

GUNSMOKE

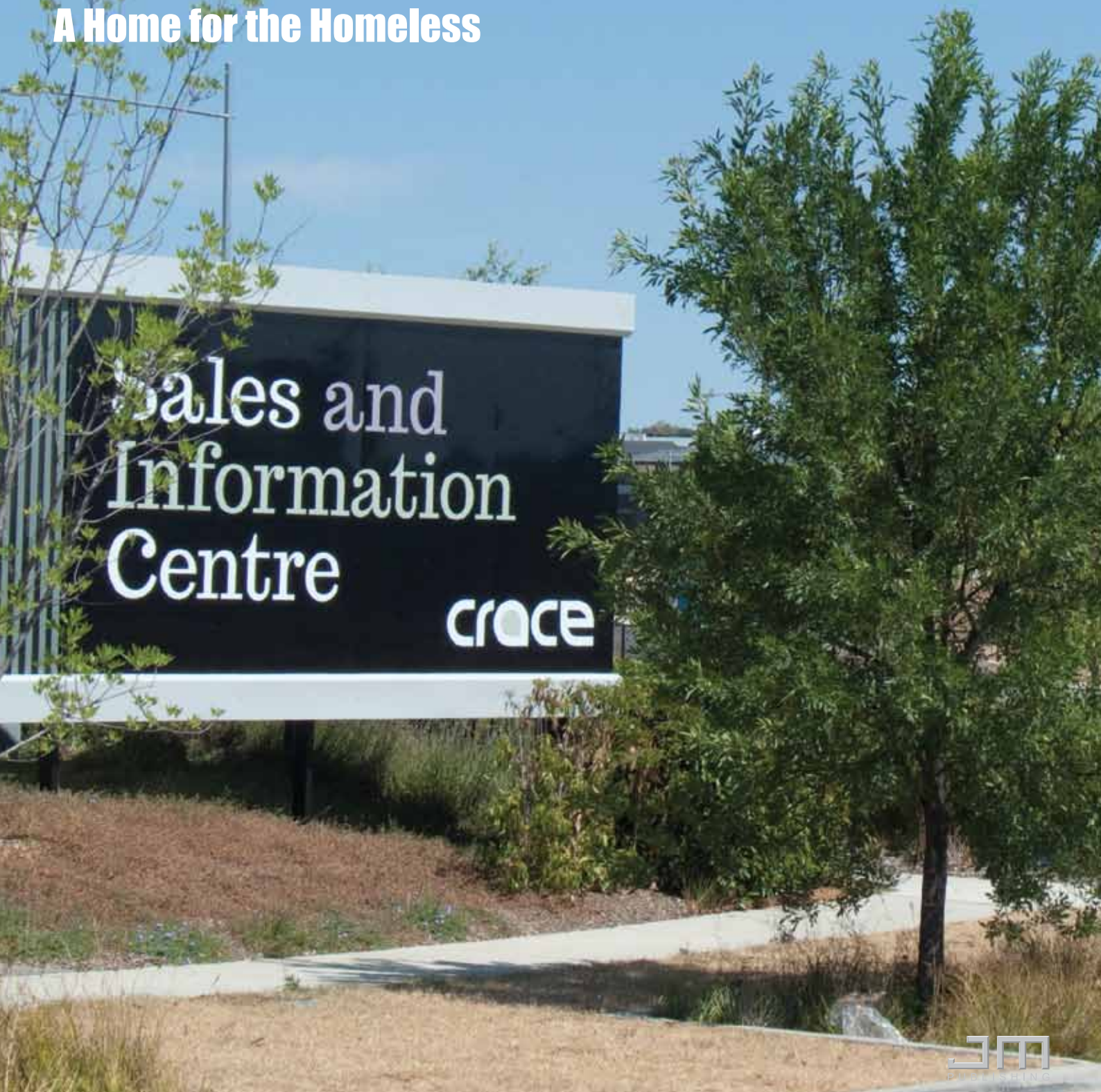
Edition 130 February 2014

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**CRACE CENTRAL SHOPPING
PRECINCT NOW OPEN**

ISSUES LIST

A Home for the Homeless



JM
PUBLISHING

Gungahlin Community Council Business Breakfast

TUESDAY 18 Feb 2014

7:00am for a 7:30am start – 8:45am

Canberra Raiders Club
Hibberson St, Gungahlin

Enhancing Business Opportunities in Gungahlin



Katy Gallagher

Chief Minister
Australian Capital Territory



Andrew Blyth

CEO ACT and Region
Chamber of Commerce and Industry

Gungahlin is a thriving satellite region of the ACT with one of the fastest growth rates in the country. The population is expected to reach over 60,000 as planned suburban developments reach completion. This level of population needs to be serviced by adequate amenities, infrastructure and a greater diversity of business to satisfy a self-sustaining community.

Ideally significant business development opportunities will become available.

The GCC wants to see a process where the future needs of the growing community are met through adequate planning. The views of existing businesses and prospective businesses are vital to this process.

Come along to hear what may be planned or feasible. Help start a process where your views can be heard!

The Gungahlin Community Council (GCC) is a voluntary, community-based association operating in the Gungahlin district of the ACT. Our objective is to preserve and improve the social, cultural, economic and environmental well-being of the Gungahlin community.

Prize Draw

Business Diagnostic Audit and Report
from Tony Ozanne
Business Coaching Canberra

Valued at **\$2500**

For more information

RSVP by Friday 14 February - Limited Spaces - via

website www.gcc.asn.au, or call Ewan Brown on 0418 486 471 or email president@gcc.asn.au



GunSmoke is available online, and printed copies are available through key shopping centres. To subscribe to the online edition visit www.gcc.asn.au and click on the "Sign Up For Our Newsletter" button at the bottom of the page. To advertise your business or organisation in GunSmoke, please visit our website.

Disclaimer:

GunSmoke is published to allow residents to keep in touch with their local community. The views expressed in GunSmoke do not necessarily represent the opinion of the editor, or members of the Gungahlin Community Council Inc.

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GCC Committee:

James Milligan, Meegan Fitzharris, Michael Norfor, Gillian Yeend



From the President

Ewan Brown

Priority Target: Keep Gungahlin residents aware of developments in their region.

In view of the anticipated substantial growth of Gungahlin over coming years with the settlement of new suburbs including Casey, Kenny, Bonner, Throsby and Moncrief there is a need for significant planning consultation on the provision and timely development of facilities for the area to accommodate the requirements of a population likely to exceed 60,000 residents.

Transport issues (in and out) are of critical importance and the usual approach for 'catch-up' or remedial developments will not offer satisfactory solutions in the short-to-medium term.

CURRENT ISSUES

1. GCC wants a review/development of a new Master Plan for the Town Centre to reflect the needs of the rapidly growing population in the area. A previous Plan (2008), following a small community response, sought to retain a 'quiet village' type atmosphere for the Town Centre.

