



Communication Link

[Title]

Gungahlin District Planning Workshop

ACT Planning Review and Reform Project

24 June 2021

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Ask.
Listen.
Understand.
Achieve.



Introduction

The ACT Government is currently reviewing the ACT planning system. The ACT Planning Review and Reform Project is considering the introduction of district level planning to provide more planning guidance at a district level and allow for the distinctive character of each district to be reflected in the planning system.

The ACT Government has identified eight urban districts and a district planning workshop is being conducted in each of these districts.

Communication Link has been engaged by the ACT Government to facilitate these workshops and report to the Government on what was heard. This report summarises the key feedback gathered from the Gungahlin community.

The Gungahlin District Planning Workshop was held on Tuesday 15 June and was attended by 19 people. The workshop was also offered online with participation conducted through Zoom and an interactive collaboration platform called Mural. Three people attended online.

Of the attendees that completed the demographic survey, there was a range of ages represented with the most common age bracket represented being 35–44 years old followed closely by the 55–64 year-old bracket. Eight Gungahlin suburbs were represented at the workshop, including Amaroo, Casey, Crace, Gungahlin, Harrison, Ngunnawal and Nichols.

What we heard

The District Planning workshop gathered community feedback related to each of the themes identified in the ACT Planning Strategy 2018.

The most common areas of feedback provided by the community of Gungahlin are identified against these themes in the following sections.

Liveable




The following questions were asked about liveability:

- What suggestions do you have for how the type of housing and where it is located could be different in your District in the future?
- Are there changes needed to recreational areas, outdoor public spaces and/or community facilities to cater for future needs of people in your District? Where should this occur?
- What community facilities (including schools) are needed to cater for the future needs of the people in your District? Where could they be located?

The most common feedback from workshop participants is summarised in Table 1.



Table 1. Community suggestions on future planning for a liveable district

 <p>Schools Create more schools, colleges and reduce school sizes</p>	 <p>Homes Maintain medium and low-density housing choices, particularly older generations</p>	 <p>Parks and playgrounds Upgrade older parks and include more facilities</p>
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Other reoccurring themes included:

- Enhance trees and green spaces
- Additional community spaces for community groups to use
- More diverse service offerings beyond shops, cafes and restaurants.




Diverse

The following questions were asked about being diverse:

- How might future changes impact the commercial or retail areas within your District? What changes might impact on the town centre, group centres and local centres?
- Are there places that are considered significant to the community in your District that should be considered differently in the future? Where are they located?
- What characteristics and features are unique to your District that should be considered when planning the future?

The most common feedback from workshop participants is summarised in Table 2.

Table 2. Community suggestions on future planning for a diverse district

 <p>Green space Enhance and maintain existing green open spaces</p>	 <p>General planning Diverse and affordable housing options and carefully considered planning for higher density living</p>	 <p>Sport and recreational facilities Include more sport and recreational facilities such as mountain bike trails, lawn bowls, tennis etc.</p>
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Other reoccurring themes included:

- Ensure Gungahlin’s multicultural community is considered in the district planning.
- Create more commercial spaces and places that generate employment.
- Include plans for natural ponds.






Accessible

The following questions were asked about accessibility:

- What areas in your District should be considered to improve peoples' ability to walk and cycle?
- What are the long-term travel needs for public transport and cars for your District?
- Are there road connections to other ACT districts or regional NSW that should be considered in your District?

The most common feedback from workshop participants is summarised in Table 3.

Table 3. Community suggestions on future planning for an accessible district

 <p>Cycleways</p> <p>Create more off-road cycle ways and connect more areas of Gungahlin with cycleways</p>	 <p>Roads and traffic</p> <p>Duplicate more local roads such as Mirrabai Drive and improve traffic congestion</p>	 <p>Employment</p> <p>More local employment opportunities reduce commute in and out of Gungahlin</p>
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Other reoccurring themes included:

- Address housing affordability
- Create more spaces to meet




Compact and efficient

The following questions were asked about a compact and efficient city:

- When considering the additional residents that will live in your District in the future, what aspects of your District need to be considered to make sure it is a pleasant place to live?
- What areas should be priorities for open spaces and public places in your District?
- What views from outdoor public places are special in your District and should be considered in future planning?

The most common feedback from workshop participants is summarised in Table 4.

Table 4. Community suggestions on future planning for a compact and efficient district

 <p>Roads and traffic</p> <p>Improve traffic flow and roads in particular in and around the Gungahlin town centre, schools and built-up areas</p>	 <p>Education</p> <p>Plan to include more schools and places of learning such as the CIT. Ensure there is infrastructure to support schools</p>	 <p>Playgrounds and parks</p> <p>Parks and playgrounds need to be considered as more people live in smaller and denser residents</p>
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Sustainable and resilient

The following questions were asked about sustainability and resilience:

- Consider the following areas in your District and describe what elements should be prioritised as these areas change in the future:
 - Investigation areas for potential future suburbs.
 - Government land identified for sale and private development.
 - Urban intensification areas within existing suburbs.
 - Major sites in important areas identified for development by the government.

The most common feedback from workshop participants is summarised in Table 5.

Table 5. Community suggestions on future planning for a sustainable and resilient district

 <p>Protect open space Maintain and protect undeveloped land, include community gardens and ensure open space is accessible to those in medium to high density living.</p>	 <p>Infrastructure Ensure infrastructure keeps pace with residential development</p>	 <p>Sustainable housing Homes should have sustainable designs and inclusions including solar and light coloured roofs</p>
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Other reoccurring themes included:

- Preserve and maintain existing water bodies such as Yerrabi Ponds.



Next steps

The Gungahlin district planning workshop is one of eight workshops being held across Canberra during June 2020.

This report has been drafted based on a preliminary analysis of the data gathered from participants. An overarching consultation report will be prepared at the conclusion of all district planning workshops. Reporting back to the community on what was heard in the district planning workshops and how that input is informing proposed policy changes will occur later in 2021.



Figure 1. Community members from Gungahlin during the District Planning Workshop.