



LEGISLATIVE ASSEMBLY

FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, TRANSPORT AND CITY SERVICES

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Submission No 66 -

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Inquiry into Giralang

Shops

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The Committee Secretary
Standing Committee on Planning, Transport, and City Services
ACT Legislative Assembly
GPO Box 1020
CANBERRA CITY 2601

Thankyou for the opportunity to make a submission to the Giralang Shops Inquiry. We have been residents of Giralang for over 7 years and have watched the short hope of the original shop site be demolished with excitement. The excitement that something good was coming into the area, soon faded. Sadly nothing has progressed at the site since mid 2016. Further disappointment was provided on hearing that the site was derelict for many years previous (Now almost 17years with no local shops)!!

The Government's (Labor/Greens) continued contribution to Giralang's lack of shops has been the settlement required for the developer to surrender the previously approved Development Application for a larger (1,500 m²)supermarket and re-lodge a Development Application for a smaller 1,000 m² supermarket. This decision was predominantly underscored by to stop the court battles, rather than deliver for local residents. The deal has since made the site unattractive to any supermarket anchor tenant (as the majority require 1,500m²). Whilst all this has occurred, the neighbouring centre (Kaleen, which battled the Giralang Site) sold out (to be read as benefited and cashed in) and was instantly replaced by a Coles supermarket. From a Giralang residents perspective this deal smelt. And to then continue to deem that a 1,500m² supermarket tenant cannot be put back in place is ridiculous. I am sure other residents would welcome a revision to allow 1,500m² and then pave the way for a non-major supermarket (IGA/Superbarn, or local area major (Aldi) to tenant the space. If the 1,500m² is completely ruled out, it may be viable to look at alternative solutions to allow other initiatives to create the hub (smaller style Superbarn/IGA), liquor license for a pop up/small wine/licensed takeaway bar or equivalent (similar to other new and older precincts that thrive in Canberra – Crace, Casey, Campbell, Cook etc).

There was hope that Giralang would be included in the recent announcement of the refurbishment and upgrading of other local shopping centres around Canberra. Given that the Giralang shops issue has been the longest running lack of progression, it seemed obvious we would make the list, however once again, no avail.

Regularly accessing the school and ovals nearby the site there does not appear to be any routine monitoring of the site or maintenance works being conducted by the Builder. If the Masters Builders had an award for worst site safety/tidiness, the shops site would be un-disputed winner – it is one of the worst in Canberra.

Whilst in limbo, the **temporary** fencing is the only thing stopping young children entering the site and being at risk of the following issues:

- Several exposed reo bars covered in rust;
- Exposed footings and low level penetrations (dangerous for small children);
- non-hoarded (for child safety) and non-regularly inspected live edge protection. Given the length of time since install it is likely that the mountings would also fail on testing; and
- No dust control of bare earth areas throughout the site and increasing dust to the nearby school and preschool sites.

Many of the residents would hope that the inquiry is not simply setup to tick a box and will deliver an outcome for the local residents as well as allow the builder to complete the site with the exception that:

- No further units are added to the approved design – Giralang is a typical large block, open space suburb, we all moved here to be away from units and higher density housing;
- Adequate parking (for the ovals, school and shops site) and traffic control (speed deterrents/more signage) to either side of the shops site for the school/preschools;
- Improving lighting of the back of the school site and walkways adjacent; and
- Maintaining/update the walkways appropriately (rather than grinding the path edges down, replace them).

There are far too many locals as well as visitors to the ovals that would benefit from the site being completed, not just from a supermarket alternative to Kaleen/Crache but also a local hub to get a coffee, takeaway meal or even a social drink on the weekend. The ACT Govt owes it to the residents to step in and do whatever is necessary to get the site completed and restore some community aspects back to the residents and visitors of Giralang. It is ultimately their responsibility to provide and allow for continued services for the local economy. It would also be great if the adjoining issues are included in the inquiry and included ongoing in the completion works.

Regards

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