



***Gungahlin
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Gungahlin Community Council Inc.

**Comments and Objections for
Development Application 200309814**

Block 1, Section 10, Gungahlin

GUNGAHLIN TOWN CENTRE - Mixed use residential and commercial use building complex consisting of medical centre, gymnasium, office facility, large retail store (Aldi), retail shops, multi units residential and on grade car park.

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Introduction

The Gungahlin Community Council Inc. (Council) is an incorporated, not for profit, community-based association operating within the Gungahlin District of the Australian Capital Territory. The Council acts as the peak community representative body in Gungahlin representing the interests of residents of the district.

The district represented 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 200309814 would be made.



Comments & Objections

1. IN PRINCIPAL SUPPORT FOR DEVELOPMENT

The Gungahlin Community Council is generally supportive of the proposal as it brings sought after additional Retail, Office and Accommodation options to the Gungahlin Town Centre.

In the opinion of the Council there are several components of the development proposal that will need rectification before the development proceeds.

2. DISAPPOINTMENT EXPRESSED AT LACK OF ACTIVE CONSULTATION WITH THE COMMUNITY

The Gungahlin Community Council expresses disappointment that contrary to statements made by the Government in public forums that there would be extensive public consultation prior to development occurring, the only opportunity the community has had to pass comment has been during this public notification period.

The Government has previously indicated that “Community Planning Forums” (and in other areas where CPFs are not formed) and Community Councils, would be actively involved and consulted in developments that are considered “significant” or where other criteria are met. This development proposal is such a development.

It is felt that active engagement with the community could have avoided any potential delays and additional costs that may be incurred by the developer, as issues could have been negotiated and resolved at the early planning stages.

3. DEMONSTRATION OF COMMITMENT BY DEVELOPER TO GUNGAHLIN TOWN CENTRE PLANNING CONTROLS AND GUIDELINES

The developer is to be complimented on their adherence to the Gungahlin Town Centre Planning Controls and Guidelines.



4. DEMONSTRATION OF GOOD DESIGN PRINCIPLES: CARPARK INGRESS/EXIT

The development proposal shows several elements of good design, especially with regard to the public and private car park ingress/egress using Ernst Cavanaugh Street. This design should contribute in minimising through vehicular traffic movements along Hibberson Street, and it is hoped this design will result in Hibberson Street being a safer precinct for pedestrians.

However ongoing issues of pedestrian safety, in crossing Hibberson Street, still needs to be properly addressed. In the past the Council has recommended that through vehicular traffic should not be allowed along the entire length of Hibberson Street in order to increase pedestrian safety.

5. OBJECTION: ALL CAR PARKING NEEDS TO BE PROVIDED ON-SITE

In the event that the maximum development configuration of the Development Proposal for Parcels A, B, C and D (in terms of maximum permissible GFA), any shortfall in parking should be accommodated onsite without reliance to on-street car parking on the four frontages to Section 10.

It has been noted in the Gungahlin Urban structure Plan Traffic Engineering Issues report (TTM Consulting Pty Ltd; November 27, 2001) that:

- Gungahlin Place will be: One way, Parallel Parking on one side only – 5.5m Carriage Width
- Ernst Cavanaugh Street will be: Two way, Parallel Parking on both Sides – 10.6m Carriage Width
- New Street (referred to as East Street in the TTM Consulting Pty Ltd report) will be: Two way, Parallel Parking on both Sides – 10.6m Carriage Width

These roads do not conform to the provisions of AS 2890.5 1993 *Parking Facilities, Part 5 On-street Parking.*

Apart from the obvious safety issues from non-conformance to applicable standards for on-street parking, given that this Section is in



the Retail Core it is unreasonable to assume that parking provisions will be other than “*Set Down and Pick Up*”, “*5 minute parking (or equivalent)*”, “*Disabled Parking*”, “*Loading Zone*” and/or “*Buses, Taxis and Emergency/Authorised Vehicles Only*”

Residential Parking

The council also notes that 1.5 car parking places will be provided for 2 bedroom apartments. Parking provision should be in accordance to the ACT Parking and Vehicular Access Guidelines.

In this instance the proponent has not clearly defined whether the extra 0.5 additional resident parking space for the 2 bedroom apartments will be “shared” or dedicated – refer as follows:

***ACT PARKING AND VEHICULAR ACCESS GUIDELINES
OCTOBER 2000***

***3.1.5 Schedules of Parking Provision Rates for Residential Land Use
Policies areas***

Apartment

1 space/unit for single bedroom dwellings

2 spaces/unit for dwellings with two or more bedrooms

OR

1.5 spaces/unit for two bedroom units in a multi-unit complex if provision beyond 1 space can be shared

plus

0.25 visitor spaces/house or unit where a complex comprises 4 or more units

6. OBJECTION: PROPOSED NOISE IMPACT FOR RESIDENTIAL DWELLINGS

The Council submits that the permissible noise levels should be no less than the permissible levels as set down in the decision handed down by the Office of the Commissioner for Land and Planning on Development Application 20026521 (Blocks 2&2, Section 61&62)



Gungahlin.

