GREENWAY MASTER-PLAN AND LAND RELEASE (SECTIONS 57, 58, 59, 65 AND 66) QUESTIONS AND ANSWERS
AS AT 1 JULY 2012
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Where is the Greenway site?
The Greenway site is located within the suburb of Greenway, in the commercial precinct of Tuggeranong. The area comprises the south east and south western foreshores of Lake Tuggeranong including Sections 57, 58, 59, 65 and 66 and Section 10. At present, the site is primarily open grassland with some trees.

What is the Greenway project?
The Greenway Master Plan has been prepared by the Land Development Agency (LDA). The Master Plan has been established by utilizing community feedback from the various consultations to date, including the local community, Business Tuggeranong, and Tuggeranong Community Council. This consultation has informed the most appropriate uses for the site.

The Greenway project has been undertaken in three phases:

- Phase 1 – Town Centre Development Principles – This phase involved consideration of the site in relation to the existing Town Centre, and Tuggeranong Town Centre Master Plan (in progress) with the Environment and Sustainable Development Directorate (ESDD) (previously ACT Planning and Land Authority (ACTPLA)).
  Principles have been established to enable integration of the Greenway site with the existing Town Centre, and to provide a catalyst for the continued evolution of Tuggeranong Town Centre as the area’s primary economic and employment hub;

- Phase 2 – Preliminary Master Plan for Greenway Foreshore – This phase involved a holistic consideration of the southern catchment of Lake Tuggeranong; and establishment of a Sustainable Development Strategy for the whole precinct; and

- Phase 3 – Concept Design for Greenway Site – This phase involved the development of a concept design for Sections 10, 57, 58, 59, 65 and 66. The concept design is underpinned by the established Town Centre Development Principles and Sustainable Development Strategy.

What is proposed for Greenway?
The proposal comprises a predominantly residential/mixed use waterfront precinct, incorporating commercial, community, cultural, and recreational amenity.

What are the aims and objectives of the Greenway project?
The Greenway project seeks to reinforce the strategic directions established by the ACT Draft Planning Strategy. The project will help to address the housing needs of the ACT population as it continues to grow and change over time. The project also seeks to reinvigorate Tuggeranong as an attractive destination, with a vibrant and sustainable Town Centre.

Planning for Greenway is integrated with the broader Tuggeranong and Erindale Centres Planning Project being undertaken by ESDD. The ESDD study sets a broad planning and design framework for the Town Centres, and the Greenway project has informed, and been informed by that work.
What are the Town Centre Development Principles which were established in Phase 1, and how will they be used?

The Principles seek to work with, and contribute to, the Tuggeranong Town Centre Master Plan, to ensure the Greenway project is an integral component of the future Town Centre. The Principles establish a framework against which detailed designs can be tested and developed as the project continues.

The following Town Centre Development Principles have been considered for the Greenway site:

- working within the existing landscape and urban context
- orient development towards the lake to create a water-focused identity
- connect to the regional open space network, including the urban open space around the lake foreshore, local bicycle and pedestrian paths, and Lake Tuggeranong
- contribute to the Time to Talk – Canberra 2030 (2011) initiative to create a compact city
- strengthen existing communities
- establish an integrated road network
- strengthen visual and physical connectivity and permeability of Greenway, particularly for pedestrians and cyclists
- create a new network of open spaces
- define key sites of interest
- establish a residential and mixed use precinct
- consider appropriate density
- enable staging and phasing of design and development.

What were the three Development Scenarios proposed for Greenway?

A number of development scenarios for the site were considered as part of the planning process, and were tested against the project objectives and best practice. Three proposed development scenarios were established for the project:

- **Scenario 1**, Greenway Precinct proposed the smallest amount of infrastructure and development of the site;
- **Scenario 2**, Greenway Cove proposed a mix of medium density development within an integrated road and landscape network; or
- **Scenario 3**, Greenway Foreshore proposed the highest density development, within a comprehensive road network, and dedicated linear parkland.

Based on community consultation results, a combination of the above Development Scenarios has informed the Draft Master Plan for Greenway Lakeside.

What are the principles that guided the design for a Greenway Master Plan?

The preferred development scenario is underpinned by ‘10 Key Principles’, being:

1. orient development to the lake
2. connection to, and across, the lake
3. introduce green fingers (i.e. linear parks) into Greenway
4. reinforce Anketell Street as a primary hub of activity
5. create a clear road network hierarchy
6. consolidate development uses
7. create a lake foreshore destination
8. reinforce pedestrian and cycling amenity
9. integrate public and sustainable transport
10. embed infrastructure into the site.

