

NARRABUNDAH REGENERATION

Notes of the public meeting held at the
Narrabundah Primary School at
7.30 pm on Thursday 12 July 1979.

Present:

NCDC

DCT

Geoff Campbell
Hugh Chalker
Peter Leonard (Chairman)
Graham Moseley
Des Pain
Colin Randall
Barry Weatherstone

Trevor Love
John McFarland
Merv MacDonald
Tim Maher
Ted Reynolds
Morgan Thornton
Angela Winston-Gregson

Narrabundah Health and Community Council

Rev. Ross Buckman

Narrabundah Community

Approximately 150+

Peter Leonard, in his opening remarks, outlined the background to the meeting and explained the objectives of the meeting as being:

1. To indicate the options which the Commission and DCT had identified for the area.
2. To listen to the opinions of residents and others on what they considered should be done to regenerate and improve the suburb.
3. To establish a system for further resident participation.

Mr Buckman was then invited to speak. He told the meeting that he had had a full and frank discussion with Peter Leonard and Geoff Campbell the previous evening and was fully aware of the broad outline of the Commission's study.

He made four points to the meeting:

1. He was delighted to see so many people present. Although the letters of invitation had been directed primarily to residents in the study area the meeting was widely representative.
2. He thanked NCDC/DCT for being present. This indicated their interest in the area.
3. He encouraged residents of the study area in particular to take the opportunity to let the authorities know their feelings.
4. He appealed to the meeting to refrain from political agitation.

Geoff Campbell then outlined the study area on a map. He said that he expected two types of responses during the meeting - one dealing with the broad issues affecting Narrabundah as a whole such as declining school populations, difficulties of shops, etc. and the other the specific concerns and problems of individual tenants in the study area.

He also stressed that there would be no move to force people from their homes if they wished to stay. He outlined some of the options which were possible:

1. Repair/renovation of existing homes. The Department of Housing and Construction had carried out a sample survey of the physical condition of some houses in the study area and would continue with this survey until all homes had been checked.
2. Demolition of unsound houses and sale of the land for private development.
3. Demolition and construction of new government houses.

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4. Amalgamation of blocks and construction of town houses.
5. Sale of houses to tenants.
6. Retention of houses for rental.

Geoff Campbell explained that the subdivisioinal layout of the study area was good and did not need to be modified.

In reference to the participation programme he said that the Commission and the Department wanted to get some response from the meeting but there would be further meetings to discuss details of individual concerns.

He stressed the difficulty of dealing with a project of this size through large groups and asked the meeting to think about how contact points could be established for further consultation.

The meeting was then opened to question and comments from the floor and the following comments were made:

1. The streets needed kerbs and gutters.
2. Encouragement should be given to long term residents.
3. A resident of Narrabundah for 26 years considered that the existing houses were better constructed than new government houses in Tutgeranong, although lack of proper maintenance had caused decay. He claimed his house had only been painted three times in 26 years. (He was very critical of the performance of contract maintenance).
4. Tenants should be allowed to purchase their houses. (In answer to a question Mr MacDonald explained the normal conditions for eligible people to purchase government houses - 5% deposit balance over a maximum of 32 years and not more than 25% of income being required to make repayments.) He indicated that a change to these arrangements might be considered as part of the present exercise.

