



## NEWSLETTER Vol. 52 September 2024 Printed 3 September 2024

### VALE, DAVID DENHAM



We pay tribute to our late President, Dr David Denham AM, who led us so ably for several years. David would have wanted us to go on striving for the objects and purposes in the GNCA Constitution; namely 'to protect the amenity and interests of the Griffith and Narrabundah communities, particularly in relation to the preservation of community facilities and open space'. We hope you can take a moment to read his *Canberra Times* obituary on our website [www.gnca.org.au](http://www.gnca.org.au)

### NOTICE OF OUR AGM – NOTE CHANGE OF DATE

Come to our Annual General Meeting (AGM) on **13 November 2024** at 7.00 pm, at the East Hotel. Register to attend at [info@gnca.org.au](mailto:info@gnca.org.au) before 11 November 2024. Our **guest speaker, Hugh Mackay**, psychologist, social researcher, and renowned author will speak on the topic of his latest book *The Way We Are*. He will present a compelling portrait of Australian society today, canvass the major trends that are shaking our way of life, and ask what kind of society do we want or could become in the future.

### ACT ELECTION 2024

**ACT election day is 19 October 2024, so make your vote count.** Postal voting opens on 30 September and early voting commences on 8 October. Listed on pages 2 and 3 are those policy areas which we consider are important to the ACT more generally and those that apply specifically to our local area.

**Inner South Canberra Community Council (ISCCC) forum *Meet the Kurrajong Candidates*,** 30 September, 6-9 pm, at Eastlake Football Club Griffith. Register to attend through our website.

To contact the GNCA, email the Secretary at [info@gnca.org.au](mailto:info@gnca.org.au) or post to PO Box 4127, Manuka ACT 2603. For more information on GNCA news and views go to our website at [www.gnca.org.au](http://www.gnca.org.au) or our Facebook page at The GNCA/. The GNCA is an active member of the Inner South Canberra Community Council (ISCCC) [www.isccc.org.au](http://www.isccc.org.au)

## GNCA'S ACT ELECTION POLICY FOCUS

### 1. Sustainable Environment

- **Ensure all building developments in the ACT meet the requirement of 30% green space/canopy cover by 2045** to minimise the urban heat island effect and reduce global warming.
- **Maximise the use of renewable energy and passive solar measures in building design and construction to minimise thermal impacts**, including solar orientation, passive solar design, double glazing, insulation, solar panels and batteries.
- **Improve air quality monitoring in the ACT.** Clean air is critical for a healthy living environment. The main threats to our air quality are: bush fires, pollen, diesel fumes and wood smoke. Three permanent air quality stations and one pollen count monitoring station is insufficient for the whole of the ACT — we need more.

### 2. Planning Reform

- **Restore third party appeal rights to planned developments in RZ1 areas**  
The right of individuals and bodies like the GNCA to appeal non-exempt developments in RZ1 has been removed by new Regulations. See article below.
- **Ensure Australian standards are mandatory for all building developments.** To have good planning outcomes, there must be compliance with the Australian standards. Require the new government to ensure compliance with building standards by designers, builders and developers in all housing and developments.
- **Improve governance of the planning system.** The current approach is inadequate, particularly the monitoring of green open space and building standards. The move to unregulated exempt developments and private certification without adequate oversight is seriously eroding our planning system.
- **Ensure all knock down-rebuilds require development applications and third-party rights of appeal.** Knock down-rebuilds are deemed exempt developments under the new planning system, leaving neighbours helpless to complain about poor design, deep excavations encroaching on common boundaries, solar overshadowing of living spaces, viewing over private open spaces and demolition of trees. At a minimum, third parties should have the right to examine all development proposals.
- **Ensure heritage areas and listed properties have special protection.** Exempt developments must be disallowed in heritage precincts and on listed properties.
- **Keep RZ2 developments within the current zone boundaries close to shops and centres and not encroach on RZ1.** Re-zoning of residential areas needs community consultation before any changes to the planning rules. What proportion of RZ2 blocks have been redeveloped in recent years?
- **Ensure reviews of the Territory Planning system are made public.** Request the new government make all reviews of the planning system public.

