

# ALL RE-DEVELOPMENTS LEAD TO A LOSS OF PLANTING AREAS

## A UNIVERSAL TRUTH IN THE ACT

Whenever you read that the ACT Government is going to stimulate or revitalise anything, beware! It usually means there is going to be a loss of planting areas.

Some examples from Mr Fluffy Blocks in Griffith and Narrabundah and RZ2 re-developments.

Variation 343 (Mr Fluffy) reduced the current block size requirement where a dual occupancy is permitted in the RZ1 Suburban zone from 800m<sup>2</sup> to 700m<sup>2</sup>

V 343 also states that:

“The design of buildings encourages high quality architectural standards that contribute to a visually harmonious streetscape character with variety and interest, whilst not detrimental to, or overtly detracting from the existing streetscape character.”



Inner South Canberra Community Council

# GRIFFITH DATA SET

Section	Block All in RZ1	Area of block m <sup>2</sup>	Impervious area in September 2006 before re- development in m <sup>2</sup>	impervious area after development in July 2022 in m <sup>2</sup>	Increase in Impermeable coverage in m <sup>2</sup>	Street	
80	6	1195	636	837 2	201	1 Blaxland Crescent	
90	23	946	406	556 2	150	18 Carstensz Street	
90	71	701	303	402 1	99	11 Jansz Crescent	
88	13	1105	562	721 1	159	20 Jansz Crescent	
89	2	932	295	548 1	253	48 Jansz Crescent	
4	12	1066	480	618 1	138	12 La Perouse Street	
61	22	1178	405	450 1	45	57 La Perouse Street	
32	9	1226	414	1020 2	606	13 Mitchell Street	
4	6	1060	315	480 1	126	1 Stokes Street	
<b>Totals</b>		<b>9,409</b>	<b>3816</b>	<b>5632</b>	<b>1426</b>		
10	18	Not developed.					77 Flinders Way

**Total loss of planting area 15%; for dual occupancy 28%; single dwellings 14%.**

# NARRABUNDAH DATA SET

Section	Block	Area of block m <sup>2</sup>	Impervious area in September 2006 before re-development in m <sup>2</sup>	impervious area after development in July 2022 in m <sup>2</sup>	Increase in Impermeable coverage in m <sup>2</sup>	Street
73	25	591	241	324 1	83	25 Caley Crescent
80	20	922	272	503 1	231	5 Dalrymple Street
96	13	793	413	467 2	54	246 Goyder Street
55	25	2782	854 3	1553 8	699 RZ2	21 Lindsay Street Dwellings from 3 to 8
50	21	691	321	516 1	195	44 McKinlay Street
51	17	699	394	417 1	23	32 Strzelecki Crescent
51	18	633	220	427 1	207 RZ2	81 Stuart Street
56	48	690	300	428 1	128	92 Stuart Street
<b>Totals</b>		<b>8525</b>	<b>3015</b>	<b>4635</b>	<b>1620</b>	
95	29	724	Not yet developed			264 Goyder Street

**Total loss of planting area 19%; for dual+ occupancy 26%; single dwellings 18%.**



# MR FLUFFY BEFORE (2016) AND AFTER (2022)

**ACTmapi**

March 2016  
Mr Fluffy Block  
Griffith

Notes:

1: 500



**DISCLAIMER**

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# MR FLUFFY BEFORE (2016) AND AFTER (2022)





# MR FLUFFY BEFORE (2006) AND AFTER (2022)





# CHANGES IN RZ2 (2006) TO 2022



# CONCLUSIONS AND ACTIONS

## Conclusions

1. All re-developments in the last sixteen years have resulted in a loss of green space in residential areas.
2. We could not find a Mr Fluffy re-development that increased the planting areas of any block.
3. We need more information on the recent developments in RZ2, but the developments around Griffith we have looked at are not encouraging.

## Actions

1. When we meet with the Greens, we should push hard for planting spaces in residential areas that protect residents against global warming and
2. We should meet with Ponton, and/or his ACTPLA team to emphasise the importance of our Garden City characteristics, which should be maintained.