

NORTH CANBERRA COMMUNITY COUNCIL

COMMITTEE MEETING

7.30pm 18 May 2011

ACT Sports House, Hackett

Draft Minutes

1. Opening

The meeting was opened at 7:40 with Jochen Zeil in the Chair. A warm welcome was extended to all present.

2. Attendance/Apologies

Present: Jochen Zeil, Leon Arundell, Bruce Smith, Richard Larson, Felix MacNeill, Laura Turnbull

Apologies: Mike Hettinger, Waltraud Pix

Visitors:

James Walker – Hackett

Freddie Turnbull – Hackett

3. Minutes of previous meeting

Richard Larson gave a summary of the draft minutes from the meeting on 20 April, and moved that they be accepted. The motion was seconded by Leon Arundell.

4. Business arising out of minutes of previous meeting

Richard Larson asked for approval to appoint Gaffer Designs as the new website administrator for the Council, and that Gaffer Designs should be paid on the invoice sent for services to date. The committee accepted these motions.

5. Business

1. Jochen Zeil gave a report on the Majura Parkway, which has been back in the news since funding was announced for it in the 2011 ACT budget. The main problem being that the current plans are not for an upgrade of the road, but for a much more expensive realignment, which has not been convincingly justified. There is a need to get all of the documents and comments from NCCC relating to Majura Parkway into our website.
2. Caroline Le Couteur commented on her meetings at the rally to save a block of private land adjacent to Glebe Park as urban open space. She mentioned that there would be limited opportunities to challenge any development application as the land

is leased. The land could be used as urban open space if it was ACT government land, or other options were explored with the would-be developer.

3. Jochen Zeil talked on the proposal to develop a Centenary Trail circumnavigating Canberra Nature Park, for which \$3.3 million was announced in the 2011 ACT budget. It was noted that the consultant was not directed to consult with the Parks and Conservation Service, or Parkcare groups such as Friends of Mt Majura. He was concerned that the proposal has developed a political aura sanctioned by the outgoing Chief Minister. Jochen Zeil and Waltraud Pix, who are members of the Friends of Mt Majura Parkcare (FoMM) group will be writing a response to the proposal and involve groups such as FoMM and NCCC in the consultation process.
4. Jochen Zeil started a discussion on the recently announced Dickson Master Plan. The next steps for the Plan include the preparation of a precinct code which specifies land use, height and design details will encourage development and redevelopment. There will be a release of key three new development sites, all of which are currently car parks or vacant land surrounding Harris Scarfe and the Baptist Church. These will house retail anchors, including supermarkets, which will be in competition with Woolworths. Aldi or Supabarn would probably put more heat on competition than Coles because of market differentiation. However, three supermarkets in Dickson are likely to have an adverse impact on local IGA supermarkets in Hackett and Watson.
5. Draft Variation 310 (inner north planning restrictions) was raised by Richard Larson. This variation proposes to increase the height restrictions from 2 storeys to 3 stories and the plot ration from 65% to 80% in RZ4 zones north of Macarthur Avenue and Wakefield Avenue (sections of O'Connor, Dickson and Lyneham). It also proposes to remove restrictions on development in Section 63 Turner and Section 47 in Turner, which allowed for only minor additions or alterations to dwellings. Felix MacNeill, who lives in the RZ4 zone affected by the DV310, was not overly concerned by the proposed changes.
6. Commercial Zones Policy Review Paper was raised by Richard Larson. The discussion paper released for the paper raised a number of key questions. Ones which are of some concern to NCCC are 'Night time economy' developments, the nature of residential housing, height limits, the size of supermarkets and other shops, and the maximum gross floor area limit for supermarkets (local centres). Leon Arundell spoke about expanding competition in group centres and its impact on local centres, using Dickson supermarket activity as an example. Night time economy venues in commercial zones can lead to conflicts with residential land uses. Increasing maximum gross floor area to 1500m² in local centres can be challenged using Criteria 33, which stipulates that '[A] proposal to carry out development in a local centre must have regard to any significant adverse economic impact on other commercially viable local centres.' This would be pertinent in regard to the Watson and Hackett IGA supermarkets should a major chain wish to develop to this size in either centre. Criteria 33 apparently doesn't apply to adverse economic impacts between group and local centres however.

7. Other Business

1. Proposed changes to the ACT electoral boundaries was raised by Leon Arundell. The Gungahlin Community Council has asked NCCC for support with their submission. NCCC has not provided comments on the proposed changes, and doesn't plan to do so.
2. The ACT Greens have asked to present a brief on the rental housing bill at the June meeting. The Secretary of NCCC will issue an invitation to the office of Shane Rattenbury to speak at the June meeting.
3. The Deputy Chair of NCCC will ask Shannon Savage from AECOM to speak on proposed improvements to the Belconnen to City Transitway at the June meeting.

8. Next Meeting

Wednesday June 22 2011

9. Closure

Meeting closed at 9.30

Richard Larson
Secretary
North Canberra Community Council
June 16 2011