



Draft Variation to the Territory Plan
BRUMBIES RUGBY
Of
Block 15 Section 42
Griffith
Date
January 2011

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Consultants

Town Planning	CB Richard Ellis
Landscape and Vegetation	Redbox Design Group Landscape Architects
Utilities Infrastructure	Sellick Consultants
Traffic Impact Assessment	Hughes Trueman Pty Ltd
Flood Assessment	Cardno Young Pty Ltd
Ecological Study	Biosis Research, Bluegum Ecological research
Design Concept	Cox Humphries Moss Architects
Detailed Survey	LANDdata Surveys

Introduction

This report has been prepared on behalf of Brumbies Rugby. The report reflects the ACT Planning and Land Authority's (ACTPLA) required planning report format. It has also been revised to reflect the Authority's comments, dated 7 December 2010.

Originally, this proposal included the rezoning of part of Block 17 Section 42 Griffith (the Griffith No. 2 Oval). Following discussion with the Planning Authority and their review of a first draft of this report, it has been decided to delete the part block 17 component of the proposal.

This report describes a proposal to rezone Block 15 Section 42 Griffith to facilitate the development of a medium density residential development. The report includes background material to support the proposal.

The issues to be addressed have been set out in the scoping outline prepared by ACTPLA 22 September 2009. The scoping outline is included at Appendix 1. The outline was prepared for the original proposal. This report addresses only those parts of the scoping outline that relate to Block 15.

1 Background to the Proposal

1.1 Name and Address of the Lessee and Proponent

Lessee:

Australian Capital Territory and Southern New South Wales Rugby Union Limited.

Proponent:

Australian Capital Territory and Southern NSW Rugby Union (trading as Brumbies Rugby)

Andrew Fagan
Chief Executive
PO Box 3865
Manuka ACT 2603

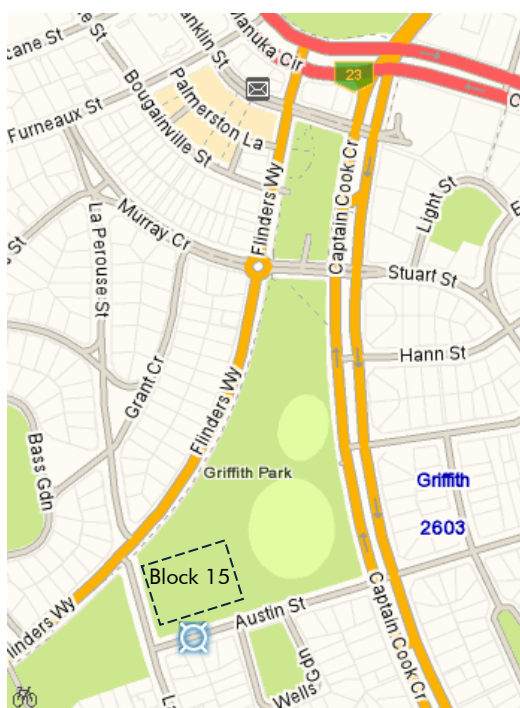
1.2 Property Description

Block 15 Section 42 Griffith has a total area of approximately 1.678ha. It is irregularly shaped with a frontage of approximately 150m to Austin Street and is currently zoned CZ6: Leisure and Accommodation.

1.3 Location

Block 15 is adjacent to the Griffith no.1 and no. 2 ovals. Together with the ovals it is bounded on three sides by Captain Cook Crescent, La Perouse Street and Austin Street.

The site is located approximately five kilometres south of Canberra's Central Business District, 600 metres south of Manuka Group Centre, three kilometres west of Fyshwick, approximately one kilometre from



Manuka Oval and Manuka Swimming Pool. It is in close proximity to Canberra Grammar School.

The site has good accessibility to the metropolitan area via Captain Cook Crescent, La Perouse Street, Canberra Avenue, Flinders Way and Hindmarsh Drive. The location of Block 15 is shown on the map on the previous page. The map is not to scale.

1.4 Description of the proposal

The proposal is for the preparation of a draft variation to the Territory Plan to facilitate a medium density residential development. Block 15 Section 42 is proposed to be rezoned from CZ6: Leisure and Accommodation to RZ4 – Medium Density Residential.

1.5 Existing Use of the Site

Block 15 Section 42 Griffith was, for over 50 years utilised by the Canberra South Bowling and Recreation Club, with three bowling greens and a club house on the site. In 1998, due to falling membership and financial hardship, the Club obtained a loan from Brumbies Rugby in return for providing, amongst other things, training and administration facilities for the Brumbies.

The CSBRC continued to experience financial difficulties over the ensuing decade and in 2007, the CSBRC Board determined to place the Club in voluntary administration.

In 2008, the CSBRC sold the site to Brumbies Rugby. Bowling activities were relocated to Canberra West and Forrest Bowling Clubs. The Brumbies have solely occupied the site since this time and operate out of the Administration and Gymnasium facility and a partly renovated Club House. A spa recovery facility is also utilised (and situated to the rear of the Block). Floor areas for the buildings on the site have been calculated from measurements taken on site in 2006.

Table 1: Existing Floor Areas	
Licensed Club Facilities	978m ²
Administration Facility	400m ²
Gymnasium Facility	370m ²
Spa Facility	95m ²
Total	1843 m ²

Car parking on the site consists of two at grade (bitumen sealed with kerb and gutter) car parking areas with a capacity of approximately 73 cars. A third car park of gravel surface is located on the eastern side of the block with a capacity for approximately 24 cars.

1.5.1 Surrounding Development

The blocks immediately adjacent to the proposed project site are Blocks 16 and 17 Section 42 and consist of urban open space.

The developments along Austin Street and Wells Garden which opens off Austin Street consist of single residential houses.

1.6 Existing Land tenure arrangements

Block 15 Section 42 is owned by the Australian Capital Territory & Southern New South Wales Rugby Union Limited, pursuant to Contract for Sale dated 23 February 2008. The lease has been determined by the Authority to be concessional. This is subject to review.

1.7 Existing Lease Conditions

Block 15 is subject to a crown lease. The Lease Purpose clause (Clause 5 (e)) reads as follows:

"to use the said land only for the purpose of a Bowling and Sporting Club and any other purpose incidental thereto"

The gross floor area clause (Clause 5(f)) was amended on 17 February 2004 to read as follows:

"that the maximum gross floor area of the building or buildings on the block shall not exceed 2050 square metres"

Block 15 was previously a concessional lease. Legislation recently passed by the ACT Legislative Assembly, effective 8 October 2010, has amended the Planning and Development Act 2007 to provide greater clarification regarding the "concessional" status of crown leases. The ACT Planning Authority under the terms of the new legislation has confirmed the concessional status of the Block 15 lease. This is subject to review.

1.8 Details of any Direct Grants

The bowling club lease (block 15) was originally granted directly to the club.

2 Planning Policy Context

2.1 Strategic Policy Documents

2.1.1 National Capital Plan

The National Capital Plan is the strategic plan for Canberra and the Territory. It ensures that 'Canberra and the Territory are planned and developed in accordance with their national significance'. The subject site at Griffith is not "designated land" or subject to any "special requirements" under the National Capital Plan. The key objectives of the National Capital Plan are included in Table 2.

The proposal to vary the Territory Plan for Block 15 Section 42 is not inconsistent with the key objectives of the National Capital Plan.

<i>Table 2</i>	
The National Capital Plan Key Objectives	Significance to Proposal
Recognise the pre-eminence of the role of Canberra and the Territory as Australia's National Capital	The proposal is not inconsistent with the objective.
Further develop and enhance a Central National Area which includes the Parliamentary Zone and its setting and the main diplomatic sites and national institutions, as the heart of the National Capital	The proposal is not in the Central National Area.
Emphasise the national significance of the main approach routes and avenues	The proposal is not located on or near a main avenue or approach route.
Respect the geometry and intent of Walter Burley Griffin's formally adopted plan for Canberra.	The proposal will not alter the formally adopted plan.
Maintain and enhance the landscape character of Canberra and the Territory as the setting for the National Capital.	The proposal will maintain and enhance the landscape character of the city.
Protect the undeveloped hill tops and the open spaces which divide and give form to Canberra's urban areas.	The proposal is not located on or near a hill top. The proposal will respect the open spaces.

