

DOWNER COMMUNITY ASSOCIATION MEETING

Downer Community Centre, 4 March 2019

PRESENT

Miles Boak, Jacqui Pinkava, Stephen Sedgwick, Sam Hussey-Smith, Suzanne Pitson, Simone Gray, Sam Roggeveen, Aniko Carey, Peter Carey, Sue Dyer, Amit Barkay, Paul Costigan, Patti Kendall, Pattie Collins, Fiona Dickson, Peter Lockwood, James Barker, Tim Hollo, Tanja Reuter, and about 4-5 others.

Meeting opened 7pm.

1. UPDATE ON THE DON'T DUMP DOWNER CAMPAIGN- Suzanne Pitson

Welcome by Miles Boak. Noted that DCA had provided a submission to the NCA DA91. Thanked Simone Gray for undertaking the task. Said that the DCA submission would be up on the DCA Website.

A summary of what has happened since the 4 February public meeting. PowerPoint provided electronically.

ACTION: 1 April 2019 "Downer by Design" public meeting to brainstorm ideas. To be facilitated by Patti Kendall and Suzanne Pitson. Use the Watson Community Association (WCA) plan as a starting point. Invite WCA. Note that ACT Gov now talking about "District Plans".

Jacqui to send out email to invite people to participate and call for specialist skills- eg. town planning, traffic, lobbying, landscape architect, vegetation experts, ...

Form a Working Group to lead Downer by Design- preparation for 1 April meeting and beyond. Following people volunteered:

Sam Roggeveen, Sam Hussey-Smith, Suzanne Pitson, Patti Kendall, Peter Lockwood, Tamara Lodding?, Tanja Reuter (Banfield street) ?

Suggested to invite Jane Goffman to provide professional input/ facilitate?

Suzanne to follow up with them.

E-Petition- Miles noted in introduction that DCA will get this up and running. Sam Hussey-Smith to work on this off-line?

It was noted that the Planning Policy area of EPSDD had written to DCA offering to meet with us to follow up on the meeting with Minister Gentleman and show us their 3D plans.

ACTION: Working Group to respond to Suzanne Jurcevic, Manager Planning Policy, to arrange a time to meet with them- either before or after 1 April.

Amit suggested having a chat with Petra Oswald, previously involved on the City and Gateway Team. He will try to arrange a meeting.

Other suggestions were to run a parallel political engagement campaign by involving local members Candice Burch and Elizabeth Lee, while also continuing to correspond with Rattenbury, Stephen-Smith and possibly Mick Gentleman. No mention was made of Barr? It was noted that Shane Rattenbury in correspondence, said that he was not aware of the purple spread of “urban intensification”.

ACTION: Suzanne to contact James Barker who expressed interest in the political side of the campaign. He is on the DCA email list.
Amit to talk to Petra Oswald, now at City Renewal.

2. CHC UPDATE ON SCHOOL SITE “THE BRADFIELD”

Andrew Hannan, CEO (since December 2017) gave a summary of CHC as a not for profit organisation with no recurring funding from government. He did note that CHC had been give \$40 million in assets and a low interest loan from the ACT Government 10 years ago. He noted that CHC now had to pay of the principal on the loan. A revenue stream (did not say what) from the Commonwealth Government is winding down.

Acknowledge disquiet that there are no affordable dwellings in The Bradfield. He plainly said that CHC could not afford it.

Summary of building:

Stage 1- Townhouses. Due for completion by 2020

Stage 2- Apartments. Completion by March 2021. 7 apartments will be for sale at 75% of the market rate (ie. Affordable). Noted that current sales were “pleasant” but also acknowledged that currently the apartment market is slow.

160 dwellings in total for Stages 1 & 2.

Stage 3- Retirement Living. No DA as yet. Negotiating with a partner. Envisage 13 affordable units for rental out of 140 units.

It is possible that Stage 3 will be a partnership development and could not at this stage disclose if the land would go to another developer.

Claim that around 7% of the overall development will be “affordable”.

Alerted the meeting to a new philanthropic arm of CHC to be announced soon.

Making use of an ACT Gov Affordable Housing Innovation Fund, plus incentives from the ATO to foregone rent and land tax exemptions for philanthropic landlords. CHC would take on the role of property managers for such landlords and offer this service to would-be property purchasers. This is a pilot project for 2-3 years.

