

**NORTH CANBERRA COMMUNITY COUNCIL**

**COMMITTEE MEETING**

**7.30pm 21 July 2010**

**ACT Sports House, Hackett**

**Minutes**

**1. Opening**

The meeting was opened at 7:40 with Bruce Smith in the Chair. A warm welcome was extended to the invited guests and all present.

**2. Attendance/Apologies**

Present: Richard Larson, Waltraud Pix, Laura Turnbull, Bruce Smith, Leon Arundell

Visitors:

Kath Pooley – Land and Property Services  
David Dawes – Land and Property Services  
Greg Ellis – Land and Property Services  
George Tomlins – Land and Property Services  
John Arthur – Land and Property Services  
Myva Dickson  
Carol Keil – Ainslie  
Jeanette Ruxton – Ainslie  
Dorothy Mackenzie – Hackett  
Freddie Turnbull – Hackett  
Barbara Chevalier – O'Connor  
Gail McNamara – O'Connor  
Miles Boak – Downer Community Association  
James Walker – Hackett Community Association  
Lorraine Mason – Hackett  
Geoff Davidson – Braddon  
Velker Hillic – Hackett  
Carmen McIntosh – The City Chronicle

Apologies: Jochen Zeil, Caroline le Couteur

**3. Business – Australian Capital Territory Indicative Land Release Programs**  
**(a) Bruce Smith introduces invited speakers from the Department of Land and Property Services**

**(b) Introduction on the role of the new department 7:45 – 8:00**

**David Dawes**

Acting Chief Executive  
Department of Land and Property Services

**(c) ACT supermarket policy and land release program 8:00 – 8:20**

**Greg Ellis**

Acting Director

Land and Property Policy

Department of Land and Property Services

For discussion on the supermarket policy, refer to the article below reproduced from the City Chronicle.

Tuesday

*City Chronicle*

3 August 2010

## **Supermarkets and land on the agenda**

**By Carmen McIntosh**

THE ACT Government's Supermarket Competition Policy and land release program were two of the issues discussed at the July North Canberra Community Council meeting.

The meeting was attended by the acting chief executive of the Department of Land and Property Services, David Dawes, as the first in a series of sessions with community councils.

Mr Dawes said he was determined to engage with the community to explain the government's plans when it came to land releases. "I am determined that no 'for sale' signs will appear on government owned land until the community has been fully consulted about the possible future uses for the site," he said.

"The meetings with community councils give us the opportunity to explain the government's plan to 17,000 dwelling sites over the next four years, as well as my department's role in helping to revitalise Canberra and to assist in managing government properties and major projects.

Acting director Land and Property Policy Greg Ellis spoke at the meeting, to give residents an update on the proposed new supermarket at the Dickson shops. He said the idea behind it was to increase supermarket competition in Canberra. Mr Ellis said the process started in 2008 when the Australian Competition and Consumer Commission initiated an inquiry into retail grocery prices. "It found there was a need for thorough state and territory based reviews on state-wide competition," Mr Ellis said.

"ACCC recognised the market has been dominated by Woolworths and Coles and argued the more diversified market a better outcome for competition, or consumers."

He said as far as Dickson was concerned the only provider that would not be allowed to purchase the site was Woolworths. "There will be a process to establish a new supermarket on the big car park side across from where

Woolworths is now between it and Antill Street,” he said. “Work has commenced and when that site is finally sold it could be Coles or it could be another independent, offering a full line opportunity.”

Following the meeting Chief Minister Jon Stanhope told The Chronicle that encouraging competition within the supermarket sector was a high priority for the government. The chief minister said that while he expected there was a number of planning studies, including parking studies as well as other technical planning issues that needed to be resolved, he would be extremely disappointed if the site at Dickson could not be sold before the end of 2010 and the site at Kingston before the end of next year.

Mr Stanhope said he had advised the heads of ACTPLA and LAPS of his expectation that they would meet the timelines.

**(d) Land release programs 2010-2011 to 2013-2014 8:20 – 9:00**

**Kath Pooley**

Department of Land and Property Services

The presentation was warmly received by the committee and visitors, followed by questions from the floor and answers from officers of the department. Brochures of the land release program were handed out at the meeting. Of interest to the NCCC, the land release programs include:

**Residential Sites:**

Kenny: 50; 800 release ready (2012-2013). Note: release ready sites are available in the following year to replace any site if it becomes unavailable for release elsewhere.

Kenny: 200; 800 release ready (2013-2014)

Campbell: 600 (2011-2012)

**Major Commercial Sites:**

Watson: 3.39ha (tourist and school group accommodation) on CZ6

City: 50.9ha (includes purely commercial and mixed use sites with a high proportion of residential rather than commercial uses). There is overlap and duplication with the proposed Residential program.

Campbell: 2.26ha (mixed use) on Designated Land. Includes 600 residential sites in 2011-12 residential program (see above).

**(e) O’Connor residential redevelopment 9:00 – 9:20**

**Gayle McNamara**

**Barbara Chevalier**

NCCC was briefed by concerned residents in O'Connor concerning a medium to high density residential redevelopment (see article reproduced from the City Chronicle, below).