Significant population growth and the strong likelihood of Light Rail terminating in Gungahlin now strongly suggest that a review should be undertaken to ascertain current community attitudes.

GCC proposes that another community survey/consultation process be undertaken to seek input from residents, visitors and workers. More facilities and amenities have been or are being provided in the region thus contributing to residents' expectations that even more development would be beneficial to avoid having to travel out of the region.

Focus needs to be placed on significant diverse commercial development to provide more employment and shopping opportunities for

Gungahlin residents. (Key stakeholders need to be convinced of the value of locating or living in Gungahlin in order to engage in development and to attract new staff!)

Traffic problems feature prominently in our top priority issues. Recent statistics show Gungahlin having 4 out of the top 7 accident spots in Canberra. Two of these are covered in our urgent Budget funding requests.

We have added a new component to our Issues List – the need for all major roads into Gungahlin being dual carriageways within 5 years! The updated list is featured on the GCC website and residents are encouraged to comment on the items covered and to advise other concerns they may have.

I am developing a scorecard of amenities, facilities and services that Gungahlin residents DO NOT have to leave the district for:

- Supermarkets
- Library
- Health Centre
- Gyms
- Range of medical and dental services
- Clubs
- Most open field sporting facilities
- Medicare and Centrelink
- Community services
- Hardware store
- Good schools
- Child care
- Aged persons facilities

Coming soon or less soon

- Swimming pool
- Oval
- Cinemas
- Government office block with local employment
- Government Shopfront
- Another hardware store

continued >

Still needed?

GCC expects our coming survey will considerably broaden this list.

Committee Update

Our longstanding web Administrator (Dave Bockett) has moved with his family to Perth and will continue to operate Cornerstone Web Design from there. One of our latest committee members, Prasad Tipirneni, has agreed to take on this role. We also welcome Mark Scarborough, proprietor of My Gungahlin, to the committee

to strengthen the mutually beneficial arrangement between the two bodies that we initiated last year.

We will be holding our first business breakfast in late February to seek to get local businesses more involved in broader local issues.

Gunsmoke will be published two monthly (February, April, June, August, October and December) in 2014. Monthly meetings will be held from February to November. There will be no GCC public meetings in January or December.



FROM THE POLLIES

Shane Rattenbury MLA
ACT Greens

Gungahlin will see a new style of Canberra Connect shopfront that will adopt new technologies and improve service delivery when it opens next year.

A government shopfront in Gungahlin was brought forward by the ACT Greens through the 2008 Parliamentary Agreement, and I'm really pleased to see that it will come to fruition early in 2015.

The new shopfront will be located on the ground floor of the new government office block and will feature an open plan layout without barriers between staff and customers, enabling higher quality interactions between staff and customers.

It will also be a cashless service, meaning payments will need to be made by debit or credit card. While some people might find this very different, what's clear is that most people these days prefer cashless transactions using electronic payment methods over cash and cheques. It also means that transactions are processed more quickly and waiting times will be reduced.

Gungahlin is the perfect place to roll out this new style of shopfront, and for those who still prefer to make payments by cash or cheque, you can still do this at the nearby Australia Post outlet in the Gungahlin Town Centre, or other shopfronts around Canberra.

TAMS undertook research to find out if this new model of service delivery would work for the residents of Gungahlin and to make sure that it wouldn't adversely affect disadvantaged groups in the community.

This new Canberra Connect shopfront will provide an opportunity to bring the ACT Government in line with service delivery trends towards open plan, cashless environments.



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FROM THE POLLIES

Katy Gallagher MLA
Chief Minister

As 2014 gets into full swing it's shaping up as another year of growth and change for Gungahlin. Families continue to be attracted by the modern homes, new infrastructure and increasingly by the rich sense of community which has emerged.

Although Canberra's youngest town centre, Gungahlin has developed some of the more dynamic and popular social networks in the Territory. This is a testament to the enthusiasm of residents eager to build a strong community and also to valuable forums such as the Gungahlin Community Council.

As the ACT Government we place great value on the collective voices of our communities and I look forward to working with the council throughout the year – starting with February's business breakfast.

Of course, the growth in Gungahlin brings a continuing demand for investments in roads, schools and other infrastructure. As we plan and invest, the government will continue to work to create suburbs with the highest standards of amenity and environmental sustainability. A key element of our planning philosophy is to encourage active lifestyles through safe and convenient connections to service and retail hubs.

This year will also see major steps taken towards connecting Gungahlin and Civic by light rail. As Gungahlin's population moves towards 60,000 the need for this link continues to grow. Having recruited some of Australia's most qualified light rail experts to the new Capital Metro Agency, the government will progress detailed planning throughout 2014.

We will make community consultation a central part of light rail and other important planning processes during the year and I encourage you to have your say.



FROM THE POLLIES

Jeremy Hanson MLA
Leader of the opposition

Gungahlin is a rapidly growing and increasingly important hub for the Canberra community.

After more than a decade of evolution and entrenchment, now is the time for Canberrans living in and around our northernmost town centre to really have their say on how to improve what is already a vibrant and constantly changing part of the ACT.

More people will continue to flock to the Gungahlin region in years to come and I'm keen to hear your ideas on how to manage and develop the area so it can deal with an increase in population while also reaping the full benefits of having more people in the region. Is it all about road duplication or other transport options? Does Gungahlin need more open spaces like parks and reserves for families to enjoy? Is the idea of both working and living in Gungahlin an attractive one? Which direction should the district grow?

There are many questions and many answers but I want people to have their say and play a part in developing the Canberra Liberals vision for Gungahlin in the lead up to the 2016 ACT election. It's an exciting time and I will never take the Canberrans living in Gungahlin for granted.

If you have an idea, a suggestion or a question I encourage you to get in contact with my office.

Please email me at hanson@parliament.act.gov.au I'm keen to discuss your views with the Canberra Liberals team so we can all work towards a better Gungahlin!



CRACE CENTRAL SHOPPING PRECINCT NOW OPEN

Residents and locals were thrilled to take part in the celebrations at Crace Central in late November, with the highly anticipated opening of Supabarn, Club Lime, Coffee Guru and Blue Poppy Hair. Supabarn is open Monday to Friday 7.00am until 10.00pm, and Saturday to Sunday 7.00am until 9.00pm, with free parking on it's doorstep. Make sure you follow Supabarn on Facebook to stay up-to-date with all the latest news and specials.

Crace set to welcome Childcare Centre

Crace residents will notice some heavy machinery on the Oorama Education site in preparation for a targeted opening in September 2014. There has been huge interest in the new early learning centre and for those families who would like to join the waiting list, we encourage you to email Oorama Education at crace@ooramaeducation.com.au and visit www.ooramaeducation.com.au for more information. The Crace service is subject to local regulatory education and care authority service approvals.

