



GUNGAGHLIN TOWN CENTRE EAST

REPORT ON WHAT WE HEARD

Between November and December 2025, the Suburban Land Agency (SLA) sought input from the community to help finalise the detailed design for the streets and public spaces of Gungahlin Town Centre East.

SLA has adopted a place-based approach for Gungahlin Town Centre East, developing the precinct in a way that reflects the needs and values of the community. This stage of engagement builds on previous work, which saw the creation of the *Place Ambition* and *Design and Place Framework*, which established the community's priorities for the site.

The vision for the Gungahlin Town Centre East site is to create an urban village in a sustainable landscape—a place that cares for Country, connects the community, and creates new ways of living and working.

The community was invited to provide feedback to help refine specific elements of the precinct design, guided by the four 'Place Pillars' established in earlier engagement stages:

- > **Cares:** An urban experience in a natural landscape, embedding Country into place.
- > **Connects:** A destination for public life and community connection.
- > **Creates:** A vibrant 18-hour neighbourhood with a next-generation agenda.
- > **Curates:** A showcase of sustainable city-making excellence for public life and community connection.

Feedback from this 'Stage 3 – Subdivision Design' engagement will inform the detailed design for streets and public spaces, ensuring the delivery of a people-focused precinct.

THE CONVERSATION

This Listening Report covers activities undertaken with the public between 7 November and 18 December 2025.

We invited community members to provide feedback via in-person and online engagement activities, including;

- > **Three community pop-up stalls:**
 - Gungahlin Marketplace (Saturday 29 November 2025)
 - Gungahlin Village Shopping Centre (Saturday 6 December 2025)
 - Gungahlin Library (Tuesday 9 December 2025)

Sessions were advertised through SLA and ACT Government social media channels and emailed to stakeholders, including the Gungahlin Community Council. At these sessions, participants were invited to provide input on their connection to Gungahlin Town Centre, their connection to the project site and how they would move through the space and what features and activities they envisage for the space.

- > **An online survey via YourSay.**

The survey sought feedback on:

- priorities in relation to park features
- importance of factors for designing public spaces



- connections with the project site and the Gungahlin Town Centre.

It included a mapping function which invited respondents to share how they used nearby places for rest and for transit, as a pedestrian.



