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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



Draft Minutes: General Meeting 7pm 15 March 2023

Attendance: Christopher Mobbs, Ernestine Kirsch, Marcus Hipkins, Marianne Albury-Colless, Simon Clarke, Margaret-Ann Hendersen, Jane Goffman, Anne Hare, Margaret Dudley, Gordon McAllister, Joachim Zeil, Bruce Smith, Peter Boreham, Chris Finnigan, Ian Hubbard

Observers: Terry Bevan, Paul Costigan

Apologies: Geoff Davidson, Jane Goffman

GENERAL BUSINESS

1. Ernestine Kirsch: A presentation on the City Bowls Club site

Ernestine presented on the Bulum Group's latest proposal for 78 serviced apartments on half of the almost 9000 sqm site that until recently had been home to City Bowls Club for over ninety years. The block runs between Farrer and Elder's St Braddon and is opposite the Ainslie Primary School, has a tennis club and childcare centre next door. It is in a typical RZ1 suburban street. The Ainslie Football Club sold the site to the Bulum Group in 2016 for \$3.8 million.

Terry Bevan, a local resident, outlined some of the concerns raised at a meeting in the Uniting Church Hall attended by 40 residents on the 15 December 2022, including:

- Anxiety regarding the likely impact on neighbours, amenity, streetscape, traffic and noise from the development.
- That there was no protection by Government for existing the residents from an oversized development placed into a typical RZ1 streetscape.
- Residents were confused about the status of the Purdon consultation and the lack of detail regarding the proposed development. (There had been a number of other proposals for the site floated through local media outlets by the Bulum Group)
- Many local residents had not been contacted and were not aware of the proposal.
- Residents were concerned about the nature of the proposal – how was it possible to build a four storey hotel or serviced apartments on half the site that was previously a bowls club in an area that was predominantly zoned RZ1.

In thanking the presenters Joachim commented that this situation showed in a nutshell the fundamental problem that is occurring across Canberra with the Planning Agency and the turnover of community land to development and a completely inadequate system of involving the local community in these projects. This is a ‘splendid’ example of everything that is wrong with the attempted urban densification in the older suburbs.

He went further to say that politicians have to be made aware of these types of situations and that the new planning regime has to make this situation impossible in the future because it is unacceptable on so many different levels. From architectural design, from the use of land and the way people are being involved in decision-making etc.

Further discussion outlined that there are many examples across Canberra, not just Yowani and Thoroughbred Park, where it’s only developers are putting forward future development proposals. There is no community board or community involvement in a real sense to represent the interests of the community. Proposed changes to the Planning Bill is likely to make this situation worse. The removal of Pre-DA consultation, third party appeal rights and actual changes to existing zoning may make the appeals of residents irrelevant.

The Greens introduced the requirement for pre-DA consultation and should be reminded of this (L). Spot rezoning is the antithesis of planning and it’s difficult to see whether the existing zoning and associated zone rules and criteria are going to transfer into the new Bill (M). What are the betterment implications on this land – it seems a very low price considering the proposed uses? (T) The importance of these sites for community building. (J)

Action: This development example to be written up for distribution: Terry Bevan and Ian Hubbard

2. Consideration of draft NCCC set of principles (enclosed at Attachment A)

Discussion on the draft principles. Useful as guidance in discussion with media, politicians and during consultation. Do they need to be called ‘Strategic Planning Principles’ (B).

Committee members are asked to provide comments and track changes to Deputy Chair. Needs to be a balance between simplicity and detail. Maybe detail can be provided as attached one pagers. Example would be affordable housing.

3. Consideration of NCCC Big Ideas to proactively tackle

Useful and positive things for the NCCC to pursue rather than being consumed by reactive issues.

Canberra most fertile soil – Canberra’s Food Bowl

Ainslie Volcanics – part of Canberra’s biodiversity network and Canberra Nature Reserve

Wildlife Bridge over the Federal Highway connecting existing nature corridors

Demonstration Public Housing – \$100 million annual expenditure on public housing construction used to demonstrate adaptable, solar passive, carbon neutral and climate resilient housing.

How do we do this? Forums and explain these ideas, think about strategically and plan in detail. Big ideas worth exploring. Business plan, cost and benefit. (M)

4. Chair's Report

Dealing with Council requests – need a set of words to explain that we are not a Council and they will need to contact Access Canberra.

Elizabeth Lee seeking to meet NCCC.

