



LEGISLATIVE ASSEMBLY

FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, TRANSPORT AND CITY SERVICES

Jo Clay MLA (Chair), Suzanne Orr MLA (Deputy), Mark Parton MLA

Submission No 19 -

Mr Brett Goyne

Inquiry into Giralang

Shops

Received - 31/03/21

Authorised - 01/04/21

From: [REDACTED]
To: [LA Committee - PTCS](#)
Subject: Giralang Shops Inquiry Submission
Date: Wednesday, 31 March 2021 10:45:19 AM

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Dear Committee

I have lived in Giralang since 1988. The fourteen year absence of shops and four DAs is a very poor reflection on the ACT Government's inability, or unwillingness, to manage planning issues with suburban shops.

I don't think we can rely on the developer to move ahead and I believe they are landbanking as prices for home units are low.

Why should their claimed inability to secure a tenant be used as an excuse to prevent their completion of the building? A completed shop site may be more attractive for a future commercial tenant.

A 1000 m2 supermarket may not be viable.

As a solution, I would encourage the ACT Government to vary the lease to allow: restaurants, cafes, professional offices, dentists, and small shops like an organic fruit market, as well as multi-storey units.

Otherwise, I encourage the Government to enact the lease clause which required the developer to build within a year and a day. The developer should be fairly compensated, less the cost of removal of the current structure. And the land auctioned for a mixed commercial/residential use. Then we may find a motivated developer. Even if this involves court action it could be resolved in much less time than the developer has already wasted.

Finally, please ensure that any developments contain adequate parking and do not 'borrow' parking from the primary school.

This inquiry is a good idea. Thank you.

Brett Goyne
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