



# LEGISLATIVE ASSEMBLY

FOR THE AUSTRALIAN CAPITAL TERRITORY

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STANDING COMMITTEE ON PLANNING, TRANSPORT AND CITY SERVICES

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

Submission No 5 -

Mr Jason Bailey

Inquiry into DV 364 -

Gungahlin Town

Centre

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**From:** [REDACTED]  
**To:** [LA Committee - PTCS](#)  
**Subject:** Submission: Draft Variation 364 Inquiry - Proposed Changes to Gungahlin Town Centre Planning Rules  
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To Whom it may Concern

I do not support the DV364 as I do not believe that the removal of the prohibition on residential property apartments and the reduction being proposed in Commercial Office Space is justified and will adversely impact on what has already becoming a dormitory suburb.

I have been a resident in the Gungahlin area since 2006 and have seen the potential for a great northern region for Canberra dwindle into what can only be described as a dormitory region with little or no opportunity for jobs that results in a mass exodus every morning as people transit to other town centres to undertake work. I feel very much for the those persons who own a business in Gungahlin who have to watch each morning as the majority of residents have to transit to other town centres to work thus depriving them of potential revenue.

The current proposal under DV364 again provides little if no opportunity for jobs growth in the Gungahlin town centre and if anything will continue to create further congestion and issues on what is an already overloaded traffic network. It should be noted that both Horsepark, Anthony Rolfe, Gungahlin and Gundaroo Drive are all carparks during the morning exodus even with the recent duplication of roads and is another example of poor planning practices which have seen the ACT Government continue to reduce the office and commercial opportunities across Gungahlin.

The addition of more residential developments does not lend itself to good planning practices and in this instance indicates a significant disregard as to the feelings of Gungahlin residents who are constantly under consulted in the planning process. It seems that developers hold more sway in determining the extent of development with many residential developments being of poor quality with little or no amenity and consideration of integration into the local surrounding community, evidenced by the poor use of the what was the supposed to be the Business Park which is now a collection of disparate residential buildings with zero cohesion.

There is a drive and need within the Gungahlin community for more dedicated commercial developments, basic amenities and retail outlets to service the needs of a young, vibrant and multicultural community. These needs are not met through further high density residential developments which continue to represent continually poor planning with the ACT Government taking very little accountability for it.

I consider DV364 to be a lazy approach to Planning and shows a lack of ACT Government understanding of the Gungahlin communities needs, wants and frustrations. Whilst there seems to be a lack of interest in a Federal Government Agency being prepared to move into Gungahlin, I would also question the commitment of the Government and thus challenge them to advise as to the extent what actions they have undertaken since the removal of the dedicated business

park to incentivise investment in jobs growth in Gungahlin?

As a resident of Gungahlin, I strongly disagree with proposed amendments within draft variation DV364 and request that you reconsider the proposed Variation and retain the commercial office land without change and maintain a prohibition on residential developments.

Jason Bailey

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