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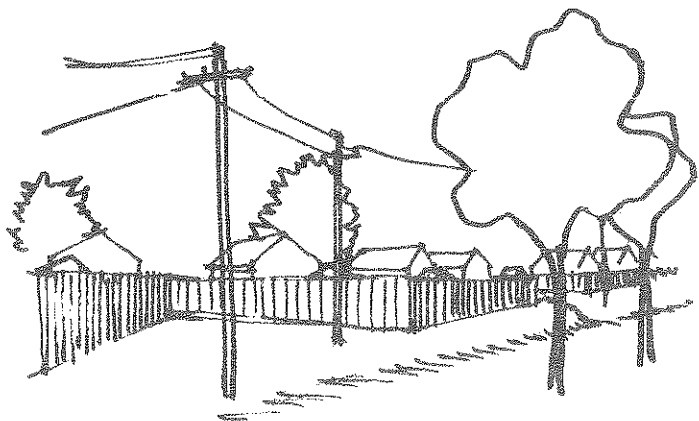
- 5. All Narrabundah needs is new houses which can be purchased.
- 6. Houses should be available for purchase as is so that tenants can carry out their own renovations.
- 7. One house should be kept as a museum relic (laughter).
- 8. Could 4 bedroom houses be provided in the area.
- 9. Narrabundah should be retained for low income families and pensioners. There was a need for cheap housing (applause).
- 10. What is the valuation of the fibro houses? (The DCT answer was that no valuations were available and that to guess would only be misleading).
- 11. Some residents of the study area were concerned that regeneration would result in higher rents. Mr MacDonald responded that the standard of housing is reflected in the rent so improved housing would result in higher rents. He also explained the rebate system.
- 12. Some residents needed encouragement and support to make a go of living in the fibro houses.
- 13. There was a need for better hot water reticulation with the houses particularly to laundries.
- 14. Many people asked why the solid fuel heaters had been removed and electric heaters installed. The costs of running electric heaters was a big consideration. Other residents supported the changeover.
- 15. Houses need insulation.
- 16. The homes should be brick-veneered.
- 17. There was a need for dining rooms for families and none of the houses had one.
- 18. Don't use Narrabundah as a transit camp.
- 19. The area needed a community hall. The previous hall burnt down many years ago should be replaced.
- 20. Narrabundah was a good place to live in and many residents were proud of their long association with the suburb.

21. Narrabundah needs radical changes. Improvements are not what is required: it is new houses and radically changed policies. (Mr Buckman made a plea during the course of the meeting for this view to be supported: it was by acclamation but the comments of the meeting returned to the specific concerns of residents.)
22. Progressive demolition and rebuilding as suggested by earlier Ministers for the Capital Territory (not identified) should be carried out.
23. All vacant houses in the study area should be demolished and the land sold.
24. Narrabundah prefabs should be redeveloped in the same way as the Causeway.
25. There was a need to retain a "workers' suburb" in Canberra.
26. The need for aged persons accommodation should be investigated.
27. There was a need for full co-ordination of all Government Departments - departmental policies were sometimes conflicting, eg. NCDC were talking of regeneration while the Schools Authority were reposting teachers from the primary school.
28. In answer to the question by Geoff Campbell "how can you make people want to stay?" the following were suggested:
 1. Let people buy the houses.
 2. Offer the houses to young families.
 3. Sell at reasonable prices.
 4. Provide incentives.

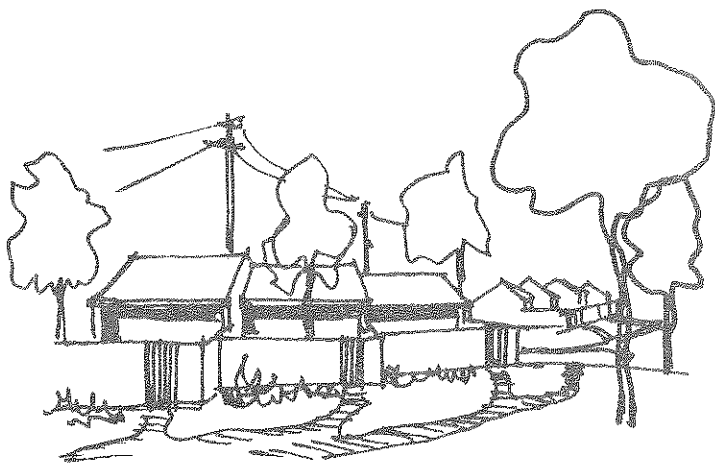
For the purpose of further consultation it was agreed that:

1. The Narrabundah Health and Community Council should provide a link between the community and the authorities; and that
2. The Commission should undertake direct contact with residents in each street. The following persons volunteered to be the contact points and were accepted by the residents represented.

OPPORTUNITIES FOR CHANGING
THE RELATIONSHIP BETWEEN
HOUSING AND OPEN SPACE



Existing development adjacent to
open space showing continuous
fencing and outbuilding.



Rebuilding or resubdivision provides
the opportunity for orientating
houses towards open space.

