



Belconnen Town Centre Transport Corridor Planning Study

To the Leaseholder /Business Owner

The ACT Planning and Land Authority has recently commissioned Capital Planners in association with a number of sub consultants to conduct a detailed planning study of a new public transport corridor, associated infrastructure and potential land release sites adjacent to that corridor within the Belconnen Town Centre.

I am writing to advise you of the study and invite you to participate in the consultation process to assist identify any issues that should be taken into consideration in relation to any works proposed in a series of changes in the Belconnen Town Centre.

The study will focus on the proposed public transport corridor running along an alignment of Cohen Street from Nettelford Street to Aikman Drive. Associated works will include the extension of Cohen Street from Lathlain Street to Emu Bank, the demolition of the existing bus interchange and the construction of a series of four new bus stations including a bus transit facility integrated with a potential commercial development. The study will examine the issues and opportunities with several proposed development sites within the Town Centre. The team will also examine potential traffic and transport impacts, arising from these projects. A map of the study area is provided for your information.

The overall objective of the new public transport corridor is to improve the efficiency and convenience of public transport and to promote and facilitate walking and cycling within the Town Centre.

The project includes consideration of the interrelationship between the public transport corridor and adjoining land uses, in particular the physical and visual integration of future development on eight unleased sites with the existing urban fabric and streetscape of the Town Centre.

The four new bus stations are proposed for the following locations:

- On Emu Bank, in the vicinity of Lake Ginninderra College. (A bus layover facility will be located to the east of Aikman Drive, as part of the Belconnen to City Busway project).
- At the existing bus interchange where there will be four bays each for east-bound and west-bound buses.
- Close to Lathlain Street and the Cohen Street extension. This facility will include a bus 'lounge' facility and is to be integrated with any proposed commercial development.
- In the mixed use services precinct, adjacent to the existing ACTION bus depot on Cohen Street, serving as the western terminus (and bus layover).

A number of factors impact on the timeframe for construction of the public transport corridor. These include detailed planning and preparation and ratification of a Variation to the Territory Plan.

The Government is examining the development of the public transport corridor in stages to minimise the impact of construction on business, workers, commuters and other users of the Town Centre.

Some permanent changes to the traffic movements in and around Cohen Street will be necessary to ensure businesses in the area retain access for customers and deliveries.

A consultation for **lessees and businesses operating in the mixed use services area** will be held on Wednesday 21 February 2006 at the Belconnen Community Centre from 6.30 – 8.30pm. Information on the proposals will be on display and project team members will be present to answer any questions.

To assist with catering, would you please RSVP to Susan Conroy, the study team's consultation manager, **either on 6228 1060 or email svconroy@bigpond.net.au**. If you are not able to attend the consultation, you are welcome to send a letter or email identifying matters or issues you believe need to be considered by the study team during the study. Letters should be marked to the attention of Susan Conroy, c/o Capital Planners, PO Box 3506, Weston Creek, ACT 2611.

A request for information about your business, the type of business provided and its transport and traffic requirements is attached. This is basic information that will help us consider your interests and needs if you are unable to attend the consultation meeting.

