



Gungahlin Community Council Inc.
PO Box 260 Gungahlin ACT 2912

28 June 2021

ACT Budget 2021-22 Consultation: Gungahlin Community Council Submission

Introduction

The Gungahlin Community Council (GCC) is a voluntary, not for profit, community-based association operating in the Gungahlin district of Canberra, in the Australian Capital Territory. Our objective is to preserve and improve the social, cultural, economic, and environmental well-being of Gungahlin and the Gungahlin community (<https://gcc.asn.au/about-gcc/>). The Gungahlin Community Council receives support and funding from the ACT Government.

This representation is informed by, and made on behalf of, the residents of Gungahlin.

Completing Gungahlin as a District

Over the term of the current ACT government many of the key decisions and investments necessary to complete Gungahlin will be made. The advocacy of the GCC is focussed on ensuring services and facilities are in place to meet the employment, retail, community, public safety, recreation, sporting and transport/travel expectations and needs of the Gungahlin Community. Gungahlin is Canberra's third largest district and is significantly under-served in all these areas relative to other districts.

A new approach is required. Improvements in the consistency and effectiveness of community engagement must be made to improve the way decisions are made by government that impact the quality of life for Gungahlin residents.

The GCC proposes that the ACT Government establish a cross-directorate place-based approach to completing Gungahlin with all the services residents would expect of a Canberra district. This approach must include active participation from:

- **Government – but specifically all relevant Government directorates (EPSDD, TCCS, CMTEDD, CSD, SLA, and JCSD, with Education and Health as required) to avoid silos of decisions and responsibilities and to facilitate a more joined-up citizen-centric perspective**
- **Industry**
- **Community**

Further specific initiatives are identified in this submission below.



GCC Strategy

Town Centre

The planning and development strategies that have been in place for the past 30 years have failed to deliver a Town Centre for Gungahlin that is comparable to those in other districts. The Gungahlin Town Centre was established after the introduction of ACT self-government and did not benefit from the strong planning controls that drove the establishment of large-scale Commonwealth office complexes in the other town centres. There have been no explicit or concrete incentives extended to Federal agencies (or other employers) to establish themselves in the town centre such as "peppercorn land rental" (eg. as provided to the University of NSW for the former CIT Reid site), and/or innovative approaches to new workspaces, such as the Smart Work Hub commitment proposed in the lead up to the 2016 Election.

The Gungahlin community have been very consistent and explicit in rejecting the government’s moves to make more and more of the Gungahlin Town Centre “mixed-use” to support increasing residential development. The results from the GCC community survey 2019 indicated that 85% of residents want the remaining space in the Town centre to be no more than 25% residential.

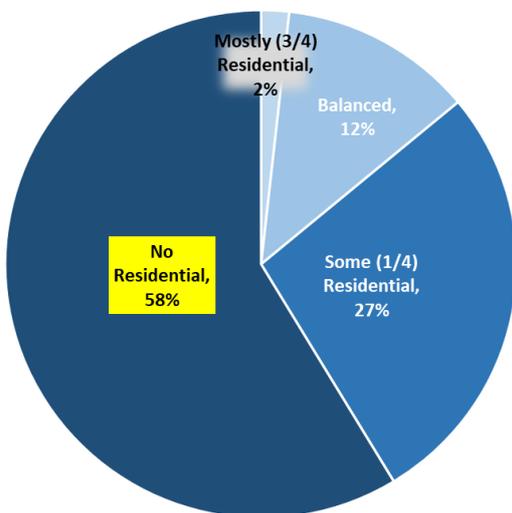


Figure 1 - GCC Survey 2019 - Q5 (1,506 responses) – How much of the remaining Open Space in the Town Centre should be Residential?

Two motions have been passed by the ACT Assembly (on 10 February 2021 and 3 June 2021), and the ACT Assembly will shortly receive a petition with more than 650 signatures (closing 30 June 2021) regarding development in the Gungahlin Town Centre.

The GCC calls on the ACT government to fund in the 2021-22 financial year a genuine and substantive program of work to identify opportunities to attract employers, retail customers, and/or businesses to the Gungahlin Town Centre.

Community Facilities

The demand for community services within the Gungahlin district is extremely high. This is driven by the size of the population, the rate of population growth, the young demographic, and the diversity of the community.

