

From: Ian Ruecroft
Sent: Friday, 5 October 2007 8:34 PM
Subject: Gold Creek Homestead - Draft Variation to The Territory Plan #287

On the 4th July 2007 I met with Andrew Barr (along with Alan Kerlin and Kevin Cox; from the Gungahlin Community Council) to discuss issues relating to the proposed variation to the Territory Plan, for the Gold Creek Homestead Site. These discussions identified that the proposed change to the Territory Plan was not in keeping with the recommendations made by the Gold Creek Homestead committee.

I would request the Planning Committee to ensure that any variation to The Territory Plan (for the Gold Creek Homestead Site) include consideration and provision for:

1) The homestead to be retained, repaired and utilised. 2) Development that is compatible to the homestead and complimentary to the surrounding homes. 3) Development that provides for a significant portion of the site to be dedicated for structured community use, management and ownership.

ADDITIONAL INFORMATION

The Gold Creek Homestead block is big enough to provide a combination of aged care facilities and community uses. The Gungahlin community has generally been receptive to sensible development of the block. There has been continuing community support for a development model that links the sale of the land to the provision of community facilities. Ideally the model would provide for revenue received from the sale of the block to be wholly used for improvements to the homestead and the development of community facilities contained on the block. Infrastructure for community facilities could be included as part of the development requirements; similar to the way infrastructure was provided during the development of the Gungahlin Marketplace.

With the knowledge of what happened with the Fyshwick Long-stay Caravan Park the Gungahlin community has expressed reservation in supporting any options where the homestead and community facilities are not owned by the government. For this reason a model that establishes a community based (not-for-profit) organisation, to be involved in the design of the community precinct and the management of these facilities after their completion.

A suitable option would provide for good utilisation of the land and the community facilities, with a mixture of aged care facilities, accommodation and housing for older people, plus the establishment of an art, craft, workshop and community use precinct. This would be an example of community housing that would provide a structured transition for older people, who are looking for a way to make the change from their current home to an environment that provides them with facilities that will keep them active, without the responsibilities of owning and maintaining a large home, workshop, garden, etc.

The community facilities could accommodate activities like craftwork, quilting, working with timber and metal, gardening, art, automotive restoration, pottery making and other compatible hobbies and interests. With innovative planning and a reasonable allocation of resources, Gungahlin could have a sustainable enterprise that will provide the general community and residents of the aged care establishment with facilities that are in high demand; in a location that is easily accessible to all residents of Gungahlin, Belconnen and North Canberra.

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