



Gungahlin Town Centre Planning Study

Summary of Submissions

Initial Public Consultation 15 May 2008 to 16 June 2008

This document provides a detailed summary of the comments received for the Gungahlin Town Centre Planning Study during initial public consultation. Consultation ran from 15 May 2008 to 16 June 2008. Comments have been divided into categories that match the sections of the Issues Paper that was released for the consultation.

Comments on commercial development

Comment	Number of submissions
Offices	
<i>General</i>	
Agreed with increasing employment opportunities in the Town Centre (e.g. Commonwealth department offices)	38
Supported reserving land for future large offices	17
Opposed to Commonwealth department offices in the Town Centre	1
Argued that the current CZ2 zone (office) areas of the Territory Plan should be retained in full	1

Comment	Number of submissions
Suggested that the way to attract Commonwealth offices to Gungahlin was to make them cheap (e.g. no basements required)	1
Queried whether it is more cost efficient to create employment in the Town Centre or to set up light rail to help people commute to Civic	1
Called for affordable small office spaces	1
<i>Design of office areas</i>	
Suggested mixed use development (retailing mixed with offices)	3
Suggested that buildings that would get after hours use (such as small community facilities) should be included in office zones	3
Suggested ground floor retailing in office blocks	2
Suggested mixed use development (apartments in office areas)	1
Suggested only limited retailing should be allowed in office areas or it would compete with the major shopping centres	1
<i>Location of offices</i>	
Supported the eastern end of the Town Centre as a good location for large offices	5
Argued that large offices should be located close to trunk public transport stops	3
Preferred office blocks overlooking Mulanggari Grasslands	1
Suggested the residential area north of Anthony Rolfe Avenue should be rezoned for commercial development	1
Retail space	
<i>Types of facilities needed</i>	
Wanted an increased range of specialty retailing (e.g. sporting goods, homewares, book shop, clothing, Spotlight, Harvey Norman)	9
Wanted a pub	5
Wanted more restaurants/cafes	2

Comment	Number of submissions
<i>Quantity and location of land for retailing</i>	
Disagreed with any changes to the CZ1 (retailing) zone in the Territory Plan (argued that there is no evidence that the current area is inappropriate)	3
Suggested that current provision of the services zone (CZ3) in the Town Centre is sufficient	3
Suggested some retailing ("active frontage") is required along Anthony Rolfe Avenue	3
Raised concerns that release of additional retail space in the near future would create an oversupply	2
Suggested that service trades should not be located along Anthony Rolfe Avenue	1
<i>Design of retail areas</i>	
Preferred the existing approach of shopping centres facing the street instead of a single shopping mall	6
Preferred a single, large shopping mall (e.g. Westfield Belconnen)	6
Argued that future retail expansion should be through redevelopment of the existing shopping centres, not new sites	6
Raised concerns that there is no clear single central shopping area at the moment and that this should be created (e.g. by taller buildings)	2
Agreed with the current limit of one retail anchor (e.g. supermarket) per section	2
Raised concerns with the limit of one retail anchor (e.g. supermarket) per section	1
<i>Other</i>	
Suggested extended business hours for specific areas (e.g. restaurants, food markets)	7
Suggested that future retail sites could be used for other things until they were needed (e.g. parking, bus layover)	3
Suggested a marketing association should be formed to promote the Town Centre's businesses	1
Argued that junk food businesses should not be located close to the proposed secondary college	1
Supported apartments within shopping centres (though some argued for better design segregation)	3
Do not support any increase in mixed use (CZ5) zones around the main shopping area as this decreases the land available for other uses (e.g. offices)	1

Comment	Number of submissions
Do not want more 3-storey terrace developments with offices/small shops on the ground floor as they will disperse shops in the Town Centre and therefore encourage driving	1
Supported mixed use development within the Town Centre	1
Recommended retaining the mixed use zone north of Anthony Rolfe Avenue	1
Suggested Section 47 should be rezoned to mixed use (CZ5 zone)	1

Comments on community facilities

Comment	Number of submissions
Community facilities	
<i>Types of facilities needed</i>	
Argued for more entertainment and recreation facilities (e.g. indoor and outdoor sports, leisure centre, cinema)	64
Argued for more facilities for youth and children	6
Argued for a community health centre or hospital	5
Argued for an ACT Government shopfront	4
Argued for a larger library	4
Suggested an after-hours library	1
Suggested that there was demand for two new community centres around Gungahlin district	1
Suggested consideration of what facilities are needed for children and young people by using a set of indicators developed for the NSW Commission for Children and Young People	1
Argue that land needs to be reserved for additional community facilities in the Town Centre	11
Suggested the Town Centre should provide all types of community facilities	2

