



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 4 -

Ms Sharyn Bailey

Inquiry into DV 364 -

Gungahlin Town

Centre

Received - 30/06/21

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From: [REDACTED]
To: [LA Committee - PTCS](#)
Subject: Submission: Draft Variation 364 Inquiry - Proposed Changes to Gungahlin Town Centre Planning Rules
Date: Wednesday, 30 June 2021 7:01:41 AM

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I do not support draft variation 364 as I do not believe that you have consulted adequately with the community.

I am continuously disappointed with the poor planning choices of the ACT government in Gungahlin that is eliminating the possibility of providing genuine employment opportunities in the region through the removal of commercial and office precincts.

The flow on impact of this has been the creation of a 'dormitory' region whereby the community has to travel, often by car, to locations of employment. This is evidenced by the significant traffic problems experienced by Gungahlin residents every day as they travel to employment locations outside the region. This has also resulted in additional extensive environmental pollution through car travel.

I do not accept the false notion that there is no demand for commercial office land use in Gungahlin. The successful commercial development near Bunnings and the new DHA building in Gungahlin prove that there is demand if you would just consult wider than with large residential developers such as Geocon, who in my opinion have more sway with this government than the people it is meant to serve.

The government's poor planning choices and lack of consultation has resulted in the creation of a Gungahlin region that no wants to live in, with no entertainment for kids, no jobs for adults and constant gridlock. This latest variation is just another example of the government continuing on this path.

I see similarities between this variation and the unconsulted variation which removed shops from Throsby. Despite this facility featuring heavily in the marketing of the most expensive suburb in the region, the government decided to quietly eliminate it to make way for higher density residential development in the suburb. This has adversely affected the local community and the lack of consultation has made them feel disregarded.

As a resident of Gungahlin, draft variation 364 is just another example which makes me feel like the government has no regard for the community and is only interested in the views of large developers.

I urge you to reconsider the variation, retain the commercial office land as use in its existing form and reject draft variation 364.

Sharyn Bailey

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