



**Minutes: North Canberra Community Council General Meeting
7.30 pm Tuesday 21 April 2015
Majura Function Room Majura Community Centre, 2 Rosevear Place Dickson
Accepted 19 May 2015.**

STANDING ITEMS

Attendance and Apologies

Members: Mike Hettinger (Chair), Greg Zwajgenberg (Deputy Chair), Bruce Smith (Treasurer), Leon Arundell (Secretary), Geoff Davidson, Marcus Hipkins and Marianne Albury-Colless (committee members), Allison Barnes, Betty Hill, C Emery, C Skene, Caroline Le Couteur, Consie Larmour, Greg Haughey, Jane Goffman, Jo Sladic, Josh Ceramidas, K Read, Kathy Platt, Pam Graudenz, S Friedrich, Sarah Chapman, Simon Cullen.

Apologies: Jochen Zeil

Observers: B. Hawkin, Brian Hill, Joan Kellett, Linda Dyer, S. Hawkin, P. Prideaux, Mike Walsh, Ben Petersen, Christine Healy, Mark Sawa, Jodie Pipkorn, Rich Dean.

Report on Committee decisions since the previous General Meeting.

At the preceding Committee meeting the Committee agreed to:

* accept the following new members:

Ann Nugent, Constance Elizabeth Larmour, Daniel Eli Ong, David Hennessy, Elizabeth Mountain, Geoff Robertson, Georgette Torevell, Georgette Torevell, Josephine Lamont, Josip Sladic, Leonie Campbell, Lewis McLean, Lib Robertson, Margaret Swift, Marina Hennessy, Max Pouwer, Mike Smith (Dr), Naomi McLean, Norlaila Kyrgios, Peter Tait, Rob Wilson, Simon Terrence Cullen, Toss Gascoigne, Tracey Angove, Trishna Malhi, Vanessa Weiss, Wendy Tait.

* defer consideration of one membership application to the May Committee meeting.

* renew the agreement for website management, and convene a subcommittee to develop a proposal to redesign the NCCC website.

* develop a list of important issues that should be checked when a community organisation is reviewing a Development Application.

* reimburse Jane Goffman for expenses incurred in relation to the Dickson Supermarket development, and to approve reimbursement of limited furtehr expenses.

* accept the offer from Canberra CBD Ltd to present at the May General meeting.

Confirm minutes of 17 March General Meeting

The Minutes were accepted (moved Geoff Davidson; seconded Marcus Hipkins)

GUEST PRESENTATIONS

7.45 – 8.15 pm. Canberra Airport – Noel McCann

Mr McCann provided an update on the development of the airport, and on changes to take-off and landing routes.

8.15 – 8.45 pm. Lyneham Motor Inn

BACKGROUND: The Lyneham Motor Inn site is currently zoned Commercial CZ6 *Leisure and Accommodation*. Residential use is prohibited, and building height is limited to two storeys.

Residential use could be permitted by amending either the *Central Canberra District Precinct Map* or the *Lyneham Precinct Map*. In either case the two storey height limit would remain,

Residential use could also be permitted by re-zoning the site to *RZ5 High Density Residential Zone*. This would permit buildings up to six storeys and 21.5 metres in height.

The developer wishes to construct an eight storey, 27 metre high residential building. In addition to the above change/s, this would require the creation of a new Precinct Code to over-ride the Commercial Zone or Residential Zone height restrictions.

The developer was represented by Paul Mutton and Brenton Bedell of Guida Moseley Brown Architects, Rebecca Stockley of Knight Frank and Geordie Edwards of Morris Property Group.