Yours Sincerely

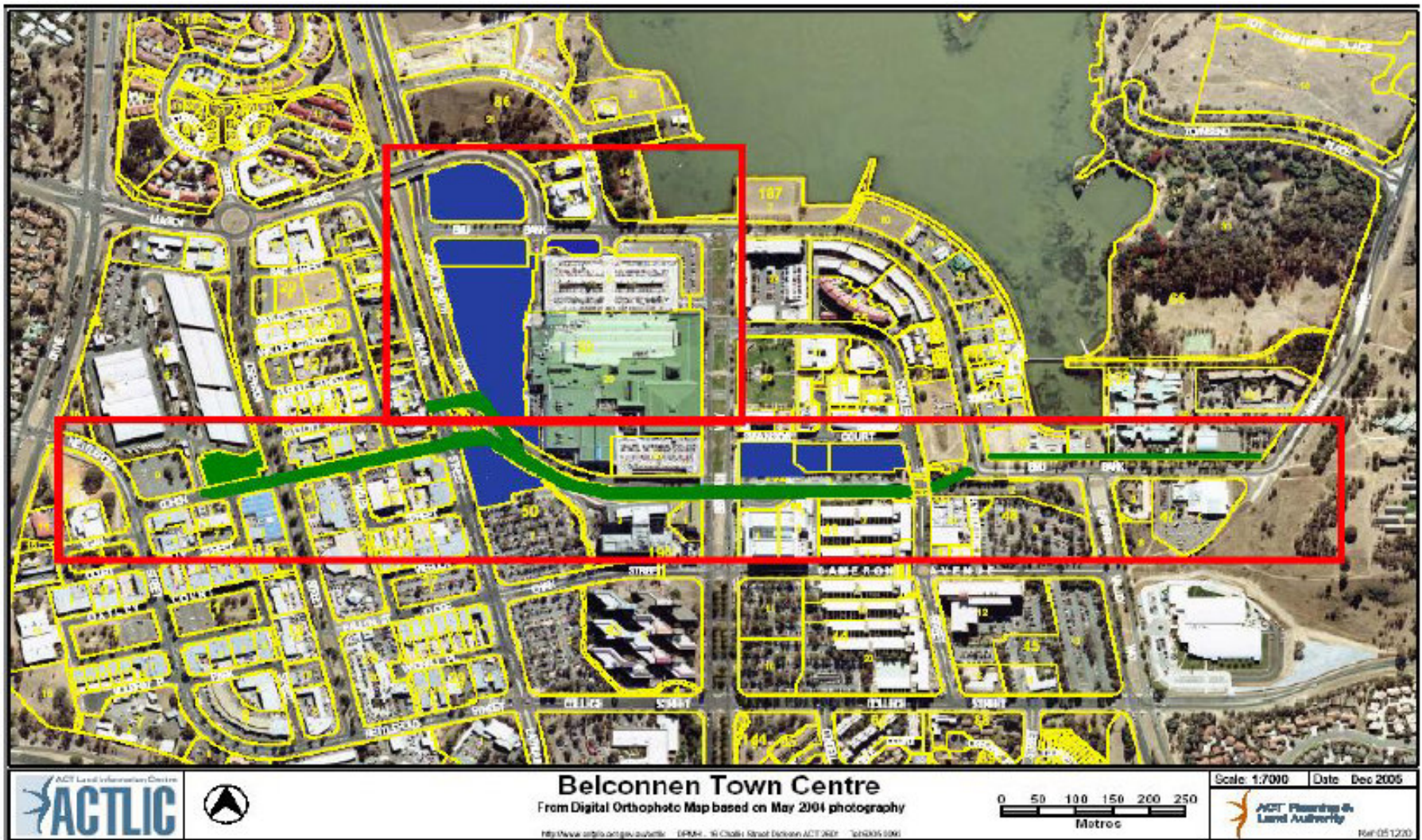
Faye Powell
Project Director
Sustainable Transport Implementation
ACT Planning & Land Authority

ATTACHMENT 1

Belconnen Town Centre Planning Study Bus System Improvements and Retail Expansion

Business Name & Address	
Contact Person /Contact details/Position in Business	
Purpose or type of business, hours of trade/operation.	
Number of staff employed in business on site. Car parking arrangements for staff.	
The number and type of service vehicle delivery/operations.	
Customer /client base and car parking arrangements. Frequency and average length of visit.	
Information you wish to provide which you believe is pertinent to the Study. If you are a lessee, any information about future plans for site re/development would be most helpful.	

ATTACHMENT 2. Map of study area



Proposed improvements for the Belconnen Town Centre Bus System



Proposed land release sites for future development – including Retail and Mixed Use Development



Study Area