

26 October 2011

Legislative Assembly
Standing Committee for Planning
Committee Secretary
committee@act.gov.au

Re: Draft Variation to the Territory Plan No 307 – Griffith Change of Zoning

Dear Committee Secretary



We write to offer support for the approval Draft Variation No 307 (Block 15 Section 42 Griffith) as advertised in the Canberra Times 14 Sept 2011. The submission proposes a change of zoning to allow for Medium Density residential (currently old bowling club and Brumbies Facilities) on this site. We believe Medium Density residential in this location is a more appropriate and an ideal land use due to the following:

- Increased housing within walking proximity to the Manuka Shops and employment centres and thereby increase viability and vitality to current and future businesses.
- Increased population adjacent to parkland and public open spaces will offer greater passive surveillance of these areas.
- Increase housing close to main public transport corridors.
- In its current state, this area remains mainly unused and unsupervised at night poses potential public safety issues.
- Increase range of diverse housing types options in this area to allowing a more diverse demographic.
- This area be and can provide an appropriate location and housing types consistent with the zone objectives of RZ4 Medium Density Residential Code as outlined below:
 - o 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
 - o Ensure development respects and contributes to the neighbourhood and landscape character of residential areas whilst carefully managing change in suitable locations
 - o Provide increased opportunities for medium density residential development, particularly in areas close to commercial and employment centers and along major transport corridors
 - o Achieve developments with a high standard of residential amenity in medium-density areas
 - o Provide opportunities for home based employment consistent with residential amenity
 - o Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
 - o Promote energy efficiency and conservation and sustainable water use

Please feel free to contact me if you wish to discuss further.

Yours sincerely

Chris Millman
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