

**DRAFT MINUTES – PUBLIC FORUM**  
**NORTH CANBERRA COMMUNITY COUNCIL**  
**7.30pm 19 June 2013**  
**ACT Sports House, Hackett**

**1. Chairs Introduction**

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

**2. Attendance and Apologies**

Committee:

Leon Arundell – Chair NCCC

Bruce Smith – Treasurer NCCC

Richard Larson – Secretary NCCC

Mike Hettinger – Deputy Chair NCCC

Marianne Albury-Colless – Ordinary Committee Member NCCC

Members:

Chris Emery

Visitors:

Marcus Hipkins – Ainslie

Clare Walker – Walker Corporation

Brad Evans – Walker Corporation

Apologies

Pamela Graudenz

Caroline Le Couteur

**3. Presentation by Walker Corporation on the redevelopment of Block 26 Section 27 on the southern corner of Northboure Avenue and Cooyong Street. Clare Walker and Brad Evans.**

The presentation was accompanied by a Powerpoint presentation of the site plans. Veterans Park is located to the south. The re-development includes the entire block. It was purchased from the Stockland who was the previous lessee. Walker Corporation is pleased that they have acquired the entire block, rather than just a portion of the block. The project will see three separate commercial buildings constructed on the site with three levels of underground car parking. The maximum building height allowed on site will be up to RL617 metres, which could be up to 12 stories. There would be covered arcades and walkways around and through the site to assist egress to and from the buildings to Veterans Park and Cooyong Street and from public transport locations on Northbourne Avenue. Two of the complexes will be conservative in style with 1500 – 2000 square metre spaces. The third building on the south-east corner of the site will be visually more interesting and designed for the private sector with smaller floor spaces. Appropriate attention is planned for the natural environment. Energy efficiency is designed to meet five star ratings. Glass facades are designed to keep energy consumption down, which will require a minimum standard of double glazing. Expressions of commercial interest are being gathered from agencies such as the Federal Department of Transport, and the ACT Government. In regard to the number of employees which could be accommodated on the site, the standards generally imply 1 employee per 16 square metres in the Federal government and 1

employee for 14 square metres in local or state governments, leading to possibly 2000 employees in the three buildings. Competitors seeking commercial tenants elsewhere in the City precinct are Queensland Investment Corporation close to Canberra Centre and the lessees of Section 63. Possible concerns raised by NCCC was the number of car parking spaces which will be required, access and egress to the underground parking from Mort Street, and the number of car parks which will left on Mort Street for public parking. NCCC is also concerned that the City is increasing its quota of commercial space at the same time as Gungahlin and other town centres are finding it difficult to attract commercial development and local employment.

**4. Consider minutes from forum held on June 19.**

The minutes from June 19 were circulated. There were no outstanding issues which required addressing from the minutes. The minutes were passed by a show of hands.

**5. Discuss a proposed grant of \$5000 to the Conservation Council ACT Region to assist in the production of a Majura/Ainslie *Treasures* booklet.**

The committee approved a motion to provide the \$5000 to the Conservation Council ACT Region conditional on: the NCCC having a right of review; there was appropriate connect to groups in north Canberra; and it would be possible for NCCC to have input into the production of the booklet. Richard Larson mentioned that there have been three *Treasures* booklets produced for the regions of Gungahlin, Belconnen and Tuggeranong, and they have been well received by the ACT community. The community associations in north Canberra could be enlisted to distribute copies to residents in the suburbs adjoining the Mt Majura and Mt Ainslie Nature Reserves. The grant could be used to cover printing costs for instance. The content of the booklets covers heritage values including the conservation of aboriginal heritage, environmental heritage, social heritage, and recreational values.

**6. Discuss grant for \$25 to the Mt Ainslie Weeders to renew its membership with the Molonglo Catchment Group.**

The motion to approve the grant was passed unanimously by the committee.

**7. Discuss the Federal Government referral 2012/6148, Block 9 Section 64 Watson under the Environmental Protection and Biodiversity Act in relation to development of an endangered four hectare patch of box-gum woodland for residential development.**

Richard Larson, committee member of the Watson Community Association explained why NCCC should oppose the proposed residential development. A draft letter circulated to the NCCC committee by Waltraud Pix, a member of the Friends of Mt Majura Parkcare group and NCCC recommended that the proposed release of land for residential use should not be considered. This remnant of critically endangered grassy woodland in north Watson and the adjoining Justice Robert Hope Park grassy woodland should be managed concurrently for conservation, present habitat values and connectivity and should be protected in perpetuity. The committee allowed Richard Larson the liberty to use the draft submission from the Friends of Mt Majura as the basis to write a letter from NCCC to the relevant Federal and ACT Government bodies opposing residential development. It will also recommend that the critically endangered woodland found elsewhere in north Watson should be considered as a

whole for a strategic environmental assessment. Comments to this effect will be submitted from the NCCC by the due date of July 19 2013.

**8. Discussion on traffic issues in Ainslie.**

Marcus Hipkins spoke on the peak hour traffic problems being experienced on some Ainslie roads which he has studied. Despite the traffic calming measures which have taken place, instead of a 50% reduction in through traffic there has been a 200% increase in through traffic on some local suburban roads. Both of the studies of traffic at the new lights on the Phillip Avenue and Majura Avenue intersection by both Marcus Hipkins and Richard Larson show that this intersection cannot admit any more than 1550 or so vehicles per hour during the morning peak hours. Changing the light cycle is not likely to make any difference. To spread the load, traffic travelling city bound on Majura Avenue from this location are rat running through suburban streets to avoid congestion on Majura Avenue and Limestone Avenue. Leon Arundell suggested that NCCC could facilitate a meeting of Ainslie residents to focus attention on a local area traffic management study for the suburb of Ainslie in an attempt to find solutions to the unacceptable increase in peak hour traffic on its local suburban roads.

**9. Other general business.**

There was no other business discussed.

**10. Meeting close**

The meeting was officially closed around 9:40

Richard Larson  
NCCC Secretary  
August 19 2013