



Gungahlin Town Centre East

Draft Design and Place Framework Feedback

Gungahlin Community Panel Online Survey

June 2023

Prepared by Studio THI on behalf of the Suburban Land Agency

THI | Bolder thinking
for urban life

Acknowledgement of Country

The Suburban Land Agency, Studio THI and Communication Link acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

Background

The Gungahlin Town Centre East (GTC-East) Place Ambition was translated into a draft Design and Place Framework (Framework), a long-term document providing a vision for how the GTC-East precinct can develop. The Framework will offer clarity to both the community and developers regarding the desired outcomes of the precinct and a vision to endure over time. It will specify what types of activities can take place in particular locations, the type and height of buildings, the distribution of open spaces, and the provision of community facilities.

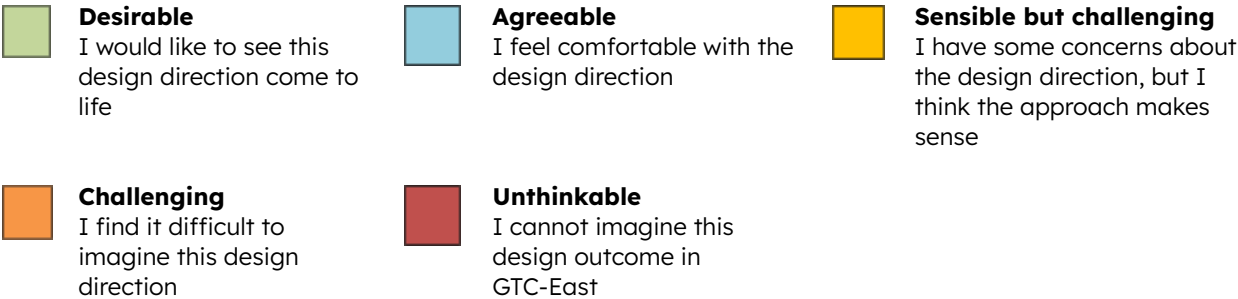
Following an online presentation to the Gungahlin Community Panel on 4 April 2023 (2 attendees), the Gungahlin Community Panel was invited to complete an 15-minute online survey to gain their feedback on the draft Framework. The survey provided the Panel Members with an overview of the four key aspects of the Framework including its:

- Parks and recreational places and proposed street design
- Community facilities
- Live, work and shop opportunities
- Built form - building locations and heights

Participants were invited to provide feedback on each key element, their overall views on the draft Framework and its alignment with the GTC-East Place Ambition. A total of 22 Panel members completed the survey and two participants attended the online presentation.

Appendix 1 provides an overview of the GTC-East draft Design and Place Framework and a summary of the four key aspects.

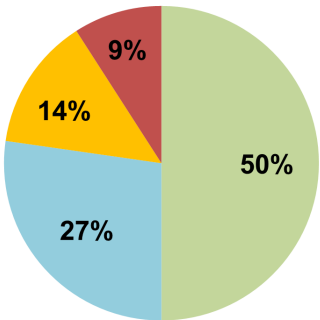
Summary of feedback



Feedback by component

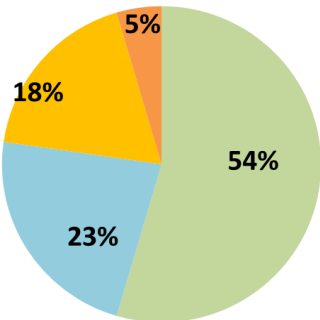
Parks, recreational places and great streets

Overall, the participants felt the allocation of parks, recreation places and great streets in the draft framework was desirable (50%) and agreeable (27%).



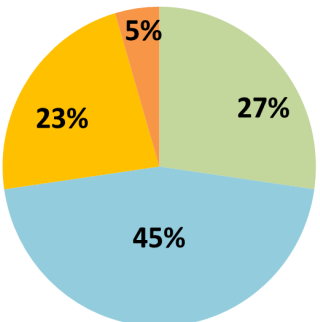
Community amenities

Overall, the participants felt that the inclusion of significant community amenities as key anchors in the draft framework was desirable (54%) and agreeable (23%).



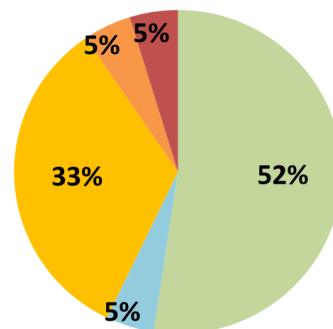
Live, work and shop provisions

Overall, participants found the allocation of live, work and shop provisions within the draft framework as agreeable (45%), desirable (27%) and sensible but challenging (23%).



