



TUGGERANONG
COMMUNITY COUNCIL

VALLEY VOICE

New supermarket plan raises concerns

The Tuggeranong Community Council (TCC) has raised concern over plans for a new supermarket at Chisholm.

Aldi proposes to build a new store on land behind the existing Chisholm shopping centre. The proposed development is part of the ACT Government's push for more players in Canberra's food retail market. The plans were discussed at the TCC's February meeting which was addressed by representatives of the ACT Government's Land and Property Services (LAPS).

TCC members said while they welcomed competition in the food retail market they had a number of concerns relating to traffic and questions about the sale and use of the land. Members questioned if a supermarket was the best use of the Chisholm site. If it was sold would the community get the best price for it?, what other supermarket chains had been given an opportunity to bid for the site? and what else had been considered for the site?

“They are also concerned about competition for parking between shoppers and commuters,”

TCC Vice President and Planning and Development Committee Chairman, Dug Holmes, said he was concerned that in the past ACT land had been sold to developers at far lower than normal market value and ACT ratepayers had been the losers. He pointed to the example of the land for the proposed Hume Data Centre.

TCC President and Chisholm resident, Darryl Johnston, said residents were also concerned the development will lead to an increase in truck movements as they make deliveries to Coles and Aldi and an overall increase in general traffic on Benham and Proctor Streets.



The public is invited to comment on plans for an Aldi supermarket at Chisholm

They are also concerned about competition for parking between shoppers and commuters,” Mr Johnston said.

“LAPS is seeking public comment on plans for the Aldi supermarket.”

LAPS Director of Project Facilitation, Ross McKay, said the site is currently zoned Commercial CZ3 under the Territory Plan. He said the Plan restricts the size of a supermarket on this site to less than 300 square metres.

A variation to the Territory Plan is required in order to allow for an increase of gross floor area required for the proposed Aldi supermarket. He said LAPS is seeking public comment on plans for the Aldi supermarket.

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Leaders address combined Councils' meeting



ACT Chief Minister, Jon Stanhope, officially opens the Combined Community Councils' Meeting hosted by the TCC in Tuggeranong.

The TCC hosted a meeting of all ACT Community Councils and the Jerabomberra Residents Association (JRA) in November 2010.

TCC President Darryl Johnston said the meeting was an opportunity for Community Councils and the JRA to discuss issues of common concern.

Representatives of Tuggeranong, Belconnen, Weston Creek, Woden Valley, North Canberra, Inner South Canberra Community Councils and the JRA met at the Tuggeranong Community Centre.

The meeting was officially opened by ACT Chief Minister, Jon Stanhope.

“These issues also impact other areas of Canberra and not just Tuggeranong.”

Mr Stanhope said he was pleased to see the Councils joining forces as he believed they had an important role to play in the future planning and development of the ACT.

He said he recognised the concerns of Community Councils over particular planning proposals, highlighting Woden and North Canberra.

However, he also recognised Canberra's projected future growth and the increasing demand for affordable housing and services in the territory.

At the conclusion of his opening address the Chief Minister took questions from the floor, the majority of which related to planning and community consultation.

Each Council presented on issues of major impact to their communities. Woden Valley Community Council gave an extensive presentation on their concerns over the Woden Green development.

TCC Vice President and Planning Committee Chairman, Dug Holmes outlined the TCC's concerns over the proposed Tralee residential development, the Eastern Broadacre Study, the planned Hume data centre and bitumen plant.

“These issues also impact other areas of Canberra and not just Tuggeranong,” he said.

At the conclusion of the meeting the representatives of the Community Councils adopted the following motion:

The Combined Community Councils are greatly concerned by;

- *the fragmentation of planning in the ACT and the absence of an over-arching plan for the ACT and nearby region which results in an ad hoc approach to development;*
- *the lack of transparency and accountability of the planning and development process in the ACT; and*
- *the inadequacies of the current system of community engagement.*

The Combined Councils call upon the ACT Legislative Assembly to conduct an independent and thorough review of the ACT Planning and Land Authority (ACTPLA), Land Development Agency (LDA) and other relevant agencies with a view to the ACT Government establishing an independent integrated and strategic planning and development system that contributes to the orderly and sustainable development in the ACT with consideration to bordering regions, and consistent with the social, environmental and economic aspirations of the people of the ACT, a key objective in the ACT Planning and Development Act (2007).

