



NEWSLETTER Vol 50 September 2023

Hot Issues for 2023

We will have to fight to maintain our Garden City character

Minimum changes proposed in new Territory Plan

The new Territory Plan and District Strategies have now been released. The main outcome is that there will be no changes to the zoning, but more dual occupancies will be allowed in low density RZ1 zones. Go to <https://www.legislation.act.gov.au/ni/2023-540/Current> to look at the documents. The New system is expected to start on 27 November 2023.

The aim appears to be to build enough dwellings to cope with a population of about 784,000 by 2060. The potential increased capacity, with the new proposal, is 148,500 dwellings and the current population is about 450,000.

The target should be achievable. The main challenge is to ensure there is enough green space to cope with global warming.

ACT Greens are committed to ensure we have 30% tree canopy coverage and 30% permeable surfaces to cool our city. These increases will be needed to cope with the urban heat island effect. The GNCA doubts there will be enough space to achieve this goal.

Governance weak and rules have vanished

At the start of the discussions on the new planning system, GNCA was surprised that the Outcome based planning system would dispense with mandatory rules. How can any government ensure good quality outcomes without rules? It can't be done.

Gone are mandatory rules for solar access, green space for trees, plot ratio, private open space. All we are left with is number of dwellings per block.

Pre-DA consultation has been abandoned and an extra meagre ten days has been added for consideration – nowhere near enough for large projects like Light Rail or Dairy Road.

In other words, an unelected oligarchy (the chief planner and his colleagues) will work behind closed doors and decide, whether the “Outcomes” are appropriate.

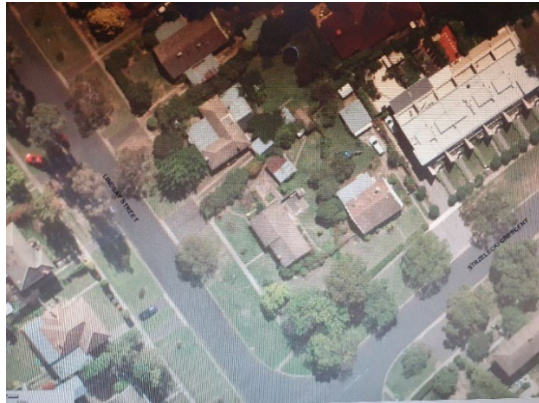
Minister Gentleman has sent the system to the Assembly's Planning Committee, and we will continue to make suggestions to improve governance.

A review of Mr Fluffy dual occupancies and RZ2 is urgently needed

Before any changes are made to the RZ2 there should be a review of its effectiveness to provide good quality dwellings.

RZ2 zones are in areas where houses are built around shops or commercial hubs and are low rise and higher density than RZ1.

An analysis of 17 Mr Fluffy re-developments in the GNCA area shows that at least 3000m² of planting area (19%) has been lost. Of the re-developments six were of two or more dwellings. **Re-developments in RZ1 could be the death of a thousand cuts for the Garden City**, unless 30% planting areas are provided.



Mr Fluffy from 2012 (R) to 2022 (L) at the corner of Lindsay Street and Strzelecki Cr. The images above show what can happen. On the right is the 2012 situation showing three dwellings. One of these was a Mr Fluffy house, but the developer, replaced all three with eight separate dwellings. There are effectively no planting areas on the block and the buildings are squashed in like sardines.

Come to our AGM on 25 October at 7 pm at East Hotel and find out what Professor Barbara Norman says about this issue. Her talk is entitled *Urban Planning for Climate Change*. She has just published a book with the same title.

Urban planning for climate change discusses how urban planning is key to action on climate change. Designing with nature is fundamental to the future urban sustainability of our cities, towns and regions – carbon neutral development, building back better and creating more resilient urban settlements. Climate induced resettlement will also be one of the most important challenges of the 21st century. The opportunities for creative solutions will be found through collaboration, sharing leading practice, and investing in precinct planning, urban design and demonstration projects. Climate resilient urban plans will soon be necessary for all urban communities.

