

# MEETING MINUTES

## Western Greenway community panel - Meeting #1



<b>Date:</b>	<b>27 July 2016, 4.30pm - 6.30pm</b>	
<b>Location</b>	South Building, Dame Pattie Menzies House, 16 Challis Street Dickson	
<b>Attendees</b>	<b>David Shorthouse, Chairperson</b> David Flannery, ACT Heritage Council Christine Lawrence, Australia Capital Territory Equestrian Association Wally Bell, Buru Ngunawal Aboriginal Corporation Mike Brennan, Canberra Off Road Cyclists Jenny Mobbs, Council on the Aging Nicole Vonarx, ICON Water Sheila Hughes, Institute of Architects Deb Matthews, Institute of Landscape Architects Matthew Frawley, Save the Murrumbidgee Corridor group Miranda Gardner, Southern ACT Catchment Group	Gary Hobson, Tuggeranong Archery Club Kevin Watts, Tuggeranong Archery Club Glenys Patulny, Tuggeranong Community Council Amanda Bateup, Tuggeranong Dog Training Club Annette Ellis, Tuggeranong Hawks Nick Tsoulas, Tuggeranong Region Business Forum Hugh Howarth, Vikings Dorte Ekelund, Environment and Planning Gary Rake, Environment and Planning Amelia Simson, ACT Government Community Engagement Alexandra Magee, Environment and Planning Helen Leayr, Panel Facilitator
<b>Apologies</b>	Dr Owen Gould, ICON Water Larry O'Loughlin, Conservation Council	Emma Robertson, Youth Coalition of the ACT Liam Lilly, SEE-Change Frances Crimmins, YWCA

### 1. Welcome and introductions

- Dorte Ekelund, Director General Environment and Planning, welcomed everyone and thanked them for being part of the panel.
- Gary Rake, Director General Environment and Planning provided an overview of the community panel and identified that the context of the community panel was within the Minister's Statement of Planning Intent and a commitment to providing early and ongoing engagement. The panel had been convened to 'ensure all the relevant voices are heard, all the right questions are asked and that answers to those questions are clear and robust'.
- Welcome from panel Chairperson David Shorthouse.
- The community panel members introduced themselves and identified the organisations or community sector they were representing. Additional representatives were suggested to participate in the Community Panel such as representatives of the Tuggeranong Hyperdome and Greenway residents. EPD will follow these up.

### 2. Review of terms of reference

- The Terms of Reference were discussed. No changes were requested by those present at the meeting.

### 3. Consider proposed work-plan

- The proposed work-plan was presented by Helen Leayr and discussed, noting that it can be amended as the project progresses. The work-plan features the following five steps.
  1. Understand everyone's concerns in order to identify the key questions that need to be answered about the site.

2. Review of and presentations on existing data from government and non-government sources and identify any remaining gaps in our knowledge about the area.
  3. Consider the research briefs and understand the approach to be undertaken by experts tasked with addressing the gaps in our knowledge about the area.
  4. Additional studies to be undertaken as required.
  5. Presentations on outcomes of those studies and documenting the views of the panel to provide feedback to government.
- There were no suggested amendments to the work-plan.

#### 4. Identify the issues – workshop

Members of the panel were then invited to document their concerns and questions about the future use of the area, by writing them on post-it notes and then sharing many of them with the group. A full list of the issues written down by panel members is included at the end of these minutes.

The following key issues and questions were identified and discussed by the panel members.