Gungahlin Community Council was not represented at the meeting but has subsequently endorsed the motion.

Leader of the Opposition, Zed Seselja, and Greens Planning and Development spokesperson, Caroline Le Couteur also addressed the meeting and outlined their planning concerns and each of their Party's planning policies.

The next Combined Community Council's meeting is scheduled to be held in March.

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Mr McKay told the meeting that all comments received will be directed to the developer for consideration as part of any development application and will be subject to further community consultation as part of the approval process.

He added that any resident wishing to comment on either the direct sale or the proposed variation to the Territory Plan, can post their comment on LAPS' website:

http://www.laps.act.gov.au/community_engagement/community_consultation_contact or write to; Land and Property Services GPO Box 158 CANBERRA ACT 2601

Canberra's light rail, is it on track?



A vision of the future for the Gold Coast where light rail will be a reality by 2014

That old chestnut, a future mass public transport system for Canberra has raised its head again. It was one of the topics at the Combined Community Councils' meeting hosted by the TCC in November and was highlighted in the ACT Government's recently released report on its *Time to Talk* public consultation exercise.

“Studies have also shown that light rail will work in Canberra”

The idea for a light rail system in Canberra has the support of many individuals and groups including ACT politicians, the Conservation Council, the ACT Business Council and other community groups. For many years the Gungahlin Community Council (GCC) lobbied heavily for a light rail link between Civic and their northern communities. Light Rail ACT has lobbied for a network serving Canberra and Queanbeyan, linking the major employment, education and residential areas. Studies have also shown that light rail will work in Canberra. So, why hasn't it been built?

The proponents of light rail believe a major hurdle to the concept is that many people, particularly the politicians talk about it in terms of the cost. - *Shock, horror, big, big dollars*. They never consider it as an investment for the future or look at the flow-on benefits. Proponents say only a complete cost-benefit analysis will reveal all the offset savings and revenues that would spin from a light rail link, such as;

1. negated/deferred road building costs

2. reduced bus operational costs
3. reduced greenhouse emissions
4. reduced medical costs from accidents
5. increased property sale prices - residential and commercial
6. increased rates along routes

So while the debate has been raging in Canberra, cities of similar size, if not bigger, have already introduced light rail systems and integrated them into their public transport networks.

“Unlike many other cities Canberra is ideal for a light rail network”

The Irish city of Dublin opened the first stage of its light rail system in 2004. The 675 million Euros project, known as the *Luas*, (an Irish language word meaning "speed") was the largest light rail project to be constructed at any one time anywhere in the world for many years.

The first stage of the project included a 24km length of twin track over three lines, associated light rail stops, park and ride interchanges, substations, roads, bridges, depots and control buildings. The design provides a number of direct links with other transport links across the network and the routes service many of the main residential, commercial, tourist and service centres throughout Dublin.

Light rail networks have also opened in Madrid in Spain, Shanghai in China, Singapore, and Seattle, Phoenix, Denver, Minneapolis and San Jose in the United States just to mention a few. Stage one of Queensland's Gold Coast light rail

system is expected to be completed in 2014. It will run from Griffith University to Broadbeach via Southport and Surfers Paradise. The project costs \$949 million and is being funded by the Federal and Queensland governments and Gold Coast City Council. Meanwhile, Hobart, Adelaide and Perth are considering introducing their own light rail systems while Sydney is extending its network. So why not Canberra?

“One only has to look to Sydney to get a taste of Canberra's future.”

Unlike many other cities Canberra is ideal for a light rail network with its wide avenues and green corridors. In his original plan for Canberra Walter Burley Griffin outlined a route for a rail line to serve the city. One was never built. Instead Canberra has grown to become a city for cars; despite the fact Burley Griffin never planned it so.

