

YRA AGM 2004 - Minutes

Apologies: Nigel & Margaret Wace, Diana & Paddy Gourley, Neville & Jean Thomson

President's Report

Frances spoke briefly about the work of the Committee over the last year and outlined the agenda for the meeting. She noted with disappointment the lack of progress made since last year's AGM at which Planning Minister Simon Corbell undertook to make some significant steps by the first quarter of this year, yet only recently has a consultant been appointed to review what has been done and make recommendations. The consultants are to hold a public meeting on Monday 16 August, but it seems that their flyer has been very poorly distributed, with only one person in over 30 at the AGM receiving one. Everyone was urged to go to this meeting, and the following motion was put:

“The YRA continues to vigorously support the existing YRA proposal that was developed for the brickworks in 2001 and that has been provided to ACTPLA on several occasions since then. The YRA also reaffirms its strong opposition to the intensive residential and commercial redevelopment of the brickworks site and surrounding open space such as was outlined in the 2002 Connell Wagner proposals.” Proposed: Francis Perkins, seconded: Dean Terrell; carried (unanimously).

Treasurer's Report

Gary outlined the finances of the Association and provided copies of the audited Financial Accounts. These show that the income over the past year from Membership Fees and Donations came to \$547.71, while the expenditure for the year totalled \$379.88. Because of a healthy bank account at the start of the year this leaves us with a funds balance of \$955.66.

The following motion was put:

“That the Treasurer's report should be accepted”. Proposed: Gary Hearne, Seconded: John Soderbaum, carried.

Our thanks to Geoff Martin CPA for auditing our accounts.

A summary of recent changes in the public consultation process

Robin Brown described how the Local Area Planning Committees (LAPACS) that were established by the former ACT government (where Yarralumla, Deakin and Garran were one such group) were to be replaced by a neighbourhood-based system by Simon Corbell, but these did not get off the ground largely due to a lack of public response. Neighbourhood Reference Groups were established to provide some semblance of public participation in the development of Neighbourhood Plans, but the life of these is limited to the life of this particular task.

At a broader level, there are still Community Councils for each of the townships (Belconnen, Tuggeranong etc.) but none of these included South Canberra. While a Central Canberra Community Council has been set up to include the inner suburbs both north and south of the lake, there is some concern about how effectively it will represent all its constituency. In addition, it is hard to add on to the work of these councils a review and consultation process in

the planning area, as they have many other areas of responsibility and are only staffed by members of the public on a voluntary basis.

There is to be a meeting on Monday 16 August at the Manuka Services Club at 8pm where representatives of the Community Councils are to discuss what their roles should be. We agreed that two people should go on our behalf, if two could be found.

Neighbourhood Planning

Mac talked about the Neighbourhood Reference Groups process, with 2 initial qualifications:

- There was an understandable reluctance by all participants to consider ourselves truly 'representative', especially given the tight time frame of the initial meetings;
- The Brickworks was deliberately excluded from the process as it was seen as a distinct and separate issue with a particular consultative process that was to be followed, hence its omission.

The matter of the 'A10', or 'Section 200', or 'Core Area' around the shops was a particular focus / stumbling block in the process because it was given as a *fait accompli* rather than something about which there was scope for significant change. However due to the considerable pressures being exerted there was some acceptance of the possibility of change.

Mac's response is summarised in the recent YRA newsletter and so is not further elaborated here; Rosemary Brissenden was the other Yarralumla representative and her response – which was read out at the meeting by Malise Arnstein, is included on the following pages, as is her particular response to the 'Core Area' proposal.

It was moved that 'The YRA should develop a submission and make it available for consultation' (moved: Robin Brown, seconded: Patricia Furey), and the draft of this will come ASAP. ***In view of the requirement to respond to the Neighbourhood Planning Process by next Monday 23 August it is important that anyone wishing to add to or amend this Draft do so by no later than this Saturday 21st in order that I can finalise accordingly.*** I will circulate the final response to everyone next week.

Other Business

- **Neighbourhood Watch:** There is to be a meeting organised by NW on Sunday 12 September at 2.00pm at Yarralumla Primary School; they have invited local and federal candidates to discuss their law and order policies. Further information in the NHW Newsletter.
- Footpaths: we omitted this from the agenda in the rush to finish, but it was covered in the Newsletter. If anyone has a footpath problem in their street, please email details to Frances Perkins – frances@apex.net.au or mail to her at 16 Abbott St, giving street name and number outside which repairs are needed. She will compile a list and forward it on.
- Brickworks Consultations: the meeting has now passed, but for those who are interested a summary of the consultant's terms of reference are as follows:

The consultant team is required to undertake the following:

- Review available ACT Government reports, legislation and policy, ministerials and documentation regarding the Yarralumla Brickworks.
- Review the Connell Wagner report prepared for the LDA on the brickworks site.
- Review available YRA newsletters, issue papers and press releases.
- Review material available in the Legislative Assembly Library.

- Undertake consultation with relevant ACT Government Agencies deemed relevant to the study. This will include face to face meetings with ACTG officers (allowance of 5) plus one combined ACTGS meeting.
- Undertake consultation with members of the Yarralumla community.
- Undertake a site visit with available representatives of any of the following ACT Property, Land Development Agency, ACTPLA and/or the ACT Heritage Unit.
- Prepare a summary report which identifies key physical, technical and community issues that impact on government determination to achieve a resolution for the Brickworks site. The summary report is to include a timeline history for the site including each of the key issues and proposals that have been put forward for the site since production ceased in the 1970's.
- Provide a summary site analysis diagram illustrating graphically the identified constraints and opportunities relevant to the sites which comprise the study area.
- Provide concept sketch illustrating how future development of approximately 25 dwellings may be accommodated on sites adjacent the brickworks.
- Review capital costs associated with proposal for 25 houses.
- Make recommendations to government on how best to progress planning policy as it relates to the Brickworks and environs.

