



**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 12 -

Ms Jennifer See

Inquiry into DV 364 -

Gungahlin Town

Centre

Received - 11/07/21

Authorised - 15/07/21

**From:** [REDACTED]  
**To:** [LA Committee - PTCS](#)  
**Subject:** Re: Gungahlin town centre inquiry  
**Date:** Sunday, 11 July 2021 12:01:16 AM

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Dear Dr Lloyd

Thank you for the advice that submissions have been extended and for the general advice around parliamentary committee operations.

I would like to request that my address and contact details be withheld from publications, due to personal security reasons.

I would like to begin by commenting on how difficult it is as a citizen to digest and decipher not only the building rules, but also the proposed changes, where everything is assigned a code that you must cross check. This is well and good for developers, who have expertise, staff and time to scrutinise the detail of these documents, pointing out each instance where changes would or would not benefit their business.

In the case of citizens, the lack of a plain English approach to consultation means that the public are less likely to respond, do not sufficiently cross-reference their arguments to building code to carry the same weight as a developer, or that they simply may miss the opportunity to object to something important where it was too complex to decipher. Submissions are requested to be in plain English, yet the consultation is not.

With that in mind, please find below my comments in regard to Draft Variation 364:

**Updates to building heights:** I support the maximum limits imposed being imposed on buildings to a maximum of 12 storeys. The existing 20 plus storey buildings are an eyesore and detract from, rather than enhance, the surrounding landscapes. This is a significant contradiction to the National Capital Plan Liveability principle, and the vision of Burley Griffin. When I look out over Canberra, from any location, nature is predominant and most buildings blend in to the environment. I support maximum building heights to preserve this principle.

**Permitting residential use in the Gungahlin North West (2b) & East (2a) precincts:** Gungahlin does not need more apartments, particularly not any more poorly-built, excessively tall apartments. As a 'town centre', Gungahlin has increased in population by nearly 20,000 residents between 2015-2020. New apartments continue to be built along Flemington Road right through to Civic, along with an abundance of townhouses and apartments in Taylor, Moncrieff, Throsby, and likely in upcoming Kenny. What we need in these zones are office buildings.

What Gungahlin is lacking is sufficient employment opportunities, retail, entertainment, and culture. Walter Burley Griffin's vision was a system of urban centres. What this means to me is that I can choose to live, work, shop and play within my town centre. In Gungahlin, this is not possible - we must travel to one of the other town centres to do these things, which goes against the Burley Griffin design elements and the 'Y-Plan'. Gungahlin is the right arm of the Y.

Gungahlin is the only town centre that does not have:

- a major shopping centre
- more than one government department office
- a large range of sit-down restaurants and pubs
- any entertainment/cultural venues (music, theatre, bowling, things to do)
- sufficient community support and services to sustain its population (policing, fire, ambulance, hospital)

I believe investing in the town centre can also alleviate some of the challenges Gungahlin is facing, particularly traffic congestion. With the significant boost in population and lack of viable office jobs (with the exception of ACT Shared Services) means that our recently duplicated roads are already at capacity. It takes 35 minutes to an hour each way to commute to Woden for work. The light rail is not a viable option for many, so we are left with long commutes to get to work. Investing in office infrastructure for large businesses and government departments means Gungahlin residents are off the roads.

I would like to conclude by highlighting the high premiums for residential blocks in Gungahlin. The ACT Government charges these high premiums without providing opportunity for the basic services of the town centre to which they are attached. All we ask is to have a town centre that is comparable to the major town centres of Belconnen, Civic, Woden and Tuggeranong.

Thank you for the opportunity to comment on this variation.

Regards

Jennifer See



On 2 Jul 2021, at 9:58 am, LA Committee - PTCS  
<[LACommitteePTCS@parliament.act.gov.au](mailto:LACommitteePTCS@parliament.act.gov.au)> wrote:

OFFICIAL: Sensitive

Dear Ms See -

Yesterday the Committee extended the date for submissions to COB 10 July 2021, so it would be pleased to receive your submission.

In practice, parliamentary committees rarely refuse to consider submissions unless it is really so close to the reporting date that they cannot be reflected in the report.

If you could provide contact details - street address and phone number - the Committee will be able to receive your submission. Your contact details will not be published -

Many thanks -

- Brian

Dr Brian Lloyd  
Secretary  
Standing Committee on Planning, Transport and City Services  
6205 0137  
0423 611 048

-----Original Message-----

From: Jennifer See [REDACTED]  
Sent: Thursday, 1 July 2021 10:14 AM  
To: LA Committee - PTCS <[LACommitteePTCS@parliament.act.gov.au](mailto:LACommitteePTCS@parliament.act.gov.au)>  
Subject: Gungahlin town centre inquiry

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Dear Planning Committee team

I have only just seen the request for submissions into the future of Gungahlin town centre today, unfortunately past the deadline. I realise asking for an extension after the deadline has passed is probably not possible?

I would have loved to put in some comments because the way Gungahlin has evolved over the last few years is not consistent with the experience afforded to every other town centre, and with Burley Griffin's vision for people to live and work in town centres.

As someone who does not use social media, it is very difficult to find out about these consultations. I have registered for Your Say but do not get any messages about what's on, nor does the DA app give notifications when new things are posted. Putting the burden on busy citizens to remember to regularly check for consultations means that you're only getting feedback from those who have spare time, or are already involved in community activities.

I do not know who to raise this to so that future consultations are meaningful and represent the full community. Any advice you could provide is appreciated.

Kind regards

Jennifer See  
[REDACTED]

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