- Timing and nature of studies on the area. The need for information on what studies have been undertaken and when. EPD confirmed that this information would be made available at the next meeting.
- There was cause for concern (in relation to the time needed for studies) by suggestions from Minister Gentleman that timing of development was 2017-18.
- Will there be studies on community values, employment, economics etc? Strong amenity values in the area, coming out of the consultation to date.
- Identifying and documenting Aboriginal heritage in the area is important.
- How housing will impact the Vikings area. Run off, water management.
- Bushfire management in the area.
- The importance and value of the area as an existing sports precinct.
- Will the dog club need to relocate if the development goes ahead?
- Traffic management and road capacity issues are a concern if there are more people attracted to the area, through housing or other forms of development in the area.
- Wombat that lives near the dam.
- Security concerns around area as increased numbers of people in the area.
- How does what happens in this area link to ACT commitments to the Murray Darling Basin Plan?
- Why new development here and not urban renewal/ infill in other areas of Tuggeranong?
- Why deviate from the policy position in the 2012 Tuggeranong master plan?
- Flow on effects for the river corridor. More people, more rubbish, cars, parking, access to the site etc.
- Importance of area for environmental and habitat connectivity.
- How do plans for this area reflect other government policies and programs, such as water quality, species protection, healthy living etc.
- Does this set precedent for more development down the track? Will this then expand across the river?
- River Corridor significance to Indigenous history. Not just specific sites or items but the story of the place and pathways.
- Why do we only look at Indigenous issues only once a development is proposed? ACT Government is more reactive than proactive on engaging with Indigenous people.
- Items on the ACT Heritage Register.
  - Pine Island Homestead and its curtilage
  - Tuggeranong north boundary wall (& area) – running through the site
  - Pine Island conglomerate – nominated but not registered
  - Aboriginal sites (numerous). Would need to be investigated in detail.

- Impacts on the Bicentennial National Trail (government commitment to the trail). Running out of room to move.
- Importance of the Centenary Trail which runs through the area.
- These are the only off-road trails available to mountain bike riders in Tuggeranong.
- Hawks Football Club oval: impact on development of and future expansion of sport and recreation facilities in the area.
- Loss of the bush capital. Environment cannot be replaced, economic value can be realised in other areas.
- Urban sprawl. ACT Government should be looking at other areas for creative development, not this site.
- Need to look more broadly at recreation, not just sport.
- Water issues, such as flooding, drainage to river.
- Road access. If road is extended it could affect the archery club facilities.
- Proposal released was too generic, didn't give enough detail so impacts were unknown.
- Archery Club is the only club of its type in the ACT. Needs a large area for field work. May impact on the events that are able to be provided in the ACT.
- Proximity of the archery club to residential homes. Post-development impacts/protests. (i.e. safety of residents when living near archery site).
- Aged care, providing areas for older people to live in the area. Ageing community.
- Needs of the Tuggeranong community for different types of housing, affordable housing etc.
- Business future in Tuggeranong. Need for growing population.
- Tourism benefits in the area.
- Establishment of Eco Villages. Need to do the development right for the area and the environment.
- Transport access for older people. Is this an appropriate area for aged care? Parking, transport, access to health services etc.
- Infill vs west Greenway (edge). What and where will we develop? What benefits would that provide to the community? Could these benefits be achieved through infill or growth in existing areas?
- Traffic impacts further out than just the development itself; the broader road network.
- Development on the other side of the river. Will this impact on the potential for this development?
- Future pressures in the area.
- Vikings Club stated that they currently manage water quality on their existing site, that approximately one-third of their site is within the "river corridor". Vikings is interested in how proposed changes to zoning will impact bushfire risk. This was previously considered an issue when they had previously looked at other long term options for additional housing. No application was made as zoning did not permit this use.
- Vikings Club stated that they have undertaken market research that indicates people are leaving the Tuggeranong Valley to pursue entertainment and retail. They believe that there is an opportunity to relocate Viking Park and create a sporting destination in the Valley.
- Vikings indicated some high level ecological reviews had been undertaken and that there were less ecological issues closer to the centre of the town centre. The review is not appropriate for circulation. Wally Bell stated that he sees the benefit in an ACT wide Indigenous cultural assessment being undertaken.
- Christine Lawrence stated that there is a memorandum of understanding with the ACT Government on keeping the Bicentennial National Trail.
- Jenny Mobbs from Council of the Aging stated that the solution to Aged Care housing is not sticking them out in an urban sprawl area.

**Next meeting** – Wednesday 17 August, 4:30pm - 6:00pm

**Venue:** Greenway Oval Pavilion

## 5. The following action items were agreed upon

- Gary Rake will provide an early feasibility study developed by Purdon Planning, including his annotated notes, will be provided to the group. He noted that there were items in the report that have changed/no longer current.
- Matthew Frawley to provide a contact for the local residents in Greenway. Extend an invitation to them for inclusion in the panel.
- Extend the invitation to Tuggeranong Hyperdome.
- Next meeting to be held in Tuggeranong on 17 or 31 August. And potentially rotating the venue for future meetings.
- David Shorthouse suggested a walking tour of the area for the group at a later date.
- Provide a summary (Communiqué) to the group that could be used to quickly update the broader community on what was discussed at the meeting. More detailed minutes will also be prepared.
- Document and unpack the questions for discussion at next meeting.

