

DOWNER COMMUNITY ASSOCIATION
MEETING Gang Gang Café Downer Shops 5 February 2018 at 6 pm

PRESENT

Community Reps: Jim Dehlsen, Sam Hussey-Smith, Robyn Rennie, Patti Kendall, Miles Boak, Denys Garden, Amit Barkay, Stephen Sedgewick, Greg Mulvaney, Bill Arthur, Margaret Maughan, Rob Miller, Aniko Carey, Brian and Margo O'Malley, Philida Sturgiss-Hoy, Jane Goffman.

Guests: Rhiannon McClelland, Ahmed Munir, Andrew Hannan, Damien Solley, Charlie Sutton, Iraj Taghizadeh, Chloe Howarth and Geoffrey Rutledge.

1. 18.00 - SPECIAL BUSINESS

Square Redevelopment

Meeting with CHC/Environmental Planning Directorate representatives - upgrade for Downer Square - Geoffrey Rutledge, Chloe Howarth EPSD/ Andrew Hannan, Ahmed Munir and Rhiannon McClelland CHC

Miles Boak (Convenor) gave summary of position to date:

- DCA representatives meet with Planning Minister Mr Gentleman who tasked Geoffrey Rutledge from EPSD to sort the issue out.
- Any development of the square needs integration with the shops and CHC developments
- Initial plan developed and publicly displayed for 8 weeks with 99 responses received.

Last meeting decided:

- Speak with TCCS on what their requirements are for works. Comments received back by EPSD in Dec 2017.
- Speak to Seachange tenants
- Considered unification of square design e.g. signage.

Current position:

- Community comment received
- Development depends on budget
- Some immediate actions required e.g.
 - No bike stands places western end
 - Downer Shops Signage needs improvement
 - No kerb crossing on west side of shops.
 - Unsafe structures need to be removed

Shopkeepers noted that security and lighting are also immediate issues.

Next 'big ticket' items should be considered e.g.

- Replace verandah on community hall.
 - NTA constructions who built new shops verandah it could cost around \$200,000

DCA Summary position

DCA would like immediate work done i.e. need to concentrate on minor upgrade/immediate works such as demolition of unsafe structures woodwork and verandahs, kerb crossing on western end of shops, bike racks western end, and centre signage.

Other items may need to go through DA process.

Major works such as replacing verandah community centre side and restoring central bicentennial clock tower structure, new nature based playground and Kangaroo sculpture return will have longer time frame.

Rhiannon McClelland (CHC) Update

Have received all comments on plans. The way forward:

- Need Working Group established
- Suggested Rhiannon McClelland / Ahmed Munir
- Would report back to DCA committee
- Need to work with government to get over the line.

Geoffrey Rutledge (Deputy Director-General, Environment, Planning and Sustainable Development Directorate) update

- Good the community/CHC has prepared plans on potential construction & design works and consulted with local residents
- Agreed to Working Group proposal to take forward
- Will need to cost the work
- If reasonable agreed to cost immediate work proposal
- It would need to document works and
 - Develop project plan
 - Develop schedule
- Keen to undertake this activity in coming months before end of financial year.

Miles Boak DCA noted that if this is the case realistically we can only concentrate on works that don't need a DA in first instance.

Working Group candidates identified:

- Rhiannon McClelland/Ahmed Munir CHC
- Damien Solley Village Veterinary Surgeon
- Charlie Sutton Wellbeing centre
- Iraj Taghizadeh Gang Gang cafe
- Chloe Howorth Environment, Planning and Sustainable Development Directorate
- 2 x DCAs representatives.

Status of 'Kangaroo Sculpture' raised. General background on possibility of replacement of original kangaroo sculpture which was removed during renovation process. Proposed it could be part of redevelopment plan. **Noted** by Meeting.

Also **noted** that this, along with other hardware, (e.g. bike racks) may need development approval from Government. The working group will need to check.

Ahmed Munir noted that Working Group could add minor design changes as part of overall design.

Geoffrey Rutledge EPSD

- Demolition works need to be a priority.
- As far as funding goes the "government has made a commitment "to support development
- Needs a costing first
- Not out of LDA budget
- Planning Department has funding
- No dollar commitment today
- Need to scope proposal
- "Want activity this financial year".

Discussion on telephone line disconnect to Downer Community Centre.

- Seachange was affected by outage
- Line is back on now
- CHC committed to work with government to resolve phone line issues.

Andrew Hannan CEO (CHC) update

- Well advanced with DA approval process
- Hope to get approval in next couple of months
- Will be able to commence marketing
- Then need building approvals
- Same design as DCA has seen
- Parking and traffic calming has been done
- Redesign has been done and fed back into system with TCCS and Planning Department
- 37 town houses stage 1
- 123 apartments stage 2
- Uncertain of independent living numbers available or when works will commence.