Provide a plan offering flexibility and choice to enable the Territory Government properly to fulfil its functions.	The proposal is not inconsistent with the objective
Support and promote environmentally responsible urban development practices.	The proposal will meet this objective.
Note 1: www.nationalcapital.gov.au , Consolidated National Capital Plan, February 2002	

2.1.2 The Territory Plan

The Territory Plan is the key statutory planning document in the ACT, providing the policy framework for the administration of planning in the ACT. The purpose of the Territory Plan is to manage land use change and development in a manner consistent with the statement of strategic directions (see 2.1.2.1) set by the ACT Government, Legislative Assembly and the community.

2.1.2.1 Statement of Strategic Directions in the Territory Plan

The Statement of Strategic Directions comprises two sets of principles:

- Sustainable development;
- Spatial planning and urban design.

The ordering of the principles does not reflect the priority of any one or set of principles. Each needs to be equally considered where relevant.

Table 3 below provides a discussion of this proposal in the context of the Strategic Directions.

Table 3: Statement of Strategic Directions

1. Principles for Sustainable Development

General Principles	Discussion
1.1 Planning processes and decisions will be focused on the combined achievement of economic vitality, community wellbeing, and environmental quality. Broad community involvement will be a key element in the pursuit of sustainable development, as will complementary regional strategies and agreements.	The proposed development will facilitate the relocation of the Brumbies club to a headquarters and training facility (location to be determined) of a very high standard that will ensure the long term viability of the Brumbies in the ACT. The proposed medium density residential development will meet or exceed the already stringent environmental controls set by the Territory Plan. The project is moving forward in a context of pro-active engagement with the local and broader community. A review of consultation input so far is provided elsewhere in this report (chpt7).
1.2 Matters of broader National Capital, metropolitan and regional significance will be carefully considered when formulating Territory Plan policies and when making decisions about development proposals and sequencing	The proposal consistent with the key objectives of the National Capital Plan. Allowing a mix of uses through redevelopment and infill development is consistent with the National Capital objectives.
1.3 Economic, social and environmental objectives will be pursued in a balanced and integrated way, having regard to both short-term and long-term factors, such that present needs can be met without prejudicing the welfare of future generations, and without serious or irreversible loss of life-supporting natural resources or damage to the environment.	The proposal will facilitate the achievement of a more sustainable urban form by providing increased opportunities for higher density residential development in a central location thereby reducing travel distances and the consumption of land, water and energy which will be a benefit to future generations of Canberra.

1.4 Wherever appropriate, the broader global and regional context and potential cumulative impacts of decisions will be taken into account. Where there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for failing to prevent environmental degradation.	The proposal is consistent with this objective.
Environmental Sustainability	Discussion
1.5 Planning policies will seek to ensure the efficient use of all resources and to reduce consumption of non-renewable resources. Waste minimisation, reuse and recycling will be encouraged, whilst energy-rating and conservation measures will be applied wherever appropriate, particularly in transport, subdivision planning, and building design and construction.	The proposal will ensure that efficient use of land is promoted (infill development) which leads to conservation in transport planning and subdivision planning.
1.6 The pattern of development is to reflect land capability constraints resulting from topography, soils, geotechnical factors, drainage, natural hazards, microclimate and the sensitivity of ecosystems. Particular attention will be given to the need to conserve soil, water and vegetation; maintain biological diversity; safeguard important ecosystems and ecological processes; and provide and protect wildlife corridors.	The proposal is consistent with this objective.
1.7 Land and water resources will be planned in accordance with the principles of integrated catchment management and water sensitive urban design. Policies will seek to protect identified environmental values, whilst focusing on opportunities for multi-purpose use of resources. Special attention is to be given to protecting sources of the Territory's water supply and to maintaining environmental flows in rivers and streams.	The proposal is consistent with this objective. The Territory Plan includes stringent requirements for water sensitive urban design which will be adhered to.

1.8 Planning policies will provide for the sustainable management of rural areas, ensuring that rural lands nominated for future urban development or other purposes can be retained in productive use and properly managed for the time being. Appropriate activities to reduce Net greenhouse gas emissions will be encouraged.	The proposal is not in a rural area.
1.9 Urban expansion will be contained in order to minimise impacts on valuable natural and rural areas.	The proposal to vary the Territory Plan to allow for infill development in Griffith aims to curb impacts that urban expansion has on valuable natural and rural areas in Canberra.
1.10 Integrated land use and transport planning will seek to maximise accessibility and transport efficiency, reduce energy consumption, support the preferred pattern of development, promote safety, safeguard environmental quality, and minimise greenhouse gas emissions.	The proposal is consistent with this objective, it will provide for the location of a number of residential apartments in an accessible central location.
1.11 Policies for environmental planning and management will ensure amenity, minimise pollution, and protect public health and safety.	The proposal is consistent with this objective. These matters are rigorously controlled by the Territory Plan.
Economic Sustainability	Discussion
1.12 Planning policies will facilitate the widest possible range of commercial, retail, industrial, rural, tourism, and other forms of economic activity in order to promote new investment and a more diversified economy, to underpin employment growth, and to respond to changing economic opportunities.	The proposal is consistent with the objectives to facilitate economic activity and investment opportunities in Canberra. It will facilitate the retention and enhancement of the Brumbies as an important economic asset in the ACT.
1.13 The characteristics of the city that contribute to economic growth: Canberra's role as the national capital and the seat of Federal Parliament; the ease of getting around the city; the safe and clean environment; and the vibrancy of centres as places of social, cultural and business exchange, will be enhanced.	The proposal is consistent with this objective.

1.14 An adequate and diverse supply of industrial land will be maintained to facilitate both conventional and new forms of industry.	Not applicable to the proposal.
1.15 Tourism will be fostered by permitting a variety of entertainment, leisure and accommodation facilities, including opportunities for ecotourism, in appropriate locations throughout the Territory.	Not applicable to the proposal.
1.16 Sufficient land will be set aside for major communications, educational, scientific, or other activities requiring broadacre sites in appropriate locations outside urban areas.	Not applicable to the proposal.
1.17 In planning future development and redevelopment, particular emphasis will be placed on cost-effective provision and management of existing and new infrastructure and services, taking into account whole-of-life and whole-of-system costs, including the ecological footprint of proposed developments and activities.	The proposed redevelopment of Block 15 Section 42 Griffith will be optimising existing services and infrastructure by re-using an obsolete and underutilised club site within a suburban area. By reducing the requirement for the subdivision of Greenfield land the ecological footprint for Canberra is improved.
Social Sustainability	Discussion
1.18 Provision will be made for a comprehensive range of readily accessible community, cultural, sporting and recreational facilities, distributed according to the varying needs of different localities and population groups. In major centres and developing areas, sites will be safeguarded where necessary for particular community needs.	The existing Brumbies headquarters and training facility are located in a complex that was previously The Canberra South Bowling Club. The bowling club, in common with other similar clubs in Canberra experienced a long term decline in membership and revenue to the point where it became financially non viable and closed down. The members have been able to continue with their sport at the nearby Canberra Bowling Club in Forrest and the Canberra West Bowling Club at Deakin. A substantial club is also available at Weston Creek.
1.19 A variety of open space types will be provided in each district or local area to meet the diverse recreational needs of residents and visitors, and to contribute to community health.	The proposal will not impact on open space provision.

1.20 Planning policies for community facilities and open space will encourage multiple use and flexible design to allow for changing needs.	A community facility is not proposed.
1.21 Provision of affordable, adaptable and special-needs housing will be promoted throughout the city, as well as modification or redevelopment of existing stock to meet emerging social needs.	The emerging social need in Griffith is to provide for alternative housing options. The proposal for Multi Unit housing provides the opportunity for those individuals who want to “downsize” and who want to continue living in Griffith to do so.
1.22 Urban development will be planned in a manner that promotes community vitality and safety, applying principles of crime prevention through environmental design. Provision will also be made for emergency services infrastructure necessary to ensure a high standard of safety for residents and visitors.	The proposal is consistent with the objective.
1.23 The needs of people with disabilities will be recognised in all facets of urban planning, particularly including the design and operation of transport and access systems and the assessment of development proposals.	The assessment of disability requirements would be dealt with at Development Application stage.
1.24 New suburban areas will be planned with a legible and permeable hierarchy of roads; conveniently located commercial and community facilities; a network of open spaces; an off-road system for pedestrians and cyclists; and provision for accessible public transport.	Not applicable to the proposal – not proposing new suburban area.
1.25 Heritage and cultural values will be safeguarded, including in particular those of the Territory’s Aboriginal peoples and those derived from both its rural history and urban development as the National Capital. The distinctive qualities of residential areas and other places, as well as elements of community heritage, will also be recognised and their conservation promoted.	The distinctive quality of Griffith as an original suburb of Canberra will be maintained.

