

DOWNER COMMUNITY ASSOCIATION
Minutes of Management Committee Meeting
Monday 1st July 2013

The meeting opened at 7.00 pm.

PRESENT

Di Fielding (Chair), Miles Boak, Caroline Le Couteur, Brian Callahan (minutes), Stephen Sedgwick, Chris Paterson (coopted)
Observers: John Fielding, Doc & Jane Wright (Bennett),
Invited guests: Alastair MacCallum, Kim Sinclair (CHC), John Randall (INDESCO Consulting Engineers), Anna Nagalingam (INDESCO), Alison Abernethy (EDD), Bonnie Jackson (EDD), Rebecca Stanley (Knight Frank)

APOLOGIES

Amit Barkay, Patti Kendall, Jane Ahern, Denys Garden

MINUTES

Time ran short and minutes of the meeting held 3rd June 2013 were not discussed, to be accepted next meeting.

DEVELOPMENT ISSUES

The invited guests provided the meeting with an update on progress with development of the school and shop sites.

Rebecca Stanley spoke about the scoping study being conducted by Knight Frank. The study is intended to form the basis of a planning report to support the rezoning changes of the Territory Plan amendment to ACTPLA. The study is addressing “big picture” aspects of the development including demographics, community use, traffic, roads through the site, trees, heritage impacts etc. Planning for the report to be submitted to government by Sept 2013, then to the Minister, possibly a Legislative Assembly Committee and opportunities for further community consultation. Hoping for approval by early 2014.

It appears likely there will be a direct sale of the site to CHC, and then a design and siting process which would include a demolition plan and a more detailed plan of what would actually be built on the site. There was some discussion about the plans for a commercial development within the site and great concern expressed by DCA members that this could provide unwelcome competition for the development at the shops, possibly leading to the failure of both. DCA members also sought assurances on the clear identification of public open spaces within the new development.

ACTION: Miles Boak will prepare a submission outlining the DCA position on the preferred Territory Plan amendments especially that:

- **The only Commercial zoning onsite is to be at local shops. Retail uses are to be located at shops not in the old school site.**
- **That the Territory plan should identify the land to be zoned open space. This should define the public areas of the site.**

- **The Territory plan amendment should go to the Assembly Planning Standing Committee**

John Randall from INDESCO spoke about their work in assessing the impact of the proposed development on services such as sewerage traffic etc; there is a contamination issue with some underground storage tanks and discussions are underway with the EPA about their removal.

It is acknowledged that the road layout will be fundamental to the success of any plans and discussions are underway with TAMS on this matter. Traffic studies now include assessment of the impact of light rail; assurance was given that there are no plans to run busses through the site, they will be restricted to the outer perimeter as they are now.

Alison Abernethy answered a number of questions which had been put to the EDD prior to the meeting. In brief her responses included:

- higher density development is now planned for the western side of the site
- community concerns about the large number of one bedroom dwellings and preferences for more townhouses, larger apartments and capacity for ageing in place are acknowledged and under consideration
- the need to include accommodation for older women is acknowledged and under consideration; Kim Sinclair discussed the CHC business plan which includes collaboration with community organisations such as the YWCA
- there are no plans to include public or social housing in the development, it is considered that Downer already has an adequate supply
- it is proposed that the maximum height for buildings on the site will be 4 storeys.
- community concerns about adequate parking for the site are acknowledged and under consideration as part of the wider public transport plans, the development will comply with the standards of the day, at the moment it remains as 1 space for each apartment. It was pointed out that parking areas for the childcare centre and commercial areas of the development would probably be vacant at night. There was some discussion about aspirations to reduce Canberra's reliance on cars in favour of public transport
- the potential need for more primary school places in Downer due to the increasing numbers of young children have been noted and discussed with the schools authorities; the profile from the last census has been noticed and is being taken into consideration but no plans for any changes at this stage other than an upgrade of Majura Primary School which is already underway
- the impact of the new development on Downer's already overloaded sewerage capacity has been reviewed by INDESCO and a number of options are being developed. The preferred option of a bigger mains down part of Phillip Ave with connection via Bradfield St has been submitted to the LDA; if successful it would be gradually implemented once more detailed plans for the site have been approved. Kim Sinclair gave assurances that CHC will be advocating for a sewerage upgrade too.
- INDESCO have started to assess the impact of the development on traffic through Downer and again say it depends on what type of development is finally approved. The matter has been raised with Roads ACT and TAMS. Plans for the redevelopment of Dickson will affect the outcome. There are no plans for a road to connect Melba and Frencham Sts
- The EDD is very keen to be involved in an upgrade of the Bicentennial Square

CORRESPONDENCE

Letter from received from Dept Housing notifying us that they are reviewing all leases of community facilities in ACT including the Downer Community Centre and that they will be in contact with Di to discuss further; Di has been invited to sit on the committee that will review all of the leases.

Email from Leon McCluskey notifying that the Canberra Aviation Community Consultation group will be meeting on 11 July if DCA has anything we want raised.

Email in from Patti Kendall to advise that she is up and about but soon to begin radiology; Di will respond advising Patti that she is very welcome to attend any meeting when she feels well enough.

We have the Dickson traffic data if anyone wants to look at it.

CENTRE COORDINATOR'S / CENTRE LIAISON OFFICER REPORTS

Larisa Antonova-Pitts has moved on. New coordinator Jingwen Wang commenced duties today 01/07/13; looks very promising, is undertaking a Cert IV in Business Administration, has had some relevant experience in school fund raising activities.

Amit Barkay was an apology. New hot water service is needed; Stephen reported that there are sufficient funds available to cover the cost, discussion as to whether the DCA or government should be responsible. Amit has been authorized to get quotes for replacement with a fixed water boiler, either on the wall or under the sink.

Item held over until Amit's report at next meeting.

Stephen reported that a client group had requested repairs to blinds in the West Hall,
Jingwen to discuss this with Amit on his return.

There was a report from a Downer resident who was finding the website difficult to navigate and requested hard copies of upcoming issues/events to be posted on centre noticeboards; the meeting agreed that this should be possible.

SPRING FAIR The Spring Fair will be held the same day as the election, actual date is uncertain at this stage. Chris Paterson and Di Fielding will organise this, but Di will be away in August and Chris in September, October will see them both back on deck. Miles Boak has previously agreed to take over the organization while they are away, although it was recognised that other Committee members would need to assist, especially on the day. Girl Guides and Downer Preschool have expressed interest having stalls, hopefully some of the centre clients will also be involved.

TREASURER'S REPORT

Treasurer's report is attached to minutes. Stephen reported that the financial position is favourable by around \$6000 with further income of \$2,000+ expected in the near future.

NEXT MEETING

Monday 5th August at 7 pm. Di is away for this meeting and the September meeting. Miles to act for Di in this period.

The meeting closed at 8.40 pm.

Di Fielding
Convenor

Brian Callahan
Acting Secretary