



PO Box 396  
Dickson ACT 2602  
info@northcanberra.org.au  
[www.northcanberra.org.au](http://www.northcanberra.org.au)

*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 20 September 2023

Held online via Zoom

**Attendance:** Jochem Zeil, Ernestine Kirsch, Margaret Dudley, Leon Arundell, John Elliffe, Bruce Smith, Simon Clarke, Ian Hubbard, Sue Dyer, Margaret-Ann Henderson, Geoff Davidson, Benjamin Stace, Ramon Bouckaert.

**Apologies:** Jane Goffman, Marcus Hipkins, Marianne Albury-Colless

**Guest presenter:** Michael D'Elboux, Development Manager, Amalgamated Property Group

**Minute taker:** Ian Hubbard

### **PRESENTATIONS** (The views of the presenters do not represent the views of the NCCC)

#### **1. Turner Place, Northbourne Avenue (Block 4 Section 57) Development Application**

Michael D'Elboux, Development Manager, Amalgamated Property Group (APG)

Further information: <https://amalgamatedpropertygroup.com.au/turner-community>

A design competition was undertaken with 5 national architectural firms. Aim: Proud Civic building that would complement the 'Garden City' environment. Ten metre setbacks, not massive glass façade, emphasis on tree preservation (cutting basement around trees). Previous developments and market research have guided APG to include the largest proportion of 3 bedroom units compared with other Northbourne Ave developments, unit sizes that are 20% larger and greater than required car parking because that's what purchasers want. Development will include solar panels, EV car charging for each unit and other energy efficiency measures (too expensive to retrofit). Positive impact on strata fees. Likely to be over 80% owner occupied.

No commercial space is included in the development due to its proximity to Braddon and potential for deliveries and servicing to be disruptive for tenants.

There was no requirement to include affordable housing in this development despite being a perfect location for public housing. Considering the size of the development it could have included a playground for children or some other community infrastructure. There is a requirement for a pedestrian link across the site. There will be an internal courtyard greenspace. Design reflecting well known national and international examples.

APG is committed to pre-DA consultation as this leads to a better outcome in the design phase and creates good will. Too late and expensive to make changes after approval.

## 1. Leon Arundell 'ACT Public Transport Futures'

Key Points in the presentation included:

- Kilometers travelled shows that cars are by far the dominant form of transport;
- Cost benefit analysis comparing public transport systems show that bus rapid transit systems provide the highest cost benefit;
- Light rail has done little to move people out of cars;
- Transit lanes for buses and passenger carrying cars would likely increase public transport patronage and reduce greenhouse emissions; and
- Electrification of public transport and cars will have a significant impact on the ACT's greenhouse emissions.

General discussion regarding the need for a comprehensive mass transit system to be implemented in the ACT considering the predicted doubling of the population over the next 50 years. Jochen provided a comparison with Munich where a population of 1.5 million people has bus, tram and train networks. Who pays? Adding that this infrastructure was largely funded by the Federal and state governments with the city providing only a small part of the cost. These systems were made efficient by the high residential density in Munich. Leon used the metric of population per stop, highlighting the relatively low density of Canberra.

## GENERAL BUSINESS

### 2. Chair's Report

- July minutes accepted. **Action:** NCCC principles to be uploaded to website.
- *Is the Community Council System still working?* Prompted by a discussion paper from the Molonglo Community Council most community councils have voiced their frustration with the Government's disingenuous engagement. Exemplified by one of the planning systems most significant changes, the zoning system, not being brought to the Environment & Planning Forum in the two years of its operation. The proposal to establish a District Office for each of the Districts is worth considering. The District Office would organise regular meetings to discuss District Plans as living documents. These meetings could be a practical and efficient way of dealing with local questions and concerns regarding planning and major developments. The District Planning Officer would provide a single point of contact for District issues and be responsible for organising consultations on particular issues rather than the volunteer group. Other community groups, such as the Conservation Council have these regular meetings built into their funding agreements. This topic to be included in future meetings for discussion.
- Discussion about how to engage with the new planning system.

### 3. Treasurer's report

The Committee approved the proposed budget (as circulated by the Treasurer on 19 September 2023). The account balance for 19 September: \$4349.

Meeting closed 9pm.