

# GUNGAHLIN SMOKE SIGNALS

## GUNSMOKE

Newsletter - Edition 143 December 2016

**The Gungahlin Residential  
Towers Story**

**The Latest at Mulligans Flat**

**Kamberra on Federal**

**ACT Water Rewards Co-op**

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# The latest at Mulligans Flat

By Elsie Percival

Springtime in the sanctuary is action packed. Here are some of the highlights from the past few months.

## Reintroduced residents

Our Eastern Quolls, reintroduced to the sanctuary in March of this year, have had healthy babies that are now roaming around the sanctuary. We have been seeing their distinctive spots dancing through the night on our Twilight Tours, that are now being held twice a week. Our Twilight Tours are also a great way to get your visiting friends and relatives out of the house this festive season.

Our third group of Bush Stone-curlews have been released into the sanctuary and are enjoying their new home. This release has cemented the project as the most successful reintroduction of the species in Australia. These long-legged, glassy-eyed beauties have also been rearing young, with two chicks spotted by our rangers.

## Exciting developments for the sanctuary

We are in the stages of dreaming up ideas for a centre in the sanctuary that will facilitate an increase in visitor engagement, and inspire people to immerse themselves in nature. We are planning new facilities at a site nestled between the suburb of Throsby and the expanded Sanctuary area. If you have an interest in helping us develop the site or use it, please get in touch.

## Turtle Patrol

Thanks to the Gungahlin community 291 turtles have been rescued by our dedicated Turtle Patrol volunteers since September. Turtles naturally migrate through the sanctuary, but need help getting past the predator-proof fence. Our group of volunteers take shifts in monitoring the fence line, to move them from one side to the other, and help them on their way. Join our volunteer list online to help local wildlife like our turtles, and sign up for other interesting projects like echidna monitoring and monthly working parties.

## Officially Gungahlin citizens

We have officially moved into our new Headquarters at the Forde Community Centre, and christened the space with a brand new sign. We love being close to the sanctuary and part of the Gungahlin community. Keep an eye out for us at events like the Forde Christmas Day coming up in December.

## Ambassador Bettongs making friends

Our ambassador bettongs, Berry and Banksia, are doing a fantastic job at teaching kids about Australian wildlife and spreading the word about conservation. The presence of foxes and cats means that many of Australia's nocturnal animals are under threat. Giving children the opportunity to engage with one of these unique animals in the flesh helps them to comprehend that there is a whole world of wildlife that only comes out at night. Furthermore, that these animals need our help to survive. Berry and Banksia have now visited over 37 schools and engaged over 1700 people. If you would like a visit from Berry and Banksia at your school get in touch.



GunSmoke is available online, and printed copies are available through key shopping centres. To subscribe to the online edition visit [www.gcc.asn.au](http://www.gcc.asn.au) and click on the "Sign Up For Our Newsletter" button at the bottom of the page. To advertise your business or organisation in GunSmoke, please visit our website.

### Disclaimer:

GunSmoke is published to allow residents to keep in touch with their local community. The views expressed in GunSmoke do not necessarily represent the opinion of the editor, or members of the Gungahlin Community Council Inc.

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**Vice President:** Henley Samuel

**Secretary:** Ian Ruecroft - [secretary@gcc.asn.au](mailto:secretary@gcc.asn.au)

**Treasurer:** David Pollard

**GCC Committee:** Kevin Cox, Prasad Tipirneni, Henley Samuel, John Phippen

Gungahlin Community Council meetings are held on the Second Wednesday in each month. Venue: Gungahlin Library. Time: 6:30



# From the President

Peter Elford

Although many were expecting the 2016 ACT election to be close, once the votes had been tallied, the incumbent government was returned. Congratulations to the successful candidates in the seat of Yerrabi: Meegan Fitzharris (Labour) and Alistair Coe (Liberal) who were re-elected, and to the new Members of the Legislative Assembly Suzanne Orr (Labour), James Milligan (Liberal) and Michael Pettersson (Labour). Not only did the election result remove any uncertainty about the future of the Light Rail from Gungahlin to Civic, it also locked in a number of election commitments made by ACT Labour as part of the campaign. These include

- Duplicating Gundaroo Drive Stage 2 (from Gungahlin Drive to the Barton Highway) and William Slim Drive in Belconnen. Duplication of Horse Park Drive Stage 2 (West to Mulligans Flat Road and East to the Federal Highway) had already been announced
- Upgrading the existing health centre to a Nurse-led walk-in centre
- Expanding two schools in Gungahlin (Gold Creek Senior and Franklin Early Childcare), and commencing feasibility work on a new school in Throsby
- Introducing a Rapid bus route to Belconnen
- A trial of a direct bus route from Gungahlin to Tuggeranong
- Sporting ground upgrades
- Building a visitor centre in Throsby, near the Mulligans Flat sanctuary
- A commitment to investigate the potential of a Smart Work Hub in Gungahlin

With the seat of Yerrabi now including all of Gungahlin, the GCC will be working with all five members to ensure all this and more are delivered in the next term of government.

Part of this work involves sharing updates and seeking feedback from Gungahlin residents. We do this through the Gungahlin Smoke Signals newsletter (online and hardcopy), the GCC FaceBook page ([facebook.com/gungahlin](https://www.facebook.com/gungahlin)), our website ([www.gcc.asn.au](http://www.gcc.asn.au)), our mailing list (sign up on the web page),

and of course our monthly meetings. At our meetings we have a series of invited speakers, often including our MLA's and even if you cannot attend, do make sure you look for the minutes on our website as these usually include any PowerPoint slides the presenters have used which are a great source of information. Our November meeting included updates on road projects in Gungahlin, the development of the suburb of Taylor and details of two development proposals. One of these is for a new club to be operated by the Eastlake Football Club at the corner of Hinder and Efkarpidis Streets, and the other is a proposal for two 26 storey residential towers at the corner of Gundaroo Drive and Gozzard Street.

