



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 3 -

Ms Sharee Schultz

Inquiry into DV 364 -

Gungahlin Town

Centre

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To Whom it May Concern;

Re: DV364

As a Gungahlin resident, I do not support DV364. In my opinion, it needs to be terminated and start the process again.

Points that I would like to see be considered:

1. A variety of retail, office space and community centres - I personally shop in Belconnen, as Gungahlin does not offer enough variety, especially in Women's clothing, shoes, children's clothes, technology etc. Office space would attract a Government department and bring more people into Gungahlin. Currently, we have a lot of people who leave Gungahlin to go to work. We need to utilise the tram to bring people to our town centre.
2. Employment opportunities within the town centre - This will increase the economy by bringing more people into the town centre. If residents work in their town centre, there will be less traffic on the roads, as using public transport for a shorter commute, would be more attractive. Also, using the tram to come into Gungahlin, as the tram is very busy leaving Gungahlin, but returns empty.
3. Less residential within the town centre - It appears due to the rezoning of the Office Core areas within the Gungahlin town centre, our commercial spaces are decreasing dramatically. Once this land is sold off, there is no going back. It is a permanent decision and so far, the Government has not listened to what the community has been wanting for years. There is survey evidence what the majority of residents are wanting for their town centre. More apartments is not on the list.
4. More green space within the town centre - currently the Gungahlin area is becoming a concrete jungle. There is not much greenery and it is quite dark and feels enclosed. As a mother, there is no safe areas for children to play while parents have a coffee. The cars drive through the main town centre, which pollutes all the eating areas outside the shops. I would have designed that the cars and buses go around that whole area and not through the middle.
5. Larger commercial tenancies within mixed-use buildings - Currently leases specify only 200sq mtrs within mixed-use contracts. This is not enough space to attract a variety of retailers. Gungahlin only needs a certain amount of coffee shops, otherwise businesses will not be economically viable. I have seen many cafes open and close due to numerous competitors. Also, there are many tenancies that are currently vacant.
6. Thorough community consultation - these planning issues are not reaching the wider community. More discussions need to happen within the wider community and not just a few blocks around the land sites that are being developed. Also, due to the Government not listening to the community, the community has lost faith in putting their opinions across as

they believe they will not be heard. I feel the same and many people I know have the attitude of 'why bother saying anything when we are not listened to?'

7. Visual plan - create a model or 3D version to display the actual plan of the Gungahlin town centre. This will help the community see what the Government is designing as some of us learn by sight rather than reading.

8. Traffic - currently Gungahlin town centre is a nightmare to get around. Entry and exit from the Kmart shopping centre banks up due to it being so close to the intersection. When pedestrians can cross, vehicles are allowed to turn at the same time! Has the planning department even discussed what would happen if you put more residential into the town centre? The Government can not think that people are not going to own cars just because they are living in the town centre. The traffic issues need to be addressed before allowing more apartments into the town centre. Also the configuration of lights at the Valley Way intersection, often only allows a few cars to go through before turning red. This creates a bank up of cars along Valley Way.

9. Parking - Currently there is parking problems around mixed-use buildings, as parking does not appear to be considered when building. I often see numerous vehicles illegally parked and damaging green space areas. Especially around Gungahlin Place. Currently people are using the land behind the Market Place to park, but eventually that land will be sold, so where will all those people park? Again, if you add more mixed-use buildings within the town centre, parking will become more of an issue.

I understand that there is a number of departments that cover all my points, but it is very confusing who actually deals with everything. Moving forward, I feel there needs to be a more simpler approach, which is easier for the community to understand. Also, all the departments need to communicate collectively, as information is often missed.

Kind regards,
Sharee Schultz