Over 60s at Crace in good hands with Goodwin

A hive of activity is taking place at the development site for The Central by Goodwin, which is creating a buzz amongst Canberra's 60 and over residents.

The Lifestyle Club has taken shape with steel walls erected and roofing underway. The Club is exclusive for residents of The Central and will include a gym, library, activity rooms and stylish lounge area, which is sure to become an active social hub for residents.

Stage 1 apartments are now selling and to learn more about these quality apartments and lifestyle benefits, contact Goodwin's sales office on (02) 6175 5057 or visit www.centralbygoodwin.org.au

Crace Medical Centre

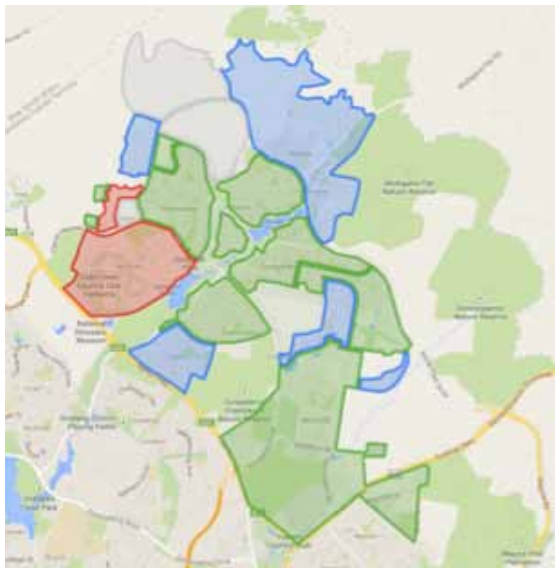
Construction of the Crace Medical Centre is on track, with completion planned for mid April 2014. Both a pathology provider and orthopaedic surgeon are now confirmed tenants, and progress is being made on securing a pharmacy.

CRACE SALES OFFICE CLOSURE

The Crace Sales and Information Centre will be closing permanently on 31 January 2014, after which time you can still stay in touch via phone, email, social media and in person by appointment at our head office - CIC Australia, 64 Allara Street, Civic. Visit crace.com.au for more information.



Been thinking whether you should get an NBN service or not ? Not sure if you can ? If you live in any of the areas shown in green on the map below then you CAN get an NBN service, and you SHOULD start thinking about getting one soon, because the old copper wire network will start to be switched off starting in the middle of this year. More details about the switch off will be communicated to consumers in the next few months by NBNco and course through the GCC. You should also visit www.nbnco.com.au/switchoff to find out when the switchoff will happen at your address.



Thanks to Gungahlin resident Jarrad Chant for this map, which can be found at <http://goo.gl/Asd7XP>

GREEN - NBNco.
Fibre-to-the-home

BLUE - TransACT (now iinet)
Fibre-to-the-premise

RED - Existing Broadband
(mostly low speed ADSL)

Notably, there are two areas in Gungahlin shown in Red on the map; Nicholls and Casey Stage 1. The GCC is lobbying all relevant stakeholders (NBNco, minister, etc.) to ensure these locations are not left stranded without fibre-based broadband compared to the rest of Gungahlin. As one of the oldest suburbs in Gungahlin, Nicholls has really missed out so far and the GCC would like to assure residents that we are continuing to work to ensure access to quality broadband is available to every home and business.

For businesses, getting an NBN service has been complicated by the problems with connecting Multi-Dwelling Units (MDU's) to the NBN. Essentially, in blocks of flats, buildings with a mix of business and residential tenants, and within shopping centres, businesses cannot order NBN services. Again, the GCC continues to lobby hard to extract a solution from NBNco on this issue, and have had some initial small wins we hope to be able to report on soon.

Finally, some technical tips about using the NBN, based on a visit I made to some friends who had upgraded to an NBN service "but had not seen any difference" either for working from home, or for access to the Internet by their children. The service they had ordered (25Mbps downstream, 4Mbps upstream) should have been MUCH better than their old ADSL service, so what had gone wrong ? I began my test by plugging my notebook directly into their router (ie. No Wifi) and running a speed test (www.speedtest.net). This showed that the connection was working at pretty much the speed they had purchased, so I then checked what they were doing at their desktop computer (also directly connected to their router). It turned out that they were not using this work PC for web browsing, but for connecting back to the computers in the office of the business they operate. Since the connection from their office to the Internet was only 4Mbps, the

continued >

increased speed of their home connection was in fact making no difference (but would if their business connection could be upgraded to the NBN!).

All the children were accessing the Internet using Wifi, and when I used www.SpeedTest.net from my notebook using Wifi in one of their bedrooms it reported only about 1Mbps! My friends had installed a Wifi repeater, but had plugged it in close to the bedroom, rather than half way between where the router was and the bedroom. The problem was

that the signal was so weak near the bedroom, the repeater was not getting a strong enough signal to amplify. By moving the repeater to a half-way point, a SpeedTest in the bedroom jumped up to 20Mbps, more than enough to meet the needs of the kids. Although Wifi is fantastic, the performance you get is dependent on lots of factors, so a bit of testing is well worthwhile. You can get SpeedTest as a free app for most mobile devices as well.

GCC High Priority Items for ACT Budget 2014-2015

Transport continues to be a major issue of concern for the Gungahlin Community. As soon as key routes are upgraded residents then have to endure remedial action and additional disruptions. GCC contends that these facilities should be provided in advance of or in concert with 'known' development procedures. Residents would benefit from the staggering of scheduling of road works so that traffic disruptions are minimised.

Gungahlin residents rely heavily on road access in and out of the region because there are too few employment opportunities, services, entertainment and leisure facilities in the area.

Gungahlin Drive (Southbound) users are faced with regular delays due to traffic light scheduling at Sandford Street in Mitchell plus ongoing road system improvements on various exit routes to Civic or the Inner South.

The ACT Government has announced plans to duplicate Gundaroo Drive between the Barton Highway and Mirrabai Drive and has conducted community consultation and scoping studies. This project now requires Budget funding in 2014-2015 to bring it to completion.

TOP PRIORITY

GCC Views

Allocate priority to the section between Gungahlin Drive and Mirrabai Drive (before the Valley Way extension is completed) – Bus stopping areas

contribute to regular vehicle accidents due to single lane traffic. Increased by-pass traffic will exacerbate existing problems.

Correct bend in alignment of southbound RH lane at junction with Gungahlin Drive to cater for volume of traffic turning right into Gungahlin Drive and to reduce current bottleneck. Increased usage of Gungahlin shopping precinct results in large vehicle build-ups with South-bound traffic. Problems occur closer to Service Station section due to lack of pull-off areas (on both sides) for Action buses.

Current plans feature the installation of traffic lights at the Barton Highway intersection rather than the more expensive solution of a flyover. This should provide adequate traffic equalisation measures to substantially reduce vehicle back-ups both into and out of Gungahlin at peak times. Noise reduction barriers have been identified as critical construction items along residential areas between Crace and Gundaroo Drive. GCC wants updates on the proposed Nurdur Drive extension to Gungahlin Drive.