The reality is that if we do not begin planning and building a future mass public transport system in the future Canberra will grind to a halt as cars, buses and trucks compete for space on our roads. One only has to look to Sydney to get a taste of Canberra's future.

So where are we at with a light rail network in Canberra? Well, the plans suffered a major setback in 2009 when it failed to get backing from the Federal Government and funding under the Building Australia Fund. It was a kick in the stomach for Gungahlin Community Council, Light Rail ACT and a slap in the face for Chief Minister John Stanhope who had come out in support of the project. It was one of nine projects he submitted for funding.

The submission was supported with analysis by Pricewaterhouse Coopers (PWC) that showed a light rail system in Canberra could maximise transport accessibility, improve the efficiency of the ACT's transport system, and minimise the social and environmental impacts of transport.

Light rail would have provided opportunities to make Canberra more sustainable by increasing greener transport choices, reducing car reliance and encouraging a more sustainable urban form built around transit corridors. In the cost benefit analysis results PWC predict that for an outlay of \$1.65 billion on the entire network and its operating costs, this will produce benefits to the Territory in the

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Development to include lake front housing



An aerial view of the Greenway site

While the ACTPLA centres planning project is looking at the Tuggeranong Town Centre as a whole (see page 6), the Land Development Agency (LDA) is preparing a masterplan for the Greenway site (section 57, 58, 59, 65 and 66). The sites are scheduled for land release in the coming years.

The Greenway site is on the south western side of Lake Tuggeranong, off Anketell Street and opposite Bunnings.

The LDA believes that the project can build on the existing infrastructure and assets and provide the catalyst for a new, sustainable and vibrant lakefront precinct for Tuggeranong.

The importance of maintaining and enhancing public access to the lakefront

In preparing the masterplan, the LDA is consulting with key stakeholders in the area including TCC, Business Tuggeranong, Hyperdome, Communities @ Work, Tuggeranong Arts Centre, Lake Tuggeranong College, Bunnings and Federal Member for Canberra, Gai Brodtmann. Some of the key issues to emerge from the consultation process to date are:

- recognition of the need to reinvigorate the town centre and acknowledgement of the role of residential development as part of that revitalisation;
- the importance of maintaining and enhancing public access to the lakefront;
- the potential of 'activating the lake front with several stakeholders commenting that they would like to see cafes, restaurants and similar active uses on the lakefront;
- the need to respond to the changing demographics of the Tuggeranong Valley, including ensuring that there are housing options for



Waterfront housing at Newington in Sydney

- an ageing community; and
- the importance of integrating the site into transport networks including car, bus, bike and pedestrian networks.

One of the key town centre issues identified is lake access. The development of the Greenway site provides an opportunity to create a unique lakefront precinct that will enhance access to the lake for everybody and provide a special destination in the Tuggeranong Town Centre.

Residential buildings towards the lake.

The LDA presented possible options for the Greenway masterplan at the Tuggeranong Festival in November 2010, and has now progressed to identifying a preferred development option. Some of the key features include:

- Mixed use on Anketell Street including ground floor retail on Anketell Street with residential above.
- Residential buildings towards the lake.
- The inclusion of aged care on the site which is anticipated to include a range of accommodation from independent living to higher levels of care.
- A lakefront activity hub or precinct with cafes and restaurants.
- Green areas of open space providing links between Anketell Street and the lakefront.
- A new road network including a secondary street parallel to Anketell and a possible new access road including a bridge across the lake linking Anketell Street to Drakeford Drive.

The preferred option will continue to be refined over the coming weeks.

In March 2011, the LDA will host a community information session where the draft masterplan will be displayed and the project team will be available to answer any questions. The date of this session is yet to be finalised but will be advertised on the LDA website http://www.lda.act.gov.au/?/community/greenway_sections_57_58_59_65_66

For further information please visit the LDA website. To register your interest in receiving further updates, you can send an email to greenway@act.gov.au or telephone 02 6205 0600.

