

Your local voice

■ ■ ■ weston creek
■ ■ ■ community
■ ■ ■ council

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Minutes of General Meeting Wednesday, 28 October, 2015

Opening of Meeting

The meeting was opened at 7.35pm

The Chair welcomed members and guests

Apologies: Andrew Barr, Jeremy Hanson, Guilia Jones, John Milne, Pat McGinn, Michael Taylor, Sue Liebke, Max Kwiatkowski

Guests:

- Nick McDonald Crowley from Capital Estate Developments and Noel McCann from Canberra Airport Group
- David Collett from the Public Housing Renewal Taskforce
- Carolyn Le Couteur – former MLA and Greens Candidate in 2016 ACT election
- Georgina Connery from the Chronicle

25 people attended the meeting.

PRESENTATION

Denman Prospect - Nick McDonald Crowley and Noel McCann

Background

- Capital Estates Developments (CED) is a subsidiary of Canberra Airport Group CED won the right, through tender, to develop Stages 1 and 2 of Denman Prospect and has the first right to negotiate on Stage 3.
- The contracts for the civil works for Denman Prospect had already been signed between the ACT government and civil contractors.
- CED plans on doing more landscaping than the minimum required and will also be installing public art.
- The Snow family has made a commitment to homelessness and 0.1% of all proceeds of sales will go to Homes for Homes. There is a caveat on the properties. The donations are tax deductible.
- Builders who have bought are doing the same thing.
- Owners don't have to do it. They can remove the caveat.
- The initiative is expected to raise \$1.4m for Homes for Homes.

Q. Are the caveats perpetual?

A. If the owners want them to be.

Q. Where does the money go?

A. It stays in Canberra.

Public Housing

Q. What percentage of the development is public housing?

A. Stage 1A there are 24 blocks still owned by the ACT government. They are salt and peppered throughout the estate. Stage 1B there are 2 x 24 dwelling sites. 20% of the estate has to be affordable. This presents a challenge.

Environmental Issues

- All houses will have solar panels – 3kw
- CEP considered Tesla batteries but they are \$14,000 each and they have not been tested for long enough in the market
- Each house greenhouse emission saving is the equivalent to taking one car off the road.

Q. What can you do about multi storey dwellings impacting on solar panels on single storey dwellings when they are overshadowed?

A. The Territory Plan prevents this.

Q. What happens if someone plants a big tree?

A. We can't do anything.

Q. Are you restricted to 3kw or can you have more panels?

A. You can have as many as you like.

Q. Is there going to be a greywater system throughout the development?

A. We are looking at various means of water re-use. We can't do greywater in the early stages because the infrastructure is already done. We are looking at what CIC Developments do. They are good with this.

Q. Will cats be banned?

A. Cats must be inside.

Size of blocks/density

- Most of the blocks will be RZ1 but some will be RZ4 or RZ5
- There is a strong demand for detached housing

Infrastructure

- In Weston Creek and Molonglo there is good existing infrastructure. We will strengthen ties through bike paths, footpaths and equestrian trails
- In stage 1B we will strengthen the ridgeline between 1A and 1B. There will be more greenspace.
- We will try to get a link to the Arboretum through the Centennial Trail
- The NBN is going through the development
- We are moving a Telstra tower and trying to make it less conspicuous
- We have good design ideas for green space.

Q. How wide are the nature strips?

A. This is challenging. Some will be narrow, some wider. The main road will be 27.5m. The central median strip will be 2.5m. We are looking at using Lone Pines.

Q. Will you be using deciduous trees?

A. We won't be using any eucalypts within the suburbs but TAMS insist on some around the perimeter. Under the EOI, the Airport Group will look after the trees for 5 years rather than the normal mandatory 13 weeks. The cost is a challenge.

Q. What is the anticipated population of the area, what is the impact on the roads and what public transport?

A. We are promoting a commercial area in Denman Prospect. We are expecting 2000 dwellings with an average of 2.2 people per dwelling (4400). There will be around 50,000 people in Molonglo.

Q. How long until John Gorton Drive is finished?

A. Seven years.

Q. How long until the arterial road is built?

A. It is cheaper to build but it ends up in the Arboretum. The ACT government has not given a time frame.

Q. When will the group centre be built?

A. Hopefully by the end of 2018 if the territory engages.

Sales

Q. What are sales like?

A. Stage 1 – 178 blocks have been sold as 27/10/2015. 135 of these have been to builders and of the remaining blocks 70% have been sold to private buyers. The blocks are being sold in 40 block lots.

Q. Selling blocks in 40 block lots will increase the price.

A. We only have 377 blocks in total. The last 40 took two and a half hours to sell. The problem is the planning approval process. This is an Australia wide problem. One third of the cost of the block is planning costs.

Q. When will people start to move in?

A. Some by Christmas 2016, the rest probably by late 2017. The planning approval for stage 1B, which has been started, will take about 12 months.

PRESENTATION

Public Housing Renewal Taskforce – David Collett Executive Director

Background

- Mr Collett presented on the background to the Public Housing Renewal Taskforce at the June public meeting of WCCC.
- Further information on the Public Housing Renewal Taskforce can be found at www.economicdevelopment.act.gov.au

Rollout

- There are three stages of public housing building planned. The building will occur in the following suburbs:
 - Stage One – through LDA
 - Nichols
 - Monash 25 x 2 bedroom dwellings
 - Chisolm 20 x 2 bed adaptable cottages
 - Stage Two – multi unit sites part of LDA stock
 - Moncrief – multiple sites late 2016
 - Amaroo – two sites late 2016
 - Coombs – multiple sites late 2016. 6% of Coombs will be public housing, predominantly on detached blocks
 - Stage Three – new land
 - Throsby
 - Franklin
 - Holt
 - Denman Prospect (using the same architects and builders as Capital Estates Developments)

- Stirling
 - Greenway
- In Stirling the Territory Plan Variation will be out before Christmas. The land is currently community facilities land. It is next to the district playing fields and near the CTL, a retirement village, and the BUPA nursing home development.
 - In Holder the taskforce is looking at the old preschool site, there are no plans for the Holder school site or the oval.

