

Tuggeranong Community Council Inc
Special Meeting – 12 August 2010

Meeting opened at 7.40pm

Apologies:

Darryl Johnston, Martin Devine, Donna Smail.

In the absence of the President, Vice President, Colin Petrie acted as Chair and welcomed the large attendance of approximately 60 people for the Special Meeting arranged at the request of the Department(s) to discuss important Planning issues affecting the Tuggeranong Valley. He proceeded to introduce our first group of presenters from the ACT Department of Land and Property Services to address the Meeting about the Indicative Land Release Programs planned over the next few years. The representatives were David Dawes, Chief Executive Officer, Ian Wood-Bradley from the Land Development Agency, who introduced his colleagues, Kath Pooley, Senior Project Manager, Land and Property Services and Myra Dixon.

Mr Dawes provided some introductory background information on the Department's role and activities. He made reference to the sound performance of the ACT economy based on the strong building and construction sector. His PowerPoint presentation highlighted features of the following activities:

- Land Release Programs;
- Affordable Housing Action Plan;
- Community Housing Canberra;
- Land Rent and Own Place Scheme – administered by the CPS Credit Union;
- ANU Student Accommodation on campus – \$80 million grant from Federal Government;
- National Arboretum Project;
- City Area Action Plan;
- Management of Government properties (Coordinator General).

Further details and information are readily available on the Department's website: www.laps.act.gov.au.

Some discussion ensued in relation to the proposed Hume Data Centre development, including a query as to who had approved the sale of the land at such a low price. Mr Dawes provided some brief background details and indicated that the price had been determined based on its use for a specific restricted purpose, and by seeking the usual three professional valuations and using the highest figure.

At this stage, the Chair indicated that it was not intended that the Data Centre issue become the main focus of tonight's discussions and offered the opportunity for attendees to raise other relevant questions.

Questions from the floor

A query was raised regarding the allocation of sports ground facilities, which were quite limited on the Southside, and the inconvenience of having to regularly travel to various Northside suburbs for children's sports activities. It was suggested that more facilities should be provided in Tuggeranong and that the existing facilities be used on a more regular basis.

Mr Ian Wood-Bradley, Manager – Planning and Design, proceeded to provide some details on the proposed development project at the nearby Greenway site opposite Bunnings and other adjoining land around the lake foreshore. The information included the following points:

- Consultation process planned with SWOT analysis;
- Consideration of community needs based on project visioning, development options;
- Preferred options and project delivery arrangements;
- Ongoing discussion proposed during consultation process.

It was also mentioned that commercial and office development was required, as well as residential, to provide the required boost to the Town Centre precinct. The likelihood of a southern Arboretum was also queried, but a range of more appropriate uses/needs were being considered for such high value urban land.

Senior Project Manager, Kath Pooley provided an overview of the ACT Indicative Land Release Programs over the 2010-11 to 2013-14 financial year periods. An information booklet was made available featuring details of all current and proposed land releases for a range of community uses over the term of the Program, including several blocks situated in various Tuggeranong suburbs. A site in Conder (Block 13 Section 229) is marked for a community facility, while the release of another site at Chisholm (Block 7 Section 598) is currently still subject to negotiation. However, Kath indicated that all sites are subject to future discussion regarding their preferred use.

The main purpose of the Meeting was to hear a report from the ACT Planning and Land Authority on the recently released Discussion Paper on the Eastern Broadacre Study. The project proposes the future development of eastern ACT from the Majura Valley through to Hume. The Chair introduced our guest presenter and Program Manager for the project, Belinda McNeice, who was accompanied by colleagues, Chris and Helen.