DC National
Capital
Development
Commission

Narrabundah

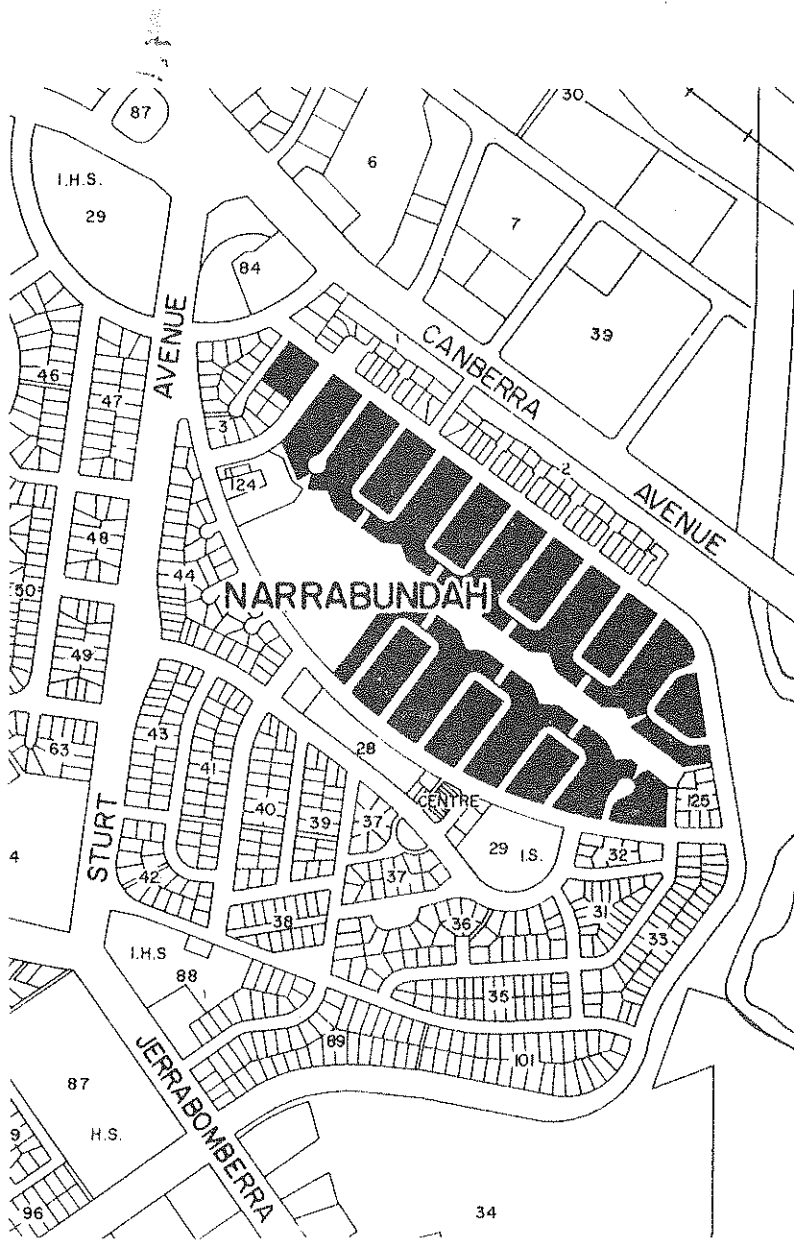
Sections 104 to 123

regeneration

Published by the National
Capital Development Commission
for residents' information and
for discussion purposes.

July 1979

LOCATION



HISTORY

Between 1947 and 1950 the Commonwealth constructed 362 fibro cottages in the area to provide accommodation for tradesmen employed in the construction of Canberra. The cottages consist of four designs, 60 sq.m. in size for two bedrooms and 80 sq.m. for three bedrooms. Many still have laundries separated from the house. Unlike most other government houses, these cottages have never been offered for purchase to tenants.

An increasing turnover of tenants in recent years, together with the deterioration of many of the houses, has caused concern regarding the amenity of the area. There now appears to be a need to carry out some improvements.

This leaflet has been prepared to outline the way in which these improvements could progressively be carried out.

INTENTION

The intention is to progressively improve the area by encouraging a mixture of government and privately owned houses as is generally the case for other detached housing areas in Canberra.

