



Legislative Assembly for the Australian Capital Territory

Standing Committee on Planning,
Transport and City Services

Inquiry into Giralang Shops — Final Report

Legislative Assembly for the Australian Capital Territory
Standing Committee on Planning, Transport and City Services

Approved for publication

Report 13
10th Assembly
March 2023

About the committee

Establishing resolution

The Assembly established the Standing Committee on Planning, Transport and City Services on 2 December 2020.

- City Renewal Authority
- Suburban Land Agency
- Planning and land management (excluding parks and conservation)
- Transport
- City services including waste and recycling
- Housing (excluding service provision)
- Building and construction

You can read the full establishing resolution [here](#).

Committee members

Ms Jo Clay MLA, Chair

Ms Suzanne Orr MLA, Deputy Chair

Mr Mark Parton MLA

Secretariat

Ms Miona Ikeda, Acting Committee Secretary

Ms Kate Mickelson, Assistant Secretary (Acting Committee Secretary until 21 November 2022)

Mr Adam Walker, Assistant Secretary

Ms Lydia Chung, Administrative Assistant

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About this inquiry

[Petition 4–21—Giralang Shops](#)¹ was presented to the Assembly on 10 February 2021.² It was then referred to the Standing Committee on Planning, Transport and City Services (the Committee) for consideration under Standing Order 99A. This is because the petition had at least 500 signatures.

The Committee agreed on 3 March 2021 to inquire into the petition and seek on behalf of the Giralang community an update from the developer on the progression of the Giralang Shops development.

An [interim report](#) was published on 14 December 2021 and tabled in the Assembly on 8 February 2022.³ The [Government response](#) to the interim report was tabled in the Assembly on 7 April 2022.⁴ This report will be the final report for the *Inquiry into Giralang Shops*.

¹ Petition 4-21, *Petition 4-21—Giralang Shops*, <https://epetitions.parliament.act.gov.au/details/004-21> (accessed 9 March 2023).

² ACT Legislative Assembly, *Minutes of Proceedings, No 5*, 10 February 2021, p 57.

³ ACT Legislative Assembly, *Minutes of Proceedings, No 37*, 8 February 2022, p 468.

⁴ ACT Legislative Assembly, *Minutes of Proceedings, No 45*, 7 April 2022, p 591.

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Acronyms

Acronym	Long form
ACT	Australian Capital Territory
AO	Officer of the Order of Australia
CMTEDD	Chief Minister, Treasury and Economic Development Directorate
DA	Development Application
EPSDD	Environment, Planning and Sustainable Development Directorate
GFA	Gross Floor Area
IGA	Independent Grocers of Australia
MLA	Member of the Legislative Assembly

Findings and Recommendations

Finding 1

The Committee notes that the barriers to development outlined by the former developer, Giralang Property Group, have not proven significant for the new developer who has been able to resolve these barriers within 6 months of taking ownership of the site.

Recommendation 1

The Committee recommends that the ACT Government work with the new developer, TP Dynamics, to make sure the project and the community commitments are delivered as soon as practicable.

Recommendation 2

The Committee recommends that the new developer, TP Dynamics, continue their proactive and regular updates to the Giralang Community as the construction of the development and associated community works progresses.

1. Introduction

Background

1.1. On 10 February 2021, Petition 4–21—Giralang Shops was tabled in the Assembly.⁵ The petition was sponsored by Ms Suzanne Orr MLA, signed by 584 residents and sought an update on the progress of the Giralang Shops development.

1.2. The full terms of Petition 4-21 were:

The residents and supporters of Giralang note that:

- the local shops in Giralang have sat unused and in a state of semi-development for 15 years;
- progress has been made with the developer settling the legal action against them and gaining approval for a Development Application;
- over the last 12 months however progress to build the shops has stalled with no supermarket secured and the development taken off the sales market;
- the developer, who is ultimately responsible under the lease for progressing the shops, has provided only one clear update to the community in this time, which provided no clear indication of what happens next.

