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*Protecting, promoting and enhancing the economic, cultural, social and environmental well-being of the residents of North Canberra*

The North Canberra Community Council receives funding and support from the ACT Government



## Minutes: Committee meeting 7pm 16 February 2022 Held online via Zoom

**Minute taker for the meeting:** Chris Finnigan

**Attendance:** Marianne Albury-Colless, Joachim Zeil, Enerstine Kirsch, Jane Goffman, Ian Hubbard, Marcus Hipkins, Bruce Smith, Marg Dudley, Margaret Henderson

**Observers:** Kim Rubenstein

**Apologies:** Gordon McAllister, Angela Rymer

1. The meeting began with a short Q&A with Kim Rubenstein, ACT Federal Senate candidate, who attended to listen in on some of the issues currently facing the NCCC.
2. **Confirmation of previous committee meeting minutes**
  - a. The September 2021 Committee minutes are confirmed with some minor edits.
3. **Chair's Update**
  - a. Jochen and other members raised some of the key issues facing the NCCC to Kim Rubenstein including:
    - i. The level of preparation on a local level for future climate change impacts (e.g. through protecting green spaces and water security);
    - ii. Planning and development rule consistency and the ad hoc approach to enforcing planning rules;
    - iii. The lack of an integrated and committed approach to social housing, and incentives to change housing from being a wealth generating vehicle for investors to being for people to live in; and
    - iv. Concerns about upcoming changes to environmental protection, particularly in relation to the recent changes to the Commonwealth *Environmental Biodiversity and Conservation Act 1999*.
    - v. Kim explained that the prospect of a tightly balanced senate at the next election means that, as an independent, she would be well placed to make a difference.
  - b. **Options for shorter meetings**

- i. To ensure that meetings do not run late into the night, it is agreed that one method of reducing meeting length is residents associations will send their updates a week before the meeting, which will be included as an attachment to the agenda that goes out each month and would help to inform the content for future NCCC newsletters. With an aspiration for meetings of between 1.5 to 2 hours.

**c. Presentations at March meeting**

- i. Jochen notes that Ainslie Football Club want to give a presentation in the context of the ACAT decision that is pending on their draft variation.
- ii. The Suburban Land Agency also want to present regarding the proposed development at the old Northbourne flats (opposite Rex Hotel).
- iii. The Committee agrees to host both presentations.

**d. Summernats concerns**

- i. There was discussion of a letter sent by a Turner resident raising issues relating to Summernats.

**4. NCCC Social media sub-group update**

- a. Bruce presented the Communications Strategy Paper, noting that the NCCC's social media presence is currently quite limited and that the Strategy sets out options for increasing the social media channels and presence.
- b. The Strategy proposes that the NCCC initially start with a conservative approach, starting with minor updates from the newsletter and then to gradually expand over time and then seeing if there is any interest in approaching the ACT Government for funding for social media coordinators.
- c. The discussion focussed on the imperative of ensuring that the NCCC has a clear objective for what it is trying to achieve from the Strategy. And whether the NCCC starts slowly or focuses on specific issues. It is noted that the strategy largely relies on us having a skilled comms person. The discussion then focussed on whether a partnership can be struck with a local university for a collaboration where someone can be found to take on the comms project long-term.
- d. Bruce proposed that the sub-group would investigate and report back on the uni partnership option, while also going ahead with the Level 1 activities described in the Strategy. This was supported.

**5. Treasurer's Update**

- a. Current balance \$11,168. (see Treasurer's report)
  - i. The 2021-22 grant was received last November.
  - ii. Bruce outlined the expected remaining expenditure for 2021-22 and asked residents associations to confirm if there were any changes expected.

**6. The resident/community association updates are outlined at Attachment A.**

**7. Other business**

- a. No other business raised.

## **Close of meeting**

Committee meetings and general meetings are held on alternative months. The next Committee meeting will be held on 20 April.

## **Attachment A – Residents Association Updates**

### Campbell Community Association

- Chris Steel's response re the Campbell Parking and Traffic Petition was tabled in the Assembly on 8 February 2022. ACT Gov proposes to review public parking spaces in Campbell and to consult affected residents re any proposed improvements/changes.
- Locals pressing ahead with proposed community vegetable garden for Kuga Park (behind Campbell shops).
- CCA received responses from TCCS to questions about proposed works to upgrade Campbell shops.
- Residents are discussing proposals about e-vehicle charging stations in multi-unit developments/public car parks. CCA considers it should be compulsory for developers to provide e-charging stations in all new multi-unit developments (suggested item for NCCC response to Planning Review).
- Sadly we have lost our friend, neighbour and author of *The Campbell Community revisited*, the much loved Alan Foskett. NCCC funded the recent reprint of the book for which Alan and our community were most appreciative.