1.26 Identified places of heritage significance will be protected in accordance with requirements for their conservation contained in the Heritage Register and any relevant heritage guidelines under the Heritage Act 2004. Special provisions are included in the Heritage Act for the recognition, registration and conservation of Aboriginal heritage.	The project site is not heritage listed.
2. Spatial Planning And Urban Design Principles	
Urban Areas	
2.1 Canberra will continue to develop as a series of discrete urban areas within a landscape setting of hills, ridges and other open spaces. Each town will offer a diversity of housing types; the broadest possible range of employment opportunities; and convenient, linked access to retail centres, community facilities and open space.	The redevelopment of the project site would assist in achieving the objective of providing a diversity of housing types, close to employment centres, convenient link to retail centres and community facilities.
2.2 Future residential settlement will be accommodated through development of Greenfields areas, subject to detailed feasibility and suitability studies; some expansion of existing towns; and appropriate use of suitable vacant or underdeveloped sites.	The proposal is seeking to appropriately use an under developed site (the Bowling Club) within an existing urban context.
2.3 Commercial and retail activity will be concentrated in centres and other planned nodes of intensive activity that are well served by public transport to ensure an efficient pattern of development. Primary emphasis will be placed on strengthening and enhancing existing and new centres and nodes, including improved urban design and encouragement of more mixed-use development	Commercial and retail activity in the immediate Griffith area will benefit from residents continuing to live and work in the area.

2.4 Planning policies will support revitalisation of the City Centre as the preeminent centre of governance, commerce and entertainment for the ACT and its region, while keeping the City Centre in appropriate balance with other town centres. Within the City Centre, provision will also be made for a range of major community facilities and opportunities for high-density residential development.	Not applicable to the proposal. Not in city centre.
2.5 A wide range of housing types will be permitted in identified residential areas close to commercial centres and some major transport routes to increase choice; maximise opportunities for affordable housing; and secure some intensification of development consistent with maintaining residential amenity. Outside of these areas, planning policies will protect the typically low density, garden city character of Canberra's suburban areas.	The proposal is consistent with this objective.
2.6 Higher density development will be encouraged within and near major centres, and in other suitable locations that are well served by public transport.	This is the objective of the proposal.
2.7 Development will be planned to encourage use of public transport, walking and cycling, including commuter cycling. Routes will be reserved for an enhanced inter-town public transport system. Requirements for vehicle parking will be related to commercial needs and transport policy objectives.	By permitting the redevelopment of an under utilised site within an already existing urban area for residential purposes which is located within close proximity to public transport and commuter cycle ways the proposal meets this objective. Currently ACTION Bus Route 4 passes in close proximity to the site with bus stops along Captain Cook Crescent and Bremer Street.
2.8 Industrial areas will be in locations accessible to suitable freight services, and where industrial activity is unlikely to have a significant adverse effect on the environment or the amenity of residential areas.	Not applicable to the proposal.

2.9 A planned hierarchy of roads will be maintained in order to promote road safety, protect the amenity of residential and commercial areas, and facilitate the efficient movement of major traffic flows and heavy vehicles.	The status of the roads in the vicinity of the proposal will not change.
2.10 Adequate provision of open space throughout the Territory will remain a high priority. Open space will be planned and carefully maintained as an integrated, hierarchical system that provides for a diversity of sport and recreation activities, contributes to the legibility and character of urban development, is cost-effective to maintain, and assists in the effective management of stormwater.	The proposal does not impact on open space provision.
Non-Urban Areas	
2.11 – 2.13 not applicable to the proposal which is in an Urban Area.	
Urban Design	
2.14 Policies and procedures to promote high quality, creative design of development, urban spaces and landscape settings will be applied throughout the Territory, and innovation encouraged, in keeping with the spirit of the National Capital as an exemplar of best practice. Particular care will be taken to ensure high-amenity, quality design outcomes within residential areas, heritage areas, major centres and activity nodes, and along principal approach routes. The relationship between the public and private realms will also be emphasised in terms of the design quality of precincts and shared spaces, including spaces around buildings, as well as that of individual developments.	The proposed development will meet the objective to provide for a high quality design and be aesthetically pleasing.

2.15 Policies will acknowledge Canberra as the national capital and the symbolic heart of Australia and will seek to preserve the landscape features that give the national capital its character and setting; respect and reinforce the key elements of Walter Burley Griffin's formally adopted plan for Canberra within the proposed urban settlement pattern; enhance and strengthen approaches and backdrops to the city and its national institutions; conserve open space between urban areas as visual separation buffers consistent with the landscape setting; retain areas that are identified as the rural setting surrounding the city; and retain key vistas created by the landscape network within new settlement areas.	The proposal is consistent with the objectives.
2.16 Retention of Canberra's unique landscape setting, including the integration of natural and cultural elements that create its 'garden city' and 'bush capital' qualities, will be accorded the highest priority. Special attention will be given to safeguarding visual amenity, protecting vegetation and other important features within the established urban landscape, and ensuring the high quality of environmental design in new developments or redevelopment.	The proposal consistent with the objectives.
2.17 Advertisements and signs will be carefully controlled to maintain environmental amenity.	The objective is noted, no substantial signs are proposed.

2.1.2.2 Zone Objectives

The Territory Plan includes broad principles and policies that guide development through land use specific objectives and policies. Table 4 sets out the zone objectives that reflect the principles and policies relevant to the proposal to vary the Territory Plan to RZ4 Medium Density Residential Zone:

Table 4: Zone Objectives

Zone Objectives- RZ4-Medium Density Residential Zone Block 15 Section 42 Griffith	Comment
a) Create a wide range of affordable and sustainable housing choices within a medium density residential environment to accommodate population growth and meet changing household and community needs	The proposal to develop a medium density residential development meets the zone objectives. The ageing population in Griffith have the opportunity to downsize without being required to relocate to another suburb away from their established community links.
b) Ensure development respects and contributes to the neighbourhood and landscape character of residential areas whilst carefully managing change in suitable locations	The proposed development will respect and enhance the existing character of the neighbourhood.
c) Provide increased opportunities for medium density residential development, particularly in areas close to commercial and employment centres and along major transport corridors	The proposed development meets the objective to provide for medium density development in close proximity to employment centres in inner south at Barton, Kingston, Manuka and Fyshwick.
d) Achieve developments with a high standard of residential amenity in medium-density areas	The proposed development meets this objective.
e) Provide opportunities for home based employment consistent with residential amenity	Home based employment will be possible. Consistent with residential amenity.
f) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity	The scale of the proposed development does not warrant the construction of commercial facilities.
g) Promote energy efficiency and conservation and sustainable water use	The proposed development will meet these objectives as a requirement of the Territory Plan.

2.1.3 Canberra Spatial Plan

The Canberra Spatial Plan outlines a strategic direction that will help manage change and provide growth to achieve the social, environmental and economic sustainability of Canberra.

The Canberra Spatial Plan seeks to achieve a more sustainable urban form by providing increased opportunities for higher density residential development in central locations thereby reducing travel distances and the consumption of land, water and energy.

Key principles underpinning The Canberra Spatial Plan which will be met by this proposal are:

- Contain growth within 15 km of the city centre to reduce sprawl and protect biodiversity.
- Increase the number of homes within 7.5 km of the city centre to provide a wider range of housing close to employment and services.
- Locate new residential areas close to town centres and transport routes.
- Protect areas of high conservation value from the impact of development.
- Protect and enhance important assets.

