

Tuggeranong Town Centre Community Facility ‘Snap Shot’ Brief Overview

Social Infrastructure Planning
Strategic City Planning and Design
Environment and Sustainable Development Directorate
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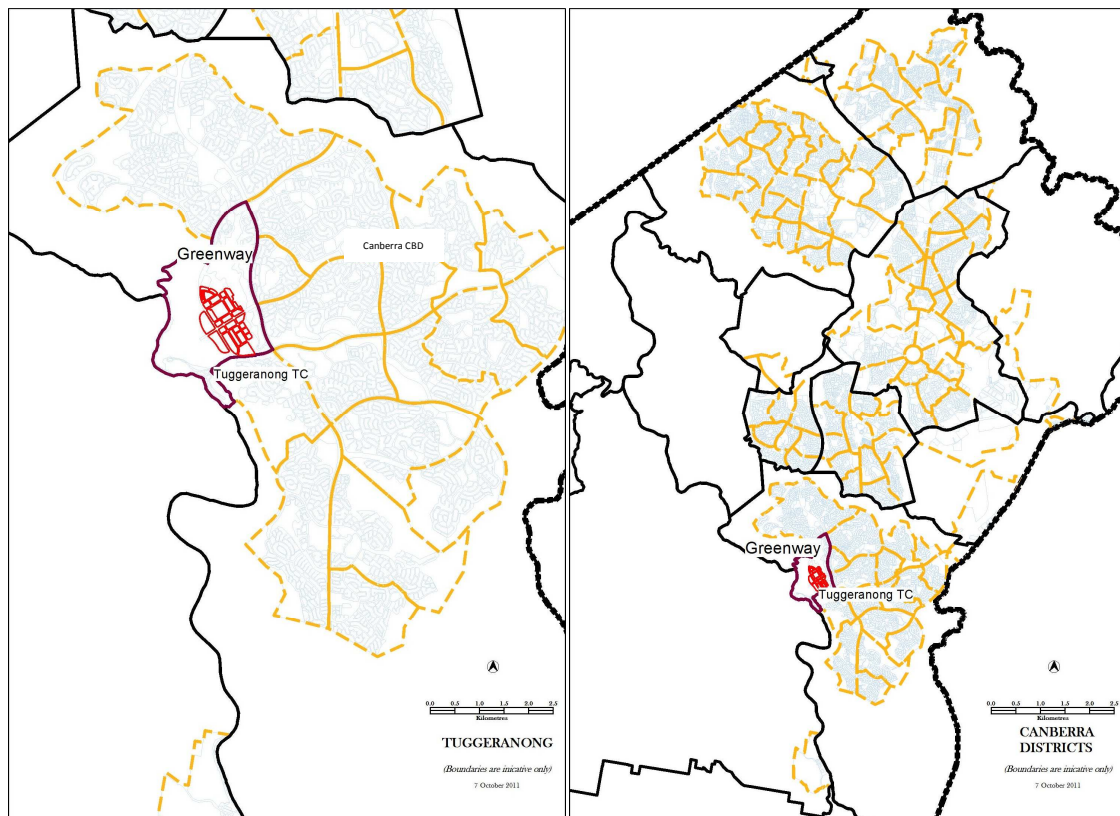
Introduction

Purpose

The purpose of this assessment is to identify the current range of community facilities and recreational sites accessible to the Tuggeranong Town Centre community to inform the Tuggeranong Town Centre Master Planning process (2011).

Study Area

The Tuggeranong Town Centre is located in the suburb of Greenway in the district of Tuggeranong, Canberra. Tuggeranong is located towards the far south western end of Canberra, ACT, Australia.



The Tuggeranong Town Centre, as defined in the Tuggeranong Town Master Plan (Environment and Sustainable Development Directorate [ESDD], ACT Government, 2011), is bounded by Lake Tuggeranong on the west, Athllon Drive running north to south, and the Brindabella Mountains to the east.

The Tuggeranong Town Centre serves as a key social and economic hub for the Tuggeranong region, offering a range of goods, services and employment.