Construct effective traffic by-pass routes around the Gungahlin Town Centre to divert the increasing traffic flow from Flemington Road (East – West) and from Bonner and Casey (West – East). This means significant focus on proposed routes such as Valley Way and Anthony Rolfe Avenue.

Remedy paucity of parking at Phyllis Ashton Circuit and Strayleaf Crescent Gungahlin for patrons of commercial facilities. A solution has been developed and funding is required to complete the project.

TOP PRIORITY

Fix the prominent accident spot at the intersection of Hinder and Hibberson Streets in the Town Centre.



Many drivers lack confidence in this dangerous situation. The reasons for the Hinder Street queues are numerous:

- The tightness of the intersection with the stopping areas far too close to traffic on all sides contribute to very poor sight lines. The presence of pedestrian crossings would at least provide some setback to provide vehicles with more room and sighting capacity;
- Current Action Bus stop improvements plus large buses blocking the view of waiting motorists;
- the lack of a slip lane on both sides, which delays traffic turning left because it is held up by vehicles seeking to turn right or go straight ahead;
- increasing traffic commensurate with two busy medical practices, a Post Office and two pathology practices.
- Increasing traffic from northern areas of Gungahlin seeking to cross Hibberson Street;
- the exacerbation of this situation by the continual feeding in of traffic emerging from the Coles' underground car park and the Liquor store car park, with more traffic to come from the proposed cinema, club, office block and mosque etc.

The intersection needs a major planning upgrade. Remedial measures to suit the current level of traffic will be insufficient when the next phase of development of the Town Centre takes place.

Regardless of whether traffic from the East is diverted around the Town Centre along The Valley Way or Anthony Rolfe Avenue the expected volume of vehicular traffic in this section of the Town Centre will increase significantly as new developments are completed. Most car parking facilities will be located on the southern side of the Centre.

The time is right to significantly enlarge this intersection to include slip lanes and better visibility while there is no development on the eastern side.

Further delays will incur additional costs as the cinema development may commence soon.



OTHER PRIORITY ISSUES

Urgent need for facilities to cater for the region's youth, particularly after day time facilities are closed.

IMPROVED RECREATIONAL FACILITIES REQUIRED

Improved access to lake shores (Yerrabi Pond, Gungahlin Pond etc.) for recreational purposes.

These water bodies were initially constructed as water quality measures but over time they become established parts of the community landscape with expectations of broader use. Currently there is a paucity of access points to local water bodies and very few picnic facilities.

Parking linked to lakeshore/waterbody access throughout district needs to be substantially increased. Provide tennis courts in district.



2014 Jump to Cure Diabetes



Mark from My Gungahlin has joined up with Team Gungahlin for Juvenile Diabetes Research Foundation's 2014 Jump to Cure Diabetes, a tandem skydive, and will be challenging himself while he raises funds for important medical research to improve the lives of those living with T1D. This is Mark's second skydive for JDRF Jump To Cure Diabetes after a successful fundraiser in 2013. Last year Mark raised \$2,495 and is hoping to beat that this year.

T1D is an autoimmune disease that strikes children and adults and lasts a lifetime. 122,300 kids and adults in Australia have this disease, and this number grows each year. Progress in T1D research has been extraordinary, with continued advances that are improving the lives of those living with T1D.

Please help me support JDRF by donating to my personal fundraising web page or one of the other members of Team Gungahlin. <http://jdrf.org.au/teamgungahlin>



Credit: Another Happy Customer - Creative Photography



Credit: Another Happy Customer - Creative Photography



Make your business stand out with My Gungahlin



With My Gungahlin you will find local news, articles of interest, local events and listing information for Gungahlin businesses, schools, sporting groups, community groups and support groups.

We encourage individuals, schools, sporting groups, community groups and support groups to provide news or articles of interest to share with the community.

We will also list events held in Gungahlin or events relevant to the Gungahlin community. Events that are of a community interest such as open days, festivals and fetes we will list for free in our calendar of events.

We provide Gungahlin businesses the opportunity to promote their business to the Gungahlin region by sponsoring My Gungahlin and becoming a Platinum Partner. My Gungahlin also offers other marketing and branding services such as web site design, graphic design and printing. Please see 'Our Services' section for more information.

Follow us on:



mygungahlin



@mygungahlin



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Top 10 January Facebook Posts

Picture: Google forecasting snow in January "Weather forecast for today and this week from Google. Something a bit odd though. Like when you see it." 15/1/14 14k

Video: Summernats Cruise "Summernats has arrived." 2/1/14 10.1k

Picture: Sign warning of brown snake "Luke captured this earlier today in the walkway between Gungahlin Dr and Lexcen Ave." 13/1/14 9.1k

Picture: Gungahlin Leisure Centre "Not long to go now until opening!" 28/1/14 7.5k

Status: "Neighbourhood Watch alert for Springbank Rise. Last night at about 1:30am a man dressed in black pants and black hoodie was captured on camera breaking into vehicles and walking back and forth between houses. Police have been advised. If you saw or heard anything please contact Police 131 444 or ACT Region Crime Stoppers."

Link: My Gungahlin "Franklin & Harrison shops. Details in link in comments." 20/1/14 6.2k

Picture: Blown power box "This is what caused the earlier power outage in Gungahlin." 17/1/14 6.1k

Picture: Meme of Ron Burgundy "Stay Cool Gungahlin." 13/1/14 5.8k

Status: "Things that go boom in the night. At about 11:10pm last night a loud boom was heard in Ngunnawal" 23/1/14 5.6k

Picture: Weather forecast "And people say Canberra is cold! Hottest capital." 18/1/14 5.6k



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lost and found pets in Gungahlin

We regularly get posts and messages through our Facebook page notifying of lost and found pets in Gungahlin. We recommend reporting at Canberra Lost Pet Database Facebook Page and letting us know when the listing has been posted there so we can share from there. You should also report on the Territory and Municipal Services and RSPCA websites.

"If you find a dog roaming or are missing your beloved pet, you can go online to fill out a form which, once submitted, automatically lists the dog on a lost or found table," said Peter Dinan, Manager of Operations and Registrar of Domestic Animal Services. "Losing a dog can be quite a distressing time and the process of returning a pooch to its owner is made a lot quicker and easier by making this information available to the public. The online tables detail the date the dog was found or went missing, the breed of dog, its colour and the suburb in which it was found or lost. A photo of the animal can also be uploaded for easy identification.

"These tables are a good first point of call when searching for lost and found dogs, giving the owner the opportunity to directly contact the person holding the dog and vice versa. However, although we have this service, it is very important to ensure your pet's registration and micro-chip details are current and they are wearing their identification."

Mr Dinan said that all it takes to check if this information is up-to-date is an email to dogcontrol@act.gov.au providing the dog's name, registration number and your full name.

