

Griffith/Narrabundah Community Association Inc.

PO Box 4127 Manuka ACT 2603

Volume 13

NEWSLETTER

1 November 2003

Who we are: The Griffith/Narrabundah Community Association Inc. was incorporated as an association in November 2000 and now has nearly 1000 members. The objects and purposes of the Association are "to protect the amenity and interests of the Griffith and Narrabundah communities, particularly in relation to the preservation of community facilities and open space".

Annual General Meeting

Wednesday, 12 November

6 pm to 8pm at the

Italo Australian Club

78 Franklin Street, Forrest

Please attend to get the latest update on key issues, express your views, and help our Association protect the interests of our community.

Agenda

1. President's Report
2. Treasurer's Report, including Statement of Accounts
3. Secretary's Report, including Annual Report
4. Key issues affecting our community, and future directions
5. Election of Committee
6. Other Business

Our Association wants to know how you feel about key issues affecting our community so that we can represent your views in the new Community Planning Forums (see article over).

Future of our Open Spaces and Community Facilities still in doubt

After assurances received during the last ACT election, the security of many of our open spaces and community facilities is still in doubt.

The O'Connell Education Centre: The Government has announced that the Centre will become vacant early next year. Will the buildings become derelict and vandalised? The Government has refused at least one proposal by a group wanting to use the buildings as a school, and it has not been forthcoming about its plans for the buildings or the site.

Is there a hidden agenda to sell the buildings and land to the highest bidder, perhaps for inappropriate residential uses? See articles over.

Open Spaces: Many of our open spaces have not received formal protection. See "Open Space Network" article over.

"The Garden City" Variation: It encourages Kingston-style development in areas surrounding our local shops, and the demolition of established homes. See article over.

Griffith Library: Is its future secure?

Please renew your membership now!

Suggested membership fee is \$5.

Donations over this amount are welcome.

See over for Membership Application/Renewal Form

"Fine Dining in Griffith" Raffle

3 first prize-winners receive a dinner for two at one of these outstanding local restaurants!

SPOON

A fresh new delight - casual atmosphere with indoor and courtyard dining options.
Modern Australian cuisine - fast gaining a reputation for high standard of service and Menu.
BYO wine only. Lunch: Tue - Fri, Dinner: Tue - Sat. 2 Barker Street, Griffith 6295 6915

RUBICON

Innovative Australian cuisine, outstanding wine list. Intimate and award winning restaurant.
Recent Finalist - 2003 Award for Excellence - R&C ACT - BEST MODERN AUSTRALIAN RESTAURANT.
Lunch & Dinner: Tue-Sat. 6A Barker Street, Griffith 6295 9919

AUBERGINE

A refined and award-winning experience. Received 1 Chefs Hat in the *Sydney Morning Herald Good Food* in 2003 also the prestigious Tucker Seabrook Wine Awards. Fully Licensed, plus BYO bottled wine.
Lunch: Mon-Fri, Dinner 7 days. 18 Barker St Griffith 6260 8666

Buy your tickets at the Annual General Meeting or call for your book of tickets today!

For tickets, contact: Jonathan Mandl on 6295 8141 or Trish Bootes on 6295 9663

Key community issues

O'Connell Centre will become vacant next year and may become derelict

The Government has announced that all Government functions will be moved out of the O'Connell Centre by March 2004. Our Association continues to urge the Government to find appropriate community uses for the buildings as soon as possible so they do not become vacant.

Drafting of "Neighbourhood Plans" for Griffith and Narrabundah to start soon

You may remember receiving a newsletter in mid-October from the ACT Planning and Land Authority (ACTPLA) saying that the drafting of Neighbourhood Plans for many of the Inner South suburbs will start soon. The process will begin with an

Open Forum Workshop in the Albert Hall on Thursday 4th December from 6pm to 9pm.

The Government has invited "those who live, work, learn, play, or invest" in our neighbourhood to participate. Please do all you can to join this process to ensure that the interests of local people are not overwhelmed by outside interests. ACTPLA has said that Neighbourhood Plans can modify some of the changes that Variation No 200 has made (see article below). Considerable pressure may be applied by some interests to expand the areas that have already been designated for more intensive Kingston-style development.