Professor Barbara Norman is Emeritus Professor of Urban & Regional Planning at the University of Canberra and an Honorary Professor at the Australian National University, Australia. She is

Chair of the Urban Policy Forum advising the Australian Government and National Chair of the Australian Coastal Society. She is a global expert in sustainable cities and regions, smart infrastructure, coastal planning, climate change adaptation and urban governance.



Register to attend at info@gnca.org.au before 21 October 2023

ACT Government needs to provide better public housing

We should emphasise at the start that the GNCA supports high quality public housing, which blends with the neighbourhood and is properly maintained. We do not want public housing residents to be treated as second class citizens.

The shortage of public housing in the Inner South is of the government's own making. In 2021, after the Stuart Flats, Gowrie Court and the Red Hill Flats were demolished, the 360 public housing dwellings at these sites were not replaced. Instead, there are 500+ new dwellings in high density developments at Red Hill, Narrabundah and Griffith, without any public housing.

Unfortunately, HACT has wasted valuable time and resources by proposing non-compliant developments and defending them at ACT Civil and Administrative Tribunal (ACAT). The table below summarises the status for six of the proposals in our area. The new planning system will give ACTPLA more power and discretion because the use of rules will be diminished as will the quality of the outcomes.

We were pleased to receive a letter from the Minister for Housing and Suburban Development, Yvette Berry, that stated: *"Housing ACT has taken on board the feedback provided by the Tribunal and lessons learnt will be incorporated in future developments."* Let's see what happens. At present the dwellings seem to be remarkably cheap.

Address	DA lodged Cost to build Area of block	Outcome
77 Captain Cook Cr	23/09/21; \$731,450 1297 m ²	Approved by ACTPLA 26/11/21, GNCA to ACAT 13/12/21; 12/01/2022 HACT surrendered the DA
18 Lockyer St	14/10/21; \$730,000 1114 m ²	Approved by ACTPLA 23/05/22, GNCA to ACAT 6/06/22; 21/12/2022 ACAT refused ACTPLA's approval, because of non-compliance with codes.
32 Sturt Av	18/11/21 \$653,500 1115 m ²	Approved by ACTPLA, 3/06/22; GNCA to ACAT 19/06/22; 13/12/2022 ACAT refused ACTPLA's approval, because of non-compliance with codes.
11 Wells Gardens	02/08/22 \$770,000 1224 m ²	Approved by ACTPLA 29/9/2022; GNCA to ACAT 24/10/22; ACAT refused the DA on 8/03/23 because of non-compliance, gave permission to HACT to submit new DA. New DA submitted on 22/03/23 (48 objections submitted). Still under consideration by ACTPLA.
33 Captain Cook Cr	21/09/22 \$701,000 1173 m ²	Approved by ACTPLA, 6/12/ 2022; GNCA to ACAT, 22/12/2022; 27/02/2023 ACAT refused approval made by ACTPLA, because of noncompliance with codes.
7 Roe Street*	21/07/22 \$930,200	Approved by ACTPLA 30/8/22; residents to ACAT; DA refused because of non-compliance; revised DA lodged and approved by ACTPLA 8/8/23; residents and GNCA to ACAT, Sept 23.

**The Roe Street development proposes to demolish two dwellings and replace them with four supportive dwellings.*

Heritage is important



GNCA supports the addition of the Former Kingston Post Office to the ACT Heritage Register (see image above). Kingston was the first centre in the 'initial city' area to have a stand-alone purpose-built post office and is the only remaining purpose-built, stand-alone post office building in the ACT. It has a special association with the work of architect David Limburg who also worked on the Albert Hall and the boarding house at Canberra Girls Grammar School. The building looks really good and is being used at

its home in the Kingston shopping centre

Clean air is critical for a healthy living environment.