As such, the residents of Giralang hereby petition the ACT Legislative Assembly to:

- seek a full update from the developer on any progress and when we can see action on delivering our shops.⁶

1.3. The petition was referred to the Standing Committee on Planning, Transport and City Services under Standing Order 99A. On 3 March 2021, the Committee resolved to inquire into and report on Petition 4-21. The Committee advised the Assembly of this decision though a statement under Standing Order 246A in the Assembly on 30 March 2021.⁷

⁵ ACT Legislative Assembly, *Minutes of Proceedings, No 5*, 10 February 2021, p 57.

⁶ Petition 4-21, *Petition 4-21—Giralang Shops*, <https://epetitions.parliament.act.gov.au/details/004-21> (accessed 9 March 2023).

⁷ ACT Legislative Assembly, *Minutes of Proceedings, No 7*, 30 March 2021, p 88.

Conduct of the inquiry

- 1.4. The Committee issued a call for submissions on 12 March 2021, which initially closed on 8 April 2021, and later extended to 14 May 2021. A total of 69 submissions was received by the Committee. A list of all submissions is provided at **Appendix A**.
- 1.5. The Committee held three public hearings, on 27 May 2021, 17 June 2021, and 1 July 2021, and heard from a total of 14 witnesses. A list of witnesses who appeared before the Committee is provided at **Appendix B**. The transcripts of proceedings are accessible at <https://www.hansard.act.gov.au/Hansard/10th-assembly/committee-transcripts.htm>.
- 1.6. During the public hearings, 13 questions were taken on notice. These questions are listed at **Appendix C**.
- 1.7. An [interim report](#) was published on 14 December 2021 and tabled in the Assembly on 8 February 2022.⁸ The [Government response](#) to the interim report was tabled in the Assembly on 7 April 2022.⁹

⁸ ACT Legislative Assembly, *Minutes of Proceedings, No 37*, 8 February 2022, p 468.

⁹ ACT Legislative Assembly, *Minutes of Proceedings, No 45*, 7 April 2022, p 591.

2. Interim Report

- 2.1. An [interim report](#) was published on 14 December 2021 and tabled in the Assembly on 8 February 2022.¹⁰
- 2.2. The interim report made 13 recommendations in relation to the crown lease of the site, developing a Memorandum of Understanding between the property developer (Giralang Property Group) and ACT Government, and site maintenance and public realm improvements.
- 2.3. The Committee also made six findings, including calling for greater transparency and accountability from all parties and for the ACT Government to take a more active role in helping to resolve the issues holding up the development.
- 2.4. The [Government response](#) to the interim report was tabled in the Assembly on 7 April 2022.¹¹ In the Government response, the ACT Government stated that:

The ACT Government's priority for the Giralang Shops is to obtain the best outcome for the community with the greatest amount of certainty over what is to be delivered on the site (Giralang Section 79 Blocks 6 and 3, and Section 80 Block 4).

The ACT Government heard during the inquiry about the difficulties that the limited supermarket size created in the delivery of the Giralang Shops and introduced a draft Territory Plan Variation to address the issue. Territory Plan Variation 381 (V381) was approved and tabled in the Assembly on 22 March 2022. V381 increases the maximum gross floor area (GFA) for shops in local centres from 1000m² to 1500m² by amending the Commercial Zones Development Code.

The ACT Government understands and shares community concern at the lack of development at the site and hopes to see the current development approval acted upon and associated tenancies occupied in the near future.¹²

¹⁰ ACT Legislative Assembly, *Minutes of Proceedings, No 37*, 8 February 2022, p 468.

¹¹ ACT Legislative Assembly, *Minutes of Proceedings, No 45*, 7 April 2022, p 591.

¹² ACT Government, *ACT Government Response to the Standing Committee on Planning, Transport and City Services Interim Report 08 – Inquiry into Giralang Shops*, April 2022, p 3.

