

From: [REDACTED]
To: [Terrplan](#)
Subject: Reference DA DPA - 06 ter
Date: Wednesday, 10 December 2025 1:40:39 PM

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I wish to object to the ACT government's proposal to take over a substantial part of the designated Open space and Parkland to build a health centre.

As you will be aware, there are more suitable sites in the inner south for this centre that do not imping on parkland.

Because of the overall lack of parking should this plan go ahead, It's ironic that the this proposed "health" centre will change the Griffith shops to such an extent that some businesses will close, including some dedicated to Canberra citizen's overall health!

[REDACTED]

From: [REDACTED]
To: [Terrplan](#)
Cc: [REDACTED]
Subject: DPA -06 - PROPOSED INNER SOUTH HEALTH CENTRE BEHIND THE GRIFFITH SHOPS
Date: Wednesday, 10 December 2025 3:17:41 PM

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VIA email [REDACTED]

ACT 2603 ,
Territory Planning Authority
GPO Box 158
CANBERRA ACT 2601

Dear Sir/Madam

As the government is seeking community views in relation to DPA-06 and as a resident of Griffith I wish to provide the following comments:

Given the proposed Health Centre is for all inner south Canberra residents, I am surprised that a more central and accessible location could not have been found.

Also, I think that there are many other areas within the ACT health budget of higher priority, which could benefit from a \$22 million spend over the next few years.

However, if the project and location is a *fait accompli*, then:

- it should be a nurse led walk- in centre as per the other Health centres, as that is what many residents would prefer and were lead to believe in the initial community consultations
- given the need to upgrade the dental services, currently provided in Phillip, these should be accommodated, whilst maintaining the primary role as a 'walk-in' centre
- the footprint for the centre needs to be reduced to minimise the loss of park amenity, potentially by making the building fully two storey, similar to the Griffith shops
- the design and appearance of the centre needs to maintain the character of the Griffith shopping village
- easy pedestrian access to the shops is needed for elderly residents living in Bishopsbourne court
- for every mature tree removed, at least three trees need to be planted to assist in a small way with the Government's plan to plant a million trees

- the design brief for the centre needs to take note of the nearby retention pond and vice versa, as it would be shame for the new building to be flooded during the potentially more frequent and damaging storm events, as climate change impacts increase over the next twenty years.

I look forward to further community consultation as the project progresses.

Kind regards



From: [REDACTED]
To: [Terrplan](#); [REDACTED]
Subject: Rezoning of Parkland Behind Griffiths Shops (DPA-06)
Date: Wednesday, 10 December 2025 4:05:10 PM

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Dear Territory Planning Authority

REZONING OF PARKLAND BEHIND GRIFFITHS SHOPS (DPA-06)

I am a concerned ratepayer and very long-term resident of the ACT. I add my voice to the many opponents of the rezoning of portions of Throsby Park to allow the construction of the proposed large Inner South Canberra Health Centre behind Griffiths shops. From PRZ1 (Urban Open Space) zoned land to CF (Community Facility) zoning to permit this proposal to proceed.

Throsby Parkland has a history of why it was zoned public parkland in 2008. The proposed health centre which will subsume a major portion of the essential green lungs of a suburb that has a wide range of increased medium density projects, and where every week there are many trees removed for re-development projects. Although I am fairly recent resident, I am appalled at the rate at which the shared public greenbelt is being removed in and around Griffiths shops, and along nearby streets.

Redevelopment of the Griffith's shops site needs to be clarified how it will have worthwhile benefits for those who live close to the park. Notwithstanding the unrelenting destruction of existing wildlife corridors. Future planning for the Health Centre behind Griffiths shops must be redesigned to be in harmony with the existing CF zoning for Throsby Park.

It is my understanding from information available that the proposed development of the Health Centre cannot offer an acceptable trade-off to many of us.

Sincerely, [REDACTED]

[REDACTED]

From: [REDACTED]
To: [Terrplan](#)
Cc: [REDACTED] info@gnca.org.au; [ISCCC](#)
Subject: Objection: DPA – 06 Inner-South Health Centre, Griffith
Date: Wednesday, 10 December 2025 4:18:18 PM

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Territory Planning Authority

GPO Box 158

Canberra ACT 2601

Proposed DPA – 06 Inner-South Health Centre, Griffith

I object to the proposed rezoning of significant parts of Throsby Park in order to build a Health Centre.

It would constitute a Major Plan Amendment which would be of little or no benefit to the local community.

Over the years, chunks of our public urban open space have been seized and used for various projects.

As a result, the local oval has already been decimated by the following:

- A Community Centre which appears to be of minimal use to the community as it is so expensive to hire.

