

04 February 2004

Attn: Mr. Neil Savery
Chief Executive Officer
ACTPLA
GPO Box 1908,
CANBERRA ACT 2601



**Gungahlin
Community
Council Inc.**

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**Concern about changes to Gungahlin Town Centre Land Use Zoning
and request for meeting for explanations.**

Dear Mr. Savery

The Gungahlin Community Council wishes to express concern with what appears to be the process by which rezoning of the Gungahlin Town Centre from Retail Core (A) to Business Area (B) uses is occurring,

The Territory Plan (specifically Variation 53) and all associated and relevant control and guideline documents clearly indicate that a Retail Core to the Gungahlin Town Centre would be uniformly applied across the six main anchor blocks along Hibberson Street.

Our primary concern is that rezoning portions of these areas to Business Area (B) and allowing ground floor residential development in areas (previously) zoned Retail Core (A) will preclude active street frontages and compromise the heart of the Town Centre. This will also significantly change the nature and fabric of the Town Centre from what was anticipated on the basis of the original consultation process and long standing planning documents.

It has come to our attention that in Development Applications for two of the core retail anchor blocks; the proponents are proposing ground floor residential usage along the new Gungahlin Common (a southern extension to Gungahlin Place) as well as along Gozzard, Gribble and East Streets. Such development will preclude active street frontages in these areas. Documentation obtained from ACTPLA also indicates that the Authority intends to rezone Retail Core (A) areas to Business Area (B) when the land is "undefined", additionally the most recent online Territory Plan map for the Gungahlin Town Centre now shows a complete lack of any Retail Core (A) zoning.

Whilst the Council acknowledges that the Gungahlin Town Centre is still classified as Defined Land, these changes will result in a significant alteration to the original plans as progressively and interactively developed by the former Gungahlin Development Authority over an extended period of time. This planning process involved extensive community consultation and had general community acceptance. It is feared that these changes could compromise the further development and viability of the Town centre, marginalising it when compared to the other town centres in the Territory.

The Gungahlin Community Council Executive seeks to organise a meeting with yourself and relevant officers responsible for the Gungahlin Town Centre planning. The purpose of such a meeting would be for ACTPLA to explain the rationale for any changes and ensure that there is appropriate community notification and engagement before the matter progresses further.

We look forward to your earliest and favourable response

Yours sincerely

Barry Dee
President - Gungahlin Community Council Inc.