### 3. Transport and Infrastructure

- **Request the new government undertake a genuine social cost-benefit analysis of the proposed Stage 2B (City to Woden) Light Rail project** to assess whether it provides value for money for ACT residents. It should be standard practice for governments to undertake detailed and timely assessments of large scale potentially expensive infrastructure projects before commitment of funding.

- **Install sufficient EV charging stations in the ACT to meet the uptake in demand of electric vehicles over the next four years.** The only charging stations in our local area are at the Griffith/Kingston BP station and the Furneaux St carpark. There are none at Griffith shops — this is inadequate.

#### 4. Griffith/Narrabundah local area

- **Immediately commence work on a replacement Children’s Playground for Throsby Park.** See the article below.
- **Install CCTV cameras at the Griffith Shops.** Several burglaries have recently occurred at the Griffith Shops. This is a safety and security concern for both residents and shop owners. Manuka and Kingston shops are monitored with CCTV.
- **Undertake maintenance work of footpaths around our suburbs and shops.** Footpaths are uneven, cracked and dangerous.
- **Improve street lighting for pedestrians,** particularly for women returning from work in the dark, elderly residents, and families with young children.
- **Install shade-cloth over all children’s playgrounds** in our local area to provide important sun protection for our children and their carers.
- **Improve road congestion in our local area,** for example, by installing speed bumps or roundabouts.

### CHILDREN’S PLAYGROUND UNDER THREAT!

Readers may be aware that City Services has for some time been planning to construct a storm water retention basin in Throsby Park, roughly where the children’s playground is located. A retention basin would involve removal of the existing playground, but City Services undertook to build a replacement nearby in Throsby Park before construction of the retention basin commences.



Following the Government’s announcement of a Health Centre behind the Griffith shops on 1 July (see following article), City Services advised the GNCA that construction of a new playground would now not occur before removal of the existing one. Because of the Health Centre proposal it would need ‘to modify the original retarding basin project’. The new location, somewhere in Blaxland Park and build timeframe for the playground is yet unknown. The GNCA will continue to seek answers.

The GNCA has written to the Minister for City Services advising that this is unacceptable and asking that the new playground be constructed before other work on the retention basin commences (all correspondence is on our website).

## **PROPOSED GRIFFITH HEALTH CENTRE**

The GNCA is closely monitoring developments and members of the Committee have attended the ACT Health consultation sessions at Manuka, Griffith Shops and Eastlake Football Club.

Please monitor the GNCA website, as we will keep you informed of any updates or developments.

## **THE NEW PLANNING REGIME: FROM BAD TO WORSE**

The new ACT planning laws are in force, and the GNCA pays close attention to developments affecting our communities. In accordance with our objects and purposes, we make submissions on development proposals and applications (DAs) and, where appropriate, seek review of decisions. The reality is that the Territory Planning Authority (TPA) now has very broad discretions and the opportunity for review of their decisions is virtually non-existent.

We were unsuccessful in our first application for review of a DA decision under the new laws on a property in Hartog St in Griffith where the ACAT ruled that we had no standing because we had no right to lodge a submission (refer to our GNCA website).

Apart from the loss of Third Party appeals, we have wider concerns about the new planning regime introduced by the Planning Act 2023. The new arrangements have removed more control over the planning system from the elected representatives in the Legislative Assembly and the Minister for Planning, and given greater authority to the Chief Planner.

Much of the detail of the planning regime is in the regulations made under the Planning Act, and it seems that these can be, and are being changed at will by the Chief Planner. It also seems that the ACT Government is not interested in the views of the public and is moving towards increasingly ignoring public representations, dismissively regarding these as a nuisance.

