

Tuggeranong Community Council Inc
Special Meeting – 12 April 2011

The Special Meeting opened at 7.40pm and was arranged at the request of the Department to discuss important Planning issues affecting the Tuggeranong Valley. President, Darryl Johnston acted as Chair and welcomed the team of presenters from the ACT Planning and Land Authority (ACTPLA) and the Land Development Agency (LDA) and the audience of 50-60 people.

Darryl reminded members of the TCC Code of Conduct and asked that they observe the requirements by giving our guests the expected level of respect. He also made reference to today's welcome announcement to provide funding for the duplication of the Monaro Highway at Fyshwick, which the TCC has been promoting for some considerable time and had been specifically raised in the *Talking Tuggeranong* document and subsequent discussions with the Chief Minister. Darryl also informed members that the Meeting was being recorded in both audio and video format for display on the TCC website.

Apologies:

John Armstead, Jill Faulkner, Barry Blight, Greg Downing, Steve Doszpot MLA.

The Chair proceeded to hand over to the ACTPLA team with the first presenter being Nicole Porter to address the Meeting about the Kambah Group Centre Plan. She provided a PowerPoint presentation featuring the following information:

- General overview of ACT master planning program – projects for updating/reinvigorating Centres over next 20-30 years:
 - a broad framework for change
 - what currently works and what mistakes/problems identified?
 - transport, accessibility, economic and environmental impact issues
 - access to housing, economic viability
- Update on Kambah Group Centre plans and model diagrams;
- Key issues from community consultation process – recently commenced
 - Centre looking “tired”, messy trees, safety concerns
 - adequate lighting, disconnected shops at rear, overall character change.

Nicole proceeded to provide some information regarding the Tuggeranong and Erindale Centres project 2012-2012, including the following details in early draft stage:

- proposed integration of Erindale Drive;
- consultation process commenced in November 2010;
- full details available on ACTPLA website – input welcome;
- youth consultation process undertaken –valuable feedback received;
- SWOT Analysis Report - key messages to date:
 - provision of valued services with individual character and scale
 - adequate parking facilities but concerns re traffic congestion
 - unsuitable public spaces for social activities
 - adequate infrastructure available but some upgrade required
- Erindale Centre – vibrant, busy, convenient, economically viable, good mix of uses;
- Tuggeranong Town Centre – valued landscape setting, mix of services, adequate employment and housing opportunities, ineffective land utilisation.

Erindale Centre – Key issues

- Vision – a vibrant place with great public spaces offering a convenient mix of facilities/services, sustainable transport and housing opportunities;
- Goals – quality public space network, transport spine, environment, etc;

- Principles – convenient transport and pedestrian access connections, options for increase of residential development to replace Business Park adjacent to Centre;
- Gartside Street – mixed use area, traffic and parking issues, good potential for remodelling of precinct to cater for some residential development.

Nicole handed over to her colleague, Helena Seagrott, to deliver the next stage of the presentation as follows:

Tuggeranong Town Centre – Key issues

- Strengths and weaknesses identified:
 - not very walkable, struggling economically with many vacant shops
 - not relating well to its natural environment
 - great natural views but lake area not fully embraced
- Vision – urban gateway to mountains offering a unique blend of city/town/country life;
- Goals – more connection with landscape, more pedestrian activity, thriving economy with strong business activity and attractive surroundings, sustainable and self sufficient to live/work/play with ready access to all day-to-day needs;
- Principles – more awareness and effective use of unique landscape with lake and mountain views, more active connection with nearby Murrumbidgee River, more pedestrian-friendly access around Centre, diversity of essential facilities, increased residential development to increase numbers living and spending locally, consolidation and strengthening of retail activities, re-activate streets.

Features of local streets were highlighted, in particular Erindale Drive as a green corridor and quality transport spine for all forms of travel with potential for other commercial and residential developments for productive use.

Kuga Kugathas and Tim Morath provided some additional information in relation to the concept plan under the Transport for Canberra Program, including the following:

- Erindale major bus station feasibility – options under consideration highlighted;
- Strategic context – rapid corridors connecting Town Centres to City, opportunity to cover east Tuggeranong;
- Erindale is the proposed centroid of activity;
- Diagrams of likely options for location of the proposed on-street bus station;
- Bus routing arrangements – Park ‘n Ride facility with 80 car spaces and layover options with 6 spaces.
- Changes to road network to improve traffic flow in the area.

