

NORTH CANBERRA COMMUNITY COUNCIL
DRAFT AGENDA
Wednesday 20 February 2013
ACT Sport House
100 Maitland Street Hackett
7:30 – 9:30

1. Chair Introduction
2. Attendance and Apologies
3. Presentation by Zdravko Tokic – Domain Design Projects on proposed Development Application in Braddon. This will be the first test of the new legislation for mandatory pre-DA consultation for us as a council.
4. Table letter and discuss the Canberra International Airport offer to pre-consult with NCCC members on a new Master Plan which will be due in 2014.
5. Discuss expression of interest from the Light Rail Corridor Interest Group to facilitate discussion of the project with NCCC members. A public meeting in relation to this topic will be held in the Legislative Assembly on Thursday 21 commencing 12:30. If you wish to attend this meeting, RSVP corbell@act.gov.au by Monday 18. The invited speaker will be Professor Peter Newman. His talk is entitled *How will light rail work in a small city like Canberra?*
6. Table and discuss email request from Rob Purdon (Purdon Associates) to offer pre-consultation on a development application in Braddon. We were uncertain about what this in in relation to and are awaiting confirmation before committing to a meeting.
7. Table and discuss minutes from public forum held on 21 November 2012.
8. Meeting close

If time permits possible NCCC topics identified for discussion could include:

1. The reissue of DV308 Reid and Braddon. A member of the Reid Residents Association and/or someone from Braddon is welcome to facilitate this discussion.
2. DA81 to the National Capital Plan. Anyone interested in facilitating this?
3. Other local suburban issues

DRAFT MINUTES – PUBLIC FORUM
NORTH CANBERRA COMMUNITY COUNCIL
7.30pm 20 February 2013
ACT Sports House, Hackett

1. Chairs Introduction

The meeting was opened by Leon Arundell at 7:40.

2. Attendance and Apologies

Committee:

Leon Arundell

Richard Larson

Mike Hettinger

Marianne Albury-Colless

Jochen Zeil

Members:

Caroline Le Couteur

Visitors:

Gerlinde Sullivan – Braddon

Chris Emery - Reid

John Tucker – Reid Residents Association

Graham Carter – Reid Residents Association

Zdravko Tokic – Domain Design Projects

Apologies

Geoff Davidson

Waltraud Pix

3. Presentation by Zdravko Tokic – Domain Design Projects on proposed Development Application in Braddon.

The development application was originally approved as a six storey complex. Ongoing negotiations with the Economic Development Directorate resulted in it being redesigned as a five storey complex with modifications to the on ground floor space, resulting in roughly the same gross floor area and plot ratio. This forms the basis of the current development application. The two storey building destined to be replaced was constructed in 1993.

Some of what has been proposed and issues arising:

- 48 apartments in total comprising: 30 x 1 bedroom; 5 x adaptable units; 12 x 2 bedrooms; 1 x 3 bedrooms.
- 112 car parks, including 16 commercial non-retail office spaces; a reduction of 22 on previous development application.
- Plot ratio: 191.8%.
- Substantial community open space on SW corner of the block. Outdoor space provided is 60 square metres.
- Car parking and storage on two basement levels. Drive out at 5% grade – this is an improvement from previous regulations and meets new standards.
- Balcony/private open space size above standard – 8 square metres or more.
- Height of ceilings 2.4 metres with 0.262 metres between floors.
- Frosted translucent glass screens on balconies.
- Acoustic rating 340 between floors. Rubber sheeting under carpets. If under-sheeting is removed noise dampening will not be as effective.
- Complex is designed to meet 6 to 8 star energy rating. All apartments will have air conditioners. Interestingly, Zdravko mentioned that solar heat gain, especially in winter, is primarily determined by orientation to the west.
- Project designers were sceptical about roof photovoltaics. Caroline Le Couteur offered to send him material on the costs and benefits.
- Demolition should take no more than 3 or 4 days
- Traffic on Torrens Street is probably near capacity.
- The adjacent Child Care Centre has been fully consulted. Sightlines from balconies do not overlook the school.
- Mandated building setbacks along streets in the city are confusing and inconsistent. They can apparently be anything from almost nothing to 6 metres or more. Articulated building setbacks can lead to pedestrians feeling unsafe walking at night if they don't have a clear line of sight down the street.

4. Speakers and issues for the forum on March 20

1. Rebecca Stockley from Knight Frank has been booked to speak on the development application to de-concessionalise the lease on the Hellenic Club in Civic.

2. The Chair or Secretary will approach Noel McCann who has offered to brief NCCC on developments at the Canberra International Airport. This will be a presentation on the new terminal, future growth opportunities, planning and development in the region and pre-consultation prior to issuing a 2014 Master Plan for Canberra Airport.
3. The Chair or Secretary will approach Shane Rattenbury, Minister for the Territory and Municipal Services Directorate to consult with the council on the Gungahlin to Civic light rail proposal. There will be radical changes brought to north Canberra which require close and ongoing consultation with residents. The Chair will be attending a Combined Community Councils meeting on 2 March at which transport and town planning issues will be discussed. There is an opportunity to invite representatives from the Gungahlin Community Council to a future forum.
4. Purdon and Associates have offered to consult with the NCCC committee on the Raiders Club development application in Civic. We are awaiting confirmation on whether the development application to de-concessionalise the lease on Block 5 (the Raiders Club site) has been approved or disallowed by the Minister.

5. Presentation and approval of minutes of forum held on 21 November 2012 .

The minutes from forum were presented. Richard Larson moved that the minutes be accepted. The committee agreed to approve the minutes via a show of hands. There was no business arising from the minutes.

6. Discussion on Draft Variation 308 – Cooyong Street Urban Renewal Area

The Draft Variation has been forwarded to the ACT Standing Committee on Planning and Territory and Municipal Services. Reid residents Chris Emery, John Tucker and Marianne Albury-Colless helped lead the discussion on the draft. Issues which the Reid residents remain concerned about are building height and scale, traffic and parking, the lack of a heritage conservation management plan for the suburb, and the fear of creeping commercialisation of Civic into Reid. They are also concerned that the proponent intends to re-house 90% of the social housing tenants elsewhere and house the 10% remaining on separate house blocks rather than salt and pepper them throughout the development areas.

7. Local suburban issues

Richard Larson spoke on behalf of the Watson Community Association about a submission it made to the Economic Development Directorate on consultation on a block of land notified for release. It made the following recommendations in regard to Block 2 Section 111:

1. This block of land be changed from RZ1 suburban to CFZ1 to facilitate the long term provision of community facilities in north Watson.
2. A child care centre, community activity centre, education establishment, or residential care accommodation be planned for the site.

8. Meeting close

The meeting was officially closed around 9:30

Richard Larson
NCCC Secretary
March 15 2013