There is a longer article in this issue on the transformation of a portion of the Gungahlin Town Centre from an office park into a residential tower complex, which explores how a building of more than 70m in height (26 storeys) could even be considered for this area. It highlights the broader challenge of managing development in a way that produces a cohesive and integrated outcome. Without an agreed and enforceable master plan and strategy, the inevitable approval of projects on a development-by-development basis leads to incremental divergence from what's expected by the community. To build a case for a new master plan for the Gungahlin Town Centre the GCC relies on feedback and the participation of Gungahlin residents via all the mechanisms noted above – please get involved. Please also watch for development applications in the Gungahlin region and if you have any concerns, lodge a response (“a representation”) and let the GCC know about it (see [http://www.planning.act.gov.au/development\\_applications/pubnote](http://www.planning.act.gov.au/development_applications/pubnote)).

Finally, the long-awaited expansion of the Gungahlin Marketplace was opened on November 24th, with the opening of the new K-Mart and a range of new stores. Along with the two levels of underground parking, and the cinema complex and associated new building set to commence construction in 2017, this reflects the booming growth of the Town Centre.

# From The Liberals

**By Alistair Coe MLA**

Member for Yerrabi

Leader of the Canberra Liberals

**It's been a whirlwind couple of months with the local election and now Christmas just around the corner but I wanted to take the opportunity to introduce the new Canberra Liberals Legislative Assembly team.**

I am looking forward to working with James Milligan MLA over the coming years. James is well known to the Gungahlin community through his small business experience, community links and collaborative approach. His election as a Member for Yerrabi means that he will be a strong voice for Gungahlin and Belconnen.

James is now the Shadow Minister for Sport and Recreation, and Indigenous Affairs. In these roles, James will be play

an important role in seeking to expand the range of community infrastructure available in Gungahlin and ensure that the existing facilities are appropriately maintained.

Each of the seven Liberal MLAs recontesting the 2016 election were returned. Importantly, we are joined by four impressive newly elected Liberal MLAs. In addition to James Milligan, the Liberal team now includes Mark Parton, Elizabeth Lee and Elizabeth Kikkert.

Following the election, the Canberra Liberals changed our leadership team. I am delighted to be serving the Party alongside Nicole Lawder as Deputy and the other elected Assembly Members. The eleven Liberals in the Assembly will hold the Labor-Green Government to account and propose better ways to manage our Territory.



I want to see Canberra as a place of economic opportunity for everyone. I am very concerned that rising costs of living, financial mismanagement, unaffordable housing, and declining services has become the norm.

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**I hear too many cases of small businesses under strain because of rising rates, taxes, fees and charges and I hear of too many families being forced to move over the border because Canberra is just too expensive. We need to make sure that Canberra is a place of opportunity for everyone, not just those who can afford the increasing costs of living here.**

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The Canberra Liberals will be a proactive Opposition that puts forward ideas and helps builds our community. If you have any ideas, concerns or issues you would like to raise with us, please contact us via [www.canberraliberals.org.au](http://www.canberraliberals.org.au).

Sincerely,

Alistair Coe MLA



## Canberra Liberals Shadow Portfolio Responsibilities

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### *Alistair Coe, Leader*

Treasurer  
Economic Development  
Transport

### *Nicole Lawder, Deputy Leader*

Planning and Infrastructure  
Heritage

### *Andrew Wall*

Education and Training  
Local Business and Tourism  
Industrial Relations

### *Jeremy Hanson*

Attorney-General  
Veterans' Affairs

### *Giulia Jones*

Police and Emergency Services  
Corrections  
Women

### *Vicki Dunne*

Health  
Arts

### *Steve Dospot*

Urban Services  
ICT  
Seniors

### *James Milligan*

Indigenous Affairs  
Sport and Recreation

### *Elizabeth Lee*

Environment  
Disability

### *Mark Parton*

Gaming and Racing  
Housing

### *Elizabeth Kikkert*

Families, Youth and Community Services  
Multicultural Affairs

# From Labor

By Your Labor Yerrabi team

**The ACT election campaign covered many topics but it's fair to say the most passionate discussion was on public transport. How we move around our city is important to everyone and it's crucial that we talk about it.**

Here in Gungahlin, we know that an integrated transport system – where better buses, light rail, roads, walking and cycling are all part of the solution – can make our lives easier.

The ACT Election result in Yerrabi shows people here want access to high quality infrastructure, education and healthcare and to continue living in the world's most liveable city.

Labor now has a strong team in Yerrabi, with three dedicated MLAs elected to represent the needs of our growing region. Meegan Fitzharris, Suzanne Orr and Michael Pettersson bring significant experience and qualities to the Legislative Assembly and will be active in the community. Feel free to contact either of them as the ACT Government rolls

out significant developments for Yerrabi over the coming years.

The election result means stages one and two of light rail, linking Gungahlin to Civic and on to Woden, will happen. Construction on stage one along Flemington Road and Northbourne Avenue has begun and most of the works will occur next year. Initial design work on stage two to Woden will start during this Assembly term and consultation with the community will happen next year.

ACT Labor is proud of its commitment to all public transport options. We know a lot of Gungahlin residents work in the Belconnen area, so in mid-2017 the ACT Government will introduce a new Black Rapid bus service linking Gungahlin with Belconnen. Services will run seven days a week, at least every 15 minutes, and will make getting around our area much easier.