Building locations and heights

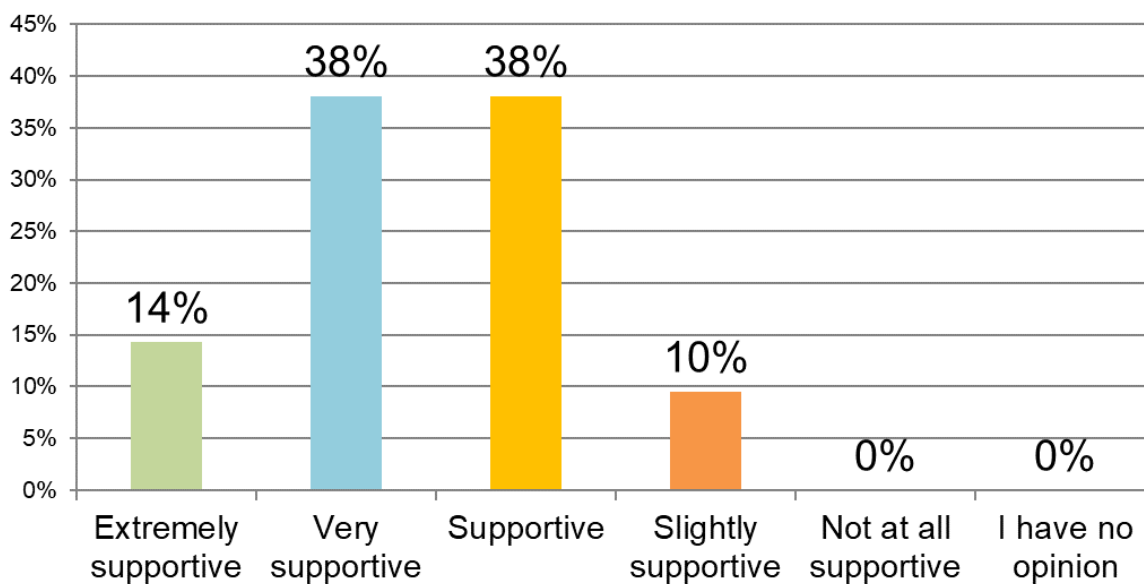
Overall participants felt the allocation of building locations and heights included in the Framework were desirable (52%) and sensible but challenging (33%).



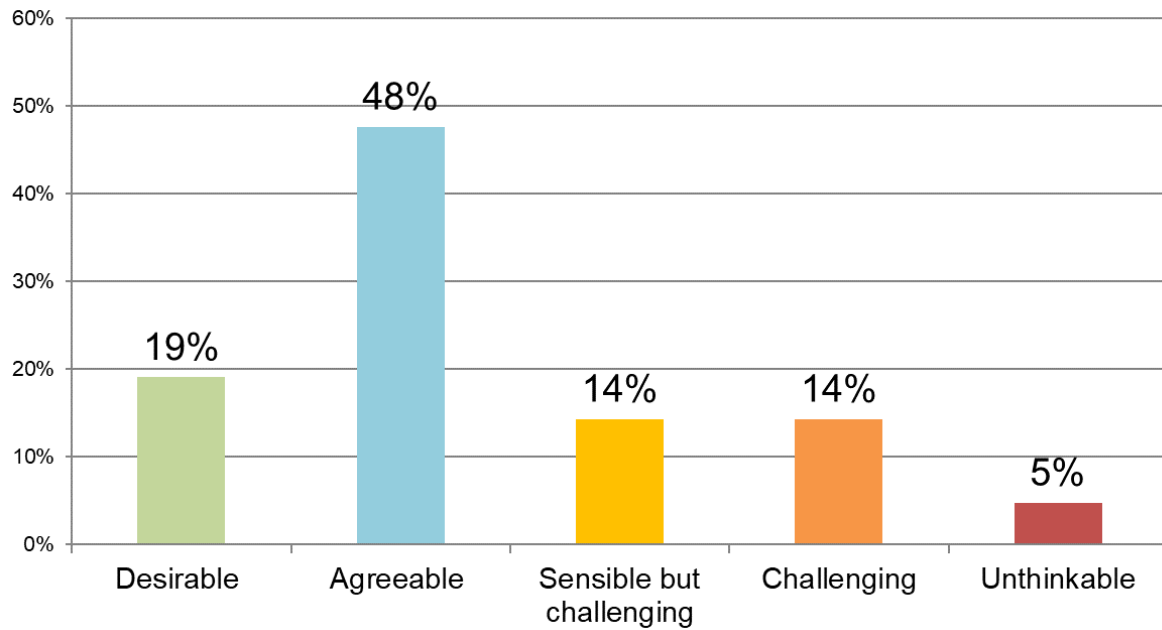
Overall feedback on draft Design and Place Framework