### Dickson Residents Group

- We've taken advantage of Christmas-New Year to slow down and recharge. We ran street parties at the end of last year and are basically keen to prioritise mental health and well-being in the community, plus do what we can to support the struggling small businesses who've survived so far but are doing it tough. We believe that reaching out to students (international students, ANU and UC and ACU, Daramalan and Dickson College students, and UNSW @ADFA) is valuable; that start-ups could be supported by the government with low-rent premises in older buildings; and that emphasis on local heritage can help generate tourism;
- City Renewal has done a good job of organising a lunar new year program in Dickson, and is due to begin construction on the Woolley St upgrade starting in late Feb - we meet with them every 6 weeks;
- We're organising a Clean Up Australia Day event for Dickson Wetlands and the section of green corridor that runs between the Pool and Dickson College on Sunday 6 March;
- Jane recently commemorated the 96th anniversary of the air disaster that claimed the lives of two RAAF when their biplane crashed at Canberra Aerodrome in 1926, at St John's Church with a small event, and as a result of the heritage research and related walks and lectures etc that have happened in the last 5 years supported by NCCC, a headstone has now been installed for the pilot in Queanbeyan for the first time and a ceremony is being organised there later this year;

- We've had a preliminary response back from TCCS re non-compliance by the Dickson Coles developer with conditions of the DA approval, responding to complaints about the unsightly hoarding and public safety issues affecting motorists and pedestrians (lane closures in Antill Street, spoil on the road surface, failure to provide safe pedestrian routes, movable transparent barriers that fail to protect the public if an accident occurs on the work site) but no clear follow-up so far;
- We're waiting on the outcome of a Place Names Committee meeting last year re suggested changes to the Dickson Place and the naming of courtyards in the shopping centre to help with way finding and emergency vehicle response times - according to the Surveyor-General, there's been agreement that this should be consulted on with the community but we've heard nothing since;
- We're waiting on the outcome of talks with Major Projects Canberra about a central marker that commemorates the former landing ground on the Common Ground site - progress so far has been very positive, and they expect to complete that project on Section 72 by June 2022.
- sent a further query to TCCS this morning re the issues of non-compliance by the developer of the Coles project with conditions of the approval, as it's been over 6 months and we've still had no word back;
- also contacted WorkSafe ACT to report dangerous conditions on public thoroughfares adjacent to the site due to continued use of movable temporary fencing next to a major excavation;
- DRG now has a draft community survey ready to test;
- Callander's headstone at St John's Church now has the correct name, age, rank, and location of the 1926 air crash.

### Ainslie Residents Association

There are several issues bubbling away in Ainslie during the Christmas and New Year period. The suburb was generally quiet due to the isolation resulting from the pandemic and a proportion of the population escaping into the hinterland and down the coast.

### Heritage Issues

There are a number of local residents that have contacted the Ainslie Residents Association concerned that the Government is showing little support for heritage issues. They are keen to develop an action plan to encourage more support for heritage protection in the Inner North. I know other residents associations have experience in this area and we would welcome making connections and possibly having a heritage sub-committee of the NCCC.

### Destruction of First Nations Site

It was disturbing to see in early January the 'cultural vandalism' of bulldozers destroying a site that contained rock carvings and artefacts at the foot of Mount Ainslie. This is the old CSIRO site near Campbell High. Equally surprising was the fact that the ACT Government were unable to stop the DOMA Group from clearing the site to make way for some residences, swimming pool and tennis court. One would think that the ACT Government has the ability to negotiate with the locally-based DOMA Group to adjust the development to accommodate this cultural site.

<https://www.canberratimes.com.au/story/7567907/cultural-vandalism-bulldozers-move-in-on-mt-ainslie-site>

### Proposed redevelopment of the Ainslie Football Club site

There are two live development applications associated with the redevelopment of the Ainslie Football and Social Club site in Ainslie. A DA for the subdivision of the site into three blocks (the lease purpose clause for two of the blocks will be changed to 'car parking') and a completely separate development application for a childcare centre. Echoes of Braddon Oval. The question arises as to the efficacy of the planning process with the approval of these incremental DAs' when a much more significant Territory Plan Variation and DA for commercial and residential redevelopment covering the same blocks is yet to be considered. Marcus Hipkins is engaging in these processes on behalf of the NCCC. The AFC/Spacelab is scheduled to provide a presentation to the NCCC at the 16 March meeting. There is real concern that this development will result in a significant loss of sport and recreation zoned land and replaced by privatised commercial and residential accommodation. We are sending the AFC CEO questions about the development prior to the presentation so please send me yours and I will forward them.

