



DA for Block 9, Section 19, 222Cowlishaw Street Greenway

It has recently come to the attention of the Tuggeranong Community Council (TCC) that there are two lease variation DA's (DA201731698 and DA 201731699) that have been lodged, with the planning authority for 228 Cowlishaw St (bk9 section 19). This building includes the Jindebah Café, a café that has successfully operated here for over 15 years.

The council have concerns regarding this application, for the following reasons:

1. Impact on future development:

- While the area is currently in a low use part of the Tuggeranong Town Centre, there are presently discussions under way to help revitalise the area. There is a public meeting proposed for July to help plan for future public upgrades. Revitalisation of the space will help to promote the whole area and to build links to the Lake, the Hyperdome Shopping precinct, as well as the new Southquay development.
- A child care centre in this area could hinder future development of other facilities (e.g. noise and hours of operation of licenced premises due to sleeping children.
- A childcare centre in this area can put at risk public gathering spaces and other public developments, such as licensed premises. This could have serious adverse commercial impact on hours of operation for any future retail, and commercial activity, hindering the revitalisation of the town centre and the possibilities of future entertainment or food areas in the centre of town.
- A medical facility would ensure the north eastern portion of Anketell Street through to Cowlishaw Street as a medical precinct, when combined with existing health activities. This could also alienate any opportunities for the town centre to have entertainment or a food street precinct.

2. Will there be sufficient demand for another child care centre, as there are already a number of centres in the area?:

- Communities@Work has two child care and education centres, which on investigation has low utilisation rates in both (numbers have actually been decreasing over the last three years).



- There is a childcare centre in the Hyperdome Shopping Centre.
 - The Tuggeranong Hockey Centre (Soward Way, Greenway) is currently preparing to build a new child care centre.
 - We understand there are already in the development stages more childcare centres in neighbouring suburbs of Kambah, Oxley and Wanniasa.
3. This also appears to be inconsistent with key aspects of the Territory Plan and existing Tuggeranong Master Plan:
- The proposed child care facility removes any retail and commercial office opportunities and is contrary to the CZ1 objectives a, b & c.
 - The Tuggeranong master plan states the importance of this and adjacent sites (Fig 19, pg 70) as occupying part of the foreshore area that includes the town square (pg 9). ACT Govt planning clearly seeks to promote the town square foreshore area (pg 36) as a night time economy activity area (pg 39) rather than as a quiet zone of medical and related services.
 - The development is contrary to the intent of the creating a retail and commercial core for the town centre (fig 19, pg 59).
 - The application seeks to remove critical retail and commercial use from the lease and thereby creates a potential alienation of land use opportunity for adjoining blocks in the foreshore area.

To conclude the TCC urges your Agency to take a long term view that takes into account the proposed improvements to the Tuggeranong Town Centre. If the basis of change is that the area is already suffering from vacancies (and any use is better than none) then this is a short term view. Any changes need to be analysed within the context of the impact of significant residential development in Southquay and the push from Government, residents and the TCC to over time revitalise the whole area between Anketell Street and Lake Tuggeranong. Not taking this forward planning into consideration is fundamentally wrong and could impose limitations on all the other existing uses and further reduce long term opportunity for all the other land owners.



We urge your organisation to look at this development closely, in the context of future plans, so if approved it does not adversely affect future development in the area.

A handwritten signature in black ink, appearing to read "Glenys Patulny".

Glenys Patulny
President
Tuggeranong Community Council