

DOWNER COMMUNITY ASSOCIATION MEETING

Downer Community Centre, 7 May 2018

PRESENT

Miles Boak, Amit Barkay, Jacqui Pinkava, Stephen Sedgewick, Patti Kendall, Greg Mulvaney, Sam Hussey-Smith, Greg Mulvaney, Brian O'Malley, Margo O'Malley, Brian Callahan, Robyn Rennie, Patti Kendall, Philida Sturgess-Hoy, Paul Mercer, Trish Mercer, Fran Parker, Suzanne Pitson, Geoff Francis, Tamette Wood, Byron Singline, Walter Reinhardt, Rob Miller.

From/for Yowani:

John McCullagh- Chairman of Yowani Golf Club

Adrian Derham Yowani

Chris Millman- Cox Architects

Alex Gorecki- Cox Architects

Dan Stewart- Elton Consulting

Tony Pan- TP Dynamics- corporate/commercial partner

Meeting opened 7.00pm

Chair Miles Boak

1. PRESENTATION ON YOWANI GROUNDS

Dan Stewart from Elton Consulting approached DCA to provide information on the proposed development.

Presentation opened with a rationale for the proposed development of the site from the Chairman of Yowani Golf Club John McCullagh.

- Noted that Yowani are at the very beginning/ scoping stage of the proposed development. Seeking re-zoning of this privately owned site. Also seeking to purchase Government land in the west (vacant asbestos affected plot near tennis courts) to build new golf clubhouse.
- Noted that golf club is currently not financially sustainable and can no longer rely just on member fees to maintain a quality golf course therefore seeking to get greatest value from their land to maintain the golf course.
- Expect the full development to take 10-15 years.

Powerpoint presentation of proposed development lead by Chris Millman, Cox Architects. (see Katie Burgess 15 December 2017 article in the Canberra Times)

- Noted that it is a partnership development with PT Dynamics, a Canberra based construction company (with Chinese/international connections?) set up by Tony Pan.
- Aim is to create a world class golf environment and urban precinct capitalising on proximity to the light rail.
- Reiterated that the plan is at an early stage, a “proposition” and hinges on the ACT Government re-zoning the Yowani owned land (90,00 square metre site) to allow for the building of 1200 units (terraced 2-3 storey townhouses and up to 8 storey apartments).
- Plan also includes the purchase of land to the west (near tennis courts) owned by the ACT Government to be the site for the new clubhouse.
- The precinct is proposed to be built on the eastern edge, with the taller apartment buildings bordering Northbourne Ave. The smaller townhouses will follow the new line of Sullivans Creek. They spoke of a terraced affect tapering down from NB Ave towards the creek.
- The development is expected to be staged over a 10+ year period commencing at the Mouat Street end and working northwards.
- Proposed plan allows for mixed use, with shops, cafes, health related facilities at the ground level. This aspect was highlighted by Tony Pan who was enthusiastic as to the possibilities that could even include a cinema. He emphasised that he was looking for a sustainable, technological and energy efficient development. Mention was made that the dwelling types would be geared more to non-family residents (though they said the townhouse would be 3 bedroom).
- Sullivans Creek is to be naturalised and will form the border between the residential development and the golf course.
- Indicated sight lines allowing views between the buildings on NB Ave to the golf course so as not to create a barrier. Later noted that these would be open spaces of 20 metres with public right of way access through to the eastern edge of Sullivans Creek.
- Noted that their plan is for 8 storey buildings on NB Ave (25 metres) which is a discrepancy with the City and Gateway Draft Framework which indicates no more than 18 metres (6 storeys) on both sides of NB Ave. This discrepancy was acknowledged but indicated that discussions with the ACT Gov Gateway people that there is possible flexibility around the concept of symmetry of heights on either side of NB Ave.

Comments from the floor:

- Height issue of having the tallest buildings on the edge of low rise established suburb. Issues of shadowing.
 - Responded that shadow casting modelling showed that there would be no shadowing on the Downer side or on the netball courts.
- Suggestion that the tiered concept be reversed with the lower (2-3 storey) terrace townhouses be built on NB Ave tapering up to the tall 8 storeys at the Sullivans Creek boundary.
 - Reiterated that the development is at an early stage and did not dismiss this suggestion outright.
- Call for a more integrated approach with other developments as well as the need for social planning for schools and other services necessary to support a massive population increase in the area.
 - Noted (with a touch of reluctance) that they had engaged with the Kamberra Winery people.
 - Stated that they had not done any social planning at this stage.
- Traffic flow concerns, especially rat-running.
 - Responded that they have been consulting with Transport Canberra (TCCS). They are looking at dead end/ one-way roadways in precinct to make rat running difficult. A detailed traffic plan is yet to be developed.
 - Noted that they have been talking to Pedal Power about cycle ways through the precinct.
- Flooding of Sullivans Creek?
 - Acknowledged that flood mitigation an issue. Said that the hydrological plan was yet to come.