ACT
Government

YOUR SAY

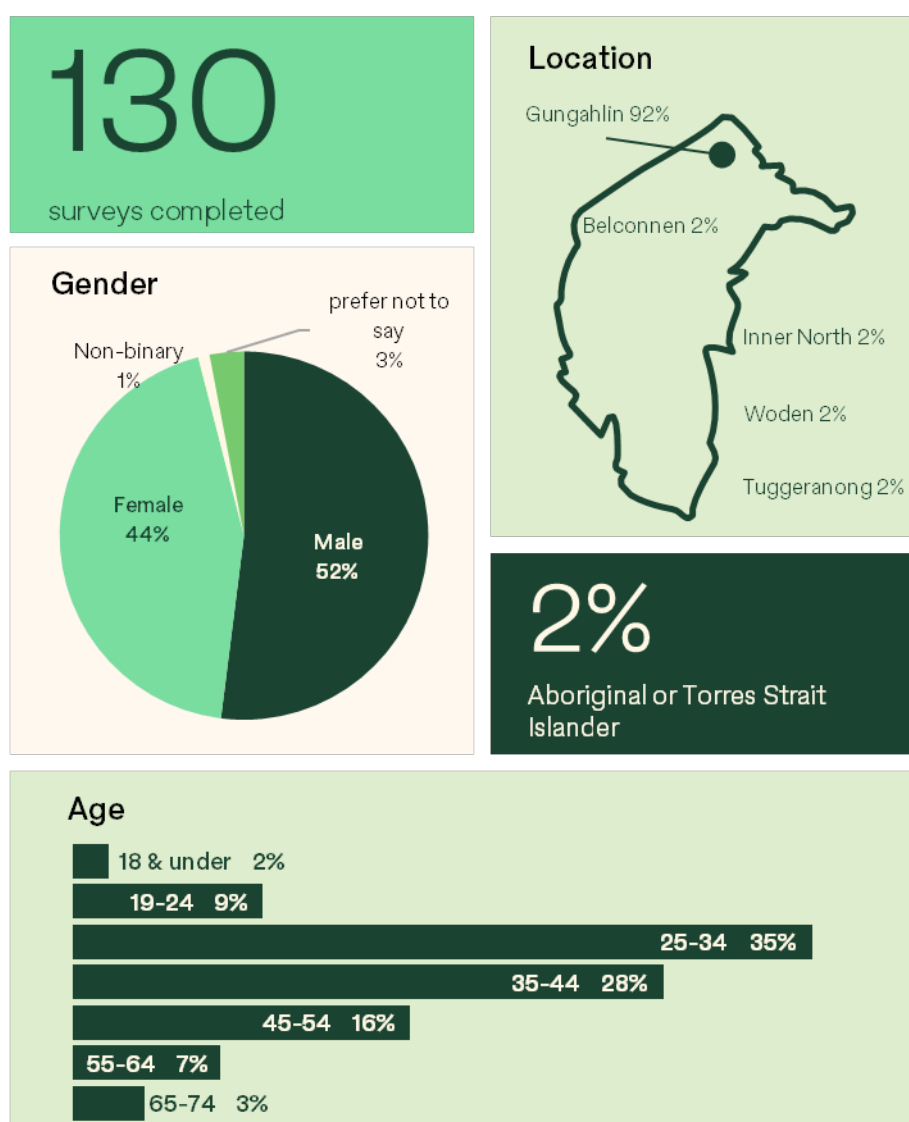


WHO WE ENGAGED

The engagement program sought to gather input from interested community members, residents, and stakeholders on the detailed design for the streets and public spaces in Gungahlin Town Centre East.

A total of 130 people contributed via the online survey. In addition, a total of approximately 78 community members visited during the three community pop-up sessions.

The majority of survey respondents were aged between 25 and 44, and were Gungahlin residents, representing a working-age demographic living in Gungahlin. Some insights about the YourSay survey respondents are given below.



Survey respondents' demographics



KEY INSIGHTS

The following provides a consolidated summary of the key insights captured from the community as part of the pop-up sessions and the online survey.

Key insights on the Linear Park: park features and activity

A destination for markets and community events

Feedback showed that spaces for markets, food vendors, musicians, and artists were the most requested feature for the new park area (selected by 65% of survey respondents). Pop-up feedback supported this with suggestions for spaces for weekend produce markets and food vans to bring activity to the new precinct. The light rail provides an opportunity to bring people into Gungahlin.

Protection from the weather

There was strong agreement on the importance of incorporating trees, shade structures and shelters, to ensure places and spaces can be enjoyed year-round. Specific feedback indicated a preference for open areas with shade structures and undercover spaces for rainy and hot days. Some participants suggested metal seating should be avoided because it becomes too hot in summer. There was also a strong preference for planting mature trees to provide natural cooling and ensure year-round protection.

Establishment of greenery and mature trees

Feedback indicated a strong preference for greenery and landscaping in the new precinct. Feedback showed trees and greenery was the highest-ranked factor considered important for designing public gathering spaces. Other feedback described the need for a nature rich environment with mature trees and bird-attracting shrubs to help block out traffic noise, along with outdoor gathering places such as lawns for picnics.

A preference for walking in nature over cycling

The survey results clarify how people want to move through the precinct site including the park and public spaces. Feedback showed a preference for pedestrian access and walking paths. Survey data showed that 50% of respondents prioritised access to walking and spending time in the natural landscape, compared to 14% who prioritised recreational cycling paths. This indicates a desire for a design that prioritises pedestrian comfort and walking loops over high-speed commuter cycling infrastructure through the green spaces.

Variety of play for all ages

Feedback indicates a strong desire for the park area to cater for all ages. The single most important factor for play and exercise in the survey was 'providing a variety of equipment for different ages and abilities' (70%). Nearly half of survey respondents (48%) prioritised spaces for teenagers and adults. In both the survey comments and pop-up feedback, there were specific suggestions for facilities for older youth, such as basketball courts, skate parks, and disc golf, as well as recreation options for 55 years and older.

Nature-based play elements

The community expressed a clear preference for unique and natural play elements. Over 52% of survey respondents prioritised natural spaces and elements (like logs and water) for play, whereas 31% preferred traditional equipment like swings and slides. Comments frequently mentioned water play or splash pads for



younger children. There was also support for nature-based play that encourages curiosity, utilising plants and landscaping to create a quiet, natural environment.

Key insights on public outdoor space: design and preferences for gathering spaces

Essential public amenities

Feedback showed the availability of basic public amenities was a major factor in whether people would use these spaces. Many respondents pointed out the urgent need for public toilets, noting that current options are difficult to access. We also heard requests for ample comfortable seating that supports older residents and those with mobility needs. Comments specifically noted the difficulty of finding toilets for children without entering the shopping centre. Drinking water fountains were also ranked as a key factor, while access to power was ranked as the least important factor. This suggests that while residents want to hold events and picnics, they are more concerned with comfort (shade, seating, toilets) than technology integration.