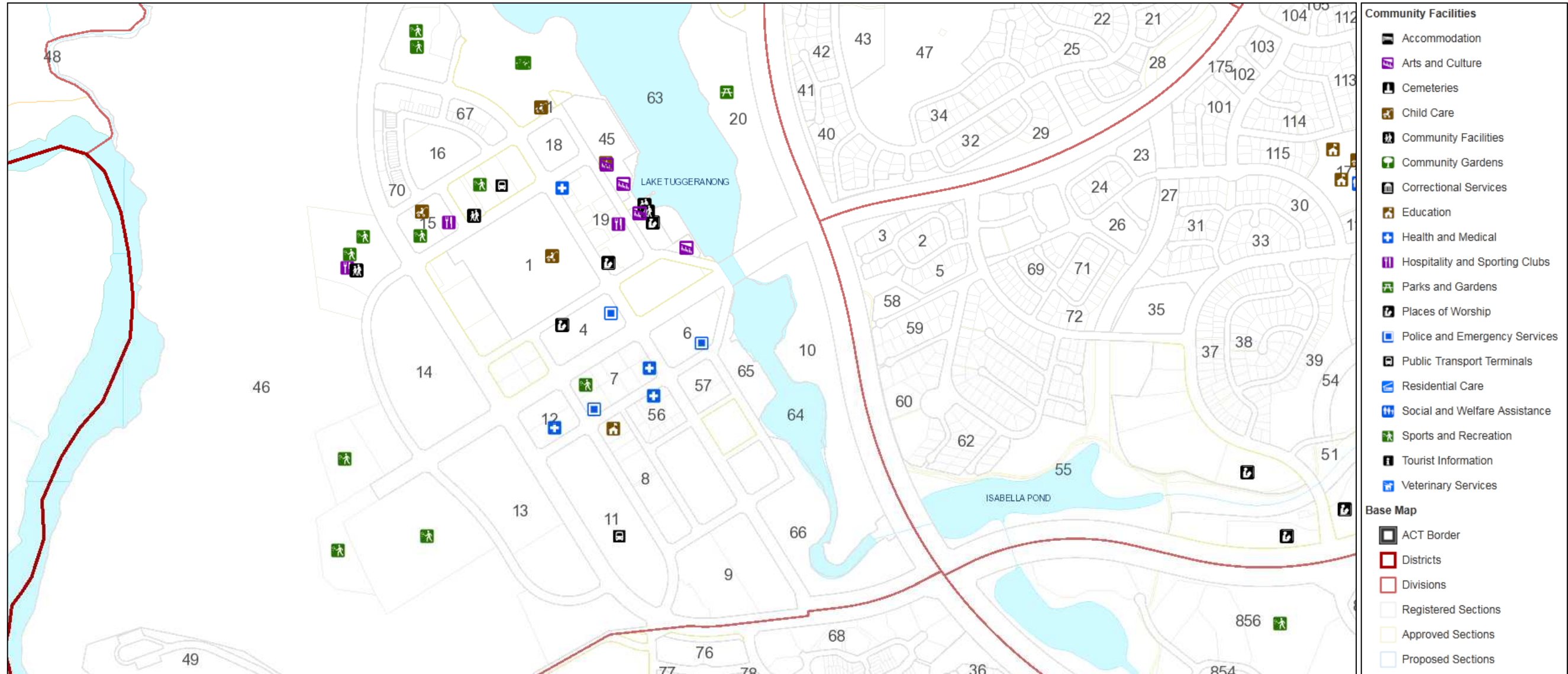
Existing Services and Facilities

Existing Services and Facilities

The range of community facilities considered within this report includes the facilities permissible within the Territory Plan Community Facilities Zone, namely:

- Aged care
- Childcare centre
- Community activity centre
- Cultural facility
- Education establishment
- Emergency services
- Health facility
- Hospital
- Indoor recreation facility
- Outdoor recreation facility
- Parkland
- Places of worship

Figure 1 and 2: Community Facilities in the Tuggeranong Town Centre





NB: The buildings shown in colour have a recreation, education or community focus. See Appendix 1 for a full list of the community facilities in Greenway and the Tuggeranong Town Centre.

