

DOWNER COMMUNITY ASSOCIATION MEETING

Downer Community Hall, 5 March 2018, 18.00

PRESENT

Walter Reinhardt, Amit Barkay, Jim Dehlsen, Greg Mulvaney, Njegosh Popovich, Margaret Maughan, Rob Miller, Will Miller, Brian Callahan, Denys Garden, Aniko Carey, Peter Carey, Jane Ahern, Patti Kendall, Robyn Rennie, Jane Goffman, Sam Hussey-Smith, Stephen Sedgwick, Margo O'Malley, Brian O'Malley, Petra Oswald (A/g Manager, Urban Renewal, Environment Planning and Sustainable Development Directorate {EPSDD}), Fleur Flannery (Director, EPSDD).

Meeting opened 18.00

Chair Amit Barkay

CITY AND GATEWAY DRAFT URBAN DESIGN FRAMEWORK

Update on the Framework by Petra Oswald.

- Recent media coverage
- Launched 1 March
- Collaboration between ACT Planning and National Capital Authority
- On site information session Downer Shops Tuesday 6th
 - Comment from floor that residents would like a timeline to enable them to understand the impacts on them
- It is a long term time frame
- It is a broad study area
 - From city to the border
- There will be dual planning arrangements required (ACT/ NCA)
- Why is it necessary?
 - Key growth corridor
 - Provides entrance to the City
 - It needs a planned approach
- As it is a strategic framework there is no actual timeline and it will need planning amendments
- Envisaged the framework will take 12-18 months to consider
- Kamberra Winery and Yowani Country Club also part of the consideration for development ideas
- Was identified as key growth corridor in 2012
- Need to protect the landscape
- Opportunity for population grow near the corridor
- There will be a change to the transit hierarchy
 - Pedestrian, cyclist, public transport, car
- The transition from rural landscape to boulevard
 - Still need to protect bushland and 'garden city' model
- Downer affected as part of garden city cycle route proposal

- Framework proposes establishment of ‘Urban Village’ at Macarthur Ave and Dickson
 - Make most of transit activity node
 - Convenient services
 - Building heights increased (Macarthur)
 - No increase in height for Dickson
 - Will strengthen city centre and sense of ‘arrival’ at Northbourne Plaza
 - The boulevard will create a slowed traffic effect
- Downer impacts:
 - New cycle route
 - Landscape upgrades
 - Suggested height uplifts on Northbourne Ave
 - Heights will increase towards city
 - Currently Z1 zoning (8.5 metres height)
 - Proposed height to 18 metres (2 to 6 stories)
 - Yowani and Kamberra Winery will be 18 metres too
- Macarthur transition will have 48 metres from current 44 metres height.

Issues raised by meeting about height and changes to locations where heights are increased.

Fleur Flannery suggested there will be further consultation and need to hear from residents at planning stage. Suggestion from floor for a letter drop to immediately affected households. A number of residents concerned about future and direct impacts on them. Timeline required by residents.

Question from floor concerning Banfield St.

- Reassurance by EPSDD that open space will not be developed.
- Forced acquisition is also not being considered.

Comment from floor that zoning needs certainty.

Fleur Flannery offered interactive workshop with DCA.

Action Item: DCA to establish date and participants. Tentative 9th April. DCA to liaise.

Jane Ahern sought clarification from EPSDD about traffic and stormwater studies and whether there had been any study of Territory Rates impacts. Advice provided studies are available however no Rates review undertaken.

EPSDD update finished 20.00

1. APOLOGIES/MINUTES/CORRESPONDENCE

MEETING APOLOGIES

- Miles Boak, Jacqui Pinkava, Phillida Sturgess-Hoy.

PREVIOUS MEETING MINUTES

Accepted.

