

PLANNING AND DEVELOPMENT FORUM

Meeting 06/2011

4.30 pm, Tuesday 13 December 2011

RECORD OF MEETING

In attendance:

Ben Ponton, Planning Policy (Acting Chair)

Dr Renzo Gobbin, North Canberra Community Council
Alan Kerlin, Gungahlin Community Council
Eric Traise, Tuggeranong Community Council
Austin Lynch, Inner South Canberra Community Council
Murray Coleman, Royal Australian Institute of Architects
Natalie Coyles, Royal Australian Institute of Architects
Pat McGinn, Weston Creek Community Council
Shirley Gourgaud, Belconnen Community Council
Viv Straw, Planning Institute of Australia (ACT)
Tom Anderson, Weston Creek Community Council
Graeme Evans, Belconnen Community Council
Ros Dundas, ACTCOSS

Environment and Sustainable Development Directorate

Chris Murray, City Planning
April McCabe
Trina McFarlane
David Dunstan, Legislation
Sherridan Marsh, Legislation
Imogen Davis, Corporate (notes)

Apologies:

David Papps, ESDD
Penny Farnsworth, ESDD
Geoffrey Rutledge, Corporate
Craig Simmons, ESDD
Clare Henderson, Conservation Council ACT Region

Agenda items:

1. Welcome (Ben Ponton)

Mr Ponton welcomed members and noted the apologies for the meeting. Actions arising from the previous meeting:

- a) Ms McGinn to provide information for consideration on the role of Community Councils – *held over to next meeting.*
- b) Contact information for each functional unit of the Directorate to be provided to Community Council reps – *Imogen Davis to arrange.*
- c) RSS feeds on the DA page structure by region – *Imogen Davis to follow up for next meeting.*

- d) Mitchell fire
 update – Mr Ponton provided an update that a section 62 notice has been issued which will allow the demolition of the ESI building. This notice contains condition regarding remediation of the site.
 A draft of the toxicology report has been received.
 The review of planning - recommendations will be made before Christmas regarding who will undertake this work. The review will take into account concerns raised in recent years by community councils.

2. Molonglo Valley stage 2 planning - update (April McCabe and Trina McFarlane, Land Policy)

April provided a short update on the progress of Molonglo Valley stage 2 planning, and called for comments or questions.

Matters discussed by members included:

- Clarification of major road routes through Molonglo as a north/south and an east/west arterial road. The north/south road will be constructed prior to the east/west road.
- Large proportion of high density housing in stage 2 clarified as being around the group centre and transport corridor, as intended in the draft Planning Strategy
- The timing of the north/south road compared to the group centre is not yet known, will partly depend on land release in Molonglo Valley stage 3 and the construction of the bridge over the Molonglo River.
- The river corridor concept plan is still being cleared through Government, but information can be provided to the Weston Creek Community Council – *Trina/April to follow up*
- the questionnaire seeking input on stage 2 will be provided shortly (late 2011, very early Jan), and will be web-based. At least 90 community groups will be provided with an update on the project and a link to the questionnaire. The questionnaire will mainly be in relation to the group centre.
- concern that a target population of 55,000 is driving the planning, as opposed to planning allowing for a population. The Government has mandated the population size and has limited opportunity for greenfield development.
- the advisory group of high level thinkers consists of Edward Blakeley, Alex Arns, Steve Driscoll (Landcom) and Ian Wood-Bradley (Land Development Agency). This group will meet three times throughout the project.
- what effect the development of Molonglo will have on the property market across Canberra, noting that the development is part of a 20-30 year land release program.
- a request for information on the breakdown of property yields by type (not able to provided at this time).
- The location of Molonglo between Belconnen, Woden and Weston Creek, 7.5kms as the crow flies from the City.

3. Pre-Development Application – community consultation (David Dunstan and Sherridan Marsh, Legislation team)

David and Sherridan provided a presentation on the recent legislative changes to pre-DA consultation requirements, and called for comments or questions.

Matters discussed by members included:

- The provisions enacted have not yet commenced, waiting on Guidelines to be written. Different Guidelines may be prepared for different areas of Canberra,

different types of developments, and will provide minimum requirements for consultation.

- PDF will be engaged in the development of Guidelines.
- trial pre-DA consultation has been operating since October 2010, however the changes under the P&D Act and Regulation have lowered the triggers that will require pre-DA consultation (welcomed by the group). Trial will continue until the provisions commence.
- suggestion that Guidelines should be developed with reference to the ACT Government Community Engagement Manual.
- evidence will have to be provided by written notice (with the DA) of the consultation undertaken, an incentive for developers to comply with the requirements.
- The need for members of the community to engage in planning policy before a development starts next door and the rules are already set.
- developments that would be under the triggers of 3 or more stories and 15+ dwellings can have significant impact on the local community; noted that the trigger have been set to capture the most high impact developments but there is capacity to change the triggers.
- the trial did not include town centres or the city but these are now included.
- Guidelines need to take into account that the City is of interest to all Canberrans, not just those in the immediate vicinity.
- concern that new estate are exempt from the legislated pre-DA consultation, however significant consultation is undertaken with communities during estate development eg structure plans, concept plans.
- Need for the maps in the regulation to be updated as communities develop

4. Members' issues

a) Town centre master plans – Shirley Gourgaud, BCC

This item to be held over to the next meeting due to time constraints.

b) Other matters raised.

- 80 submissions have been received on the Transport for Canberra policy. Minister Corbell is considering all submissions which will mean a delay for the finalisation of the policy.
- DV306 has not yet gone to Minister, ESDD still finalising policy direction. This may be referred to the Planning Committee.
- Mr Kerlin praised the current use by ESDD of social media such as Twitter and the RiotAct, but encouraged the use of social media for more planning issues.

5. Next PDF meeting

Not discussed, to be arranged early in 2012.