Peter Cain seeking NCCC views on City Plan – more social housing in prime position and greater tree canopy (J). Letter to Ben Ponton, Director General EPSD regarding Yowani Golf Club DA outlining further development. Suggested a need for well consulted Masterplan that covers Yowani Golf Club, Kamberra Winery, Thoroughbred Park and EPIC. In contrast to ad hoc developer driven projects that don't consider the needs of the North Canberra community.

Peter Elford, Combined Community Councils, to Government Standing Committee regarding next steps in Planning Review process to be distributed.

Reid Group has provided a paper on the proposed Optus communication tower at Reid Oval. Seeking NCCC support for an objection to the erection of a communication tower in this heritage area. Marianne provided a summary of proposal. A sub-committee to finalise the wording for a support letter. (M and L)

Input into Heritage Inquiry required (M).

5. Treasurer's report

Budget report, spending proposals and insurance matters discussed. Additional spending ideas by 6 April 2023. The insurer has indicated that risk assessments are still required but that they do not need to see each one. Risk assessments should still be lodged with the Treasurer to ensure that the NCCC is appropriately covered.

6. Other business

Combined Community Council strategic approach to issues was discussed with some forums planned. Combined Community Council minutes would be circulated when available.

Action: Affordable Housing Sub-Committee to be formed organised by Leon. Joachim, Chris and Ian also interested.

Minute taker for the meeting: Ian Hubbard

Association Updates

Braddon Collective

Hi all

Recent happenings

- January 2023 - Summernats Braddon Fringe Festival held on the Friday and Saturday nights of Summernats for the second year - positive feedback with possibility of expanding to the Thursday night in 2024 to reduce anti-social behaviour leading up to the Fringe Festival
- February 2023 - first quarterly catch-up with the City Renewal Authority for the year - the focus of the advocacy of the Braddon Collective with CRA in 2023 will be on the urgent need for pedestrian crossings in Braddon (currently zero) and increased/improved public toilets
- March 2023 - participated in two ABC interviews on (1) the sub-standard gravel paths in Haig Park (Drive radio interview) and (2) on parking issues in Dickson and Braddon (TV interview).

Future happenings

- 16 March - representations for the [amendment to the DA](#) for the Braddon Place proposal close (replacing hotel component with Build-to-Rent)
- 16 March - online meeting with Elizabeth Lee
- 20 March - online meeting with CRA to discuss Lonsdale Street upgrades
- 5 April - walking meeting with Ken Marshall, Executive Group Manager, City Operations (TCCS) and Minister Stephen-Smith to highlight infrastructure issues in Braddon
- April (date TBC) - history tour of Braddon in the Heritage Festival - the festival will be taking place from 11 to 30 April
- hopefully the Haig Park Community Centre will be opening soon!

Kind regards

Ernestine

(on behalf of the Braddon Collective)

Downer Community Association

The Downer Community Association lodged a [submission on the Inner North and City District Strategy](#). We also featured in a Canberra Times article, "[Downer Community Associate critical of 'piecemeal' densification outlined in Inner North District Plan](#)" on March 13.

We continue to administer grants for the Berry St park and the bike pump track. The bike track is now open for use.

We expect our new Centre Coordinator to commence work in April.

Our five year lease of the Frencham Street community halls is due for renewal at the end of March.

The Well Station Scout Group and nineteen other people participated in the Downer Community Association's twentieth clean up day. We collected ten bags of rubbish and two bags of recyclables.

Following our representations, Kurrajong MLA Rebecca Vassarotti undertook to arrange a meeting for the DCA to discuss with City Services Minister Chris Steele the issue of reopening the Downer public toilets.

We are working to find a mutually convenient date for a meeting with Kurrajong MLA and ACT Opposition Leader Elizabeth Lee.

Our next committee meeting will be on Monday 3 April.

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Leon Arundell
Downer Community Association representative

Treasurer's Report

NCCC Committee

As is usual this time of year, I'm updating the NCCC spending projections for the rest of the financial year.

The table of spending proposals approved in last September is attached.

With the exceptions of Downer and O'Connor, I think residents associations have at least one element of their proposals which remain to be expended.

Can you get back to me and let me know about your remaining proposed expenditure and whether:

- It will be spent by the end of June
- Its more likely to be spent next year

- Its been overtaken by events and should be taken off the list.

Also, in the event that there is spare capacity, can you let me know of any new proposals for spending which could be undertaken before the end of June.

Please get back to me by Thursday 6 April so that I can report back to the following NCCC Committee meeting.

Kind regards

Bruce Smith
NCCC Treasurer