Unleased Community Facility Zoned (CFZ) Land

There are no unleased community facility blocks in the suburb of Greenway, Tuggeranong.

Aged Care Facilities

There are no aged care facilities in the suburb of Greenway, Tuggeranong. The nearest aged care facilities to the Tuggeranong Town Centre are located in the suburbs of Wanniassa, Monash and Kambah. These include:

Table 1: Aged Care Facilities

Suburb	Name	Facility Primary Activity
Kambah	Brindabella Independent Aged Units	Aged person independent living units
Kambah	Valleyfield Court	Aged person independent living units
Wanniassa	Yallum Gardens	Aged person independent living units
Wanniassa	Larooma Court	Aged person independent living units
Wanniassa	Exord Court	Aged person independent living units
Monash	Goodwin Independent Aged Units Monash	Aged person independent living units
Monash	Goodwin Village Monash	Aged care residential - High care
Monash	Goodwin Hostel Monash	Aged care residential - Low care

Childcare Centres

There are three childcare facilities in the Tuggeranong Town Centre, one of which is positioned within the Tuggeranong Hyperdome (Stardust). Each facility varies in capacity and type of care. There is also a variety of 'before and after' school facilities in the area.

Table 2: Childcare Centres

Suburb	Name	Facility Primary Activity
Greenway	Stardust Child Care Centre	Child care
Greenway	Greenway Child Care and Education Centre	Child care
Greenway	Tuggeranong Child Care and Education Centre	Child care

Community Activity Centre

A major community activity centre is located in the Tuggeranong Town Centre. The facility serves as a key community centre for the Tuggeranong region, offering meeting rooms and space for community group activities.

In addition to the below, a Senior Citizens Club is currently under construction in the Town Centre.

Table 3: Community Activity Centres

Suburb	Name	Facility Primary Activity
Greenway	Communities @ Work	Community activity centre
Greenway	Lake Tuggeranong Sea Scout/Guide Hall	Scout/Guide Hall
Greenway	Communities@work Tugg. Youth Centre	Youth club/association

Community Theatre

A major community theatre is located within the Tuggeranong Town Centre (the Community Activity Centre). This facility services the needs of the district, including the town centre community.

Library

The district of Tuggeranong is serviced by one library, the Tuggeranong Town Centre Library, which is located on the western foreshore of Lake Tuggeranong.

Educational Establishments

Preschools and Primary Schools

There are no Preschools or Primary Schools in the suburb of Greenway. The surrounding suburbs in the wider Tuggeranong district provide alternate educational options for the Greenway community.

High Schools and Colleges

High School education is available in both Years 7-10 and Preschool to Year 10 schools across the ACT, and the ACT's Secondary Colleges cater for students in Years 11 and 12.

There are no High Schools in the suburb of Greenway, though there is one College, namely Lake Tuggeranong College which caters exclusively for students in Years 11 and 12.

Tertiary and Technical Education

The Tuggeranong Canberra Institute of Technology (CIT) Learning Centre provides courses to local, national and international students to equip them to work effectively in business and industry or go onto further tertiary study. This facility is located in the Tuggeranong Town Centre and is easily accessible by the Town Centre community.

Emergency Services

Greenway is currently serviced by the emergency services (fire and police) located in Tuggeranong Town Centre. The ACT Ambulance Service (ACTAS) does not have a station in the Tuggeranong Town Centre. The ACT Fire Brigade (ACTFB) has indicated that the target response times for emergency services are 8 minutes for 50% of calls and 10 minutes for 90% of calls. The response times however are variable depending on time of day and direction of emergency.

The Emergency Services Agency is finalising a strategic study to 2032 which reviews all the existing emergency service facilities/locations and investigates future relocation opportunities to optimise emergency services coverage for the ACT with an aim to meet ACTAS and ACTFB response time indicators.

Health Facilities

There are a selection of health facilities in the Tuggeranong Town Centre and the suburbs immediately adjacent. These include a Maternal Health Clinic and general practice centres.