"When a dog is found with a registration tag, Canberra Connect can be contacted on 13 22 81 who will make attempts to contact the owner on your behalf. Alternatively, the dog can be taken to a vet clinic where the owner may be identified if the dog is micro-chipped."

Mr Dinan said that people who are looking for a new friend to invite into their home can also go online to view the dogs currently impounded at the DAS shelter in Symonston.

To ensure you are reunited quickly with your pet here is some useful tips. Have your dog registered with TAMS, have the yellow tag attached to their collar or have tag with engraving "ACT REGO" and the number. Make sure you have a current mobile phone listed in your details. Chances are you are out walking the streets with your mobile trying to find your pet.

Have your pet micro chipped. Under ACT legislation all domestic cats and dogs must be micro chipped. Microchips are vital for reuniting pets with their owners. Please make sure your details are up to date. There are five national microchip registries in Australia. To check which register your pet is on, and whether your details are up to date, simply type in their microchip details on <http://www.petaddress.com.au/> If you have recently moved from NSW to ACT make sure your pet is registered with a National microchip database rather than the NSW state database. Microchips only cost \$50-\$60 to implant and they are only the size of a grain of rice. Micro chipping can be done at RSPCA, Domestic Animal Services, or your local vet. Make sure you keep your details up to date.

If you find a lost pet check for tags on the collar. If there is an ACT Rego tag call Canberra Connect 132281 and they will be able to connect you with the owner. If you find a stray cat or dog, you can take it to any vet to get it scanned and check whether it is micro chipped. The Animal Emergency Centre Canberra <http://aeccanberra.com.au/> in Fyshwick can scan animals outside of normal business hours as it is open throughout the night.

You can also take the pet straight to Domestic Animal Services or RSPCA if you can't keep the pet at your own home. Both RSPCA and Domestic Animal Services have overnight pens you can drop stray dogs you find outside business hours. Please ensure to lock the doors after dropping off the dogs.

For more information on lost, found and impounded dogs, or to report a lost or found dog visit the TAMS website.

The RSPCA also offer a similar service of reporting lost and found pets through their website.

If you have had your pet reunited through the good will of a member of the community and these services mentioned here may I suggest a donation to RSPCA ACT as a sign of appreciation.



Coming Events

Gungahlin Parkrun

Every Saturday 8am
Yerrabi Ponds

A free, timed 5km fun run every Saturday morning.

Hall Markets

2nd March 2014 10:00am – 3:00pm
Hall Showgrounds

The Hall Markets are one of Australia's largest markets, specialising in hand made and home grown goods.

Farmers Markets

Every Saturday (except Canberra Show) 7:30am – 12:00pm
EPIC

The Capital Region Farmers Market is a genuine farmers market with over 120 stalls offering a diverse range of fresh food, handmade regional food products and agricultural produce with a focus on paddock to plate production.

Gungahlin United Football Club Info Evening

5th & 6th February 2014 6pm – 8pm
Harrison Playing fields

Gungahlin Community Council Meeting

Wednesday 12th March 2014 7:30pm – 9:00pm
Gungahlin library

The Gungahlin Community Council meets on the second Wednesday of the month.

Juvenile Diabetes Research Foundation Jump To Cure Diabetes

Saturday 22nd March 2014.
Deakin Oval next to the mint

Watch 'Team Gungahlin' skydive fundraising for JDRF



Tony Ozanne

Business Coaching Canberra

Interview by Gillian Yeend

Tony Ozanne is a Business Coach based in Canberra. He has recently joined the Gungahlin Community Council and is providing his professional services for the prize draw at the upcoming Gungahlin Community Council Business Breakfast.

I moved to Gungahlin in 2009 from Perth. We purchased in Amaroo the following year. Close to Yerabbi Ponds we have the awesome lake views along with the facilities, sunsets and general convenience of the area as it grows.

I joined the GCC after following the web information and social media for about a year. I said to myself "I should go to the next meeting", but there was always something on the night of the meeting. I attended the AGM this year and decided to take the plunge. I am passionate about being an active participant in promoting the needs of the community and business in my home town.

Since I have lived in Gungahlin I have witnessed the development of the new sporting oval, the swimming complex, Market Place re-developments as well as too many to list property estates and suburbs, plus schools and child care. I feel we are heading in the right direction. I see the biggest challenge is maintaining that balance between growth and infrastructure. There are certainly some frustrations arising from shortfalls in parking, road capacity and shopping variety amongst other things in the area, but we are lucky to have space around us to add resources.

“

Business Coaching is a strategy used by leading business owners these days to improve efficiency and effectiveness of a business.

”

If I were to put my 'male' hat on I would probably be happy with the current level of shopping facilities close by but I am aware that the high end retailers are not here. I am certainly looking forward to the swim Centre and the cinema complex. Light rail is also an exciting development as more people move to the area. Personally I don't think I would choose to live anywhere else!

For over three years I have been operating as a Business Coach based in Canberra. My business has recently expanded to Sydney, Melbourne and Perth. Business Coaching is a strategy used by leading business owners these days to improve efficiency and effectiveness of a business. I love being a sounding board for ideas, plans, and goals for a business. I have experience in overseeing large business ventures with branches interstate and internationally, and local businesses with a need for one on one support. I try to be more than a business coach. My outlook is simple. If I can find a way to help a business based on their willingness, their budget and their resources, I will. I would love the chance to meet with any Gungahlin business to discuss whether coaching may help their business (it's free and I don't do hard sell) or to interview them for my project. I started a project last year to interview on video 100 business owners as a part of my 'Small Interview Project.' I have managed to get about half way through so I would like to complete this by mid year. I still need about 40 business owners for 10 minutes of their time. Let me know if you are interested. I would love to make is biased towards Gungahlin based businesses!

Tony Ozanne
www.tonyozanne.com
"more than a business coach"

ISSUES LIST

Prepared by Gungahlin Community Council

The GCC Executive has identified the following issues by the as being the key areas of concern for Gungahlin residents. The GCC Executive will represent the community in seeking responses to these issues and will report regularly on progress.

(Members of the local community can submit their views on the stance adopted by the GCC.)

This list is on the GCC website to invite community comment. It is widely distributed to all ACT Legislative Assembly members and ACT Government Directorates. Their contributions and responses are noted. It is regularly updated as issues are progressed and as new issues arise.

- Our Key Priority: to keep Gungahlin residents aware of developments in their region.

GCC wants a regularly updated information service (Developments in Your Community), complete with maps, from the ACT Government to advise residents of the type and status of ongoing developments in the area.

This covers roadworks, new constructions (both new and existing sites), the Leisure centre, the oval, the new ACT Government office block, the 'promised' cinema, the Wetlands project, the site reserved for bulky goods outlet and any other projects of interest to community members.