The Labor Yerrabi team have also acted on suggestions from a number of people who want to see an increase in bus services between Gungahlin and Tuggeranong. Next year, there will be a six-month trial of a new



Peak Express service going from Gungahlin Town Centre to Tuggeranong in the morning, and the return journey in the evening.

ACT Labor's positive plan for roads means the Government will duplicate the rest of Gundaroo Drive, from Gungahlin Drive to the Barton Highway, and the entirety of William Slim Drive. This will create a much-needed duplicated connection between Gungahlin and Belconnen.

The Labor team spoke a lot about healthcare during the election campaign and it was clear that access to affordable healthcare where and when you need it is vital to Gungahlin families. As a result, the ACT Government will build a new nurse-led walk-in centre in Gungahlin. The walk-in centres have proved very popular in Belconnen and Tuggeranong and provide great care for busy families and older Canberrans.

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**Health is an important part of the ACT Government's focus. Over the next few years, the Women's and Children's Hospital will be expanded, the state-of-the-art University of Canberra Public Hospital will be opened and we will create a new Office of Mental Health.**

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The Calvary Hospital Emergency Department will also be upgraded and a scoping study will be conducted for a new northside hospital as part of a full 10-year plan for healthcare in Canberra.

ACT Labor will always ensure our education sector has the funding and facilities it needs and Gold Creek School's senior campus and Franklin Early Childhood School will be significantly upgraded to cater for Gungahlin's population growth. Lollipop people will be introduced at 20 Canberra

schools and all grade six students will have health checks.

Fresh positive ideas were one of the hallmarks of the ACT Labor campaign and it was clear that many in Gungahlin liked the policies we presented.

The heart of Canberra's first ecotourism strategy will be in Gungahlin. The Government will support a new Nature Centre at Throsby, near Mulligans Flat, that will help the Woodlands and Wetlands Trust create a nationally significant, community-led conservation project. It will attract tourists and schoolchildren to the area.

To make lives of commuting public servants easier, the ACT Government will work with the Federal Government to trial a smart work hub – a space where staff from one or more agencies can access and work from, without the need for the daily commute – in Gungahlin.

Labor will also bring a pop-up arts festival to Gungahlin, build a Gungahlin district playing field for sport in Throsby, roll out green waste bins across Canberra, increase funding for the mowing of Gungahlin suburbs and much, much more.

It's been a busy few months but the ACT Labor Yerrabi team has hit the ground running. We hope you all have a very Merry Christmas and a safe and prosperous New Year.

“

*The election result means stages one and two of light rail, linking Gungahlin to Civic and on to Woden, will happen*

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# Kamberra on Federal

By Tania Parkes

**Kamberra on Federal is at the Federal Highway entrance to Canberra on the junction of Flemington Road and Northbourne Avenue. It currently hosts the Kamberra Function Centre and the Palliative Care ACT Tom Elvin Centre. The site extends down Northbourne Avenue and is 12.5 hectares. The site is not only at the entrance to Canberra but with the Light Rail becomes the entry to Gungahlin.**

The owners of the lease, the Elvin Group, wish to change the land use to allow mixed residential, business and community use. Before putting in for a change of use and a development application, the group is consulting widely and is looking for feedback from those impacted by the change in land use. Gungahlin residents are affected, and Elvin Group wants to hear your opinions.



## The following is supplied by the Elvin Group.

Kamberra on Federal is proposed as a residential mixed-use development within North Canberra that embraces future technological advances and the behavioural change this will bring to the way in which people think and live, and the execution of development built form. Kamberra aims to be an integrated and sustainable precinct that contributes social, economic and environmental benefits to the north Canberra community. Recognising the shared responsibility of governments and the private

sector to implement change, it will be a project using ideas and technologies drawn from national and international experience, best practice and leading edge research. Kamberra on Federal will be a socially inclusive community that allows for ageing in place and ageing in locale (for downsizes), where retirees can be part of a broad demographic with housing options that cater to first homebuyers and affordable housing seekers, families with children as well as second and third home owners. The proposed plans for Kamberra will retain the palliative care facility and investigate opportunities to enhance health and well-being services on the site.

Daniel Burnham (1846-1912) was an architect and urban designer who took a leading role in forming master plans for the development of some cities including Chicago, Manila and Washington, D.C. He said *“Make no small plans, they have no magic to stir men’s blood, and probably themselves will not be realised. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency.”*

On a smaller scale but just as importantly, the Elvin Group have lofty aspirations for the





Kamberra on Federal precinct to be a new urban village that marks the northern entry to Canberra ...where communities meet, live long, live well, and contribute to a sustainable future through awareness, innovation and technology.

### What does that mean?

An urban village is a development located in a town or city typically characterised by medium density housing, mixed use zoning, good public transport and an emphasis on pedestrianisation and public space. They are compact, walkable, mixed-use neighbourhoods that are a pleasure to live in. They are a contrast to sprawling suburbs where everything is spread out, separated by use and connected only by roads. Life in an urban village is pedestrian oriented and offers a higher quality of life and a friendlier, more pleasant place to live.

Does that mean you have to live without a car? No, but we would like you to think about

whether you need a second car and whether you could use on site share cars or public transport instead. There will be a Canberra Metro light rail stop on the doorstep at Phillip Avenue. If you still feel the need for a second car, we would like you to consider purchasing an additional car space from an available pool. This means that people who do not want an additional vehicle can pay less for their homes making it more affordable. A pool of car spaces also means you can purchase a disabled car space if you acquire an injury or disability after you have established your home at Kamberra.

We are serious about social, economic and environmental sustainability and resilience. Kamberra on Federal is 12.5 hectares, a scale that allows for innovation across a precinct the size of a new suburb with about 2,000 dwellings that will take 10-15 years to deliver. We want to future proof Kamberra by embracing technology and invention, and by creating a village



community that is aware of the footprint it leaves on our world.