Patti Kendall asked how many rent subsidised units would be available. CHC provided further clarification of:

- Stage 1 - 4 Townhouses rent subsidised
- Stage 2 - 10 Units rent subsidised

Discussion and updates from external parties closed at 18.35

DCA meeting resumed

2. 18.35 - APOLOGIES/MINUTES/CORRESPONDENCE

MEETING APOLOGIES

- Brian Callahan, Jacqui Pinkava

DCA CORRESPONDENCE RECEIVED

- Inquiry into Housing by Planning and Urban Renewal Committee has been discontinued
- Advice about proposed development by Yowani Country Club
- Majura Women's Group concern over crèche security (door locks)
- Offer from Candice Burch MLA to meet DCA.

Co-opted on to DCA 2018 Committee

Philida Sturgiss-Hoy was co-opted on to DCA 2018 Committee

3. 18.40 - TREASURER'S REPORT

- Noted there was no use of the hall during maintenance
- No January income
- \$949 expenses – electricity, water, waste removal etc
- \$758 income after invoices sent.

Seachange had no access for month during maintenance.

AGREED by Committee to charge pro-rate charges for the affected month.

Meeting also noted that opportunity cost because of work. Three potential clients lost during maintenance period

Signs: Committee **AGREED** to the cost of signage \$158 on Clean up Australia Day.

Meeting discussion concerning funding for publication of Downer book.

Meeting **AGREED** that discussion to be item for March Agenda.

Uncertainty about future hall rental forestall outlay on book publishing to retain Association funds to it is certain what rental terms we are offered.

4. 18.50 - DISCUSSION ON DCA HALL RENT DOWNER COMMUNITY CENTRE – ASBESTOS REMOVAL, PETITION, LEASE

- ACT government has advised the DCA that the hall lease will not be renewed on previous terms.

- Proposed peppercorn rent no longer available across ACT.
- No figure for rent has been provided to DCA
- ACT Property has actioned works on Downer Community Centre to remove asbestos sheeting in the ceiling. Works are to be completed by 12 February 2018.

Noted that Oaks Estate Hall has already been similarly affected and the community association has been offered a \$17,000 rent increase. Article in today's Canberra Times about it.

Meeting noted that MLA Le Couteur has sponsored DCA to submit an E-petition. We need to encourage people to sign petition about the issue. DCA has over 400 names on hard copy petition that has been circulating since December 2017.

Next steps:

- Send link to user groups and DCA email list.
- Need to reach 500 for government to respond
- Caroline Le Couteur can table E-petition in Assembly
- 21 February is current submission date
- DCA should go ahead in spite of not yet knowing the outcome of the rent decision.

ACTION ITEM

- DCA will write to hall users explaining likelihood of rent increase
 - Likelihood in order of 17K or more rent charge that was what Oaks Estate received
 - Need to raise general awareness
- Stephen/Philida to develop email to be sent to client group.

5. 19.00 - Clean-up Day Sunday 4 March ideas to improve turn out

- Need to advertise in DCA newsletter
- Newsletter needs to out at least week before by weekend 24 Feb for distribution
- Need to put up Clean Up Australia Days signs earlier this year.
- Miles, Jim, Jacqui and Barbara Burns to be involved.

6. 19.10 - MARCH DCA NEWSLETTER - DISTRIBUTION BY 24 FEB

ACTION ITEM

- Miles to prepare text
- Denys to do set out for this newsletter only.
- Include e-petition link
- Philida will manage distribution. Needs definite time as has commitments at Boorowa Show. Brian & Margo O'Malley and Sam Hussey-Smith volunteered to do a distribution area.

7. 19.20 - PLANNING MATTERS ON EXHIBITION – FORMER WATSON HIGH SCHOOL, SECTION 72 DICKSON, DICKSON MOTOR REGISTRY SITE & YOWANI GROUNDS UPDATE FROM JANE GOFFMAN

Section 72 Dickson consultation (Area from pool to playing fields).

- Exhibition launch 24 January
- Information on ACT Government website
- Information kiosk at Dickson Pool Wednesday 7 February, 15.00-18.00
- Has a website facility for feedback on proposal
- Consultation until 16 March
- Report to be prepared by end of March
- Dickson Association is encouraging Downer Association/ Resident support.

8. 19.35 - GENERAL BUSINESS

Proposing another Dickson/Downer Heritage Walk but need to be mutually agreeable dates. Would need DCA volunteers. Jane is away mid-year and potential last weekend she could be involved is 21 May 2018. Miles, Robyn and Brian involved last year and need to be consulted if available again?

Issues raised by resident Bill Arthur concerning security and lighting since shops have been redeveloped.

Also, would like feedback on his idea to construct seating around modified rocks circular platform. Miles Boak indicated the submission has been received and has merit. It will be passed onto working group on the square.

Meeting **AGREED** that this needs review.

Closed 19.50

Next meeting 5 March 2018

Miles Boak
Convenor

Brian O'Malley
Acting Secretary