1. CRITICAL ISSUES TO BE ADDRESSED

In view of the anticipated substantial growth of Gungahlin over coming years with the settlement of Casey, Kenny, Bonner and Moncrief there is a need for significant planning consultation on the provision and timely development of facilities for the area to accommodate the requirements of a population likely to exceed 60,000 residents. Transport egress and ingress issues will be of critical importance and the current approach for 'catch-up' or remedial developments will not offer satisfactory solutions in the short-to-medium term.

1.1 GCC wants to become involved in a review/development of a Master Plan for the Town Centre to reflect the needs of the rapidly growing population in the area. A previous Plan (following a small community response) sought to retain a 'quiet village' type atmosphere for the Town Centre. Significant population growth and the strong likelihood of Light Rail terminating in Gungahlin require a review. GCC proposes that another community survey/consultation process be undertaken to seek input from residents and workers.

(Residents/shoppers in the Town Centre have indicated that the overwhelming Top Priority is to "fix" Hibberson Street!)

1.2 The Gungahlin Community wants improved communication in respect of development and upgrades (planning, progress and completion dates) and traffic impact measures in the area. (If residents are aware of the type and purpose of establishment and upgrade work being done, plus likely completion dates, they may be more accommodating of any disruptions to their movements throughout the district and actually look forward to the outcomes).

- GCC retains a preference for a full service hospital to be located in Gungahlin (in the longer term) recognising the needs of Gungahlin, nearby and regional residents.

1.3 Focus needs to be placed on significant diverse commercial development to provide employment, entertainment and shopping opportunities for Gungahlin residents.

(Key stakeholders need to be convinced of the value of locating to or living in Gungahlin in order to engage in development and to attract new staff!)

1.4 Electoral boundaries need to be reconfigured to reflect needs of Gungahlin residents and the continuing rapid growth. The current Electorate footprint, a combination of most of Gungahlin with significant areas of the Inner South and Weston Creek, does not reflect the interests of Gungahlin residents as a bloc.

- A preference is for an electorate which specifically represents the Gungahlin region involving a discrete critical mass of population with a common set of needs and interests. (An expanded Legislative Assembly comprising 5 electorates may provide a remedy.)

1.5 With the development of new suburbs towards the northern extremities of the ACT air traffic noise is likely to be an issue of increasing importance. The GCC favours the upgrade of Canberra Airport to accommodate limited international air traffic and can see merit in the increased (but limited) usage of the airport as a freight hub for the region but is opposed to the suggestion that Canberra Airport should be the 2nd or overflow airport for Sydney.

- (The GCC favours stronger consideration of a high-speed rail link between Sydney and Melbourne with connections to Canberra to significantly reduce air traffic on the 3rd busiest inter-capital city route in the world (Sydney-Melbourne) thus freeing up capacity at Sydney airport and perhaps deferring the need for another Sydney airport for decades.)

2. ROADS and TRANSPORT

Transport continues to be a major issue of concern for the Gungahlin Community, in particular relating to 'catch-up' measures. No sooner is an upgrade of a key route achieved then residents have to endure remedial action and additional disruptions to feeder roads to be able to cope with a rapidly expanding population. GCC contends that these facilities should be provided in advance of or in concert with 'known' development procedures.

Gungahlin residents rely heavily on road access in and out of the region because there are too few employment opportunities, services, entertainment and leisure facilities in the area.

2.1 Gungahlin Drive (Southbound) users are faced with regular delays due to traffic light scheduling at Sandford Street in Mitchell plus ongoing road system developments on various exit routes to Civic or the Inner South.

2.2 The ACT Government has announced plans to duplicate Gundaroo Drive between the Barton Highway and Mirrabai Drive and has conducted community consultation and scoping studies. GCC has identified this project as a TOP Priority issue requiring funding in the next ACT Budget to bring it to completion.

2.2.1 Allocate priority to the section between Gungahlin Drive and Mirrabai Drive (before the Valley Way extension is completed) – Bus stopping areas contribute to regular vehicle accidents due to single lane traffic. Increased by-pass traffic will exacerbate existing problems.

2.2.2 Correct bend in alignment of southbound RH lane at junction with Gungahlin Drive to cater for volume of traffic turning right into Gungahlin Drive and to reduce current bottleneck. Increased usage of Gungahlin shopping precinct results in large vehicle build-ups with South-bound traffic. Problems occur closer to Service Station section due to lack of pull-off areas (on both sides) for Action buses.

(Current plans feature the installation of traffic lights at the Barton Highway intersection rather than the more expensive solution of a flyover.)

(It is likely that noise reduction barriers will be the 1st item of construction along residential areas between Crace and Gundaroo Drive.)

(Provide updates on the proposed Nurdur Drive extension to Gungahlin Drive.)

3. Other Specific transport/road issues

3.1 Construct traffic by-pass routes around the Gungahlin Town Centre to divert the increasing traffic flow from Flemington Road (East – West) and from Bonner and Casey (West – East). This means significant focus on proposed routes such as Valley Way and Anthony Rolfe Avenue.

3.2 Stagger scheduling of road works so that traffic disruptions are minimised.

3.3 Fix the prominent accident spot at the intersection of Hinder and Hibberson Streets in the Town Centre. GCC has identified this as a TOP PRIORITY issue for funding in the next ACT Budget.

4. HIGH PRIORITY ISSUES

4.1 Urgent need for entertainment facilities, including a cinema complex, to service Gungahlin residents.

4.2 Urgent need for facilities to cater for the region's youth, particularly after day time facilities are closed.

4.3 Need for secure storage facilities for service organisations (Rotary, Lions) and community groups (Scouts, Guides) to store equipment in a safe local environment.

4.4 Need for more meeting room or classroom type facilities in the region to cater for after-hours teaching/instruction programs.

5. IMPROVED RECREATIONAL FACILITIES

5.1 Improved access to lake shores (Yerrabi Pond, Gungahlin Pond etc.) for recreational purposes.

5.2 Parking associated with lakeshore/ waterbody access throughout district needs to be substantially increased.

5.3 Paucity of parking at Phyllis Ashton Circuit and Strayleaf Crescent Gungahlin for patrons of commercial facilities. (GCC notes that a solution has been developed and has rated this issue a TOP PRIORITY for funding in the next ACT Budget.)

5.3 Provide tennis courts in district.

PROGRESS REPORT

NBN Roll-out.

Homes in Gungahlin, Harrison, Amaroo, Palmerston, Franklin and Ngunnawal are passed by NBN fibre or are connected. Roll-out plans to connect more homes are 'in limbo' pending review of NBN operations. Residents of those suburbs not included in the initial roll-out program (despite having sub-par services for many years) have little prospect of being connected as the expectation that existing contracts will be met no longer applies. Nicholls and part of Casey remain affected. They may not get fibre to the home (FTTH)!

Transfer of TransACT services to NBN is still not completed despite the ACCC clearing the way. NBN has not yet provided a solution for connection of multi-unit developments to NBN services. This heavily impacts local businesses and apartment dwellers.