Belinda indicated that the purpose of the presentation was to provide a briefing on the project and outline the community consultation process currently underway. She commenced with a background of the Study covering the primary North South Corridor, the East West Corridor and a second North South Corridor. The following considerations and features were identified:

- The Spatial Plan - changes to the Territory Plan and the National Capital Plan;
- Land supply – need for certainty, key Infrastructure proposals, understanding of relationships;
- Consultant engaged for Planning Study covering area of 4,000 hectares from Majura Valley (North) to Jerrabomberra Valley (South) – Economic Assessment also likely;
- Existing industrial areas of freight forwarding, transport/logistics, industrial and associated office services, also warehousing/storage facilities, education and training, tourism/recreation uses, etc.
- Land Capability Study covering an area of 9,920 hectares;
- Ecology issues covering woodlands and grasslands, existing and committed reserves, possible nature reserves, rural leases providing for conservation, areas where habitat needs to be conserved;
- Heritage issues – over 330 sites identified;
- Landscape – major gateways to ACT of Federal and Monaro Highways and other link roads, important transport route to ski fields and South Coast, impact of flooding in local creeks;
- Infrastructure – Majura Parkway, very high speed train, public transport and road network upgrade;
- Aircraft noise – North-south flight path;
- Potential employment areas – 2 areas remain unchanged, also Pialligo with master plan in 2011;
- Future development in nodes, areas constrained or committed to other uses;
- Potential staging involving Fyshwick East, Symonston, Harman, perhaps lower Majura Valley, maybe part of Callum Brae, parts of Hume expansion, other nearby areas in medium to long term;
- Transport Network options – Kowen, Fyshwick to Airport link, Jerrabomberra Avenue extension;
- Sustainability Considerations – growth contained within 15 kilometres radius of City;
- Key biodiversity areas protected;
- To generate private vehicle use – sustainable travel options and efficient transport network required;
- To demonstrate sustainable energy and water use;
- Community considerations – rural leases and various community recreation sites, including horse paddocks at Duntroon.

Belinda indicated that community consultation was open from **23 July to 17 September** and a Discussion Paper has been prepared for community input – available from the ACTPLA Customer Service Centre, ACT Public Libraries and the ACTPLA website at www.actpla.act.gov.au/easternbroadacre. There was a range of consultation options, including information sessions to be conducted during the consultation period, and submissions were encouraged. The consultation period will be followed by assessment and consideration of the comments and submissions and a report to the Government with suitable recommendations. Also, the consultation with the community will be ongoing as planning progresses.

Questions from the floor

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

- Option of a very fast train to be considered in conjunction with introduction of a light rail system – not considered appropriate;
- Potential overlap between employment corridors and wildlife corridors – no likely conflict;
- Concerns regarding industrialisation plans impacting on adjacent wildlife corridors around Mugga Lane and nearby Macarthur area;
- What process is planned for managing the impact of related noise and environmental pollution? Further consideration required and whole areas may need to be removed from the current agenda to reduce impact on nearby residential areas;
- Strong concern expressed about the integrity of the community consultation process based on previous decisions made on other undesirable developments in the area, eg. Gas fired power station, Prison, Cemetery;
- Importance of retaining horse paddocks at Duntroon and Rose Cottage rather than constant plans for unwelcome development;
- Heavy impact on Monaro Highway traffic flow from planned development at Tralee and Googong – changes to road network yet to be determined
- Short consultation period of two months considered most inappropriate – extension to one year suggested to enable serious consideration and provide a submission;
- Role of Business Parks option was queried – not the focus for the area and other priorities being considered;
- Majority of changes planned for the area below the river and Canberra Avenue and Monaro Highway will be severely impacted over the next 10 years for traffic flow into the Civic – development to be staged progressively;
- Clarification sought regarding local heritage sites not reflected on the maps displayed.

The Chair thanked the guest speakers for their informative presentation and the attendees for their involvement and valuable input. David Dawes responded by undertaking to pass on the relevant information to the Department, including reference to the extension of the consultation period for consideration by the Minister.

Colin encouraged any interested attendees to take the opportunity to become members of the TCC. The meeting concluded at 9.45pm and attendees were invited to stay on for the usual light refreshments and informal chat.