We aim to be a carbon neutral precinct, but at this stage, we are not sure whether we can achieve this. The technology is available, but the Canberra market may not have reached the stage where it is willing to pay for it.

We aim for built form that reduces living and lifecycle costs. We will impact body corporate fees by using durable materials that do not require frequent upkeep.

We aim to deliver high-quality open space. The draft master plan retains 67% public realm for use by on-site residents as well as the north Canberra community. We believe that such an extent of open space translates into a commercially viable development with height facilitating high quality and enduring public realm. We envisage a range of heights and diverse building types across the site with the majority of buildings at or below the tree line and a few buildings just above the tree line to mark the site.

We will provide a range of housing types across generational needs to facilitate families and neighbours to stay connected, and to protect against the ebbs and flows of local growth that impact commercial activity.

We want to create a precinct that is functionally different from others in Canberra, so we do not 'cannibalise' business from other areas, rather add diversity.

We want to engage meaningfully with the North Canberra and Gungahlin community. We are currently in discussions with a range of community organisations about how Kamberra can contribute to the lives of North Canberra residents.

We met with the community three times in 2015 and three times again this month. We will continue to meet regularly including outside of formal notification periods as we believe that Kamberra will ultimately be an asset to the North Canberra community and it is important that their views are incorporated where possible. The last week has already provided examples of this about building heights. Local feedback was that height in itself is not the issue: it is how the built form sits within the landscape and not on top of it, honest consideration of overshadowing, site permeability

and aesthetics. Transparency by the developer is highly valued, and the Elvin Group process is welcome.

From the 2015 and 2016 consultations we have drawn five project objectives to guide us:

1. Economic growth and development within the Canberra community
2. Liveable communities
3. Economic, environmental and social sustainability
4. Place making that incorporates attractive spaces and public art
5. Attractive buildings that sit 'in' the landscape, not 'on top' of it.

The Kamberra on Federal project is at the stage of developing a draft master plan for a Territory Plan variation from the current zoning of Broadacre to CZ5 that allows for mixed uses.

### What is next?

- Further consultation on a regular basis and feedback on the project
- Preparation of an Estate Development Plan that will also determine servicing requirements
- Pre-Development Application consultation and lodging of the first stage of the DA
- If all goes well, construction commencement of a first building in late 2017.

### For more information see the website

<http://kamberraonfederal.com.au/>.

Tell us what you think about our ideas and other matters. Email Tania Parkes at [kamberraonfederal@taniaparkes.com.au](mailto:kamberraonfederal@taniaparkes.com.au) or call 1800 172 173 (free call, mobile charges may apply). You can also Tweet @taniaparkes.

### Elvin Group invites you to Kamberra on Federal Christmas Drinks

Thursday 22 December 2016 6.00pm

Kamberra Function Centre

(corner of Flemington Road and Northbourne Ave)

RSVP via Eventbrite

<https://kamberraonfederal.eventbrite.com.au>

## Development by Stealth

# The Gungahlin Residential Towers Story

By Peter Elford

- Many residential skyscrapers are being constructed or proposed in Gungahlin
- Planning rules are being circumvented
- The Gungahlin Town Centre is at risk of becoming an uncoordinated collection of individual projects without any cohesion

Most Gungahlin residents know about Infinity Towers because they have seen the construction underway at the corner of Gundaroo Drive and Anthony Rolfe Avenue. Many residents will also know that the first two of the three towers that make up the development, at 21 and 20 storeys, will be the tallest buildings in Gungahlin and some of the tallest constructions in Canberra. But ...

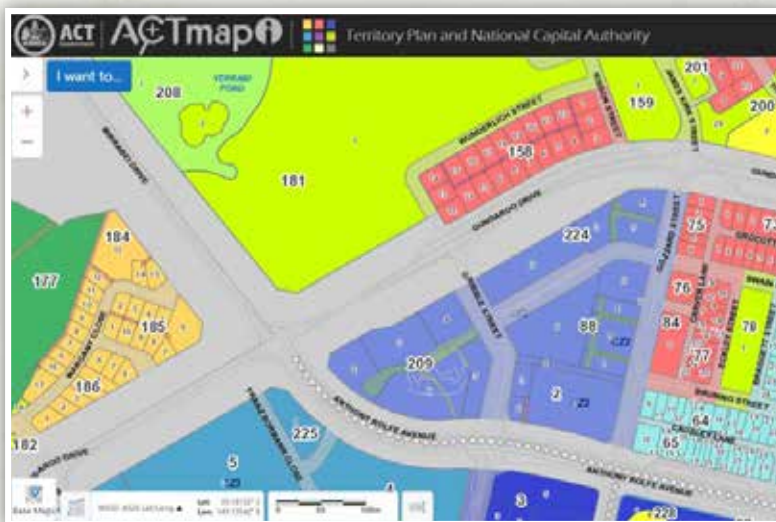
Infinity Towers is not the only residential tower project approved, proposed or under construction in Gungahlin. In fact, an entire area planned for offices is likely to be transformed into a mass of high rise apartments.

The background to how Infinity Towers was approved is becoming increasingly important because it appears to be setting a precedent for further residential towers in this high visibility area of the Gungahlin Town Centre.

