

# Omnibus Territory Plan Variation

Community Drop-In session Report - Stuart Flats (Griffith) and Gowrie Court (Narrabundah)

Wednesday 30 July 2014, 5.30 – 7.00pm, Griffith Neighbourhood Hall

## Summary of Community feedback received

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### 1. Data

- Between 60-70 people attended the drop-in session
- 46 people left their name and email address to be kept informed about the project.
- 36 people provided written feedback on pre-prepared consultation forms.

Comments per development

Stuart Flats	Gowrie Court	Red Hill Flats	Strathgordon	Vacant land
24	23	4	3	9

- Note some people commented on more than one site.

### 2. Feedback

Visitors to the drop-in session were invited to provide written feedback on the displays presented at the drop-in-session. Some members of the community took the opportunity to speak with representatives of the Planning Authority and Community Services Directorate who were on-hand to answer questions and provide information.

Key areas of concern raised by the attendees through the written feedback were (in order of frequency)

- Building heights
- Impacts on open green space
- Parking
- Broader estate planning
- Impacts on housing tenants

### 3. Comments provided

Below is a copy of all comments provided. Those providing comments were asked to advise the particular sites they were interested in. This information is provided in the columns next to the record of the comment.

Written comment provided	Gowrie Courts	Stuart Flats	Red Hill Flats	Strathgordon Court	Vacant Land
Serious problem, for 30 years NDCD have been aware of sites being geologically unstable, fault lines and natural springs, this is why the sites have not been sold or developed. In the archives there should be reports from geologists and engineers undertaken in the 60s and 70s. In rainy season the water runs out, engineers advice. In favour of Manuka site BUT need to be careful with noise from churches, night clubs and announcements from Manuka Oval. Please use Territory Plan re parking eg Issue with lack of parking for Brumbies in Griffith.		✓			✓
Development of the vacant land is welcomed, though there will be concerns amongst residents of Crestwood, Banjo Paterson Gordon Apartments and Madison Apartments about the diversity of residents. Some additional information about the plans to support these developments with improved public transport access (i.e. the bus stop on Jerrabomberra Ave) and upkeep of community housing would be appreciated.					✓
Need low height housing in Evans Cres and green space with off street parking		✓			
As always it's not what you do, it's how you do it Sell this site piecemeal to sundry developers and a hideous mishmash is guaranteed Impose a well-designed ESTATE PLAN for a disciplined and co-ordinated development (as is now!!) and an acceptable outcome is possible		✓			
Max 2 storeys Maintain existing green space Needs to be enough parking Mix of public/private housing needed Allow for age 55plus housing Townhouse style housing preferable, quality housing needed - in keeping with area		✓			
I think it is very important a. To maintain the green public space in Stuart St b. To ensure that no development of the site exceeds 4 storeys c. To maintain some public housing on the site		✓			
Importance of keeping the public space behind the Stuart Flats plus the access beside the church? The variation on the land use needs to be made at the same time as the development application so it is possible to see what is going to happen to the site.		✓			
Parking amenity important b. Higher level of ground to be kept for the 'open space'. No more urban encroachment Keep medium/high density in general area where medium/high exists – keep away from low density		✓			

Written comment provided	Gowrie Courts	Stuart Flats	Red Hill Flats	Strathgordon Court	Vacant Land
Concern of overshadowing particularly on southern boundary. Our house is dependent on northerly sun – particularly during winter. Concerns about driveway running down southern and northern boundaries. If more central, the traffic would be more self-regulated i.e. more considerate of each other. If out of sight cars more likely to speed, accelerate Building heights increasing towards the centre of the block i.e. keep at 2 storeys on outer and increase up to 4 towards centre and 6 centre rear		✓			
Concerns about car park space availability in higher density Concerns about height of taller buildings .ALL buildings should be retained at 3 levels, no more Idea about access footpath very good	✓				
Number of units? Height? MUST ensure adequate car parking – residents and visitors. McIntyre St too narrow/ busy for street parking Hope to see a plan open to locals accessing oval via the area	✓				
Not happy that section 64 is included in the development. This area is part of the oval and will be important for future development of the oval	✓				
My street (McIntyre) is quiet and I want to keep it that way The current building is too high – new building should be lower.	✓				
McIntyre Street – is a secondary and quite road – no increase in numbers of people and significant off street parking so street doesn't become a car park. No part of any building to be higher than existing buildings – to be in keeping with neighbourhood of one and just a few 2 storey buildings	✓				
Height of buildings should be no higher than current buildings There needs to be a significant amount of off-street parking (note many existing tenants don't have cars). McIntyre St is a small quiet street and cannot handle cars being parked on the street itself	✓				
I have reviewed the proposed site development for the Gowrie Court Flats and agree with developing the site in line with R1Z1 zoning to be sympathetic with the single storey individual dwellings that surround the site. I also agree with the 10% public housing allocation with the developed area in line with the current ACT Government policy.	✓				
Any redevelopment should be consistent with the current character of the area, in particular rezoning of Gowrie Court should be no more than RZ4 (3 storey limit), desirably Stuart Flat rezoning should also be RZ4 or if RZ5, limited to 4 storey (the current maximum) Opposed to any rezoning of urban open space land Redevelopment should be undertaken on Estate Development Plan basis, not piecemeal Some regard needs to be given to the desirability of high quality design and redevelopment of Stuart Flats given proximity to Manuka, Canberra Avenue and main attractions of the central Canberra area.	✓	✓			