The meeting was robust and constructive, and the consultants (Susan Conroy and Conrad Moore) agreed to provide information on the criteria for 'good planning outcomes' which is an expression that has worried some people.

AGM

In the absence of fierce – or let's be honest, any – competition for the Committee positions, there was a harmonious and uncontested election of the following Committee Members:

President	Mac West	macwest@iinet.net.au
Treasurer	Mike Roarty	mike.roarty@aph.gov.au
Committee	Sue Banks	sbanks@webone.com.au
	Robin Brown	jonijiro@homemail.com.au
	Frances Perkins	francesp@apex.net.au
	John Soderbaum	jsoderbaum@homemail.com.au
	Michael Wagner	michael.wagner@canberra.edu.au
Solander Place residents – one committee position, as they decide:		malise@netspeed.com.au
Webmeister	Peter Outteridge	outteridge@acm.org

People might confirm whether they want to use their business or personal mailing addresses.

Next Committee Meeting

Second Tuesday of the Month (14 September) at 33 MacGillivray Street. At this meeting we will resolve a satisfactory venue and day of the month for future meetings.

I intend to circulate an agenda prior to the meeting that the committee are welcome to add to, and one of the recommendations is that we email the meetings of each committee meeting to all financial members of the YRA, as I am doing with these minutes. The near neighbours of anyone not on email might be willing to demonstrate their community spirit by printing out a copy and dropping it around.

MAC WEST
18-08-04

NRG RESIDENT MEMBER'S REPORT - Rosemary Brissenden

Two large obstacles served to curtail my role as the sole resident-at-large member for Yarralumla on the Neighbourhood Reference Group.

First of all, having been *selected* by ACTPLA from people foolish enough to volunteer for the role, I could never regard myself as properly *representative* of residents views, although I did hold meetings in my house of people I knew to be interested, and I did advertise my role and my telephone number at the Yarralumla shops for interested people to contact me. Only the YRA member could be said to be representative, and even then, unfortunately, not of the majority of Yarralumla residents.

The second obstacle was an overriding sense of final powerlessness in the process. At the very first meeting it was clearly declared on the program that **“The Neighbourhood Reference Group will *not* be involved in making joint decisions with ACTPLA. ACTPLA will weigh up all views and make a recommendation to the Minister.”**

These obstacles aside, my report on the outcome of the process contains both good news and bad.

First the good news: Through written responses to preliminary documents presented to us, we were, I think, able to alert ACTPLA to some of their more unconvincing interpretations of the suburb's present and future character as a whole, and to some shortcomings and hiccups in existing administration of planning controls in the Suburban Area.

The bad news, however, is that no resident-driven initiatives in regard to the Residential Core Area got past first base. I, for one, made recommendations here regarding specific parts of the Core Area that fairly obviously called for renegotiation of their status. I also expressed a general need for some detailed on-the-ground evaluation of the Core Area with a view to identifying any worthy excisions. None of this got as far as inclusion in the final Draft Plan. Quite arbitrarily, however, the Design Team put forward an excision of its own without any other explanation than that they wanted to create a walking path between the shops and the brickworks. This excision, though it wasn't part of any expressed rationale, would presumably save the area from becoming too overdeveloped in the future.

In my view, the Draft Neighbourhood Plan that we are now presented with offers little protection for residents in the Core Area who choose not to redevelop on too grand a scale. What can happen around them in terms of the development controls that apply to them in the Territory Plan hold the potential for seriously reduced enjoyment of their current lifestyle. I won't elaborate upon these but refer anybody who is interested to a letter I have circulated to residents within the core area in recent days. My conclusion has to be that the frequent reassurances residents were given over the past 2 -3 years that the Neighbourhood Planning process could lead to more resident-friendly amendments to the Territory Plan now ring very hollow indeed.

YARRALUMLA NEIGHBOURHOOD PLAN Timebombs in the Core Area

Dear Neighbour,

You will no doubt have received a summary of the Draft Neighbourhood Plan for Yarralumla in your letterbox recently with an invitation to comment by Monday 23 August.

As a resident living within the 'Residential Core Area' shown in the Plan overpage I am very concerned about the potential for the destruction of my current lifestyle that could occur under the Neighbourhood Plan's current arrangements, and wish to alert other Core Area residents to the possibilities here.

The Draft Neighbourhood Plan rather soothingly states that the 'Core' areas will 'offer a diverse range of dwelling types, including one and two-storey dual occupancies and town houses of no more than two stories' with a maximum height of 8.5 metres. All dwellings built in the 'Core' areas, however, come under A10 area specific policies in the Territory Plan and could include attics and basements in addition to 2 storeys within the height limit, thereby greatly increasing both their bulk and their loomability. Two such buildings could be built side by side on blocks of 800 square metres, three on 1400 square metre blocks, and multi-unit developments could extend across an entire section were blocks to be consolidated. The Territory Plan's other controls are restricted to inadequate envelope controls adjacent to boundaries and a 50% maximum plot ratio.

In my view nor does the Neighbourhood Plan offer much more than retractable motherhood statements to protect residents in the Core area when unsympathetic redevelopments are being proposed.

Think about your position! If you too are worried about this why not let ACTPLA know that you would like to see all reference to a Core Residential Area removed from Yarralumla's Neighbourhood Plan and the policies and rules for the Suburban Area applied throughout the suburb.

Submissions on the Draft Neighbourhood Plan need to reach ACTPLA ...by 23 August 2004:

Rosemary Brissenden