2.1.4 Sustainable Transport Plan

The Sustainable Transport Plan is closely integrated with the Canberra Spatial Plan. The Canberra Spatial Plan includes some key goals, initiatives and actions that relate to transport and are directed at achieving a more sustainable transport system for Canberra. These are consistent with and mutually support the goals and actions in The Sustainable Transport Plan.

As a comprehensive framework for a sustainable transport system for Canberra, the Plan contains the following strategies which will be supported by this proposal:

- Integrated transport and land use — land use planning to reduce travel distances, to increase choice of transport modes and encourage greater use of sustainable transport modes (walking, cycling and public transport); and
- Infrastructure — roads, public transport systems, pedestrian facilities, lighting and signage, cycle ways and shared paths, parking infrastructure etc.

2.1.5 Minister for Planning Statement of Planning Intent

The Statement of Planning Intent (2002) sets out the main principles that govern planning and land development in the ACT. The most recent Statement (2007) lays out a path for consolidating and adding to significant planning reforms the ACT Government commenced in 2003.

While the ACT Planning and Land Authority (ACTPLA) are responsible for overseeing the planning and development of the Territory, it is guided by the wider policy setting and aspirations of the Government. Key governance principles are set out in the Statement of Planning Intent.

The principles are aimed at helping achieve sustainable development outcomes through improved governance; organisational leadership and capacity building; strategic planning and urban design; a pragmatic balance between community needs, economic development and environmental protection; and a celebration of Canberra.

The proposed redevelopments of Block 15 Section 42 Griffith will be designed to meet the principles set out in the Ministers Statement and assist in achieving the objectives.

2.1.6 Griffith Neighbourhood Plan

The neighbourhood plan did not make any specific recommendations regarding Block 15. This would have been due in part at least because no specific redevelopment proposals were apparent at the time that the plan was under preparation. Reference is made to the bowling club as a valued asset however the club has since closed because of falling membership and the consequent lack of financial viability.

The neighbourhood plan was set in the context of the Canberra Spatial plan. The intent of the Spatial Plan is set out on page 12 of the neighbourhood Plan and includes the following:

“The Canberra Spatial Plan’s Strategic Direction responds to changes that will occur within the community of Canberra over the next 30 years and beyond. Population growth, demographic change and household change underpin the need to plan for growth and change in Canberra. In order to ensure that we can sustainably provide for this community of the future, The Canberra Spatial Plan puts in place a framework to accommodate a range of population growth scenarios, up to half a million for the Canberra-Queanbeyan metropolitan area.”

The opportunities presented by Block 15 to fulfil these objectives, to sustainably provide for the future community, recognising the population growth of the city and the changing demographic of Griffith,

are apparent. A key initiative set by the Spatial Plan, also called up in the neighbourhood plan is to encourage higher density development within the existing urban area.

As the club is now closed other aspects of the neighbourhood plan have relevance to the site. Five areas of “Key Strategies” are listed in the opening section of the Plan document. These include the following:

“Residential Areas:

- *Provide a diversity of housing choice for singles, couples and families of different sizes and ages in appropriate locations.*
- *Promote high-quality residential development that is sympathetic to the existing garden suburb neighbourhood character in terms of scale, form and landscape setting.”*

Redevelopment of this site to provide a high quality medium density complex would add to the variety of housing currently available in the area and would not, because it is not a redevelopment of existing house blocks, diminish the stock of standard housing. This would be fully in line with this key strategy. The redevelopment will be sympathetic to the existing form and character of the suburb. The scale of the built form will, because of the 80% plot ratio control, be not incompatible with the surrounding standard housing development. The setting of the site adjacent to extensive open space areas that are heavily treed, and the retention of many trees on the site will achieve the type of garden city outcome that is envisaged by the neighbourhood Plan.

The neighbourhood plan also provides 17 “general strategies”. The proposed development of block 15 is assessed against each of these in the table below. It is apparent that the proposed development will contribute to the realisation of these strategies.:

Table 5:Griffith Neighbourhood Plan	
Griffith Neighbourhood Plan General Strategies	Comment
Maintain the high-quality landscape setting and abundance of mature and healthy street trees on both public and private land	The proposed development will not affect the landscape setting as regards trees on public land. High standards of design will be imposed to ensure that the landscape setting of the proposed development will be in keeping with, and an asset to, the surrounding area

Ensure the provision of appropriate housing for the aged, retired and disabled in central rather than peripheral locations within easy access to shops, public transport and community facilities.	The introduction of quality apartment accommodation in this central location will be in accord with this strategy. This is particularly the case given the resistance to redevelopment of existing standard housing sites which means that opportunities for infill are limited. This site provides a good opportunity to meet the requirements of this strategy without diminishing the stock of standard housing that is available in the suburb.
Maintain and enhance the existing street pattern by ensuring buildings relate to the street rather than detract from it.	The design of the proposed development will be readily able to meet this strategy.
Identify, recognise and protect the qualities that establish the neighbourhood's South Canberra suburban identity and distinctive character as a Garden City planned suburb.	These qualities will be reinforced by the proposed development, particularly as compared to other possible outcomes for the site under the current zoning.
Maximise visual relationships between residential areas and Urban Open Space.	The site is bordered on two sides by substantial areas of open space.
Retain existing view corridors to Black Mountain, new Parliament House and Red Hill.	No existing view corridors to Black Mountain, Parliament House or Red Hill will be interrupted.
Retain a mix of public and private housing.	The proposed development will not impact on public housing availability, except to the extent that any increase in housing stock in any sector of the market will result in some downward pressure on pricing and therefore increased availability of housing across all sectors.
Conserve heritage places and spaces and explore opportunities for additional places to have heritage protection.	The site does not have heritage significance.
Maximise permeable surfaces to reduce run-off and erosion and assist hydration.	The site is currently largely occupied by buildings, carparks and disused bowling greens. The proposed development will adhere to Territory plan requirements regarding sustainable water outcomes.

Safeguard privacy and maximise and maintain light and sun access to dwellings.	Territory Plan code requirements for residential development will ensure that these strategies are achieved.
Protect, maintain and replace street trees.	Street trees will be protected and managed in accord with Environment ACT requirements as part of any development proposal.
Landscape design associated with new development should include the replacement of existing trees in order to maximise tree canopy. The dripline of existing significant trees is to be respected.	The development approval processes include referral of matters relating to trees to the Conservator and careful consideration by the Planning Authority.
Promote residential developments that facilitate a reduction in water and energy consumption.	The application of the latest stringent controls in the territory plan codes (including the upcoming requirement for 6 star minimum energy ratings) will ensure that this strategy is met.
Ensure any future developments have an acceptable Waste Management Plan and adhere to the Development Control Code for Best Practice Waste Management so that waste and recycling is stored correctly and separately within lease boundaries, and access is provided for domestic collection vehicles.	Waste management compliance is a mandatory requirement for all development proposals.
Encourage residential redevelopment around parks and laneways to focus on these assets in order to increase passive surveillance and family-friendly environments.	The proposed development will provide an opportunity for passive surveillance of a significant pedestrian route to Manuka, not previously possible.
Explore adaptable housing opportunities.	In accord with Territory Plan code requirements, 10% of all apartments will be adaptable.
Streetscapes in Griffith that are recognised by the ACT Planning and Land Authority as significant are as follows: Meehan Gardens, Bannister Gardens, Captain Cook Crescent, Gregory Street, Hann Street, Lindsay Street, Lockyer Street, Murray Crescent, Roe Street and Walker Crescent.	The proposed development does not affect any of these streets.

2.1.7 Existing Plans of Management or Action Plans relating to public land

There are no currently existing plans of management the site is not 'public land' as defined in the Territory Plan.

2.1.8 Existing Heritage Requirements

Block 15 Section 42 has no heritage listings or requirements.

3 Site Constraints and Opportunities

3.1 Existing Physical Environment

3.1.1 Topography

A detailed survey has been undertaken by Land data Surveys and is included at Appendix 9. The survey shows that block 15 is set below the general street level of Austin Street and falls approximately 5 metres from the Austin Street frontage towards the drain located outside its western boundary.

3.1.2 Existing Landscape and Vegetation Characteristics

The following description of the landscape characteristics at the project site and surrounds is drawn from the Tree Assessment report prepared by Redbox Design Group and is included at Appendix 2.

