



## Standing Committee on Planning, Transport and City Services

### **Inquiry into Annual and Financial Reports 2022-2023** **ANSWER TO QUESTION ON NOTICE**

Asked by Mr James Milligan MLA:

Reference: Hearing on 14 November 2023, Annual Report of Environment, Planning and Sustainable Development Directorate

In relation to: Gungahlin Community Centre

On page 22 of the EPSDD annual reports book, there is mention that “further round of community engagement will occur prior to the lodgement of the Development Application.” Then on page 29 of the same book, there is mention of “anticipated construction commencement in the latter half of 2024.”

- 1) How long will the DA process take for a construction of this size?
  - a. What is the likelihood of construction beginning in the latter half of 2024 if the DA process has not begun as of yet?
- 2) Of the 13 million allocated to this development how much will be spent on this and the 24/25 budget?
- 3) What traffic studies have been conducted to cater to the influx of traffic flow into the town centre during and after the completion of this development?
- 4) Will there be a permanent tender for this community facility?
  - a. What will the hiring process look like upon completion?
  - b. How much parking will be included for the use of patrons?

**Mr Mick Gentleman MLA:** The answer to the Member’s question is as follows:–

- 1) *How long will the DA process take for a construction of this size?*
  - a. *What is the likelihood of construction beginning in the latter half of 2024 if the DA process has not begun as of yet?*

The Development Application (DA) for a community centre in Gungahlin, was publicly notified on 5 October 2023 and the notification period closed on 25 October 2023. The DA can be found here: <https://www.planning.act.gov.au/development-applications-assessments/development-applications/da-details?da-number=202342084&amendment-version=>

In response to the DA notification, the Transport Canberra and City Services (TCCS) Directorate requested additional information on parking and traffic and one submission was received from a member of the public which raised a concern about parking. Additional information in support of the DA is expected to be finalised and re-submitted before the end of 2023 and a Notice of Decision is expected in the first quarter of 2024.

- a. The project is still on track to proceed to construction tender in the second quarter of 2024 with construction expected to begin in the last quarter of 2024.

2) *Of the 13 million allocated to this development how much will be spent on this and the 24/25 budget?*

The 2023-24 budget identifies \$2.161m this financial year and a further \$11.903m in 2024/25.

3) *What traffic studies have been conducted to cater to the influx of traffic flow into the town centre during and after the completion of this development?*

TCCS requires that further parking surveys and traffic studies be undertaken before the DA can be determined. Work is currently under way to complete the parking surveys and Traffic Impact Assessment (TIA) in accordance with TCCS' requirements that can be found here:

[https://www.cityservices.act.gov.au/\\_data/assets/pdf\\_file/0009/991989/TCCS-Transport-Impact-Assessment-Guidelines.pdf](https://www.cityservices.act.gov.au/_data/assets/pdf_file/0009/991989/TCCS-Transport-Impact-Assessment-Guidelines.pdf).

4) *Will there be a permanent tender for this community facility?*

- a. *What will the hiring process look like upon completion?*
- b. *How much parking will be included for the use of patrons?*

The first part of this question is assumed to refer to the ongoing management of the community centre following construction and, in that context, a tender for building management will be advertised in the second half of 2024. The building manager is expected to be selected from the not-for-profit community sector.

- a. The hiring process will not be known until the organisation is selected to manage the centre. Assessment criteria applied to the selection of the building manager will include requirements such as an online room booking system and variable hire rates applying to not-for-profit, community and for-profit users. ACT Property Group is working with the Environment, Planning and Sustainable Development Directorate to develop the building management tender and will be responsible for the oversight of building operations upon completion of construction.
- b. The community centre site includes nine parking spaces that are primarily allocated to pick-up and drop-off, short stay, and disabled parking. Long stay parking is provided through surplus supply in adjacent public parking areas and through the fact that a proportion of visits to the community centre will be part of multi-purpose trips to the town centre. The community centre is also within easy walking distance of the main Gungahlin tram / bus interchange.

Approved for circulation to the Standing Committee on Planning, Transport and City Services

Signature: 

Date: 23/11/2023

By the Minister for Planning and Land Management, Mr Mick Gentleman MLA