Knight Frank presented possible building shapes for the site, and stated that:

- .the location is not really viable for offices or other commercial uses.
- .there are over 1,000 low cost (<\$100 per night) accommodation beds in north Canberra.
- .re-zoning the site for residential purposes would be consistent with the ACT planning strategy, and supported this claim by reference to a draft tender document.
- .the planning report will propose Precinct Code controls to permit 8 storeys [editor's note: normal limits are 2 storeys in the current [CZ6 Leisure and Accommodation Zone](#) and 6 storeys in the proposed [RZ5 High Density Residential Zone](#)] and to ensure no more than 8 storeys
- .the proposed building is 8 stories with a height of 27 metres, [editor's note: this exceeds the [RZ5 High Density Residential Zone](#) maximum of 21.5 metres], stepping down to 21 metres at the rear to minimise overshadowing of Brindabella Christian College.
- .a minimum of 10% of units will be “adaptable” [for people with limited mobility?].
- .the minimum balcony size would be 8m².

The meeting raised concerns about the following issues:

- solar access to all units, including those at the base of the building.
- reasons for the proposed 27m high, 8 storey development.
- proximity to the proposed Dickson light rail stop (about 600 metres).
- whether townhouse development had been considered for the site.
- the anticipated mix of units (1, 2 and 3 bedroom units).
- number of car parking spaces per unit and whether a car share model had been considered.
- Whether Brindabella Christian College has a preferred use for the site.
- Traffic impacts especially along Brigalow St.
- The proposed use of a Precinct Code will deliver development controls different from those typically associated with a RZ5 high density residential development.
- consideration of sustainability measures including the use of solar panels, energy efficient measures and roof gardens.
- visibility from Northbourne Avenue and visual impact on the entrance to Canberra.
- consideration of financial contributions to the delivery or upkeep of public open space in the locality.

Note – a copy of the draft notes of the 18 June 2014 meeting with NCCC, the power point presentation presented at that meeting, a preliminary/draft copy of the 21 April 2015 power point presentation and details of the ACT Government's investigations into the Northbourne Corridor were circulated to NCCC members prior to the meeting. The 21 April 2015 power point presentation was updated between issue of the preliminary/draft version and the meeting to include additional details regarding standard RZ5 controls and proposed development outcomes including massing diagrams.

Ms Stockley and Mr Mutton gave a 10-15 minute presentation covering

- site, context and discussions at the June NCCC meeting
- Outline of proponent's further discussions and investigations, and ACT government investigations into the future of the Northbourne Avenue corridor.
- Response to questions raised at the 18 June 2014 meeting.
- Review of site layout options, and pros and cons for each.
- Standard RZ5 controls.
- Proposed control envelopes, setbacks and heights.
- Anticipated outcomes.

In response to questions and issues, they said:that:

- they said that the north south alignment of buildings enabled residential development to access both morning and afternoon sun in line with

Territory Plan requirements. The north-south alignment maximised solar access when compared with an east-west alignment.

- Ms Stockley said that discussions with ACTPLA had recommended a more gradual transition of height from taller elements already along Northbourne Avenue would be appropriate. Placing height adjacent Antill Street enabled a trade off with the more sensitive Brindabella Christian College boundary.
- Mr Bedell advised that the development was about a 500m walk from the proposed Dickson light rail stop.

The developers were asked whether townhouse development had been considered and what anticipated mix of units would be provided, noting that the apartment market was saturated and that there is a need for greater diversity.

- Mr Edwards confirmed that MPG would provide a mix of units, determined by market demand closer to the time of construction. Mr Edwards also advised that in a location like this it was likely that a high proportion of future residents would be downsizers already living in Lyneham, rather than investors. Consequently the unit mix and design (focused on the needs of owner occupiers) was likely to include a larger proportion of 2 and 3 bed units.

Several attendees commented that buildings of the size of the Axis development on Northbourne Avenue were not considered appropriate. They noted that New Acton had been a very successful and vibrant development as a consequence of high attention to design, scale, and use of materials.

- Ms Stockley noted that New Acton had the benefit of commercial uses to create diversity/activity, and that commercial uses would not be viable in this location. Mr Mutton advised that the level of detailing would be determined as the design process continued.

Attendees questioned the number of car parking spaces per unit and whether a car share model had been considered.

