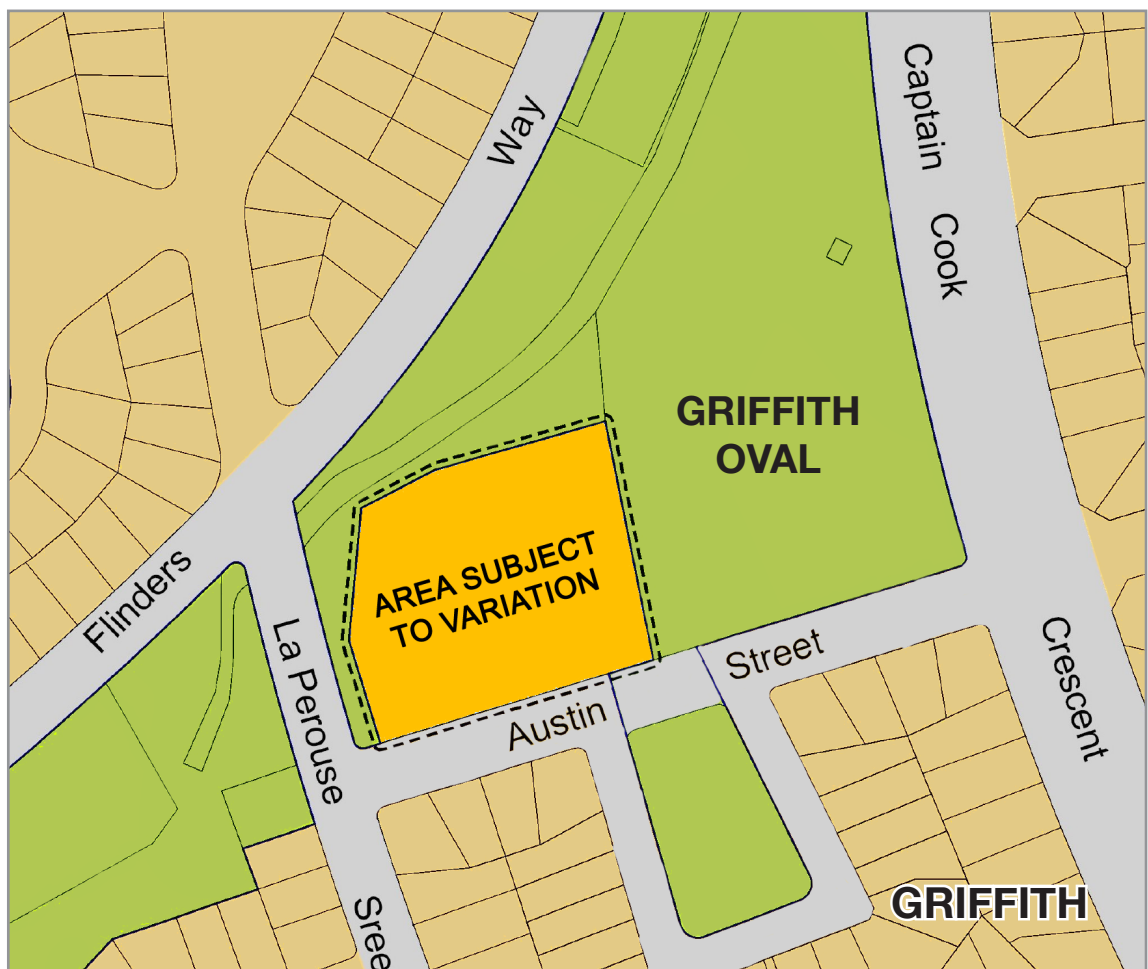


Draft Variation No. 307

Section 42, block 15, Griffith

Where is the land that is subject to the draft variation?

The area subject to Draft Variation No. 307 (DV 307) shown below, is on the corner of Austin and La Perouse Streets in Griffith.



Why is ACTPLA proposing DV 307 to the Territory Plan?

The current CZ6 leisure and accommodation zoning of the land reflects the long term use of the site as the Canberra South Bowling and Recreation Club. This continued until 2007, when the bowling club went into voluntary administration. In 2008 the site was sold to Brumbies Rugby, which had already been using part of the site since 1998 for training and administrative facilities.



Brumbies Rugby originally proposed to upgrade the adjoining Griffith oval No. 1 and to relocate the existing facilities to a new headquarters on the Griffith oval site. However, due to the heritage values of Griffith oval, this proposal was not supported by the ACT Planning and Land Authority (ACTPLA). Accordingly, Brumbies Rugby intends to vacate the Griffith site altogether and is seeking to rezone and redevelop Griffith, section 42, block 15 for residential purposes.

In 2010 Brumbies Rugby asked ACTPLA to vary the Territory Plan to rezone Griffith section 42, block 15 from the commercial CZ6 leisure and accommodation zone to the RZ4 medium density residential zone.

ACTPLA, in consultation with the relevant ACT Government agencies, evaluated the planning report prepared by Brumbies Rugby in support of the proposal and has agreed to proceed with the preparation of a draft variation to the Territory Plan (DV307). The planning report is available at www.actpla.act.gov.au/brumbiesplanningreport

Why change the zoning to RZ4?

- The large 'island' site is well-proportioned and large enough to accommodate medium density residential redevelopment. It is surrounded on three sides by urban open space and by Austin Street to the south.
- The site is well located in terms of access to employment, services and facilities, including public transport.
- The proposal has the potential to offset the population decline in south Canberra and increase housing choice in the Griffith/Forrest area
- By providing the opportunity for medium density housing, the site offers an opportunity to realise some key elements of the Canberra Spatial Plan and the Sustainable Transport Plan in south Canberra.

Key principles of the Canberra Spatial Plan are to:

- contain growth within 15 kilometres of the city centre
- at least 50% of all residential development will occur within 7.5 kilometres of the city centre
- higher density residential development will be located on major centrally located urban renewal sites.

What sort of development would the new RZ4 zoning permit?

The Zone Objectives and lists of permissible and prohibited development for RZ4 (Medium Density Residential Zone) are contained in the [Territory Plan](#) under residential zones. Housing up to three storeys high is permitted in RZ4.



If the variation is approved, how soon might we see construction of medium density housing on the site?

If ACTPLA decides to progress the draft variation following consideration of public submissions, it would then be submitted to the Minister for Planning Andrew Barr MLA.

Draft variations can be referred to the Legislative Assembly Standing Committee for Planning, Public Works, Territory and Municipal Services for consideration. The Committee has six months in which to report to the Legislative Assembly on draft variations referred to it. The Committee's consideration of a draft variation can include public submissions and hearings. Ultimately it is the Legislative Assembly that determines if a draft variation may commence or not.

Once rezoned, development applications are required to be made for any proposed future use of the land and these applications involve statutory public notification processes.

Will the Griffith Oval or any of the surrounding open space be affected if the variation is approved?

The Griffith Oval is currently being used by the Brumbies Rugby under a licence agreement. If the variation is approved, it is highly likely the Brumbies would stop using the oval. Public open space land surrounding the site would not be changed under this proposal.

How can I submit a comment in relation to the draft variation?

The documents relating to this draft variation may be obtained from

- www.actpla.act.gov.au/territoryplan (via the link to Draft variations to the Territory Plan)
- ACTPLA's customer service centre, 16 Challis Street, Dickson between 8:30am and 4:30pm weekdays

Note that free internet access is available at all ACT public libraries.

Written comments from the public are invited on the draft variation by COB Tuesday 15 March 2011. Comments should include reference to the draft variation, a return postal address and be addressed to Manager Development Policy Section, ACTPLA.

Comments may be submitted via

- terrplan@act.gov.au
- GPO Box 1908, Canberra ACT 2601
- ACTPLA's customer service centre at the above address.

Copies of all written comments received from the public will be made available for public inspection on ACTPLA's website and at the ACTPLA's Customer Service Centre, Dickson for a period of not less than 15 working days after 15 March 2011.

Is this the only opportunity to comment on the proposed redevelopment on this land?

No, if the Variation is approved, redevelopment of the site would be subject to other statutory processes, including any lease variation and development approval.