

## MINUTES OF THE GUNG AHLIN COMMUNITY COUNCIL MEETING

10 March 2004

1. The President, Barry Dee, opened the meeting at 7.30 pm.
2. **Attendance:** Those present are registered on the attendance sheet (a total of 23 people including guest speakers). Apologies were recorded for Emma Prezzi and Ian Ruecroft.
3. The **minutes of the February meeting** were accepted (moved: Roma Hosking, seconded Jonathon Reynolds.)
4. **Business arising from the minutes:**
  - Item 4: Mr Coggan has the petition about improving resources for policing in the ACT.
  - Item 6: No date is known at this stage for the next display about planning for the suburb of Casey.
  - Item 7(a): Letters were sent to the Chief Minister and the Police Minister as per the motion passed at the meeting (urging extra resources for policing in the ACT).
  - Item 7(d): Gold Creek Homestead group: the Friends of Gold Creek Homestead and the Gungahlin Community Council each has a representative on the group looking at the future of the homestead, and the time for developing options has been extended.
  - Item 7(e): Letters have been sent about the Coles and Woolworths developments as per the motion passed at the last meeting (about proposed residential units on the ground floor and the planned height of the buildings)
  - Item 7(f): The President, Barry Dee, has been interviewed by the convenor of the study group looking at the feasibility of holding a Gungahlin Festival.
5. **Finances:** In the absence of the Treasurer, Barry Dee tabled two recent bank statements, which show that
  - Gungahlin Community Council account has \$9559.33.
  - Gungahlin Community Council Hall account has \$3248.61.
6. **Presentation on the Aldi development** in Gungahlin Town Centre, by Adam Wigg of Bligh Voller Nield (architects).

This development, with a total floor area of over 16 000 square metres, will include—as well as the Aldi supermarket—a childcare centre, space for office / gym / medical services, and restaurants on the ground floor, facing the town square. Aldi does not face directly onto the street, but has good access for parking and trolleys. Provision for parking exceeds that required by relevant regulations (ACT-wide, and Gungahlin Town Centre specific): 158 spaces on the ground floor plus 177 in the basement. This is additional to secure-access parking for residents of the upper-story units, which range in size from 70 to 105 square metres.

Current status of the project: once the development application has been approved (expected within the next week), it will take about 5 months to develop the detailed documentation for the project. Work on the site is expected to start in about June 2004, with completion of the entire complex estimated at the end of 2005.
7. **Presentation on plans for an aged persons facility in Nicholls** by Andrew Brown (principal planner, GHD Pty Ltd), with Colleen McKay and Peter Johns.

the ACT Government is preparing land for sale at Block 9 in Nicholls, as part of a program that also includes similar projects in other parts of Canberra; the program aims to create 80–100 new beds per year for several years.. GHD are currently working on preliminary assessment for the Nicholls site—7 hectares at the end of Gungahlin Drive, opposite Gold Creek Homestead, and also across the roundabout from the planned group centre at Casey. The study includes an assessment of likely traffic noise and access options (from the roundabout at the end of Gungahlin Drive), and will set the parameters that will feed into lease and development conditions, eg no of units, heights, views, access, relationships to other areas.

The notional development would include 150 single-story villas: 70% being 95 square metres with two bedrooms, and 15% each with one bedroom or three bedrooms (73 and 107 square metres respectively), each with a single garage; 3-story apartment buildings (with lifts) and a 3-story, 80-bed hostel. The development will include drying areas, recreation areas (indoor and outdoor) and a water feature. It will not be gated, but will have 24-hour on-site management. Issues raised during discussion included:

- concern about the proximity of the high-tension electricity wires
- interest in the type of title for the villas and apartments (this will depend on the operating organisation, but most retirement villages do not have unit title)
- a suggestion about liaison with the group planning the future of the Gold Creek Homestead
- type of heating and cooling (up to the developer)
- existence of proposals for aged persons accommodation in the Gungahlin Town Centre as well.

8. **Presentation by Helen Cross, MLA.**

Ms Cross tabled a set of documents—Hansard excerpts—illustrating her interest in and advocacy for Gungahlin, and pointed out that her main concern has been the ‘neglect’ of the region by both major parties. She had asked a question today about the Coles and Woolworths developments in Gungahlin, and Kerrie Tucker will be putting forward a Bill to limit Ministerial call-in powers.

Issues that she has worked on include:

- transport: the Gungahlin Drive extension; light rail, which will need both private and public funding; dedicated bus lanes pending a commitment to light rail
- aged care facilities (the previous presentation indicated progress on this)
- communications: the unacceptable standard of phone services and the lack of broadband access
- jobs, and missed opportunities when Commonwealth departments were closed in Woden
- health services: there are not youth health services, only one child health clinic, no emergency dental services, no specialised women’s health service; and the distance to the closest hospital (Calvary).

Questions from the audience:

—Q: How will the proposed developments in the new Canberra Plan impact on Gungahlin, for which a population of 100 000 was originally planned?

A: The Social Plan still has provision for 100 000 people after 30 years, and the Government is firm that other developments will not be at the expense of Gungahlin.

—Q: Crime?

A: Ms Cross has asked about this in the Assembly, and will do so again, pointing out that the community seeks reductions in rates of crime—burglary, vandalism etc

—Q: Is there any data on reductions in accident rates related to the presence of speed cameras at specific locations?

A: Ms Cross undertook to check on this; some data exists. Penalties for road rage are being increased in the ACT.

9. **Other business:**

(a) the Council is exploring possibilities for alternative locations for Community Council meetings, eg the Raiders Club. No-one expressed any problems with this, though it was pointed out that is important to get a fixed booking for a regular meeting time.

(b) The Save the Ridge group has appealed to the Administrative Appeals Tribunal about the Gungahlin Drive Extension.

10. Mr Dee closed the meeting at 9.45pm.