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Committee Secretary
Standing Committee on Planning, Environment
and Territory and Municipal Services
Legislative Assembly for the ACT
PO Box 1020 CANBERRA ACT 2601

email: committees@parliament.act.gov.au

Dear Sir,

Comments to Draft Variation to the Territory Plan Number 309 (DV309)

Thank you for an opportunity to comment on changes to DV309. Unfortunately the response from the TRA will not be as comprehensive as we would like. The two members who had carriage of this issue for the TRA are Mr. Fluffy house owners and have been significantly distracted by responding to that issue in the last four weeks. As we are a volunteer organisation it has meant that the TRA has not been able to engage with the Turner community on the DV309 changes. As a result there will be a smaller response than usual to a change like this but this should not be interpreted as general agreement with DV309.

If the bus layover is to be built on Turner Parkland then the new changes to the proposed zoning and overlays are welcome. However many of the other issues raised by submitters have not been addressed.

In particular the following concerns were not addressed:

- The loss of parkland in the context of City growth.
- The inconsistency between DV309 and other Government policies.
- Commitment to implementing the proposed landscape plan.

The loss of parkland

Our original submission put the case for retaining and protecting urban open space in the context of increasing densification in the area. We also argued that urban infrastructure problems shouldn't be fixed by building them on parkland. We won't repeat these arguments but they are still valid and haven't been addressed in DV309.

Policy inconsistency

We also argued that siting the layover in land that is zoned Urban Open Space is contrary to Government policy. This was also more fully developed in the original objection and so will not be repeated. Government policy is that existing public open space be retained and enhanced as green space for a variety of recreational and active pursuits for the higher density residential areas like this. This is clearly not going to happen if DV309 is adopted.

Given the slow erosion of the size of Turner Parkland from constant attempts to build in it (eg sewerage holding tanks, gross pollutant trap, North Oval carpark and fencing, ANU childcare centre and bus layover) the TRA is seeking for the Turner Parkland be gazetted as a park.

Commitment to implementing the proposed landscape plan

The Turner community believes (see the original 46 objections) that if DV309 is adopted then the landscaping plan that is part of the presented documentation should be implemented. If the plan is not implemented then the community will have been misled. We are sure that the Government intends that the landscaping plan will be part of the project if it goes ahead but this is not currently part of the Draft DV309 proposal. It would be very wrong if the website and community displays of the landscaping plan during the consultation period were not followed through. We seek a written commitment that the landscaping plan that accompanies the DV309 proposal documents will be implemented.

We would welcome an opportunity to appear to discuss the DV if the committee believes this would be useful.

Yours sincerely



Neil Parsons

President, Turner Residents Association