

Griffith/Narrabundah Community Association Inc.

PO Box 4127 Manuka ACT 2603

Contact Secretary on 6295 9663

Volume 18

NEWSLETTER

5 December 2005

The Griffith/Narrabundah Community Association Inc. was incorporated in November 2000 and 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 2005

Thursday, 15 December 6.30 pm to 8.00 pm
at the Harmonie German Club, 49 Jerrabomberra Ave.

Please attend our AGM to get the latest update on current key issues and express your views on future directions for our Association.

Agenda

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

Please consider joining the Committee

We urge new people to volunteer to serve on the Committee. Nominations can be sent to our PO Box or you can phone the Secretary on 6295 9663 prior to the AGM.

The year in review

Our Current Committee

At our last AGM in December 2004, the following people volunteered for and were elected to the Committee:

Margaret Fanning (President)
Trish Bootes (Vice President)
Frank Mestrov (Treasurer)
Jerry Fitzgibbons (Secretary)
Stan Bevanda
Hugh Dakin
Bronwyn Davies
Philip Davies
David Denham
Jonathan Mandl
Jim Nockels
Paul Russell

Working Groups for Current Issues

Working groups have been formed on the issues that were considered as key community issues at the 2004 AGM. These issues are:

- O'Connell Education Centre
- Griffith Library/Community Centre
- A10 "Residential Core Areas"
- Throsby Park

Key community issues

The former O'Connell Education Centre

The ACT Government has indicated that the site (North of the Griffith Shops along Stuart St.) will remain a "Community Facility Land Use" site and will be sold for Aged Persons Accommodation. We have requested an update from the Chief Minister and hope to hear from him before the AGM.

Griffith Library/Community Centre

The Griffith Neighbourhood Plan has recommended that the current Griffith Library site is to be retained as a "Community Facility Land Use" site, but is not specific as to what this may include. It suggests that the library may move to a new site closer to the shops. We have recommended that the site and the buildings that currently house the library (and other Government functions) should be used not only for a library but also for a multi-use Community Centre.

A10 "Residential Core Areas"

Some areas near the Griffith Shops and the Narrabundah Shops and other areas in the northern part of the Canberra Ave./Captain Cook/Sturt Ave. triangle are designated in the *Territory Plan* as higher density A10 "Residential Core Areas". Neighbourhood Plans recommended that some of these areas should be removed from A10 designation, but none of the recommended areas in Griffith have been removed because there has been no Variation to the *Territory Plan* to give effect to those recommended changes.

Our Association and a large part of the community have consistently opposed, and will continue to oppose, all A10 designation in the original and oldest suburbs.

In September 2004, before the last ACT election, Simon Corbell MLA, the Minister for Planning, directed the ACT Planning and Land Authority (ACTPLA) to apply a policy of sympathetic and complementary design for the type of development permitted to occur within A10 areas for the suburbs of inner South and North Canberra. He also directed ACTPLA to prepare a companion guideline document outlining what is complementary and sympathetic design.

After the election the Minister confirmed that he had asked ACTPLA to give priority to the production of these

guidelines. However, ACTPLA has indicated that the earliest the guidelines could be produced is in the 2006/07 financial year and then only if extra funds are available. This delay is extremely concerning and raises the prospect of further unsympathetic and uncomplimentary re-development in A10 areas.

Throsby Park

Only part of Throsby Park (the open space behind the Griffith Shops including the children’s playground) is currently “Urban Open Space Land” under the *Territory Plan*. The remainder is designated as “Restricted Access Recreation Land” (the site of the old tennis courts) and “Community Facility Land Use” (the site of the playground and the large trees near the car park). We have made a submission to the ACT Legislative Assembly’s Standing Committee on Planning and Environment to have all of Throsby Park designated as “Urban Open Space Land”.

Appeal against a multi-unit development in an A10 area

Our Association joined with 25 people in an appeal against ACTPLA’s conditional approval of a proposed development of four 2 storey townhouses at the corner of Landsborough St. and Favenc Circle in Griffith. The major contentions were that the proposed development was inconsistent with the Territory Plan in relation to impermissible overlooking of neighbours; unsympathetic and uncomplimentary design relating to streetscape and existing architecture; and excessive plot ratio/bulk. The hearing was held in early October in the ACT Administrative Appeals Tribunal, and as of this date there has been no decision.

Recommended Final Draft Variation No.165 – “Open Space Network Project”

This Draft Variation to the *Territory Plan* proposes to formally designate as “Urban Open Space Land” many areas in Canberra that the community has always considered as protected open space, even though those areas previously had no formal protection.

Our Association has been successful in persuading government to include the open spaces near the Griffith Shops and part of Throsby Park in this Draft Variation. Unfortunately, it currently includes only part of Throsby Park.

The ACT Legislative Assembly Standing Committee on Planning and Environment has conducted an inquiry on this matter and we have made a submission for their consideration. Our submission suggested that all of Throsby Park be included as “Urban Open Space Land”, and that the boundaries of the large open space near the Griffith Shops be made as generous as possible to protect the established mature

trees and retain as much flexibility as possible for the future use of the land for passive and active recreation.

The Standing Committee has prepared its final report to the Legislative Assembly and it has incorporated our suggestions regarding Throsby Park. The final Draft Variation may go before the Legislative Assembly in the near future. We hope that our open space will be formally protected for future generations of residents.

New Issues?

Are there other issues that you think require attention? Although our Association has very limited resources, it is vital that the local community lets us know of issues that are important to them. Please attend the AGM to discuss current and emerging issues that are of importance to our community.

**Please join our Association or
renew your membership now!**

Suggested annual membership fee is \$5

**Donations over this amount
are very welcome.**

Our Association continues to need your support. Most of the Association’s expenditure is in producing, printing and distributing the Newsletter. Please send your membership or renewal application as soon as possible. Thank you very much for your support.

“Fine Dining in Griffith” Raffle

Last year we held a very successful fundraising raffle. Sincere thanks to Jonathan Mandl, Frank Mestrov, Bron Davies, Paul Russell and many others for their fine work. Due to time pressures on our current committee, we are unable to run the raffle before Christmas this year, however we will be organising another raffle early in the new year.

Thank you to our generous raffle sponsors.
Our Association would like to thank the three local restaurants that provided their generous support to our Association last year by donating meals to the value of \$100 in each of their restaurants.



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Membership Application / Renewal Form 2005–2006

PLEASE PRINT CLEARLY

Name: Membership Fee / Donation: \$.....

Full Address: (Amount Enclosed)

..... Post Code: Phone:

Signature: Date: email Address: