

Minutes: NORTH CANBERRA COMMUNITY COUNCIL GENERAL MEETING 7.30 pm TUESDAY 21 July 2015

Majura Function Room Majura Community Centre, 2 Rosevear Place Dickson

Accepted 18 August

GUEST PRESENTATIONS

<u>Meegan Fitzharris</u>, Labor MLA for Molonglo: See notes at Attachment 1. A video of the presentation is at http://youtu.be/vY7NNz_IOeA
Asbestos Response Task Force: See notes at Attachment 2. A video of the presentation is at http://youtu.be/VVHpBgI2LpQ

STANDING ITEMS

Attendance: <u>Committee</u> Mike Hettinger (Chair), Leon Arundell (Secretary), Bruce Smith (Treasurer), Marianne Albury-Colless, Marcus Hipkins, Geoff Davidson:

Members Mike Smith, John Lieber, Simon Cullen, Jane Goffman, Allison Barnes, Elizabeth Larbalestier, Michael Longley, Paul Costigan, John Convine, Kathy Platt, Joshua Ceramidas, Alison Oakeshott, Rob Wilson, Denis O'Brien.

Non-members Meegan Fitzharris, Lynette Marsh, Elizabeth Springett.

Apologies: Jochen Zeil, Waltraud Pix, Brian Hill, Betty Hill, David Teather, Pam Graudenz.

Declaration of conflicts of interest. None

Confirm the minutes of the preceding General Meeting 16 June 2015 Confirmed (Moved Denis O'Brien; seconded Bruce Smith).

Actions arising from the Minutes: None.

REPORTS

Committee decisions since the previous General MeetingSee Attachment 3

Treasurer's report. We have \$22,120 in the bank, subject to a \$1,000 contribution towards the O'Connor Community Inc. 2015 Christmas party.

Planning and Development Forum

Jane Goffman identified several issues to raise at the Planning and Development Forum on 20 August, and will forward them to the Secretary.

Residents' Associations (Canberra City, Dickson, Downer, Hackett, O'Connor, Pialligo, Reid, Turner, Watson). See Attachments 4 to 7.

Community Aviation Consultative Group

Section 72 (east of the Dickson swimming pool)

The Council will attend a meeting on 23 July.

OTHER BUSINESS

Possible submission on proposed redevelopment of ACT Hockey Centre Prior to the meeting, Hockey ACT information provided information about its proposal. This information was circulated to all Community Council members.

Lyneham Community Association reported that it would not object to the deconcessionalisation, that refurbishing the hockey pitches costs around half a million dollars over a ten year cycle, that lease fees over the past 15-20 years have been more than three times the current value of the land, that the childcare centre will also cater to hockey and tennis players, and that the Tuggeranong and Belconnen Community Councils also support the proposal.

Leon said that a child care centre could be established without removing the concessional status of the lease.

Possible NCCC Submission on National Capital Plan Review.

The Committee agreed to make a submission.

Dickson intersection improvements

The meeting agreed the following resolution:

"The North Canberra Community Council objects to the dangerous and inefficient design of the Antill and Badham Streets intersection, and recommends that the design include staged pedestrian crossings at all three approaches."

Any other business

Nominations for Light Rail Community and Business Reference Groups
The meeting endorsed the nominations of Denis O'Brien for the Dickson
Community Reference group, and Chris Emery for the Civic Community
Reference Group.

Summary of action Items arising

- Jane Goffman to forward to the Secretary a list of issues to raise at the Planning and Development Forum on 20 August
- Committee to make a submission on the National Capital Plan Review.
- **Secretary** to convey the Council's endorsement of nominations for the Light Rail Community Reference Groups.
- **Chair** to bring the resolution on Dickson intersection improvements to the attention of the appropriate authorities.

Close of meeting. The meeting closed at 10.24 pm.

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ATT. 1: Meegan Fitzharris presentation notes

Ms Fitzharris Chairs the Standing Committee on Planning, Environment and Territory and Municipal Services, and is a member of the Standing Committees on (a) Health, Ageing, Community and Social Services,

(b) Education, Training and Youth Affairs, and (c) Public Accounts.

Her presentation addressed the following questions on notice:

- 1. In relation to the governments publication <u>Engaging Canberrans A</u> <u>guide to community engagement (2011)</u> what is the government doing to ensure all directorates act in accordance with what is put forward in the publication and what is being done to ensure all directorates understand and are trained in effective best practice community consultation methods and what evaluation plan is in place to measure the use of the guide and effectiveness of community engagements across directorates?
- 2. What is the government doing to ensure that all Canberra residents have easily accessible open urban space within close proximity to where they live?

