
From: Magee, Alexandra
Sent: Friday, 9 December 2016 5:27 PM
To: president@gcc.asn.au
Cc: Rake, Gary
Subject: FW: Meeting follow up [SEC=UNCLASSIFIED]

Good Evening Peter,

Please see below a sentence for the agenda on what EPSDD officials will speak to on Wednesday night. Please let me know if you need anything more.

3. Planning and land authority to discuss a number of high profile private development applications in the area.

Thank you

Alex

Alexandra Magee

Executive Officer to the Director-General

Environment, Planning and Sustainable Development Directorate | **ACT Government**

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Begin forwarded message:

From: "GCC, President" <president@gcc.asn.au>
To: "Rake, Gary" <Gary.Rake@act.gov.au>
Cc: "Fitzharris, Meegan" <Meegan.Fitzharris@act.gov.au>, "Gentleman, Mick" <Mick.Gentleman@act.gov.au>
Subject: **Re: Meeting follow up**

Thanks Gary for this comprehensive response, and for making time to meet with me on behalf of the GCC. The GCC executive is digesting this.

The article I cited is available online at

<http://www.gcc.asn.au/news/gungahlin-residential-towers>

And is also included in the latest Gungahlin Smoke Signals newsletter attached (published today).

Can you send through a sentence or two to describe what you (or your team) will cover at the public meeting on 14th ? Currently we have:

1. Update on CSIRO Ginninderra Project

2. Update on Residential Tower Development (Block 6 Section 2) - Adjacent to Emergency Services Building
3. ACT Department Planning response/comment to GCC Towers Article

Thanks

Peter

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On 6 December 2016 at 13:01, Rake, Gary <Gary.Rake@act.gov.au> wrote:

G'day Peter,

(and cc Ministers Fitzharris and Gentleman - as you were each aware that Peter and I were having this initial meeting)

Thanks for your time this morning...and thanks for coming to Dickson.

I've quickly jotted down a bit of a mud-map of the process we talked about this morning. Could we treat this a confidential draft between us until we've got it fully knocked into shape? I apologise in advance for any typo's too!

I've slotted some examples into the process – as markers for the sort of things I think we'll hear from the community...but we need to allow time for community members to either validate these or substitute/add other items. You'll see them below.

Does this align with what you thought we might do?

“A place-making review of the Gungahlin precinct plan”

This will be a people-focussed exercise.

Reasonably fast and focussed piece of work. Announce scope Dec 2016 (next week), prepare over summer (desk top review by my planners), commence community work Feb 2017, complete June 2017.

Clear and sincere statements of what we can and can't deal with in this process.

Clear explanation of our drivers:

- What are the imperatives for this work? (the following are examples – my thoughts – to be validated with you and the community)

- Eg: Precinct plan last reviewed in 2011
- Strong population growth means new people to hear from – touch base with community...are we heading in the right direction?
- Strong developer interest in Gungahlin – proposals are regularly outside the regulatory framework but we don't know if they are within or outside community expectation/appetite.
- Broad ambition is to maximise 'net community benefit/wellbeing' in the Gungahlin town centre

- What are the policy issues? (again, examples – my thoughts – to be validated with you and the community)

- Eg: What else is happening or changing in the area (eg light rail)?
- Building heights (visual assessment, shadowing, wind)
- Vehicular traffic movement and parking
- Active travel
- Open space and amenity
- Economic opportunity (short, medium & long term)
- Town centre 'identity'

- How will we respond?

- Everyone ‘empty their pockets’...what can each party contribute to making this happen (developers, citizens, govt agencies)? – needs to be pragmatic and realistic
- Are changes needed in the precinct plan? If so, what changes?
- Do we want to retain any flexibility? Under what arrangements/mechanisms?
- Who ‘wins’ and who ‘loses’? How do we maximise the wins and minimise the losses? Is it equitable?
- What are the options for the community to get a share of value capture/uplift? Eg s

We need flexible engagement with the community at every point:

- Recognise the local demographics – traditional ‘consultation’ practices won’t be as inclusive as we need it to be
- Social media – opportunity for people to give fast feedback. Make it easy for people to focus on the issues that interest them.
- Email
- Website
- FB broadcast of meetings/sessions including FB questions and answers

Communications:

- First step is to bring this together into a plan that we can communicate to GCC meeting on 14 December, and then to the community more broadly straight afterward.
- Need an Directorate rep to attend GCC on 14 December 2016.
- Push info out through as many channels as we can...web, email, social media, community/household newsletter.

Thoughts?

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