Comment	Number of submissions
Suggested community facilities requiring large land areas should be located elsewhere in Gungahlin district, not in the Town Centre	2
Suggested education, arts, health and welfare facilities should be provided within Town Centre (others around Gungahlin district)	1
Agreed with the concept of a park at the community (college and leisure centre) precinct	4
Suggested community facilities should be co-located with retailing or other commercial activities	4
Raised concerns that there had been a lack of consideration of the needs of people with disabilities in the Planning Study so far	2
Argued for community events to be held in the Town Centre	2
Argued that planning for community facilities needs to consider second and third generation demographic mix, not just current demographic mix	1
Suggested that youth and children should be consulted directly on what facilities they needed	1

Comments on urban design issues

Comment	Number of submissions
Building height and density	
Preferred low to medium height and density development over the whole of the Town Centre (i.e. 2 to 4 storeys)	40
Preferred medium to high rise and density over the whole Town Centre (i.e. 4 to 8 storeys). Includes some submissions supporting medium to high rise buildings with open space between buildings (e.g. similar to the Australian National University campus)	23
Preferred high-rise and high density (i.e. no limit, 10 storeys)	16
Preferred low-rise development in the centre and higher buildings at the eastern end of the Town Centre	5
Suggested a mix of high-rise and low-rise	4

Comment	Number of submissions
Preferred one or several tall landmark buildings	3
Suggested medium height offices at the western end of the Town Centre (5-8 storey)	2
Character	
Expressed positive views on the current character of the Town Centre (e.g. friendly, inviting)	46
Expressed negative views on the current character of the Town Centre (e.g. sterile, impersonal, disorganised)	23
Would prefer more of the following characteristics: community oriented, child-friendly, designed to be a social gathering place	15
Supported the “Urban Village” concept the Town Centre was originally based on	12
Preferred dense, walkable development with a focus on public transport access (e.g. “public transport oriented”, “not too spread out for walking”)	11
Preferred a “cosmopolitan character” with use of modern architecture	5
Were concerned that the “Urban Village” concept the Town Centre was originally based on could lead to ‘small-thinking’ and under-development of the Town Centre	1
Public places including parks and footpaths	
Wanted more open space, playgrounds and parks	29
Raised concerns about “excessive” paving (e.g. surface parking, paving of the Gungahlin Place linear park). Includes submitters who want the Gungahlin Place linear park to be greener	9
Wanted improvements to design for people with disabilities (e.g. suggested current landscaping is not well designed from this perspective)	6
Raised concerns about the quality of maintenance of public areas (e.g. graffiti removal, mowing of grass)	5
Gave suggestions for built landscaping such as public art and street furniture	5
Gave suggestions for species that could be used in landscaping (includes conflicting ideas)	4
Wanted green public spaces between medium height or tall developments (e.g. Australian National University-style)	4
Suggested that Mulanggari Grasslands should be included within the study area (e.g. to connect it into the open space network, as a distinctive element of the Town Centre that differentiates it from other parts of Canberra)	3

Comment	Number of submissions
Noted that landscaping must not to impede fire brigade access	2
Suggested open space within the Town Centre be used as walking and cycling corridors and urban recreation spaces, not for ecological values	2
Suggested green space is used for growing food	2
Suggested signage to help people find their way around the Town Centre on foot	1
Planning controls (rules)	
Agreed with using planning controls to achieve desired development types (density, height, use, design, disabled access)	5
Suggested there should be no transitional areas between commercial areas and the Mulanggari Grasslands	2
Argued that there should be no height and density controls (developments can be assessed on their merits)	2
Suggested simplifying planning controls to improve housing affordability	2
Agreed with the current limit of one retail anchor (e.g. supermarket) per section	2
Raised concerns with the limit of one retail anchor (e.g. supermarket) per section	1
Argued for large setbacks between high-rises and the Mulanggari Grasslands	1
Supported differentiating between a zone for major retailing and an office mall zone	1
Other	
Agreed with the eastern end of the Town Centre being organised into squarish, large parcels of land suitable for large developments	6