Precedence was set for Noise Management provisions in the Gungahlin Town Centre for residential dwellings adjacent loading bays and/or in the Retail Core areas with the following decision:

***NOTICE OF DECISION – PURSUANT TO PART 6 OF THE LAND
(PLANNING AND ENVIRONMENT) ACT 1991
APPLICATION 20026521, DATE LODGED 10 DECEMBER 2002***

2.0 DECISION

Noise Management

8. that the walls and floors between the dwellings are to –

- (a) achieve a Weighted Sound reduction Index (Rw) of not less than 55;*
- (b) comply with the provisions of Australian Standard AS2107 – 1987:
Acoustics – recommended Design Sound Levels and Reverberation
Times for Building Interiors;*
- (c) comply with the relevant standard in the Building code of Australia;
or*
- (d) comply with the relevant noise transmittal standards in the
Environment Protection Act 1997;*

*Whichever is the higher standard (i.e. Achieve greater noise attenuation).
The design of building elements required to achieve this standard is to be
endorsed by a suitably qualified person before building approval under
the Building Act 1972 for other than demolition is issued. A copy of this
endorsement and the relevant details are to be lodged with PALM before
the completion of the building.*

*9. that internal noise levels (with windows and doors closed) within habitable
rooms facing Ernest Cavanaugh Street are to*

- (a) be not greater than 38 dB L_{A10} 18 hour for sleeping areas and not
greater than 43 dB L_{A10} 18 hour for recreation and work areas, or*
- (b) comply with Australian Standard AS3671: Acoustics – Road Traffic
Noise Intrusion, Building Siting and Construction,*

*Whichever is the higher standard (i.e. Achieves a greater noise attenuation).
The building design required to achieve this standard is to be endorsed by a
suitably qualified acoustic consultant before building approval under the
Building Act 1972 for other than demolition is issued. A copy of this*



endorsement and the relevant details are to be lodged with PALM before the completion of the building.

7. PROVISION OF AFFORDABLE HOUSING:

The Council submits that it would be preferable to see a development condition clause that provides for a percentage of dwellings in the proposed development to be developed as “AFFORDABLE” accommodation in accordance with recommendations of the ACT Affordable Housing Taskforce.

Council believes that Recommendation 33 of the Final Report of the ACT Affordable Housing Taskforce should be given considerable weight. Refer extract:

ACT GOVERNMENT RESPONSE TO “STRATEGIES FOR ACTION” FINAL REPORT OF THE ACT AFFORDABLE HOUSING TASKFORCE MAY 2003. A document authorised by Mr Bill Wood MLA, Minister for Disability, Housing and Community Services:

Recommendation 33:

It is recommended that the ACT Government introduce inclusionary zoning based on 3-4 per cent of the floorspace or its cash equivalent for all multi-unit/block residential development. Further, it is recommended that both the housing stock and funding created be provided to, and managed by, affordable housing providers, the latter to be used to acquire additional affordable housing.

Noted, for further investigation.

The Government supports the consideration of mechanisms to increase affordable housing in the ACT. It should be noted that flexibility for achieving affordable housing in group and town centres already exists through the current master planning processes.

The recommended 3-4% handback option in new multi-unit development sites will be examined, especially in relation to ensuring a transparent and effective implementation approach.

The Government will also consider the options for cash equivalent payments by developers to be made in lieu of physical provision of affordable housing in multi-unit/block residential developments, as suggested by the Taskforce.



In consideration of any cash equivalent payments, it will be important to ensure that the arrangements provide new, or additional revenue to the Territory, rather than a substitution of the government's existing revenue base. In addition, issues of accountability to the community and the Government will also need to be considered.;

8. COMMENT: INSUFFICIENT PROVISION OF PAVING SPACE ON GUNGAHLIN PLACE / “TOWN SQUARE” EDGE.

The Council submits that the widened paving area should be extended south along the Gungahlin Place / “Town Square” frontage to encourage street-walk cafés and restaurants thus further promoting an active frontage and community interaction. This will also maintain a clear structured walk space in front of the shop fronts.

The Council appreciates that providing this enhancement is not a function for the developer but rather a function of the proposed infrastructure that is to be provided by the Land Development Agency.

The Council also acknowledges that widening of paving space on the Eastern Edge of Block 9 (along Gungahlin Place) would also be preferable for the aforementioned reasons.

Conclusion

The Gungahlin Community Council is generally supportive to the development application. Whilst not wanting to introduce delays in the provisioning of new infrastructure and facilities we wish to see issues as outlined above appropriately addressed and resolved in an expedient manner before development commences.

Please note that the Council would be happy to meet with ACTPLA and the developer to discuss resolution and or provide a public forum for community presentation and consultation.

The Council reserves the right, if the matters are not appropriately resolved, to use all avenues open to ensure that the matters are suitably addressed in the interest of the Gungahlin Community.

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