**What proportion of the proposal will be residential? What is the expected size of the incoming residential population?**

Given the low uptake of commercial space currently seen in Tuggeranong, it is anticipated that much of the new development would be residential; however the site will be zoned so as not to preclude commercial and retail uses should there become a demand for these services in the future.

The preferred Master Plan can accommodate up to 1000 new dwellings within Greenway.

**What are some of the other (non residential) uses proposed?**

Non-residential uses proposed for the Greenway development include a sustainable number of commercial/retail spaces along Anketell Street. This will provide active frontage, and reinforce the street as a main spine of activity within the Tuggeranong Town Centre.

A small activity node is also proposed at the end of the Linear Park, on the lake foreshore. This space is designated for cafes, restaurants and small retail to encourage activity and liveliness around Lake Tuggeranong.

These uses are proposed to ensure new residents have access to adequate amenity, particularly within walking distance, and ensure undue pressure is not placed on existing services within the Tuggeranong Town Centre. The provision of community activity centres/nodes is also anticipated to provide residents with the ability to create a new, interactive neighbourhood.

**What is the proposed height of the development?**

The proposal will include a mix of densities that respond to appropriate locations across the site. It will be appropriate for Anketell Street to host higher and denser developments to enhance the activity of this spine, with the possibility of two or three slender residential developments at ten to twelve storeys.

However, such height would not be deemed appropriate closer to the shore of the lake, and a tiered approach could be adopted with a mix of eight to two storey developments stepping down towards the water. The benefit of such designs would enable a large proportion of residents to capture views towards the water.

The proposed building heights in the Greenway Master Plan have been supported and reflected within the Draft Tuggeranong Town Centre Master Plan prepared by ESDD.

**What community consultation has/will be undertaken in relation to the proposal?**

The community consultation process began in November 2010. The LDA has worked with the community and stakeholders during the development of the Greenway Master Plan. To date this process has involved a presentation open to the community in April 2011, ongoing briefings with the Tuggeranong Community Council and Business Tuggeranong, interviews
with key stakeholders including adjacent landowners, businesses and community leaders, a community workshop, and an information stall at the Tuggeranong Festival in late November 2010. Communications to support the project have included a community newsletter and project website.

As the project proceeds into preparation of the Estate Development Plan and the detailing planning, there will be further opportunities for community engagement. Community consultation events will be advertised to local residents through the Tuggeranong Community Council, and the project website.

**How will traffic impacts relating to the proposed development be addressed? Will there be adequate on site parking for new residents and visitors?**

The Greenway project provides an opportunity to strengthen the existing transport networks, including cycle connections, and to create a synergy between the proposed site and existing infrastructure of the Tuggeranong Town Centre.

The primary access to the site will be via Anketell Street. Vehicular access will be provided via two-way roads, with on street parking; and a two-way bicycle path. A new vehicular bridge will connect the east and western sides of Lake Tuggeranong to service new residents.

**How will the unique character of the local area and lakefront be retained? How will the proposed development affect public access to the lakefront?**

The character of the lakefront will be retained through a clear buffer between the Lake’s edge and any new development. This will ensure that the Lake’s foreshore is maintained as a public area.

Public access to the lakefront will be enhanced through additional vehicular, pedestrian and cyclist connections. In particular, the Greenway Lakeside Master Plan proposes to complete the pedestrian links around the lake’s edge including a new pedestrian bridge over the southern weir, and encourage access to the lake via a variety of green spaces. The most significant landscape feature of Greenway Lakeside will be the Linear Park, located through the centre of residential development on the south-western foreshore, connecting Anketell Street visually and physically to the Lake. This area will provide open green space for families, workers and visitors to enjoy, with cafes designated at the Lake’s edge. A minimum 15m buffer along the Lake’s edge will connect Linear Park to the surrounding Eco Zones, areas that are designated as natural native areas with the potential to provide interaction and education in various mediums.

**Will there be any impacts on the lake or local flora and fauna? How will these be managed?**

It is not anticipated there will be any significant impacts on Lake Tuggeranong, or the local flora and fauna, as a result of development at the Greenway site. Studies have been undertaken to determine development impact on local flora and fauna, as well as water quality. These studies indicate that there will be no negative impact on the surrounding environment as a result of the Greenway Lakeside development. In fact, the development will contribute to improving the local area through the provision of native planting, maintenance and water sensitive urban design interventions.

It is the LDA’s intention that the Greenway Lakeside project will contribute to the local environment in a positive manner.
What stage is the planning process presently? What are the next steps?
Currently the LDA is establishing the detailed design and Estate Development Plan, which will guide the implementation of the Master Plan.

How can I find out more about the proposal?
If you would like more information about this project please visit the Community Consultation section on the LDA website at www.lda.act.gov.au or contact Kristi Jorgensen on (02) 6205 0600.