

North Canberra Community Council

Meeting 7:30pm, 16 October 2016

MINUTES OF MEETING

Attendees:

Presenters:

Peter Johns	Public Housing ACT
Brooke Yates	Public Housing ACT
David Pennington	Collins Caddaye Architects
Diane Cartis-Grey?	Board Member,

Visitors

K Wainwright	
Jeremy Wainwright	
Peter Callan	
Stephen Bartos	Chair, Housing
Diane Kargas Bray	
Catherine Loft	
Michelle Day	

Members

Geoff Davidson
Sue Dyer
M Alley-Colless
Bruce Smith
Andrea Madon
Paul Costigan
Marcus Hipkin
Wendy Millington
Neil Parsons
Leon Arundell
Waltraud Pix
Jochen Zeil
B Hill
Betty Hill
Ben Dennehy
Simon Clarke

Items:

Presentation on the Common Ground Unit Complex in Dickson

The architect David Pennington gave a slide show presentation of the design of the apartment complex for the Common Ground. Collins Caddaye Architects designed the Section 72 apartment complex.

What will be built is 40 apartments with 20 from the supported group plus 20 from a different, low income group.

Design of the building by David Pennington. This is on the old Downer Observatory site. The main building is up to 6 storeys. Allowance for a new road along the drain towards Dickson Shops/Rosevear Pl.

David Pennington noted the deep balconies gives depth to the facade. No glass balustrades to create a feeling of privacy.

Common Ground is not public housing. Different to public housing in being high quality, safe, passive with on-site security. Support is provided on-site. People pay no more than 25% of their income. Common Ground about building a community.

Residents learn to be resilient and live with each other and develop some life and work skills. Role-modelling provided to long-term homeless with case workers through the mix of young, low-income tenants.

Common Ground not currently allowed in this zone

Common Ground is not currently allowed with this category of site. The government will change this.

??? Pre-development application community engagement on Block 25, s..; Dickson.
????

Broad planning of the whole area has been going on for some time.

Car parking spaces

There will be fewer car spaces than the current ratio for apartment blocks that is one per apartment. There will be on-street parking.

Security in the basement carpark

Security in the basement carpark was discussed as open basement carparks are viewed by women, the frail and the elderly as a dangerous design.

Water metres

Water will not be metered at the unit level. A lot of discussion on how feedback on water usage for each individual is a very strong and real way for people to judge how much they use and change behaviour.

Peter Johns advised they will investigate individual metres for the unit.

Sufficient car parking

Future proof the site with more parking given there are only 9 on-road spaces on each side. Not enough to account for non-residential parking, visitors, case workers, customers to the cafe and community facilities, social enterprises. The whole place will start to look like a car yard.

The current code for the number of car parks is inadequate for even existing developments. The current 40 places for this site appears to be ideologically derived and not based on reality and experience.

Diane advised the four years experience from the Gungahlin Common Ground has been the residents have not used all of the car parking spaces in the basement.

The 4 and 6 storey block looks concrete, industrial and blocky. Suggestions made for wooden panels to soften the look of concrete.

There will be tree species of large formats to mix in with the streetscape of Dickson. Will take time to grow, say 50- years. Eventually will reach the 6 storey height of the building.

NCCC have a section 72 working group and are preparing a submission on the concept Plans and the Variation to the Territory Plan. There are hundreds of pages of the documents.

The NCCC and the community are given small pieces of s.72 to consider and not consulted on the overall plan for s.72.

Basically it is all new planning, re-zoning. ???

General Meeting

1. **Apologies:**
Jane Goffman

2) No conflicts of interests were declared

3) Minutes of General Meeting 3 October. Motion passed to accept the minutes aside from typing mistakes.

4) Financial Report by Bruce. Results of financial reviews and commentary of statements will be provided to the AGM next month. There is some information missing and procedural gaps that have been noted and are being addressed by the NCCC.

NCCC does not have this years grant. Government asked NCCC for a forward expenditure plan. This is being prepared.

Govt pleased about the constitution and amendments to our procedures.

Thanks to Joachim for his significant assistance.

5) Correspondence

(a) Environment and Planning Forum has been cancelled by the Government as they consider it no longer fit for purpose. No explanation is provided to support this view.

(b) Noted that the 2019-25 ACT Climate Change Strategy has been released by the government and the Chief Minister will make a presentation at the NCCC November meeting.

Civic Pool

Been leaking a lot of water and this is a big cost. This has been known for many decades.

Proposal for a stadium on this site as part of the City to the Lake plan.

What should happen to the Civic Pool? Need a pool in a central location,.

Sick of people talking about sport and not exercise. Ridiculous to spend money on a stadium when there is no parking.

Sport is largely entertainment. It is not exercise.

Instead of a stadium we want a pool. It needs to be rebuilt

Pool used 363 days a year. How many days a year do people come and watch the
We need a new pool.

How can we fact check that the pool cannot be repaired. It is rubbish to say it cannot be repaired. Everything can be repaired or replaced.

Maryanne will come up with a motion to address the NCCC's submission to the pool redevelopment.

NEW Member accepted.

Section 72 Working Group

Friends of the pool have already written a detailed request for information to the Government. Awaiting reply and then decide on NCCC focus for parking

Last week 3 people went to Housing for a discussion session.

12/9/2019 briefing session. Four weeks later we were asked to check the record of the session.

More questions sent to housing on the complexity of issues arising also tonight.

Draft Estate Plan and discussing with existing lessees of s.72 who have various levels of knowledge of what is happening and planned despite the government's statements of engagement.

Currently in a six week pre-engagement session.

MacArthur/Wakefield/Northbourne working group. Issues being considered by the NCA and they decided not to change their plans. Height of buildings on the corners will remain at 47m.

Combined Community Council

Next meeting 2/11/2019.

ACT Planning Review working group update

No update yet.

12) Downer residents group

Simon from the Downer Group gave report.

Negotiations between the parties on the old Watson site have stalled. Some assurances given that green space will be retained but there is no definition of green space such as whether the car park is considered green space.

Blocks 74 & 76 on the Hwy are currently being surveyed and be released for sale in 2020. Downer Group's preference is the NCA building envelop be extended right to the back of the blocks and not finish half way and then jump to 5 & 6 storeys.

Rachel Stevens-Smith preference is for the green space be mandated before sale and not after.

Reid Residents Association

Shane Sloane new director of Licensing? Verges and tendency for people to park on them, compact the soil and destroy the trees. Carving parking pads, bitumising them and putting in a sump on the verge. He may consider doing something about this.

Barking dogs. He is trying to address the nuisance of this.

Old trees have a heritage value and add character to Reid. Willing to look at protecting them.

Turner

Turner Residents Association is struggling. Turner changed a lot in the last few years. About 13% houses, more townhouses and significant majority of accommodation are units and apartments. A significant proportion of accommodation is rented whereas previously most residents were owner-occupiers. T

This has changed the interest in being a member of the residents association. Difficult to get a coherent message from residents of the suburb.

Other

Geoff put in a private submission to the development proposal on the Dickson Motor Registry on Challis Street. Many breaches of the requirements. Traffic Plan has not been updated, does not meet solar access by any margin, and possibly not even cross-flow ventilation.

Request lodgement of appeal to ACAT. Cost of appeal is \$350 and the NCCC will see all of the documents.

Geoff noted only residents within 300m can object to ACAT for proposed developments.

Motion: Motion passed for NCCC to apply for review of a decision to ACAT for DA 201733039, located at the old motor registry.

Meeting ended: 21:30.