Table 4: Health Facilities

Suburb	Name	Facility Primary Activity
Greenway	Tuggeranong Maternal and Child Health Clinic	Child health clinic
Greenway	Tuggeranong Square Medical Practice	GP Clinic
Greenway	Greenway Medical Centre	GP Clinic

The Canberra Hospital (Woden) and Calvary Hospital (Bruce) provide public and private health care and service residents of the Tuggeranong Town Centre and its surrounds.

Indoor Recreation Facilities

Tuggeranong Town Centre has on offer a range of indoor recreational facilities such as the Tuggeranong Lakeside Leisure Centre (aquatic centre including swimming pool, gymnasium, etc), creative arts activities and various clubs and association facilities.

Table 5: Indoor Recreation Facilities

Suburb	Name	Facility Primary Activity
Greenway	Tuggeranong Arts Centre	Creative arts
Greenway	Communities @ Work	Community activity centre
Greenway	Tuggeranong Community Centre - Theatre	Community activity centre
Greenway	Fernwood Women's Health Club - Tuggeranong	Gymnasium
Greenway	Inshape Health Club	Gymnasium
Greenway	Tuggeranong Lakeside Leisure Centre	Aquatic centre
Greenway	Canberra International Bowl	Bowling alley
Greenway	Communities@work Tuggeranong Youth Centres	Youth club/association
Greenway	Lake Tuggeranong Sea Scout/guide Hall	Scout/Guide Hall

Outdoor Recreation Facilities

There is a diverse range of outdoor recreation facilities in the Tuggeranong Town Centre, catering for a range of ages, from a large Skateboard park for the younger cohorts through to a lawn bowling green for the senior members of the community.

Table 6: Outdoor Recreation Facilities

Suburb	Name	Facility Primary Activity
Greenway	Tuggeranong Archery Field	Archery
Greenway	Tuggeranong Valley Lawn Bowls Club Inc	Bowling green
Greenway	Greenway Enclosed Oval	Enclosed Oval
Greenway	Tuggeranong Hockey Centre	Hockey
Greenway	Aquatic Recreation Storage Facility	Rowing
Greenway	Tuggeranong Town Park Skateboard Park	Skateboarding
Greenway	Tuggeranong Valley Rugby Union Tennis Courts	Tennis court

Parkland

The foreshore of Lake Tuggeranong Town Centre serves as both a town and district level park for the community of the town centre and the wider Tuggeranong district. The foreshore provides opportunities for recreation and includes large areas of casual parklands with easy access for nearby residents and visitors alike, with cycle/foot paths that weave through the whole area.

Place of Worship

There are three churches in the Tuggeranong Town Centre, each of varying faiths. These are Harvest Christian Fellowship, Churches Centre and Samoan Assembly of God.

Existing Retail Facilities

Being a key commercial, employment and community hub, the Tuggeranong Town Centre has access to the full hierarchy of retail facilities, including:

- Large Shopping Centre
- Large Clothes Stores
- Large supermarkets
- Cinema
- Banks
- Service Stations
- Newsagent
- Post Office
- Chemist / Pharmacy
- Bakery / Butcher Florist
- Hair Salons
- Restaurants / Cafes / Takeaways
- Licensed Clubs
- Sales

Provision Standards and Requirements

Standards for Service Provision

There are a number of relevant codes within the Territory Plan, ACT Government (2008) which provides guidelines and requirements for the location and design of community facilities. These documents should be referred to when considering the allocation of community facilities in the Tuggeranong Town Centre. These codes include:

- Community and Recreation Facilities Location Guidelines General Code (2008)
- Community Facility Zone Development Code (2010)
- Crime Prevention through Urban Design Code (2011)
- Access and Mobility Code (2010)
- Parking and Vehicular Access General Code (2011)

The Community and Recreation Facilities Location Guidelines General Code (2008) is of particular relevance in relation to community facility planning. The code is designed to guide decisions about the location, spacing and clustering of community facilities. On a general basis, the code determines that community facilities should be located near retail centres, within 500m of a public transport access point, such as a bus stop, and in clusters where possible. Combining these elements ensures that community facilities are in mixed use areas, which increases public safety when accessing these facilities. The code provides recommendations for over 50 different community facility types, indicating co-location opportunities, the optimal distance from shops and other facilities, and identifying any issues which are likely to arise.