The main threats to clean air in the ACT are bush fires, pollen counts, vehicle fumes and wood smoke. It is disappointing that no new monitoring stations have been added to the ACT network in the last four years, particularly as the government plans to ban all wood heaters by 2045. At present we rely on the stations at *Florey*, *Civic* and *Monash* as well as the single pollen station at the ANU.

ACT Health has just completed an 18-month trial of low-cost air quality sensors. We have been advised that they did not meet the required standards and we have not been made aware of what the plans are now. Hopefully the experience can be used to install some better detectors.

Submissions (see our website for the details)

Urban open Space land management plan TCCS 2023

It is crucial that our open space is managed properly for the future of our city. We need to maintain, protect and value our urban open space in residential areas to cater for an increase in population and global warming, so that our suburbs remain great places to live.

Integrity Commission Review

The GNCA made a submission to Mr Ian Govey who is reviewing the ACT *Integrity Commission Act*. We discussed its submission, together with the ISCCC and made a submission to the review of the *Public Interest Disclosure Act*. The GNCA is particularly concerned about the scope for corruption under the new planning framework which introduces many more discretions, and the combination of discretion, money and secrecy can lead to corruption.

Another new seat

Wells Gardens has also benefitted from support from the GNCA to install a new seat in the park. John Baker and fellow workers are seen enjoying a rest after a hard day in the Park. For more information contact John at john@jreabaker.com.au.



Volunteer groups working on parks in Griffith

The GNCA encourages and supports volunteer groups that care for parks in our local area. There is now a new group: Friends of Light St Park Inc.

This Park is nestled between Stuart St, Canberra Av, Captain Cook Cr and Evans Cr. New high-density apartments will see 800-900 residents within 100m of the Park.

The Friends will contribute to the rejuvenation, enhancement and ongoing upkeep of the Park (see the picture below) as an important community facility.

Early activities include a Park Concept Plan that will plan the development of an exciting Sensory Garden, along with the planting of trees and the addition of seating.

Friends of Light St Park will contribute to encouraging community spirit for the new precinct through volunteer and social activities. For more information and if you would like to get involved, contact Wayne Bradbury, wsbradbury@gmail.com.



Bass Gardens Park has new signage

Bass Gardens Park in Griffith now has two interpretive signs providing information about this area of ancient natural temperate grassland, the 20th century history of those involved in establishing the park, and the planting of exotic trees in specific linear patterns.

The information is provided for those familiar with the park as well as those just passing by.

This park is a known habitat for the Golden Sun Moth and supports a diverse range of native flora and fauna. A QR code on the sign links to Canberra Nature Map. For more information contact Sue Ross, sueros647@gmail.com.

The signs were funded by an ACT Adopt-A-Park Community Grant and sponsored by the GNCA. Content was provided by residents and local ecologists.



Blaxland Park has new seats

Two new seats (the first and only ones in the Park) have been provided from a grant the Griffith Narrabundah Community Association received, on behalf of the Friends of Blaxland Park. The funds came from the Australian Government's Stronger Communities Program and the ACT Government. Meanwhile the 60+ trees are prospering after the warm winter. For more information on the Friends, contact Mac Howell at mac.howell@inet.net.au



Griffith Woodland Group protects and improves a rare urban space between La Perouse Street and Jansz Crescent. The site contains a wealth of remnant native trees, shrubs and grasses, including Yellow Box gums, estimated to be at least 150 years old. It needs to be protected as a valuable recreation area, habitat and food source for native fauna. Working bees normally take place every 2nd Sunday of the month, from 9am to 10:30am - ending with tea and biscuits. Anyone is welcome to come along! Contact Libby McCutchan at griffithwoodland@gmail.com for more information.

