

**RECORD OF PUBLIC FORUM
NORTH CANBERRA COMMUNITY COUNCIL
7.30pm 18 September 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

Jochen Zeil – Public Officer

Marianne Albury-Colless – Ordinary Committee Member NCCC

Members:

Pam Graudenz

Marcus Hipkins

Visitors:

Trevor Fitzpatrick – Purdon Associates

Vishal Saxena – Senior Associate, Colin Stewart Architects (late arrival)

John Convine – Downer resident

Apologies

Mike Hettinger

3. Presentation by Purdon Associates on a proposal to redevelop the old CSIRO headquarters site on Block 4, Section 38 Campbell (30 Limestone Avenue). Trevor Fitzpatrick (Purdon Associates) and Vishal Saxena (Colin Stewart Architects).

The presentation was accompanied by a Powerpoint presentation of the site plans, including a concept master plan prepared by Collin Stewart Architects. The lease was purchased from the Commonwealth by the Abacus Property Group in the 1990's and sub-leased to CSIRO to use as its headquarters. There are three buildings on the section. One is a five storey building and the others are two stories. The land is zoned as Community Facility (CFZ). The lease includes an allowance clause which permits it to be used as a scientific research establishment catering for around 300 staff and 212 car parking spaces. This current proposal would include a change of zoning to permit residential and commercial mixed uses (RZ5 and CZ5). The process to date has included:

- A master plan for rezoning – Purdon Associates
- Commencement of the process – Colliers Property Group
- Scoping document – planning study – Collin Stewart Architects
- Concept Master Plan – Purdon Associates

The proposal is justified as being an infill development which provides housing choice. The consultants have noted that there is high demand for residential housing,

moderate demand for retirement housing, and the property values are greater than can be justified for community uses. They also note that there is an oversupply of offices in Canberra (> 400,000 square metres and the site is not close enough to Civic to beckon potential commercial tenants. The Concept Master Plan has planned to retain and adaptively reuse the current five storey building, and construct about 600 apartments in multiple four and six storey buildings. A “Planning Report” will be prepared in response to a Scoping Document issued by ACTPLA. The Scoping Document outlines a range of matters that need to be addressed by the proponent including traffic impact, overshadowing, environmental impacts, alternative uses for the site and loss of vegetation. The National Capital Authority and relevant ACT Government agencies have to be consulted.

The Planning Report and draft Territory Plan Variation have to be notified by ACTPLA for public comment. If this is approved, an Estate Development Plan and a series of site specific DA’s for individual development parcels will follow. The land will be subdivided and new leases will then have to be written.

NCCC members expressed concern on the following:

1. The impact that the development will have on traffic volumes and the road network in Ainslie and Campbell. Quick Street and Hayley Street in Ainslie already exceed capacity in the morning peak hour. The new road proposed to the south of the development will separate it from Campbell High School and its playing fields and a new road to the east will connect the development to Quick and Hayley Streets and separate it from the Ainslie Village Complex. Traffic volumes for the number of residential dwellings suggest that would contribute 200 – 250 vehicles per hour in the morning peak.
2. The impact on the Ainslie Village Complex. There could be problems with integration. The proponent has approached the Community Services Directorate.
3. The impact on the surrounding Hills, Ridges and Buffer Zone (unleased land) immediately to the north and on the “Monash Drive” and possible fast train corridor.
4. Overlooking, overshadowing and visual impact of four to six storey buildings on Campbell High School grounds.
5. Visual impact on the heritage values of the War Memorial.
6. Loss of yet another block of land zoned for community use. Will there be any community facilities incorporated in the development?
7. Loss of a significant proportion of the trees on the site which merit tree protection.
8. The number of car parks which will be required for both commercial and residential use and whether these will be adequate.

4. **Continue discussion on the traffic issues in Ainslie.**

Marcus Hipkins led us through the issues. The Ainslie shops were not interested in traffic. There was a study done in 1997 and some measures were taken to address rat-running on suburban streets which have had some impacts. These have diminished over time with incursion increasing to a point where some roads exceed capacity during peak hours. A member of NCCC from Campbell noted that residents there didn’t have any success on reducing traffic volumes. A member of NCCC involved in getting solutions to traffic solutions in Hackett noted that it involved residents holding

meeting after meeting with representative from Roads ACT to get traffic lights installed at the intersection of Phillip Avenue and Majura Avenue. This set of lights has reached capacity. The volume of traffic using this option is contributing to rat-running through Ainslie suburbs. Ainslie residents will have to take ownership of the problems which it is experiencing. What NCCC can do is facilitate a public meeting at which local politicians can meet residents and hear their concerns. A local traffic management study could be done to identify viable solutions.

5. Discuss appeal to the ACT Civil and Administrative Tribunal in regard to removal of concessional lease status of the Braddon Club site.

Members of the committee and interested parties attended a preliminary directions hearing on September 11. The NCCC was asked to prepare a response to the Tribunal which establishes its 'standing' in the matter and identify why it would be suffer 'material detriment' because of the decision by ACTPLA to approve the removal of concessional lease status. This statement has to be provided to the Tribunal, ACTPLA and the party joined to the appeal (Canberra District Rugby League) by October 2.

Members of the NCCC committee asked that the email correspondence should be limited in future to members of the sub-committee responsible for progressing the appeal and other representatives from the suburbs affected by the decision. The committee agreed to restrict email correspondence to these members only.

6. Discuss the Conservation Council ACT Region draft of *Majura's Treasures: a guide to interpreting the region's heritage*.

A copy of the draft booklet was circulated to the committee for consideration and preliminary approval. NCCC members are willing to comment on style, grammar and content. Any comments have to be submitted by October 11. The official launch of the booklet will be held on November 30 at 'The Fair' community hall in Tay Street, Watson. Leon Arundell moved that NCCC provide a \$5000 grant for the production of the booklet and Bruce Smith seconded the motion. The committee approved the grant. The motion to approve the grant was passed unanimously by the committee.

7. Discuss issues for the AGM which will be held on Wednesday October 16.

The NCCC Treasurer has indicated that the annual financial audit for 2012-13 has been completed and is ready to be discussed at the AGM. The Chair has indicated that he will prepared a motion to put forward at the AGM to make rule changes to clauses 15 and 26 of the Constitution of the NCCC before the meeting. Members were encouraged to submit application forms to join the committee in 2013-14.

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.

The Chair mentioned that he had been in consultation with members of the Combined Community Councils on TA2012-06. This technical amendment created 22 precinct plans with no codes introduced. The ACT government is using precinct plans and codes to augment zone-based planning. Precinct development codes take precedence over zone development codes.

10. Meeting close

The meeting was officially closed around 9:40

This record was endorsed at the Public Forum of 20 November 2013

Leon Arundell

NCCC Secretary

24 February 2014