



Gold Creek Homestead Community and Stakeholder Panel

Background information

Summary Overview

Area	47,750m ² of which approx. 8,000m ² are occupied by Homestead buildings and surrounding trees
Indicative Land Release Program (ILRP) yield	45 dwellings (2019-20)
Land use zoning	Community Facilities (CF)
Permitted uses under Territory Plan (TP)	<ul style="list-style-type: none"> ▪ Residential Care Accommodation ▪ Retirement Village ▪ Supportive Housing ▪ Child care centre ▪ Community activity centre ▪ Cultural facility and community theatre ▪ Educational establishment ▪ Health facility, emergency services and hospital ▪ Office, business agency and public agency ▪ Indoor and outdoor recreation, parkland ▪ Place of worship or religious associated use
Permissible heights under TP	<ul style="list-style-type: none"> ▪ 2 storeys within 30m of residential blocks (rule) ▪ 4 storeys otherwise (rule with criteria available)
Heritage	Homestead structures are not heritage listed
Site Investigation Report	<p>Developer to provide the following site services:</p> <ul style="list-style-type: none"> ▪ Extension of existing water main and provision of water tie ▪ Driveway access from Monty Place ▪ Extension of existing footpath with a 2m wide concrete pathway to link to Block 109 ▪ Check suitability of stormwater tie / upgrade if necessary ▪ Check suitability of existing sewer tie / upgrade if necessary ▪ Extend concrete median on Gungahlin Dr to limit right turn ▪ Existing underground bore to be de-comissioned <p>Gold Creek Homestead hazardous materials:</p> <ul style="list-style-type: none"> ▪ Asbestos, Lead Paint, Synthetic Mineral Fibre (SMF), Polychlorinated Biphenyls (PCB), Ozone Depleting Substances (ODS) ▪ Underground Septic Tank adjacent to Homestead <p>Tree assessment undertaken</p>

Location and site context

Block 109 Section 23 in Ngunnawal is bound by Monty Place, Gungahlin Drive and neighbouring residences and includes the Gold Creek Homestead and gardens.

Approximately 8,000m² of the 4.8ha site is home to the remnant Gold Creek Homestead dating back to 1860.

Very little of the original homestead building fabric remains. Much of the original cottage has been lost or compromised by unsympathetic modifications. Much of the building is in very poor condition.

The ACT Heritage Council dismissed several heritage nomination applications in 1999, 2009 and 2018 to register any of the homestead structures and therefore the Gold Creek Homestead has no formal heritage value.

Today the remnant structures and surrounding gardens of the homestead are treasured by members of the community and create a distinct sense of arrival when entering the site, especially apparent through its location within a greenfield development area.

The *Gold Creek Homestead Community and Stakeholder Panel* process presents an opportunity to capture the place and community values of this historic site so it can be considered and preserved in the future development of the site.

Land release target

The [Indicative Land Release Program 2019-20 to 2022-23](#) (ILRP) identifies a Government target of 45 residential dwellings to be released in 2019-20 on Ngunnawal Block 109 Section 23.

The *Gold Creek Homestead Community and Stakeholder Panel* process aims to inform the release of the site to the market by identifying non-financial site objectives and development principles that will form part of the tender for the sale of the land.

Land use planning and development controls

The site is currently zoned [Community Facilities](#) under the [Territory Plan](#) with specific [development controls](#) applying under this zoning.

All residential dwellings are required to be identified either as supportive housing, retirement village or residential care accommodation under the existing zoning.

All permitted uses under the Community Facilities zoning are as follows:

ancillary use	minor use
business agency	office
child care centre	outdoor recreation facility
community activity centre	parkland
community theatre	place of worship
consolidation	public agency
cultural facility	religious associated use
demolition	residential care accommodation
development in a location and of a type identified in a precinct map as additional merit track development	retirement village
educational establishment	sign
emergency services facility	subdivision
health facility	supportive housing
hospital	temporary use
indoor recreation facility	varying a lease (where not prohibited, code track or impact track assessable)
minor road	

Permissible heights under the Community Facilities Development Code are

- up to two storeys within 30 metres of neighbouring residential blocks; and
- otherwise four storeys or 15 metres in height with an alternative qualitative criteria.