Feedback on transport issues

Issue	Number of submissions
Hibberson Street	
<i>Traffic and parking on Hibberson Street</i>	
Raised concerns about Hibberson Street having too much traffic	32
Suggested Hibberson Street should be a pedestrian mall	31
Suggested diverting through-traffic around Hibberson Street	18
Argued for limiting vehicle access to Hibberson Street (e.g. a bus-only section, no heavy vehicle access)	14
Suggested that there should be low speed traffic only on Hibberson Street (various measures suggested including short-term parking, speed bumps, speed limit, coarse textured paving etc)	9
Suggested there should only be very short-term parking or drop-off zones on Hibberson Street	5
Suggested the removal of on-street parking from Hibberson Street	3
<i>Cycling on Hibberson Street</i>	
Raised concerns that it is unsafe to cycle on Hibberson Street	13
Suggested an off-road bike path along Hibberson Street or the Linear Park	9
<i>Other issues for Hibberson Street</i>	
Suggested that there should be a taxi rank on Hibberson Street	3
Traffic (see also the Hibberson Street section)	
Suggested an upgrade of Gundaroo Drive (e.g. more traffic signals, two lanes near the petrol stations)	10
Raised concerns that the Town Centre's streets are generally too narrow	9
Raised concerns about the impact of Flemington Road on the Town Centre	5
Suggested more traffic lights are needed within the Town Centre	2
Suggested a low-speed, high-traffic system on Ernest Cavanagh Street and similar streets	2

Issue	Number of submissions
Suggested investigating an access road from the southern Kosciusko Avenue/Gungahlin Drive intersection to Gozzard Street	2
Suggested that Anthony Rolfe Avenue is inappropriate for housing development due to its traffic role	2
Suggested better directional signage at entry points to the Town Centre (Flemington Road and others)	2
Suggested that development on gateway sites on the edge of the Town Centre (e.g. end of Flemington Road, Ginn Street) will be important for giving drivers cues on which routes to use	1
Suggested reducing traffic on Anthony Rolfe Avenue	1
Suggested a one way clockwise system on Gozzard Street, Anthony Rolfe Avenue, Hinder Street, Gribble Street	1
Argued for a short cut between Horse Park Drive and the Federal Highway through Kenny to provide traffic with a good alternative to Flemington Road	1
Argued for sealing of Mulligan's Flat Road	1
Advised that road widths need to comply with emergency vehicle access requirements	1
Preferred rear lane car access for businesses	1
Parking (see also the Hibberson Street section)	
Argued for additional parking spaces in general	16
Argued for additional <u>undercover</u> parking spaces	14
Raised general unhappiness with existing parking (no specific issues identified)	14
Satisfied with existing off-street parking while the Town Centre is developing	12
Argued that offices should have on-site parking (surface, underground)	8
Suggested improved security measures for car parks (e.g. improved pedestrian linkages to rear access parking)	5
Raised future car parking locations and quantities as important issues for the Planning Study	4
Argued that basement parking with more than 1 level is not economic in the short term and that requiring it would limit development	3
Suggested parking for people with disabilities should be at ground level	2

Issue	Number of submissions
Suggested off-site parking should be accessed from the rear streets (e.g. Ernest Cavanagh Avenue)	2
Suggested a long-stay car park at the western end of the Town Centre so it could be used for Park n Ride as well as Town Centre users	1
Suggested long-stay car parks should be near arterial roads to minimise traffic in the Town Centre	1
Suggested investigating car parking ownership and maintenance options	1
Suggested shared parking facilities (e.g. offices during weekdays, shoppers on the weekends)	1
Suggested investigation of a parking trust fund	1
Public transport	
Argued for more frequent public transport, more stops or were generally unhappy with current public transport	38
Supported light rail to Civic	9
Argued for better access for people with disabilities	3
Satisfied with existing public transport	2
<i>Public transport trunk route</i>	
Support trunk public transport route through Hibberson Street	5
Argued against the loop concept for the trunk public transport route	4
Do not want trunk public transport route through Hibberson Street	3
Support loop concept for the trunk public transport route	2
Trunk public transport route should have good access from the residential areas to the north of the Town Centre	2
Suggested Hinder Street as a trunk public transport route	1
Suggested Gozzard Street as a trunk public transport route	1
Suggested Gozzard Street and Ernest Cavanagh Street as one way legs of the trunk public transport route	1
Noted that Anthony Rolfe Avenue was designed with a cross-section suitable for the trunk public transport route	1
Argued for a direct bus from suburbs to civic (not through Town Centre)	1