Overall participants were very supportive (38%) and supportive (38%) of the draft Framework and indicated that it would result in a place outcome that is agreeable (48%). The following data summarises individual participant feedback regarding their level of support for the draft Framework. It also includes their opinions on the appeal of the place outcome.

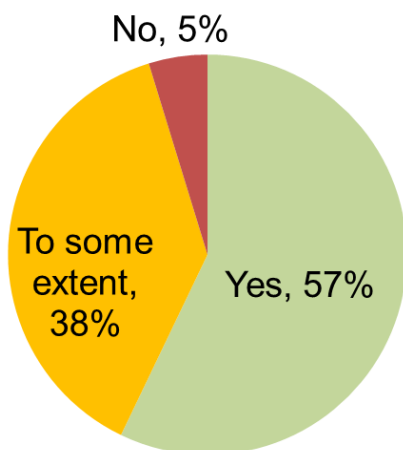
Overall level of support for the draft Framework



Overall feeling towards the draft Framework's resulting place outcome



Participants were also asked to provide feedback on their perceptions of the Place Ambition's alignment with the draft Framework. Overall participants felt that the framework reflected the Place Ambition, with 57% of participants indicating that they felt the ambition was reflected in the GTC-East place design.



Summary of qualitative feedback

After the survey, participants were invited to provide general comments on their views of the draft Framework. Following is a summary of the key themes expressed in the feedback.

- Overall, participants were highly supportive of the Framework, including the connection to Country considerations and its incorporation of parks, recreational amenity and community facilities.
- Some (4) participants expressed concern regarding the mix of use in the plan, specifically the ratio and scale of commercial, residential and retail use. These participants would like to understand how these proportions were defined and the need in Gungahlin. Some participants also expressed the desire for the community to have been more involved in developing the Gross Floor Area allocations of each use.
- A few (2) participants raised concerns about the commercial viability of the proposed ground floor retail, giving the current level of ground floor retail vacancies in the established town centre as an example.
- A few (2) participants expressed concerns that the inclusion of street parking along Flemington Road could influence the pedestrian experience in the town centre.

Appendix 1

Overview of GTC-East draft Design and Place Framework

The Ambition was translated into a draft Framework, a long-term document providing a spatial plan for how the GTC-East area can develop. When finished, the Framework will offer clarity to both the community and developers regarding the desired outcomes of the precinct. It will specify what types of activities can take place in particular locations, the type and height of buildings, the distribution of open spaces, and the provision of community facilities. The following appendix summarises the key elements of the draft Framework that was used to guide the Community Panel Feedback survey.

Parks, recreational places, and great streets

The GTC-East draft Design and Place Framework includes a linear park, central park, pocket parks and a connected network of green streets, with approximately 60% of the site being public open space.

The network of parks and green streets connects Mulligans Flat Woodlands and Mulanggari Grasslands, retains all of the site's mature trees, and strengthens biodiversity and natural systems through integrated water management across the whole site. This key attribute response to *Place Pillar 1: Cares* - Intersecting Ngunnawal culture and leading environmental design to create a unique urban experience and associations with Country.

