

## DOWNER COMMUNITY ASSOCIATION

Minutes of Management Committee Meeting, Monday July 4th, 2016

### COMMITTEE MEMBERS PRESENT

Miles Boak (Convenor), Amit Barkay, Denys Garden, Patti Kendall Robyn Rennie, Philida Sturgiss-Hoy, Jacqui Pinkava, Fiona Dickson

Jim Dehlsen (Maintenance Officer)

### APOLOGIES

Brain Callahan, Stephen Sedgwick, Kim Sinclair (CHC), Kieran Fordham (CHC Project Manager), Eddy Bourke (CHC), Anthony Stannar

### OTHER ATTENDEES

Jane Goffman, Peter Carey, Aniko Carey, Fiona Evans, Jo Pickles, Gerry Lee, Richard Niven, Victor Isaacs

### MINUTES

Minutes of the meeting of June 6th, 2016 were accepted with minor amendments to comments made by Patti Kendall at the May meeting.

### CENTRE CORRESPONDENCE

Sue Dyer had contacted the DCA regarding the potential impacts of light rail on the no.39 bus route, which will likely add significant commuting time for Downer and Watson residents.

### CENTRE COORDINATOR'S REPORT

#### SEE-Change

Jodie Pipkorn has moved on as Executive Director of SEE-Change. Liam Liliie has taken on the role. It is likely that SEE-Change will continue to use the Community Centre.

Jim tidied up the courtyard prior to election day and is restoring the courtyard clock. Miles and Jim are organising working bees to continue to tidy up the courtyard over the coming months and rebuild trellis.

It is anticipated that the next community event at the Centre will be the shop opening / or ACT election day in October.

### TREASURER'S REPORT

Invoices for centre use have been sent and are being paid. Otherwise, the accounts are as tabled. Of note are expenses and revenue associated with the election day (revenue from AEC and expense in the form of donations to the Pre-School to support the election day BBQ).

## SHOPS

The shops are still on schedule to be opened by the third quarter of 2016.

## PROPOSED COMMUNITY INFORMATION DAY ON THE FUTURE OF DOWNER - AUGUST 23RD

On August 23rd, Patti Kendall and Anthony Stannard have arranged for presentations from developers responsible for the following development sites impacting on the future of Downer:

- Kamberra Winery site
- DOLES-COMA Dickson shops development site
- CHC at Downer Downer School Site
- Downer Shops
- Canberra Metro (Light Rail)
- City and Gateway Urban Renewal

This community event would be advertised in the newsletter.

There was brief discussion about the above developments, particularly the light rail development. Peter Carey mentioned that services running along Northbourne Avenue, such as gas, water and cabling will be affected by the light rail development.

Patti expressed concerns that many Downer residents may be rated out of the community by property developments and changes to zoning associated with the corridor of development along Northbourne Avenue.

Northbourne Avenue will be widened along the border of Downer. No upgrades are going to be made to the cycle paths along Northbourne Avenue. These will be status quo.

Another light rail stop has been added in Mitchell.

## DISCUSSION WITH JANE GOFFMAN ABOUT THE DOMA-COLES DEVELOPMENT PLANS

### *Concerns about the appeal time frame and democratic process*

The amended Development Application plans were submitted by the developer to the ACT Government on May 1st, 2016. The approval for the resubmitted plans was granted on June 29th, 2016. There are 28-days for prior respondents to the original Development Application to file an objection / appeal (appeals must be filed by July 27th).

The full set of amended plans were still not on the public register for inspection 5 days after the approval was granted, making it impossible for the public to comment, and eroding five days from the window of time that the public has to consider and make informed comment about the plans.

No extension of the 28-day appeal time frame is being granted.  
There were 59 objectors to the previous plans submitted by DOMA-COLES.

There was support and recognition from many DCA members for Jane Goffman, and her view that this is not acceptable, and a distortion of due process.

#### *Appealing the approval decision*

Jane Goffman was unsure who would become appellants in the case against the DOMA-COLES development approval. She suggested Charter Hall, the owners of the Woolworth's site and one of Australia's leading retail property owners may still appeal the approvals decision. It is unlikely that Woolworth's themselves will appeal.

#### *Community meeting on July 21st*

The Planning Directorate (including Gary Rake) has agreed to attend a community meeting about the development at Daramalan School Hall on July 21st. \*Note this meeting was subsequently cancelled by the Planning Directorate.

#### *General concerns*

Philda Sturgiss-Hoy questioned whether or not there had been a real business case for the development. Philda also raised concern that community support for two supermarkets was being utilised incorrectly as tacit community approval for a suboptimal development.

Robyn Rennie stated that the development is still not considering the needs of Dickson as a whole, such as Woolies Street and sites along Northbourne Avenue. Richard Niven suggested that part of the reason for the fragmented and staggered approach to the development of Dickson is the range of property owners involved.

Jane Goffman said it was clear that the ACT Government is not going to protect the interests of local residents, over the interests of developers.

#### Specific aspects of the development design

##### *Loading dock*

The revised development seems to have made some improvement to loading dock design in terms of the impacts on Antil St. Aldi and Coles will share a loading dock. There is still concern about the logistics of this, given the potential volume of truck traffic associated with the two stores.

##### *Accommodation of removal trucks for potential residents*

When questioned about how residents of the apartments would be able to access and move their furniture onto the site, it was suggested that they also would utilise the Coles / Aldi loading docks for removal trucks. Jane suggested that this may be challenging, and that the developer has not fully considered critical practical aspects of the development.

##### *Pedestrian safety concerns*

Jane Goffman believes there are potential pedestrian safety concerns associated with the design, including poorly designed shared zones from the MacDonald's site across to the newly proposed buildings.

#### *Windowless bedrooms or "study"*

The developer seems to have removed the "windowless bedrooms". On the original plans windowless rooms were being identified as 'studies', which would have enabled the developer to avoid the stipulation for windows in bedrooms.

#### *Impact on the Library*

Jane Goffman explained that the designs will reduce the public amenity space in front of the library.

Philida Stugriss-Hoy requested an explanation of how library users would access the library from the new car parks. Jane explained that this would require users to navigate a fairly elaborate path using escalators or lifts into a foyer area, walk through an arcade, and across a shared zone bridge (which would be placed where the current road sits besides the library.)

Meegan Fitzharris (MLA) recognises that Dickson Library is one of the most utilised libraries in Canberra. To this end, there may be some future expansion of the library.

#### *Road next to library*

Jane explained that the ACT Government has sold the space underneath the TAMS road to the developers to enable them to use that as a basement area.

#### *Emergency vehicle requirements*

It wasn't clear how emergency vehicle requirements would / would not be met by the development.

#### *Temporary parking*

Jane suggested that Shane Rattenbury's letter was instrumental in ensuring that the stand of trees next to Dickson pool was not approved as a temporary car park whilst the shops development is built. Tradesmen working on the site will be able to park at the old Downer club site.

#### *Other concerns*

- Jane stated she is concerned about the connectivity (or lack thereof) of the whole site.
- The previous wind tunnel report seemed to suggest that there may be wind tunnel issues with the site.
- Jane said the site assessment is partially based on a geotechnical report from 1980 which is probably outdated.
- The site appears to sit over a fault line.

OTHER MATTERS

The issues with oval lighting shining into homes on Bonython Street has not been resolved. One resident received a message on their home telephone from TAMS saying they would not be able to do anything about it, despite the fact that the audit indicated that the lights breached current standards.

Miles suggested that the DCA could write to TAMS to ask them about why there was no appropriate follow up to the audit by TAMS.

Miles Boak, Convener

Fiona Dickson, Secretary