

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, 27 May, 2015

Opening of Meeting

The meeting was opened at 7:40pm

The Chair welcomed members and guests

Apologies: Gai Brodtmann, Karen Coe, Chris Wilson, Trevor Wilson, Barry Sumner

Guests: Paul Carmody and Kathryn Conroy – ACT Health, Emily Springett and Lynette Marsh - ACT Asbestos Response Task Force

19 people attended the meeting.

PRESENTATION

ACT Health Infrastructure Program – Paul Carmody and Kathryn Conroy

- The Health Infrastructure Program (HIP) was started 6 years ago to improve and upgrade existing facilities and to provide new facilities.
- So far \$800m has been committed.

Canberra hospital - expansion of emergency department \$23m.

- The expansion comprises prefabricated building units over the existing road. It will house 21 beds (including nine acute beds and two paediatric beds) and will open at the end of 2016.
- Paediatric streaming function will be introduced to separate children from the other Accident and Emergency patients. This will open Jan-Feb 2016.

Secure mental health unit – Symonston

- This will be situated where Quamby was and will be constructed by Richard Crooks Construction.
- The first sod was turned in the third week in May.
- It will have 25 beds.
- It is a new type of facility for Canberra and will be finished at the end of 2016.

Calvary hospital car park

- This will be five storeys and have over 500 spaces.
- Adco has been appointed to build it and the ground level has been done.
- It is expected to be completed in December 2016.

- A bus is running from the CIT to Calvary hospital while the building is going on.

Canberra hospital – Building 15 demountable

- The old building 15 was demolished and the new building went up in 4 weeks.
- It comprises 80 prefabricated modules.
- This building will decant building three (rehabilitation and aged care) patients when building three is demolished (house them until the new accommodation is available)
- More buildings will be demolished and this building will be used to decant people then as well.

Ngunnawal bush healing farm

- It will provide rehabilitation for Aboriginal and Torres Strait Islander people. The need was identified seven to nine years ago.
- It is set on 700 acres at Tidbinbilla.
- The Development Application was approved in late 2014 and the facility is expected to be finished in late 2016. The contract has been given to St. Hillier's.
- It is shaped like a boomerang and has earth walls. A smoking ceremony has been done and there will be an open house soon.

University of Canberra public hospital

- This will comprise a hospital and a research and teaching facility.
- There will be 140 overnight beds.
- The Faculty of Health will be on the top level.
- Lions Architects has designed the hospital. The request for tender opened on 9 April 2015 and will close on 17 June 2015.
- There are three tenderers. The tenders will be evaluated July- September.
- The successful tenderer will be appointed October – November 2015.
- Work is expected to commence in early 2016 and the hospital will open early – mid 2018.

Canberra hospital

- Buildings 2 and three will be demolished.

Minor works

- \$9m will be spent on minor works in 2015-16 in the ACT.
- This includes some maintenance and minor upgrades.

Arts in Health Program

- This will enhance the delivery of health services.
- Art makes a significant contribution to health outcomes particularly for children.

Q. Will the Symonston secure mental health unit be for short or long term stays?

A. It will depend on the individual client.

Q. How many of the services are provided to cover regions other than the ACT?

A. The ACT has 390,000 people. The health services cater for 700,000 people.

Q. Do you have a policy favouring ACT based contractors?

A. Yes, the ACT government does in general. Just because the contractor is based in Canberra it does not guarantee work. They still have to demonstrate good value for money.

Q. Do you have a post occupancy evaluation?

A. Yes we do. We look at lessons learned including how well the facility operates not just the tenders and contract changes.

Q. There is no cover from the Canberra hospital car park to the buildings. Will this be fixed?

A. This is a legitimate complaint. There will be a courtesy bus loop.

Q. Canberra has a growing, ageing population is there a long term plan for a new hospital?

A. The University of Canberra hospital is an rehabilitation hospital not an acute hospital. It is designed for older people. It will cater for people from Wagga Wagga, Bega and coast hospitals. Health care planning is constantly being undertaken to look at long term needs.

Q. Are there any plans to replicate Clare Holland House?

A. Not that we are aware of.

Q. Given the ageing population has there been any consideration of streaming for older people?

A. It will be considered.

Q. What is Duffy House?

A. It is a private house that was bought in Duffy to accommodate Cancer Centre patients. It will house 12 adults – six patients and six carers.

Asbestos Taskforce - Emily Springett and Lynette Marsh

There are 188 affected properties in Weston Creek out of 1021.

Statistics

- 1021 properties
- 957 have opted in to the buyback scheme (closes 30 June 2015).
- 916 offers have been made
- 804 offers have been accepted
- 501 properties have been purchased.

Asbestos Management Plans

- Will be required by July 2016 for those people seeking to remain in houses for up to five years

Territory Plan Variation – DV343

- Submissions closed 25 May 2015
- Approximately 118 submissions received

Consultation

Community Forums

- 28 May – there will be a forum held to discuss the demolition process at the University of Canberra

Seniors Morning Teas

- There will be a series of morning teas held including one in Woden on 2 June 2015 – 10.00am – 12.00pm

Outreach centres

- There is a centre in Woden

Demolition Pilot

- 5 properties have been selected for a pilot to test the demolition process. None are in Weston Creek.
- The planning and assessment of each property will be done individually.
- Site set up will include fences, equipment and people on site.
- Internal asbestos removal:
 - the loose fill will be removed and remaining fibres glued to the structure

- there will be an negative air environment 24/7. The noise will be equivalent to a home air-conditioning unit
- the house will be vacuumed and fibres will be transported to Mugga Lane
- the demolition will then be just like a normal house.
- External demolition and site remediation
 - dust suppression will be carried out by way of a fine mist of water. There will be no run off as the water goes into the soil and the soil is removed.
- Site wrap up
 - the temporary fences are removed and the property is ready to go
- There will be extensive evaluation and engagement with the community.

