

# MEETING MINUTES

## Western Greenway community panel - Meeting #3



**ACT**  
Government

**Date:** 31 August 2016, 4.30pm - 6.45pm

**Location:** Tuggeranong Archery Club, Soward Way Greenway

**Attendees:** David Shorthouse, Chairperson

Christine Lawrence, Australia Capital Territory  
Equestrian Association

David Flannery, ACT Heritage Council

Mike Brennan, Canberra Off Road Cyclists

Larry O'Loughlin, Conservation Council

Nicole Vonarx, ICON Water

Deb Matthews, Institute of Landscape Architects

Narelle King, Greenway residents

Sheila Hughes, Institute of Architects

Kevin Watts, Tuggeranong Archery Club

Gary Hobson, Tuggeranong Archery Club

Beverly Flint, Tuggeranong Community Council

Matthew Frawley, Save the Murrumbidgee  
Corridor group

Wally Bell, Buru Ngunawal Aboriginal Corporation

Jeremy Wilson, Tuggeranong Hyperdome

Hugh Howarth, Vikings

Justin Foley, Environment and Planning

Gary Rake, Environment and Planning

Chris Webb, Land Development Agency

Amelia Simson, ACT Government Community  
Engagement

Alexandra Magee, Environment and Planning

Helen Leayr, Panel Facilitator

**Apologies:** Dr Owen Gould, ICON Water; Annette Ellis, Tuggeranong Hawks; Suella Jarvis, YWCA; Nick Tsoulas, Tuggeranong Region Business Forum; Jenny Mobbs, Council on the Aging; Steve Caldicott, Tuggeranong Archery Club; Glenys Patulny, Tuggeranong Community Council

### 1. Welcome and introductions

- Members of the community panel were welcomed to the meeting by David Shorthouse, community panel chairperson.

### 2. Review of minutes and action items from meeting #2

- Revised minutes from meeting 2 were accepted by the group.
- The group agreed that specific question(s) could be sent in writing to the secretariat and a response would be provided back by an appropriate area of Government. (see attachment to these minutes)
- Documents have been added to [yoursay.act.gov.au](http://yoursay.act.gov.au)
- Walking tour to be scheduled at a later date
- LDA/Planning presentation to occur at meeting #3
- Sporting facilities long term future, Gary gave an update (see below)
- Archery Club has provided information on their studies of the area which is available on the [yoursay.act.gov.au](http://yoursay.act.gov.au) website.

### Information from Gary Rake:

- Gary confirmed that Minister Gentleman wishes for all current uses to remain in the area. Gary confirmed that he has spoken to Minister Gentleman and asked that he convey this as a commitment to the group. Gary spoke about the need to look at water management on the site.
- Gary noted that the government would need to look at alignments of current users to see if amendments would benefit water management or enhance the operation of the community facilities, but that the Minister wishes for every use in the area to remain.

# MEETING MINUTES

## Western Greenway community panel - Meeting #3



**ACT**  
Government

### Presentations

#### **Gary Rake, Deputy Director General, presentation on the Tuggeranong town centre master plan:**

- Presentation on the Tuggeranong town centre master plan, including the demographics for the area and drivers for change that prompted the master plan in 2012.
- What the community said during public consultation, connections and viability of businesses were highlighted.
- Forecast of future development in South Quay.
- Stages of development. Highlighting stage 4 in particular around Tuggeranong office park.
- Gary noted the master plan did not have a stage that went west of the office park.
- More recently Canberra Urban and Regional Futures conducted a study of the development future of Tuggeranong. This report will be posted to the [yoursay.act.gov.au](https://yoursay.act.gov.au) website.
- Master plans are a guide and are never set in stone. New ideas do come up, following the release of a master plan.
- We should be looking at the drivers of change. The demand and growth forecast are relevant things to consider when looking at new proposals.
- Any proposed development on this site would need to make an argument as to how/why it differs from the Tuggeranong town centre master plan.
- Discussion about the services that would be required for blocks to be developed in the area. The group asked about the availability of existing blocks in the town centre. Question: Are there issues in the town centre that are 'forcing' the government to look elsewhere to develop?
- Gary advised that there are some property owners that are holding onto sites that have an impact on redevelopment of these sites to more appropriate uses, such as residential.
- Infrastructure and traffic, water and services are important points for discussion by the group.
- The group discussed the need for walkability and that there may be a need for more high density in this area, rather than further urban sprawl (low density suburban). This would be something that would need to be discussed further and could be included in the report from the group.
- Tuggeranong Community Council gave an update on their work with young people from Tuggeranong College.
- Tuggeranong Archery Club noted that Rowland Rees Cres is currently used for parking and not an access road. Gary advised that this might change in the long term and that it is gazetted as a public road.
- Vikings spoke about their proposal to government to move their sporting facility. Gary spoke about the future uses of sites such as Tuggeranong Office Block. Gary advised that the project is not up to the stage where the government has considered a multi-use sporting facility.) In general yes the government is open to the ideas presented by groups such as Vikings to increase the sporting and recreational facilities in this area.
- Gary suggested it may be useful for private sector property owners (eg Cromwell Group) to share their future plans about the area with the panel.