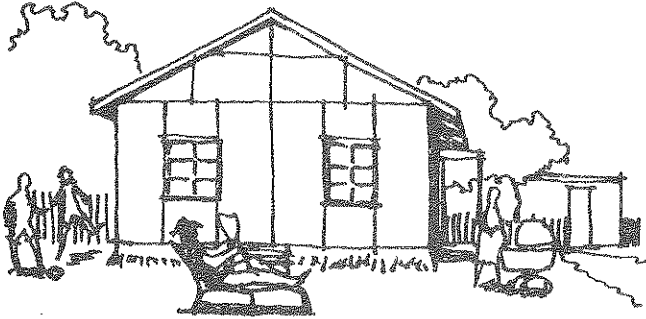
Site Plan indicating the area where the National Capital Development Commission and the Department of the Capital Territory are proposing that physical regeneration be carried out over several years.

N.C.D.C. and D.C.T. invite tenants to consider the opportunities for improving the area and to join them in discussing how best this can be done.

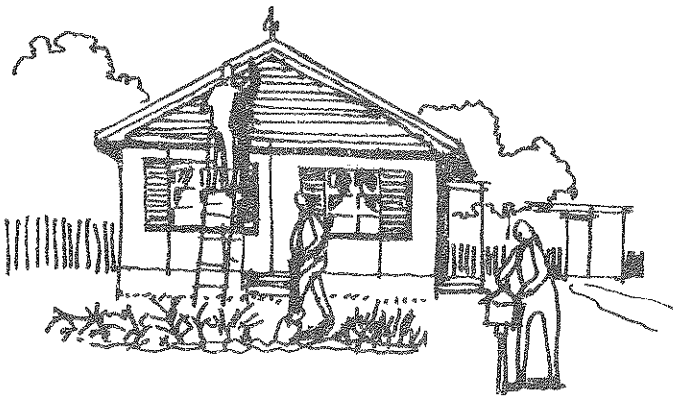
Your contact at N.C.D.C. is Graham Scott-Bohanna - Phone 468427.

HOW CAN THIS BE ACHIEVED ?

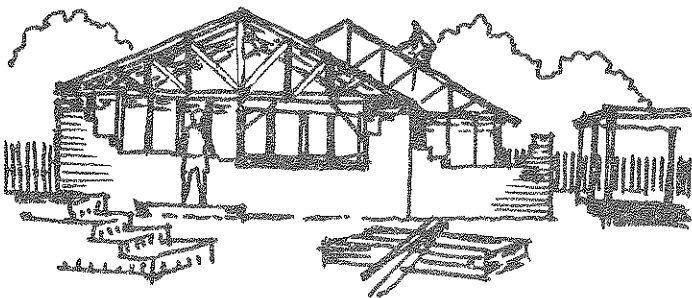
Each house will be inspected to determine its condition and discussions will be held with tenants. The following opportunities will be available.



The Department of the Capital Territory will retain some cottages for rental purposes and make minor improvements.



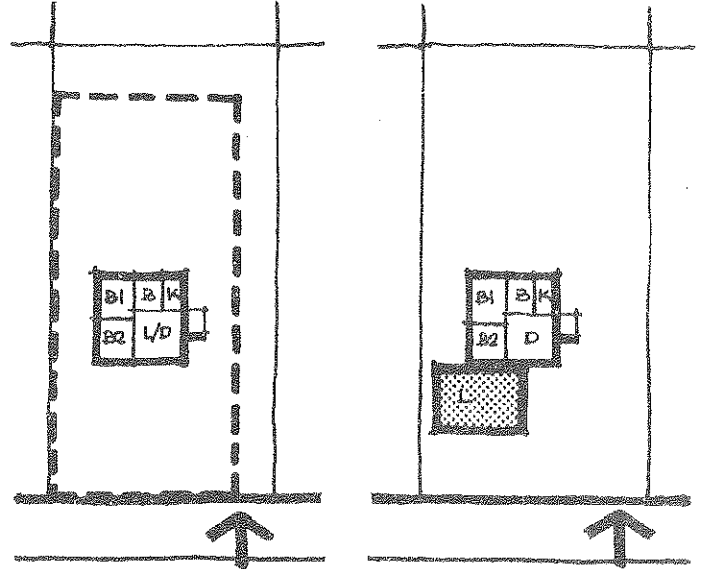
Cottages may be purchased by tenants who will then have the opportunity to make improvements themselves.