Land Sales

Q. Recently high value land has been sold. Are you trying to push public housing tenants out to cheaper areas?

A. People are not being forced out but we are trying to get a better spread across Canberra. Tenants have a wide variety of wishes and aspirations like everyone else. All tenants are consulted on their preferences.

Q. Why is the ACT government making money for light rail by selling off good land in the Inner South and Inner North and sending public housing tenants to the suburbs?

A. By selling off public housing for Capital Metro we get a bonus from the federal government (on sale of assets). All 1288 public housing sites will be replaced.

Q. Is it true that Mr Fluffy sites may be sold for public housing?

A. Yes, especially if sites are contiguous but many sites are not zoned for multi dwelling.

Q. Can private land be sold for public housing?

A. Yes we can buy land for public housing.

Development

Q. Is Coombs the first area where they are doing a broad number of houses and rolling out the Development Applications (7) all at once? Are there any other suburbs that will have the visibility that Coombs has?

A. All new work will be done this way including Denman Prospect.

Q. You are focusing on single storey dwellings for downsizers and people with disabilities. What about putting private housing on the old public housing sites?

A. Land at Higgins has a retirement village of approximately 100 homes. Bellerive retirement home has been built at Melrose Drive in Lyons. The Anglican Church are currently looking at their assets.

Q. Is there an outer limit to what percentage of public housing?

A. 5-6% is optimum.

Q. What about existing private residents? You say that 5% of public housing is good and 10% is Ok. Some suburbs have up to 18%.

A. There is a range of sites in a variety of locations. We have done an expression of interest with private builders.

BUSINESS MEETING

Minutes of the Meeting of 30 September, 2015

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

Moved: Trevor Wilson Seconded: Shelby Schofield Motion carried.

Business arising from the minutes of the meeting of 30 September, 2015

- Nil

Treasurer's Report

Main Account \$925.33
Fetherston Gardens \$16,806.57

The grant for 2015-16 is expected in late December/early January. It is always received well after the start of the financial year.

Motion: That the Treasurer's report be accepted.

Moved: Chris Wilson

Seconded: Janice Paull

Motion Carried

General Business

- Budget Submission
 - The WCCC budget submission was sent to Andrew Barr, Jeremy Hanson, Shane Rattenbury and Guilia Jones
 - The areas discussed were:
 - Duplication of the Cotter Road
 - Movement on a second Petrol Station for Weston Creek/Molonglo
 - Action on the Draft Master Plan for Weston Group Centre
 - A new Community Centre
 - Fetherston Gardens
 - Issues for the Changing Population
 - Transport
 - Upgrade of the Fisher Shops
 - Broader Issues:
 - The underfunding of TAMS
 - Waste Disposal Pick-up
 - Parking
 - Light Rail
 - The concentration of development in the Inner North
 - Loss of Green Space and Sporting facilities.
- Meeting with Jeremy Hanson - discussion points
 - Cotter Road duplication - the Liberals will support this.
 - Second service station - Mr. Hanson advised that people from North Weston have complained to him. Tom Anderson advised that WCCC had held two public meetings and there had been a lot of consultation.
 - There has been some funding for Trenerry Square and Brierley Street this year but it is not enough.
 - Community centre - No costing has been done but it is expected to cost in excess of \$5m. No real support for it.
 - Toilets in Fetherston Gardens - people, particularly older people, won't use the gardens if there are no public toilets. The cost to maintain and clean is \$7,000 per annum
- Meeting with Shane Rattenbury
 - There is a meeting with Shane Rattenbury on 4 November, 2015
 - The same points as those raised with Jeremy Hanson will be discussed.
- Gallipoli Gardens
 - The official opening is 11 November 2015 at 4.00pm

- Light Rail
 - The light rail network plan for the next 25 years has been released.
 - Action and Capital Metro will be combined.

- Coombs
 - A new shopping centre is planned for the end of 2016
 - Capital Estates Developments say that there will be 1500m2 for a supermarket and 1000m2 for retail.
 - The DA says the reverse.

- Development Applications (DA)
 - There are seven DAs in Coombs for public housing
 - There is one DA in Weston. Defence Housing is looking to change some medium density housing to higher density
 - There is one DA in Wright to allow for 72 units to be built.

- Trenerry Square
 - There has been a request for a trolley bay in Trenerry Square
 - It is unlikely that one will be put in.

- Weston Ponds
 - Caretaker's Cottage
 - The Caretaker's cottage near the Weston Ponds is to be renamed Mingle.
 - It will have meeting rooms available for use by residents of Molonglo.
 - Sewerage plant near Weston Ponds
 - The smell around the small pond can be very bad.
 - This will affect residents of Coombs.
 - The smell comes and goes.
 - Landscaping
 - There needs to be some seating around the ponds
 - WCCC will talk to Shane Rattenbury about it
 - The asbestos removal blew the budget for the ponds so the landscaping was not done.

The meeting closed at 9.15pm

Next Meeting
7.30 pm Wednesday 25 November, 2015
St Jude's Primary School Hall
Mulley Street, Holder