The presenters indicated that community input on all aspects was actively encouraged during the period of the consultation process.

Questions from the floor:

Various concerns were raised by the attendees, including the following:

- When are we likely to introduce a bus stop numbering system around Canberra, similar to other major cities?
Matter to be referred for further consideration.
- Is there any scope in the project for provision of a light rail network in the future?
Yes, but not considered economically viable with current population at this stage.
- Concern re undesirable height of buildings if rezoning occurs in the area.
All development is subject to the constraints of the Territory Plan.
- Proposed bus lane on Athllon Drive not considered practical based on past problems.

The information provided was generally well received by the attendees and a short break was taken at this stage prior to the next item.

The final presentation was an update on the proposed Greenway development on the site opposite Bunnings and was conducted by Ian Wood-Bradley from LDA and his team, including Michelle Cramer, Steve Rossiter from Elton Consulting and Kip Tanner from CB Richard Ellis. Mr Wood-Bradley provided some introductory background information about the project, which is on a large area of land of approximately 10 hectares on the lake foreshore and a significant site for the Town Centre.

He mentioned that the Tuggeranong Master Plan is a long-term project requiring a variation to the Territory Plan and stated that the Greenway development is more immediate. It is intended to release 200 dwellings on the site each year over the next 3 years, which is expected to contribute considerable life and activity to the Town Centre.

Ian handed over to Steve Rossiter to outline the process involved and he provided a PowerPoint presentation highlighting the various features of the proposal. The information included the following points:

- Greenway Master Plan and Land Release program;
- Engagement Activities involving the local community:
 - previous discussions with TCC executive and members
 - key stakeholder interviews, including Lake Tuggeranong College, Arts Centre, Hyperdome, local businesses and residents, etc.
 - Community workshop and presence at Tuggeranong Festival late last year
 - extent of feedback received – general interest and demand for more people and activity in the area
 - opportunity to better utilise and increase connection with the lake
 - improve links between Greenway site and the Town Centre.

The following additional information was provided by Consultant, Michelle Cramer:

- Diagrams of proposal with photos of site context / surrounding area and infrastructure;
- Other benchmark examples of urban residential developments, including Newington/Olympic Village, Subi Centro Perth, East Perth, Kingston Foreshore, Southbank Brisbane, Glebe Foreshore, Sydney;
- 3 scenarios under consideration as a quantum of development and infrastructure on the site – orientate to the lake, connect to and across the lake, introduce “Green Fingers”;
- Preferred Development Scenario and Illustrative Concept Master Plan:
 - reinforce Anketell Street, create a road network hierarchy,
 - consolidate uses, define a lakeshore destination,
 - reinforce modes of transport (including cycle network), embed infrastructure within development
- Neighbourhood Diagram Series – towards creating a community and suitable precincts;
- Establish landscaping, common spaces and activities involving the lake foreshore;
- Height options – establish a datum height of 6 storeys subject to environmental conditions
 - options to increasing height to Anketell Street, reducing height to lake
- Existing Edge Conditions – right mix and separation between public space and private space.

Questions from the floor:

Various issues regarding the development were raised by the attendees, including the following:

- Only 2 dimensional plans demonstrated – why not provide a more suitable 3-D display to achieve an accurate and precise image?
Being arranged for future display at the Hyperdome and presentation to the TCC.
- Concern re height/distribution of buildings to avoid blocking view of mountains from nearby suburbs.
Yet to be decided but a variety of heights is the preferred option to preserve the existing views.
- Query re expected price range of properties.
Subject to market forces but within an affordable range for Tuggeranong residents.
- How will the lake be utilised/activated to best effect?
Further consultation required to introduce the most suitable outdoor activities for the area.
- How will the proposed development link and blend with other parts of Anketell Street?

- Concern re potential traffic hazard for intersection at entrance/exit point on Drakeford Drive.
- Extent of transport facilities available for access to the lake and adjacent parkland area.

All matters were adequately addressed by members of the team. Darryl briefly added some general concerns about high rise developments for that particular area. The meeting concluded at 9.30pm and attendees were invited to stay on for the usual light refreshments and social chat.