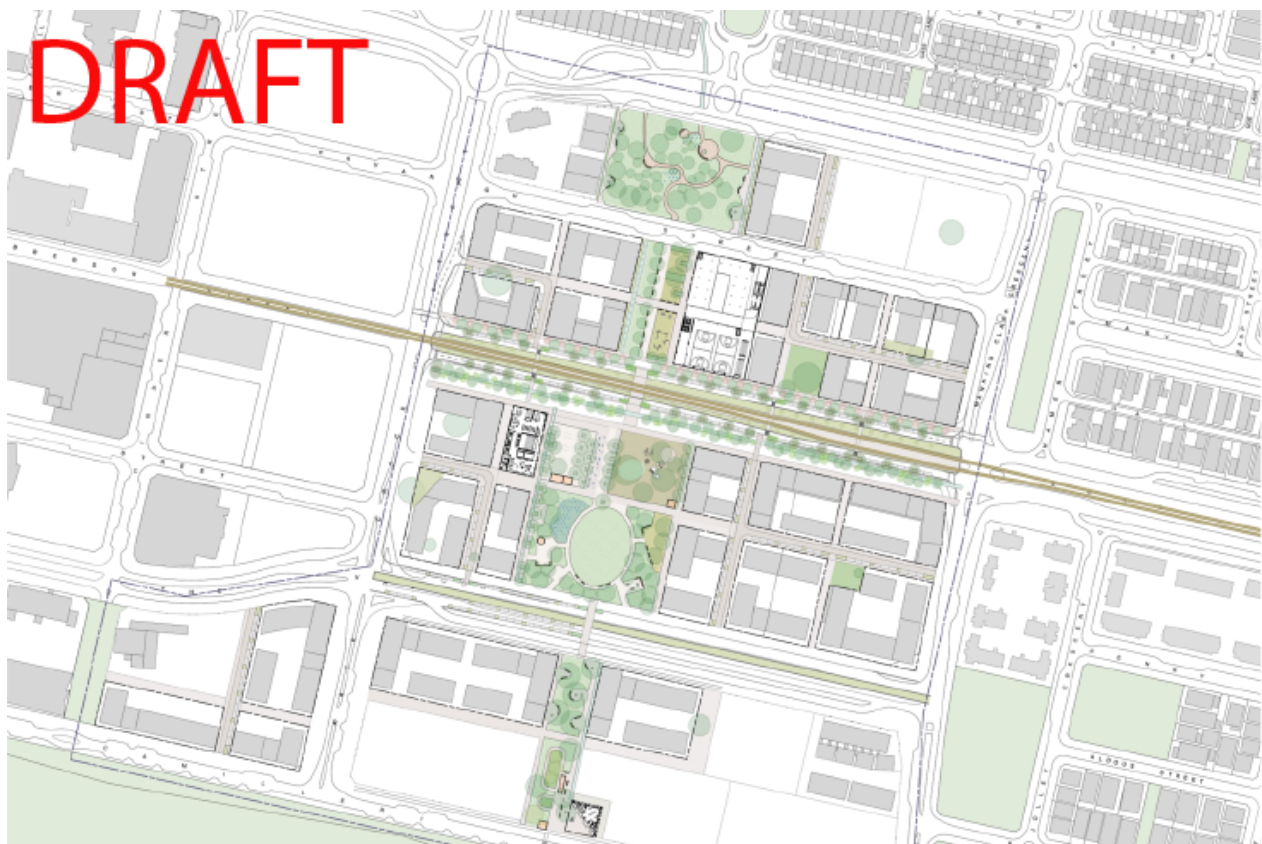


Figure 1 - Geographical indication of the parks, recreational places, and streets



Figure 2 - Indicative artistic impression of Central Park

Public and community amenities

The GTC-East draft Design and Place Framework includes the opportunity to provide public and community amenities such as a modern library, indoor recreational centre and community bike hub. These have been positioned close to public transport, cycle and pedestrian networks and the central park. The positioning of the community amenities in these key locations enables GTC-East to be a destination for community life.

This key attribute responds to *Place Pillar 2: Connects* - a place that promotes social cohesion and enables people of all ages, cultures, backgrounds and abilities to come together to connect and play.



Figure 3 - Geographical indication of the Public and community amenities



Figure 4 - Indicative Artistic impression of Flemington Rd and potential community amenities

Live, work and shop opportunity

The draft Design and Place Framework provides live, work and shop opportunities and allocates the following approximate amount of space for each use:

- Residential - approximately 2,500 dwellings
- Employment/office - approximately 42,300 m2 GFA*.¹
As a reference point, the new Dickson Government Office Building on Northbourne Avenue is approximately 14,000 m2 GFA. We are proposing to provide sites for 6 to 8 smaller footprint (5-800m2) multi-storey office buildings of 4 x 6000 m2 GFA.
- Retail - approximately 17,300 m2 GFA.
As a reference point, Amaroo Group Centre has approximately 4,600m2 GFA of retail.

This mix and intensity of use ensures the precinct has the foundations to become a vibrant 18-hour-day place and has enough of a daily population to make the local businesses and retail offer thrive. This key attribute responds to creating a vibrant 18hr neighbourhood that is compact and walkable and enables healthy and sustainable lifestyles, showcases new ways of living and working and supports local production and enterprise.

This key attribute responds to *Place Pillar 3: Creates - a vibrant 18hr neighbourhood that is compact and walkable and enables healthy and sustainable lifestyles, showcases new ways of living and working and supports local production and enterprise.*

Built form - building locations and heights

The draft Design and Place Framework provides a framework for where buildings can be developed and defines their associated uses, heights and design requirements.

