



LEGISLATIVE ASSEMBLY

FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, TRANSPORT AND CITY SERVICES

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

Submission No 29 -

Ms Jenny Millea

Inquiry into Giralang

Shops

Received - 4 April 2021

Authorised - 8 April 2021

From: [REDACTED]
To: [LA Committee - PTCS](#)
Subject: Inquiry into the Giralang shops redevelopment
Date: Sunday, 4 April 2021 5:42:12 PM

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To the Standing Committee on Planning, Transport and City Services
ACT Legislative Assembly

I am writing to contribute to the inquiry into the old Giralang shops site. This site has been derelict for more than a decade. Giralang is well serviced by shops at Kaleen Plaza, Kaleen, and by the 7-eleven all within a few minutes bus ride/walk, and additional larger concentrations of shops at Crace as well as Gungahlin and Belconnen.

While there may have been a rationale for local shops when Giralang was first established, shopping centres have grown and developed elsewhere. When the shops were in Giralang when I first moved here it was clear that they were struggling for business.

There is a lot of competition in the area (Superbarn, Coles, IGA plus butchers, newsagent, takeaways, hair dressers etc nearby) and the evidence (ie that supermarkets do not want to commit to the site and this has been consistently the case for more than a decade) indicates that a Giralang shopping centre is not a viable option.

It is clearly the case that shops are not a necessity in that space, given that we have all successfully managed without them for all this time.

The evidence also indicates it is not possible to attract people into purchasing units on that site, largely I suspect because its proximity to the 7-11 and the associated noise and petrol smell, and also to the noise and traffic associated with the school and two preschool as well as the traffic congestion resulting from the daily drop offs and pickups.

I don't know how the developer came to be in possession of this site, but after watching what has happened, and providing input to previous inquiries, the evidence suggests (ie the failure for this site to be developed successfully) that it's not viable as a development site, and it's time to think differently about the land usage to reduce both the potential dangers of the site as it currently stands, and its unpleasant appearance.

My suggestion would be that the ACT government purchase the land from the developer and that the land becomes an extension of the park nearby, and/or of Giralang Primary School when/if additional land is needed.

It is clear, after 16 years, that there is no interest from supermarkets in investing in an anchor store in this location, and that its proximity to the 7-11/school/preschools/ makes it unappealing as a residential development, and so it is time to think differently about the land usage.

Jenny Millea
[REDACTED]