# MEETING MINUTES

## Western Greenway community panel - Meeting #3



**ACT**  
Government

### **Chris Webb, Land Development Agency**

- Chris briefed the meeting on the ACT planning strategy and the vision for the city, including a number of key strategic documents.
- How the new areas we are developing match the growth and liveability of the ACT community is a key driver for the LDA.
- How we adapt to the community as we grow and change. The LDA is looking at this in a 50 – 100 year plan which will be undertaken in 2017
- Importance of environmental studies and work from the ground up when looking at new development.
- Chris referred to the Western Edge study in the Planning Strategy. This area goes from West Belconnen down to Tuggeranong and is part of long-term planning for the city, not specifically focused on residential development.
- Chris spoke about the background to the Purdon's study. Advised the group that a lot more work would need to be undertaken before any decision was made. Chris highlighted the need to look at the environmental studies and other areas prior to any decision on the matter.
- Chris highlighted the need to study areas to decide what would be able to be developed and what areas are off limits, too difficult, or not appropriate to develop.
- Discussion around the current zoning NUZ4 (river corridor). Gary explained the legacy of zoning and the need to change things as the city grows. The current zoning is likely just due to the current uses on the site and historical considerations, there may not be any strong scientific basis for the river corridor as it is currently defined. An appropriate environmentally significant area needs to be developed based on relevant studies.
- The group discussed the need to have both recreational and nature reserves, to allow for uses such as horse riding in the area (which is not normally allowed in nature reserves).

### **Justin Foley, EPD Water Policy presenting on ACT Healthy Waterways (Basin Project)**

- Justin provided information to the group on ACT Healthy Waterways (Basin Project) including distributing collateral.
- Background was provided on the reasons and rationale of the ACT Healthy Waterways project including the causes of water management issues.
- There are 6 priority catchments, including the Tuggeranong catchment.
- The project looked at 500 concepts, and then narrowed it down to the remaining priority and reserve projects.
- Currently in the second phase of the project, following receipt of over \$83 million in funding to deliver the projects in the priority catchments.
- Tuggeranong catchment is receiving projects to the value of \$27million, based largely on need.
- Justin spoke to the group about the Tuggeranong catchment priority projects.
- Justin spoke about designing bio-retention and the value of different treatment options.
- Discussion within the group around the size and scale needed for rain gardens and bio-retention treatments.
- Justin spoke about TAMS' municipal standards to ensure the physical assets are maintained to ensure performance levels are maintained.
- Justin spoke about wetlands in West Belconnen. Should development occur in western Greenway then the West Belconnen case study could be a good example to replicate.

# MEETING MINUTES

## Western Greenway community panel - Meeting #3



**ACT**  
Government

- Discussion within the group around how the project would be monitored if development would occur. Justin spoke about the rigorous monitoring program that will be undertaken throughout the project life.
- Gary discussed that we would need to make sure that any development kept the water quality in the River at current or improved levels.
- A point was made from the panel that whilst the ACT Healthy Waterways (Basin Project) is a good idea in that it looks to provide good outcomes for Lake Tuggeranong, and hence the Murrumbidgee River, a proposal to build a suburb within the Murrumbidgee River Corridor runs counter to this.

### 3. Next steps:

The group reviewed the panel work-plan and suggested that based on the information presented to the group over recent meeting it was time to formulate a report to Government. Discussion on this included:

- Panel members are not qualified to critically establish or review terms of reference for ecological studies in the area, however could express areas of particular interest.
- There are still things we don't know about this area – ie additional studies. Further work may be required to support future plans of community facilities in the area.
- This area does not seem suitable for development based on the various discussions and presentations the panel has received.
- We need a broader understanding of opportunities for development in other areas of Tuggeranong.
- Some felt it was too early to undertake environmental assessments of western Greenway as it hasn't been adequately justified or articulated that a departure from the 2012 Town Centre Master Plan is necessary
- What does the community want from the Tuggeranong Hyperdome and its Town Centre – vs Group Centre.
- General Greenway infrastructure
- The importance of continuing to implement the Tuggeranong town centre master plan
- Other community views and priorities, such as identified by the Tuggeranong Community Council Liveability survey need to be considered.
- It was noted that that the two most important issues identified in the survey were 1. Improved water quality in waterways and 2. Local jobs and economy.

