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Gungahlin Tennis Facility

Consultation Report

November 2022

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1.0 Introduction

As tennis continues to grow in the ACT, new facilities are required to meet the growing demand. In 2014, Tennis ACT's 'Strategic Tennis Facility and Management Review' identified Gungahlin as a priority for new tennis facilities. The ACT Government subsequently undertook a feasibility study to identify appropriate sites. As an outcome of the ACT Government study, the northern portion of Amaroo Block 4 Section 109 was identified.

The site of the works is part of Amaroo Block 4 Section 109 and is illustrated in **Figure 1**.



Figure 1: Location of Gungahlin Tennis Facility site.

The ACT Government has committed to 'construct a new Gungahlin tennis facility, in partnership with Tennis ACT, which aims to include ten full sized courts, two hot shots courts, a hitting wall, LED flood lighting, parking and a pavilion'. Tennis Australia and Tennis ACT (TACT) has also committed to providing funding to the project.

To provide Tennis ACT with sufficient flexibility on site the preferred zoning of the tennis site is PRZ2 – Restricted Access Recreation. The land is currently subject to a Future Urban Overlay that provides indicative zoning of PRZ1 – Urban Open Space. An Estate Development Plan (EDP) has been prepared to identify and service the specific block for Tennis ACT, trigger the removal of the FUA overlay, and confirm the intended zoning of PRZ2 for the Tennis site with the remaining land to remain PRZ1.

2.0 Purpose of this report

It is important to note that there will be two separate Development Applications (DA) that will support the delivery of the facility:

- an EDP DA that will create the block, provide utility services and vehicular access to the site and finalise the land use zoning of the area; and

- a DA for the actual tennis courts, building, and associated facilities.

The purpose of this report is to document the project consultation that has been undertaken prior to the lodgement of an EDP DA. The information in this report responds to the pre-DA community consultation requirements that are to be undertaken before lodgement.

The estate development proposal is prescribed as a type of development that requires pre-DA consultation under Section 20 of the Planning and Development Regulation 2008.

3.0 Key design considerations

In early-2022, Cardno (now Stantec) were engaged by the ACT Government to prepare an EDP. In preparing the preliminary design (master plan), key considerations included the management of stormwater (from the large upstream catchment area), site access, traffic, parking, and compliance with ACT Government/Tennis Australia specifications.

The draft master plan that shows the proposed site layout has been provided for reference at **Attachment A**.

4.0 Stakeholders consultation

The Gungahlin Tennis Facility is a significant development for Canberra. Sport and Recreation within the Chief Minister Treasury and Economic Development Directorate (CMTEDD) has engaged with the following key stakeholders and the broader community on the proposed design of the facility.

4.1 Tennis ACT/Tennis Australia

Given Tennis ACT will operate and maintain the facility once complete. To ensure Tennis ACT/Tennis Australia oversight and input on key project decisions, representatives are members of the Gungahlin Tennis Facility Project Control Group.

Tennis ACT, as the peak body for tennis in the ACT, has maintained communication with the broader tennis community.

A Tennis ACT project endorsement letter is provided at **Attachment B**.

4.2 Gungahlin Community Council

In August 2022, Sport and Recreation provided a project update to the Gungahlin Community Council (via an online Zoom meeting). During the presentation, attendees at the Gungahlin Community Council meeting were invited to comment on the project through the ACT Government's YourSay website.

4.3 Surrounding residents of Moncrieff, Jacka and Amaroo

In July 2022, a mailout was delivered to surrounding residents of Moncrieff, Jacka and Amaroo through a letter box drop that provided details of the project and YourSay webpage.

The letter sent to residents is provided for reference at **Attachment C**.

4.4 ACT Equestrian Association

In March 2022, Sport and Recreation (and Cardno) briefed representatives of the ACT Equestrian Association on the proposed design and anticipated interface between the proposed new access road to the tennis facility and the Bicentennial National Trail.

Key outcomes from the meeting included confirmation that:

- the design will prioritise safety for all users;
- the proposed new site access road will be a low-speed environment constructed of bitumen (not concrete);
- a natural horse crossing (with stopping/horse calming areas) will be provided (with an appropriate surface, signage, and lighting); and
- the needs of equestrian users would be considered in the design (i.e. lights, flat areas, etc.).

4.5 ACT National Trail and Pedal Power

In March 2022, Sport and Recreation (and Cardno) briefed representatives of the National Trail and Pedal Power on the proposed design and anticipated interface active travel network.

Key outcomes from the meeting included confirmation that:

- the design will prioritise safety for all users;
- the proposed new site access road will be a low-speed environment; and
- the impact on active travel network users will be minimised (through approved Temporary Traffic Management plans).

4.6 Gungahlin Little Athletics Club

In May 2022, Sport and Recreation (and Cardno) briefed representatives of the Gungahlin Little Athletics Club on the proposed design and anticipated alignment of the new entrance through the Amaroo District Playing Field carpark. The interface with the existing facilities, increased traffic movements and the modification of existing athletic infrastructure were discussed.

4.7 Good Sheppard Primary School and Amaroo School

In August 2022, principals of Good Sheppard Primary School and Amaroo School were briefed on the details of the project.