3. Final Report

New developer for Giralang Shops

- 3.1. In early October 2022, it was publicly announced that TP Dynamics had purchased the development from Giralang Property Group and were planning to open a new shopping centre by mid-2024, with construction set to begin in November 2022.¹³
- 3.2. TP Dynamics indicated that they would be commencing construction of the site in accordance with the Development Application that was approved by the Minister for Planning and Land Management in 2017, for a mixed-use development including commercial and residential.
- 3.3. On 2 November 2022, the Committee wrote to TP Dynamics to request documents to assist the Committee with the *Inquiry into Giralang Shops*. On 3 December 2022, the Committee received a response from TP Dynamics which outlined key developments, such as:
- TP Dynamics has secured the project from Giralang Property Group and made a public announcement on 7 October 2022 in relation to the 'G+' project.
 - TP Dynamics has confirmed that the building approval has been received and is in line with the current approved development application (DA) and that construction has commenced on site.
 - The development consists of a 1,000m² supermarket and supporting retail spaces, as well as 50 apartments (1, 2, 3-bedroom types) with underground parking for commercial tenancies, residents, and visitors. TP Dynamics are currently talking to some potential supermarket operators.
 - TP Dynamics has commenced and is providing regular project updates to the public and relevant neighbourhood groups through initial meetings held with the Giralang Primary School, Giralang Residents Action Group, and Ms Suzanne Orr MLA.
 - TP Dynamics has distributed a project update and information sheet by way of a letter drop to all neighbouring residents within 500 metres of the site (see **Appendix D**). TP Dynamics has also set up a website (see <https://gplus.tpdynamics.com.au/>) to provide updates on the project.
 - TP Dynamics has set the expected construction completion date for mid-2024; however, TP Dynamics are trying to deliver the project sooner, if possible.
- 3.4. On 6 March 2023, it was publicly announced that TP Dynamics has secured a supermarket tenant (IGA) for the Giralang Shops.¹⁴

¹³ Hannah Neale, 'TP Dynamics buys Giralang shops site on Canopus Crescent from Giralang Property Group, plan to begin construction in November', *The Canberra Times*, 7 October 2022, <https://www.canberratimes.com.au/story/7933539/new-owners-to-begin-construction-at-embattled-giralang-shops-site/?cs=14227> (accessed 11 October 2022).

¹⁴ Brittney Levison, 'IGA confirmed to open at Giralang shops as construction gets underway', *The Canberra Times*, 6 March 2023, <https://www.canberratimes.com.au/story/8109592/supermarket-operator-confirmed-for-giralang-shops/> (accessed 7 March 2023).

- 3.5. The supermarket will be one of seven commercial tenants to occupy the ground-floor retail area, due to be open in early 2024.¹⁵

Committee comment

- 3.6. The Committee initiated this inquiry in order to 'seek on behalf of the Giralang Community an update from the developer on the progression of the Giralang Shops Development.' The Committee held public hearings and engaged in correspondence with the previous developer which resulted in the update for the community given in the interim report.
- 3.7. The interim report was issued in the context of the developer, Giralang Property Group, continuing with the development and based on the evidence that they could not provide a firm timeline for how the development would progress or a supermarket would be secured.
- 3.8. The intention of the recommendations was to create greater accountability of the developer, Giralang Property Group, as well as creating a process by which the community could be kept well informed, so they did not have to resort to petitioning for an update in the future.
- 3.9. The Committee notes that following the sale of the site from Giralang Property Group to TP Dynamics and the subsequent commencement of construction and securing of a supermarket, the broader issue now appears to be resolved with the result that the shopping centre will be developed, and the community will get a supermarket and other community facilities.
- 3.10. The Committee notes that neither the Committee nor the ACT Government had a part in the choice to sell the site. That decision was purely at the discretion of the former owner of the site, Giralang Property Group.
- 3.11. The Committee further notes that the challenges and impediments put forward by the previous developer, Giralang Property Group, have not been a barrier for the new developer of the site, who within 6 months of taking ownership of the site has commenced construction and secured a supermarket tenant.
- 3.12. The Committee further notes the supermarket will be 1,000 square metres, a capped floor space limit that the former developer claimed was a major barrier to overcome.

