

Your local voice



www.wccc.com.au
info@wccc.com.au
PO Box 3701
Weston Creek ACT 2611
Telephone (02) 6288 8975

Minutes of General Meeting Wednesday, 25 March 2015

Opening of Meeting

The meeting was opened at 7.32pm. The Chair welcomed members and guests

Apologies: Chief Minister Andrew Barr, Gai Brodtmann MP, Member for Canberra, Greg Gilbert, Janice Paull, Claire Wheaton

Guests: Ivo Matesic, Glenn Lacey, Katrina Lauc, Bonnie Jackson – EDD, Alix Kaucz – EPD, Rebecca Stockley - Knight Frank for LDA

Approximately 45 people attended the meeting.

PRESENTATION

Ivo Matesic and the team provided an update on Molonglo and second service station for Molonglo and Weston Creek

Molonglo Update

- local centre and child care centre sites have been sold
- the school has been started
- Denman Prospect
 - talking to the private sector about developing it
 - the EOI closes mid-April
 - blocks will be offered for sale mid-June depending on how EOI goes
- capital works
 - ensuring major infrastructure is in place
 - electricity
 - water – ponds, sewer
 - one of the bridges over Coppins Crossing is being upgraded to allow for both pedestrians and sewer pipes

Q. What is the timing on the John Gorton Drive extension to William Hovell Drive or Coulter Drive?

A. William Hovell Drive is two to three years away. Coulter Drive is with the ACT government and TAMS and has not yet been designed.

Q. Are there plans for two bridges across the river? North-South and East-West?

A. East-West is in the distance. A twin bridge North-South is perhaps two and half to three years away.

Q. There is a bridge going in now.

A. This is a sewer bridge now but will be for pedestrians and bikes as well. It is not a road bridge.

Q. How much money has been put side for roadworks. The federal government put a flyover on the Majura Parkway. Are we going to have a flyover?

A. All options are on the table. We need to consider West Belconnen and look at modelling and the required levels of service.

Q. Are you currently measuring traffic loads on existing roads?

A. Roads ACT and TAMS manage, monitor and record traffic. Our modelling is based on this.

Q. What attention is paid to aesthetics? The government architect was critical of the GDE.

A. The government architect is now more involved because of the GDE.

Q. Are there any major changes to the infrastructure plans?

A. John Gorton Drive to William Hovell Drive may have less lanes than the existing John Gorton Drive.

Q. How is the Weston Ponds development going?

A. The North Weston ponds are in existing Weston Creek not in Molonglo. They are needed to ensure water quality entering the Molonglo River..

Q. Who designed John Gorton Drive - there are many sets of traffic lights?

A. They need to consider the future population of Denman Prospect and ensure adequate levels of service. You need 70-80 thousand cars before major infrastructure work is undertaken.

A copy of the map of Molonglo will be provided to WCCC for uploading to the website.

Proposed second service station

- the service station is proposed for the corner of Cotter Road and Kirkpatrick Street
- the Technical Amendment(TA) to change the zones within the precinct around and to add CZ3 is out for public notification
- there will still be commercial and high density housing as previously planned.

Q. How do you make a petrol station and fast food site aesthetically pleasing?

A. There will be a buffer area, landscaping and screening. The Development Application will need to include the aesthetic design.

Q. How long until it is done?

A. The TA is out but not yet endorsed. If it is endorsed then a sales process is entered into. It is still a couple of years away.

Q. Is it a good idea to have traffic queuing over an intersection?

A. You will go in from Kirkpatrick Street.

Q. The RZ1 is closer to the site than in other areas of Canberra - the service stations are 200-300m from RZ1 and surrounded by RZ2 and RZ3.

A. RZ1 on McCubbin Rise or Kirkpatrick Street?

Q. Both. Others bought land in other areas knowing what was there – we didn't.

A. There is nothing in the Territory Plan to say that a service station can't abut RZ1. McCubbin Rise is 150m. There are other areas in Canberra within this distance but

they may not necessarily be RZ1.

Q. Where are the alternative sites?

A. We looked at three on Streeton Drive (sites A, B and C) and two closer to the Tuggeranong Parkway (E and F). This is the only one that all agencies agreed to and cost issues were better.

Q. We paid the same for our land as those in Griffith and they don't have to look at a service station. A, B, C, E and F are better.

A. There is no access to A, B and C from John Gorton Drive.

Q. When you read the report the reason for the second service station is congestion at the Weston Creek service station and the emerging population in Molonglo. If you put it at D everyone will use it rather than the old one.

A. People will use both.

Q. Everyone agrees that a new service station is needed but the government should pay for it to go somewhere else if it costs more.

A. Sites E and F have future urban development concept plans. Zoning is not looked at until the estate plans are approved.

Q. Have any environmental scans been done on D about the effect on Weston Ponds?

A. There are high environmental standards required. Also service stations have to check, monitor and pay the costs of any clean up. There will also be a residential area between the service station and the ponds.

Q. You have ruled out E based on the environmental impact?

A. There were more than environmental impacts. EPA doesn't comment until other issues have been considered. Still need other filters such as due diligence.

Q. Why isn't site E viable?

A. We didn't prepare for a discussion on other sites tonight. We can take it on notice.

Q. Can we get documents showing the pros and cons of each site?

A. We will take it on notice.

Some comments from others at the meeting:

- E and F are in line of sight of Government House
- a service station is still planned for Molonglo but it is at least five years away.

Q. Can't you override environmental concerns?

A. They may be covered by Commonwealth legislation.

Q. Could Warramanga or Rivett be reopened?

A. This has not been considered. (all but Rivett have been sold)

More comments from the floor:

- Woolworth's shopper dockets led to small service stations closing
- the Sikh Temple and the Orana School were built on community land that was not supposed to be near housing but they now are
- things change all the time.