GNCA part of the Inner South Canberra Community Council

The ISCCC is a federation of eight Community Associations in Canberra's Inner South. These are: *Old Narrabundah Community Council, Griffith Narrabundah Community Association, Kingston Barton Residents Group, Forrest Residents Group, Oaks Estate Residents Association, Red Hill Residents Group, Deakin Residents Association, and Yarralumla Residents Association.*

ISCCC provides a representative voice to government for the whole of Canberra's Inner South. It has been very active on many issues affecting our area. Visit the website (www.isccc.org.au) for more details of its activities.

Why do the Greens want to clog the streets with parked cars?

The Greens are calling for a reduction of mandatory parking requirements to 1 car space per home across all residential zones. At present the number of car parks depends on the number of bedrooms. They seem to forget that as children stay at home for longer and own cars we need more parking spaces not less. When parking places are cut the streets and the verges are filled with parked cars. Just look at Campbell near Constitution Avenue. This is not what we want. They should re-consider.

Contact our Kurrajong Members of the Legislative Assembly

If Access Canberra is not working for you, try your local MLA

Andrew Barr(ALP) Rachel Stephen-Smith(ALP) Elizabeth Lee (Liberal)

barr@act.gov.au
6205 0011

stephen-smith@act.gov.au
6205 2661

lee@parliament.act.gov.au
6205 1919

Rebecca Vassarotti (Greens)

vassarotti@act.gov.au 6207 8975

Shane Rattenbury (Greens)

rattenbury@act.gov.au 6205 0005

A big thank you to our sponsors during 2023

Abell's Kopi Thai: 7 Furneaux Street, Manuka, 6239 4199 <https://www.abellskopitiam.com.au>
Antica Ricetta: Shop 14, Palmerston Lane, 6190 0914, <https://www.anticaricetta.com.au/contact>
Bambusa Restaurant: 38 Franklin St., Manuka; 6295 1036; <http://www.bambusa-ac.com>
Belluci's: Franklin and Furneaux St, Manuka; 6238 7424, <https://www.bellucis.com.au>
Canberra IQ: E-Bulletins from the Canberra Press Gallery, <https://canberraiq.cpm.au>
Caphs Cafe Bar & Restaurant Manuka: 6295 9783, www.caphscanberra.com
Chomolungma Nepalese: 38 Palmerston Ln, 6188 6800, <https://chomolungmacuisine.com.au>
Double Shot Deakin: Shop 7, Hopetoun Cct, 6162 2027, <https://doubleshotdeakin.com.au>
East Hotel & Apartments: 69 Canberra Av, Restaurants, 6295 6925, www.easthotel.com.au
Essence Salon & Spa: Barker St, Griffith, 6295 0276, <http://www.essencebeauty.com.au>
Fox Antiques: 51 Collie St, Fyshwick 0409 111 723; charlieallott@outlook.com
Fox and Bow Café Red Hill: Red Hill Shops, 6182 8809, <https://www.foxandbow.com.au>
French Flair Cellar Door: Shop 12/10 Palmerston Lane, 9695 7722, <https://www.frenchflairfoodandwine.com.au>
Gelatissimo: Manuka 6193 3039, <https://gelatissimo.com.au>
Grill'd, Manuka: 1/40-42 Franklin Street, 6239 6111, <https://www.grilld.com.au/restaurants/australian-capital-territory/canberra>
Gryphons: 16 Barker St, 0419 618 679, <http://gryphons.com.au>
Jewel of India: 11 Bougainville St, Manuka, 6295 6277, <https://jewelofindia.com.au>
Joanne Flowers: Manuka's local florist 6295 0315, <https://www.joanneflowersofmanuka.com.au>
L'Orange Patisserie: Manuka Court, Bougainville St, 6295 3897, <https://lorangepatisserie.com.au>
Macka's Griffith Newsagency 4 Barker St; 6295 8332, <http://www.mackasnews.com.au>
Manuka Steak House: 7/18 Flinders Way, 6181 8292, <https://www.manukasteakhouse.com.au>
Manuka Veterinary Hospital: 85 Flinders Way; 6295 6089, <https://www.manukavet.com.au>
Mountain Creek Wholefoods: 14 Barker St; 6295 1474, <https://mountaincreekwholefoods.com.au>
No 8 Thai on Griffith: 0435354795 <https://www.facebook.com/no.8thaiongriffith>
On Flinders Café: Shop 5 13/1 Flinders Way, 6239 5185,
Organic Energy: 8A Barker St; 02 6295 6700, <http://www.organicenergycanberra.com.au>
1 OR 2 Café: 4/19 Bougainville St, 0402 928 813, <http://1or2cafe.com.au>
Paperchain Bookstore: 34 Franklin St, 6295 6723, <https://paperchainbookstore.com.au>
Patissez Cafe: 21 Bougainville St, The Lawns, 0402 808 191, <https://www.patissez.com>
Pro Thais Massage: 10A Barker Street, 61564755, www.thaimassagecanberra.com.au
Public Bar Manuka: 1/33 Flinders Way, 6161 8808, <https://www.publicbar.com.au>
Red Hill Butcher Shop: Duyfken Pl, 6295 6854, <https://www.redhillbutchershop.com.au>
Red Hill SupaExpress: Duyfken Pl, 62959 867, <https://www.facebook.com/redhillsupaexpress>
Shop-Rite: 2 Barker St, Griffith 6295 0781; <https://grocerandco.business.site>
Sonamu Korean Restaurant: 4 Barker St, 0406 223 513, <https://sonamu-korean-restaurant-restaurant.business.site>
Studio Skye Hair and Make Up: Shop 1/ 12 Barker St; 0415 880 149.
Sweet Little Café: 12 Barker St, Griffith, 6239 7554, sweetlittlecafe12@gmail.com
Thai Cornar Restaurant: 16 Furneaux St, Manuka, 6295 6131,
The Hierophant: 6 Barker St; Griffith, 6295 6939, <http://www.thehierophant.com.au>
Trecento Restaurant: Unit 33/18 Flinders Way, Griffith, 02 6260 7111, <https://trecento.com.au/>
Typica Manuka: 4 Palmerston Lane Manuka, <https://typica-manuka.square.site/>
WOOF Dog Grooming Manuka: Unit 1/19 Bougainville St, 6169 6116, <https://www.woof.com.au>
Your Discount Chemist, Griffith: At 12 Barker St, 6295 6725, www.yourdiscountchemist.com.au