Finding 1

The Committee notes that the barriers to development outlined by the former developer, Giralang Property Group, have not proven significant for the new developer who has been able to resolve these barriers within 6 months of taking ownership of the site.

¹⁵ Genevieve Jacobs, 'IGA will be supermarket tenant at Giralang Shops after 17 year wait for action', *The RiotACT*, 6 March 2023, <https://the-riotact.com/iga-will-be-supermarket-tenant-at-giralang-shops-after-17-year-wait-for-action/641367> (accessed 7 March 2023).

- 3.13. The Committee is glad that the development is now underway and welcomes this new chapter for the residents of Giralang which will see a shopping centre returned to the suburb without any further delays.
- 3.14. The Committee acknowledges the residents of Giralang have, over many years, actively campaigned to keep a focus on this matter and to ensure a supermarket be returned to their suburb. Such campaigning has taken the form of residents groups, community meetings, and petitions,¹⁶ including the one that lead to this inquiry.
- 3.15. The Committee notes that through this inquiry the voices of the community were able to be heard by the Legislative Assembly and its Members and the former developer, Giralang Property Group, and it would appear their call for action has in one way or another been heard.
- 3.16. The Committee considers that the ongoing progress at the Giralang Shops has resolved the issues raised in Petition 4-21—Giralang Shops, and that the concerns raised in the Committee’s interim report have been addressed through the outcomes achieved thus far.
- 3.17. Therefore, in order to achieve the best outcome for all parties and stakeholders involved, the Committee is of the view that the ACT Government should continue to liaise with TP Dynamics to ensure the Giralang Shops ‘G+’ project and the associated community commitments such as the reconfiguration and improvement of the school drop-off zone on Atalumba Close, bicycle storage shelter, new parking and increased access to the Giralang Nature Playground on Menkar Close, and increased pedestrian accessibility to the shopping centre from Canopus Crescent, are delivered as soon as practicable.

Recommendation 1

The Committee recommends that the ACT Government work with the new developer, TP Dynamics, to make sure the project and the community commitments are delivered as soon as practicable.

- 3.18. The Committee is pleased to see TP Dynamics actively engaging with the Giralang Community through their provision of information to the community. The Committee is of the view that TP Dynamics should continue their proactive and regular updates to the Giralang Community, to ensure that the community is kept up to date as the construction of the development and associated community works progresses over 2023 and into early 2024.

Recommendation 2

The Committee recommends that the new developer, TP Dynamics, continue their proactive and regular updates to the Giralang Community as the construction of the development and associated community works progresses.

¹⁶ See, for example, [Petition 003-15](#); [Petition 007-15](#); [Petition 012-17](#); [Petition 001-21](#); [Petition 004-21](#).

4. Conclusion

- 4.1. The Committee wishes to extend its appreciation to all those who have participated in this inquiry into Giralang Shops. The Committee appreciates the patience of the petitioners and the Giralang community throughout this lengthy inquiry, and is pleased that the desired outcome has come to fruition.
- 4.2. The Committee makes 1 finding and 2 recommendations in this final report.