Tuesday

*City Chronicle*

20 July 2010

## Residents fight for street amenity

By Carmen McIntosh

RESIDENTS are fighting moves to knock down two houses and replace them with 12 units in a small street close to the O'Connor-Lyneham boundary. The proposed development on Banjine Street was recently approved by the ACT Planning and Land Authority (ACTPLA), overriding the residents' strong objections put forward in 19 submissions.

The residents of the streets surrounding the development — Banjine, Wandoo, Brigalow and Waratah Streets — have formed an incorporated association to appeal the ACTPLA decision. They say ACTPLA is allowing high density development in an area where its own policies say that only medium density should be allowed.

"Our street is not zoned for high density development," Barbara Chevalier, president of the Banjine Precinct Association, said. "Moderate densification is permitted, but only if development is sensitive and 'sympathetic in scale, form and site development'. "If it were a smaller scale and density it wouldn't be a problem."

The residents say the development will have a significant impact on their street creating serious traffic and parking problems and overshadowing the surrounding properties. Banjine Street resident and association member Mark O'Connor said the development would greatly impact on the character of the street — a street where children still played on the road.

"It is lovely that dogs and children have space and you can back out of your drive without having cars parked [on the road] and without having to wait for cars to pass," he said. "All of those things are the quality of life. Worse things happen in war than losing that quality of life, but the government didn't go to the people frankly and say we're going to deteriorate the quality of life in these suburbs for whatever reasons. "It always talked as though it was making things better, that's why people feel angry and betrayed by it."

A spokeswoman from ACTPLA said the body approved the development application as it determined the proposal was consistent with the requirements of the Planning & Development Act 2007 and the Territory Plan 2008. She said it was not common for residents to win appeals against ACTPLA decisions. "For the 2009-2010 financial year the ACT Civil and Administrative Tribunal supported ACTPLA's decision in 95 per cent of matters heard," she said.

“As the objectors have indicated an intention to lodge a third party application to the ACT Civil and Administrative Tribunal it is not appropriate to provide any further comment at this time as the matters above are likely to be the subject of legal argument before the tribunal.”

**(f) Braddon Area Residents Action Group 9:20 – 9:30**

**Geoff Davidson**

Spokesman

Geoff Davidson spoke about multi-unit residential developments in the city (see article below). The group is objecting to a 16 storey apartment block on which 146 single-bedroom units will be constructed in a 330 unit development. They consider that this complex offers limited social diversity, and will overshadow Glebe Park. Up to now, the unregulated market has been left to determine housing diversity in medium and high density complexes, especially in Braddon and the inner city.

Tuesday

*The City Chronicle*

3 August 2010

## Group opposes one room units

By Carmen McIntosh

A SURGE in one-bedroom unit developments in inner Canberra has sparked outrage among residents. Braddon resident Geoff Davidson said there were currently no regulations for developments of less than 40 to have a mix of housing sizes.

“There must be regulations,” he said. “The developers make maximum profit from one-bedroom units, so I guess that’s what they build. “One bedroom units are the least efficient means to create a higher residential density suburb. Two plus bedroom units can accommodate over 50 per cent more beds than one bedroom ones can in the same floor area, with the reduction in kitchens, bathrooms and entrances. “They also have a lower carbon footprint.”

Mr Davidson, along with 12 other Braddon residents, have formed an action group to raise their concerns about what they believe to be poor quality developments being approved by the ACT Planning and Land Authority and built in Braddon. Mr Davidson said the developments had no consideration for social and community needs, family, professional couples, retired couples or in fact many single people.

“Despite objections to many plans based on proposals not meeting minimum policy requirements, ACTPLA proceeds to approve them,” Mr Davidson said. “These potential slums are being produced in blocks of one bedroom units ranging in size from eight to over one hundred units. “Most people don’t stay in one bedroom units for very long, they rent them and move on. “We want permanent residents for a community.”

Mr Davidson said he objected to four all one bedroom unit developments in recent months, on the grounds there should be a mix of sizes.

ACTPLA chief planning executive Neil Savery said as a general comment, the planning system did not explicitly regulate the number of bedrooms in units. "Decisions on the number of bedrooms in a unit and their distribution within a development is appropriately a matter for the market to determine, unless specified in a lease to meet a particular demand that the government wants to satisfy," he said.

"What is important is to ensure that the planning provisions allow for a mix of housing types to promote housing choice and therefore not limit the ability of the market to respond to demand. "There are increasing numbers of single person households in our society and therefore one bedroom units in many cases satisfy their needs and helps maintain a level of affordability for these people."

Mr Savery said for inner city developments, the City Centre Development Code contained a requirement that all multi-unit housing developments were designed to comply with the requirements of the Multi Unit Housing Development Code.

"A provision in the Multi Unit Housing Development Code are often applied by developers in this regard," he said. "The rule requires that residential developments contain a combination of dwelling types, for example one to three bedroom units, however the criteria allows flexibility and requires buildings to contain a diversity of apartment types to cater for different household requirements."

#### **4. Other Business**

No other business was discussed.

#### **5. Next Meeting**

Wednesday April 21

#### **6. Closure**

Meeting closed at 9.45

Richard Larson  
Secretary  
North Canberra Community Council  
August 11 2010