Gold Creek Homestead history

In 2004 Chris Newman published a book called *Gold Creek: Reflections of Canberra's rural heritage* and published by Gold Creek Homestead Working Group. Based on this book, the National Trust (ACT) published an article in their publication *Heritage in Trust* about Gold Creek Homestead in 2012 claiming its significance as follows:

- Locally distinctive property retaining evidence of early building construction techniques;
- Evidence of a major transport route in the landscape with remnants of the pre-1915 Canberra-Yass Road located within block 363 Gungahlin;
- The layout, landscape and fabric of the property reflect changes over 160 years;
- Prior to 1983, Gold Creek was a grazing property for sheep and cattle managed by the resident owner as had been the practice since 1860;
- The property had been the venue for social functions and fund-raising activities from the 1860s as it was common practice in the 1800s and early 1900s for properties to fill the social welfare role in the community;
- Gold Creek Homestead represents a layered history of the Canberra region's adaptation to changing circumstances and priorities over more than a century and, in the National Trusts view, presents a compelling case for the retention of the site for community use.

Gold Creek Homestead current conditions

Philip Leeson Architects visited the site in May 2019. Evidence of the work undertaken to the homestead in 2014 including a new metal roof, modern aluminium windows and doors, balustrade on the verandah and removal of sheet linings were clear.

Windows are boarded up. Stripped of linings and wet areas internally, the building is no more useable than the condition assessment of 2009 describes.

No work appears to have been undertaken to the slab hut, and it is in an increasingly poor state of repair with damaged roof, windows and doors, linings and floor coverings. On cursory inspection the building appears to be structurally sound, but is visibly subsiding to the south.

ACT Property Group manages security for the site, and the place is otherwise unoccupied. There is evidence of rough sleeping in the slab hut and past vandalism in the homestead.

Social infrastructure and community needs

With a median age of 31 years, the Gungahlin district has a much younger population than the ACT overall (which has a median age of 34). The district also has a higher average household size (2.9 people per household) compared to the ACT average of 2.5 people per household.

Existing social infrastructure in Gungahlin includes the following types of facilities:

- 1 retirement village (no care component)
- 0 arts and culture
- 6 community facilities
- 32 education facilities
- 1 emergency services
- 4 health facilities
- 12 open space and recreation facilities
- 9 places of worship

An Aged Care Market Analysis in 2019 confirmed that there is currently no supply of residential aged care beds in the Gungahlin district and that there is currently a shortfall of 385 aged care beds for the whole of Gungahlin region.

Best-practice social infrastructure and community facility provision includes principles such as co-location and shared use to maximise the use and investment benefits of the facilities.

Site investigations

Preliminary site investigations were undertaken by Northrop and a Site Investigation Report (SIR) was completed in February 2018.

The preliminary SIR investigated the following items:

- Traffic impact
- Geotechnical and possible contamination
- Service locations and capacity
- Tree survey
- Hazardous materials and substances

Traffic Impact findings

Original traffic findings were that the development would have minimal impact on Gungahlin Drive and that Monty Place could handle the extra volume.

Access to the site from Gungahlin Drive is limited and only facilitated through a left-in left-out arrangement.

The Traffic Study is being reviewed as part of the SIR update.

Geotechnical and possible contamination

Both a geotechnical and contamination investigation were undertaken. The site has been endorsed by the EPA for 'use as an aged care facility, parks/open space or standard residential use with gardens and accessible soils'.

Service locations and capacity

Water: Site is not serviced, there is a water service that extends through Monty Place under the roundabout and ends in the verge. Development would need to extend the existing water service to supply the block at the developer's expense.

Exiting ground water bore will need to be decommissioned by the developer.

Sewer: The site is currently serviced and the tie exits within the easement of the eastern boundary. The suitability of the existing 150 tie will need to be determined by the developer.

The old decommissioned septic system will need to be removed by the developer.

Stormwater: The site is currently serviced and the tie exits within the easement of the eastern boundary. The suitability of the existing 300 tie will need to be determined by the developer.

Gas: The Site is not serviced by gas but the service exists within Monty Place.

Electricity: The site is currently supplied by an overhead power supply that runs over the eastern end of the dam. 63 KVA pole mounted substation.

Tree Survey

51 trees have been identified as regulated trees and the majority of, regarded as between medium to poor quality. Any impact to the trees would need to be arranged between the developer and the conservator.

Hazardous Materials

In November 2016 a hazardous materials survey was undertaken of the Gold Creek Homestead buildings and the following hazardous materials were uncovered:

- Asbestos;
- Lead Paint;
- Synthetic Mineral Fibre (SMF);
- Polychlorinated Biphenyls (PCB);
- Ozone Depleting Substances (CDS); and
- The underground Septic Tank.

A detailed Hazardous Materials Survey and Management Plan (HMSMP) will be provided as part of the sales documentation.

While the preliminary SIR from 2018 is still regarded to offer an accurate account for the site, the Suburban Land Agency is currently having it updated to account for the latest ILRP target. An up-dated SIR is anticipated by late November 2019.