

Mr Ben Ponton

Chief Planner

Environment, Planning & Sustainable Development Directorate

Via website: <https://yoursayconversations.act.gov.au/act-planning-system-review-and-reform/upload-submission>

15 June 2022

Dear Sir,

RE: ACT Planning System Review and Reform

The Fyshwick Business Association commends the ACT Government on developing a new draft Planning Bill and regulations and applauds the intent to move to an outcomes-based system.

We wish to make several observations:

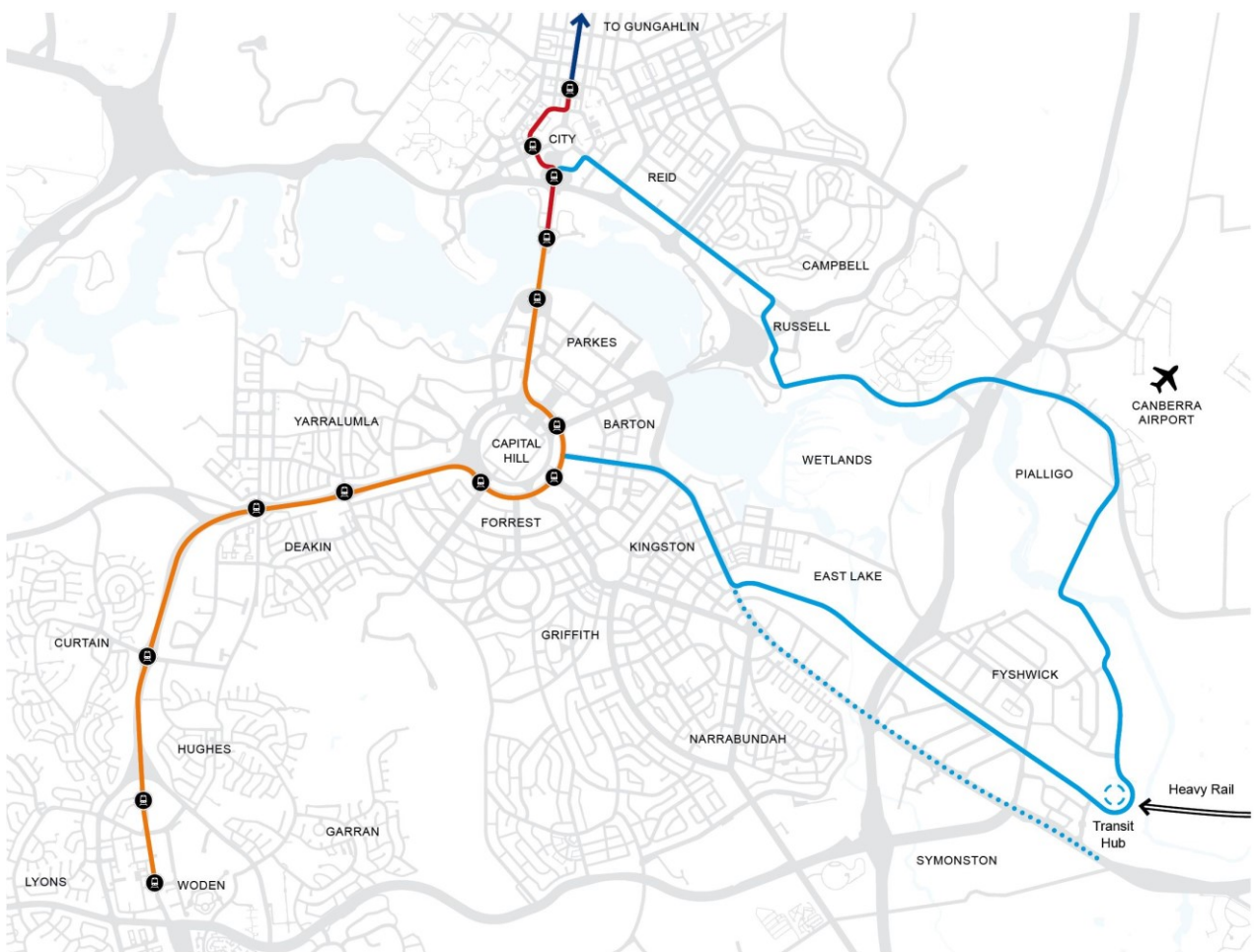
1. Much of the work refers to better planning outcomes for “the people of the ACT” or “the ACT community” as if this were a homogenous group. We stress that businesses, property owners and employees are distinct groups which have different needs, and that these groups ought to be considered in more detail with respect to the impacts of planning considerations.
2. District strategies are sensible for strictly geographical considerations but do not necessarily recognise the particular needs of precincts such as Fyshwick which serve the wider community outside of their immediate geographic location (97% of Canberrans visit Fyshwick at least annually);
3. The unique considerations of commercial/light industrial precincts such as Fyshwick differ markedly from residential planning and should be addressed distinctly; having significant numbers of residences in a district/precinct should not be a precursor to getting beneficial planning outcomes;
4. Consideration of interface issues between and across districts and across borders is vital to achieving better planning outcomes.