The Government has put in place significant barriers to the alienation of land that is designated in the Territory Plan as Urban Open Space.

3. How can we re-simplify the Territory Plan?

Planning Minister Mick Gentleman has asked the Environment and Planning Directorate to identify ways in which the Territory Plan can be simplified.

Ms Fitzharris advised that she could send the Council the Hansard in which Environment and Planning Director Dorte Ekelund explained the reasons for rejection of the Coles-DOMA development application for a supermarket development in Dickson.

Her presentation also addressed the following issues:

- Why did the Government reject the "go-it-alone" option for My Fluffy homeowners?
- What will she do to reduce Government waste.
- What issue is she most passionate about?
 People having the opportunity to develop their potential.

ATT. 2: Asbestos Response Taskforce presentation notes

Lynette Marsh and Emily Springett made a presentation on behalf of the Asbestos Response Task Force. There is a lot of information on the Asbestos Response Taskforce website: http://www.asbestostaskforce.act.gov.au/

The presentation addressed the following question on notice:

What steps is the Government taking to protect residents, tradesmen and neighbours from these exposures to asbestos, and to monitor the health of people who have been exposed to asbestos during renovations or demolitions of asbestos-containing Non-Mr-Fluffy houses?

About 60,000 pre-1985 ACT homes have some form of bonded asbestos, typically under eaves and in wet areas such as kitchens and bathrooms.

This asbestos is safe unless it is disturbed.

Tradesmen who work with this type of asbestos are tightly regulated. For more information, see the Worksafe ACT website: http://www.worksafe.act.gov.au/health_safety

The presentation also addressed the following issues:

- Pilot demolitions: the pilot demolition of five houses involves extensive local consultation, removal of loose asbestos under negative pressure, spraying the house structure with surface adhesive prior to demolition, and removal of 10 cm of soil from directly under the house followed by testing. If testing is positive for asbestos fibres, then further soil id excavated. Asbestos is removed to the asbestos pit at the west Belconnen landfill site. Each pit is covered with 3 metres of clay once it has been filled.
- Gate fee: The Gate Fee, determined by TAMS and/ or contractor, covers the cost of maintaining staff at the disposal site, is not being waived. The disposal fee of \$150 per tonne (typically \$30,000 to \$40,000 per house) is being waived for Mr Fluffy homeowners.
- When will the Government publish the cost of demolishing the Mr Fluffy Houses? When broader tender arrangements have been finalised.
- <u>Stamp duty concessions</u>: can be used by homeowners to re-purchase the original block, or to purchase new blocks.
- Heritage: 26 of the affected properties are in heritage areas. New buildings on former heritage Mr Fluffy sites will be subject to the normal requirements to be sympathetic to heritage considerations. The Government is working on this with the Heritage Council. Some plans have been rejected because they did not satisfy heritage requirements.
- Need to work with bodies corporate: the need to consult with the bodies corporate of nearby unit title buildings, in addition to dealing with individual residents, when demolishing and rebuilding.

ATT. 3: Committee decisions since previous General Meeting

Committee meetings 7 and 21 July:

The following **membership applications** were accepted: Rosa Manna; Chris Olsen. Leah Dwyer., Irene-Marie Lindqvist, Dianne Esther Roberts, Carol Croce.

Possible joint meeting with Inner South Canberra Community Council

We have proposed to hold a joint meeting in November.

NCCC stall at Nipperville Community Fair in Watson attracted little interest, for a range of reasons including the weather.

Rules for conduct of NCCC meetings: have been placed on the website.

We are developing an **Application Checklist**, to assist people to evaluate development applications.

We are developing **Protocols for guest speakers**, to clarify arrangements for guest presentations including from Members of the Legislative Assembly and election candidates, and for purposes such as pre-development application consultation.

Possible Donation to Environmental Defender's Office: We have put this on the agenda for the next Combined Community Councils meeting.

The 2015 Annual General Meeting will be held on 20 October, when we will have Andrew Barr as a guest speaker.

Invitation to Nick Bulum to share his vision for the Braddon Bowlling Club site. In progress.

Combined Community Councils Procedures. The Committee has forwarded comments on the draft procedures.

Combined Community Councils letters on land allocation for special purposes and Application of Parking and Vehicle Access General Code in residential areas. The Committee has agreed to these letters including the signature of our Chair.

The Committee is considering the possibility of a **meeting/conference on the future apartment construction**, to involve developers, architects, builders, engineers and residents.