The tree cover at the project site consists of a large proportion of plantings undertaken in the 1950's and 1960's. The planted trees are of a mixed species, including indigenous and exotic trees. A total of 106 of the 167 assessed trees meet the criteria for being classed as a regulated tree in accordance with current legislation.

3.1.3 Existing Physical Infrastructure - Utilities

Sellicks Consultants have completed a utilities infrastructure review for Block 15 Section 42 Griffith included at Appendix 3. This review of the existing infrastructure includes liaising with relevant service authorities to determine if the existing infrastructure has sufficient capacity for the proposed redevelopment of the two blocks.

The Utilities Infrastructure report concludes that the utility infrastructure including water and sewer has the capacity to service the development in accordance with the proposed future development under the residential RZ4 medium density zone.

3.1.4 Existing Physical Infrastructure –Traffic

Hughes Trueman (Appendix 4) has submitted a methodology for the proposed developments of Block 15 Section 42 Griffith to TAMS outlining the scope of the traffic study. The traffic impact and parking assessments have been undertaken on the basis of TAMS approved methodologies. A report on traffic and parking matters is included at Appendix 4.

3.1.5 Hazards – Flooding

A Flood Study Report prepared by Cardno Young included at Appendix 5 outlines the result of a flood study undertaken for the proposed

redevelopment of Block 15 Section 42 Griffith. The study aimed to determine the extent and depth of flood waters in the adjacent floodway located in Block 16 and downstream retarding basins in a 100 year ARI storm event, and to determine the minimum level for the development to provide flood protection up to 100 year ARI.

The recommendation concludes that the ground level on the western side of the development be increased to an RL 585.00.

The proposed new residential development will be located in accord with ACT Government requirements above the 1:100 year flood level, having regard to its location adjacent to a drainage reserve. Basement car parking will be below this level but protected from water intrusion using established techniques applicable on all such buildings elsewhere in Canberra and interstate. For example at Kingston Foreshore.

The existing overland flow waterway that traverses the site to the south of the oval will not be affected by the proposal.

3.2 Potential Contamination

A hazardous materials report has been prepared by Robson Laboratories to address any issues that may arise during the redevelopment of the Brumbies Rugby Club. The report is included at Appendix 10

A site contamination report to determine whether past activities have impacted on the site and to determine whether the site is suitable for the proposed and permitted uses will be prepared and lodged with the Authority in due course. This will be prepared by a suitably qualified environmental consultant in accordance with relevant requirements, and be subject to review and endorsement by the EPA.

3.3 Existing Human Environment

3.3.1 Social Infrastructure

Social infrastructure includes a wide range of built facilities and services which help communities meet their social needs and enhance community wellbeing. The social infrastructure facilities available to Griffith residents include:

- Community facilities : schools, child care centres; recreation and sporting facilities, aged accommodation; public transport, pedestrian/walking trails/bike paths, social housing
- Community Services: health services, children's and family services, aged care services, disability services, housing services, employment and training services

- Urban Open Space: Open space areas in Griffith and surrounding areas are shown on drawing 050759 at Appendix 11.

3.3.2 Existing Access to Public Transport

Public transport routes in the area include ACTION bus route number 4 and 5. ACTION Bus route number 4 operates via Captain Cook Crescent connecting southeast suburbs to the city. ACTION Bus route number 5 is operating from the Woden interchange to the northern suburbs via city. ACTION bus routes 4 and 5 operate at 15 minute intervals during peak periods and 30 minute intervals during other times of the day. Bus route 6, connecting Woden interchange with Dickson via the City, operates at 30 minute intervals during peak periods and 60 minute intervals during other times of the day.

The public transport information has also been discussed in the Hughes Trueman Traffic Impact and Parking Assessment report included at Appendix 4.

3.3.3 Existing Visual Assessment

Block 15 is currently occupied by the old Bowling Club building, the newer Brumbies headquarters building, car parking areas, disused bowling greens and landscaping including substantial trees.

The site would be characterised as being relatively 'open', with a low level building and trees especially on the fringes. The trees along the drainage alignment to the west of the site are relatively dense and very substantial; they provide a treed backdrop to the site.



Photo 1: Looking west along Austin Street from the eastern boundary of Brumbies HQ (Block 15)



Photo 2: Northern perspective of Austin Street. Brumbies HQ with associated car parking in the forefront.



Photo 3: Looking South from the Bowling Club car park area to Austin Street

3.3.4 Existing Urban Amenity

The site contributes to the visual amenity of the local precinct positively because of the green treed nature. However the rundown nature of the buildings have a distinctly negative impact to the surrounding area.

3.3.5 Cultural and Heritage

There are no places or landscapes of heritage significance to warrant conservation. Block 15 Section 42 have no heritage listings or requirements.

3.4 Existing Non Human Biological Environment

3.4.1 Ecological, Flora and Fauna

Biosis Research Pty Ltd undertook a preliminary ecological habitat assessment of section 42 Griffith in December 2009. The report provides a description of the sites' ecological condition and conservation value. The assessment also considers the potential impact of the proposed development on relevant threatened species and ecological communities. The investigation found habitat areas for the endangered Golden Sun Moth on the far side of the adjoining oval (block 17). No evidence of endangered species or communities was found on block 15. Advice confirming this is at Appendix 6.

4 Strategic Context and Alternative Development Options

4.1 Development Demand/Trends

The proposed development is 'one of a kind' and is not part of an overall trend, other than being a further step in the economic and social development of the city.

4.2 Demography

Demographic statistics relevant to the proposal (Population, Age, Dwelling Characteristics, Tenure Type, Household type,) have been detailed in the tables that follow.

The latest available ABS Census data (2001 and 2006) has been used for postal area 2603 which includes demographic statistics for Griffith, Red Hill and Forest. The latest available ABS Census data (2001 and 2006) has also been used to obtain the average Canberra data in comparison to Griffith.

<i>Table 6: Person Characteristics</i>	2001	% of total person for Region	2006	% of total persons for Region
Males	3,976	50.8%	3,996	51.0
Females	3,856	49.2%	3,836	49.0
Total Persons	7,832	100%	7,832	100

Total population for Griffith, Red Hill and Forest between 2001 and 2006 has had no change, with no further stimulus it would be expected to commence to decline from now on.

<i>Table 7: Age Range</i>	2001 Canberra	% of Total	2001 Griffith	% of Total	2006 Canberra	% of Total	2006 Griffith	% of Total
0-4	20,309	7%	178	4%	20,065	6%	135	3%
5-14	45,127	15%	413	10%	41,703	13%	328	8%
15-24	49,811	16%	616	15%	50,940	16%	594	15%
25-54	142,452	46%	2128	51%	144,750	45%	1921	49%
55-64	25,411	8%	381		34,091	11%	448	
65+	25,654	8%	481	11%	31,508	10%	478	12%

The population for the study area (Griffith) is ageing. The 55-64 age groups have increased from 9% in 2001 to 11% in 2006. This is a significant change and underlines the need for changes in housing form to accommodate the changing population. The introduction of new apartments to Griffith will enable two high priority objectives to be achieved:

- Opportunities for the ageing population to 'down size' from a traditional larger block
- Standard housing will be 'freed up' as older residents move out, to be occupied by younger families.

Taken together these factors will assist in reversing both the anticipated decline in numbers and the ageing of the Griffith population.

Table 8: Dwelling Type	2001 Canberra	% of Total	2001 Griffith	% of Total	2006 Canberra	%of Total	2006 Griffith	%of Total
Separate House	87,617	76%	845	45%	92,071	75%	841	45%
Semi Detached, Row or Terrace	14,947	13%	90	5%	16,620	14%	192	10%
Flat or Apartment	11,016	10%	864	46%	13,829	11%	845	45%
Other	379	0%	3	0%	260	0%	0	0%
Not Stated	769	1%	86	5%	39	0%	0	0%

The percentage of Semi Detached/Row/Terrace housing option has doubled in Griffith but is still below the metropolitan average. This is a significant change and underlines the popularity of this dwelling type in a centrally located suburb of Canberra to accommodate the changing needs of the local population.