Cottages in poor condition may be demolished and the vacant blocks may be sold for rebuilding.

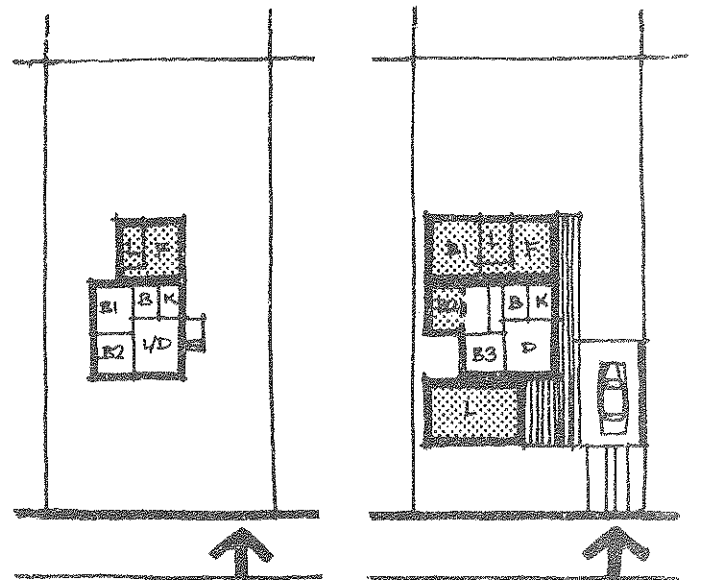
IMPROVEMENTS BY TENANTS PURCHASING BLOCKS

Additions to cottages should be in accordance with the N.C.D.C. Cottage Block Design and Siting Controls. Opportunities within these controls are as follows.



Existing 60 sq.m. cottage - extensions permitted within dotted line

Front living room addition



Rear family room addition

Major renovation

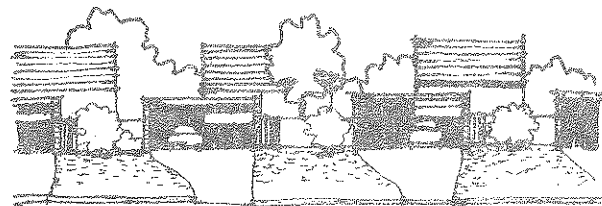
To achieve a harmonious result, additions should reflect the simple gable form of the cottages.

HOUSING OPPORTUNITIES FOR BUILDING ON VACANT BLOCKS WITH EXISTING BOUNDARIES

New dwellings on vacant blocks should be in accordance with the N.C.D.C. Cottage Block Design and Siting Controls.



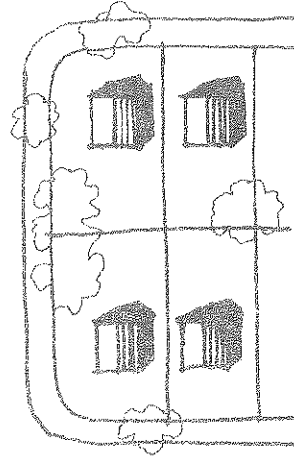
Individual development of cottage blocks allows for more architectural variety.



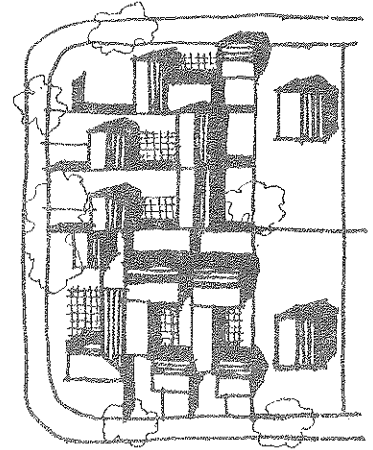
Group development of cottage blocks achieves a more consistent streetscape.

HOUSING OPPORTUNITIES INVOLVING BOUNDARY CHANGES

The Commission may in some cases permit resubdivision of small groups of blocks to allow other housing forms to meet the community's needs.



Existing subdivision



Small group resubdivision for town houses or aged person units

In other cases adjustments to the boundaries of subdivisions could provide better access to open space.

