

Hon. Andrew Barr, MLA  
Chief Minister and Treasurer  
ACT Legislative Assembly  
GPO Box 1020 Canberra, ACT 2601

## **2020 – 2021 Budget Consultation**

Dear Chief Minister,

The Fyshwick Business Association (FB) was incorporated this year to represent our iconic Canberra suburb. We welcome an opportunity to be involved in your Budget Consultation process.

Fyshwick is the second largest business hub in the ACT with an estimated worth of \$2.3 billion according to a recent Price Waterhouse Coopers study. Our location and predominant zoning as mixed-use industrial are extremely significant to the makeup of Canberra. We lie on the Eastern edge of the lake just 4.2km from Parliament House, within 6km of Civic and appropriately we have expedient access to every area in Canberra i.e. we are part of South Canberra, within 6km of Civic and North Canberra, access to Belconnen and Gungahlin is simple via Majura Road and or Parkes Way, Weston Creek and Woden are directly down Hindmarsh Drive whilst Tuggeranong is easily accessed via the Monaro Highway.

Recent developments in Fyshwick have led to our precinct becoming a key destination to tourists, particularly those heading between Sydney and the snowy mountains. We are also excited to be within 3km of a rapidly expanding airport precinct and see the link between aviation and passenger rail as a great opportunity for Canberra and Fyshwick.

Fyshwick has an extremely eclectic mix of businesses and organisations that include internationally recognised Defence technology businesses, Award winning logistic service providers to Government, light industrial, retail, charities, commercial, education, recreation, food and beverage producers and many more.

The successful future of Fyshwick is currently under threat with the proposals to locate at least two large waste handling and transfer facilities in key areas of the suburb. These proposals impact business confidence significantly. We have a solution with the collaboration of Hume businesses to collocate such waste handling/transfer facilities in the Hume precinct.

On behalf of the business community in Fyshwick we submit our priorities and welcome the opportunity to discuss a bright future for such an iconic district.

Yours faithfully,  
Fyshwick Business Association  
info@fyshwickbusiness.com.au  
30 October 2019

## **FYSHWICK BUSINESS ASSOCIATION 2020-2021 BUDGET SUBMISSION**

### **Proposed Waste Facilities in Fyshwick**

**As per our letter to Ministers Barr, Rattenbury, Gentlemen, Steele on 29 August 2019**

**Summarised:**

- Character of Fyshwick is changing towards a more gentrified business community
- Increased waste logistics movements have no place in a modern and evolving Fyshwick but are ideally placed in Hume
- The Territory has many sites available in Hume that are directly adjacent to the old rail line on the NSW/ACT border that we have identified
- consider moving the rail passenger terminal from Kingston to Ipswich Street, freeing up an enormous parcel of land for a new development in Kingston as part of the Eastlake considerations
- It is entirely consistent with the ACT Government's own strategic policy objectives of creating a resource recycling centre of innovation at Hume. It is good policy and ought to be consistently implemented.
- A land swap for 16 Ipswich St will be a clear and tangible commitment to that policy;
- All the ACT Government's waste collection contractors already travel to Mugga Lane/Hume. Consequently, the existing pattern of heavy vehicle movements around the city is not dramatically altered. Importantly, it avoids the unnecessary intrusion of additional heavy commercial vehicles into Fyshwick with the corresponding extra demands on the road system;
- Focusing recycling and waste handling facilities at Hume minimizes the potential impacts on the inner south Canberra community;
- Hume offers far greater opportunity for future expansion and co-location of recycling businesses than Fyshwick. Hume will future proof the ACT's recycling needs whereas any future expansion at Fyshwick can only be at the expense of existing high value Fyshwick businesses;
- Fyshwick is acknowledged as the second largest economy in the ACT and the third largest employment centre. Fyshwick is a diverse commercial and services centre for Canberra and the region. It makes a vital contribution to a strong and diversified ACT economy. It is critical that the continued ability of Fyshwick to fulfil that role is not prejudiced. Any diminution of Fyshwick would serve only to encourage a flight of its existing businesses to alternative locations including possibly Queanbeyan; and
- The land swap proposal imposes no undue hardship on any parties.

### **Engagement and working with Hume Business**

Following discussions with several engaged businesses in Hume, we believe that there is a strong argument for the logical, alternative solution of relocating the waste handling/transfer facilities to appropriately zoned greenfield locations in the industrial suburb of Hume (adjacent to or near the rail facility). Of course, this would necessitate some improved infrastructure within the Hume precinct to accommodate the new facilities - this would be required here in Fyshwick anyway, although we believe that any such work could be undertaken more efficiently and economically in Hume.

In recognition of the sound working relationship which would be established between the two districts, Hume businesses would have the full support and cooperation of the Fyshwick Business Association in pressing for these improvements.

## **Investment in our Suburb**

The mixed-use retail and light industrial aesthetics of Fyshwick is something FB is proud to maintain and promote. However, to keep the precinct from becoming unattractive to tourists, tradies and customers it requires ongoing district improvements in the following areas:

### **Bins, Streetscapes and verges**

There are insufficient bins within the streets of Fyshwick, which contributes to rubbish being left in gutters and verges. Fyshwick Businesses are keen to be a part of a clean and green Environment and we welcome the trial of dual waste/recycling bins on our streets. We would welcome increased investment in streetscapes, verges and tree maintenance. The streetscapes generally have become run down and with considered investment improvements would be in line with the general modernising and gentrifying of Fyshwick. Considered investments would include Footpaths, Street trees, Street sweeping, mowing lawns, weed spraying, Street Number and Signage improvements

## **Commercial Rates**

FB realises that the commercial rates we pay fund a wide range of Canberra's services. We are not opposed to rates. However, the reform to the territory's taxation system has put increasing financial stress on commercial property owners and tenants in Fyshwick. Property owners are struggling to find the additional income to cover the rates and this has a reciprocal negative impact in decreasing a property owner's capacity to invest in the improvements on the Land.

Some businesses have left our precinct to Queanbeyan due to the increases in rates and other government charges. Vacancy rates in our precinct are increasing as the rates similarly increase. We request the process of determining commercial rates be made more transparent, equitable and are reassessed by an independent taskforce.

## **Future Development & Early Consultation**

FB is keen to discuss future developments with the ACT Government in order to keep businesses informed and increase business confidence. As business owners in Fyshwick we believe we have the vast economic diversity that is vital to the ACT region. Regular and early consultation is vital to help our businesses plan in the medium to long term.

We support the ACT Government to develop a future infrastructure implementation strategy and in turn FB will be an important conduit to assist the Government providing

- Economic growth and diversity
- Skills, education and workforce
- Regulation and taxation
- Business and transition support.