

DOWNER COMMUNITY ASSOCIATION

Minutes of Management Committee Meeting, Monday 2 November 2015

PRESENT

Miles Boak (Acting Convener), Stephen Sedgwick, Jane Ahern, Patti Kendall, Denys Garden, Philida Sturgiss-Hoy.

Observer: Jim Dehlsen. Guest: Kim Sinclair from CHC Affordable Housing

APOLOGIES

Di Fielding, Caroline Le Couteur, Brian Callahan

MINUTES

Minutes of the meeting of 5 October 2015 were accepted.

MATTERS ARISING FROM MINUTES

Phone line/need for mobile phone: It was confirmed that the DCA phone line has been restored by Telstra. It was agreed therefore, that there is now no need to purchase a mobile phone for the Centre.

DCA Anniversary Dinner: Feedback on the dinner from members and guests was overwhelmingly positive. Many guests commented favourably on the night and subsequently via email and personal messages.

It was overwhelmingly agreed to award Di Fielding Life membership of the DCA in recognition of her untiring hard work and support for the concerns of Downer and its residents. Although she was unable to attend the dinner due to ill health, Di listened to the citation on the phone and expressed her thanks and appreciation for the award.

CENTRE CORRESPONDENCE: As noted

CENTRE COORDINATOR'S REPORT: In Jingwen's absence Stephen Sedgwick reported that a claim for having the Centre re-keyed after the recent break-in has been submitted to ACT Property Group. There is some confusion over another bill for \$400 from ACT Property Group. It is not clear if this relates to the removal of rodents/possums and gutter clearing at the centre. The dirty ceiling marks around the lights were also questioned – it was understood that the stains were the result of possums/rodents in the roof.

There was discussion and agreement regarding the need to remove the carpet in the meeting room. The room smells strongly of damp and mould.

Action: Stephen to clarify bill with ACT Property Group and investigate the potential removal of stains from the ceiling and lifting/replacing the carpet.

Jim Dehlsen, who attends to maintenance at the centre, handed over the 2 master keys to the key safe. It was decided that Jim would keep one and Stephen Sedgwick would hold the other.

Jim updated the meeting on maintenance matters. He reported that there are some flyscreen door closers to install. Jim also questioned who was responsible for the maintenance of taps, hand basins etc. as taps are old and need replacing if suitable washers cannot be found. He was informed that DCA is responsible for ongoing maintenance, TAMS for capital costs. An executive summary from ACT Property Group was sent to Jim via email.

Action: Jim to research costs of replacement taps.

Questions were raised about the safety and aesthetic appeal of the lights in the meeting hall.

Previously DCA was informed that they were old and dangerous. It was suggested by Denys that they should be removed or covered.

TREASURER'S REPORT: Stephen Sedgwick reported that October was a busier than usual month with a total of \$6013 in expenses, thanks in part to the 30th Anniversary Dinner expenses of \$3362. Superannuation, PAYE, wages and general bills came to \$2687. Income of \$4590 was made up of \$3290 in room hire and \$1300 in dinner ticket sales. Overall the working bank account dropped by roughly \$1400. The total cost of the 30th Anniversary Dinner was \$1508. The next round of invoices are about to be sent out.

DOWNER ROADS REFERENCE GROUP FEEDBACK: Miles Boak and Patti Kendall attended the meeting for the DCA. After the terms of reference were presented, Kim Sinclair (CHC Affordable Housing) noted that the latest masterplan from June 2015 provided a concept plan that conformed to the Territory Plan Variation and the Precinct Code. As a concept plan, it was always intended that the built form would be reviewed upon appointment of the architect/s and in discussions leading to the Development Application lodgement. The final design is to maintain heritage tree and old school courtyard area components.

The meeting was presented with two attachments: a site map showing the masterplan road network and a copy of the 2004 ACT Heritage Register tree assessment for the site as starting points for the discussion.

-Kim advised the document was a starting point for discussion and had been drawn from the masterplan showing the roads conforming to current planning requirements.

-The group noted the road as drawn would encroach on the small oval and would also require the removal of heritage trees. As such, not viable in its present form.

Miles noted that:

*The DCA has a firm view that the oval should not be encroached on by any road, and that they had received an assurance in May this year from the Chief Minister that this would not occur;

*He could see no justification for such a 'major' road;

*A low speed shared zone coming off Melba St and potentially connecting to the carpark to the west of the DCC and shops would be a preferable solution.

It was agreed that a number of points required further discussion and clarification:

-If there was a consensus for the western access road to partially infringe on the easement or oval, how would the planning process handle that. This option would have to be considered against previous commentary that the oval is not compromised.

-That a list of the various stakeholders (govt, non-govt) that relate to the road system be available for PRG

-Helpful to have a representative from TAMS at the next meeting.

-What water sensitive urban design features will be considered? For example, there could be swales instead of gutters, or road/footpath treatment such as the one at the shared zone on Childers St in City West.

-Where will water be collected, and could it be managed on site, for example by creating a small wetland?

-Miles drew the meeting's attention to the Downer Central Design study that was undertaken in 2006

Action: Miles and Patti will continue to report back to the DCA on the reference group meetings.

CAPITAL METRO LIGHT RAIL PLAN APPLICATION:

It was noted that the plans and documents for the Light Rail Development Application are now on exhibition until 18 November 2015. There are a few issues that affect Downer, in particular members of the DCA expressed concern that local roads linking to the proposed Swinden St stop, which would be offset to the Northbourne Avenue slip road, would have the effect of creating rat runs through quieter streets such as Blacket Street as drivers sought alternative routes to Dickson and City

offices/shops. It was agreed that information and links to the relevant ACT Government site would be shown on the DCA website along with DCA identified points of concern for Downer residents.

Action: Miles to prepare a draft submission for DCA to include:

-What studies have been done on effect that turning Northbourne Avenue slip streets into cul-de sacs will have on traffic on the area

-Are street calming measures being considered?

-Why is the Swinden Street stop the only one to be offset from the main road

-What permissions are needed to build the proposed substation in the parkland (block 41) immediately adjacent to Panton Street (behind the houses 95/97 etc. Atherton Street).

Residents may wish to make submissions on the Application.

OTHER MATTERS: Chris Patterson attended the information session on the Dickson S72 development with Jane Goffman. Chris reported that there were further discussions around parking, the TAB site approval is nearly through and the Cape St development is about to start.

It was decided that due to the multiplicity of developments taking place in the Inner North, the DCA would primarily focus its attention on the matters directly affecting Downer, especially the old Downer school site development, the impact of light rail on local roads and the community and the Downer shops redevelopment.

It was agreed that Kim Sinclair from CHC Affordable Housing would address the DCA AGM on November 23rd as had been requested

Kim Sinclair addressed the meeting to update the committee on the progress made by CHC on the old Downer School site development:

Kim reported that the land purchase has not yet gone through for the site.

Alternative road plans are being worked up for the site. A detailed study of the impact of roads/parking on the tree roots, in particular the heritage trees surrounding the site, has been asked for. Architects are being considered and roads go into the final draft brief. There was further general discussion around the development. Kim was thanked for her input and for attending the meeting.

DCA AGM 2015

The DCA AGM will be held on Monday 23 November 2015 at 7.30pm. Kim from CHC will be guest speaker.

Miles thanked everyone for attending the meeting.

Meeting closed 8.35pm.

NEXT COMMITTEE MEETING: Monday 7th December at 7pm

Miles Boak
Acting Convener

Jane Ahern
Secretary