



# Ngunnawal Gold Creek Homestead Community and Stakeholder Reference Panel

Record of Meeting 1 – 26 October 2019, 9.00am – 3.00pm

## Attendees

Panel Members: Evelyn Ashton, Kay Blemings, Stewart Crawford, Christine Crawford, Peter Elford, Mainul Haque, William Hyland, Norman Ivory, Janice Jennings, Tanveer Khan, Eric Martin, Shaun McGill, Chris Newman, Barry Pepper, Margreet Philp, Josephine Reardon, Jonathon Reynolds, Craig Stedman

Support team and advisors: Irena Sharp, Suburban Land Agency; Petra Oswald, Suburban Land Agency; Anna Chauvel, Place Laboratory; Allana King Philip Leeson Architects; Helen Leayr, Communication Link (Facilitator); Ellen Samuels, Communication Link

## Welcome

Members of the Panel were welcomed to its first meeting by facilitator, Helen Leayr. Members of the Panel introduced themselves to each other and provided a short outline of why they chose to nominate to be part of the Panel.

It was noted that panel membership had been selected from a field of submitted expressions of interest by members of the community. The membership selection process sought to have a level of diversity within the Panel as well as ensure relevant stakeholders were involved. Panel membership includes gender diversity, indigenous Australian representation, cultural diversity and a some mixture of ages and geographic spread across Gungahlin. In keeping with the location of the site, a large number of participants are from Ngunnawal and are aged over 65.

As a get-to-know each other exercise, Panel Members were asked to consider what they value about Gungahlin. The words of the Panel Members are reflected in Appendix A to these Minutes.

## Outline of Panel work

Helen Leayr outlined the proposed Panel process and the Panel Terms of Reference to the meeting. The outcome of the Panel's work will be a Precinct Development Brief. The Precinct Development brief will form part of the site's sale tender documents and the associated evaluation of tender responses.

Ms Leayr reminded Panel members that while the Terms of Reference have been set, how the Panel progresses to its outcomes can be defined by the Panel. Technical advisors to support the work of the Panel were introduced:

- Allana King Philip Leeson Architects - to provide advice with respect to adaptive reuse and built form considerations of the site.
- Anna Chauvel Place Laboratory - to provide technical assistance in place planning and to prepare the Precinct Development Brief

## Panel guidelines and protocols

Working in small groups Panel members considered how the group would work together. As a combined group the Panel discussed the work of the smaller groups and the following were noted as potential guidelines to the work of the Panel:

- Don't talk too much



- All input and ideas useful; important to explore practicalities of all suggestions
- Test assumptions – facts vs. opinions
- Think big picture – all impacts
- Be open-minded
- Respect different views, and each other
- Respect the expert advice
- Robust, analytical discussion
- Find compromises and remember the difference between consensus and agreement
- Understanding our role in the process
- Remember the significance of the site and that the outcomes of this project ‘pre-dates’ us and will ‘outlive’ us

A full list of the words prepared by each of the small groups is included at Appendix B.

## Context presentations

The Panel had three presentations to provide context to their discussions. Copies of these presentations can be found on the Suburban Land Agencies website. at <https://suburbanland.act.gov.au/en/gold-creek-homestead-precinct-development>

- Petra Oswald, Senior Development Manager, Suburban Land Agency
- Alanna King, Philip Leeson Architects
- Anna Chauvel, Director, Place Laboratory

After each presentation there was an opportunity for general discussion and an opportunity to ask questions. A ‘question board’ was available to record questions not answered during the session. The following questions will be answered at the next meeting.

- What is supportive housing as referenced with respect to the community uses zoning of the site. Does it include palliative care?
- What community retirement facilities already exist in the area?
- How we can better understand the practical options, what would work for future developers of the site from a commercial viability points of view?
- A better understand of the government’s profit/pricing requirements; what sits behind the figure of up to 45 dwellings?
- What is likely to be the relative weighting in the tender evaluation process of the financial versus non-financial considerations?
- More information on the site including:
  - Heritage and indigenous assessments
  - Tree assessments
  - Where the easement through the edge of the site sits?
  - Water flow on site
  - Traffic and access requirements
- What has been the management protocols of the ACT Government since it has owned the site?
- What is the current or potential future relationship with John Paul II College?