Table 9 Tenure Type	2001 Canberra	% of Total	2001 Griffith	% of Total	2006 Canberra	%of Total	2006 Griffith	%of Total
Fully Owned	38,095	33%	512	27%	35,212	29%	455	24%
Being Purchased	38,391	33%	314	17%	45,284	37%	421	22%
Rented	32,146	28%	822	44%	35,101	29%	805	43%
Other Tenure	1,804	2%	47	2%	628	1%	7	0%
Not Stated	4,292	4%	188	10%	6,596	5%	192	10%
	114,728		1,883		122,821		1,880	

Home ownership/being purchased is lower than the Canberra Average.
Rented accommodation is higher than the Canberra Average.

Table 10 Household Type	2001 Canberra	% of Total	2001 Griffith	% of Total	2006 Canberra	%of Total	2006 Griffith	%of Total
Family Household	79,539	72%	892	54%	83,449	71%	906	55%
Lone Person Household	25,483	23%	641	39%	27,101	23%	605	37%
Group Household	5,217	5%	109	7%	6291	5%	133	8%
Total	110,239		1,642		116,841		1,644	

Family households in Griffith are below the Canberra Average with Lone Person and Group Households higher than the Canberra Average. The growing numbers in the lone person and group household type would indicate a need for accommodation which would suit this demographic profile.

4.3 Employment

Brumbies Rugby is the controlling body for the sport of rugby union in the ACT and Southern New South Wales region. This includes the

management of the Brumbies team that participates in the international rugby competition known as Super Rugby as well as the development and promotion of the sport at the community level servicing 15,000 participants.

Brumbies Rugby employs 35 fulltime staff, 40 players and numerous casuals and contractors throughout the year. Brumbies contribute an estimated \$15-20million annually to the ACT economy through game related tourism and match attendance in addition to normal business activity.

If this proposal proceeds then the Brumbies Rugby headquarters and training facility will be relocated to another, yet to be determined, location.

4.4 Sustainability issues

The proposed residential development on Block 15 will meet the required energy ratings and the required Water Sensitive Urban requirements as defined in the Territory Plan.

4.5 Viability of existing use

The Bowling Club on Block 15 Section 42 has ceased operation after experiencing a decline in membership and reducing activity over a long period of time.

4.6 Demand for alternative uses permitted under existing zoning

This section of the report addresses the demand for alternative uses permitted under the existing zoning and the advantage and disadvantage of the alternative land use options.

4.6.1 Block 15 Section 42 CZ6 Leisure and Accommodation Zone

Table 11 Alternative Land use Options		
Alternative Land Use Options under existing zoning CZ6	Demand for uses under Existing Zone (High, Medium, Low)	Comments
Ancillary use	N/A	Not applicable.
Aquatic recreation facility	Low	Would not be commercially or financially viable, Manuka pool is close by.
Car Park	Low	Not appropriate use of the site

Caravan park/camping ground	Low	Not an appropriate use and an underutilisation of a centrally located site. Commercial approach would be more appropriate
Club	Low	Unlikely to be commercially viable if small scale, would not be favoured by local residents if large scale.
Commercial Accommodation use	Low	Hotel or motel would be an appropriate use but no current demand.
Community Use (includes child care centre, Community Activity Centre, Community Theatre, Cultural Facility, Educational Establishment, Health Facility, Hospital, Place of worship, Religious associated use	Medium	A child care centre would be the only appropriate use but it would be an underutilisation of the site.
Consolidation	N/A	Consolidation not applicable.
Craft workshop	Low	A craft workshop would not be an appropriate use of the site.
Demolition	N/A	Demolition as an activity is not applicable
Drink Establishment	Medium	Unlikely to be commercially viable if small scale, would not be favoured by local residents if large scale.
Drive-in cinema	Low	This is not an appropriate use of the site.
Group or organised camp	Low	The use of the site for providing short term share accommodation and recreation facilities by a body such as a Church camp or school camp or YMCA is not an appropriate use of the site.

Indoor entertainment facility	Low	The use of the site for facilities that include amusement arcade, casino, night club etc would not be an appropriate use of the site and would not be favoured by residents.
Indoor recreation facility	Low	The uses permitted (fitness centre, gymnasium etc) would not be commercially or financially viable.
Minor use	N/A	Minor use means the use of land for purpose which is incidental to the use and development of the land in the zone e.g. a car park, pathways.
Outdoor recreation facility	Low	The site was used as a Bowling Club, but was not financially viable and hence the club closed. The other outdoor recreation facilities listed are not suitable to the use of the site.
Overnight camping area	Low	Not an appropriate use and an underutilisation of a centrally located site.
Parkland	Low	Not an appropriate use. It would constitute an underutilisation of prime centrally located land in Canberra.
Pedestrian Plaza	N/A	Not applicable
Place of assembly	Low	The site is not suited to be used as an Auditorium, Convention Centre, Exhibition hall or Trade Fair use.
Public Agency	Low	The location of the site is not suited for the typical public agency uses which include a Post Office and Motor Registry office.
Public transport facility	Low	The site is not suited to a Bus Interchange or a driver test facility.
Restaurant	Low	Unlikely to be commercially or financially viable as the restaurant precinct is only a few metres away from the site.

Shop	Low	The location of the site is not suited to be used as a Shop as defined in the Territory Plan.
Subdivision	N/A	Subdivision is not a “use” in itself and would only occur as an adjunct to another use.
Temporary use	N/A	The land is not unleased.
Tourist Facility	Low	Not appropriate use of the site
Zoological facility	Low	The use of the site for the containment of animals is not a suitable use of the site.

5 Recommended Use

5.1 Description of the Proposal

The recommended use for Block 15 Section 42 is RZ4 Medium Density Residential.

The proposed development could comprise 150 apartments. The final mix of one, two and three bedroom apartments has yet to be determined. Onsite basement car parking would be incorporated in the design of the development. The quantum of development will be limited to a total gross floor area of 13,424 square metres because an 80% plot ratio will apply to the site.

The external form of the development will reflect the modern trend of apartment design in Canberra with a focus on simplicity and high quality materials and finishes. The refined architectural details have yet to be determined and will be addressed at the Design and Siting stage of the project. The proposed development would be restricted to a 3 storey height limit as this is a requirement of the Territory Plan.

The buildings would be designed to accommodate the park like setting of Griffith and of Austin Street in particular. Mature trees will be retained where possible to retain the existing treed streetscape and visual amenity of the area. A detailed tree survey is included at Appendix 2. Material and plant selection will reflect a sensitive approach to the environment and will conform to the built form requirements of the Territory Plan for a Medium Density Zone.

The proposed vehicular access to Block 15 would be from Austin Street. An indicative driveway location is shown on the concept plan at Appendix 7.

Because this is a concept plan only the precise location has not yet been determined. This would be resolved in the context of a development application in the future. The traffic report prepared by Hughes Trueman (Appendix 4) discusses the impact of traffic on Austin Street and the surrounding streets in particular La Perouse and Captain Cook Crescent as a result of the rezoning and the increase in density of Block 15. The report concludes that the proposed development will not have any significant adverse impact on the surrounding road network in terms of traffic efficiency or road safety and that no ameliorative treatment be implemented as part of the proposed development. It is recommended that, on traffic grounds, the proposed development should be approved.

Design concepts, showing an indicative illustration of the type of development that is proposed and which could proceed under the proposed zone is shown at Appendix 7. Following the rezoning of the land a development application will be prepared and lodged that will seek approval for development of the site. Any future development application will be subject to public notification and consultation.

5.2 Contextual Links

The redevelopment of Block 15 Section 42 provides the opportunity to strengthen the already existing public pedestrian pathways that extend from Wells Gardens to Manuka.

5.3 Proposed Lease and Tenure Arrangements

Block 15 which currently houses the Brumbies headquarters will be rezoned and redeveloped to RZ4 Medium Density Housing. The crown lease will then be varied to permit residential development; individual apartments will be sold as units within unit title scheme.

5.4 Proposed Implementation Timeframes

It is envisaged that Block 15 could be redeveloped within a two year timeframe following rezoning.