The ACT Government has committed to build a new community centre in Gungahlin ([Parliamentary Agreement for the 10th Legislative Assembly](#)).

The GCC asks the consultation and planning for the Gungahlin community centre be funded as a priority in the 2021-22 financial year to address the substantial gap between the availability of facilities to enable service providers to supply community services, and the demand for these services.

EPSSD are currently undertaking an assessment of [Community and Recreation Facilities in Gungahlin](#) that has a specific focus on the community centre and the release of two sites in Casey, ie. the supply of land.

As part of the assessment of Community and Recreation Facilities in Gungahlin, the GCC strongly recommends a more direct engagement during the 2021-22 financial year with community services providers, sporting and advocacy groups to assess the demand for community, sporting recreation services to guide further work in this area across all of Gungahlin.

The advocacy of the [Friends of Yerrabi Pond](#) and the associated ACT Assembly petition ([Fix Yerrabi Pond Recreation Area](#)) highlight this demand, as does the GCC's 2019 community survey. The survey also highlighted the value residents put on activation and events. The GCC has in previous years highlighted the need for improved parking in the Yerrabi Pond area, improved maintenance of the pond surrounds, and the need for lighting around the pond to improve public safety.

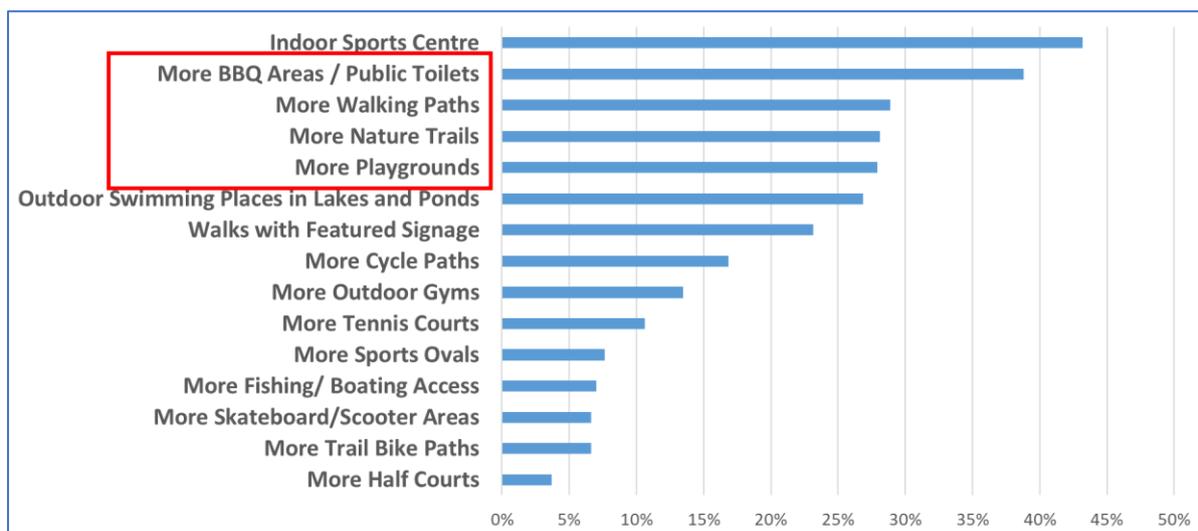


Figure 2 - GCC Survey 2019. Q10 (1,468 responses) – Please select your top 3 additional recreation facilities?