Since this building appeared on the oval, seemingly with no consultation, we have yet see it being

used for any community benefit.

It is just an eyesore.

- The Baptist Aged Care Home, which took a huge slice off the side of the oval.
- Gryphon's pub, which has appropriated a portion of the area for its tables and chairs, further reducing urban open space.

While any of the above may be considered as worthy causes, they have all contributed to the steady erosion of the available green space in the neighbourhood. The loss of yet another section of highly valued and publicly utilised green space would be devastating.

Should the Health Centre proposal be permitted to go ahead, residents would be deprived of urban open space; and both residents and local businesses would suffer from the loss of much-needed parking space behind the shops. It would also guarantee the encroachment of parked cars and extra traffic into narrow suburban streets which are already over-burdened.

The traffic and parking analysis for the proposed development is seriously flawed and used out-dated data and definitions to reach a favourable conclusion for the proponents.

Already, there are places where it is not possible for cars to safely pass each other on the street following aggressive development in the Griffith area. It is clear that these

developments never allow for sufficient parking and local residents pay the price. The proposed Health Centre would be of negligible benefit to local residents and businesses. It would not even be a walk-in centre, which would at least have offered some advantage to the local community.

I would like to add that I am appalled that the 'consultation' process has been neither properly advertised, nor transparent. Any information about it seems to have been posted online via government websites or social media. There were no letter-box drops, public signage or public meetings.

For instance, why wasn't there a public meeting at the Griffith Community Centre? Most people do not spend their time accessing government websites and online surveys. I found out about this proposal by chance and at the time, it was being styled as a walk-in centre. By obfuscating the true nature of the proposal, the community has been gaslit.

The proposed health centre would be excessively large and of little use to anyone living in the local area. Instead, community wellbeing would suffer from the loss of a significant portion of what remains of our healthy green space. We would also lose the amenity of the car park behind the shops, which is used by shoppers, local residents, visitors and businesses.

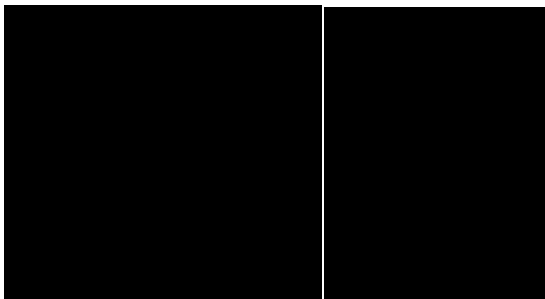
Across the ACT, Health Centres are invariably located in town centres which have existing infrastructure to support their staff and clientele. They have good bus services which only require a single trip, as well as existing parking facilities with disability access. They also have ramps, rails and flat services, which cater for the less mobile and parents with prams.

An inner-south health centre should not be located in a small suburb; rather, it should be in a well-serviced hub such as Manuka, Kingston or the Kingston Foreshore on land already designated as Community Facility.

It is not appropriate to shoehorn a significant development into the limited green space and parkland of a tiny residential suburb.

This treasured park is home to many species of native birds, and in particular, the stands of Throsby Park eucalypts provide a habitat for the endangered Gang-Gang Cockatoo (*callocephalon fimbriatum*).

I strongly object to this proposal. At the very least, the consultation process should be repeated, widely advertised and conducted in a manner which does not presume a foregone conclusion in favour of those who stand to gain from the project.



Territory Planning Authority
GPO Box 158
Canberra ACT 2601
terrplan@act.gov.au

Dear Territory Planning Authority

DPA-06 – Inner South Health Centre, Griffith

I provide the following comments on the proposed re-zoning of land behind the Griffith Shops for the proposed Inner South Health Centre.

Rezoning

I oppose the ACT Government's Major Plan Amendment (DPA-06) for Blocks 33 and 39 of Section 78 Griffith to re-zone Urban Open Space (PRZ1) to Community Facility (CF). This area of limited urban open space, mature parklands, flora and fauna is highly valued by the Griffith community and is simply irreplaceable. Rezoning parkland to construct a large health centre in Griffith is not acceptable.

Location

Health Centres across the ACT are located in major Town Centres or large hubs (e.g. Weston Creek at Cooleman Court). Town Centres are central, well serviced by public transport (catching a single bus from the suburbs), have plenty of parking and provide an easily accessible environment for families and those with mobility issues.

The proposed site in the suburb of Griffith, behind the small, village-like shopping centre is not appropriate. The Inner South Health Centre would be better located on community facility land in Manuka, Kingston, the Kingston Foreshore, Eastlake (near the Kingston Railway Station) or even Narrabundah near the large Indigenous health centre. Additionally, the size and scale of the proposed health centre and no underground parking will result in the destruction of a large part of the community's parklands, trees, flora and fauna.