The Digital Hub is located in Gungahlin Library and can assist residents to maximise the potential of the services made available through the NBN as well as providing services to residents wanting to learn how to better use electronic communications devices.

Majura Parkway

Construction is now well underway with some traffic disruptions at the northern and southern ends. Once open to traffic in 2016, the Majura Parkway will be an important north-south transport link, providing a direct connection between the Federal and Monaro Highways and enabling Gungahlin residents to bypass Civic.

Gungahlin Leisure Centre

Located between Gungahlin College and The Valley Avenue, includes 50m main and 25m secondary pools linked with a range of other smaller water bodies usable for exercise programs, learn to swim and water play, a Gymnasium, fitness rooms, changerooms, a café and child care facilities. Construction work is well underway with the opening planned for mid-2014.

Enclosed Oval

This project is well advanced with turf, goal posts, parking facilities and nets in place. Construction of the grandstand and amenities block seems close to completion.

Park'n'Ride.

Greater focus should be placed on expanding a dedicated user-friendly, functional Park'n'Ride facility at or near EPIC, supported by an upgraded public transport service, to encourage Gungahlin residents plus commuters using the Federal and Barton Highways to terminate their private vehicle journeys at or near EPIC thus reducing Northbourne Ave congestion and avoiding expensive parking fees in Civic.

No progress has been on plans to construct Park'n'Ride facilities within the Gungahlin Town Centre (with the 1st area behind the rear of Big W.)

There are plans for another small Park'n'Ride facility at the Flemington Road/Wells Station Drive intersection.

Gungahlin Health Centre

GCC advocates that this facility needs to be upgraded to "enhanced" status and boosted by a Nurse Walk-in Clinic to better serve the needs of the Gungahlin community.

Substantial Employment Opportunities in Gungahlin

GCC emphasises the urgent need to create far more employment opportunities in the Gungahlin Town Centre – preferably by locating more than one Government Department in or close to the Town Centre. This will provide opportunities for Gungahlin residents for local employment reduce outwards traffic flows and increase inwards traffic flows which in turn benefit workers and residents travelling out of Gungahlin as it balances out waiting times at roundabouts and traffic lights where the situation currently favours inwards traffic on the Barton and Federal Highways.

Local businesses will also benefit from an increased clientele and more small businesses are likely to be drawn to the area.

The construction of a building to accommodate 500-600 staff from the ACT Government Shared Services area of the Chief Minister's Department has commenced. Lobbying activities will continue to encourage the relocation of Commonwealth Government staff to Gungahlin to provide more local employment opportunities and workers in the Town.

The GCC wants to see more advantage being taken of the NBN roll-out in Gungahlin to encourage the establishment of a number of support services and businesses. A Technology Centre would provide a base for new services for the region and the rest of Canberra.



A Home for the Homeless

Eiren Black

On December 20th 2013 an official Turning the Sod ceremony launched the construction on what will be a highly innovative local project supporting people in our community experiencing long-term homelessness.

Located in Gungahlin, the Common Ground Canberra development will be a 40-unit site of which half will be for long-term homeless Canberrans and the remainder affordable housing for people on low-incomes.

Common Ground Canberra aims to create a community with positive role models for all residents, rather than a concentrated pocket of disadvantage. Common Ground Canberra ensures an integrated social mix of tenants (with 50 per cent of tenants who previously experienced homelessness and 50 per cent of persons on low incomes).

A vibrant social mix will reduce the stigma for tenants and promotes community through diversity

of interests and backgrounds. This mix is intended to foster a belief in the possibility of change and create a viable community.

The development will provide a safe, high quality place to live and the support services and security required to keep them housed, healthy and stable.

It is these most at risk and marginalised Canberrans who are the focus of Common Ground Canberra's work.

24 hour caretaker and security features will ensure the Common Ground Canberra development is as safe as possible and is a secure place to live.

Supportive living coordinates the two essential elements in ending homelessness by providing permanent, affordable and safe housing together with long-term tailored support services. Supportive living gets people housed and keeps people housed.

Common Ground Canberra represents a truly community-wide attempt to address homelessness. In 2013 the Commonwealth and ACT Governments announced joint funding for



COMMON GROUND CANBERRA

Ground Floor Plan 1:100



East Elevation



Open Recreation Area

the Common Ground Canberra initiative, with land being provided in the Gungahlin Town Centre.

Two of Canberra's respected housing and community service organisations have been announced as part of the Common Ground Canberra team.

Northside Community Service has won the tender to provide services to residents of the Common Ground community while Argyle Community Housing has secured the role of tenancy manager.

Northside brings a significant amount of experience in supporting vulnerable people while Argyle is a large national provider of community housing with an excellent reputation in its field.

Having the two organisations on board at an early stage will ensure they have input into the design of the site and the suite of support offered to residents.

The Common Ground Australia model is informed by the international experience of Common Ground (New York), founded by Rosanne Haggerty in 1990. Common Ground operates on the principle that reducing homelessness isn't just

a public health or social services challenge, but a real estate challenge as well.

The Common Ground model was first introduced to Australia by David Capo in South Australia. There are now Common Ground sites operating across Australia, providing more than 700 units for people who have experienced chronic homelessness and low incomes.

Common Ground Canberra promotes social inclusion and introduces opportunities for surrounding communities. We are pleased to be associated with the GCC and looks forward to building a strong and successful relationship with the Gungahlin community.

More information about the Common Ground Canberra project can be found at

www.commongroundcanberra.org.au

DEVELOPMENT APPLICATION

affecting the Gold Creek Country Club

No. 201324434

Written by Denis Waters
on behalf of, the residents' group of the
Harcourt Hill Estate Nicholls

A number of residents of Harcourt Hill Estate Nicholls (many are Gold Creek Golf Club Members), wish to register an objection to this DA. This DA seeks, via Lease Variations, to subdivide Block 11 Section 86 Nicholls from the remaining blocks which make up the Gold Creek Golf Course.

BACKGROUND

The Harcourt Hill Estate community in the suburb of Nicholls has a very significant investment in the Gold Creek Country Club, via large premiums paid in their land prices to finance the original development. This investment far exceeds the \$3m subsequently paid by the current Owners, the Konstantinou Group, for the Crown Leases encompassing the golf course and ancillary assets.

After the original private developer pulled out of its joint development arrangement with the ACT Government in the mid-90s, the original concept of an "integrated resort, golf course and residential estate" was left incomplete. To protect its investment, the community, via the Harcourt Hill Residents' Action Group, pursued a Class Action against the government for 'non-performance'. This action resulted in \$4.5m being committed to design and build the golf clubhouse and pool complex.

The Country Club was always conceived as encompassing the total entity of the golf course and its ancillary businesses. No golf course runs at a profit, rather it is cross-subsidised by the linked supporting businesses. Once the dollars spent by golf club members and their families (plus the Harcourt Hill community and green fee golfers) in the Clubhouse, pro-shop and other businesses is factored into the equation, it is they who are 'subsidising' the overall operation.