- Mr Edwards advised that every unit would be provided with at least one car parking space, as required by market. Larger units (two bed plus) would be provided with two spaces. MPG has not previously considered a car share model.
- NCCC asked Greg Zwajgenberg (Deputy Chair of NCCC, and Board Member for Brindabella Christian College) their concerns with the proposal and whether BCC had a preferred use for the site.

Brindabella Christian College Board Member (and NCCC Deputy Chair) Greg Zwajgenberg advised that Brindabella Christian College was totally opposed to the 8 storey residential development, however the BCC had no preferred use for the site given it would be cost prohibitive to purchase the property and that concerns came down to 200-300 families rat-running down along Brigalow Street from Mouat Street at peak drop-off and pick-up times, and in the case of a residential development the potential future objections the residents would make to the school's development being hard up on the College.

Attendees asked, given the likely focus on downsizers, whether consideration had been given to adaptable units for the disabled.

- Mr Mutton advised that the development was required to deliver a minimum of 10% adaptable units. He said that the internal design would be informed by the needs of anticipated purchasers, likely to be owner-occupiers and downsizers.

Attendees expressed concern with the use of a Precinct Code to depart from standard RZ5 development controls, referring to the ABC flats where modified a Precinct Code was used to raise the height limit from 6 storeys to 15.

- Ms Stockley confirmed that the planning report would propose Precinct Code controls designed to ensure the same outcome as that presented that no more than 8 storeys would be proposed. This would include controls limiting heights and setbacks.

Attendees queried what consideration had been given to sustainability measures including the use of solar panels, energy efficient measures and roof gardens, noting that MPG had the opportunity to deliver a landmark development.

- Mr Mutton advised that a range of energy efficient measures would be considered including Water Sensitive Urban Design measures to capture and reuse stormwater generated on site, the use of efficient appliances and solar access. Other measures will be considered as the design progress.

Attendees queried anticipated balcony sizes.

- Mr Mutton/Mr Bedell advised that the minimum balcony would be 8m² but that given the focus on owner-occupiers/downsizers it is likely that larger balconies would be considered. Balconies would also be of a useable dimension, sufficient to accommodate outdoor furniture.

Attendees noted that visibility from Northbourne Avenue was a key concern and that the site provided an opportunity to make a positive impact on the entrance to Canberra given the eye-sore that the Axis Apartments on the corner of Northbourne Avenue and Mouat Streets presented visitors to Canberra on approach from the north of Canberra. There is a need for the development to be 'soft on the eyes', designed to consider the shape as well as scale of development and for materials to age well.

Attendees asked whether, given the anticipated delivery of on site open space, consideration had been given to financial contributions to the delivery or upkeep of public open space in the locality.

- Mr Edwards said that the area was already well serviced by public open space, that the proportion of on site open space would be greater than that currently available on site.

Attendees reiterated traffic concerns along Brigalow Street as there would be no access from the proposed development to [turn right onto] Mouat Street to [drive to / turn right onto] Northbourne Avenue.

- Ms Stockley advised this was a key issue and that MPG were currently undergoing a traffic study to ensure any outcome met TAMS requirements.

The presentation concluded and Ms Stockley invited any other comments/unasked questions to be sent to her. Leon Arundell (Secretary NCCC) confirmed that he had Ms Stockley's contact details.

Further comments may be sent to NCCC Secretary [Leon Arundell](#), to convey to Knight Frank.

8.45 – 9.15 pm ACT Asbestos Response Taskforce

Andrew Kefford advised that there are 105 Mr Fluffy houses in north Canberra, of which 77 are 700 sq m or larger. About 20 are affected by heritage provisions. 770 homeowners have accepted the Government's offer, the Territory has taken possession of 377 houses, and about 80 houses are currently being evaluated.

Jim Corrigan advised that comments on [Territory Plan Variation 343](#) are open until 25 May. The proposed changes only affect Mr Fluffy blocks that are surrendered to the Territory and are zoned RZ1. The main proposed changes are:

- changed design requirements
- minimum size for dual occupancies is reduced from 800 to 700 sq. m.
- plot ratio for dual occupancy is as for RZ2: 30% where the second residence is behind the first; otherwise 50%.
- unit titling will be permitted: one lease but with a separate title for each residence.