Infinity Towers is located on Blocks 2,3 and 4 Section 209 Gungahlin. The ACT Territory Plan indicates that this block is zoned "CZ2-Business", for which the purpose is (in part) to:

a) Provide for office and business sites that are accessible to public transport and convenience retailing and services

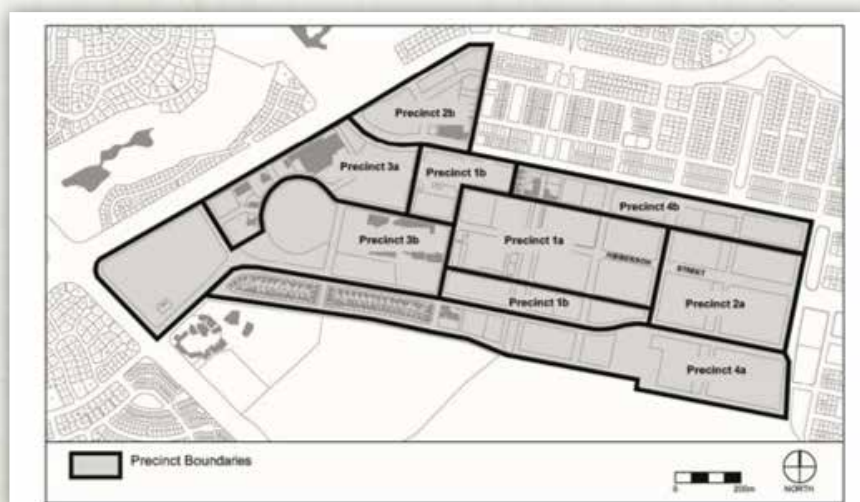
b) Provide a diverse range of accommodation sizes and locations for offices close to the retail core



ACT Territory Plan (actmapi.act.gov.au accessed 19th November, 2016)

There is no mention of residential accommodation in the CZ2 Zone Objectives.

This site is also located within the Gungahlin Town Centre as defined by the Gungahlin Precinct Code, a document which "provides additional planning, design and environmental controls for specific areas or blocks", such as building forms, uses, heights, and much more. More specifically, the entire area bounded by Gundaroo Drive, Anthony Rolfe Avenue and Gribble Street, is defined as "Precinct 2b – Office Park".



Precinct areas within the Gungahlin Town Centre (Figure 12, Gungahlin Precinct Plan)

They key elements of the Office Park specified in the precinct code are limits on usage and height – note that each element has both a RULE and CRITERIA.

Element 17: Use	
Rules	Criteria
<p>R44 A minimum of one (1) of the following uses is provided at the ground floor level abutting the street or main building entry for buildings of 2,000 (sq m) or greater:</p> <ul style="list-style-type: none"> <li>a) Business agency</li> <li>b) Drink establishment</li> <li>c) Health facility</li> <li>d) Public agency</li> <li>e) Restaurant</li> <li>f) SHOP</li> </ul>	<p>C44 Buildings abutting the street or main building entry incorporate uses that generate activity at the ground level in the public space.</p>

Element 18: Height	
Rules	Criteria
<p>R45 Maximum height of buildings is 23 metres above the datum ground level.</p> <p>For leases granted before 30 November 2010, this provision will not apply until five (5) years from that date, being 30 November 2015.</p>	<p>C45 Maximum height of buildings comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) are compatible with adjacent development</li> <li>b) are appropriate to scale and function of use</li> <li>c) minimise detrimental impacts, including overshadowing and excessive scale</li> <li>d) contribute to the desired planning outcomes</li> </ul>

NOTE: A building floor is typically 2.7-2.8m high, so 23m is about 8-9 floors.

The company that acquired this site, Geocon, originally proposed, and had plans approved for, an office park which were presented to the GCC at a public meeting and were approved in July, 2012. However, they were unable to secure a tenant for the proposed offices, and in 2015 presented an alternative proposal for a series of residential towers, which later became refined into Infinity Towers. These were approved through the normal development application (DA) process in November, 2015 somewhat to the GCC's concern. There were effectively no height restrictions on this development because of the exemption in Rule R45, but certainly the lease use had to be changed to include residential. Concerns raised at the time included the impact on traffic, and whether sufficient allowance had been made for parking.



Subsequent to the approval of Infinity Towers, several other proposals and development applications have been received for other blocks within the “office park”. These are summarised in the table below:

				
<b>Approved</b> 21, 20* Stories 426 Units 570 Cars	<b>Approved</b> 12, 7 Stories 126 Units ? Cars	<b>Pending</b> 18, 14 Stories 181 Units 300 Cars	<b>Proposed</b> 14, 7 Stories 145 Units 204 Cars	<b>Proposed</b> 26, 26, 8 Stories ~300 Units 600 Cars

Clearly this will not create an office park. The development applications for the additional towers that have followed Infinity Towers, are not addressing the “rule” of the Precinct’s Code’s element 18 (max height 23m), they are instead arguing that additional towers meet the “criteria” (eg. “compatible with adjacent development”, “appropriate to scale and function”). If this trend is allowed to continue, **over 1,000 units with as many as 2,500 residents could be located in this area.**

**The issues are that:**

1. This trend makes a mockery of the precinct code. Either the rules need to be followed, or **the precinct code needs to be amended with strong community input immediately.** In particular, care needs to be taken to transition the larger buildings into both the existing housing, and into the landform.
2. Each development undertakes their own analysis on traffic impact and solar over-shadowing, which are evaluated on a development by development basis. This ignores the aggregate impact on traffic and overshadowing of all the developments which is likely to be very significant. **The developments must be assessed as a complete precinct.**
3. Because this was never intended to be a residential area, there has been no provision for open space to accommodate this density of residents. This is in part mitigated by the adjacent Yerrabi Park, but pedestrian and cycle access to this area is very poor and needs to be addressed as a matter of urgency, perhaps as part of the duplication of the remainder of Gundaroo Drive between Mirrabai Drive and Horse Park Drive. **Minimally, an underpass or overpass to get across Gundaroo Drive is required, but the overall permeability of the location needs to also be considered.**
4. Each development makes a point of highlighting their nearness to the Light Rail station, but the pedestrian and cycle access to the town centre needs to be much better planned in conjunction with the other developments in the main part of the town centre including the Light Rail, bus interchange and other commercial and residential projects.
5. Much has changed and continues to change in the Gungahlin Town Centre but there is no overall town centre plan or strategy. **The GCC is seeking an immediate response from the ACT Government regarding a more cohesive approach to the development of the Gungahlin Town Centre.**
6. In the [GCC's 2014 Have Your Say survey](#), in response to the question “What should be the maximum height of buildings in the Gungahlin Town Centre?”, more than 80% of residents indicated it should be 10 stories or less (1-4 stories 42.5%, 5-10 stories 38.1%).