Article supplied by LDA

NOTE:

The Tuggeranong Community Council will host a special public meeting on Tuesday 12 April 2011 to discuss the Greenway, Tuggeranong and Erindale projects. The meeting will be held in the upstairs conference room of the Tuggeranong South Cross Club commencing at 7.30pm.

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order of \$2.66 billion through increases in amenity and significant reductions in costs the Territory would otherwise have to bear in to the future.

Despite the case for light rail in Canberra being proven and Government and community support, the proposal did not get one cent from the Federal Government's Building Australia Fund. You can ask if this was a case of politics or just a lack of foresight on the part of our political leaders. Perhaps it was both.

Maybe what we need is a politician who is prepared to make, as Sir Humphrey Appleby would say to Jim Hacker, "a courageous decision." Failing that, the community has got to take over from where the politicians have fallen short and ensure Canberra's light rail stays on track and is built. The cost will be the biggest hurdle and must be seen as an investment in our city. Future generations will thank us for it.

NOTE

The Canberra light rail proposal will be discussed at the next meeting of the Tuggeranong Community Council on Tuesday 1 March. The meeting will commence at 7.30pm in the upstairs conference room of the Tuggeranong Southern Cross Club. Guest speaker will be Damien Haas from Light Rail ACT.

By Darryl Johnston

Community farewells a tireless worker



Retiring Communities@Work CEO,
Maureen Cane.

After almost a decade, Maureen Cane has announced her retirement as Chief Executive Officer of one of the largest and most diverse community based organisations in the ACT. She reflects on her term at the helm of Communities@Work.

When I became the CEO of the then Tuggeranong Community Service nearly ten years ago I swiftly realised my good fortune. I had been handed a rich inheritance – an organisation with amazingly creative and dedicated staff, a supportive Board of Management, and opportunity to try new things.

“Looking back there are many highlights.”

And then there was that wonderful Tuggeranong community spirit, on display everywhere and in everything. An army of volunteers always there to lend a hand, businesses willing to donate goods and services and people happy to share their knowledge and expertise.

Looking back there are many highlights. Tuggeranong amalgamating with Weston Creek Community Service in 2002 to form Communities@Work.

The opening of Abacus Early Childhood Centre in the Treasury Building in Parkes later the same year. Participation in the Bushfire Recovery Taskforce in 2003. Spreading our wings through management of ACT-wide inclusion and professional support in children's services. New programs in respite care, disability services and for families and youth at risk. New before and after school care

services for school-aged children. Enhancing volunteering through Supergrands. Starting the Tuggeranong 55+Club in 2008 for seniors with the motto 'Be Active, Feel Great'. Contributing to Australia's training effort through our Registered Training Organisation, NuSkills Learning and Development. Getting the Tuggeranong Men's Shed going. The launch of OzHarvest Canberra in 2008, with its bright yellow vans rescuing food so charities and refuges across the ACT can better assist people in need. Opening our new dining room and food service at Appletree House Child Care and Education Centre in 2009. The promise of new energy and opportunity coming with the amalgamation of Galilee Inc with Communities@Work in 2010.

“What an honour and privilege it has been for me to be involved in all this positive effort.”

And then of course there were the many public events, such as Celebration of Families and the Weston Creek Spring Festival, and conferences, with topics ranging from children's services to corporate development, and fundraising efforts, such as the Food for Thought functions for OzHarvest Canberra. Business Tuggeranong, started in 2001, brings businesses and employers together to promote the region as a great place to do business, and is going stronger than ever.

In 2007, Communities@Work's thirtieth anniversary, our celebrations were made more special by being State Winners of the 2007 NAB Volunteer Award in the Large Organisation Category. Even better, in the same year, two of our volunteers, John and Beryl Fillery, were ACT Volunteers of the Year – and later to be receiving the Order of Australia Medals in the 2010 Queen's Birthday honours.

“I am delighted to now pass on my good fortune through leaving this rich legacy for others to inherit.”

What an honour and privilege it has been for me to be involved in all this positive effort for our community and to lead our wonderful staff – now numbering well over 400 - and to observe the excellent contribution of over 200 volunteers and 150 home-based family day carers. I thank them all for their tremendous achievements over the last ten years.