Demographic Profile of Greenway and Tuggeranong

Table 7 summaries statistical extracts from the 2006 Australian Bureau of Statistics (ABS) Population and Housing Census and compares the socio-economic characteristics of Greenway and the Tuggeranong district, with Canberra as a whole and Australia.

The below table shows a strong similarity in socio-economic characteristics between Canberra and the district of Tuggeranong, whereas the suburb of Greenway displays a slightly older population, significantly higher rental rates and lower detached housing (may relate to built-up nature of town centre) compared to Canberra as a whole.

Table 7: Comparison of Socio-economic Characteristics 2006

Characteristic	Australia	ACT / Canberra	Tuggeranong	Greenway
Median age	37 years	32 years	33 years	36 years
Australian born	71%	73%	77%	69%
Median weekly individual income	\$466	\$722	\$703	\$800
Median weekly household income	\$1,027	\$1,509	\$1,547	\$1,432
Median weekly family income	\$1,171	\$1,773	\$1,716	\$1,572
Average household size	2.6 persons	2.6 persons	2.9 persons	2.6 persons
Dwelling owned	33%	29%	26%	25%
Dwelling being purchased	32%	37%	48%	23%
Median monthly housing loan repayments	\$1,300	\$1,500	\$1,408	\$1,300
Dwelling rented	27%	28%	21%	45%
Median weekly rent	\$190	\$260	\$250	\$300
Separate dwelling houses (not units etc)	75%	75%	88%	14.5%
Couple families with children	45%	47%	53%	26%
Couple families without children	37%	36%	29%	49%
One parent families	16%	15%	17%	21%

Source: ABS Census 2006

In relation to projected populations, the ACT Government has released population projections for Greenway indicating that the population is forecast to increase from 1350 in 2009 to 2150 in 2021¹. However, it should be noted that these projections were made prior to the current Master Plan process.

As at 2009, Tuggeranong had an estimated residential population of 89,800 persons, comprising 25.5% of the total ACT population (refer Table 8). By 2021, the population of Tuggeranong is projected to fall to approximately 85,000 persons. Despite this decrease, Tuggeranong is projected to be the second most populated district by 2021, with Belconnen the most populated district².

Between 2009 and 2021, Tuggeranong is projected to see a decline in all broad age groups to age 60 (except for the 25-34 age groups). There will be a significant ageing of the population with the number of persons over 60 almost doubling during this period and the number of persons aged 70 to 79 increasing from 2700 to 6800.

Table 8: Projected Age Distribution 2009-2021

Age Group	ACT / Canberra		Tuggeranong			
	2009	2021	2009		2021	
	Persons	Persons	Persons	% of ACT Population	Persons	% of ACT Population
0-14	64,750	78,200	18,800	29.0%	14,000	17.9%
15-24	54,800	53,400	14,450	26.4%	10,900	20.4%
25-64	196,600	222,650	49,900	25.4%	45,750	20.5%
65+	35,750	59,800	6,650	18.6%	14,500	24.2%
TOTAL	351,900	414,050	89,800	25.5%	85,150	20.6%

Sources: Australian Bureau of Statistics, 1997. Census of Population & Housing - Selected Social & Housing Characteristics for Statistical Local Areas ACT; Australian Bureau of Statistics, 2002 & 2007. Census of Population & Housing. Pre 1986 figures derived from: Australian Bureau of Statistics, 2005. 3105.0.65.001 Australian Historical Population Statistics. Population, capital city and balance of state, states and territories, 1901 onwards; Post 2001 figures derived from: Chief

¹ Chief Minister's Department, 2010, Projections by Suburbs and Districts 2001 – 2021.

² Chief Minister's Department, 2010, Projections by Suburbs and Districts 2001 – 2021.

Opportunities

The projected demographic structure for the wider Tuggeranong area suggests the population is ageing rapidly. Given the ageing cohort for the area, it is anticipated that there will be an increase in demand for a range of aged related facilities and services. Consideration could be given to identifying opportunities to co-locate and/or cluster compatible community facilities and services to cater for the needs of the Town Centre community and those outside the area that come in to access these facilities and services.