Q. It seems inconsistent to say that old service stations were unviable and then build a new one?

A. The old ones were small and hidden away. They need to be out in the open.

Q. How do you take the proposal from here? What comeback do people have?

A. We have received all the comments and we are going through them. We will go to the EDD for answers to questions. We are consulting tonight. We will finalise a brief to the Executive based on our findings including opinions gained tonight.

Q. What do you mean by buffer?

A. Landscape zones – sometimes they obscure the development and sometimes link it to other areas. In this case the landscaping will be used to soften the development.

Q. Sites E and F capture traffic from the Tuggeranong Parkway. Why wouldn't they be better?

A. Approval would not be given for access from the Tuggeranong Parkway.

Q. The map shows buffer zones on the western side of the service station but nothing on the Cotter Road side.

A. The map doesn't show the level of detail and is a proposal only.

Q. Why has the multi storey office building been moved from the wetlands area to the Defence Colleges? It could have had cafes etc.

A. To create a precinct.

Q. How many storeys does RZ5 allow?

A. It depends on where it is – normally two storeys.

Q. Did you consult with the Defence College?

A. Yes we did. They had no issues.

Q. The amount of green space around it has been reduced.

A. More work has been done since the map produced and the Defence College is OK with it.

Q. Are there any plans for zoning for hotels?

A. Normally on CZ6 but CZ5 allows for commercial accommodation.

Q. Why keep any RZ1 – it could be made denser?

A. There is still a strong desire for single dwelling blocks.

Q. There is high rise development in Molonglo. This is closer to the City so it would probably be more profitable.

A. A boulevard is being created along John Gorton Drive> Molonglo has a good supply of high rise.

Q. When is light rail due to come to Weston Creek and Molonglo and where will it go?

A. It is only conceptual but it will come down John Gorton Drive.

Additional comments from the floor:

- there is strong support from the people of Weston Creek for a service station at site D.
- the Land Development Agency will give WCCC a copy of the slides and will bring back the site selection study either at a meeting or on line.
- WCCC will put everything up on the website.

BUSINESS MEETING

Minutes of the Meeting of 25 February 2015

Motion: That the Minutes of the previous meeting be approved as circulated.

Moved: Rosemary Drabsch

Seconded: Trevor Wilson

Motion carried.

Business arising from the minutes of the meeting of 25 February 2015

- Nil

Treasurer's Report

- \$15,645.06 in account

The Treasurer advised the meeting that the flyers, to advise people of the date and topic for the meetings, are now costing approximately \$2600 per issue.

Fetherston Gardens has received an ANZAC Centenary grant of \$13,500 to build a Gallipoli garden. The garden will contain plants that grow in Gallipoli including a tree from the original lone pine.

14 grants were made in the electorate of Canberra and this one was the fourth largest. An ANZAC Memorial Garden is also being planned for St John's church in Reid.

Motion: That a letter be sent to Gai Brodtmann thanking her for her support for the Friends of Fetherston Gardens ANZAC Centenary Grant application.

Moved: Chris Wilson

Seconded: Barry Sumner

Motion carried

Other Business

The Chair advised the meeting of the following:

Mr Fluffy meeting

- there was a special meeting held on Thursday 19 March which was attended by the ACT Asbestos Response Taskforce
- 40-50 people attended
- the Taskforce is now centering on the health and welfare of people particularly the disabled and the elderly
- there are security issues for people with houses around the Mr Fluffy houses
- security signs will go up and the government will keep the blocks neat and tidy
- after remediation 700m² blocks can be subdivided which WCCC is not in favour of. The government is saying the zoning will be RZ2 only but this may change over time
- it is hard for WCCC to help when we don't know where the houses are
- in Buvelot Street in Weston there are 4-5 houses
- in Rivett there are two houses in an eight house street.

Community Survey

- with the increase in the number of electorates in the ACT to five we will have an opportunity to have more influence
- WCCC has prepared a Community Survey to find out what the residents want so that we can go to the major parties and tell them
- it will be on the website in approximately one month's time as we need to upgrade the website to allow the use of iPads and tablets
- in 2012 the most important issues were the maintaining open space and a second service station
- let us know if there are questions we should add to the survey.

Q. We are getting 75 new car spaces and the scaffolding has gone up. What consultation was there and what how are people to get across the road?

A. The most recent consultation was in November 2014 but there was numerous consultation before that. Pedestrian crossings will be used on Namitjira Drive adjacent to Dillon Close and the speed limit will be reduced to 40kmph around Cooleman Court.

Q. How are we going to get 75 car parks in Dillon Close?

A. There will be 50 in Dillon Close and the remainder in Liardet Street.

Q. What parking has been reserved for the Tennis Club?

A. Don't think any but the Tennis Club was consulted on the proposed parking arrangements.

General discussion on mowing on arterial roads

- contracts have been let for arterial roads to be mowed five times per year
- the policy says that mowing should be done when needed for safety
- this is not being done for roundabouts, line of site and pull of areas
- we need to have more people complain and provide evidence such as photos.

Water Meters

- meters that are 18 years or older will be replaced by the end of 2017.

Waste and recycling

- there will be no garbage collection on Good Friday
- all tips will be closed on Good Friday.

Speaker for April

- Alistair Coe will be speaking at the April meeting. He is Deputy Leader of the Opposition and Shadow Minister for Territory and Municipal Services; Planning and Infrastructure; Transport; and Heritage.
- WCCC has asked him to speak on light rail, parking and buses but he will cover topics on the night.

The meeting closed at 9.20 pm.

**Next Meeting Wednesday 29 April 2015
Weston Club, 1 Liardet St, Weston**