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Gungahlin Community Council Inc.

Comments on Development Application 20026521 Blocks 2 & 2 Sections 61 & 62

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Introduction

The Gungahlin Community Council Inc. (GCC) is an incorporated, not for profit, community-based association operating within the Gungahlin region of the Australian Capital Territory.

The district represented by the Council covers an area in the north to northwest of the Territory between the ACT/NSW border and the Barton Highway, Federal Highway/Northbourne Avenue to the South and East.

The objectives of the council as defined in its constitution are as follows:

- To preserve and improve the social, cultural, economic and environmental well being of Gungahlin and the Gungahlin Community.

To achieve these objectives the Council undertakes to:

- Consult with members of the Gungahlin community;



- Represent the Gungahlin community, and lobby authorities on the community's behalf;
- Provide a non-political environment where members of the community can express their aspirations, concerns and suggestions;
- Provide a public forum where members of the community can obtain information, support and opportunities to network with others;
- Advise, support and / or assist any organisation with compatible objectives to those that have been adopted by the Council;
- Liaise with members of the public, legislators, officials and community representatives; and
- To provide appropriate information and opinions on matters relevant to the Gungahlin community.

In line with achieving these objectives the Council executive committee resolved that a response to development application 20026521 would be made.

Comments Regarding The Development Application

- The Gungahlin Community Council is supportive of the ACT Government efforts in providing a range of accommodation types and services in the Gungahlin Town Centre precinct.

Provision of such ACT Government or Community housing facilities will afford potential tenants significant opportunities and allow them to integrate and interact within the emerging social fabric of Gungahlin Town Centre.

- The Gungahlin Community Council expresses concern that the number of car parking spaces does not match the total number of units in the development on at least a one to one basis.

At an initial meeting between the GCC Executive Committee and the consultant Tania Parkes and Associates it was noted that the GCC had a major concern and reservations with the lack of resident and visitor parking proposed (only a total of 14 places for 20 units total). The consultant noted this point and undertook to address this situation with her



client.

Subsequently at a public meeting held at the Gungahlin Regional Community Services a revised plan for the development was presented by the consultant. These plans showed an alternative layout for the complex and provided a total of nine parking spaces per development (18/20 car parks). It was generally agreed that whilst not offering a potential parking space for each and every tenant this could be a reasonable compromise on the basis that not all tenants may have a car or be able to drive a car (noting the provision of units for the disabled within the development)

It has been noted that the development application as lodged with PALM now only provides for a total of seven parking spaces per complex. The GCC does not accept this outcome and requests that at least 9 parking spaces per complex are provided.

The GCC also wishes to express disappointment with the applicant that a comprehensive consultation process was undertaken whereby a mutually agreed outcome for agreed to in principle by all parties, only to find that the outcome was overridden with an inferior proposal for the number of parking spaces at time of lodgement of the development application.

Comments in the Development Application document (from Urban Services) that indicate that if the units are later to be unit titled PALM would require provision of 1 car park per unit, simply reinforce the need for a one to one ratio of units to car parking spaces from the outset.

The GCC considers this matter serious enough to pursue the issue through all appropriate appeal channels if required to ensure that the finally parking configuration as agreed through the consultation process is restored prior to final development approval.

- The garbage storage area should not be in an open-plan space within the general complex. The current designs show that the garbage area connected and open to the garages and general storage areas. The garbage disposal area should be isolated to stop the smell of garbage possibly permeating throughout the development
- The GCC is concerned that the proposed fencing along the front of the development may attract undesirable elements that may use the area to undertake activities such as (but not limited to) intravenous drug use. The design of any fencing on the front perimeter must be such that it



discourages entry from the street and is sufficiently open to the street to ensure proper surveillance.

- There is concern that development on Ernest Cavanaugh Street is opposite a major supermarket loading dock that is frequented by large and noisy refrigerated semi trailers. This is not appropriate site for residential development. If the development on this block is not moved then significant measures must be taken to ensure that appropriate sound insulation is provided for the units facing the loading dock.
- There are a significant number of units within the development that suffer poor planning and design where the bedroom areas are adjoining the living areas of the neighbouring units. The floor plans of such units should be re configured so that living areas adjoin living areas and bedrooms adjoin bedrooms. There should also be sufficient acoustic insulation between each unit to ensure that noise is not transmitted between units.
- There appears to be an error in the plans provided given that a new light pole is to be installed directly behind a garage entrance.

Conclusion

The Gungahlin Community Council whilst generally supportive of the development application wishes to see the items as outlined above properly resolved before development commences.

The Council would also be appreciative of written feedback on how the issues raised will be addressed.