Equally concerning, the Government seems to have come to believe that there are simple solutions to complex problems that impinge on the planning system. For instance, there is a housing problem. The Government seems attracted to the idea that the solution is to create more blocks by extending RZ2 type rules to all RZ1 zones within Canberra.

The GNCA doubts that converting the whole of the Inner South to RZ2 would lower the price of land, so any dwelling built on such blocks would still be expensive, thus doing little to provide more housing for those on lower incomes.

There are governance concerns with a planning system where decision-making is opaque and largely exempted from accessible administrative review.

## PROTECT OUR STREET TREES!



The street trees of the Inner South are a community asset. They lower ambient temperatures and reduce harmful radiation for pedestrians. But vehicles parked on nature strips compact the soil, reducing access of the tree roots to minerals and water. Susceptibility to drought, insects, and disease are increased, so that effective tree life is likely to be reduced.

While the ACT Government has increased the planting of new trees and replacement of old and diseased ones, its lack of enforcement of rules against parking on nature strips largely counteracts the benefits. Replaced trees take time to grow, and the additional, potentially unnecessary cost affects all ratepayers negatively.

An FOI request for the period 1 June 2023 to 27 May 2024 revealed that 687 parking infringements were issued in the suburb of Griffith, 'relating to a vehicle stopping on a footpath, dividing strip, nature strip, painted island or traffic island'. However, no infringements were issued for often observed verge parking on a range of residential streets. Enforcement of parking regulations is apparently selective.

The cost of running a mobile parking-enforcement van occasionally through a suburb must surely be offset not only by the revenue raised, but also the social benefit of longer-lived tree cover. It's election time, so why not raise this issue with local candidates, possibly at the 30 September ISCCC Forum (refer page 1).

## OUR PARKLANDS

The GNCA encourages and offers financial contributions to volunteer groups that care for parks in our local area -Blaxland Park, Griffith Woodland, Bass Gardens Park, Griffith Park and Light Street Park.

There is no better way to get to know your area and meet enthusiastic fellow-residents than helping out for an hour or two (usually once a month) at a park near you.



Contact details for organisers at each of our parks are:

**Blaxland Park**

- Mac Howell  
([info@gnca.com.au](mailto:info@gnca.com.au))

**Griffith Woodland**

- Alex Tyson  
([griffithwoodland@gmail.com](mailto:griffithwoodland@gmail.com))

**Bass Gardens Park**

- Sue Ross  
([sueross@grapevine.net.au](mailto:sueross@grapevine.net.au))

**Griffith Park**

- Colin Walters  
([info@gnca.com.au](mailto:info@gnca.com.au))

**Light Street Park**

- Wayne Bradbury  
([wsbradbury@gmail.com](mailto:wsbradbury@gmail.com))

## PLEASE SUPPORT OUR GENEROUS SPONSORS DURING 2024

### GRIFFITH SHOPS

**Essence Salon & Spa:** Recognised as a leader in the provision of results-driven skin care and beauty services, 6295 0276, <http://www.essencebeauty.com.au>

**Gryphons:** A chic venue with a relaxed atmosphere, offering quality dining for breakfast, lunch and dinner—or just a snack at any time, 0419 618 679, <https://gryphons.com.au>

**Macka's Griffith Newsagency:** Provides Stationery & Office Supplies, Newsagency and NSW Lotteries services, 6295 8332, <http://www.mackasnews.com.au>

**Mountain Creek Wholefoods:** For all your culinary herbs and spices, dairy, essential oils and other delights, 6295 1474, <https://mountaincreekwholefoods.com.au>

**No 8 Thai on Griffith:** A family affair, rich in flavour, Asian, Thai Vegetarian, Vegan and, Gluten-Free options; 0435354795, <https://www.facebook.com/no.8thaiongriffith>

**Organic Energy:** Offers the best organic fruit and vegetables, as well as house-made organic raw food products, 6295 6700, <http://www.organicenergycanberra.com.au>

