



MICK GENTLEMAN MLA

Minister for Planning and Land Management
Minister for Racing and Gaming
Minister for Workplace Safety and Industrial Relations
Manager of Government Business

Member for Brindabella

Mr Gary Kent
Chair, Inner South Canberra Community Council
info@isccc.org.au

Dear Mr Kent

Thank you for your email of 10 March 2016 about Variation 332 Narrabundah, Variation 333 Griffith and Variation 334 Red Hill. All three Variations were tabled in the Legislative Assembly on 8 March 2016. I did not refer the Variations to the Standing Committee as I am satisfied that the issues raised by the community during the extensive pre-consultation activities and during the statutory consultation period were adequately addressed by the changes made and the respective Reports on Consultation. These reports can be found at http://www.planning.act.gov.au/tools_resources/legislation_plans_registers/plans/territory_plan/recommended_final_variations.

Despite the fact that the Variations, with the exception of Red Hill, are similar to those released for public comment in July 2015, significant changes were made to the proposals during the extensive pre-consultation period which commenced in July 2014.

Variation 332 Narrabundah

Variation 332 Narrabundah contains a different form of development than the proposal that was first presented to the community during the pre-consultation process. The early concept plan showed multi unit dwellings of various heights from 2 to 6 storeys. Participants advocated for a townhouse style development, and the concept plan on which Variation 332 is based was revised to contain a smaller element of multi unit style dwellings which covers approximately 25% of the site, with the rest of the site permitting townhouse style dwellings.

The utilisation of RZ5 zoning does not permit unrestricted building heights and dwellings in excess of what the suburb is capable of supporting. The strict controls in the precinct code, as well as the relevant provisions in the multi unit housing development code specify height limits of two to six storeys.

The site is of a size and proportion to accommodate higher density residential development and it has good access to facilities and services including public transport. The site is within walking distance of Griffith shops, close to the Manuka Group Centre and there are bus services that use McIntyre Street, Stuart Street and Captain Cook Crescent which are easily accessible from the site. It is also close to educational facilities such as Narrabundah College, St Benedict's Primary School, St Clare's College, St Edmund's College, Telopea High School and the Narrabundah Early Childhood School.

The ACT Planning Strategy supports increasing the range of housing choice within established areas. Increasing housing diversity allows people to live in dwellings that are better suited to their needs, without having to move out of their neighbourhood. It also improves the environmental performance of new and existing housing stock.

Variation 333 Griffith

Variation 333 Griffith includes a Desired Character statement in relation to the built form being sympathetic to the existing garden neighbourhood character of Griffith. I am confident that the proposed future level of development will respect the garden character of Griffith. Part 9.2 Rule 22 and the associated criterion specify minimum front boundary setbacks of 8 metres for building elements of 3 or more storeys along Stuart Street and Evans Crescent. Criterion 22 states that front boundary setbacks be consistent with the desired character, provide reasonable amenity for residents and sufficient space for street trees to grow to maturity. Buildings higher than two storeys can be designed to fit in well with the existing garden character of an area and this is the aspiration I have for the area.

At just over 3 hectares, the site is of such a size and proportion to accommodate higher density residential development and the RZ5 zoning will facilitate this. The site is centrally located close to transport, services and in proximity to the key employment locations in the ACT, and is across the road from the Manuka Group Centre.

The Grocon proposal for Manuka Oval is an unsolicited bid. At this point in time it is a proposal in its initial stages and no decisions have been made in relation to it. The process for Variation 333 has been underway since July 2014. Potential impacts of both the Grocon proposal and the redevelopment of the Stuart Flats will be considered through the Development Application process and any other planning processes that are required for the Grocon proposal.

Variation 334 Red Hill

The zoning of RZ5 applied to the Red Hill housing precinct site is consistent with the *ACT Planning Strategy 2012* which outlines the Government's commitment to 50% of all new residential development to be delivered in urban renewal sites. I believe it is an appropriate zoning given the large size site. It is close to the Red Hill Shops, the Manuka Group Centre and schools. It is close to the key employment nodes of Parliament House, Parkes, Barton and Fyshwick. Variation 334 will provide opportunities for a diversity of housing types and densities in the Inner South.

Community concern around the height and density of the draft variation was very carefully considered by EPD. The initial draft variation was amended to reduce the building heights, with the Red Hill Precinct Code being amended to reduce the proposed six storey elements to four storeys.

I acknowledge the high level of community interest in this variation and have asked for an information leaflet to be distributed to help explain the changes that we have made in response to issues raised by the community. I hope this will help allay their concerns.

As a government we need to continue to strike a balance between the Canberra of the past and the Canberra of tomorrow. Canberra's future is a population of 500,000 by 2033. To accommodate that growth we need to think about a range of housing types, including higher density options where appropriate. We hope that variations 332, 333 and 334 strike an appropriate balance between protecting the residential amenity and character in the suburbs of Narrabundah, Griffith and Red Hill, while providing new housing close to shops, employment and community spaces.

Yours sincerely



Mick Gentleman MLA
Minister for Planning and Land Management

31/3/16