Dining, nightlife, and entertainment

There was a clear preference for spaces that feel busy and vibrant rather than empty plazas. Feedback suggested a current lack of local entertainment options. Comments supported the idea of spaces designed to host weekend markets, food vans, and community events. Residents also wanted outdoor dining areas that are pleasant to sit in and are protected from traffic fumes and noise.

Safety and lighting

Public safety was a key priority for the design of public spaces. Participants wanted areas to be well-lit to encourage use after dark. The feedback suggested that spaces should be open and visible, allowing for "passive surveillance" from nearby shops and passersby, so that the community feels safe and comfortable at all times.

Balancing quiet and active zones

Survey data shows a split in community preference between quiet and active spaces. On a scale of 0 (quiet/relaxing) to 100 (busy/active), the average score was 53. Comments reflected this mix, with some residents asking for peace and quiet away from traffic, while others requested liveliness and "buzz".



Key insights on how people use Gungahlin Town Centre: feedback on mapping activity

Preferred routes for getting from place to place

Feedback on preferred travel routes reveals a highly dispersed pattern of movement across the entire Gungahlin precinct, extending from Gundaroo Drive in the north to Camilleri Way in the south. While some indicated they use many streets throughout the area, pedestrian activity was concentrated along Hibberson Street. This central spine appears to be the primary thoroughfare for the community, likely due to its role in connecting key destinations including the two major shopping centres, central car parks, and the dining precinct.

Preferred locations to socialise or relax

When asked to identify preferred spots for socialising and relaxing, the responses formed a concentrated cluster within the established town centre. The majority of markers were placed along Hibberson Street, highlighting it as the current hub for social activity. In comparison, the map showed some limited activity or preference for the area designated as the Gungahlin Town Centre East zone. The mapping exercise showed that Efkarpidis and Ernest Cavanagh streets are not perceived as safe or comfortable, with almost zero responses identifying these locations as used to socialise or relax, reducing foot traffic and retail custom.

Some comments and suggestions provided during engagement either fell outside the scope of this consultation or the remit of the SLA. A summary of this general feedback is provided below.

Key insights on the broader precinct and Gungahlin Town Centre

Entertainment and leisure options

A number of comments focussed on a perceived lack of local entertainment and vibrant nightlife. The most frequent request was for a local cinema, and there were suggestions for a restaurant and entertainment precinct that includes night-time economy options like bars. Other suggestions also included bowling alleys or arcades, rather than a cinema, and more night-time leisure options like family-friendly cafes.

Traffic flow and road design

Feedback indicated traffic congestion was a common frustration in the current Gungahlin Town Centre and a future consideration for the Gungahlin Town Centre East precinct. Feedback focused on difficulties navigating specific areas, such as The Valley Avenue and intersections near Bunnings. Car users described these spots as bottlenecks.

Availability and ease of parking

Parking is a key concern for the community both in the current town centre and in terms of planning for the new precinct. While some suggested multi-storey parking to increase capacity, others emphasised the need for



parking that is easy to enter and exit without getting stuck in congestion. There was concern from some that new developments might reduce existing parking spaces and impact access for current and future residents.

Commercial mix and retail

The community expressed a desire for a shift in the type of buildings and businesses available in the precinct, moving away from just supermarkets and apartments. Comments suggested Gungahlin is currently lacking specific types of shops or retail offerings. Many comments specifically mentioned large-format retailers such as JB Hi-Fi, Officeworks, and Harvey Norman. Some residents indicated they would prefer to shop locally for these items rather than traveling to other town centres. Some suggested development in the area needed new buildings to foster economic development in Gungahlin and designs should encourage "employment hubs" or space for a "federal agency" so Gungahlin is not just for "sleeping and shopping".

Building heights and density

Feedback on high-rise developments indicated a preference for medium-density options, such as townhouses or mixed-use buildings that people find welcoming. Residents expressed a desire for quality architecture that avoids the feeling of a "dormitory suburb". Specific concerns were raised regarding the land next to the mosque with suggestions for small scale development to help minimise potential noise conflict.

WHAT'S NEXT?

The feedback gathered from this current stage of consultation will help inform the detailed design for the streets and public spaces of the Gungahlin Town Centre East site.

THANK YOU FOR YOUR FEEDBACK

532

We received 455 Individual pieces of feedback, online and in-person

130

117 people completed the online YourSay survey

3

We held 3 community pop-up events in Gungahlin

1458

YourSay page visits

78

Pop-up stall session visitors and participants

4

We shared 4 posts on social media platforms to promote engagement

Key Timings

March 2026: Consultation report finalised

2026: Subdivision Development proposal lodged

2026: Assessment of Subdivision Design Application (Development Application)