**Perform Australia:** We help you become a better performer on stage, on screen and in life, 1300 908 905 <https://www.perform.edu.au>

**Pro Thais Massage:** For relaxing and healing Thai style massages to suit your needs, 61564755, [www.thaimassagecanberra.com.au](http://www.thaimassagecanberra.com.au)

**Shop-Rite Griffith:** Provides all your grocery and liquor needs, 2 Barker St, Griffith 6295 0781; <https://grocerandco.business.site>

**Sonamu Korean Restaurant:** 4 Barker St, Griffith, Great ambience, quality of food, and service, 0406 223 513, <https://sonamu-korean-restaurant-restaurant.business.site>

**Studio Skye Hair and Make Up:** 0415 880 149, That certain style.

**Sweet Little Café:** 6239 7554, Come and enjoy the coffee and food, with a range of gluten-free options and fresh smoothies, [sweetlittlecafe12@gmail.com](mailto:sweetlittlecafe12@gmail.com)

**The Hierophant:** 6 Barker St; 6295 6939, The place for natural medicines, homeopathic remedies, herbal extracts, flower essences and essential oils, <http://www.thehierophant.com.au>

**Your Discount Chemist:** 6295 6725, with over 11,000 products online, [www.yourdiscountchemist.com.au](http://www.yourdiscountchemist.com.au)

## MANUKA SHOPS

- Abell's Kopi Tiam:** Malaysian & Chinese dishes, served in a convivial atmosphere, dine-in, takeaway or home delivery, 7 Furneaux St, 6239 4199, <https://www.abellskopitiam.com.au>
- Antica Ricetta:** Authentic, traditional Italian eatery, pasta made in-house, dine in or take away; Shop 14, Palmerston Lane, 6190 0914, <https://www.anticaricetta.com.au/contact>
- Baan Latsamy Restaurant:** Come and experience the taste of Lao cuisine; Shop 9/17 Flinders Way, (02) 6295 0426, <http://www.baanlatsamyrestaurant.com>
- Bambusa Restaurant:** Pan-Asian cuisine to eat in or take away in a warmly lit restaurant with smart, modern decor, 38 Franklin St., 6295 1036; <http://www.bambusa-ac.com>
- Belluci's:** Franklin and Furneaux St; 6238 7424, stylish Italian restaurant with exposed brick walls, warm wood and serving Italian food; <https://www.bellucis.com.au>
- Caph's Cafe Bar & Restaurant:** Has a wide selection of modern Australian cuisine to suit the whole family, 36 Franklin St, 6295 9783, [www.caphscanberra.com](http://www.caphscanberra.com)
- Chomolungma Nepalese:** The Goddess Mother of Mountains and peak of Nepalese food, 38 Palmerston Ln, 6188 6800, <https://chomolungmacuisine.com.au>
- East Hotel & Apartments:** 69 Canberra Av. Restaurants, apartments and meeting facilities with a great location and excellent service, 6295 6925, [www.easthotel.com.au](http://www.easthotel.com.au)
- French Flair Cellar Door:** Shop 12/10 Palmerston Lane, 9695 7722, each wine has a story to tell, come down and discover them, <https://www.frenchflairfoodandwine.com.au>
- Gelatissimo Manuka:** A relaxed parlour chain serving classic and inventive ice cream flavours churned in-store, 6193 3039, <https://gelatissimo.com.au>
- Grill'd, Manuka:** Pop in if you feel like a burger done good or order online, 1/40-42 Franklin Street, 6239 6111, <https://www.grilld.com.au/restaurants/australian-capital-territory/canberra>
- Jewel of India:** Classic Indian Cuisine in traditional Indian setting or excellent takeaway; 1st Floor, Manuka Court, 11 Bougainville St, 6295 6277, <https://jewelofindia.com.au>
- Joanne Flowers:** Manuka's local florist servicing Canberra and surroundings for over 35 years, 6295 0315, <https://www.joanneflowersofmanuka.com.au>
- Kismet Turkish Gourmet:** Shop 5 Flinders Way, Gourmet Turkish menu, <https://kismetgourmet.com.au>
- L'Orange Patisserie:** Celebrate here with a selection of French desserts and cakes; Thetis Court, 50/11-17 Bougainville St, 6295 3897, <https://orangepatisserie.com.au>
- Manuka Steak House:** Great food and service, 7/18 Flinders Way Manuka Terrace, 6181 8292, <https://www.manukasteakhouse.com.au>
- Manuka Veterinary Hospital:** Provides a very high standard of medical and surgical care and takes excellent care of our customers, 85 Flinders Way; 6295 6089, <https://www.manukavet.com.au>
- OHNO!:** Modern Pan-Asian Bar & Diner, Manuka, 13&15 Flinders Way, 5112 2497, <https://oh-no.com.au>
- Origin Turkish Kitchen:** One of the best Turkish restaurants, 9/2-10 Captain Cook Cres., 6232 6984, <https://www.originturkishkitchengriffith.com.au>
- 1 OR 2 Café:** 4/19 Bougainville St, charming cafe nestled in the middle of Manuka, offers a range of tasty dishes to satisfy almost every taste, 0402 928 813, <http://1or2cafe.com.au>
- Paperchain Bookstore:** 34 Franklin St, 6295 6723, Canberra's leading independent bookstore for a wide selection of new titles & author events, <https://paperchainbookstore.com.au>
- Patissez Cafe:** 21 Bougainville St, The Lawns, Cafe and Bakehouse, 0402 808 191, Great coffee, pastries and cafe meals by the lawns, eat in/takeaway, <https://www.patissez.com>
- Public Bar Manuka:** 1/33 Flinders Way, 6161 8808, Public's colourful character welcomes you like an old friend. The Pub, The Dining Room, and The Upstairs Bar, <https://www.publicbar.com.au>
- Thai Cornar Restaurant:** 16 Furneaux St, 6295 6131, dine in or take away, <https://thaicornar.com.au>
- Trecento Restaurant:** Unit 33/18 Flinders Way, 02 6260 7111, a pizzeria, restaurant and bar serving up Neapolitan-style pizza, <https://trecento.com.au>