BROAD POSITION

The objectors' position is not anti-development per se, and they acknowledge the Owner's rights to sell its assets as well as applauding the vast majority of the Konstantinou Group's post-purchase investments. They acknowledge statements by the Owners that the profit from businesses currently contained within

Block 11 Section 86 are used to support the primary use of the Crown Lease as "outdoor recreation, predominantly an 18-hole golf course". The group looks forward to additional appropriate, visually appealing, developments which are 'ancillary' to that primary use.

The primary concern is for the future viability of the golf course property, which, despite its current 'restricted recreation use' nature, also forms part of our suburb's regulated 'open space' (the PRZ2 zoning for Block 14 Section 86 is overlaid by PRZ1 zoning).

OBJECTION AND REASONS

The residents' group of the Harcourt Hill Estate Nicholls objects to DA-201324434, which proposes Lease Variations to the land resulting in subdivision of the existing Crown Lease into 2 parcels.

The land is within Crown Lease Volume 1776 Folio 69 which comprises Block 2 Section 85; Block 1 Section 163; Block 1 Section 165; Block 11 Section 86; Block 14 Section 86; Block 11 Section 88; Block 2 Section 157; Block 5 Section 156; Block 21 Section 89; Block 22 Section 89; Block 24 Section 89; and Block 1 Section 164 all within the Division of Nicholls.

The DA appears to seek to separate Block 11 Section 86 from the other Blocks. The effect of this subdivision, if approved, would be to divide the Gold Creek Country Club into two entities being:

(1) the golf clubhouse (comprising bar, kitchen, dining room, spike bar and function areas), Divot's Café, golf pro-shop, Club Lime gymnasium, indoor 20m swimming pool, child care centre, Let's Play centre, tennis courts and car park; and

(2) 18 fairways and greens, a driving range and 3 practice fairways and greens and maintenance facilities only.

The Crown Lease provides for the land to be predominantly used as an outdoor recreation facility, with the golf course being the only purpose under the Crown Lease that MUST occur. Subdivision would separate the buildings and their amenities (clubhouse, pro-shop, car park, etc.) from the golf course, thus allowing Block 11 Section 86 to be detached and operate independently from the golf course. The golf course would be left comprising only 18 fairways and greens, a driving range and 3 practice fairways and greens, with no associated clubhouse, car park or other built infrastructure.

Golf courses are generally loss-making activities and require a diversification of associated business operations to be, overall, financially viable. So the ancillary activities on the land (i.e. clubhouse, gymnasium, restaurant, golf pro-shop, etc.) are considered to be necessary components of the Gold Creek Country Club in adjunct to the golf course.

Approval of the Lease Variation to subdivide the land (comprising the Gold Creek Country Club) into 2 parcels would make the golf course, being the land minus Block 11 Section 86, a non-economically-viable Crown Lease. It would leave the golf course on its own, with no profitable 'ancillary' businesses (particularly a clubhouse or pro-shop) with the capacity to cross-subsidise its operation.

- If, as a result of approval of this DA, the golf course were to become unsustainable, the predominant use for which the land was developed and a primary basis upon which the Harcourt Hill Estate was created (by the ACT Government) would be jeopardised.

- ACTPLA / ACT-EDD could be considered to be deficient in their responsibilities to the ACT community if they were to allow a Lease Variation which resulted in a Crown Lease that was not viable.

- The DA assessment process should take into account the fact that Block 14 Section 86 is overlaid by PRZ1 – Open Space Zone, and the implications thereof.

In addition, the DA proposes:

- (a) The addition of 'Child care centre' and 'Club' as stand-alone uses on Block 11;
- (b) The deletion of 'Commercial accommodation use' from the permitted uses on Block 11 Section 86 Nicholls; and
- (c) The addition of 'Hotel', 'Motel' and 'Guest house' as permitted uses for Block 14 Section 86 Nicholls;

The group also objects to the 'Club' being a 'stand-alone' use on Block 11 and considers it must remain connected with, and 'ancillary' to, the predominant purpose under the Crown Lease, "an outdoor recreation facility, predominantly comprising an 18 hole golf course". Separation of the Club (i.e. clubhouse) from the golf course land would jeopardise the financial viability and predominant purpose of the land as a golf course. The group does not object to:

- deletion of the 'Commercial accommodation use' from Block 11 Section 86. The land is presently extensively developed and would be unlikely to accommodate any further such land use.
- the addition of 'Hotel, Motel and Guest House' as permitted uses on Block 14 Section 86. Although, we do note that land at Block 5 Section 39 Nicholls, which adjoins Block 14 Section 86, has an existing approval for a hotel/motel.

CONCILIATORY APPROACH / MASTER PLAN REQUIREMENT

The residents group are prepared to give serious consideration to any subsequent Development Application which, as a very minimum, sought to redraw the boundaries of Block 11 Section 86, such that the clubhouse, pro-shop and parts of the car park remain with the golf course land.

In regard to any future DAs, the group hopes for the adoption of an 'early consultation model' with the community and golf club members. This would go a long way to ensuring they do not alienate their main clients – affecting the expenditure of golfers and Harcourt Hill families in Country Club businesses– plus serve to 'take the heat out of' any subsequent development proposals.

Given the ad hoc and often controversial nature of the Crown Lessee's Development Applications (e.g. indoor cricket centre, relocation of maintenance facility, subdivision etc.), the group seeks the development of a Master Plan for the property to:

- (a) better communicate the long term plans of the Crown Lessee for the property;
- (b) ensure the ongoing viability of the property;
- (c) enable the Crown Lessee to maximise the potential of the property with community support.



Gungahlin Community Council

The Gungahlin Community Council is an organisation operated by volunteers (elected by the community) to provide a conduit between the residents and businesses in Gungahlin and the ACT Government. Its activities are supported by a small annual grant from the ACT Government.

The objective of the Council: To preserve and improve the social, cultural, economic and environmental wellbeing of Gungahlin and the Gungahlin Community.

Membership of the Council is open to any person at least 16 years of age and one of:

- (a) lives in the Gungahlin district;
- (b) owns property in the Gungahlin district;
- (c) works in the Gungahlin district;
- (d) conducts a business in the Gungahlin district; or
- (e) has been duly appointed to represent a social organisation or interest group servicing the Gungahlin district.

So if you fit into any of the above categories you can participate in GCC activities including attending monthly meetings, joining Facebook, going on the email list for Gunsmoke (newsletter) updates and participating in surveys that we may conduct from time to time.

If you are keen you can advise your interest in joining the Committee.

GCC is not a local government. If you have enquiries relating to government issues, we may be able to help you. However, the main contact for ACT Government enquiries is Canberra Connect phone 13 22 81 or at canberraconnect.act.gov.au.