Trees on site- particularly the pines.

Andrew said he was aware of the "unrest" but made it clear that from his post 2018 knowledge, that the removal and replacement of the pines is a requirement of the DA. It is generally speculated that the ACT Government wants the developer to carry

the cost of tree removal and replacement, otherwise they would have to do it themselves at some stage. Fiona Dickson in Bradfield street who has taken a long-term interest in the trees, noted that the ACT Gov did not engage a qualified arborist when they did their tree plan.

She also requested that the tradies not park their vehicles immediately under the trees (ironically fenced off for the past 3 years) as this was compacting their roots.

ACTION: CHC undertook to pass this on to the workers on site.

So far five trees have been removed to allow for services to be connected to the new development. The DCA made it clear that we want to retain the trees for as long as possible, and asked CHC when will replacement trees be planted.

ACTION: The CEO did not have an answer on tree replacement schedule and undertook to get back to Miles.

ADDITIONAL ITEM- TIM HOLLO GREENS CANDIDATE FOR FEDERAL SEAT OF CANBERRA.

Gave a bit of background- Director of Green Institute, interested in Participative Democracy and citizen involvement. Has been involved in the Watson Community Association planning. Interested in hearing about Downer plans, particularly given the role of NCA. Lives in O'Connor and has been involved with the Lyneham Community Association.

Meeting shifted into DCA committee matters. Non committee members invited to stay if interested. Sam Hussey-Smith chaired.

3. APOLOGIES, MINUTES, CORRESPONDENCE - Jacqui

APOLOGIES: Robyn Rennie, Kerry-Ann Hugo.

PREVIOUS MEETING MINUTES

Previous meeting was the public meeting "Don't Dump on Downer", held on 4 February 2019. A record of proceedings and action items was undertaken. This record was accepted and signed-off.

DCA CORRESPONDENCE RECEIVED AND ISSUES RAISED

Attachment A for correspondence received to DCA inbox. Issues raised in correspondence:

- Resident responses to our email invitation to contact ACT politician about "urban intensification". Were invited to attend 4 March meeting.
- CC of correspondence with various gov Ministers and cc of submissions to DA91.
- Media (newspapers and ABC radio) wanting interviews
- Pete Young wanting to set up a Wednesday community get-together. Sam HS has responded.
- NCA arranging to meet with DCA on DA91.
- EPSDD Planning Policy area offering to meet with DCA about Framework.

4. CENTRE LIAISON REPORT- Stephen

- Going well. Getting extra sand for sandpit. Cleaner is now cleaning in afternoon. Noted a new tenant, the Mandarin Playgroup on Sunday mornings.

ACTION: A DCA working bee to do a clean-up of rear playground area. Stephen to coordinate via email.

5. TREASURER'S REPORT – Stephen

- Provided as email.
- Expenses in February totalled \$2,045, PAYG tax, superannuation and wages totalled \$1,669 and \$376 on utilities and cleaning.
- Total income received was \$1,308. It was noted that an extra \$690 from room hire will appear on the March statement.
- Recorded a deficit of \$737. Had the room rent been cleared, deficit for February would have been \$47.
- Noted that insurance \$2,500 is due in May. This is the biggest single expense. Noted this as reason to possibly delay the purchase of a projector.

Purchase of a projector

- Previously used Amit's, so now need to purchase one for DCA.
- Price range \$500-\$800.
- Purchase within this price range endorsed by Committee with agreement to delay until after insurance payment in May.
- Need for a roll down screen.

ACTION: Miles and Stephen to investigate projector screens. Stephen to purchase projector when funds permit (after May).

Note: Stephen and Denys Garden still working on the Budget Review.