**Typica Manuka:** 4 Palmerston Lane, Brekkie & locally roasted single-origin coffee served in a breezy cafe with outdoor tables, <https://typica-manuka.square.site/>

**WOOF Dog Grooming Manuka:** Unit 1/19 Bougainville St, a pristine, healthy *dog grooming salon* for all breeds and sizes, 6169 6116, <https://www.woof.com.au>

## RED HILL and GUNGAHLIN SHOPS

**Red Hill Butcher Shop:** Duyfken Pl, top quality meats, 6295 6854, <https://www.redhillbutchershop.com.au>

**Red Hill SupaExpress:** Duyfken Pl, A supermarket you'll want to just pop into, we sell everything, 62959 867, <https://www.facebook.com/redhillsupaexpress>

**Just Cuts Gungahlin:** Quality Style cuts from an experienced hairdresser, Shop 25, The Marketplace Gungahlin, 6262 2148, <https://justcuts.com.au>, *Australia Salons Gungahlin.*



## MEMBERSHIP FORM

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.

Please complete this form then scan and forward to [info@gnca.org.au](mailto:info@gnca.org.au) OR mail to PO Box 4127, MANUKA ACT 2603. For enquiries or questions, please contact the Secretary at [info@gnca.org.au](mailto:info@gnca.org.au)

Name(s): .....

Full Address: .....

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

Email address:.....

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

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

Signature:..... 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 (Please add your name to the payment description so we know who has paid).
2. Pay by credit card at our website <https://www.gnca.org.au/gnca-membership-and-donations>
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.

**Membership Renewals can be done by any of the above four payment methods. Providing you have identified yourself via the *payment description*, we do not require another Membership Form. Please inform the Secretary if your contact details change.**