Panel members were advised that addition expert advice would be provided if requested and that a copy of Gold Creek, Reflections of Canberra’s Rural Heritage, by Chris Newman would be provided to panel members.



## Site visit and workshop

The Panel Members undertook a site visit to start to consider the values of the site. Using workshop worksheets Panel Members considered the positive and negative characteristics of different areas of the site, and how those areas made them feel.

Due to weather considerations on the day, not all members of the Panel participated in the site walk, so discussion about the outcomes of the workshop exercise were held over until the next meeting.

Helen noted that members of the public will also be able to participate in a site visit and undertake the workshop exercise before the next meeting of the Panel. Feedback from the general community workshops will be presented to the next meeting of the Panel for consideration.

## Meeting close

Helen closed the meeting and thanked Panel members for their participation.



## Appendix A – Panel Member responses

### What do you value about Gungahlin?

- Gungahlin is a beautiful suburb. It has two golf courses, two private schools, two clubs and so many other features. I love this place.
- Closeness to town facilities and transport (community). Recognition of ageing community, facilities and safety (community within community).
- Sense of community, inclusive of diversity, connected to history/heritage.
- Good environment that respects history/heritage and background to the area.
- For future generations, acknowledgement of Ngunnawal land.
- Close to green space (urban forest). Near to family. Vistas to hills. Vibrant and diverse community. Accessible to/from rest of Canberra. A place we could build (new in 1996).
- Local amenities and community spaces. Pre-federation history (hidden and unknown) – pride and identify.
- Community. Gungahlin – the region. Heritage and recognition of its past.
- Developing – not developed. The future is in our hands to assist in developing.
- Near to and central to facilities near relations. Values the open space, greenery and community facilities.
- Convenience. Community 'interest'/'care'. Rich history. Planned environment (albeit mistakes have been made).
- Vibrancy and facilities that are here and developing. Being able to drive 15 minutes and be out of the city and into country/rural areas. Access to shops, doctors and transportation.
- Walking and cycle paths near and through open spaces. Close to facilities that value-add to my lifestyle. My neighbours and sense of community.
- I value peaceful, ethnic diversity, and strong development of the area. Cultural diversity, urbanisation and environmental friendliness.
- I moved to Gungahlin/Grove when our previous home became inappropriate due to health reasons. After four years we finally have a service station, Casey shops, a bus. My husband's physical problems mean that we cannot go far so to have Grove amenities/activities on hand.
- The new area and the chance to influence the outcomes. The facilities available.
- Gungahlin is a newish community with a host of possibilities and opportunities.



## Appendix B – Panel guidelines and protocols discussion

The following words have been typed from the written notes made each table group during discussions on the Panel guidelines and protocols.

- Don't talk too much.
  - All input is useful.
  - Be careful about assumptions.
  - Sort facts from opinions.
  - Think big picture by thinking about all impacts.
  - Finding compromise.
  - Testing/clarifying boundaries.
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- Respect individual opinions.
  - Free to challenge ideas; ask others to justify.
  - Identify and think outside sticking points/non-negotiables (focus on values. E.g. cultural significance).
  - Long-term, future-proof thinking that retains our origins.
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- Respect.
  - Robust, analytical and evidence-based discussion to lead to a result.
  - Open-mindedness.
  - Agree to disagree – respect different points of view.
  - Different histories and perspectives.
  - Goal – understanding and clarity about government profit motive.
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- The group needs to understand where we are in the process.
  - Respect different views.
  - All ideas are good ideas.
  - Be open to the views of others.
  - Aim for consensus not necessarily agreement.
  - Be flexible and open and accepting.
  - Respect information given by experts.
  - Explore the practicalities of our suggestions.
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