5.5 Proposed Policy Framework and Planning Controls

5.5.1 Proposed RZ4 Zoning for Block 15 Section 42

The proposal is for the development of Block 15 for residential purposes. The Territory Plan provides for a range of residential densities under different zones ranging from the RZ1 suburban zone, which provides essentially for single dwelling suburban development, to the RZ5 High density residential zone. The decision to propose that block 15 be rezoned to RZ4, a medium density zone, was taken following an analysis of the objectives of the various zones and the extent to which the site, given its location and other characteristics, could best meet the objectives.

A table which shows the objectives for each zone together with a commentary is included at Appendix 11 and summarised below:

RZ1 and RZ2 Zones

Development of the site under the RZ1 or RZ2 zone would result in a small number of standard housing lots. This would not provide a marked improvement in the variety of housing in the vicinity which is characterised by standard housing. Development of the site for medium density housing would broaden the choice of available housing.

The RZ1 and RZ2 zones limit development density to very low levels and preclude apartments.

The broader objectives of the Territory Plan, the Spatial Plan and the Integrated Transport Plan encourage more intensive development in well located central areas such as Block 15. The opportunity to meet these important objectives would be precluded if the site was developed at low density.

RZ3 Zone

The RZ3 Zone has been specifically established to provide a transition between lower and higher density zones. This is not applicable in the case of this site.

RZ4 Zone

Development of block 15 for medium density housing is compatible with the RZ4 objectives.

The proposed development will introduce a new choice in housing in the area, without diminishing the existing stock of standard housing as it is not a redevelopment of existing housing. The proximity of the site to open space, Manuka and other amenities warrants a development intensity that is higher than standard suburban densities

RZ5 Zone

The RZ5 zone is intended to cater for development in a “highly urbanised setting” such as at Kingston Freshore. It is not appropriate in this location.

Planning Controls

The Territory Plan places restrictions on building form, bulk and scale. The mandatory requirements of the RZ4- Medium Density zone will provide for the following key massing and height controls at the site:

- Buildings must not exceed 3 storeys (An attic and/or basement may be permitted in addition to 3 storeys)
- Maximum Plot Ratio does not exceed 80%
- Building Envelope defined in the Territory Plan

The plot ratio limitation means that the site area is 16,780m², the total gross floor areas of the development is limited to 13,424m².

The more detailed requirements of the Territory Plan will be addressed at the detailed design stage should the proposal proceed to a development application.

5.5.2 Alternative Non-Residential Zonings

The proposal is based on the premise that the preferred alternative zoning for the site is residential (specifically RZ4). Consideration has

however also been given to other possible zonings. The zonings that are possible under the Territory Plan fall into the following categories:

- Residential
- Commercial
- Industrial
- Community facility
- Parks and recreation
- Transport and Services
- Non urban

The current zoning (Leisure and Accommodation) falls within the commercial category but because of the location of the site no other commercial zones would be considered to be appropriate.

Similarly, none of the other categories of zones would be appropriate for this site because of its location and ownership circumstances with the possible exception of “community facility”. Consideration has been given to the possibility of rezoning the site for community facility purposes. A comparison of the permissible uses in the community facility zone, compared to the proposed RZ4 residential zone is presented in the table below:

Table 12 Territory Plan Permissible Uses	
Community Facility Zone	Residential RZ4 Zone
Ancillary use	
	Boarding house
Business agency	
Child care centre	Child care centre
Community activity centre	Community activity centre
Community theatre	
Consolidation	Consolidation
Cultural facility	
Demolition	Demolition
Educational establishment	
Emergency services facility	
Funeral parlour	
	Guest house
	Habitable Suite
Health facility	Health facility
	Home business
Hospital	
Indoor recreation facility	
Minor use	Minor use
	Multi-unit housing
Office	
Outdoor recreation facility	

Parkland	Parkland
Place of worship	
Public agency	
Religious associated use	
	Relocatable unit
Residential care accommodation	Residential care accommodation
Retirement complex	Retirement complex
	Single dwelling housing
Sign	Sign
	Special dwelling
Subdivision	Subdivision
Supportive housing	Supportive housing
Temporary use	

The uses that are able to be approved under a community facility zoning are shown in the left hand column, with uses that are approvable under an RZ4 zoning shown in the right hand column. Uses that would be approvable in a community facility zone, but not approvable in the RZ4 zone, are highlighted in the left hand column. It is apparent from this comparison that there would be no advantage in rezoning the land to community facility rather than residential zoning, The additional uses that would be available are either not uses that would be commercially viable or are not appropriate in this location.

5.5.3 RZ4 Zone Objectives

The capacity of the site to accommodate a development that would meet the RZ4 residential zone objectives, as set out in the Territory Plan, has been assessed. The table below indicates that this site is well suited to the objectives that have been set for this zone.

Table 13: Assessment of Site Against RZ4 Zone Objectives

Objective	Commentary
a) Create a wide range of affordable and sustainable housing choices within a medium density residential environment to accommodate population growth and meet changing household and community needs	The data and conclusions set out in section 4.2 above indicate that there is a need for more medium density housing in Griffith. This site presents an opportunity to address that need in response to the changing demographics of the community.

b) Ensure development respects and contributes to the neighbourhood and landscape character of residential areas whilst carefully managing change in suitable locations	The proposal is described at Section 5.1 and a concept plan depicting a possible design outcome is at Appendix 7. A development project that meets this objective by respecting and contributing to the local neighbourhood is readily possible and will be achieved by adherence to the relevant Territory Plan controls, the application of best practice design principles, and the oversight, and ultimately, the approval role of the ACT planning Authority. The site is currently occupied by a disused bowling club and is the headquarters for the ACT Brumbies, who wish to relocate. It is therefore suitable for redevelopment and as it is close to residential and open space areas a redevelopment for residential uses is most appropriate.
c) Provide increased opportunities for medium density residential development, particularly in areas close to commercial and employment centers and along major transport corridors	The proposed residential development will introduce residential accommodation in a central location, close to the parliamentary triangle which is a major Canberra employment zone. The site is 2km from Parliament House, 4.5km from Woden Town Centre, 2.5km from Fyshwick and 5km from Civic.
d) Achieve developments with a high standard of residential amenity in medium-density areas	The opportunities presented by this site including the substantial areas of adjacent open space and the proximity to Manuka, taken together with the design controls provided in the Territory Plan will ensure a very high standard of amenity.
e) Provide opportunities for home based employment consistent with residential amenity	Home based employment will not be precluded and will be possible consistent with residential amenity.
f) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity	The scale of this project is such that amenities such as local shops and the like will not be required, and in any case are more than adequately catered for at nearby Manuka.
g) Promote energy efficiency and conservation and sustainable water use	The relevant territory plan mandatory controls relating to star rating for residential accommodation and sustainable water use will apply to the proposed development and ensure that these objectives are met.

5.6 Traffic and Transport Study

A traffic and transport study for Block 15 has been compiled by Hughes Trueman and is included at Appendix 4. Hughes Trueman submitted a methodology for the proposed developments of Block 15 to TAMS that outlined the scope of the traffic study. The traffic impact and parking assessment for the block has been undertaken on the basis of TAMS's approved methodologies.

The Traffic Study for Block 15 has found that the proposal is able to proceed and will have no adverse impacts in terms of intersection performance.

It is proposed that the site be accessed from a driveway on Austin St . The Austin St access is similar to the existing club site access. Traffic analysis (Appendix 4, has confirmed the feasibility of this arrangement.

5.7 Noise and Lighting Impacts

The rezoning that is proposed will facilitate the redevelopment of block 15 for residential use. This activity will have the potential to generate both noise and light impacts that could affect surrounding areas if not adequately controlled. Details of noise and light effects cannot be determined at this stage as detailed design proposals have not been prepared. Detailed proposals are more appropriately prepared as part of development applications that may be made in the future, subject to the outcomes of the rezoning process. Development applications will include proposals for the management of both noise and lighting and the development assessment process, that will include public notification and consultation, will ensure that no adverse impacts occur.

5.8 Impacts on Trees

A detailed tree survey has been conducted over the site and adjoining land (refer to section 3.1.2 above and Appendix 2). Redevelopment of the site will involve some activities that will impact on trees, and substantial new plantings will be introduced as part of the development.

