

From: GCC Treasurer (Peter Elford)
Sent: Sunday, October 29, 2023 8:25 PM
To: LA Committee - PTCS <LACommitteePTCS@parliament.act.gov.au>
Subject: Territory Plan Inquiry EOI - Gungahlin Community Council

This EOI is submitted on behalf of the Gungahlin Community Council (GCC; gcc.asn.au).

The GCC would like to bring to the inquiry's attention the following concerns:

- The District Strategies include comprehensive statistics about population growth as part of the rationale for increased residential development and densification. The same level of analysis is not provided to ensure space (land) is identified to support the facilities and services, driven by the same population growth.
- The Gungahlin District Strategy highlights many shortfalls in the provision of community, sporting and recreation facilities. The Strategy includes initiatives to begin to address these shortfalls (many of which are outside the responsibility of EPSDD) which suggests to residents they are "in hand" and will be addressed, but there is no obvious government-wide commitment to these initiatives or associated funding.
- The intent of the Planning Reform to better align land use planning and policy with the strategies of other directorates is to be commended. For this intent to be translated into outcomes, a range of pathways is identified in the District Strategies, Volume 3. The GCC believes these pathways need to be further developed, particularly #10 **Integrated infrastructure planning**, and #11 **Investigate an innovative approach to facilitate comprehensive redevelopment**. In particular the proposed "urbanising agent" appears crucial (pathway #11, p. 10):

"Having clear governance and agency responsibility, or clarity around a body that has responsibility for being an 'urbanising agent', can be an important in terms of governance, funding and delivery responsibilities. Clarity around responsibility for communicating, planning, brokering, co-ordinating and funding particular projects, which could be for a particular site or a whole precinct, will benefit projects. The intention is to have a body that has the remit and capacity to act as the overarching agent for change. This could be within existing government structures or require a more deliberate focus."

The GCC notes this formalises a resident-centric perspective and (effectively) a place-making functions for each district.

The GCC looks forward to speaking to the Committee

Regards,
Peter Elford

