important "Objectives" from the Territory Plan?

"to ensure the scale and character of development is compatible with the surrounding area and does not unacceptably affect the amenity of nearby residents".

"to ensure protection of significant streetscapes"

The Minister for Planning should honour his previous statements on "Areas of Territorial Significance", the limitation on two storey development and the protection of streetscapes

Eighteen months ago, Minister Corbell stated in the Legislative Assembly (Hansard, 2001 Week 4, 28 March 01, p 1099-1100):

"You must protect the suburbs of territorial significance because they are the ones where redevelopment pressure is the greatest - Braddon, Griffith, Narrabundah, Kingston, Yarralumla, Red Hill, O'Connor and Turner...Those are the ones where the bulk of the dual occupancy development is occurring."

"I understand, Mr Speaker, speaking in relation to dual occupancy, the Liberals said in 'Planning: A Question of Balance', their policy document for the 1995 election, 'In established areas of Canberra the roofline must be in keeping with the surrounding area, single storey unless adjacent to an existing two-storey development.' That is a good policy. I like that policy. It would protect the amenity of a suburb."

"The government talks about protecting the streetscape, using fine words, but when you look at the detail, you find that it has not even defined 'streetscape'." [In relation to DV 125.]

Submissions are due by 30 August

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. Submissions can be made to:

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

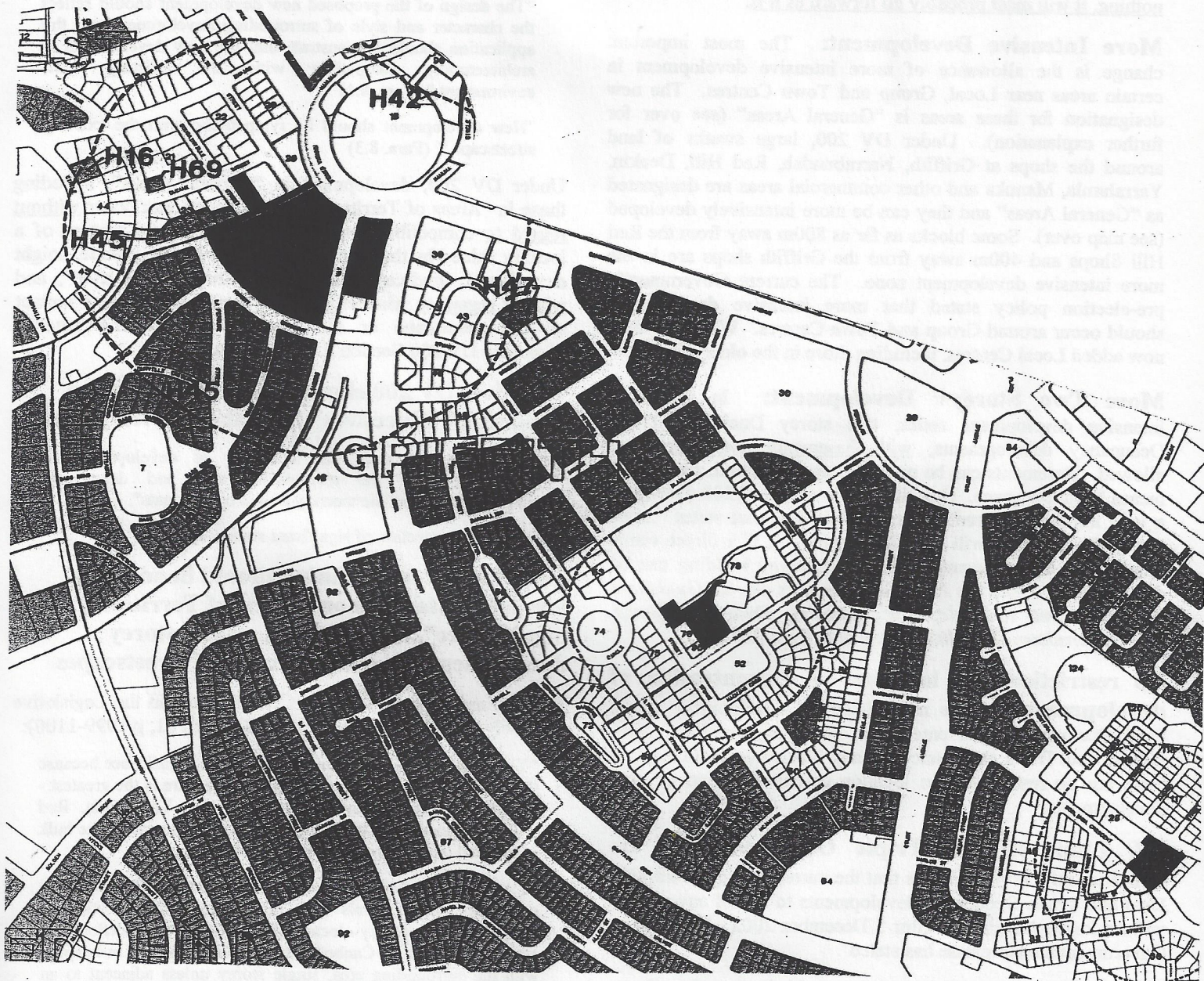
Submissions can be made by email to: terrplan@act.gov.au or can be faxed to Mr. P. Harris on 6207 1710.

Please provide a copy of your submission to the Association at the Post Office Box shown at the top of the first page, to assist us in making the Association's submission. Thank You.

Draft Variation No. 200 creates two new separate groupings of residential land:

"General Areas": Unshaded areas on map below. Designates areas of more intensive development near Local Group or Town Centres. Large areas in some cases extending as far as 800m from commercial centres. Two storey Dual and Triple Occupancy development, with basements 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 area 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. The Association supports the creation of "Suburban Areas", the disallowance of unit titling, and the restrictions on the scale of Dual Occupancy development. The Association's submission will maintain that all "Areas of Territorial Significance" should be designated as "Suburban Areas".



Griffith/Narrabundah Community Association Inc., PO Box 4127, Manuka ACT 2603
MEMBERSHIP APPLICATION/RENEWAL FORM

PLEASE PRINT

Name:

Full Address:

Membership Fee: _____

Amount Enclosed

Phone:

email Address: