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To: Barry Dee  
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Date: 17/12/2002 12:35 PM  
Subject: Chief Minister's Meeting with GCC

Barry,

As promised by the Chief Minister during his meeting with the Gungahlin Community Council, please find attached a document which provides ACT Government Agency responses to the issues raised at the meeting.

I apologise for the delay, but as you might appreciate, it has taken some time and effort to coordinate this comprehensive piece of work.

Please do not hesitate to contact either Eveline Goy on 6205 0404, or Myself on 6205 0215, should you require further clarification on the responses provided. We can also put you in contact with any of the Government Agencies that provided the responses if this might assist the process.

Once again, thank you for all of your assistance during 2002, and have a safe and merry festive season.

Regards.

Peter Brady

<<GCC Meeting 9 Oct Response.doc>>

(See attached file: GCC Meeting 9 Oct Response.doc)

**Gungahlin Community Council Meeting**  
**9 October 2002-10-17**  
**Responses to Issues Raised**

**1. Regional services**

- Population 25,000
- When is a community health centre likely to be established?
- 50 people have been turned away from community transport scheme

**Response:**

*As noted by the Chief Minister at the meeting, \$28m has been provided for new school facilities in the district and significant funding has been provided for major road infrastructure leading into and out of Gungahlin.*

*ACT Health notes that some medical facilities currently exist in Gungahlin, and ACT Community Care also provide a range of services. The ACT Government does not generally get directly involved in establishing General Practice clinics (these being private practitioners funded by the Commonwealth), and establishing one in Gungahlin with ACT Government support would establish a difficult to sustain precedent for other areas of the ACT.*

*With respect to the community transport scheme, following the concerns raised at the GCC meeting, Home and Community Care has provided additional recurrent funding to Gungahlin Community Services for client transport. This will mean that the transport service will return to operating four days per week (Monday to Thursday).*

**2. Boarding House proposal**

- Concern about lack of consultation
- Concern that the building will be 3 storeys and no lift
- Concern at creating an 'enclave' like Melba Court
- Building will be opposite Woolworth's loading dock
- Should be located in other residential areas, not commercial town centre
- Will community facilities be open in the evening to serve the boarding house

**Response:**

*The Gungahlin Development Authority (GDA) has provided the following extract from the functional brief for the proposal:*

- *“The “Boarding House” proposal is a response to an increasing need for cost effective, supportive, singles accommodation identified by the Poverty Task Group, the Youth Housing Taskforce and the Legislative Assembly Health and Community Care Committee Inquiry into Elder Abuse.*
- *It will fill a gap in the continuum of accommodation responses for people on low incomes between transitional and entirely independent living. The boarding house*

*will be owned by Government and managed by community or not-for-profit organisations and will have protocols in place to effectively incorporate support services.”*

*The GDA has also provided the following response to the specific concerns raised:*

- *Concern about lack of consultation: There has been significant consultation on this issue, particularly with the broader community; including the Havelock Housing Association, ACT Shelter and the Mental Health Consumer Network. The Executive of the Community Council was briefed on the project in August 2002 while plans for the facility were still in development.*
- *The building meets all relevant standards and is designed to be: “open, friendly and welcoming for the tenants, interactive and accessible; supportive and nurturing; create an environment which fosters interaction amongst its tenants at their level of comfort; provide functional accessible communal spaces; organised and efficient; reflect the aspirations and values of the community be adaptable for alternative usage in the future.” (extract from Functional Brief).*
- *The facility will accommodate only 20 people in a “supported” environment, with an on-site manager. There is no comparison with Melba Court.*
- *The building is located on Ernest Cavanaugh Street, adjacent to the Gungahlin Library and Community Centre. Other residential/commercial/community facilities may well be sited next to the Boarding House in the future. The Woolworth’s’ loading dock is located opposite the facility on Ernest Cavanaugh Street but this is not a significant matter. The loading dock has been carefully designed to have minimal impact on adjacent properties.*
- *The underlying principle of the Gungahlin Town Centre is that it should be based on mixed-use of buildings; i.e. there will be commercial, residential and community uses throughout the Town Centre.*
- *As indicated above, the tenants of the facility will be fully supported.*

### 3. GCC Community Survey

- 80% of respondents to date concerned about traffic issues and prefer a mall on Main Street

#### **Response:**

*The GDA, who has responsibility for developing the Town Centre, has noted the outcome of the survey conducted by the Gungahlin Community Council. The Authority acknowledges that there are community concerns regarding traffic flow and also personal comfort in the Town Centre.*

*However, the outcome of the Council's survey should also be considered in the context of the following:*

- *An **independent** survey of over 2000 people conducted on behalf of the Authority early this year gave overwhelming support for the continued development of the Town Centre on a different basis than other town centres in Canberra.*
- *The Council's survey was undertaken at a time when the Main Street in Gungahlin is effectively the only unfettered access into Gungahlin. Accordingly, the area is taking far more extraneous traffic than it should be. The opening of the Anthony Rolfe Avenue extension (currently under construction) in mid 2003 and the completion of works on the Barton Highway will greatly alleviate this problem.*

*As indicated above, however, the Authority notes that there are real concerns about traffic and other issues and that it is important that these be appropriately addressed. A series of forums will be held early in the New Year to consult with Gungahlin residents about the Town Centre. A digital model of the proposed developed is under preparation and this will assist in explaining the Town Centre concept to residents.*

### 4. Amaroo School Development

- Concern about large number of massing of schools
- Concern about age mix of students
- Concerns about future traffic problems

#### **Response**

*The following advice has been provided by the Department of Education:*

- *Over \$30m has been allocated for the new pre-school, primary and high schools in Amaroo. Site work commenced in September for the preschool, which will be located in close proximity to the kindergarten area of the primary school.*
- *The new primary school and high school are being planned as an integrated kindergarten to year 10 school occupying the one site. The K-5 school will have a permanent capacity of 420 students, capable of expansion up to 700 students with the addition of transportable classrooms. Likewise the Year 6-10 school will have*

*a permanent capacity of 800 students, capable of expansion up to 1,000 students. The maximum enrolment on the site at any one time is around 1,600 students. (Note that there is an adjacent Catholic primary school that is expected to have a peak enrolment level of around 600 students.)*

- *There will be one principal and shared common facilities, including administration, library, gymnasium, hall and canteen. These facilities will be designed to allow for the needs of the differing age groups and staff requirements. Separate playground areas are planned for the various age groups and there is a close linkage with adjoining neighbourhood ovals and district playing fields.*
- *Planning provides for flexibility for the establishment of sub schools for primary years K to 5, middle school years 6 to 8 and high school years 9 and 10.*
- *A new schools working group, comprising union, principal association, parent association, departmental and community interest groups was formed to be involved in development planning of the school. Two meetings of the working group have been held – 20 June 2002 and 19 August 2002. At the last meeting the Gungahlin Community Council representatives (who had not attended the first meeting) raised a number of issues. The Department held a separate meeting with the Gungahlin Community Council on 20 September to discuss their specific concerns.*
- *A public information session was conducted on 30 October 2002. The overwhelming feeling of the meeting was one of support for the schools as proposed and as designed. Although some Gungahlin Community Council representatives continue to express reservations about the K-10 and middle school model, this does not seem to be a view shared by the broader community.*
- *A number of MLA's were present at the public meeting, including Ms Katy Gallagher, Ms Kerrie Tucker, Mr Greg Cornwell, Mr Steve Pratt and Ms Helen Cross. Also present were Mr Clive Hagger of the AEU and Mr Ian Morgan of the Parents and Citizen's Council. Mr Hagger publicly indicated his support for the K-10 school, incorporating a middle school. The Parents and Citizen's Council also indicated their support for the school concept.*
- *The issue of some concern to the AEU and the Parents and Citizens Council was the size of the school. It was acknowledged that given proper building design and on site management practices that this was a matter that could be managed. Nevertheless, this is a matter that the Department will pay particular attention to and continue to monitor.*
- *The primary school facilities are expected to commence construction by around February 2003. The high school is proceeding to Final Sketch Plan stage with the next meeting of the working group to take place around February 2003.*

## **5. Future of GDA**

- It was suggested that the Government has resolved to abolish the GDA,

### **Response:**

*The GDA advises that while no formal decision has yet been taken in respect of the ongoing operations of the Authority, consideration is being given to subsuming the Authority into the proposed Land Development Agency. However, it is an ACT Government priority that there continues to be a strong focus on the development of the Gungahlin Town Centre under whatever future arrangements are set up.*

## **6. After Hours Clinics**

- Question as to whether after hours clinic will be established in Gungahlin.

### **Response:**

*As the Chief Minister noted at the meeting, the ACT Government has attempted to work with the Commonwealth in relation to this matter, but with little response. The ACT will continue to work with Commonwealth and General Practitioners with a view to establishing a program in the future.*

## **7. Employment in GTC**

- Residents congratulated Government on its initiative to establish ACTAB in Town Centre. This will have positive impact on future employment.

### **Response:**

*As the Chief Minister noted during the meeting, no major office development had been undertaken in the other town centres until the population had reached 60,000. The Chief Minister also noted that discussions were ongoing with the Commonwealth Government to establish a major Commonwealth office development in the GTC, but was conscious that the Commonwealth continues to focus on Barton. The Chief Minister also stated that the work that is currently being undertaken for the Canberra Plan (Social Plan, Economic White Paper and Spatial Plan) would consider this issue of employment.*

## **8. Remand centre**

Resident queried where/when remand centre might be established.

### **Response:**

*As the Chief Minister noted at the meeting, in all the time that he has been a member for Belconnen, he has never received a complaint about Belconnen Remand Centre. He did however note that work in determining what type of facility and where it will be located is currently being undertaken.*

## **9. Barton Highway Intersection**

- Resident noted that this intersection was on the “Black Spot” list and traffic safety getting worse

### **Response:**

*DUS has advised that this matter will be considered in the context of its overall “Black Spot” program.*

## **10. Ngunnawal Infrastructure**

Ms Renee Hamin-Olsen (6241 9482) raised concerns about lack of infrastructure in Ngunnawal and consequent problems with drainages etc.

### **Response:**

*Mr Brady spoke to DUS officers and provided a separate response to these issues to Ms Hamin-Olsen.*

## **11. LAPACS for Gungahlin**

- Resident asked why Minister Corbell has not agreed to establish LAPAC in Gungahlin.

### **Response:**

*As the Chief Minister noted at the meeting, current development pressure was in inner-Canberra and other older suburbs and this is where the initial planning focus will be. Gungahlin is still a green fields district and therefore ‘existing’ planning approaches provide residents with appropriate guidance and opportunities for input to planning processes. However the Government will continue to monitor the situation.*

## **12. Traffic Safety in Town Centre**

- A number of residents expressed concern about ongoing traffic safety issues in the Town Centre (intersections, traffic volumes/speed on traffic on Main Street, pedestrian safety etc.).

### **Response:**

*Consistent with the Chief Minister's commitment at the meeting, the Department of Urban Services (DUS) was requested to immediately initiate a review of traffic safety within the Town Centre and report back to the Council. DUS has advised that a draft report has been received from the consultant and is currently being reviewed and discussed with the Gungahlin Community Council. It is anticipated that a final report will be being available shortly*

*DUS also advises that they have contacted Ms Hamin-Olsen who raised a concern about the need for a pedestrian crossing on Gozzard Street. Ms Hamin-Olsen was advised that this matter would be considered in the study. DUS noted that this intersection ranks second on the list of accident sites in the Territory. The Department is currently looking at a treatment involving the use of traffic light on one or more legs of the roundabout during peak hours. Should this not be feasible the only other option appears to be grade-separating part of the intersection which will be a very expensive option.*