The draft framework includes a general height allocation of 4-6 storeys across the precinct, with a range of taller, more slender buildings distributed throughout, with a maximum height of 18 storeys. The taller buildings have been positioned in close proximity to the light rail stop, community amenities and public space.

The outcomes of this approach are:

- A more walkable precinct - taller and slender buildings use less space at the ground level, resulting in block sizes that are more permeable and result in a place that is easier and more enjoyable to walk around.
- A more vibrant and comfortable public realm across seasons - taller and slender buildings produce smaller and more fast-moving shadows. This means the buildings cast smaller shadows on the streets and public realm, ensuring they are more pleasant to use all year round.
- A higher-quality building design outcome - enabling apartments and office space to have better natural ventilation and sunlight.
- A more varied and interesting skyline

¹ * GFA - gross floor area. The total amount of space provided within buildings for specific uses

This key attribute responds to *Place Pillar 3: Creates - A compact and walkable place that enables healthy and sustainable lifestyles, showcases new ways of living and working and supports local production and enterprise.*

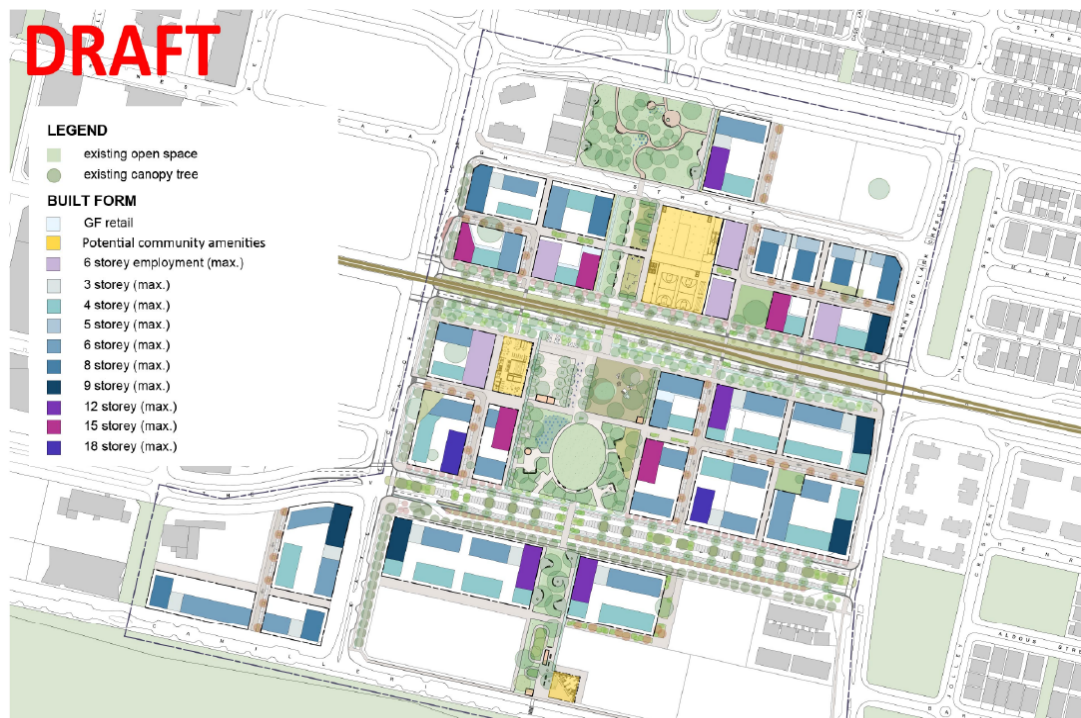


Figure 5 - Indicative potential building heights and locations



Figure 6 - Indicative potential building heights and locations

How SLA will bring this vision to life

SLA is now working on finalising the Place Ambition and the Design and Place Framework. The next stage of this process will be to look at future land releases and what that looks like in accordance with the ACT Government's Indicative Land Release Program.

These documents will become embedded into future land releases, and potential developers tendering for the sale and development of the land will be required to respond to them.

Examples of where SLA has used these documents to guide a design excellence tender process include Belconnen Lakeshore, Coombs & Wright and Whitlam Local Centre. SLA will be drawing on experience from these processes to refine its approach to GTC East.

This key attribute responds to *Place Pillar 4 - Curates. A demonstration of government, community and private sector collaboration to deliver an enduring legacy for the Gungahlin community and Canberra*