Ms Jo Clay MLA
Chair
16 March 2023

Appendix A: Submissions

No.	Submission by	Received	Published
1	Dr Jenny Thomson	15/03/21	18/03/21
2	Dr Nick Thomson	15/03/21	18/03/21
3	Ms Simone Hijazi	18/03/21	25/03/21
4	Ms Carly Fiumara	19/03/21	25/03/21
5	Ms Giselle Cruzado	19/03/21	25/03/21
6	Mr Ken Matthews AO	19/03/21	25/03/21
7	Ms Sarah Crooks	20/03/21	25/03/21
8	Mr David Ball	20/03/21	25/03/21
9	Ms Catherine Vaughn Turnbull	22/03/21	25/03/21
10	Mr Shane Turnbull	23/03/21	25/03/21
11	Ms Briana Lloyd	23/03/21	01/04/21
12	Mr Robert Kyle	24/03/21	01/04/21
13	Mr James Forwood	24/03/21	01/04/21
14	Ms Anne Gibson	24/03/21	01/04/21
15	Mr Michael Stachow	24/03/21	01/04/21
16	Mr Shaun Masters	24/03/21	01/04/21
17	Ms Phaedra Eayrs	24/03/21	01/04/21
18	Ms Margaret Matthews	24/03/21	01/04/21
19	Mr Brett Goyne	31/03/21	01/04/21
20	Mr Austin Kenney	31/03/21	01/04/21
21	Mr Phil Rabl	01/04/21	01/04/21
22	Mr Joe Hedger and Ms Louise Taylor	01/04/21	08/04/21
23	Mr Sean Minney	01/04/21	08/04/21
24	Ms Veneta Amies	02/04/21	08/04/21
25	Ms Penny Costello	02/04/21	08/04/21
26	Mr Greg Curr	03/04/21	08/04/21
27	Ms Jane Harms	04/04/21	08/04/21
28	Confidential	04/04/21	
29	Ms Jenny Millea	04/04/21	08/04/21
30	Mr Aidan Heerdegen and Ms Janelle Kennard	05/04/21	08/04/21
31	Ms Lesley Irvine	06/04/21	08/04/21

32	Mr Owen Ferris	06/04/21	08/04/21
33	Mr Richard Mathe	06/04/21	08/04/21
34	Ms Courtney Hayden	06/04/21	08/04/21
35	Mrs Patrice and Mr John Simmons	06/04/21	08/04/21
36	Ms Roz Chivers	06/04/21	08/04/21
37	Ms Maxine Berryman	06/04/21	08/04/21
38	Mr Sean Macintyre	06/04/21	08/04/21
39	Ms Denise Kay	07/04/21	08/04/21
40	Ms Eve Wisowaty	07/04/21	08/04/21
41	Ms Kathy Dunn	07/04/21	08/04/21
42	Ms Nichola Aitken	07/04/21	08/04/21
43	Ms Amy Pepper	07/04/21	08/04/21
44	Mr Murray Brown	07/04/21	08/04/21
45	Ms Helen Gladman	07/04/21	08/04/21
46	Mr William Burmester	07/04/21	08/04/21
47	Mr Christopher Dennis	07/04/21	08/04/21
48	Mr Craig Windross	07/04/21	06/05/21
49	Mr Greg & Mrs Lee Hollands	07/04/21	06/05/21
50	Ms Claire Reynolds	07/04/21	06/05/21
51	Dr Katie Ryan Calvert	07/04/21	06/05/21
52	Ms Briony MacGregor	07/04/21	06/05/21
53	Ms Megan Mackenzie-Davies	07/04/21	06/05/21
54	Ms Julie Brandon	08/04/21	06/05/21
55	Ms Anne Grant	08/04/21	06/05/21
56	Ms Felicity Goyne	08/04/21	06/05/21
57	Mr Paul Calvert	08/04/21	06/05/21
58	Ms Elly Mackay	08/04/21	06/05/21
59	Ms Kelly Baseler	08/04/21	06/05/21
60	Dr Chris Aulich	08/04/21	06/05/21
61	Mr Chad Swanson	08/04/21	06/05/21
62	Ms Kathryn Dan	08/04/21	06/05/21
63	Mr Ross Calvert	12/04/21	06/05/21
64	Mr David Pollard	08/04/21	06/05/21
65	Ms Lee-Ann Swift	08/04/21	06/05/21