Issue	Number of submissions
<i>Public transport stops (including bus interchange)</i>	
Argued for a bus interchange and wanted a site reserved (did not suggest a particular site)	16
Suggested enhanced bus stops, including sheltered bus stops and better integration of stops with street furniture	8
Suggested a bus stop at a long-stay car park that could be used for Park n Ride	3
Suggested a bus interchange on the corner of Hibberson Street and Gozzard Street	1
Suggested a bus interchange close to the proposed business park	1
Recommended that high-use developments such as offices are located close to major public transport stops	1
Recommended that after-hours developments such as cinemas are located close to major public transport stops similar to plans for Belconnen Town Centre	1
Walking and cycling	
<i>Walking/pedestrian issues (see also Hibberson Street section)</i>	
Suggested improvements are required to the pedestrian environment (e.g. safety improvements on crossings)	37
Argued for better weather protection between buildings (e.g. covered walkways, sails, trees)	34
Raised concerns about the quality of footpaths for access for people with disabilities and for shopping trolleys (e.g. obstacles, pavement surface)	8
Suggested Gungahlin Place should be a pedestrian mall	2
Argued that major pedestrian entries for developments should be on the main streets	1
Suggested Gozzard Street should be a pedestrian mall	1
Recommended a detailed pedestrian movement analysis is done as part of the Planning Study	1
<i>Cycling issues (see also Hibberson Street section)</i>	
Raised concerns with the amount and/or quality of bike parking	7
Argued for improvements to cycling facilities (no details specified)	5
Suggested reviewing Gungahlin district cycle planning	2
Suggested weekly cleaning of cycle paths for safety due to broken glass bottles etc	2

Issue	Number of submissions
<i>Joint walking and cycling</i>	
Suggested more off-road walking/cycling path <u>connections with suburbs</u>	5
Suggested more off-road walking/cycling paths <u>in the Town Centre</u> (through open space areas and/or grasslands)	4
Satisfied with walking and cycling conditions	1
Other	
Suggested the Planning Study's goals and objectives should include a reference to Sustainable Transport Goal 1 from the <i>ACT Sustainable Transport Plan</i> ("Reduce the need for, and length of, travel whilst meeting community demands for accessibility, through integrating transport and land use")	1

Feedback on other issues

Issue	Number of submissions
Environment	
Suggested consideration should be given to how to prevent impacts from the Town Centre on the Mulanggari Grasslands and Mulligan's Flat Reserve	3
Suggested that Mulanggari Grasslands should be included within the study area (e.g. to connect it into the open space network or as a distinctive element of the Town Centre that differentiates it from other parts of Canberra)	3
Supported development options that reduce impact on the natural environment (e.g. non-potable water for irrigation, alternative energy)	3
Suggested open space within the Town Centre be used as walking and cycling corridors and urban recreation spaces, not for ecological values	2
Recommended that planning take into account the potential for bushfires to enter the Town Centre from Mulanggari Grasslands	2
Suggested signposting is used to raise community awareness of the significance of Mulanggari Grasslands	1

Issue	Number of submissions
Argued that development activity should not encroach onto grasslands or grassy woodland	1
Residential development	
Raised concerns about the quantity of terrace housing and townhouses close to the Town Centre (e.g. along Anthony Rolfe Avenue)	9
Preferred high density apartment complexes within Town Centre	4
Raised concerns that residential development is too close to the Town Centre	4
Suggested land could revert to housing development in future if it was reserved for Commonwealth offices but none came	1
Argued that single storey dwellings are preferable as they are better for retired people	1
Interested in Section 47 for a community housing project	1
Opposed to community housing within the Town Centre	1
Preferred “high-quality” and “well planned housing”	1
Argued for larger residential blocks	1
Other	
Suggested setting a target population and timeframe	2
Suggested that the Planning Study should assume the current Territory Plan provisions are correct and do not require changing unless specific evidence to the contrary is found	2
Suggested that the National Capital Plan should be considered in the study when making recommendations	1
Suggested land release issues need to be addressed by the Planning Study	1
Recommended consideration of the implications of section 40B of the <i>Human Rights Act 2004</i> . This will come into force on 1 January 2009	1
Suggested using 3D modelling of possible future development for the next stage of consultation	1
Suggested consideration of maximum development potential by calculating from plot ratio and building height	1
General request for the provision of additional infrastructure	1

Note

Some comments have been included under several categories as they are relevant to more than one issue. For example, comments that large offices should be located close to public transport have been included under both commercial development and transport.