

Mr Tom Duncan  
Clerk  
ACT Legislative Assembly  
London Circuit  
CANBERRA ACT 2601

17 December 2025

Dear Mr Duncan *Tom*

Thank you for your letter concerning petitions E-PET-043-25 and PET-059-25, lodged by Ms Fiona Carrick MLA regarding the installation of traffic lights and bus stops on Cotter Road at Amberfield Village.

The ACT Government takes road safety very seriously and will continue to meet with representatives of LDK Amberfield to assist with addressing matters including potential traffic lights at the Cotter Road entrance to LDK Amberfield (Fryer Road), the provision of bus stops and active travel infrastructure connections.

The safety concerns raised through petitions (E-PET-043-25 and PET-059-25) along with the potential impact through ongoing site development have led to investigations regarding the adequacy of access at the intersection of Cotter Road and Fryer Road.

The Cotter Road corridor is within a Designated Area and forms part of ACT's Main Avenues and Approach Routes under the National Capital Plan. The Amberfield retirement village is located on Blocks 864 and 1151 Weston Creek. Blocks 864 and 1151 Weston Creek are also within a Designated Area, however, this Lease is administered and regulated by the Territory.

The Crown Lease for Blocks 1151 and 864 Weston Creek includes details for the Lease item of 'Costs for Access' and lists the following clause (3b):

*That the Lessee shall pay to the Territory any and all reasonable costs associated with any upgrade to Cotter Road to enable adequate access to the land upon its redevelopment for use as commercial accommodation, community facility, scientific research establishment or tourist facility (not including a service station). Such upgrade/s shall be carried out in accordance with a traffic study prepared by a suitably qualified person at the cost of the Lessee. All reasonable costs and expenses incurred by the Territory in carrying out the work on behalf of the Lessee shall be paid by the Lessee to the Territory on*

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*demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Territory by the Lessee.*

Clauses of the Lease for Blocks 1151 and 864 Weston Creek, including the cost for access clause, apply for the duration of the Lease. The Lease conditions continue to apply following National Capital Authority's (NCA) Works Approval (WA102455).

Whilst this petition (E-PET-043-25 and PET-059-25) calls on the ACT Government to install traffic lights and install bus stops, this upgrade work for access associated with the development would be subject to NCA Works Approval with the costs being a matter for negotiation between the Territory and Amberfield Village.

As ACT's road network manager, Roads ACT considers the need to balance traffic flow, accessibility and safety for all modes of transport. The Cotter Road corridor is already experiencing significant congestion during peak periods, with demand regularly exceeding capacity. In addition, Cotter Road is a key inter-town public transport corridor, which is intended to support bus priority. Therefore, any future installation of a new set of traffic signals in that corridor would need to be carefully assessed and would be considered as part of the NCA's planning process.

Roads ACT has discussed the safety concerns associated with right turn movements into and out of Amberfield Village with LDK representatives. In addition, short-term or temporary traffic management measures are actively being investigated and discussed between Amberfield Village and Roads ACT whilst construction works are underway to improve road safety and minimise disruption for all road users.

To assist with identifying longer term solutions Roads ACT has recently developed a SIDRA Traffic Model for the Cotter Road / Fryer Road intersection to test potential intersection treatments. Preliminary intersection assessment and traffic analysis has been undertaken for five options and discussed with LDK representatives, including:

- Ban right turn out from Fryer Road.
- Ban all right turns.
- Traffic signals with no pedestrian crossing.
- Traffic signals with pedestrian crossing.
- Traffic signals with pedestrian crossing and eastbound bus jump lane.

Preliminary investigation by Roads ACT has highlighted that signalisation with the provision of pedestrian crossing facilities is forecast to result in increased delays and queuing during morning peak hour when compared to the existing geometry (current baseline). Queuing could also interfere with the operation of the Tuggeranong Parkway / Cotter Roads interchange.

Banning of some turning movements would improve safety at the intersection but result in u-turning manoeuvres at other nearby locations – possibly requiring modification to nearby intersections so that crash risk doesn't increase at other locations.

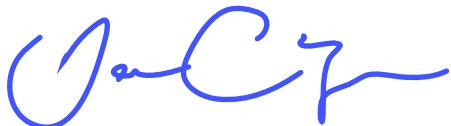
With respect to the petition's request for bus stops, the City and Environment Directorate (CED) would not support the installation of bus stops on Cotter Roads adjacent to the development unless a safe crossing facility can be provided by the Lessee. The ACT Government is willing to consider options put forward by LDK Amberfield that may facilitate this need. Alternatively, other non-infrastructure options should also be considered with an example being a shuttle bus service run by the Amberfield retirement village.

Next steps include:

- Roads ACT will continue to discuss and assess short term options proposed by Amberfield Village, potentially through temporary traffic management arrangements whilst construction works are underway at Amberfield Village.
- LDK Amberfield intends to submit a potential infrastructure upgrade option to the NCA and ACT Government for future consideration. Roads ACT have suggested that this option also consider a path connection to the existing Cotter Road path underpass, further to the east.
- The feasibility of LDK's preferred infrastructure solution/s would then need to be assessed and discussed with the NCA and CED to support progression through NCA's planning system.

The ACT Government takes the concerns raised seriously. I trust this information is useful.

Sincerely



Tara Cheyne MLA  
Minister for City and Government Services