Consultation

I recently became aware of the Inner South Health Centre proposal through the local community association - the GNCA (newsletter, flyers, pop-ups at the shops, emails). There appears to have been very limited consultation by ACT Government which I understand was mostly online with government websites, YourSay and social media. A meeting with the local community in the Griffith Hall would have enabled a more inclusive and open consultation to occur with local residents from the outset, together with other meetings across the entire inner south area.

Services

The residents of the inner south require a walk-in health centre similar to that in Weston Creek. It appears that the current proposal offers a great deal of dental services and highly specialised post-acute care and support, and chronic disease management. Many inner south residents already access their own private providers for such treatment.

The proposed services appear to be available for those using concession cards only. As such, these services should be located where patients can best access them. Griffith is not such a location.

I also understand that this health centre is costing \$22m. Doesn't ACT Government already have a huge deficit? The proposed health centre and limited range of services does not represent value for money.

Territory Priority Project

Under no circumstances should ACT Government contemplate the Inner South Health Centre becoming a TPP. ACT residents/stakeholders, particularly those in the inner south, pay significant amounts of rates to live in the area and therefore should be able to comment on major development proposals (at the DA stage) in their area.

Conclusion

1. Do not build a health centre in Griffith behind the shops.
2. Do not re-zone. Protect our very limited urban open space, flora and fauna, parklands and mature trees, as has been the case since 2008.
3. Locate the Inner South Community Health Centre on community facility land only, in larger centres such as Manuka, Kingston, the Foreshore or Eastlake, or near the existing Indigenous health hub in Narrabundah.
4. Undertake a full consultation process with residents across all areas of the inner south.
5. Deliver an appropriate health centre (walk-in) with services that residents want and will use, not what is currently being proposed.
6. Do not make this a TPP under any circumstance.

Thank you for the opportunity to comment.

Yours sincerely



10 December 2025

From: [REDACTED]
To: [Terrplan](#)
Cc: [REDACTED] [GNCA](#)
Subject: re Draft Plan Amendment 06 : B33 & B39 S78, Griffith
Date: Wednesday, 10 December 2025 8:07:13 PM

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Please acknowledge receipt of this submission.

DRAFT Plan Amendment 06 –Block 33 & Block 39 Section 78 Griffith

Submission

10th December 2025

The proposed rezoning of the parkland behind the local Griffith Shops is to enable the construction of what is being referred to as the Inner South Canberra Health Centre. However, this label is very misleading because the proposed development cannot be compared to the city's established health centres. Government literature refers specifically to a "focus on chronic condition support and preventative health services"

The centre will require people to make appointments; it will only operate during business hours Monday to Friday; the role of nurses within the facility is not clear; and, there will be no general practitioner in the facility.

The site was identified prior to public consultation.(see SpaceLab Report page42). Furthermore, the so-called "public" consultation that followed was very inadequate. In fact, one particular "public" consultation session held at Eastlakes Club, involving sticky notes, had very few attendees until, at the appointed time, it evolved into a Labor Party Branch Meeting get-together.

Contrary to the statements in SpaceLab Report, Local Griffith Shop owners indicate that they are very concerned about the impact on access to their businesses due to parking pressures. There is an unofficial parking area behind the shops that Griffith business owners fought for some years ago. It is well patronised and, at the time of those former negotiations, was supported by the wider community. This area is now to be included in the footprint of the proposed building.

The SpaceLab Report promotes the "rapid" bus service that traverses Stuart Street, Griffith. However, the consultants are clearly unfamiliar with the public transport system serving the inner south. The so-called rapid bus service is, in fact, a suburban service that passes through Stuart Street, Griffith. It is not a Rapid Bus! Furthermore, Griffith Shops are local shops not a Group Centre.

The Space Lab Report also alludes to the Planning Authority treating this proposal as a Major Planning Amendment. (MPA) .(see SpaceLab Report page43). Following this revelation, the report then states that there have been no direct discussions with TCCS, EVOEnergy, NBN, ICON Water, or ACT Fire and Rescue. All these important discussions are apparently going to occur through the MPA process. The general public, presumably, will not be privy to the outcome of any of these discussions. This is decision making behind closed doors!

Is SpaceLab, The Planning Authority, or for that matter, any relevant politicians aware that there is a proposal to construct a water retention basin in the park in question? What are the consequences of the proposed retention basin and the proposed health facility being adjacent to each other?