66	Mr Scott Bamford	12/04/21	06/05/21
67	Ms Domenica O'Dea	12/04/21	06/05/21
68	Associate Professor Tanya Jakimow	10/05/21	17/06/21
69	Ms Amber Noble	11/05/21	17/06/21

Appendix B: Witnesses

Thursday, 27 May 2021

Mr Dimitri Nikias, Director, Nikias Diamond

Mr Pieter Van Der Walt, Director, Canberra Town Planning

Thursday, 17 June 2021

Mr Mick Gentleman MLA, Minister for Planning and Land Management

Mr Ben Ponton, Director-General, EPSDD

Mr George Cilliers, Executive Branch Manager, Statutory Planning, EPSDD

Mr Nick Lhuede, Acting Executive Branch Manager, Building and Construction, Access Canberra, CMTEDD

Thursday, 1 July 2021

Dr Chris Aulich

Mr Bill Burmester

Mr Paul Calvert

Ms Anne Gibson

Ms Anne Grant

Mr Chad Swanson

Dr Nick Thomson

Mr Shane Turnbull

Appendix C: Questions Taken on Notice

No.	Date	Asked of	Subject	Response received
1	27/05/2021	Mr Dimitri Nikias, Director, Nikias Diamond	Deed of settlement	04/06/2021
2	27/05/2021	Mr Dimitri Nikias, Director, Nikias Diamond	EPSDD approval for extension to DA date of commencement	04/06/2021
3	27/05/2021	Mr Dimitri Nikias, Director, Nikias Diamond	Rates	04/06/2021
4	27/05/2021	Mr Dimitri Nikias, Director, Nikias Diamond	Completion date for development	04/06/2021
5	27/05/2021	Mr Dimitri Nikias, Director, Nikias Diamond	Site ownership	04/06/2021
6	17/06/2021	Minister for Planning and Land Management	Lease terminations	30/06/2021
7	17/06/2021	Minister for Planning and Land Management	DA Extensions	30/06/2021
8	17/06/2021	Minister for Planning and Land Management	Extension criteria	30/06/2021
9	17/06/2021	Minister for Planning and Land Management	Controlled activity complaints	30/06/2021
10	17/06/2021	Minister for Planning and Land Management	Site history—Controlled activity complaints	30/06/2021
11	17/06/2021	Minister for Planning and Land Management	Notice of decision and conditions	30/06/2021
12	17/06/2021	Minister for Planning and Land Management	Work Health and Safety inspections on site	30/06/2021
13	17/06/2021	Minister for Planning and Land Management	Shopping centre refurbishment program	30/06/2021

Appendix D: Giralang Shops Information Notice

Giralang Shops Information Notice

www.tpdynamics.com.au
https://gplus.tpdynamics.com.au/



Notice to Giralang residents

Dear residents of Giralang

This notice has been collated to provide general information about TP Dynamics and the nature of the Giralang project. We will outline its short-term impact on the immediate surrounding neighbourhood, as well as notify of some more specific items regarding works occurring outside of our site boundary.

Should you have any concerns, wish to discuss any of the contents of this notice, or have any queries on anything that may not be covered within this notice, please do not hesitate to contact us via the following email gplusinfo@tpdynamics.com.au

Sincerely,

TP
Project Team

Dynamics

ABOUT THE BUILDER

TP Dynamics is the developer and building contractor for the project. TP Dynamics was founded in Canberra in 2011 and is an active member of the local property development and construction industry. Recently completed local projects include Pioneer at the Amaroo Group Centre, NEST I, II & III in Lawson and the WISH development on Thynne Street, Bruce.

Current projects include the Coles redevelopment in Dickson, and RISE & IVES on Thynne Street, Bruce.

More information about the company is available on our website: www.tpdynamics.com.au

ABOUT THE PROJECT

The Giralang shops development is a mixed-use complex comprising 50 apartments, basement-level car parking and ground-floor retail tenancies.