Submission on ActewAGL gas access arrangement 2016-2021: The Committee agreed to the motion "That a representative of the NCCC attending meetings of the ActewAGL Energy Consumer Reference Council is not authorised to make decisions on any matter without the prior agreement of the executive committee of the NCCC."

The NCCC will attend a meeting on 13 August, on the review of the ACT Civil and Administrative Tribunal

The Committee agreed to send a **letter of support for SolarShare**.

ATT. 4: Lyneham Community Association report

The Lyneham Commons group's community food forest project now has approval and the Minister, Shane Rattenbury and the ABC's Costa Georgiadis launched the project at the site on Thursday 2nd July.

A community forum was held with Sport & Rec Services and a BCEL representative regarding the proposed development on Lyneham Neighbourhood Oval. The meeting was attended by about 100 people and various views and commentary were aired. Minister Rattenbury is now considering what next in the process. The LCA does not support Brindabella Christian Education Ltd's proposal in its current form and notes our disappointment with the consultation process and missed opportunity in building any community consensus.

Hockey ACT held a community consultation evening at their Lyneham Centre on Thursday 2nd July. Only one community member attended the evening and the ministers office has expressed disappointment and surprise at the apparent lack of interest and engagement by the community and representative groups. We are considering our position, given it's broad similarity to the current BCEL proposal, and the request by HACT for a letter of support for their proposal.

LCA submitted a short response to the DA 201527481, for demolition of the Owen St. flats and other buildings in the Northbourne Precinct.

ATT. 5: Dickson Residents Association report

- 1. we held the first meeting of Friends of Dickson Library in mid-June and launched a local history project, mentioned in the Chronicle. So far we've gathered many Canberra Times clippings from the early days, and we now have the Downer @ 50 book which has been extremely useful.
- 2. DRG contacted the LDA at the end of June to request an update on what is actually happening with Section 72 and the draft variation. A meeting is scheduled for Thursday 23 July (NCCC and DCA can attend) and we've sent them an outline of the discussion points we'd like to cover.
- 3. in early July we (DRG, NCCC, DCA, Dickson Business Owners Group) met with members of the Strategic Planning team at ACTPLA to discuss likely opportunities and challenges, including various changes associated with the City and Northbourne Urban Design Framework project (CANUDF). We queried some statements in the final report as there was no draft report circulated there is reasonable doubt that the final report is an accurate portrayal of what actually was being said at the charrette in April, but we understand that the report is being used to prepare a Cabinet briefing and that instructions will be finalised by the end of this year. We asked a number of questions but have not heard anything further in response. We sent a summary of the main opportunities to the hosts, see below. It has been nearly 3 weeks since that meeting so I will follow up in the next few days.
- 4. in early July we also sat down with the Surveyor-General, Jeff Brown, to discuss the Enders name selected and other place name issues in the shopping centre. We focused the discussion on the need for improvements to legibility, signage, access for the elderly and disabled, and safety concerns. We had a friendly meeting and were given to understand that the duplication of Dickson Place on street signs will be avoided. The Chief Exec of COTA was intending to be at that meeting but at the last minute couldn't be there, and there is a need for a further meeting with Roads ACT to ensure that the concerns are properly understood and taken on board. That has not yet been organised.
- 5. Yesterday I met with Marea Fatsas (YRA) and Amanda Evans (past president AILA) to review the common themes arising on the planning scene and discuss the draft changes to the National Capital Plan. Consultation in general seems to have deteriorated, together with transparency, and there is a growing perception that the LDA is making far too many deals behind closed doors where scrutiny is absent without proper land use planning beforehand, so the cart is leading the horse. Amanda noted that as AILA rep she was also concerned that the CANUDF report misrepresented statements she had made at the charrette in April. Both Marea and Amanda are preparing items for the Canberra Times.

ATT. 6: O'Connor Community Incorporated report

O'Connor Community Inc. reported that the NCCC had prvided financial support towards its 2015 Christmas party, on heritage issues relating to "Tocumwal" houses, and on landscape issues relating to "horse paddock park."

ATT. 7: Reid Residents Association report

The Reid Residents Association reported on:

- A concrete path had been built on Dirrawan Gardens without adequate consultation, resulting in safety problems near the preschool and damage to tree roots.
- The Argyle Square body corporate had been involved in a dispute in the ACT Civil and Administrative Tribunal, relating to matters recorded in the Minutes of its meetings in 2001 – a reminder of the value of keeping accurate meeting records.
- Management of trees: a tree succession plan is needed, as part of a broader tree management plan, to address the replacement of ageing street trees.
- ACT Government responses, to inquiries about the Currong Flats