The engagement will take the following path:

- Educate
 - engagement training is provided
 - information resources are developed
- Expectations
 - door knocking - calling cards and information sheets are provided to houses up to three streets away from the Mr Fluffy house
- Experience
 - door knocking to ensure that people understand the process. Calling cards and information sheets are again provided
- Evaluation
 - internal evaluation undertaken
 - door knocking to get feedback from neighbours

Q. There are concerns about the safety of the air. Why isn't testing planned for contamination before and after the process?

A. The demolition will be the same as for a normal house because of the removal of the asbestos or it being glued to the structure. Air monitoring will be taking place. The soil will be removed and tested two metres out from the footprint of the house.

Q. This is limited to the block not nearby houses. They should be checked too.

A. The air will be monitored near the perimeter of the property. If it is contaminated then monitoring will be carried out a further distance away.

Q. Is the glue a sprayed sealant on all walls?

A. Yes it is – similar to PVC.

Q. The testing will be two metres from the perimeter. Does this include neighbouring properties if less than two metres from the boundary?

A. This will be looked at on a case by case basis.

Q. Is there any advice for the next door neighbours? We have air intake valves etc 3.5 metres from the house.

A. We will be door knocking and can provide individual expert advice for each person in the neighbourhood.

Q. How long will the demolition take?

A. It is an eight week cycle. The actual demolition will take one day. The asbestos removal will take one to two weeks.

Q. How much warning will we get about knockdown?

A. At least one month?

Q. But what about the actual day of demolition? We will need to take children away, not hang out washing etc.

A. You will be door knocked by the contractor as well as the taskforce.

Q. You need to ensure that the mist of water does not drown the ground.

A. Yes and it will be filmed.

Q. Will the air monitoring results be told to neighbours?

A. Yes. It will be transparent.

Q. Do they cover the houses with a bubble?

A. It will be quite unusual to use a bubble. Some may need tarps. We will use negative air units which bring the air in rather than sending it out.

Q. Did you say you were going to remove fences and soil?

A. Construction fences, not boundary fences. Soil will be removed. We will ask those people coming back to the blocks what they want to keep e.g. pools, pet cemeteries etc. We will try and oblige them but safety is the most important factor.

Q. Where are the pilot sites?

A. We are currently engaging with neighbours. We won't release the site details until this engagement is complete.

BUSINESS MEETING

Minutes of the Meeting of 29 April, 2015

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

Moved: Pat McGinn

Seconded: Shelby Schofield

Motion carried.

Business arising from the minutes of the meeting of 29 April, 2015

- Nil

Treasurer's Report

- Nil

Other Business

- WCCC put in a Submission on Draft Variation 343 – subdivision of blocks advising that it doesn't agree with the:
 - reduction in block size from 800m² to 700m²
 - change in plot ratios
 - increased heights of buildings
- Update of the WCCC website
 - The website has been updated to be more interactive, easier for smartphones and tablets to access and will soon link to Facebook
- Resident's Questionnaire
 - The website will have a questionnaire asking people what the issues are for Weston Creek. The issues will be raised in the lead up to the next election. There will be 5 elected members in Woden, Weston Creek and Kambah and this should give us more traction.
- Molonglo residents group
 - Molonglo residents are trying to form a residents group and there will be a meeting on 28 May 2015. Tom Anderson will assist them.
 - WCCC will continue to represent them until they are ready for their own community council.
- Legislative Assembly function
 - The Speaker, Vicki Dunne, held a function for Community Councils.
 - WCCC was represented by Tom Anderson, Pat McGinn and Jenny Adams.

- Politicians who attended were Speaker Vicki Dunne, Chief Minister Andrew Barr, Mick Gentleman, Jeremy Hanson, Nicole Lawder, Andrew Wall and Steve Dozpot.
- Representations were made to:
 - Andrew Barr about a new community centre
 - Mick Gentleman about the second service station for Weston Creek/Molonglo
- COTA function
 - COTA held a forum to discuss how Weston could be made friendlier for older residents. Approximately 20 people attended the brainstorming session.
 - COTA will come back with the results of the forum later
- Meeting with Gai Brodtmann
 - Tom Anderson met with Gai Brodtmann for approximately 45 minutes. They discussed the second service station and when a decision will be made, a community centre and the future of Molonglo particularly about the possibility for government employment.
- Correspondence:
 - In – 50
 - Out – 28
- Community Fair
 - WCCC is considering holding a Community Fair in Autumn (probably at the end of March) at Fetherston Gardens
 - WCCC is looking at obtaining business community sponsorship for the event.
 - It is hoped that the fair may lead to Fetherston Gardens getting some toilets and a building for meeting rooms and storage.
- Shops for Wright or Coombs
 - The block was auctioned in April but it is not known if it sold.
 - Shops are not expected until 2017.
 - The Group Centre was due to be finished in 2018 but is more likely to be 2019.
- Montessori School
 - The High School has not yet been APPROVED.
- Cooleman Court
 - There are concerns about the pressure on Cooleman Court from Molonglo and the BUPA owned nursing home.
 - The nursing home should not put pressure on Cooleman Court as it is high care.

The meeting closed at 9.15pm

Next Meeting Wednesday 24 June, 2015
Weston Club, 1 Liardet St, Weston