Project	Storeys	Status	Units	Car Parks	Media	GCC Presentation
Infinity Towers (Geocon)	21, 20, (14)	APPROVED Under Construction	426 (~550)	570 (~650)	Jan 1, 2016	Original Office Block Residential Tower
Mezzo (POD Projects)	12, 7	APPROVED Under Construction	126		Sep 16, 2015 April 8, 2016	No
POD Projects	18, 14	Development Application Lodged (Open)	181	300		POD Proposal
Lumi (KDN)	14, 7	Proposed	145	204	Oct 12, 2016	Lumi Proposal
TBD (Empire Global)	26, 26, 8	Proposed	~300	600	Nov 10, 2016	Empire Proposal

# From The Greens



**It has been a big year for the Greens, for Canberra and for the world. We are proud to have doubled our Greens representation in the Assembly, particularly as the next four years are going to be important ones not just for our city, but for the climate and our planet.**

This year we went from door to door listening to tens of thousands of Canberrans who told us about their lives, and the things that mattered most to them in the lead up to the election. Our candidate for Yerrabi, Veronica Wensing was very impressed with the broad range of issues raised by the community and how engaged the community are. Overwhelmingly the community told us that they wanted their political representatives to stand for people, the environment and the future of our city - not big business, developers or pokies. They told us that they wanted decent, affordable housing for their children and for their community. And, they said they wanted fast, convenient public transport so they could get around our city.

We are determined to deliver those things to Canberrans.

The Greens are working hard to make sure Canberrans can have confidence in their democracy. We have secured the support of both the Labor and Liberal parties to establish an ACT ICAC to stamp out any misconduct, and to make sure decisions are being made in the community's best interests. And, we will keep fighting for donation reform to clean up politics

and make sure that wealth cannot influence political decisions.

We will continue to advocate for more and better housing for all Canberrans. It is a tragedy that in a city as fortunate as ours, we still have so many people without anywhere to live, and so many more who are struggling to pay rent and may never be able to afford a home of their own. We do not believe that it is right or fair that this generation of home-leavers will be the first that will be worse off than their parents.

Fast, reliable and clean-energy powered public transport is a crucial part of Canberra's future and we are so pleased to have championed the light rail, and will keep working with the community to make sure they have access to more buses, bicycle paths and walkways so they can get around our city quickly and easily.

The Greens secured the Labor Party's support for a number of items in the Parliamentary Agreement that will allow us to deliver an ACT ICAC, more and better public transport and more affordable housing to Canberrans. However, the Parliamentary Agreement is the start - not the end - of what the ACT Greens want to achieve in the Assembly over the next four years.

Over the next four years a key priority for the Greens will be securing real gambling reform. Problem gambling hurts thousands of Canberrans, their families and the broader



community every year. It is time that politicians found the courage to stand up to the gambling lobby and take real action. We just had an election where the front party for the pokies was resoundingly rejected. That is our mandate to take action, and take action now.

Finally, we are excited that for the first time in the ACT's history we have a Greens Minister for Climate Change. There could not be a more important time to be taking action on climate change and working alongside businesses, cities and regions around the world to transition our economies to renewable energy - and Canberra is leading the way. Our target of 100% renewable energy electricity by 2020 is world leading, and has attracted the attention of international businesses and industries. We will continue to take action and make our city cleaner, healthier and more sustainable for our community now, and in the future.

Canberrans want their voices to be heard in the Assembly. They want to have confidence that decisions are being made with them and not just for them. And, they want to be represented by politicians who are not afraid to stand up to big business, to the gambling lobby or to big developers; and who will put the community first every time.

The Greens are determined to put the community back at the front and centre of our Legislative Assembly, and we are looking forward to the four years ahead.

# ACTmapi

making it easier to access  
ACT location information.

By Belinda Alison

ACTmapi is the ACT Government's interactive mapping service that provides a convenient and fast way to view, query and access spatial data. ACTmapi data is updated daily, can be readily used on a mobile device, and displays the most up to date cadastral information for the ACT.

ACTmapi is comprised of a number of maps that present information for a range of topics, including development applications, community facilities such as parks and playgrounds, heritage sites, significant plants and animals, cadastre and roads. Users can also add their own data and create and export maps.

Data is also available for download under an open access. Users can select from the geospatial catalogue, or select a specified region and download data for that area. See [www.actmapi.act.gov.au](http://www.actmapi.act.gov.au) for more information.

The Maps currently available are:

Aerial Photographs, Development Map, Territory Plan, National Capital Authority, Survey Infrastructure, Domestic animals, Land Custodianship, Emergency Services, Wind Map, Heritage Map, Significant species, Vegetation Communities and Registered Trees, Community Interests, Lease Variation Changes, Asbestos Taskforce demolition schedule, Canberra Tracks, Aircraft Noise.