## 6. Next steps

- Community panel members were invited to provide suggestions of additional organisations that should be represented on the Panel and to provide further issues to be added to the list.
- Gary Rake, Deputy Director General EPD undertook to provide an annotated version of an early feasibility study developed by Purdon Planning as part of the information to be discussed at the next meeting.
- EPD will draw together the issues/questions from the meeting and invite subject matter experts to respond to these questions at the next meeting which will be held during August.

## 7. Copy of the issues and questions as written down by panel members

Water draining from land into the river (quality of water and extra cost for ICON water) Multi plan dwellings for intergenerational interaction and support	Recreational land use Corridor environmental value and aesthetic value / amenity
Aboriginal places and objects Registered place	Topography Recreational land use reduction / displacement
Our biggest concern is will TDTC have to relocate. If we don't relocate will we lose some of our grounds If there area is developed and we don't move there will be a big effect for us <ul style="list-style-type: none"> <li>• Non members using grounds</li> <li>• Increasing traffic</li> <li>• Increased vandalism</li> </ul>	There is a lot of wildlife in the area. <ul style="list-style-type: none"> <li>• A wombat has been a resident of the TDTC for several years – near our dam/paddock</li> <li>• Lots of kangaroos</li> <li>• Echidnas</li> <li>• Frogs</li> <li>• Birds</li> </ul>
Pine Island Homestead Registered place WW1 Soldier settlement property and homestead	Centenary trail access BNT access River access
Traffic impacts / development mix Protection of river access & connection to T.C. Green space / development	Tuggeranong boundary marker Registered place Major northern boundary of Tugg'g property
How would bushfire management requirements impact on the river corridor	Various aboriginal places and objects – recorded but not currently on register

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<ul style="list-style-type: none"> <li>• Topography</li> <li>• Slope analysis</li> <li>• Existing paths, tracks and connections</li> <li>• Ecology</li> <li>• Existing recreation</li> <li>• Existing surrounding land use</li> </ul>	<p>If any development goes ahead</p> <ul style="list-style-type: none"> <li>• Consideration for retirees</li> <li>• Ageing in place – possible here?</li> <li>• Transport to and out of the area</li> <li>• Local amenities close by – business and community (connectivity)</li> <li>• Access to health</li> <li>• Parking close to all amenities</li> </ul>
Proposals for opportunities for larger area	Safety of older people given the bush fire threat
Sporting community focus rather than housing	River corridor buffer zone
Development impact on river – environment and recreation	Constraint on crossing / degrading river Relationship to revenue goals of ACT Gov
What Aboriginal heritage data is available? Is an aboriginal assessment planned?	Pine island agglomerate A geological site nominated but not yet considered for provisional registration
Scale of development Impact on existing infrastructure	Integrated water management Water quality management
Visual / sight lines to and from Murrumbidgee	Basis of area definition
Water issues, flood zones, Road access, lack of a plan, houses around Archery range, sporting loss	Affordable housing for families and youth and older people, especially women
Opportunities to relocate some of the existing land users? And where to?	Will there be open space areas within the area to reduce impact of recreation on river corridor
Opportunities to improve the environment	How proposed housing will impact our site?
Capacity of river to accommodate more access and use	Opportunity for a sports centre of excellence and reduced fragmented sports interests in the Valley
Visual buffer for road to Pine Island	Water quality draining into the river
How does this fit with ACT responsibilities under the MDB Plan	What info is available on hydrology and geomorphology
Aboriginal cultural significance – not just site based but recognising the importance of the whole corridor as a pathway	In economic assessment how does this marry with \$ gov is pending on Basin Priority Project and protection of species (implementing species Action Plans etc)
Relations / alternative to other Greenfield and sustainability goals	EPD talks a lot about the importance of habitat connectivity – how is this compatible with development adjacent to a river corridor?
Look up – Allan Fox did a study into the viability of this area for development in the 1970s	What precedent does this set for development in other areas?
How will pressure on the corridor be managed? This is bound to increase, not just a question of the development area	Why has a new development been proposed rather than urban renewal