Why isn't this proposed centre being constructed in a more appropriate location eg Manuka?

Why is this proposed centre going to cost millions of dollars yet not be a fully functional community walk-in centre similar to other community health facilities in Canberra? (Weston Creek Walk-in Centre is just one example of an appropriate well-used community health facility.)

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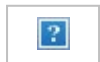
The proposed health complex has serious limitations and is in the wrong location. **The application to rezone community land for this facility should be refused.**

Yours sincerely,

[Redacted signature]

[Redacted name]

10th December, 2025



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Dear Territory Planning Authority

Proposed DPA-06 – Inner South Health Centre, Griffith

I wish to provide comment on the proposed re-zoning of land behind the Griffith Shops and the proposed Inner South Health Centre.

Rezoning

ACT Government has proposed a Major Plan Amendment (DPA-06) for Blocks 33 and 39 Section 78 Griffith. This is to permit the re-zoning of Urban Open Space (PRZ1) to Community Facility (CF) zoning to permit this proposal to proceed. This limited urban open space, parklands, flora and fauna are far to scarce and is highly valued by the communities of Griffith and Narrabundah to be re-zoned. This very limited parkland is simply irreplaceable! It is my firm belief that any health centre should be built on community facility land only. Rezoning parkland is not an acceptable method to achieve this outcome.

The size, scale, bulk and footprint of the health centre with *no underground parking* in an effort to mitigate the destruction of the community's parklands, trees, flora and fauna and open space is inconceivable to ALL.

Location

Health Centres across the ACT are located in major Town Centres or large Hubs (Weston Creek-Coolman Court). The Inner South Health Centre is not suited or well located in a suburb like Griffith. Town Centres are central and well serviced by public transport (catching a single bus from the suburbs), plentiful parking with dedicated disabled parking and provide an accessible environment for families with prams and those Canberrans with mobility issues.

I would suggest that the Inner South Health Centre would be better located on community facility land situated in Manuka, Kingston, the Foreshore, Eastlake (near the Kingston Railway Station).

Consultations

The first I became aware of the Inner South Health Centre proposal was through our local community Association-the GNCA. Based on the Associations, informative, interactive stand, local residents were sharing their views and opinions of the proposed re-zoning. It is very clear that the proposed site is not popular, appropriate nor are the proposed services of the health centre currently on offer. They bear little resemblance to the valued services offered at the Weston Creek Health Centre which I am familiar with.

Some residents at the Griffith shops (who attended a Government led *dot* pop-up stand one day) stated that these minimal Government consultations (that I was unaware of) directly referenced Walk-in treatment services, with nurses, X-ray and ultra sound services and extended hours for Canberrans to attend just like Weston Creek. It would appear, even though stated by these officials, this is not applicable?

Of great concern, why wasn't there a public community meeting at the Griffith Hall? It would appear that most of the consultation took place on-line with Government websites, YourSay and social media. Not all residents and community members have access or rely on this form of

communication. At the very minimum, their needs to be a public meeting and several letterbox drops advertising the consultation process for meaningful, inclusive and full, open consultation to occur.

The ACT Government should perhaps consider a transparent consultation process for all inner south residents to comment. Perhaps over a three-month period commencing in March 2026. Not during the Christmas period and school holidays as is so often the case.

Some were stating that this health centre is an outlay of \$22m? This is NOT value for money.

Health Centre Services

I touched on the proposed services, or lack thereof. The residents of the inner-south require a health centre similar to Weston Creek. It appears that the current proposal offers a great deal of dental services and highly specialised post-acute care and support, rapid access clinics and chronic disease management, which many local inner south residents access their own private providers for treatment.

The proposed services on offer appear to be only available for those using health care, pension and concession cards. These services should be located where patients can best access these services. It is not in Griffith, following the sale and demolition of the majority of public housing for example Gowrie Court, the Stuart Flats and the sale of many public housing dwellings for land value across Griffith and Narrabundah.

Territory Priority Project

Under no circumstances should ACT Government contemplate the Inner South Health Centre becoming a TPP.

Conclusion

1. Do not re-zone or build a health centre in Griffith
2. Protect our very limited green, urban open space, flora and fauna our parklands and trees as is the current situation since 2008
3. Locate the Inner South Community Health Centre on community facility land only in Manuka, Kingston, the Foreshore or Eastlake
4. Undertake a full consultation process with resident across the inner south
5. Hold a well-advertised letterbox dropped public meeting to listen first hand to the communities concerns and wishes
6. Deliver a health centre service that residents want and will use, not what is being currently proposed.

Thank you for the opportunity to comment.

[REDACTED]
[REDACTED]

10 December 2025