### 4. Action Items:

- What water studies have been undertaken in the past in western Greenway area. Provide a response to the group.
- More recently the Canberra Urban and Regional Futures CURF conducted a study of the development future of Tuggeranong. Add link to the CURF study to [yoursay.act.gov.au](https://yoursay.act.gov.au)
- Gary Rake to bring back to the group an outline on timelines associated with implementation of the Tuggeranong town centre master plan.
- The next meeting will consider a draft outcomes report from the panel to the Minister. A draft will be prepared by EPD.
- It was agreed that the next meeting would be held in approximately 1 month, with a date to be advised.

# MEETING MINUTES

Western Greenway community panel - Meeting #3



**ACT**  
Government

**Next meeting:** 12 October 2016 4.30 pm – 6.30pm

**Venue:** Vikings Town Centre, Cnr Athllon Dr & Rowland Rees Cres, Greenway



### Attachment 1

#### Questions from the community panel

##### Questions for Gary Rake:

1. The 2012 Tuggeranong town centre master plan "outlines a vision to guide growth and development of the Tuggeranong town centre over the next 30 years" (page 1). Considering the large investment that went into the creation of the master plan, including considerable community consultation, why is this guide for growth and development being supplanted by the 'Thompson' idea only four years on, and what is the point of the master plan if it is ignored?
2. Population growth has been given as a benefit of the 'Thompson' plan, whereas the master plan "will allow for an increase in the town centre's population over the longer term" (page 2). Why depart from the master plan for population growth?
3. The fifth planning and design strategy of the master plan is to "contain the town centre within its existing boundaries" (page 24) and part of applying this strategy it states that "limiting the centre to its current footprint makes more efficient use of existing infrastructure" and "limiting the town centre to its existing footprint serves to protect the surrounding natural environment and enhance the contrast between urban and natural environment". How does an idea to increase the size of the town centre with further urban development, which would take away a significant area of the surrounding natural environment, fit with this planning and design strategy of the master plan?
4. Why is there a need for 'Thompson' when the master plan sets out ways to both stimulate retail trading and business activity, as well as ways to increase opportunities for residential development so that better quality and choice of housing can be provided?
5. Does the ACT Government see any need to divert from the recommendation of the master plan that the land along the western edge of the town centre which is currently zoned CZ6 - Leisure and Accommodation should not have development that exceeds two stories in height and should be low impact and low scale because this area acts as a transition to the bush which lies to the west of the town centre, and if so, why?
6. Does E&P Directorate support the National Capital Plan and the National Capital Open Space System, which has as its primary aim for the Murrumbidgee River Corridor to reinforce and preserve the landscape and heritage values and the ecological continuity, whilst also providing for a balanced range of recreational and tourist related uses and that recreation is the key land use, and conservation of the river corridor's natural and cultural values is the primary goal of river corridor zoning? If not, what would be the rationale for opening land, which is currently zoned as river corridor, to urban development?

# MEETING MINUTES

Western Greenway community panel - Meeting #3



**ACT**  
Government

## Questions for Chris Webb:

1. Does the LDA see merit in commissioning future feasibility studies into sites for potential urban development from entities other than urban planning companies, considering Purdon Planning were incapable of assessing key features of the 'Thompson' site, such as the Tuggeranong Archery Club field course, the Bicentennial National Trail, and in light of this do they believe it was an efficient spend of taxpayers money?
2. On page 3 of the Purdon Planning feasibility study in section 3.1 it mentions an unnamed creek to the north as being a constraint on the study area - is that unnamed creek actually Tuggeranong Creek?
3. Does the LDA agree with the Purdon Planning assessment that heritage values of the general area do not represent a major constraint on future urban development potential?
4. Does the LDA agree with the Purdon Planning assessment that the land in the subject site zoned as River Corridor (NUZ4) "could be argued that this land is more appropriately zoned urban"?
5. Does the LDA agree with the following statement on page 8 of the report that says "future urban development could be located, designed and serviced in a way that protects the principles and objectives in the National Capital Plan for the River Corridor"?
6. Did Purdon Planning consider any other environmental values of the site other than the plants and the Perunga grasshopper (section 5)?
7. Does Figure 10-1: Indicative Urban Concept Plan take into account the Pine Island Homestead? It appears from the map that it is shown as medium density development.

# MEETING MINUTES

Western Greenway community panel - Meeting #3



**ACT**  
Government