



Conservation Council  
OF THE SOUTH EAST REGION

1	Submission Number
---	----------------------



Mr Simon Corbell MLA  
Minister for Planning  
GPO Box 1020, Canberra ACT 2601

- cc. Mick Gentleman MLA, Chair Planning and Environment Committee
- cc. Mary Porter MLA, Planning and Environment Committee
- cc. Zed Seselja MLA, Deputy Chair Planning and Environment Committee
- cc. Jon Stanhope MLA, Chief Minister

Dear Mr Corbell,

**RE DRAFT VARIATION No 236, CITY WEST COMMERCIAL A CIVIC CENTRE LAND USE POLICIES**

I refer to your Media Release of 12 April 2005, announcing the referral to the Planning and Environment Committee of Draft Variation No 236, City West Commercial A Civic Centre Land Use Policies.

This variation to the Territory Plan seeks to convert the land use policy of the Childers Street Precinct from Community Facility to Commercial A. As you will be aware this section of land encompasses the area known as the ROCKS which has provided accommodation to a number of community organisations for the past three decades.

As a long term resident of this precinct the Conservation Council is very distressed that this draft variation has proceeded to this point without resolving the future accommodation for the community groups at the ROCKS.

My organisation has been very willing to engage in consultation about options for the accommodation of community organisation within the redeveloped City West area. However, we have been very frustrated by the lack of commitment by any one Government Department to facilitate the resolution of this issue. We feel that the long term residents of this precinct are deserving of some security of tenure and greater consultation in decision making around our future.

I believe that our asks are extremely modest in comparison to the asset that this draft variation will transfer from Community Facility to Commercial A and the subsequent revenue that could result from its redevelopment.

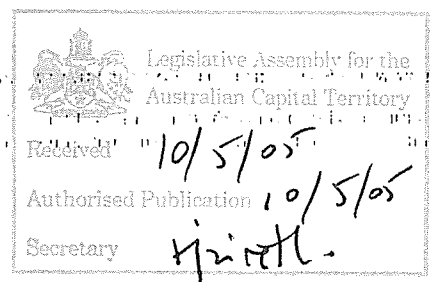
This matter is now one of great urgency; we would therefore welcome the opportunity to participate in a process to resolve this issue without delay.

Yours sincerely

(Yr)

Trish Harrup  
Director  
13 April 2005

Attached: CCSERAC Submission to Draft Variation 236.



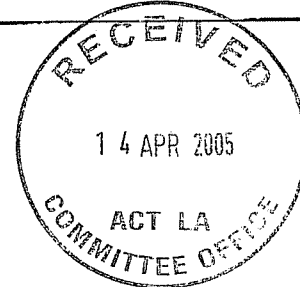


## Conservation Council of the South East Region and Canberra (Inc)

Kingsley Street, Acton  
GPO Box 1875  
Canberra ACT 2601  
AUSTRALIA

Tel: (02) 6247-7808  
Fax: (02) 6248-5343  
Email: [ccserac.office@ccoaction.net.au](mailto:ccserac.office@ccoaction.net.au)

The Manager  
Territory Plan Co-ordination Section  
ACT Planning and Land Authority  
16 Challis Street  
DICKSON ACT 2602



Dear Manager

### Re: DV 236 City West Commercial A Civic Centre Land Use Policies

The Conservation Council is Canberra's peak non government, environment organisation. As an umbrella organisation, the Council represents the interests of over 25 community and conservation organisations in the ACT and Australian Capital Region as well as the broader environmental interests of all citizens of the ACT. The Council's mission is to achieve the highest quality environment for Canberra and the surrounding region. As a peak body representing the interests of community conservation organisations we take a particular interest in the outcomes of the proposed deletion of the Community Facility land use policy in City West and also as long term residents of this precinct.

Historically, the Childers Street precinct has had a diverse, vibrant and strongly community oriented character. This has been achieved through the presence of a diverse number of community oriented groups who provide services to the Canberra community in a built and open space environment not found elsewhere in the ACT. We believe that the functions of the community groups are not incompatible with some commercial and retail operations but that these should be integrated with the existing Childers St community through a mixed use development rather than a strongly or solely commercial focused development.

The Childers St site has a long association with conservation and environmental advocacy, with over 25 years of community activity on the site, creating strong social/cultural connections. Groups such as the Conservation Council have a strong preference for continuing to be located in City West. Continuing the historical role of conservation and advocacy and linking this with the ACT Government's commitment to a strong community and protecting the environment could be achieved through the development of a "green building" providing environmentally sensitive office accommodation to a mix of community, retail and commercial organisations.

The Conservation Council is very concerned that the ACT Government has not developed a strategic forward plan for community facilities in City West. While the draft variation states that 'When varied the Territory Plan will provide opportunities for community groups to be appropriately accommodated in City West' it does not in any way articulate how this will be achieved or provide any assurance that those 'opportunities' will meet the needs of the community groups that have provided services to the community from this site for over two decades.

ACTPLA have chosen to not follow the recommendation of the Planning and Land Council that the Community Facilities land use policy be retained over the area known as 'The ROCKS' in the Childers St sector, but the DV does not provide any justification for why this decision was made.

The statement in the DV "it is anticipated that the terms and conditions of sale of at least some of the land parcels in this area will contain requirements for the provision of certain community facilities to be provided..." contains no certainty that an adequate amount of facility will be provided in an appropriate timeframe and sequence to allow

the community groups to go on serving the community. We feel that the long term residents of this precinct are deserving of some security of tenure and greater consultation in decision making around the future of this precinct.

ACTPLA continues to propose determining community facility requirements –(including type, size and location) on a case-by-case basis as sites are released, and to provide for community needs as they are established. The Conservation Council believes the needs for several community organisations has been established for considerable time and that provision for those groups should be secured now prior to the release of any more land in this area.

The Conservation Council strongly advocates co-location of similar or related organisations for social, economic and environmental sustainability. Co-location provides many positive externalities such as informal networking opportunities, an ability to share facilities such as meeting rooms and a resource library, better access by visitors and an improved public profile. The co-location of a peak body like the Conservation Council along with some of our members groups and the Environment Centre would allow for the establishment of a Centre for Conservation and Sustainability in Canberra. The creation of this Centre would improve community connection with and input into environmental education and advocacy and protection of the environment of Canberra and the region.

In conclusion, we urge the ACTPLA to reconsider the draft variation to the Territory Plan and to provide some certainty for the long term residents of the Childers St precinct prior to any changes to the land use policy. We advocate for a mixed land use policy with a predetermined minimum provision of community facilities.

Please contact me on 6247 7808 if you would like to discuss these issues further.

Yours sincerely

Trish Harrup  
Director

September 2004