More information about the project is available on the development's interim website: <http://gplus.tpdynamics.com.au>

TIME FRAME FOR CONSTRUCTION

TP Dynamics anticipates construction commencing in October 2022 and is targeting a 14-month program which will see the development delivered to future owners by Christmas 2023.

• Site establishment	4 weeks
• Structure	25 weeks
• Building lockup	8 weeks
• Internal works	20 weeks
• External works	8 weeks

ENVIRONMENTAL

- Erosion and sediment control – during the construction work there will be a period where sediment loss and erosion are a risk due to the removal of existing structures and vegetation. TP Dynamics will control this risk to protect the site and surrounds by erecting silt fencing at the low end of the site, protecting stormwater inlets with coir logs or sandbags to filter the stormwater before entering the catchment, and introducing stabilised site access ways.
- Waste and recycling – to manage the volume of waste generated during construction, TP Dynamics will implement planning to minimise landfill and promote recycling. This includes providing multiple skip bins to facilitate the separation of recyclable waste (such as masonry, steel and gyprock) from general waste. We also have an agreement with a local service provider who will take all the construction waste to a sorting facility to further minimise waste going to landfill.

- Noise control – unfortunately construction is noisy (particularly during the structural phase). To minimise noise, TP Dynamics will limit work to only during Development Application (DA) allowable hours and implement 'hammer' tools only where necessary.
- Dust suppression – like noise, dust is an unavoidable function of construction. To minimise dust generated during construction, TP Dynamics will water down access roads with a water cart (with recycled rainwater when possible) and enclose the scaffold with shade cloth to reduce wind-blown dust.



Notice to Giralang residents

TOWER CRANE

TP Dynamics intends to use a tower crane for materials handling.

The tower crane will be erected and dismantled using mobile cranes. For erection, the mobile cranes will be set up within the site. However, when the time comes to dismantle the crane, access will be restricted by the new structure. Therefore, the tower crane will be dismantled in parts and lifted to transport vehicles from a mobile crane set up in Menkar Close. The tower crane sits on a large concrete footing, constructed to the engineer's design.

The tower crane in use is an electric crane and does not produce any noise. The crane will have a lit-up logo installed with a lux level that conforms to EPA guidelines.

PEDESTRIANS

- The footpath along Canopus Cr, Menkar Cl and Atalumba Cl will remain open, clean and accessible for as much as possible of the 14-month construction period. There will be periods when the footpath is closed. When this occurs TP Dynamics will implement signage, traffic control and/or hoardings as necessary to ensure the safest possible movement of pedestrians in the area.
- TP Dynamics is also aware of the proximity to the local Giralang Primary School. The safety of the children is of the utmost importance. TP Dynamics will engage with the school throughout the construction process to address potential concerns.

TRAFFIC (DELIVERIES AND PARKING)

- Tradesman – We estimate site numbers of around 40 people on a typical day. Street parking will increase and a parking plan has been attached for reference. The main consideration during this phase will be deliveries such as formwork, reinforcing steel, scaffold, concrete etc, which will be arriving at the site in a steady flow. The fit-out phase in the second half of 2023 will see the number peak on-site at around 80 workers. Although many of these trades carpool to the site, there will no doubt be a rise in the number of cars parked on the street in the surrounding roadways.
- Deliveries – TP Dynamics site personnel coordinate and plan deliveries to the utmost detail, ensuring the arrival of delivery vehicles is staggered to avoid a backlog of vehicles. Most deliveries are planned to arrive via Canopus Crescent. We will also implement a vehicle lay-up area, yet to be determined, to minimise queuing of vehicles on Canopus Crescent. The busiest time of the day is always the morning, from 7:00 am to 10:00 am.

LEGEND

- Development Site
- Parking Location
- No parking for site workers

Total parking bays:

22 street parks from Tucana to bus stop
11 street parks from bus stop to 7-Eleven
18 street parks from Gari Place to bus stop
15 street parks from Gari Place to large car park
20 car bays on Gari Place
38 car bays off Canopus Crescent (fields)

Total: 124 parking available