Presentation ended with offer from Dan Stewart, Elton Consulting, to have regular briefings with the DCA. They are planning drop-in sessions at the golf club. People can sign up on their website www.yowanigrounds.com.au to receive updates. This website is to be revamped. Also said people could send in questions to the Yowani people through Dan Stewart- dan@elton.com.au)

2. CITY AND GATEWAY FRAMEWORK DCA SUBMISSION

- Miles noted that a DCA submission could not represent the Downer community as there would be differing perspectives. This would be made clear in the submission.
- Specific comments, views, ideas of people present were recorded. See Attachment B. These have been forwarded to Miles to assist in finalising the DCA submission.
- Noted that the Canberra population is growing at a rate of 3% per annum. Urban densification an inevitability.
- Noted that the National Capital Authority who are responsible for the Northbourne Ave corridor and the ACT Government have demonstrated differing view and provided differing information at the various public consultation forums.
- Though the official deadline of 6 May is past, it was noted that the DCA submission will be accepted if received sometime in the week ending 12 May.
- Miles indicated that a draft of the DC submission would be circulated to those present and immediate comment invited.
- Miles noted that Petra Oswald Ag Manager Urban Renewal EPSD has given DCA an open invitation to meet with them.

ACTION: Miles to contact Petra about two weeks after submissions close (so end May) to allow the Gateway Team time to digest public views.

3. APOLOGIES/MINUTES/CORRESPONDENCE

MEETING APOLOGIES

- Denys Garden
- Jim Dehlsen
- Kerri Paloni (Centre Coordinator) Noted that she is not required to attend.

PREVIOUS MEETING MINUTES

Minutes of 2 April 2018 accepted and signed off.

DCA CORRESPONDENCE RECEIVED

See Attachment A.

4. CENTRE LIAISON OFFICER REPORT

- Kerri Paloni has taken on the role of Centre Coordinator. Working well.
- Electricity and phone lines are now underground. Amit noted that they have yet to be connected. Rod Baxter from the ACT Property Group has been advised of this issue.
- ACT Property replaced carpet damaged by a leaking airconditioner and have submitted an invoice for \$550. They have also submitted an invoice for \$450 for possum removal and \$107 for “attending the site” to check that a door handle had been replaced (by Jim!).

ACTION: Amit to follow up with his contacts in ACT Property to query charges.

5. TREASURER’S REPORT

- Copy of report submitted by Stephen. Copy at Attachment B.
- Noted that total room hire invoices were \$2-3,000 less for this quarter due to asbestos removal work done during January-February.
- Insurance was paid with \$450 to be recouped later in May when the public liability insurance is switched to a new (cheaper) provider.
- Denys and Stephen are doing an analysis of DCA finances to determine whether to increase room hire fees to counter deficits experienced in the past few years. It was noted that there had not been any increase for approximately 10 years.

6. LEASE ON DOWNER COMMUNITY CENTRE

- Lease of the Downer Community Centre endorsed. Dated 23 April Copy of the original lease (and cover note from Marcel Norbart ACT Property) is to be held by Stephen Sedgwick, Treasurer. Only substantial change to the five year (23 April 2018-2023) lease is that GST has been added to the maintenance costs. DCA is responsible for the first \$550.
- Miles gave a vote of thanks to Greg Mulvaney for all his efforts with organising the petition and media publicity.

7. DOWNER SQUARE WORKING GROUP

- A meeting on Wednesday 9 May at 8.30am has been arranged with Rod Baxter from ACT Property, Chloe Howorth (EPSD), Keiran Fordham from CHC, Njegosh Popovich, Damien (the vet) and Charlie (the wellness centre), Neil Hobbs (landscape architect)??? are expected to attend.
- Miles invited all interested to attend. Sam noted that he would not be able to but would ask Dominic Ransan-Cooper to attend given his work on coordinating public feedback on an earlier draft design.
- Miles noted that EPSD are keen to get this project of their books and as Rod Baxter who was effectively “the builder” present, he expected the project to get underway promptly.