Fyshwick is a light industrial and commercial mixed-use precinct accommodating more than 1500 businesses and over 15,500 workers. Research shows almost all ACT residents (97%) visit Fyshwick, around half (51%) visit several times a year and one in five (20%) are in Fyshwick at least once a week. It is the second largest economic precinct in Canberra, only surpassed by Canberra City, and number three in Canberra’s top 10 places to work. It is located less than a kilometre from the residential suburbs of Narrabundah and Kingston, and the future Eastlake residential area.

Over the past two decades, Fyshwick has evolved from a heavy industrial and business-to-business precinct, towards more light industry, hi-tech and business-to-consumer enterprises such as bulky goods retailers, building and hardware supplies, sports and recreation, specialist artisan shops and galleries, bakeries, breweries, bars and cafes, car yards, fitness centres, designers, commercial offices, defence industry and the iconic Fyshwick Fresh Food Markets, to name a few. These enterprises operate comfortably alongside the small scrap metal yards, recycling facilities, waste

transfer stations, mechanics, freight depots and similar industrial uses, which make up the unique mix that is today's Fyshwick.

The Fyshwick Business Association has invested heavily in reviewing the future planning opportunities for Fyshwick and its neighbouring precincts including the Kingston Foreshore, Canberra Airport and potentially across the border into Queanbeyan-Palerang. This has been shared with the ACT Government and other stakeholders. In summary, we support prioritising light rail to Fyshwick including the redevelopment of land currently housing the existing Canberra Railway Station into medium and high density housing and a green spine for active travel along the existing transit corridor, creating a loop with the City to Airport line, and avoiding the need to disrupt Canberra Avenue. This proposal includes access to a 'string of pearls' including Manuka Oval, Kingston Arts Precinct, Kingston Foreshore, Fyshwick Markets, CIT Fyshwick, One Dairy Road, Fyshwick Central and the park and ride facility in east Fyshwick.



DRAFT CONCEPT
PREPARED FOR THE FYSHWICK BUSINESS ASSOCIATION
NOVEMBER 2021

Light Rail + Greenline Concept

STEWART
ARCHITECTURE



KINGSTON RAIL CORRIDOR - FUTURE

The 'Greenline' is a legacy project which proposes to transform East Canberra into compact, connected and people focused neighbourhoods.



STEWART
ARCHITECTURE

FYSHWICK LIGHT RAIL STUDY - DRAFT

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6.2 VISION + SCHEMATIC PLAN - ILLUSTRATIVE PLAN

This schematic plan describes the potential transformation of Eastern Canberra through a significant urban renewal project - The Canberra Greenline and Urban Renewal Precincts.

The below includes a series of new place opportunities which harnesses the momentum of current projects and creates a series of legacy projects to create a more connected, healthy city.

- 1. The Causeway Light Rail Station**
A new station for old. Kingston Railway Station becomes a Light Rail node.
- 2. Hume Circle**
Potential transformation into a landmark space. Re-alignment of the roadways connects to the wetlands.
- 3. Hume Avenue**
A newly established axis as per the Griffin's plan, framing the edge of the wetlands.
- 4. Wetlands Visitors Centre**
A Wetlands Visitor's Centre to celebrate and educate about this unique habitat.
- 5. Wetlands Park**
A public park at the edge of the Wetlands.
- 6. Fyshwick Market Place**
Serving a new culinary precinct expanding on the existing markets.
- 7. Dairy Road Light Rail Station**
Serving Dairy Road and an expanded CIT campus.
- 8. Dairy Road**
A hub of innovation and culture.
- 9. CIT Precinct**
Education and skills training.
- 10. Fyshwick Light Rail Station**
A new public transport stop in the heart of Fyshwick, encouraging an evolution of the suburb.
- 11. East Fyshwick Light Rail Station**
Serving retail and industrial.
- 12. Multi-modal Transport Hub (incl. Canberra Railway Station)**



STEWART
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FYSHWICK LIGHT RAIL STUDY - DRAFT

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In conclusion, the Fyshwick Business Association welcomes the Planning System Review, but believes further detailed consideration needs to be given to specific stakeholder groups including business and property owners prior to finalisation of the new planning regime.

I would be happy to discuss or elaborate on any of the points raised above.

Yours faithfully,

Rob Evans
President
Fyshwick Business Association
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Fyshwick ACT 2609