In the context of this rezoning proposal and in the absence of a detailed development application it is not possible to precisely ascertain the likely impacts on individual trees. Final decisions on trees to be retained or removed will be determined at the development application stage. Any proposals for tree removal would be referred to the relevant ACT Government agencies and will be required to comply with the criteria for removal of trees under the Tree Protection Act 2005. It is recognised that the trees are an important feature of this site and that they contribute to the landscape character of the area; it is therefore

valuable to provide as much information as possible on likely impacts on trees to assist in the decision making on this proposal.

A concept plan has been prepared (Appendix 7) which provides a useful guide to the likely development of the site. Planning for the site, as reflected in the concept plan, has proceeded on the basis of the following principles:

- No trees rated as being of “exceptional” value will be removed.
- Trees rated as being of “High” value will be preserved wherever practical.
- Trees rated as being of “medium” value will be preserved where this can be readily achieved.
- All trees removed will be replaced.
- All matters relating to trees will be determined in conjunction with the Conservator and the Planning Authority and on the advice of expert arborists.

The trees on the site and surrounds should be retained wherever practical in light of the proposed development options and this includes the trees bordering blocks 15 and 17 which are important to the heritage values of block 17; and mature eucalyptus species which are an important part of the urban forest providing food and nesting sites for native birds. Non-native trees also provide some shelter for bird species and play a small role as part of movement corridors

An assessment of the likely impacts on trees has been made on the basis of the concept plan, and the results are reflected in a Tree Management Concept included at Appendix 2 and summarised in the table on the following page:

Table 14: Tree Status	Total No. Trees onsite			Total No. Trees Retained			Total No. Trees Removed			Percentage Retained		
	Regulated	Non Regulated	Street trees	Regulated	Non Regulated	Street trees	Regulated	Non Regulated	Street Trees	Regulated	Non Regulated	
Exceptional	5	0	0	5	0	0	0	0	0	100%	N/A	N/A
High	29	1	6	26	0	6	3	1	0	89%	0%	100%
Medium	46	16	3	35	3	3	11	13	0	76%	18%	100%
Low	26	35	0	24	19	0	2	16	0	92%	54%	N/A
Total no. Trees	106	52	9	90	22	9	16	30	0	86%	42%	100%
	167			121			46			72% Total Trees onsite retained		

6 Detailed Impact Assessment

Findings of the impact assessment for Block 15 Section 42 on the Physical and Human Environment are summarised in Tables 15 and 16 respectively in Sections 6.2 and 6.3 below. Table 17 in Section 6.4 discusses the Non Human Biological Environment.

6.1 Review of proposal against triggers for an EIS Assessment in schedule 4 of the Planning and Development Act 2007

An assessment of the potential need for the proposal to be subjected to an Environmental Impact Assessment in accord with the requirements of the Planning and Development Act has been undertaken. The results of this assessment are presented in Appendix 12.

Schedule 4 of the Act provides a number of “triggers” against which a development proposal must be assessed to determine whether or not an EIS is required.

Schedule 4 of the Act states that a ‘proposal to vary a lease to change its concessional status’ requires an EIS. The lease for Block 15 has been determined to be concessional however this decision is subject to review. The development that the proposed variation will facilitate will require a change to the concessional status of the lease. However, this trigger will shortly be deleted pending the adoption of the Planning and Development (Environmental Impact Statements) Amendment Act 2011.

6.2 Physical Environment

Table 15 Impacts on the Physical Environment		
Existing Physical Environment	Impact Significance on Block 15	Management
Topography	Low	The required adherence to the built form and urban design qualities in the Territory Plan will ensure that any topography issues are managed.

Landscape/ vegetation	Low	There will be minimal impact on the landscape on Block 15. Mature trees will be retained where possible. Appropriate landscaping will be implemented according to the requirements of the Territory Plan. All actions associated with trees will be subject to a tree management plan that will be prepared to accompany any future development application. The tree management plan will be subject to the approval of the Planning Authority and the Conservator.
Transport and Access	Low	The traffic report included at appendix 4 concludes that the proposed redevelopment of Block 15 will not have any significant adverse traffic impacts in terms of traffic efficiency or road safety.
Existing Utilities	Low	Upgrades to existing infrastructure will be implemented where identified in the Utilities Infrastructure Report.
Site Contaminati on	Nil	Management Plan not required
Flood Risk	Medium	The Flood Report compiled has recommended that the ground level on the western side of Block 15 be increased to an RL 585.00 to ameliorate impact by a 100 year flood.

6.3 Human Environment

Table 16 Impacts on the Human Environment

Human Environment	Impact Significance	Management
Social Infrastructure	Low	Since the closure of the bowling club no social infrastructure or services have been available on the site.
Visual quality	Low	The visual quality of the immediate area will be enhanced . The treed backdrop will be retained
Urban Amenity	Low	There will be no significant impact on urban amenity.

6.4 Non Human Biological Environment

Table 17: Impacts on the Non Human Biological Environment

	Impact Significance	Management
Flora and Fauna Block 15 Section 42	Low	Ecological research has found no flora or fauna of significance on the site.
Ecological	Low	Biosis Research concludes that Block 15 does not have any special or intrinsic fauna habitat value.

7 Consultation

7.1 Details of Consultation undertaken

A consultation strategy was developed as part of the planning study to ensure a targeted approach to communication and consultation. This strategy addressed the ACT Planning and Land Authority's requirement that extensive public consultation be undertaken as part of the preparation of the planning report.

The following consultation activities have been undertaken to date to inform the community and stakeholder groups about the proposed development prior to submitting a planning report to the ACT Planning and Land Authority (ACTPLA):

- Newspaper Notification (14th November, 18th November and 21st November 2009)
- Local Resident Notification
- Notification of the public information sessions on the ACT Brumbies web page
- Email circulation of the consultation and public information sessions to general membership and supporters
- Community Information Sessions

Representatives of the Griffith Narrabundah Community Association were invited and attended the information sessions and were provided with copies of all of the display material. It was understood that this material was discussed at a meeting of the Association that took place during the consultation period. The Association did not provide a written submission to the project proponents.

Appendix 8 includes a report which outlines the details of the community consultation activity and results of the sessions.

7.2 Principal issues and outcomes

The consultation was conducted at an early stage in the project when the redevelopment of both Block 15 (the club site) and part of Block 17 (the adjacent oval site) was contemplated. Consequently the comments and public input received related to this original concept.

The feedback received from the community after the information sessions has been informative.

The principal issues from each of the written correspondences received have been recorded and are included at Appendix 8.

In summary the recurring issues are:

- Concerned about the amount of public access to the oval and/or the loss of open space. Do not agree with rezoning Block 17.
- Concern about scale of residential development on Block 15.
- Concern about loss of trees.
- Request illuminated pathway between Wells Gardens and Flinders way for increased safety and amenity.

7.3 Responses to issues raised

A detailed list of responses to the issues raised has been included at Appendix 8

7.4 Copies of relevant correspondence

All copies of correspondence received from the public are included at Appendix 8

8 Summary of Recommendations

The intention to rezone Block 15 to RZ4 Medium Density Residential would permit uses that are compatible with the surrounding area and would be in keeping with the goals of the Territory Plan.

The proposed Territory Plan Variation (rezoning) meets the requirements of the relevant strategic policy documents and statutory planning instruments relating to the site. In particular, the proposal provides an opportunity to:

- Provide for medium density housing development in an established central, well serviced area of Canberra (within 7km of the city centre);
- Provide for housing choice and diversity by increasing the range of housing type and size available;

This planning report has identified no significant adverse impact to the natural or human environment.

In summary:

- The proposal has the potential to offer a lifestyle choice within the inner south suburbs of Canberra. The proposal will respond to its place and contribute to the diversity of housing types available in Canberra.
- The proposal will not be visually intrusive, nor will it impact on any sites of cultural or heritage significance.

Appendix I: Scoping Outline

Appendix 2: Tree Management Concept & Tree Assessment

Appendix 3: Utilities Infrastructure

Appendix 4: Traffic Impact and Parking Assessment

Appendix 5: Flood Assessment Report

Appendix 6: Ecological Report

Appendix 7: Design Concept

Appendix 8: Public Consultation Report

Appendix 9: Survey

Appendix 10: Site Contamination Report

Appendix 11: Zone Objectives

Appendix 12: Analysis of EIS Triggers