Participants in the meeting raised the following issues:

- security for affected residents: there have been reports of Mr Fluffy houses (which can be identified by yellow stickers) being targeted for theft or vandalism.
- Uncertainty about when houses will be demolished, and when people may repurchase their land, makes it difficult to plan when to buy or rent substitute residences.

Dickson supermarket redevelopment

Jim Corrigan advised that the proposal is still under assessment, awaiting further advice from the proponent.

Jane Goffman advised that a [Facebook Page](#) has been set up and both a new paper and [online petition](#) are available, seeking a comprehensive impact assessment before a decision is made on the development application. Saturday stalls are being held at the Dickson shops.

REPORTS

Treasurer's report

We are investigating the most effective way to spend the remaining \$7,000 of our 2014-15 grant.

Residents' Associations

Lyneham and Pialligo Residents' Associations provided reports (Attachment D).

Mr Fluffy subcommittee

No report.

City and Northbourne Urban Design Framework

No report.

Canberra Alliance

See Attachment E

Connect and Participate Expo report 28 March

See Attachment F.

GENERAL BUSINESS

Nominee for ACT Inland Waterways Drowning Prevention Committee (Attachment G)

No nominations were offered.

Pre-DA consultation issues (Attachment H)

Motion: that the North Canberra Community Council asks Planning Minister Mick Gentleman to direct the planning and land authority to exercise its authority under Section 138AF of the Planning and Development Act 2007 by making guidelines about how a proponent of a development proposal to which section 138AE applies must or may consult the community under that section.

Agreed (moved Bruce Smith; seconded Geoff Davidson).

Additional motion: that the NCCC lodge an objection to DA 201426916, based on the draft text at the end of Attachment H.

Agreed (moved Leon Arundell; seconded Geoff Davidson).

Parkes Way exit to Civic via Allara St

Construction of this exit has commenced, but Allara St residents are concerned about its traffic impacts (including on the City Cycle Loop) and how it relates to the City to the Lake plan.

Mike Hettinger, Leon Arundell and Consie Larmour agreed to liaise with the National Capital Authority, in order to make a submission on this project.

Proposed ACT electoral redistribution - objections due by 28 April

No significant issues were identified with the [proposed redistribution](#).

NCCC Submission to [Inquiry into future of clubs](#)

No decision was made.

Any other business

- Issues or questions for 19 May meeting presentation by Simon Corbell MLA, Deputy Chief Minister, Attorney-General, Minister for Health, for the Environment and for Capital Metro, can be [emailed to NCCC Secretary Leon Arundell by 3 May](#).
- Report from Planning and Development Forum 9 April (no report was presented).

Close of meeting

The meeting closed at about 10 pm.

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Attachment D: Resident Association reports

Lyneham Community Association

Lyneham Neighbourhood Oval

Our chair and Deputy Chair, Rob Wilson attended a meeting at Sport & Recreation Services to discuss the '*Draft 'Lyneham Community Precinct Plan' and Proposed Next Steps for re-engaging with the Lyneham Community.*

There were two representatives each from Sport & Rec, Brindabella Christian College and Planning with experience in this area of development and consultation.

Lyneham Community Association is engaging in this process with the intention of helping to create a 'model' for future community engagement and build a framework for doing it 'right' *before* DA submissions are made and/or other plans are set in the proverbial stone. There will be considerable work to be done and some fences to mend on all sides but it can be done with a bit of goodwill and a fair bit of sweat.

S&RS will hold a public forum in early May to discuss with the community the issues raised at the previous public meeting held at BCC November last year. This is envisaged to be the first step in a three stage process within a fairly compressed time frame to consult and feedback on various issues. Done properly, which is the hope and intention of those engaged in the process, it will create something better for the wider community as a whole.

Discussion and focus, at this stage, will be limited to the parcels of land that make up the oval and the small car park along Brigalow St. At some stage other stakeholders with interests in land in surrounding areas will need to be engaged so that as one example only a bike path junction can be built to feed into BCC and other parts of the oval.