6. MEETINGS AND ACTION ARISING

- 6 February meeting with Minister Gentleman, attended by Patti Kendall, Miles?, Sam HS? Minister suggested: "Downer will be largely untouched by the ACT government's urban infill agenda,...no plans to rezone Downer to allow for greater housing density, [except for on Northbourne Avenue and the Federal Highway.](#)"
- Miles met with Geoffrey Murray-Pryor from the Watson Community Association's planning sub-committee to talk about how they put together their neighbourhood plan. Geoffrey to be invited to the Downer planning Working Group. Watson Neighbourhood Plan is on their website- <https://watson.org.au/category/news/>
- 1 March meeting with ACT Parks and Gardens on the up-keep of the Square. Miles, Jim Dehlsen, Greg Mulvaney attended. Urban Renewal area have yet to hand over the area to ACT Parks! Control of irrigation, weeding and maintenance will become ACT Parks responsibility. DCA will mow the raised lawn. A volunteer agreement needs to be drawn up. Extra plantings

suggested as a way to control the scattering woodchips. Need for extra bike racks raised. Will look into this?

- Yowani, conversation with Lindsay Hunter (ex CHC). Sam HS reported that TP Dynamics the company involved in the re-development plans, are interested in what DCA have to say about DA91. Yowani are not interested in the NCA idea of symmetry of building heights along each side of Northbourne Ave, as they want to have maximum heights allowable.
- Transport- Sue Dyer. Has been in touch with Transport Canberra. New timetables were due to be out on 4 March. Delayed. Suggests a public meeting on transport only issue before 13 April to avoid school holidays.

ACTION: Sue to book room. This will determine date. Jacqui to send out email. Date to be mentioned at 1 April Downer by Design meeting.

- Meeting with NCC held on 19 February. Noted that Rebecca Sorensen provided very detailed notes of the meeting. Circulated to the committee. Simone Gray thanked for her work on the DCA submission on DA91 which was submitted on 4 March.
- Clean Up Oz- 3 March. Miles reported that there were 22 volunteers and 11 bags of rubbish. One particular found item was a stolen wallet with cards intact but no money. Wallet reunited with very pleased owner, Patricia of Tardent street.

ACTION: Jacqui to do short article for next newsletter complete with photo of Patricia and her weather beaten wallet.- Done

7. COLES-DOMA SUBMISSION- Miles

- Due 28 February. Miles prepared and submitted. Copy provided to committee. Main issues were the block like façade of the apartment building facing Downer and pedestrian access from Downer.
- Sue Dyer also submitted.

8. SECTION 72- NCCC REFERENCE GROUP- Sue Dyer

- At the February NCCC meeting, Minister Stephens-Smith reported that only Block 25- Common Ground was going ahead. There was a go slow on the rest of S72 awaiting an Inner North Needs Assessment being undertaken internally within the ACT Government.
- NCCC request for a Community Reference Group is dependent on terms of reference, roles, skills, etc being drafted. Early days on this.
- A small S72 working group is currently active. Sue and Jane Goffman are part of this group.

9. 2018 ACT STRATEGIC PLAN

- See Item 1- Downer by Design working group to contact EPSDD and arrange to meet.

10. KANGAROO SCULPTURE UNVEILING

- 6pm on Friday 22 March. Minister Stephen-Smith to unveil. Rod Baxter in Property Group seems to be the contact and doing the running sheet for the event. Miles has been liaising.
- Number of names have been suggested by the community- "Boomerang", "Roobie", "Chip" and the local Ngunnawal name for big kangaroo- "muunun" which is big and "Buurruu" meaning kangaroo.
- Artist, April Pine, has suggested "Roo Watch"- as apparently the roo appears to be watching you from every angle. It was felt that we should defer to the artist's name choice.

11. ROTATING CHAIR FOR FUTURE MEETINGS- Sam H-S

- Suggested by Sam. Agreed by committee.
- For next meeting, Patti and Suzanne will chair/facilitate.
- Greg Mulvaney has agreed to scribe (Jacqui an apology).
- Sam HS to have access to the DCA Gmail box.

ACTION: Jacqui to provide password to Sam. Done

12. NEWSLETTER

- Would like to have it finalised ready for distribution by 23/24 March.
- Items- 1 April Downer by Design public meeting. Transport meeting. Clean - up Oz story. Kangaroo unveiling (unlikely timing wise)

ACTION: Miles and Denys to prepare. Aniko and Peter to print. Robyn to arrange distribution.

NEXT DCA MEETING- will be "Downer by Design" public meeting

Monday 1 April 2019

Meeting closed 9.20pm

Miles Boak
Co- Convenor

Jacqui Pinkava
Secretary

DCA COMMITTEE MEETING -4 March 2019
CORRESPONDENCE via email