

DEVELOPMENT OF LAND IN LYONS
COMMUNITY INFORMATION SESSION

21 August 2007

Attendees:

David Collett (Housing and Community Services)
Peter Johns (Housing and Community Services)
Brett Smith (Hindmarsh)
Tony Adams (CB Richard Ellis)
Steve Moseley (GMB)
Victor Rodionov (GMB)
Alan Welsh
Chris Erett
Karl Erett
Thea Tyhuis
Gwen Newberry
Faye Bagley
Rom Katusicas
Lydia Frommer
John Grosse
Lois Grosse
David holmes
Mike Reddy
Kirrily Harrison

Presentation was made by David Collett about the project to date:

- The site, the opportunities and constraints associated with the site, the character of the surrounding areas, the quality of the existing vegetation and the need to improve on the quality, the traffic issues – along Launceston Street, access from Melrose Drive and Burnie Street and the fact that the traffic movements of older people is more likely to be spread over the day. Traffic issues have been discussed with Territory and Municipal Services –concerned about a mid-section pedestrian crossing along Melrose Drive. Urban design needs to be of a good quality and standard.

Steve Moseley presented the revised Master Plan which has been presented to ACTPLA and explained the changes which had been made to the plan shown to the community previously:

- Traffic, road network, landscaping and communal facilities
- Buildings: moved closer to Melrose Drive
- Integrated garages with the villas.
- Stronger division between the retirement and residential part of the site.
- Better pedestrian space
- Articulation of dwellings along Burnie Street
- 9 storey element is 'slimmer'.

- Common areas are landscaped
- Units at the south-eastern end have underground car parking

A 3-D model of the proposed development was shown.

Comments were made about:

- Trees have had a hard life – any plans to do something about them.

Well keep as many as possible. Looking to remove the ivy and aerate the soil.

- The mention of a two-storey element along Burnie Street has not been raised previously.

The actual height of the building (opposite Staverton Place) may not have been made clear in the previous presentations. There is a need to achieve a variety of units/built forms across the site. The design and planning for the site has evolved, being influenced by a range of factors – operation of a retirement village, community comments.

- Overshadowing – has it been addressed.

Overshadowing has been looked at closely. Overshadowing diagrams have been done and the loss of sunlight is minimised. In the retirement village there are no south facing units – in the residential part of the site there are two south facing units. The tower could be moved closer to Melrose Drive to further minimise overshadowing.

- Visitor car parking

There will be visitor car parking provided on-site – off the internal roads, near the reception area and as part of the courtyards. There will be one main entrance off Burnie Street with a smaller entrance as well for the retirement village. Access to the residential part is via Burnie Street – access off Launceston Street is not permitted. The parking spaces in Staverton Street will be re-arranged – access to the 2 storey building will be off Staverton Street.

- Traffic

Most people are expected to use Burnie Street, but access will be provided off Melrose Drive (for the retirement village). When Burnie Court existed there was only access onto Burnie Street. The current scheme is considered to be an improvement as it provides flexibility and allows choices. Burnie Street has low traffic volumes and traffic from the retirement village will be spread over the day. People will walk to the Woden Town centre. The entrance/exit for the residential part of the site will see traffic travelling along a short section of Burnie Street before turning into Launceston Street.

Possible traffic calming measures raised in earlier meetings with the community were discussed with Territory and Municipal Services eg turn-left land onto Melrose

Drive. They were not supported by TAMS.

The internal road network has been changed – considered to be an improvement.

Construction traffic will principally enter from Melrose Drive.

- Lifts and stairs

Lifts and stairs will be provided – no lift for single storey but a small-scale lift in 2 storey buildings. All 3 storey buildings will have lifts.

- Design of the tower needs to be interesting

There has been quite a deal of discussion on the design of the tower and the comments made by the community have been noted – no plane walls, use balconies, configuration of the units, up-market units on the top etc.

The tower will provide for an improved design outcome for the overall development of the site. The retirement village is based around certain parameters which requires a certain site area. To meet the allowed number of units on the overall site a higher built form needs to be developed on the remainder of the site – principally on the residential part of the site. ACTPLA has requested us to look at 4 to 6 storey elements on the retirement village part of the site.

There may be some increase in numbers above that which is allowed but there is not much capacity.

- Community facilities

There will be a dining room available for residents. A multi-function space will be provided –its use will be determined by the residents eg TV room, library etc.

A community garden might be established but that will depend upon the residents.

There is a play/community space in the residential component which separates that area from the retirement part of the site.

The next steps in the process were outlined:

- Territory Plan variation – planning report needs to be submitted, ACTPLA to decide whether it supports a variation. Cannot pre-empt the outcome.
- Development Application submitted for the first stage of the first stage of the retirement village – includes communal areas, villas and 2 storey elements.

There will be further consultation with the community.