5.0 Community Engagement Process

In early July 2022, the ACT Government launched its engagement on the Gungahlin Tennis Facility through the YourSay Conversations website, inviting the community to comment on the design of the facility. The [YourSay Conversations webpage](#) can be viewed here.

The project was also notified on the EPSDD Pre DA Consultation website during July and August 2022 with a link to the YourSay webpage.

As outlined in **Section 4.2 and 4.3** of this report, members of the Gungahlin Community Council and surrounding residents in Moncrieff, Jacka and Amaroo were provided details of the project and YourSay webpage.

Comments and questions were received via email.

Engagement closed on 19 August 2022.

The 'What we Heard' report is provided for reference at **Attachment E**.

All other design specific consultation (with ACT Government Agencies, service providers, etc.) has been undertaken by Sport and Recreation (and Cardno) and has been included in the EDP documentation.

6.0 Response to Feedback

| Theme | Feedback |
|---|---|
| Support for sporting facilities | <ul style="list-style-type: none">• The majority of survey respondents supported the project.• The provision of a quality facility to support a sport which is highly accessible was seen as a positive.• Respondents supported the idea of being able to access the courts to learn, practice, and play tennis to keep fit. |
| Traffic, parking, stormwater, lighting, noise and court types | <ul style="list-style-type: none">• The potential impact of noise and light spill from the LED tennis lights for some local residents was raised by some respondents.• Some questions and concerns were raised about parking and increased traffic when the facility is operational.• Some concerns were raised about stormwater treatments required to provide suitable flood immunity across the site.• A few respondents questioned the proposed tennis court surface (hard court vs synthetic grass) to be provided at the facility. |

6.1 Noise and light spill

Noise and light spill have been considered and the facility will be designed in accordance with all relevant Australian standards.

To further minimise noise spill, trees that are sympathetic to the surrounding environment will be planted as part of the project. Post-construction, testing will be undertaken in consultation with the

Environmental Protection Agency (EPA) to ensure that noise levels associated with the new Gungahlin Tennis Facility are compliant with the relevant Australian Standards.

The tennis court lighting will utilise LED technology and where necessary, (light) shrouds will be used to minimise light spill. Post-construction, testing will be undertaken to ensure that light spill levels at the site boundary are compliant with the relevant Australian Standards.

6.2 Traffic, site access, and parking

In developing the EDP, a traffic assessment was undertaken which confirmed the existing road network can support the new Gungahlin Tennis Facility.

As per the proposed EDP (**Attachment A**), access to the Gungahlin Tennis Facility will be through the Amaroo District Playing Fields (DPF). Alternate entry and exit points off Horse Park Drive and Jorgenson Street were considered during early planning; however, these options were not assessed as feasible due to existing site constraints, anticipated construction costs and the potential impact on local residents (i.e. entry to the site via Jorgenson Street).

To ensure a safe low-speed environment is maintained in and out of the new Gungahlin Tennis Facility, the proposed access road will include traffic calming measures and appropriate treatments in the existing car park and at the interface with the Bicentennial Trail (active travel network).

Designated precinct parking has been identified within the Gungahlin Tennis Facility site which will ensure there is minimal additional pressure on the adjoining Amaroo DPF. Overflow carparking to the northeast of the existing Amaroo DPF carpark is currently being considered and will be further investigated through detailed design.

6.3 Stormwater treatment and site flood immunity

In developing the EDP, a stormwater assessment was undertaken, and appropriate flood mitigation measures have been provided across the site. The management of stormwater will remain a priority throughout detailed design.

6.4 Tennis court surface

Tennis ACT has advised that while the Amaroo facility will be available for community use via coaching, social play and league programs, it will also be used for tournaments requiring International Tennis Federation (ITF) standard courts. With only 10 courts proposed, a consistent hard court surface suitable for ITF level play and training is required on all courts and this will address the broader need for more compliant surfaces across the territory.

7.0 Conclusion

During the engagement process for the Gungahlin Tennis Facility, feedback was considered from a range of stakeholders, including future users of the site and the surrounding local community.

It is important to note that there will be two separate DA's that will support the development of the facility:

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- an EDP DA that will create the block, provide utility services and vehicular access to the site and finalise the land use zoning of the area; and
 - a DA for the actual tennis courts, buildings and associated facilities.

While there are site constraints that limit the changes that can be made to the design, the community's feedback has been taken into account in the finalisation of the EDP DA documentation and will be used to inform any further detailed design requirements.

The ACT Government will continue to work with key stakeholders and the local community on the development of this important project.

8.0 Appendix

Attachment A: Proposed master plan

You can view the [Gungahlin Tennis Facility proposed master plan](#) here.

Attachment B: Tennis ACT project endorsement letter

You can read [Tennis ACT's project endorsement letter](#) here.

Attachment C: Letter to residents

You can read the [letter sent to local residents about the project](#) here.

Attachment D: YourSay website

You can view the [Gungahlin Tennis Facility YourSay Conversations Website](#) here.

Attachment E: YourSay What we Heard Report

You can read [the Gungahlin Tennis Facility What We Hear Report](#) here.