As part of the presentation we were shown some possible layouts for extensions to Lyneham Primary School the ACT Education Directorate *may* be thinking about. These plans are not concrete and are subject to further investigation by Education regarding the need and desirability of extending the primary school.

We hope that a long term plan for the area will be a medium term outcome that will start with this process.

Party at the Shops

The Lyneham Commons group had a sausage sizzle at the party which we supported and participated in with 'person power'. It was a successful venture with both groups 'waving the flag' and letting the party goers know we exist and raising a small amount of much needed funds for both groups.

Lyneham Motor Inn

With Knight Frank making a presentation at the NCCC's April meeting we are gearing up to encourage as many Lyneham residents as possible to attend the meeting. We will be holding a information session on Saturday 18th April to encourage people to join the NCCC and/or the Lyneham Community Association. The exact form and nature is still being worked on

at the time of writing.

Land Release

We have noted a that there is a possible release of approx 15,000 sq m parcel of land at the end of Rigall PI, behind the Tennis Centre which is currently fenced off as an Asbestos 'dump'. We will investigate further and report on findings later.

Development Applications

There are no DA's of interest that we are aware of currently open for comment.

Northbourne Corridor

Some of our members are doing some research and investigations on this and we would like to work with other affected community groups to work up a comprehensive strategy for dealing with the many issues that will arise from this

Denis O'Brien
Chair

Pialligo Residents Association

PIALLIGO RESIDENTS ASSOCIATION

TUESDAY 24 MARCH 2015

PRESIDENT'S REPORT

EMERGENCY SERVICES BASE AND BLOCK 25

Tonight we have a presentation from the architects who will be preparing design work for the new Emergency Services Base on Block 25 - whenever that might eventuate. Adhami Pender Architecture have been appointed to carry this project forward. Mark Doverty is also here for this presentation should you have questions about the proposed development that he can answer.

TRAFFIC AND PARKING ISSUES

I have spoken to Tony Gill, Director, Roads ACT, about the proposal for changed parking options in Beltana Road. He is waiting for the PRA to advise what options we wanted to try to progress noting that there are some trades offs in terms of number of parking spaces and ease of access. If we come back to him with a consolidated view he can look to work these and to try to implement the arrangements during 15/16 program.

It seems that my letter to leaseholders has had little impact.

We therefore need to clarify tonight, what priorities we want to pursue for funding.

MASTER PLAN - PRINCIPLE 2

On page 13 of the Master Plan booklet Principle 2 is mentioned. This relates to *Improved Pedestrian and Cycle Accessibility (see attached)*. I have been approached by Noel McCann from Canberra Airport in relation to this principle.

As you can see from the attachment, this also embraces improved pedestrian environment in Beltana Road. However the part that is of interest to Noel McCann is the RED ARROW connection to Brindabella Park.

This matter came up a few years ago about creating a link across to Brindabella Park (walk over) but was not supported by the PRA because it would bring people parking in Pialligo and then walking across to Brindabella Park to work. This would create parking issues in Pialligo particularly around Rodney's Nursery. I told Noel this but said I would raise the issue again as things are a bit different than it was before (development of Pialligo Estate for instance).

What is your view about such a development?

MASTER PLAN - DEVELOPMENT

Do we wish to push the ACT government for funding to progress some of the recommendations included in the Master Plan? There probably isn't any money at present, however we could aim to push for funding in 2016-2017 for instance.

CANBERRA AIRPORT CONSULTATIVE GROUP (CAGC)

Last week I attended the CAGC meeting. The Canberra Airport Master Plan has been released and you can access this on the Canberra Airport website. The Airport is interested in trying to develop greater communication with the Community councils. We had feedback from the NSW government and Queanbeyan Council about the developments at Jerrabomberra and Tralee. Airservices Australia gave a report on aircraft noise and the work done in northern Canberra in reducing the noise through targeted departure runways. There is a hope that by winter 2016 aircraft will be able to land in fog (given new lighting that has become available).