### ACT Demonstration Housing – Block 6 Section 25 Ainslie Cohousing Proposal by Stellulata Pty Ltd

The development application (2021139685) has been lodged and closed for comment on 14 February. Involves a Territory Plan Variation (376) which enables an increase in dwellings density and reduced car parking in an RZ1 zone. Specifically the development will comprise a maximum of 3 dwellings and an attached two storey shared facility and space for two car parks. Plot ratio is not more than 50%. The dwellings are not unit titled.

### Territory Plan Technical Amendment

Technical Amendment 2021 – 14 makes a number of important changes to the Territory Plan <https://www.legislation.act.gov.au/View/ni/2021-749/20211217-78041/html/2021-749.html> which will potentially impact the quality of some developments and result in the removal of trees. In summary the amendments to the Territory Plan include:

- Solar access assessments are not required to consider overshadowing from vegetation;
- Rule 1 of the CFZ Development Code provides controls that supportive housing must comply with Part 1 requiring all dwellings to comply with Class C of Australian Standard AS4299 – Adaptable Housing. A note is added that this control is limited to the dwelling only and is not intended to consider other elements such as car parking requirements.

These amendments are an attempt to counter some of the reasons for the disapproval of the YWCA's proposed multi-unit development at Rutherford Crescent, Ainslie. The Tribunal were sensitive to the inadequacy of car parking associated with the multi-unit development primarily for single older women.

**Action:** NCCC request a presentation from ACTPLA outlining the benefits of these amendments.

***Planners Throw Shade [letter to the Canberra Times Ian Hubbard unpublished]***

During December ACTPLA placed a riddle in a Christmas bon-bon in the form of a technical amendment to the Territory Plan.

Q: When is a shadow not shadow?

A: When it's cast by a tree?

There are rules in the Territory Plan aimed at ensuring access to adequate light in living areas of new dwellings. This is because of the comfort and wellbeing benefits of adequate sun light and the energy savings from optimised passive solar orientation.

Technical amendment 2021-14 clarified that solar access assessments are not required to consider overshadowing from vegetation. The amendment provides no explanation as to why this change is required. If shading from an existing structure is not acceptable under the Territory Plan, how can shade from equivalent trees not be treated in the same way? A tree 20 metres high is taller than a five storey building. The solar and shading impact of existing trees is easily measured by a light meter.

Who benefits from this statutory change? It certainly wouldn't benefit new occupants living in the dark during a Canberra winter. This amendment is also counter to the Government's own Tree Protection Strategy as residents are likely to ask for the trees to be removed to improve solar access.

Rather than taking this step backward, ACTPLA should amend the Territory Plan to require developments to support the health and wellbeing of residents. The simple lessons from Canberra's Low Carbon Housing Challenge provide potential amendments. Let the sun shine in.

Paul Costigan covered the issue in City News -

<https://citynews.com.au/2022/revealed-the-trees-of-ainslie-dont-cast-shadows/>

Braddon Collective

## Report on happenings from September 2021 to mid-February 2022

### Highlights

- the inaugural **Summernats Braddon Fringe Festival** was held on 7 & 8 January 2022 - *the data we collected in our 2021 Braddon Survey was used to lobby for a controlled event in Braddon to prevent hooning*
- we commenced **quarterly meetings with the City Renewal Authority (CRA)** and met with our Place Manager for Braddon, Lavanna Neal from Dionysis - *thank you to Jane Goffman for alerting us to the fact that Dickson has these quarterly meetings!*
- we have purchased **Square Readers** to facilitate tap and go transactions at fundraising events - *thank you to NCCC for the funding for this purchase.*

