



# LEGISLATIVE ASSEMBLY

FOR THE AUSTRALIAN CAPITAL TERRITORY

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## STANDING COMMITTEE ON PLANNING, TRANSPORT AND CITY SERVICES

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

Submission No 10 -

Ms Suzanne O'Brien


Inquiry into DV 364 -

Gungahlin Town

Centre

Received - 01/07/21

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**From:**   
**To:** [LA Committee - PTCS](#)  
**Subject:** Draft Variation 364 (DV364)  
**Date:** Wednesday, 30 June 2021 3:41:45 PM

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Dear Sir/Madam,

I do not support DV364 as I do not believe the removal of the current prohibition on residential apartments is justified. I do not believe that the Gungahlin planning refresh snapshot demonstrates that the community have ever been specifically consulted about the proposed change in the Office Core to a mixed use model that changes this area from the Office core to “Mixed use East”.

I believe this is a deliberate attempt to avoid the opinion of the Gungahlin residents. The Gungahlin Community Council surveyed the Gungahlin community and asked our opinions on this specific issue, with the results overwhelmingly against any further residential apartments being constructed.

This evidence has been presented to Planning and Urban planning. This public opinion information appears - once again - to have been completely disregarded by the ACT government in its planning decisions.

I do not believe residents are aware of, or would be in favor of, the mixed use changes that are proposed in DV364.

Local MLA’s who are genuinely in consultation with the community should also be acutely aware of the public’s hostility towards more mixed use development in the remaining CBD vacant land.

I do not agree to the current reasoning that the need for more housing excuses actions that ignore the opinions and future needs of Gungahlin residents. The constant focus only on “the now” (read \$\$ for the budget) in planning decisions, with no thought for the long term future to allow a vibrant and useable gungahlin town centre, will be compounded by this proposed change.

The new Bunnings retail clearly demonstrates that there is a demand for more retail outlets in Gungahlin.

What Gungahlin needs for the future is the preservation of the office core. The primary purpose of all buildings needs to be to provide employment to help alleviate the mass exit of residents to other town centres which have been planned with employment options as a central planning outcome to keep their town centres vibrant.

The reality is that without a dedicated Office precinct there is little life injected into the Gungahlin CBD during the day - a concern expressed about the economic decline on existing ACT precincts when office workers started working from home.

What we have acknowledged and understand is there is a lack of interest in office space at this time. But if you change this land to residential now there is no opportunity for office space to be built in future years.

The remaining CBD vacant land needs to be protected until we have comprehensive public consultations (that are actually listened to!). There is a need to address the Government’s total abandonment of the planning principles that set out the original need to create these Office Core and

Business Park precincts in the 2008 planning documents that DV364 seeks to overturn.

Suzanne

Suzanne O'Brien