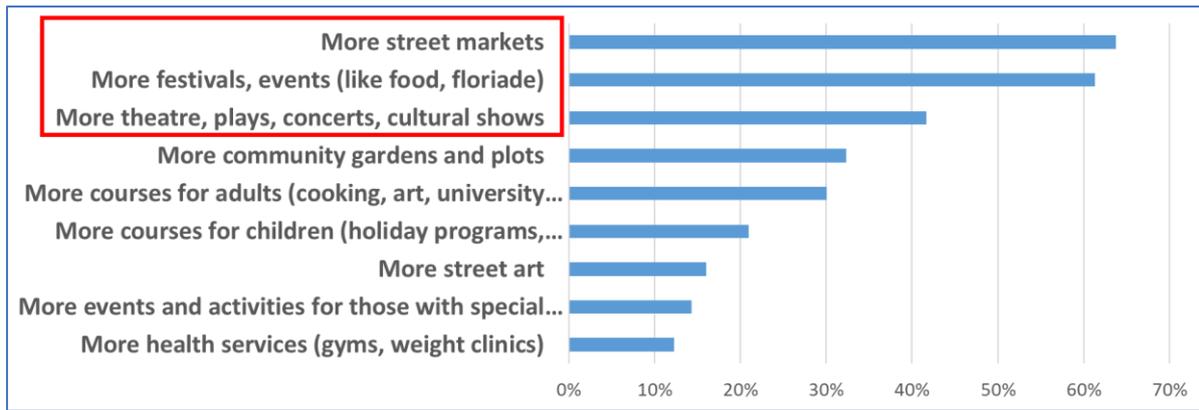


Figure 3 - GCC Survey 2019. Q11 (1,467 responses) – Please select your top 3 Community facilities?

Public Safety

The Gungahlin Police Station and associated staffing has not kept pace with the growth of Gungahlin.

Work needs to commence this financial year to upgrade or replace the Gungahlin station, and to locate additional police within the Gungahlin district.

Community sentiment on this issue is high with a perception of high levels of crime particularly theft and hooliganism:

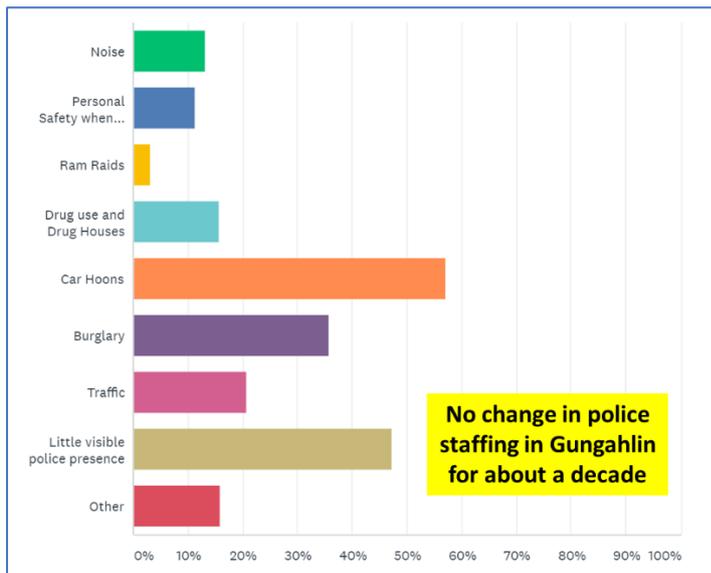


Figure 4 - GCC Survey 2019 - Q19 (1,178 responses) – Do you have any policing and law enforcement concerns in living in Gungahlin?

Transport

Despite the arrival of light rail, congestion continues to be experienced on Gungahlin’s arterial road network, and increasingly, within Gungahlin itself.

Traffic flow, dangerous intersections, and access to parking within the Gungahlin Town Centre were also major areas of concern in the GCC’s the 2019 community survey and continue to be a source of constant frustration for residents.

GCC Survey 2019 - Q13 (594 Responses)

What roads need Duplication ?

| | |
|------------------|-----|
| Gungahlin Drive | 26% |
| Horse Park Drive | 21% |
| Gundaroo Drive | 17% |
| Mirrabei Drive* | 15% |

*Note that the survey pre-dated the extra lane over Mirrabei drive, which is also no congested

What roads need Fixing ?

| |
|--------------------|
| Gozzard St |
| Kate Crace St |
| Hibberson St |
| Gibble St |
| Katoomba St |
| Efkarpidis St |
| Ernest Cavanagh St |

It is understood that work is being undertaken by TCCS to introduce an improved approach to traffic modelling, which will better inform solutions to some of these issues. As noted above, there are numerous significant issues that need immediate attention and are in the GCC's opinion unlikely to be captured by modelling (eg. the interaction of the [PVAC](#), Development Application approvals and roads that provide access to parking).

Gungahlin needs an immediate assessment of, and strategic plan to address the future of,

- a) The Gungahlin arterial road network, both inter-district and intra-district, and**
- b) Traffic flow, including active travel, across the Gungahlin Town Centre.**