## Summary of happenings in Braddon

- e-Petition to upgrade Braddon Park
  - a sub-group of Braddon Collective, the Friends of Braddon Parks, has an e-Petition with the Legislative Assembly to urge the ACT Government to upgrade Braddon Park. This park is a pocket park in Lowanna Street (behind what was formerly known as Fenner Hall)
  - the neglected and outdated playground in this park is the only playground in Braddon
  - an online survey of park users was used to inform the wording of the petition
  - link to the e-Petition is here: <https://epetitions.act.gov.au/CurrentEPetition.aspx?PetId=210&Index=-1>
  - **Action item:** please sign our petition!
- upcoming event - Surface Art Festival - 4-6 March 2022
  - the Braddon Collective will have a pop-up stall at this event (at the northern end of Mort Street) which will promote the artists who are taking part in the Festival and also raise the profile of the Braddon Collective - **please drop in between 11-3 on Saturday 5 March and say hello.**
  - we have been negotiating with Telstra for two years to have the Telstra exchange building in Mort Street as a location for street art - this will finally happen at this Festival!
- upcoming event - Braddon Modern History Tour
  - we will be part of the [Heritage Festival](#) again this year - further details about the tours and dates to come - thank you to Susan Davidson for her work on making these tours such a success.
- upcoming review - Braddon Place Plan
  - CRA have informed us that there will be a review of the Braddon Place Plan during 2022.
- other happenings
  - Braddon Collective met with members of the Coggans family to talk about the old Coggans Bakery heritage site (there are plans to turn the building into a [bar](#)); we also met with urban geographer, Dr Anna Howe, to chat about what is special and unique in Braddon
  - work will commence soon on the [community centre in Haig Park](#) (on the site of the old parks depot in Henty Street)
  - the upgrade to [Lonsdale Street](#) will commence soon - as will design consultation for an upgrade of Mort Street - *the Braddon Collective lobbied for the upgrades to be extended to Mort Street*
  - the work on the [paths and lighting in Haig Park](#) is nearing completion - the Braddon Collective has ongoing concerns about the condition of the grass at the site of the Haig Park Village Markets and will continue to lobby CRA to come up with a permanent solution
  - we are engaging with TCCS on the need for more pedestrian crossings in Braddon (currently there are ZERO pedestrian crossings in Braddon)
  - we continue to lobby for better public toilets in Haig Park and new public toilets in the Braddon commercial zone; and we are starting a conversation

- about options for reclaiming the car parks that are located within the footprint of Haig Park
- we are waiting on a copy of the current proposed route for the Garden City Cycle Route - *does any other Residents Group have any information on the route?*

### Reid Residents Association

RRA report NCCC 16 Feb 2022

#### Highlights

1. Phase 1 Pebble signposts almost complete: painting of 6 name panels to go. ACT Heritage Grant and TCCS have provided funding for this initiative.
2. AGM 30 March Mercure: guest speakers: update on UNSW Canberra City Campus & ACT Heritage Advisory service; Philip Leeson Architects.
3. Planning for the ACT Heritage Festival 'Curiosity': 'The Roaring Twenties in Reid' 10 April 12–3 pm  
Dirrawan Gdns, static car display, Tilt Trio jazz, bring a picnic, dress to impress, prizes!
4. First newsletter for 2022 about to be rolled out.

#### Issues

1. Age Friendly Suburbs Project: extract from Chris Steel Minister for Transport and City Services (14 Feb 22) letter to RRA. Note the two north Canberra suburbs (in bold)

Age Friendly Suburbs project 2021-2025 will deliver improvements in the suburbs of Reid, Scullin, O'Connor and Chifley. These improvements may include new and upgraded paths, refuge islands, upgraded kerb ramps, new pedestrian crossings and/ or speed reduction measures. In early 2022, priority areas for improvements will be compiled by Transport Canberra and City Services (TCCS) for each suburb from previous community feedback collated from Fix My Street requests, the Community Path Priority List, and from an assessment of the path network in each suburb.

Stakeholders and the broader community will then be invited to rank priority areas within each suburb as well as provide feedback on what additional improvements would assist older residents to be active in their suburb. TCCS will seek direct input from the Committee of the Reid Resident's Association during this consultation period.

This appears to be a 'form' letter and the engagement processes somewhat diffuse. Most of Reid

lies within the Reid Housing Precinct which mandates streetscape elements. We will be trying again



to see how this process will work within the heritage framework.

## 2. Preserving our Heritage – open consultations

It's time to 'Have your say' on ACT's significant sites provisional registration to the Heritage Register

at [yoursayconversations.act.gov.au/preserving-our-heritage](https://yoursayconversations.act.gov.au/preserving-our-heritage). See: 7th Day Adventist Church, Ken

Wooley, Turner

## 3. Mt Ainslie, Campbell Section 38: The Canberra Times' article 'Construction begins on DOMA'S The

Foothills development at Mount Ainslie, despite "great distress" from First Nations community.

This 'development' is proceeding despite widespread community concerns including:

- heights of the proposed towers on Limestone Avenue
- overshadowing
- clear felling of all vegetation over the section which does include endangered species
- lack of attention to EPBC Act intention and requirements
- and, of course, the generally accepted Griffin design objective for the National Capital preventing building on hills, ridges and buffers.

See Riot Act article Foothills opponents say investigation confirms Aboriginal Heritage on site. RiotAct explains this very well. This area was originally zoned community facility with a science overlay, thus the construction and now destruction of the former CSIRO headquarters. Sadly, yet again, a lost opportunity for adaptive reuse of that fine building designed by architects McConnel, Smith & Johnson (now MSJ Group) and the continued overriding of the voices of a diversity of communities.