And to all our sponsors, donors, colleagues in government departments, business and community partners, supporters and friends, a heartfelt thank you for your inspiring encouragement.

I am delighted to now pass on my good fortune through leaving this rich legacy for others to inherit. For certain, an exciting next decade of positive contribution and service beckons for all who are associated with Communities@Work.

Maureen Cane

A welcome voice

Welcome to the first issue of *Valley Voice*, Tuggeranong Community Council's newsletter.

Valley Voice is designed to inform Valley residents of issues that impact on them and to act as a vehicle for other community groups and organisations to communicate with residents.

Valley Voice will be produced on a regular basis and will be circulated amongst TCC members and beyond. If you wish to receive copies of *Valley Voice* in the future please email info@tuggcc.com.

Meanwhile if you have articles or images you wish to contribute to *Valley Voice* please email them to info@tuggcc.com.

Please feel free to pass *Valley Voice* on to those who you think will be interested in its contents.

Valley Voice is published by the Tuggeranong Community Council (TCC). Material in this publication comes from a variety of community and government based sources and therefore does not necessarily reflect the views of the TCC.

Material submitted to the TCC for inclusion in *Valley Voice* may be subject to editorial changes. Material that includes dates, times and contact details is correct at the time of publishing. Therefore, the TCC cannot be held responsible if it is not informed of any changes to that information prior to publication.

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Experts recommend more housing in Tuggeranong and Erindale plan



A map showing the area to be covered by the Tuggeranong Erindale Planning Project

The Tuggeranong Erindale Group Centres Planning Project is on track to deliver a draft plan by October 2011.

The ACT Planning and Land Authority (ACTPLA) has completed the first phase of community consultation, and expert assessments.

ACTPLA is now developing planning scenarios for the study area. Once these are drafted it will be moving to the next phase of community consultation and expert review, which includes planning workshops in each centre and a community survey.

More residential development in Tuggeranong

The project is being informed by a range of experts who have produced report on:

- Infrastructure – power, gas, sewerage
- Transport – roads, pedestrian pathways, public transport
- Environment – plants and animals, scenery, heritage values
- Economics – commercial viability, retail, population growth
- Social infrastructure and demographics – community facilities, sport facilities, population growth

The panel of experts has also recommended:

- More residential development in Tuggeranong and Erindale, especially Tuggeranong
- Make Tuggeranong more self sufficient using principles of sustainability
- Improve the amenity of the public spaces in both centres by landscaping
- Increase employment in Tuggeranong
- More cycling and pedestrian access
- A new bus interchange in Erindale
- Slow traffic and manage car-parking in Erindale
- Explore the use of renewable energy sources in any new development
- Connect Tuggeranong to the surrounding natural landscape and recreation areas
- Investigate improvements to the management of water quality in the Tuggeranong Catchment

Community workshops are planned for April 2011

The first phase of community consultation included a community workshop held at Erindale in November 2010.

ACTPLA planners have conducted interviews with key stakeholders including local businesses.

There is also a project webpage where people can comment at any stage.

The community has raised the following issues:

- There are car-parking issues in both centres
- Traffic congestion in Erindale
- Tuggeranong needs to develop more attractions and vibrancy such as a more active waterfront
- Resolve car-parking and traffic issues in Gartside Street, Erindale
- More residential development in Tuggeranong
- Keep Erindale convenient and friendly
- Provide more friendly pedestrian and vehicle access in Erindale
- Improve the streetscape and environment in both centres

Community workshops are planned for April 2011 to discuss some planning scenarios for the centres. Please register via the email address below so we can inform you of the dates and locations of these meetings.

ACTPLA is running a schools consultation program for the project, including a planning design competition. Students in the area are being asked to produce their vision for Tuggeranong and Erindale.

Entries close at the end of March 2011. The community is invited to provide feedback via email: TuggeranongErindale@act.gov.au or through the website: www.actpla.act.gov.au/tuggeranongerindale

Article supplied by ACTPLA

TCC joins the festival spirit



L to R: Darryl Johnston, Albert Orszaczky and Alison Ryan man the TCC information booth at the Tuggeranong Festival. This was the first time the TCC was represented at the Festival.