The in-fill development planned for the Tuggeranong Town Centre will result in a significant increase in high residential housing within the area. Consideration could be given to providing a diverse range of housing choice to cater for the needs of the area's changing population (i.e. ageing cohort) and subsequently provide opportunities for people to 'age in place', depending on their personal circumstances.

Constraints

The built-up nature of the Tuggeranong Town Centre constrains the range of community facilities and services that could be further provided to meet the needs of the local population. Consideration could be given to identifying opportunities to co-locate and/or cluster compatible community facilities and services (existing and new). Such development would maximise the use of land and ensure capacity for the delivery of a diverse range of community facilities and services to meet future need.

Consultation

Government Agencies

Feedback from government agencies contacted by the Strategic City Planning and Design Branch, Environment and Sustainable Development Directorate, ACT Government during the Tuggeranong Town Centre Master Planning process is summarised below.

Canberra Institute of Technology (CIT) Learning Centre

CIT is considering a new centre in the Tuggeranong district (possibly at Erindale or the Tuggeranong Town Centre).

ACT Health Directorate

ACT Health advised that the Tuggeranong Town Centre community health centre is being expanded.

Community Organisations

Throughout November and December 2010, an external consultant on behalf of the Strategic City Planning and Design Branch, Environment and Sustainable Development Directorate, ACT Government conducted interviews with key stakeholders, including community organisations, identified as having an interest in future planning of the Tuggeranong Town Centre. A summary of the 'community facility' focused issues and needs expressed during these interviews is listed below.

- Lack of community space in the town centre, i.e. a town square etc.
- Would be good if planning could help to create precincts, e.g. in Tuggeranong could see potential for a medical services hub but at moment everything is scattered.
- Challenges include multiple changes of level which inhibits use, access to, sight of the lake.

- People need to have a reason to come to Tuggeranong Town Centre and currently they are 'few and far between'.
- Theatre would probably be better located closer to town centre. Current location on lake limits expansion, also nothing to bring people to the lake.
- The public space between Hyperdome and the lake is full of obstacles, this needs to be changed to make it more accessible.
- Pine Island as an under-utilised recreation resource – currently unsafe and not well used – it is a potential unique point of difference.
- Potential to improve pedestrian links throughout the town centre.
- More on street dining, family friendly activities, more activities on the lake.
- Potential for Anketell Street to act as a pedestrian plaza – opportunity for social gathering place and for people to interact informally.
- Need a public place for performance, outdoor stage.
- Al fresco dining works well.
- Government offices are important to viability of the town centre.

General Community Feedback

As part of the Master Planning process, an external consultant staffed display and open house sessions were held at the Tuggeranong Town Centre to present information on the Tuggeranong Centre Master Plan and to seek community comment on related issues.

The following is a summary of respondent comments:

- While the community facilities such as the library and college were valued, their location on the lakefront does tend to act as a barrier between the lake and other parts of town centre.
- There is a need for a 'town square' type space that could act as a common/central gathering place (described in interviews as a gathering place, space for outdoor performance).
- Move the bus interchange to a more public spot so to enhance safety and accessibility.
- A number of comments referred to the importance of maintaining a walkable centre, particularly for the aged community.
- Townhouses close to the town centre would be a desirable option for older people. Incorporate an aged care facility (locations suggested include the land near Bunnings hardware store and on the lake foreshore).
- Open up the lake area, introduce better paths, picnic tables with shade, fitness trails and seating in order to cater to all ages, incl. older people.

Youth consultation

A youth consultation exercise was undertaken as part of the broader Master Planning community engagement undertaken for the Tuggeranong Town Centre. The following issues/solutions were identified by the young people regarding the Tuggeranong Centre:

- It is dirty, boring, dull and uninviting.
- Has aged significantly and was run-down.
- A key focus is the existing centre square (Section 19). Only a few open space areas throughout Tuggeranong – it is a place to congregate, a meeting place, a public place to be around others. Despite its popularity, it was seen as dirty, poorly maintained, uninviting and generally in need of a major upgrade.
- Improve with more shading and seating.
- More trees in existing car park / open space areas.
- More activity areas for youth in open space areas.

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