Mapi aircraft noise map

# ACT Water Rewards Co-op

By Kevin Cox

Traditionally water infrastructure has been funded with bank debt. With bank debt, the bank gives money to the water authority. The water authority builds the infrastructure and sells water to customers. The customers give money to the water authority, and the water authority repays the bank.

## Funding Water Infrastructure with Debt



With a Water Rewards Co-op the Customers/Investors give money to the Water Authority and the Water Authority repays the loan with water. Investors get a return on their money by receiving a discount on their water bills.

## Funding Water Infrastructure with Water Rewards



With Water Rewards there is no interest cost. Instead, the Water Authority receives less money over the life of the water infrastructure. Unlike interest, discounts do not compound. The reduction in profits is small and spread over the whole life of the water infrastructure.

### What Water Rewards means for the ACT

The ACT government can replace water infrastructure loans of \$1.3 Billion dollars with Water Rewards. ICONWater profit will increase by \$70M each year. The holders of Water Rewards will have the equivalent of a 10%

inflation-adjusted annuity. They can decide when to activate their annuity. Each year they leave it the discount increases by 10%. If a holder of Water Rewards does not wish to use them to pay for water, they can sell them to a person who can.

Water Rewards are a desirable investment and will be in high demand. The ACT Water Rewards Co-op will control demand by issuing free, transferable Rights to Buy Water Rewards to Co-op members. Any person whose water is metered by ICONWater will be entitled to Rights to Buy. To replace the current debt, the Co-op will issue about \$4,000 worth of rights to each member.

The Rights to Buy can be sold and are likely to be the same value as their face value.

### ACT Water Rewards Co-op

SEE-Change ACT is forming an ACT Water Rewards Co-op and will invite ICONWater customers to join for no cost. The Co-op will take the proposal to the ACT government as the owner of ICONWater.

A small money transfer fee will cover the cost of operating ACT Water Rewards and will impose no burden or cost on the ACT Government or ICONWater.

There is no change to ICONWater operations. For the ACT government, it can ask the Water Rewards Co-op to raise further funds for other water basin infrastructure such as the development of wetlands and better use of stormwater.

### What Water Rewards means for Gungahlin

The Water Rewards Co-op concept can extend to other infrastructure. It means the Gungahlin Community can create other Gungahlin Co-ops to provide the funds to build infrastructure. If enough people are willing to join a Gungahlin Co-op, the Co-op can provide the funds for the infrastructure, and we will not have to wait for it to become high on the government's priority list.

*Come to the first Co-op Meeting 5pm. Tuesday 13th December at Entry29, 1 Moore St, Civic.*

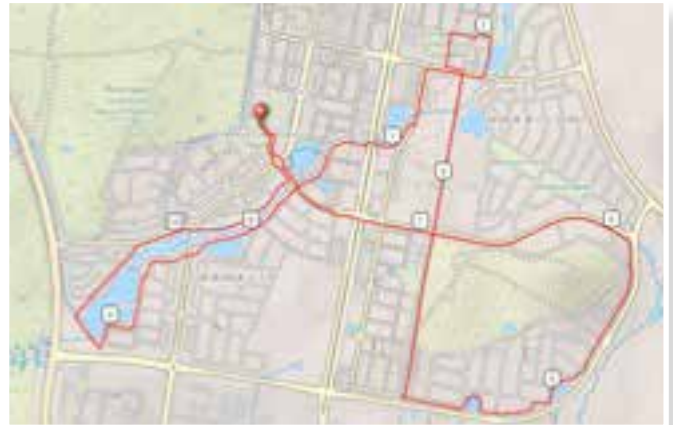
*To find out more contact Liam Lilley at [office@see-change.org.au](mailto:office@see-change.org.au) or Kevin Cox at [kevin@wipc.com.au](mailto:kevin@wipc.com.au)*



# Tour de Gungahlin #3 - Two Awesome Parks

**The rides this issue are both loops that start from a couple of the more spectacular playgrounds to be found in Gungahlin.**

The first ride highlights the suburb of Crace starting from the Crace Recreation Park just off Gundaroo Drive. Some of the track is on (good) gravel tracks, but it's mostly bitumen. Head across the park to the South-West, along a couple of quiet streets and onto the path that surrounds the suburbs. You'll notice that as you head further away from the centre of the suburb the 2-3 storey units give away to individual houses; this means the residential density is higher in the centre of Crace than it is at the edges of the suburb. When you get to the Southern end of Crace, you'll see a walking-only track up to the top of Gungahlin Hill where you'll find a huge water tank hidden amongst the trees if you are keen. Otherwise, follow the path anti-clockwise around the houses, going up a steady hill until you reach the community gardens, where you turn left and ride up into the hilltop reserve. Be sure to look out for the display that explains how Crace got its name. Ride down the hill (carefully; it's a bit steep) and into the shops for a coffee at Guru. Once refreshed you can just ride back to the park, but for a longer ride, head down Hillcrest St towards Palmerston, and ride along the green corridors of the oldest suburb in Gungahlin. There's an underpass when you get to Gundaroo Drive and another to get you safely back into Crace and back to the park; a total of about 9.5km.



