



Gungahlin Community Council

Gungahlin Community Council
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The GCC Town Refresh

The Gungahlin Community Council (GCC) is disappointed with the Gungahlin Town Centre Planning Refresh¹ (the Refresh).

The recommendations that it makes regarding building height and character affirm positions that the GCC has been advocating for several years which are diametrically opposed to development application decisions the government has made in the North West Gungahlin precinct. This is absolutely a case of government taking far too long to change obviously flawed processes, and when it finally makes a recommendation (not even a decision) to change it, it's far too late, condemning an entire generation of residents to a concentrated example of unconstrained development.

The Refresh makes no firm recommendations on how to address this situation and its likely impact on traffic, pedestrian and cycle access, over shadowing and the absence of green/open space for an unintended population of this size. Other recommendations, such as the change to the space to be reserved for office space, lack an evidence base.

Further, the Refresh moves Gungahlin away from the ACT stated goal of sustainability. Sustainability requires localisation of economic activity. The GCC Town Refresh continues the trend of centralisation of economic activity to Civic and the Northbourne Avenue corridor. It does this by halving the amount of space available for employment in the GCC Town Centre. This is unacceptable as it is planned that only 14% of paid employment for Gungahlin residents is within the Gungahlin district and that includes home-based businesses and the industrial area of Mitchell.

Employment is a social activity and it is an important part of building Social Capital in a Community. More employment in the Town Centre will also increase the utility of the Light Rail.

Rather than reducing the space for Business Activity, the Gungahlin Community Council would like to see the amount increased to at least the planned levels in Belconnen.

¹ https://www.yoursay.act.gov.au/download_file/view/2929/612



The proposed business zone reductions will severely limit the possible expansion of the Gungahlin central business district. A significant increase in traffic congestion now exists in the CBD having been exacerbated due to recent traffic modifications to incorporate public transport. Expansion of the Gungahlin CBD is critical to reducing this traffic congestion.

Apartment complexes with small business ground floor space is a poor substitute for dedicated business zoning to the Gungahlin community.

We would also like to see existing planning regulations enforced and fewer exceptions granted that reduce the level of business space in buildings.

Yours sincerely

Peter Elford
President, GCC