Written comment provided	Gowrie Courts	Stuart Flats	Red Hill Flats	Strathgordon Court	Vacant Land
I would support redevelopment of Stuart Flats and Gowrie Court only if: 1.Does not result in any net loss of public housing dwelling numbers in the ACT 2. The current tenants are accommodated either in the new developments or somewhere else that is acceptable to them 3. Gowrie Court should be maximum RZ4- - 3 storeys only (as it is now 3 storeys) 4. No taking of open urban space land PRZ1 5. The park near Stuart Flats must be replaced with a park no smaller than the current park and park that is not alienated in any way from use by anyone. The plan shown is unacceptable because it shows two small parks almost entirely enclosed by new buildings. In fact one park is enclosed by buildings	✓	✓			
Big concerns about 'overstocking' the area i.e. changing zones to enable the building of 6 storey blocks of apartments Traffic congestion – shops/parking is already chockers - ... really need more cars/people to be sustainable Please an estate plan for the Stuart Flats this is a premier position, should not be developed ad hoc	✓	✓			
Would like to achieve better use of the capital tied up in these sites plus old poorly maintained stand alone or duplex houses on large blocks. Happy with the concept of majority private/minority public housing on these sites but without lapsing into the Kingston foreshore 'concrete jungle' model	✓	✓			
Good to have consultation BUT impossible to make meaningful comments without more detail. What does lower/taller mean? How many people? Shopping? Parking?	✓	✓			
Height of buildings? Density? What happens to existing residents? What is being done to maintain existing trees and new plantings?	✓	✓			
Outrageous! We all know that ghettos of public housing don't work but don't lie to us. Turning over to developers, annexing public space, drastically changing the demographics all in the name of project. Fraser Court a prime example	✓	✓			
Concerns about the plan to take community land away from the community (Gowrie) and make it available to a developer Concern re parking and increased traffic using the roads Also concerned at a history of allowing developers to do what they want, rather than what the community wants . Would like to be sure that the community gains some benefits to balance the costs of increasing density within our midst. Love the idea of aligned open space with Stuart Street, so there's a treed park like walkway through the Gowrie Ct site Not many one bedrooms should be there as most people want 2 bedroom minimum for living and having guests.	✓	✓			
Will there be a component of public housing? When will the redevelopment commence? What will happen to the public housing occupants after the redevelopment has been completed? Major concerns are the public housing occupants near our housing	✓	✓			

Written comment provided	Gowrie Courts	Stuart Flats	Red Hill Flats	Strathgordon Court	Vacant Land
The new structures should not exceed the existing footprint or height at either Gowrie Court or Stuart flats The extension of the Gowrie site to take in the trees and oval access is totally unacceptable. Stuart flats – Evans Cres (currently open space) must remain, not be built on, why should this open space be lost to the community? What discussion? There was none, I was here 45 minutes and spoke with nobody on planning.	✓	✓			✓
Interested in what the options are for replacing housing. Percentage of public/private.	✓	✓			✓
High density residential properties have numerous social problems, apart from the pressure they create on transport routes, I'm not convinced of the need for high density "developments" for Canberra which already has a housing surplus	✓	✓			✓
What is planned for current Russian Embassy site? Understand DA approvals are in place What is planned for current childcare centre site and the rest of the vacant block? We are interested in what the overall picture is, need total context	✓	✓	✓		✓
Not enough public housing being retained, this will displace public housing tenants The ACT Govt needs to make a law/regulation on the height (not number of storeys) of low, med and high density Public space is proposed to be almost enclosed in new developments – not acceptable St Pauls church grounds, not acceptable to be surrounded by med and high density!!! Need to make public proposed/approved/expected use of current Russian embassy site	✓	✓	✓	✓	✓
Sell land and buy housing elsewhere (cheaper)	✓	✓	✓	✓	✓
Mixed use and please keep a small component of social housing – it could be well integrated What are building heights? Please develop with good landscaping NOT like the hard scaping at Kingston Foreshore area	✓	✓	✓	✓	✓
Need to show heights on drawings What is the policy on social housing replacement?					
Stop lying to us. We had enough at Fraser Court. Take a look at 2 extra roads going through what was supposed to be open space – green. What happened to public housing? Didn't suit the developers? There was no access to changes in plan. Do not just use call-in powers like the whole of the Kingston Foreshores which is now falling apart. Not as good as Fraser Court!!					
Why does the TP keep changing? Come to the area for 'outlook' amenity/green 'open space' Don't agree with planning to reduce car reliance Happy to see the existing units go, just needs to be done appropriately					
Concern re focus on apartment living and profit from rates. Changing demographic and social problems – concerned they keep doing it Not focusing on infrastructure, eg sewerage capacity Parking requirements infrastructure overlooked in the future Not a long term sustainable view. Maximum density should not be priority if unsustainable Loss of heritage homes an example.					