

# **Minutes of MRCA committee meeting**

## **19 April 2021**

### **Michelago General Store**

#### **Attendees**

MRCA: Di Fett (President), Brent Wallis (Vice President), Jo Jackson (Secretary), Kerry Rooney (Treasurer), Leanne Pattison, Romney Kelly, Isabelle Thorpe, Dee McFaul, Greg McFaul, Julie Giucci, Ivan Colaric, Cristina Huesch, Sally and Tom Connolly

Cardno: John Sutcliffe, Senior Project Manager, and Gerard Zafico, Urban/Civil Manager

#### **Discussion**

Cardno, as consultant to Geocon, informed the meeting:

- It is developing an alternative Masterplan to Council's.
- The core of sustainability is size. If can develop a critical mass, more sustainable.
- Yield dictates the sorts of work they can and will do on roads.
- Masterplan needs to through a State planning process. Then 18 month to 2 year period.
- Geocon more interested in developing the town centre, then later the other aspects.
- Would consolidate density with multi story in the hilltop (Station Hill?)
- What does the community want to see? Seeking Michelago's 'bucket list', then they can look at the state government list of population, which he will provide us with. [ref to NSW Department of Planning, Industry and Environment (DPIE) guidelines for provisions of services in green field developments, later provided - see Attachment below]
- Looking at community living, retiring in place, job creation (services).
- Don't want to hide anything from the community. It's where they think the market could sit.
- Would need to do work on Ryrie street, incl kerbs and guttering.
- Nick Georgealis is committed to creating Michelago as a destination (tourism).

#### **Questions**

MRCA: style of architecture? (pictures provided not suitable!). A: flexible,

can change.

MRCA: are you looking at franchises like McDonalds? A: don't know yet

MRCA: What density? A: Low density: 650-800 m<sup>2</sup>, High density (at other sites) - there is no metric. Could be 250m<sup>2</sup>, it depends how many people you want to get to the area.

MRCA: power & services? A: service providers don't usually put in services until it has the population to justify.

MRCA: where is the water to come from? A: use Cooma's excess supply, by pumping from the river. Plus looking for confined deep aquifers (over 7 metres deep), no searches to date but planning to investigate the available technology. Cardno has a national water and environment team, which is looking at all this. Key pillars - reuse of water. If can get allocation for 4,000 population, will maximise the use to get maximum out of water. Gerard wrote the ACT standard for water sensitive urban design.

MRCA: Rail trail? A: potentially, eg cafe in railway station.

MRCA: Objective of third access to Monaro road on Cardno map - via crown land next to police station? A: can delete that.

MRCA: do people who come to live in Michelago want to live in flats? Higher density won't work for locals who want space. Three story buildings on the hill facing both ways won't be welcome. A: Want to get an option that the community and the developer are happy with, to go to council with in next couple of months.

MRCA: numbers are very important. You should give them to us. Ball park? A: the water allocation could service between 5 and 10,000. Need to sell more than 100 blocks to pay for the investment.

MRCA: if the Council Masterplan doesn't suit your plans, would you go to the state Govt? A: the council scenarios would not be viable.

## **Action**

MRCA: Community meeting needed, to give the community an opportunity to hear proposals and ask questions. A: Yes, happy to come. George Denassis will come too. Tentatively evening of 3 May, at the Michelago Hall, to be

confirmed.

ATTACHMENT (provided by Cardno to MRCA 20 April 2021)

The tables below provide an overview of the NSW Department of Planning, Industry and Environment (DPIE) guidelines for provisions of services in green field developments.

<b>Regional Scale facilities</b>	
Co-located library	Min Floor space 1,400m <sup>2</sup> and approx 28m <sup>2</sup> per 1,000 people
Aged care	88 places per 1000 people aged over 80 years
Hospital beds	2.3 beds per 1,000 people
Primary health care	1 centre per population of 30-50,000 people
Fire station	1 fire station per 60,000 people
Police station	1 police station per 106,000 people
TAFE	1 per 300,000+ people
University	1 per 150,000 people
Major civic / performance space	2,000m <sup>2</sup> floor space for 100,000 people
Indoor leisure centre (not including aquatic facilities)	1 per 50,000 people
Indoor leisure centre (aquatic facilities)	1 per 30,000 people  50m competition pool per 150,000 people  25m or 50m combined competition and sports pool per 75,000 people  25m leisure and learn to swim pool per 30,000 people

<b>District Level Facilities</b>	
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Library	35m2 per 1,000 people
Community exhibition and performance spaces	1 per 20,000 people 800 to 1000m2 per 50,000 people
Community centre multi purpose space	80m2 floor space per 1,000 people
Community centre arts and craft space	1,000m2 floor space per 40,000 people
High School	1 per 1,200 students
Primary school	1 per 1,000 students
OOSH Care	0.16 places per child

<b>Local Level Facilities</b>	
Local community centre space	80m2 floor space per 1,000 people
Early education and care (0 to 5 years)	0.3 spaces per child 1 place per 75 non-resident workers

<b>Public Open space</b>	
Local Parks	1 per 2,500 people
District Park	1 per 5,000 people
Major destination parks	1 per 20,000 people
District sportsgrounds	2 double playing fields per 10,000 people
Multi purpose outdoor courts	1 per 4,000 people
Accessible play spaces	1 playground per 500 children aged under 4 years 1 playground per 500 children aged 5 to 12 years
Outdoor fitness stations	1 per 15,000 people