2024 MEMBERSHIP FORM

GNCA - Membership Application / [Renewal Form](#) (for 2024)

If you are not already a GNCA member, please consider becoming one. The more members we have, the greater our influence will be with ACT Government and in the wider community.

Membership: New Member () Member Renewal ()

Name (s).....

Full Address:

.....

Phone:(h).....(m)

Email Address:

Membership Fee: \$.....\$10 *per person* for Annual Calendar Membership

Donation: \$..... Donations are appreciated. Total amount: Date:

The GNCA has four (4) Membership payment methods. Your support is highly valued!

1. Online EFT payments to Griffith/Narrabundah Community Association, **BSB 032-722; Account 134058 (preferred option)**
2. Pay by credit card at <https://www.ticketebo.com.au/gnca> (*the GNCA incurs charges of around 10% using this method*). Option 1 is preferred.
3. Cheques addressed to the GNCA & posted to PO Box 4127, MANUKA ACT 2603.
4. In Person at a Westpac Branch - Please provide your *telephone number* to the teller, Westpac cannot process your name when paying in person.

*When using method 1 please ensure you add **YOUR NAME** to the payment description. Otherwise, we will not know who the payment is from!*

Membership Renewals

Providing you have identified yourself via the [payment description](#), we do not require a new Membership Renewal Form unless your contact details have changed.

Attention New Members: Welcome! Please ensure you scan the completed Membership Application Form and forward to info@gnca.org.au OR mail your membership form to PO Box 4127, MANUKA ACT 2603. Enquiries or questions, please contact the Secretary at info@gnca.org.au.