Park and ride gaining support



The push for a commuter park and ride facility at Calwell has gained momentum. Calwell Park and Ride Project Committee Chairman and local businessman, Nick Tsoulas, said the proposed park and ride facility would service suburbs in southern Tuggeranong and be ideally located for people travelling to Canberra from regional centres such as Cooma.

Mr. Tsoulas has discussed the plans with ACT politicians and said the Greens have submitted a bid for funding under the next ACT Budget.

He said a park and ride facility at Calwell will operate 7-days a week, help reduce traffic congestion on the Monaro Highway, parking in Civic and the Tuggeranong Town Centre and operate as a new hub for tourist coaches that already depart from Calwell to the snow and South Coast.

“If we can get a park and ride facility in Calwell it will act as a feeder system for other park and ride facilities.

People will change their habits if the infrastructure is in place,” he said.

“We already have commuters who ride their bikes from Gordon, Theodore and other suburbs to Calwell, lock up their bikes and catch a bus to work. They cannot wait for a new park and ride facility at Calwell,” Mr. Tsoulas said.

For more information on the Calwell Park and Ride project email Nick Tsoulas: nicktsoulas@hotmail.com.

Health centre revamp

As a part of the ACT Government’s Capital Asset Development Program, ACT Health is expanding and refurbishing the existing health centre at Tuggeranong.

The preliminary sketch plans for the new health centre are being finalised.

The expanded Tuggeranong Community Health Centre will continue to be located at the corner of Anketell & Pitman Streets, Greenway and will be designed to include services such as:

- Aged Care and Rehabilitation services
- Alcohol and Drug Counselling;
- Home-based and clinic-based Community Nursing services;
- Allied Health services such as nutrition, physiotherapy, podiatry and social work;
- Child, Youth and Women’s services;
- Dental services for children, youth and adults;
- Diabetes services;
- Mental Health services for adults, adolescents and young adults;
- Primary care services
- Antenatal and other clinics;
- Renal medicine services including satellite dialysis and clinics;
- Self Management Programs to manage conditions such as arthritis;
- Pathology Collection services; and
- GP services.

The preliminary sketch plans for the new health centre are being finalised, with community consultation on the design of the expanded building expected to begin in March 2011.

ACT Health will present the preliminary sketch plans at an upcoming Tuggeranong Community Council meeting and will display the plans at a community consultation session in Tuggeranong and on the ACT Health website.

Construction on the expanded health centre is expected to begin in the second half of 2011.

Article supplied by ACT Health

African Lovegrass not so lovable

African Lovegrass (ALG) is a highly invasive environmental and agricultural weed in the ACT and Southern NSW region.

The Southern ACT Catchment Group is carrying out a federally funded project aimed at improved education and control of ALG infestations across the ACT and parts of southern NSW. The project is funded under the Federal Government’s Community Action Grant program.

Part of the project involves conducting a detailed survey on African Love Grass distribution. The Southern ACT Catchment Group will conduct surveys from our major arterial roads, but is calling for public assistance.

The community is being engaged to assist in mapping the location of ALG in their neighbourhoods, suburbs, nature reserves and parks and across the rural area of the ACT.

Although the primary aim of this survey is to map the distribution of ALG in the ACT, details of infestations in surrounding NSW areas will provide valuable information on rate/method/direction of spread.

More information including an ALG fact sheet can be found at <http://sactcg.org.au/taxonomy/term/22>.

Article supplied by SACTCG



African Lovegrass infestation

Flood works

The ACT Government will undertake flood prevention works in Banks and West Kambah. Construction is scheduled to begin in April and be completed by June.

Major construction activity will be undertaken along the fire trail of Rob Roy Nature Park, behind Crespin Place and Wittunga Crescent in Banks. Meanwhile similar work will be undertaken north and west of the West Kambah residential area.

Territory and Municipal Services advises there may be some disruption to traffic in the construction areas. A plan of the works can be viewed at www.tams.act.gov.au.