Franklin Recreation park in Kilmeny Close is the start of the second ride. This route has a surprisingly strong heritage and rural feel. Head along Nullarbor Avenue, past the roundabout and across the bridge. Turn left immediately and follow the watercourse along the bike path. Pass underneath Flemington Road and cross over Wimmera Street, going around the Mother Teresa School as you turn into Mapleton Avenue. When you reach the watercourse again, turn left, and then left again when you reach the path onto Sapling Street. This will take you to the old Gungaderra homestead, originally established in 1862, where there is also a community garden. From here it's a straight line south along the old Well Station Track, which takes you past the still active Wells Station – a real farm embedded within the suburbs! You can head all the way down to Well Station Road along a sealed path, or turn to your left along a track at the back of the houses which will also take you around to the other end of Nullarbor Avenue. Follow Nullarbor Avenue West, perhaps stopping at the intersection with Flemington Road for a coffee at the Blind Dove Café. Once refreshed, continue along to the watercourse, where you can take a shortcut back to the park, or head around the creek and ponds as shown (highly recommended – it's very pretty). The complete ride is a mostly very flat 11km

Online maps for all the rides described in the Tour de Gungahlin can be found at <http://www.gcc.asn.au/news/tour-de-gungahlin>

# Gungahlin development update

Provided by the Land Development Agency

**The Gungahlin region continues to see significant development and it is still the fastest growing region in the ACT.** The ACT Government's Indicative Land Release Program for 2016 to 2020 identifies the release of 3228 residential dwelling sites across Gungahlin. In addition to the residential releases, a site will be released for the Moncrieff group centre, as well as several community facility sites and more than 15,000 square metres of mixed-use. The Gungahlin Town Centre will also see a further 25,000 square metres of land released for commercial use.

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**The Land Development Agency's new estates of Moncrieff and Throsby are taking shape, with civil works underway in Gungahlin's newest suburb of Taylor, for which sales will start early in 2017. Civil works are also scheduled to commence in the Gungahlin Town Centre in 2017 to provide more opportunity for business and commercial operators.**

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Moncrieff, bounded by Horse Park Drive to the north and Ngunnawal and Amaroo to

the south and east, will contain about 2,000 homes on 185 hectares, with about 67 hectares kept as open space. The estate is made up of single residential blocks, medium and high density multi-unit development, community use sites, commercial zones and a group centre. The majority of the civil works in Moncrieff have been completed and house building is well underway.

Landscaping of open spaces around the Moncrieff display village and near Slim Dusty Avenue is now complete and works on the open space areas in the east of the suburb, including pedestrian links to Amaroo, started in October. These works are expected to be completed in a staged program starting mid-2017. Work will soon also be underway on the recreation park, which is due to finish in late 2017.

Throsby, on the eastern side of Horse Park Drive, next to Harrison, is just 2.5km east of the Gungahlin Town Centre and 11kms from the Canberra CBD. The suburb also borders two of the region's most significant nature reserves, Mulligans Flat and Goorooyarroo.

When complete, Throsby will have about 1,050 dwellings on 116 hectares, with significant areas of open space providing



habitat for the superb parrot and a buffer to the nature reserve and Horse Park Drive. The estate will consist of single residential housing, medium density multi-unit development, a community facility site and a small mixed-use precinct for commercial and retail use. The LDA is currently offering a number of single dwelling blocks for sale over the counter and more land will be released over the coming years.

Civil construction in Throsby is progressing well, and completion dates have been brought forward by up to six months for much of the development. The duplication of Horse Park Drive adjacent to Throsby is progressing well, with the section between Well Station Drive and Anthony Rolfe Avenue due to be complete in mid-2017. This includes the construction of three intersections into Throsby.

The LDA's newest development, Taylor, is located along Horse Park Drive between Casey, Moncrieff and Jacka, just 4kms from the Gungahlin Town Centre. When complete Taylor will have about 2,500 dwellings on 315 hectares, and is being planned and released in three stages.

Civil construction commenced in July 2016 for Taylor stage 1, which will deliver 842 dwellings on about 102 hectares. It includes a mixture of single residential and multi-unit sites, a government school site and district playing fields. Taylor stage 2 is planned to provide about 1,100 dwellings, local shopping opportunities, a community facilities site and

open-space areas. Construction of stage 2 is expected to start in 2018. Stage 3 will consist of about 650 dwellings. The first land release for Taylor will be a ballot for about 120 single residential blocks in early 2017.

The LDA's Mingle program, which aims to build vibrant communities through a range of activities such as new resident programs, family events, working groups and more, is currently active in Moncrieff and will roll out in Throsby and Taylor in 2017.

The LDA's development of Franklin was awarded the Property Council of Australia award for Best Master Planned Community at the 2016 Innovation and Excellence Awards in May 2016. The judges were impressed by the delivery of Franklin, its ability to adapt to changes in the market and planning regulations, its open space, heritage and community focus.

For more information or any questions about the LDA's projects please call 6205 0600, email [lda@act.gov.au](mailto:lda@act.gov.au) or visit [www.lda.act.gov.au](http://www.lda.act.gov.au).

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*Throsby, on the eastern side of Horse Park Drive, next to Harrison, is just 2.5km east of the Gungahlin Town Centre and 11kms from the Canberra CBD*

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**DO GOOD  
THIS HOLIDAY  
SEASON**

## **DO GOOD FEEL GOOD DONATE TODAY**

**Your donation will bring joy, dignity and hope to  
Canberrans experiencing hardship.**

To make a difference this Christmas, donate nonperishable foods  
OR donate a new, unwrapped gift for an adult or child. Some ideas include:

- ★ Larger toys for younger age groups
- ★ Play mats
- ★ Dolls or figurines
- ★ Sports equipment
- ★ Art and craft supplies
- ★ Movie or iTunes vouchers
- ★ Creams, bath oils, cologne
- ★ Tinned fruit & vegetables
- ★ Tinned ham or turkey
- ★ Long-life custard
- ★ Christmas cake or pudding
- ★ Bon-Bons
- ★ Serviettes
- ★ Nibbles: chips & biscuits

**Donations can be left at the  
Gungahlin Community Centre on Ernest Cavanagh Street**

**For more information call 6293 6500 or visit [commsatwork.org/get-involved](http://commsatwork.org/get-involved)**