The "Garden City Variation"

The Government has implemented Variation No. 200 (V 200) to the *Territory Plan* (titled *Residential Land Use Policies, Modifications to Residential Codes and Master Plan Procedures*). It fundamentally changes many of Canberra's residential areas, especially large parts of the older Garden Suburbs and the "Areas of Territorial Significance".

Our Association made several written submissions and provided testimony during hearings in the ACT Legislative Assembly addressing our key concerns about how V 200 will affect our community. The biggest changes are:

- Much more intensive development in newly defined "Residential Core Areas" near Shopping Centres, including Manuka, and the Griffith and Narrabundah Shops.
- 5% Limit on Dual/Triple Occupancy has been eliminated.
- More two storey Dual Occupancy and multi-unit developments, with basements and attics in Residential Core Areas.
- Increase in the allowable plot ratio of Dual Occupancies and multi-unit developments in Residential Core Areas from 35% to 50% in many cases, which will encourage the demolition of established homes.

We will have an opportunity to suggest modifications to V 200 during the drafting of *Neighbourhood Plans*. A short briefing on V 200 will be provided at the Annual General Meeting.

Changes to local planning advisory panels

Local Area Planning Advisory Committees (LAPACs) no longer exist. They are being replaced by Community Planning Forums (CPFs), which will be established soon (see below).

Our Association was represented on the Manuka LAPAC by our previous Secretary, Iain Macinnis, and more recently by Jonathon Mandl. We thank them, and also Anne Forest (the former Convenor of the Manuka LAPAC), for their hard work.

Community Planning Forums

Community Planning Forums (CPFs) are currently being formed to provide advice to the Minister for Planning and ACTPLA on various planning matters, including:

- Draft variations to the *Territory Plan*;
- Development and review of the Canberra Spatial Plan;
- Development and review of Neighbourhood Plans
- Preparation and review of Master Plans; and
- 'Significant' development proposals.

Griffith and Narrabundah will be part of the Manuka CPF that covers the suburbs of Barton, Forrest, Griffith, Kingston, Red Hill and Narrabundah. Our group has nominated our Vice President, Trish Bootes, to be a member of the forum. (see the ACTPLA website for more detailed information – www.actpla.act.gov.au/consultation/cpf/index.htm)

"Open Space Network" Project

The Government expects to release the first draft of their "Open Space Network" Project in late November or early December for public comment. The project will identify sites that are not formally classified as 'Urban Open Space' in the *Territory Plan*, yet function as part of the open space system. This is one of the most important issues facing our community in the near future. We have been advised by Simon Corbell, Minister for Planning, that most of Griffith Section 78 (the open spaces around the Griffith Shops, the Library and the O'Connell Centre) will be considered for re-zoning into to "Urban Open Space" land use.

Watch out for the report and help us ensure that our community's open spaces are protected, including the open spaces on Griffith Section 78.

Variation No. 164 may pose a threat to our limited Community Facility Land

Our Association continues to monitor newly implemented *Variation No. 164 to the Territory Plan*, titled "Community Facility Land Use Policies". Many community groups are concerned that the changes may allow land currently zoned "Community Facility Land" (including the O'Connell Centre and the Griffith Library sites) to be used for inappropriate residential uses. We will be watching the Government's actions to try to prevent any inappropriate residential uses of our very limited and valuable "Community Facility Land".

Contact us

President: Margaret Fanning 6295 0997
Vice President: Trish Bootes 02 6295 9663
Secretary: Jerry Fitzgibbons 02 6295 9663
Treasurer: Frank Mestrov 02 6295 9663

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

Membership Application / Renewal Form 2003 - 2004

PLEASE PRINT

Name: _____

Full Address: _____

Signature: _____

Post Code: _____

Date: _____

Membership Fee: \$ _____

Amount Enclosed

Phone: _____

email Address: _____