

## **Record of Meeting**

**3 March 2010**

1. The Chair, Bill O'Brien, welcomed attendees, including Caroline Le Couteur MLA. Apologies were received from Robert Wynn, Brendan Smyth MLA, Andrew Barr MLA, Shane Rattenbury MLA, Jeremy Hansen MLA, Ed and Ruth Dobson.

2. Gina Pinkas moved and Thea Smith seconded that the record of the WVCC meeting held on 3 February 2010, be accepted. The motion was carried.

### ***Redevelopment of the former Burnie Court site in Lyons***

3. Paul Carmody (Consultation Manager) and Brett Smith (Development Manager) from Hindmarsh updated the meeting on the joint venture (Hindmarsh and the Department of Disability, Housing and Community Services (DDHCS)) redevelopment of the former Burnie Court site in Lyons. Stage 1 (43 dwellings) had been completed; a development application had been lodged for Stage 2a (for 56 dwellings); and Stage 2b (18-24 dwellings) was still at the concept stage.

4. Mr Carmody said that a development application was being prepared for the residential development on the corner of Melrose Drive and Launceston Street for 132 apartments in two three storey buildings and another building with five, six and nine storeys. In the latter, there would be walk-up accommodation to up to three storeys and lift access above three storeys. Mr Carmody said the building height enabled greater open spaces on the site. Buildings had been oriented for optimal solar access and minimising overlooking. The joint venture was looking for opportunities for rainwater harvesting and re-use and having drought tolerant landscaping. He said that shadow diagrams had demonstrated that the residential development would not impact on the retirement part of the development (Stage 1).

5. In response to a question on public housing, Mr Carmody said that there was no public housing. The DDHCS would be using funds from the Lyons estate for public housing elsewhere in the ACT. There, however, would be an opportunity for Community Housing to purchase up to 13 units in the development.

6. A number of attendees expressed their continuing concern about the nine storey building. Brett Smith said they would consider removing the architectural element on top of the tower building, thereby slightly reducing the height. He explained that they needed to have nine storeys to increase the yield on the site and to keep a smaller scale of development along Burnie Street. Gina Pinkas asked if plantings could be used to minimise the impact of the tower building. Mr Smith said they would look into that. A number of people also expressed concern about the impact of traffic flows in the area.

### ***Waterways in Woden***

7. Jennie Gilles, Manager of the Urban Waterways Program and Paul Lewis, Director of Sustainability and Environmental Branch in the Department of Environment, Climate Change, Energy and Water updated the meeting on the Integrated Waterways Management Project that was being assisted by the Commonwealth Smart Australia Program. \$10.2 million had been allocated to the project for the period 2007-2011. The project aimed to substitute potable use by 1.5 GL by 2011 and 3GL by 2015.

8. Woden did not have water quality ponds and there are no plans for them in Woden, Weston Creek and West Belconnen. Ms Gilles said it was a challenge to retrofit existing areas. Usually infrastructure to retrofit waterways systems would include detention ponds/ wetlands stormwater re-use, water quality management and drainage and flood management. However the constraints to retrofitting existing areas such as Woden included: securing adequate space to install wetlands to meet sizing requirements; the need to avoid interfering with existing underground services, trees and paths; and the availability of funds. In response to a question as to who the WVCC should approach to do something in Woden, Ms Gilles said that any planning for water collection in Woden would need to be sponsored by the Department of Environment, Climate Change, Energy and Water.

### ***Planning report***

9. Gina Pinkas (Planning Officer) reported that Goodwin Homes in Farrer had applied for a scoping document for a Draft Environmental Impact Statement to deconcessionalise its lease. Goodwin Homes claims it wanted to have secure tenure of the land for seeking finance. The Council

would be submitting commits on the scoping document as it did not consider there was any need to change the concessional lease.

10. Ms Pinkas said that the WVCC would be submitting comments on the southern cemetery and crematorium proposal which many people did not support. She also reminded the meeting of the information session at the Canberra Hospital on 25 February between 6.15 pm and 8.30 pm on the hospital parking issue.

11. The next meeting of the WVCC will be held on 7 April 2010.