DCA CORRESPONDENCE RECEIVED

- Bill Arthur: further commentary on security and Downer shops square.
 - Asking DCA to see if current security run can be moved from 3 AM to between 10.30 and 12.00 PM
- Inclusive Drama Group: screen doors requiring repair, fans adjustment control problems and no toilet paper. Lights are also full on or off. No ability to modulate.
- Travis Jordan from Caroline Le Couteur's office forwarding copy of letter from Chief Minister's Office
 - Commitment by Caroline Le Couteur to ensure long term consistency in approach by Government
 - Letter confirms licence is under a subsidised (no rent) arrangement.
 - Tenant to pay first \$500 in maintenance costs with outgoings being the responsibility of the tenant
 - Tenant retains revenue from the hall hire and ACTPG to pay for capital works
- Sue Dyer: raised transport issues concerning impacts on 39 bus route by light rail.
 - Email to be passed to Transport Working Group
- Notification of Gateway Framework release from Petra Oswald, EPSDD. Offer of meeting with major parties and presentation of Framework
- Caroline Le Couteur advising of Gateway Framework release.
 - Alerting DCA to potential increased building height limits
 - ACT Government's standard territory Plan Variation process would not happen and there would be no Planning Committee inquiry
- Capital Group: Notification of Gateway Framework release and changes assumptions.
 - Notes it also applies to Kamberra site
 - Notes that "it differs markedly from our discussions (is) in relation to height limits which impacts the remaining area of open space."
 - Encouraging close reading of Framework
 - Suggest communication with Kamberra team to include in any submission.

2. BUILDING LIAISON OFFICER

- Have been issues since refit
- Problems with doors and fans
- Doors: looking to repair
 - Total cost \$900
 - Communication with ACT Government to contribute.

AGREED by Committee to pay cost and seek recovery from ACT government

- Air conditioning fault creating mold
 - Seeking ACT government to contribute as a result of air conditioning fault
- Waiting to hear back about a range of repair / capital issues
- Asbestos also discovered under floor
 - Does not present a risk
- Other asbestos has been removed.

Interview with candidate for Building Coordinator has occurred.

AGREED by Committee to engage new Coordinator and review in three months.

3. TREASURER'S REPORT

- Income exceeded \$5,000 last month
- Good book sales
- Budget Review being undertaken
- Quarterly invoices to go this coming month
- New tenants should cover potential revenue shortfall.

NOTED by Committee: good work by Steve and Denys in undertaking the review.

4. DOWNER SQUARE WORKING GROUP UPDATE

- Met with ACT Planning and CHC
- No commitment by ACT Government concerning payment or timing
- Security and signage issues exist for building tenants
- DCA will do preparatory work however timelines and cost arrangements are still not clear
- Update email was circulated by Miles Boak.

AGREED by Committee that the DCA will seek clarity on financial arrangements, timing and undertaking of short term works via DCA president.

5. CLEAN-UP AUSTRALIA DAY

- 20 participants
- 19 bags of rubbish collected
- Thanks extended to Jim Dehlsen for coordinating.

6. UPDATE ON DICKSON DEVELOPMENT

Jane Goffman provided update on Dickson development.

Noted there are issues around retaining community usage. 16 March cut-off for comment.

7. TIP COSTS

AGREED by Committee: payment of tip fees for Clean Up Australia endorsed.

8. REPRINT OF DOWNER BOOKS

Discussion on numbers and timing of book reprint.

AGREED by Committee: obtain firm quote prior to deciding whether to print more copies.

9. CHC DEVELOPMENT RELEASE OF APARTMENTS

Observed that CHC has apparently changed its approach to release and make-up of housing types on Downer development. Excess of apartments as a result of Territory planning changes has made them review release approach.

AGREED by Committee: write to CHC to clarify whether they are proposing to change their release approach with regard to proportion of apartments (in particular).

10. COMMUNITY MEETING 9 APRIL

Proposed meeting for all Downer residents to have presentation on new Gateway Framework.

Amit and Miles to organise.

11. NEXT DCA MEETING

Next meeting to be undertaken electronically in light of 9th April community meeting.

Meeting closed 20.45

Amit Barkay
Acting Convenor

Brian O'Malley
Acting Secretary