- Some discussion about asking for money for replacement of the stolen kangaroo sculpture with the idea of the money to be used for higher priority works (eg. northern veranda replacement).
- Working Group Action List and new Harris Hobbs proposed design at Attachment C.

ACTION:

- Sam to speak to Dom about attending 9 May meeting.

8. DICKSON ACAT (COLES/DOMA) APPEAL OUTCOME

- Coles has launched an appeal against the ACAT decision to revoke planning approval to build two supermarkets and an apartment complex on the current Woolworth carpark. Coles are alleging that ACAT erred in law and questioning whether it was the right body to make that decision.
- The Supreme Court to decide in late May on whether Coles has a case.
- Miles noted that while DCA could “get a seat at the table”, he advised that it was not in our interest to do so. This was agreed by the Committee.

9. WATSON HIGH SCHOOL SITE DEVELOPMENT

- An email was sent by Miles on behalf of the DCA to Minister Gentleman on 19 April requesting information on the planning process should the site be used for student accommodation.
- A letter from the Save Watson Oval Action Group was sent to Minister Gentleman on 4 May - copy provided to DCA.

10. UPDATE ON CHC DEVELOPMENT ON DOWNER PRIMARY SCHOOL SITE

- Noted that Keiran Fordham has been re-employed as a consultant for CHC. This is viewed positively.
- Given the current oversupply of apartments in Canberra CHC plan to release townhouses first to test the market.

Next meeting is 4 June.

Meeting closed 9.30 pm.

Miles Boak
Convenor

Jacqui Pinkava
Secretary

Agenda Item 3- **Correspondence since last meeting** (2 April 2018)

Incoming:

06 April- Marcel Norbart, ACT Property Group- documents for Hall leasing (also sent to Miles)

09 April- Kieran King- Downer resident wanting residents to know about a DA for large development in ex-M Fluffy site in Melba Place.

17 April- Sue Dyer- alert on CHC's financial position with reference to Canberra Times article on affordable housing.

19 April- Tania Parkes- for kamberraonfederal- reminder of Gateway comment deadline and pointing out their masterplan for higher density development

20 April- Suzanne Pitson- advising of letter drop with diagram of the affect of the Gateway proposal on residents on western border.

23 April- Janka Geckova- Majura Pre-school- asking about newsletter so they can advertise their fete on 19 May.

24 April- Dan Stewart- Elton Consulting- wanting to meet for update on Yowani Country Club non-golf course land. Forwarded to Miles.

26 April- Peter Struys- seeking clarity and details on the Gateway plan and expressing concerns.

26 April- SEE-Change advising Denys that they have put in for a Sustainability Award for the Party at the Downer shops event.

26 April- Sue Dyer (one of many)- in response to outgoing email- requesting more community engagement meetings by EPD for details on Gateway.

27 April- Bryon Singlines- sharing his concerns about the Gateway plan. Lives in Banfield St and wants DCA to raise these concerns.

27 April- Trish Mercer- wanting DCA to challenge proposed building heights and provided copy of her comments sent to ACT Gov.

Outgoing:

26 April- "APB" on extended deadline for comments on the Gateway Draft Framework.

5 May- specific email to: Fran Parker, Sue Dyer, Peter Comisari, Trish Mercer, Peter Struys, Suzanne Pitson, Mary James, Byron Singlines to come to the 7 May DCA meeting, given they had shared their views on the Gateway plan.

...and individual replies to all correspondents (except Tania and Marcel).

Directly to/from Miles (not via Downer Association mail box).

9 April- Miles to Marcel Norbart ACT Property Group- signed copies of Centre Lease.

12 April- Chloe Howorth (EPSD) advising that they have taken over the project management for the Downer Square upgrade from CHC and a review of Harris Hobbs design.

19 April- Miles to Minister Gentleman on Watson School site development requesting information on the planning process and feedback on Elton Consultation.

29 April- Jane Goffman- Advising that Coles is appealing the ACAT decision in the Supreme Court.

4 May- Save Watson Oval Action Group- copy of letter they sent to Minister Gentleman and their brochure.

6 May- Sue Dyer- copy of her detailed submission on the City and Gateway Framework.

6 May- Bruin Christensen- copy of his comments on the Gateway Framework