MAJURA PARKWAY

The section from the Federal Highway to Fairborn Avenue is not open yet but should be partly open soon.

IKEA

Work is well underway. It is expected that an October opening time could be still possible.

Bob Ross

Attachment E: Canberra Alliance report

Canberra Alliance meeting 23 March 2015

SEE-Change hosted a public meeting at the Downer Community Centre on the evening, to consider the formation of a “Canberra Alliance.”

About 50 people attended, from a range of organisations including SEE-Change, resident associations, Climate Action Canberra and the Conservation Council.

The idea of a Canberra Alliance came out of a series of “Kitchen Table Conversations” that SEE-Change organised in 2014.

The meeting was presented with a history of the Sydney Alliance, which was established in 2007 based on models already established in other countries such as Canada.

The Sydney Alliance is a collaboration of about forty Sydney groups including eighteen religious groups, six unions and eight groups that represent migrants. It has had some success at addressing local issues.

There was a previous, unsuccessful attempt to establish a Canberra Alliance. The reason for its failure may have been that Anglicare tried to establish it without broad support from other organisations.

Several people at the meeting expressed support for basing the Canberra Alliance on the model of the grass-roots campaign in the rural Victorian federal seat of Indi, whose candidate Cathie McGowan unseated sitting member Sophie Mirabella.

I told the meeting that Canberra's Community Councils are funded by the ACT Government to hold public meetings and to convey residents' views to the Government, and that the Community Councils and the Canberra Alliance could operate in parallel with each other.

There was no mention of the Residents Rally, a locally based party that won seats in the first two ACT elections.

Another meeting is scheduled for Monday 30 March, probably at 7.30 pm in the Downer Hall, for people who want to actively pursue the development of a Canberra Alliance.

Residents Rally

Four of the 17 MLAs elected in the [First ACT Assembly](#) (1989-91) were from the Residents Rally: Bernard Collaery, Norm Jensen, Hector Kinloch and Michael Moore. Michael Moore and Helen Szuty were [elected in 1992](#) as “Moore Independents.” Michael Moore was [re-elected in 1995](#) and [1998](#).

Leon Arundell

Attachment F: Connect and Participate Expo report 28 March

The Connect and Participate Expo, organised by the ACT Government and held at the Old Bus Depot Markets in Kingston, was a useful way to raise the profile of the Combined Community Councils and to make more Canberrans aware of the roles of Community Councils and of residents' associations.

For \$20 we got an indoor stall, a velcro backboard for displaying posters, a trestle table with a tablecloth, two chairs, two water bottles and a couple of muesli bars. There is also the option of an outdoor stall. Entertainment was provided by a stream of demonstrations on the nearby dance stage. Other stages were used for such things as martial arts demonstrations.

The stall displayed the new Combined Community Councils poster and banner, and the North Canberra Community Council Banner.

On the table we provided leaflets from the North Canberra, Belconnen and Weston Creek Community Councils, plus Living Streets Canberra.

We had about fifty inquiries including from people who live in north Canberra (11), inner south Canberra (9), Tuggeranong (4), Weston Creek (3), Gungahlin (3) and Belconnen (7).

The Expo was also a good opportunity to network with other community organisations (see list below) and with Pat McGinn and Alison Oakeshott, Chris Wilson and Denis O'Brien who helped on the stall.

Lessons for next year

- In advance, ask each Community Council to invite its local residents' groups to provide information and/or to help on the stall.
- Have either a single handout with contact information for all the Community Councils, or a separate handout for each Community Council, so that each person who visits the stall can take away information about their local Community Council.
- Have information to display about interesting recent and current issues and campaigns (e.g. news clippings about Community Council activities, from the Chronicle or the Canberra Times).
- Bring the Combined Community Councils banner and poster (currently with Leon Arundell, 25 Legge St Downer, ph 6248 0873).
- Make a new poster that describes the roles of the Community Councils, and/or the suburbs that are covered by each of the Councils.

Leon Arundell