

Your local voice

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

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

Minutes of General Meeting Wednesday 23 March 2016

Opening of Meeting

The meeting was opened at 7.37pm. The Chair welcomed members and guests

Apologies: Shelby Schofield, Max Kwiatkowski, John Milne

Guests: Lyn Derham, Don Pererm and Skye Metherell – ACT Waste Feasibility Study
Nick McDonald Crowley and Noel McCann – Capital Estate Developments

16 people attended the meeting.

PRESENTATION

ACT Waste Feasibility Study – Lyn Derham, Don Pereum and Skye Metherell

Several years ago a No Waste policy was introduced. The government is unsure of the true waste position in the ACT because of the movement of waste in and out of NSW. An across government study – the ACT Waste Feasibility Study – has been commissioned and is being run by TAMS.

If nothing is done about the waste in the ACT by 2020 it is projected that 26 million tonnes of waste will be generated. The study has identified 58 waste streams and these have been grouped into 17 groups.

There is currently quite a bit of recycling happening but there is a lot of information we don't have particularly in the health area (clinical waste). This is of concern.

There is a need to create innovation in waste reduction particularly in how rubbish going to landfill can be reused.

The focus is to radically shift the approach to waste management and recycling:

- The goal is 'the ACT leads innovation to achieve full resource recovery and a carbon neutral waste sector'
 - There is increasing social and economic opportunities within the community including partnerships and consultation and growing the economy
 - There will be a program of communication, education and support
 - Legislation that has minimal red tape has been prepared. It is expected to go to Cabinet in April for a decision in June. Cabinet will decide on which one of four pathways are to be followed.

- The impact of the legislation on business will be:
 - Improved waste activity data collection
 - Guiding a behavioural change on waste handling
 - More recycling will result in rebates and less levy payments
 - Potentially higher waste costs will be passed on
 - Business will need to focus on what it disposes of as waste.

Q. Your diagram shows that all organics will be recycled. How are you going to achieve this?

A. We have very limited data. Currently worm farms are used. It is not neat and tidy. Some organics goes straight to landfill e.g. from wholesalers and hospitals.

Q. Does the ACT government do waste audits? There must be some data.

A. There is a lack of reliable data. We currently look at weighbridge data.

Q. Are you taking into account that there are more apartments that can't have worm farms or compost?

A. Yes. We are considering how we can manage this. We are also looking at waste from restaurants. In relation to green waste, not everyone has trailers, people are getting older and can't remove the waste and not everyone can afford a gardener.

Q. People used to collect recyclable metals but they don't do it now and tips are getting selective. What can be done?

A. This one of the big issues. Every council has different rules on recycling. For example clinical waste gets crushed with fluffy dust. Not all machines can take all types of materials. Is there a market in the ACT? Should we go over the border? We have to look at the environmental and economic options.

There is an ongoing need for education and communication about what can be recycled

- Soft plastics (anything that you can crunch up) can be taken to Coles for recycling
- Trash packs – it depends on the operators as to what they take.

The waste strategy is to have 90% of waste recycled. Collectors of waste will have to take it to the correct place.

Q. What do the collections for those over 70 years of age take?

A. You will need to ring Access Canberra.

WCCC found that TAMS advise that they will collect the following:

- furniture and household appliances
- garden tools and equipment
- timber up to two metres in length
- white goods/sinks
- building materials/products (excluding rubble)
- metal products/scrap metal
- electrical equipment
- blankets, linen and manchester
- lighting
- automotive parts
- camping and outdoor equipment
- tools
- one mattress
- maximum three televisions or computers

Eligibility for the free service:

- a current Centrelink Pensioner Concession Card

- an ACTION Gold Concession Card
- a MyWay Seniors card (for people who are aged 70 years and above) or
- a Department of Veterans Affairs Gold Card.

Q. Is there any review of the policy of not having bins in public places such as the skate park near Cooleman Court or Lennox Gardens?

A. This is a part of the study. Big Billy Bins are being considered. They are currently being trialed at Campbell 5. Bins and waste recycling are being considered but many are being vandalised and set on fire. People need to take responsibility for their own rubbish.

Q. Are there any moves to make a list of who collects glasses, batteries, ink cartridges etc.?

A. This is definitely needed. There may be a list on the ACT Smart website. (Comment – WCCC could not find a list).

Q. Is there any consideration of the pickup of large waste once per year? Other councils do it and we pay large rates in the ACT.

A. It is in the mix. There is a problem with people dumping on the road verges. You can get mattresses picked up for \$29.

Q. Is there to be any consultation on the placement of community bins? They are often moved and put in awkward positions e.g. in carparks where you can't reach them unless you park illegally.

A. A lot of people dump stuff that can't be used. It is costing some charities in excess of \$300,000 in landfill fees. We are considering how to push back on rubbish but still keep the donations that charities need.

Denman Prospect – Nick McDonald Crowley and Noel McCann

In November there was a presentation on Denman Prospect. This is an update on what has happened since then.

- 215 blocks have been sold since October 2015. They are 550m2 on average.
- Stage 1A will have 377 blocks with an additional 24 blocks for public housing.

An estate development plan for the next stage is to be lodged on 24 March 2016. This will comprise:

- 580 standard residential blocks
- 600-800 multi-unit dwellings
- 2500m2 retail facility adjacent to the hand back sites for community use
- Capital Estate Developments (CED) will have design guidelines for housing and landscaping including building and siting guidelines.
- The sign will be going up in the next two weeks
- The land will be sold on the open market and there has been a lot of internet enquiries
 - The blocks of land can be walked on now
 - A display village is planned.
- There will be affordable housing but it will be designed better than the corridors in Wright and Coombs.
- It is hoped that the commercial site will come on sooner rather than later.
- The display village will open in May 2017 and will comprise:
 - 12 display builders
 - 14 display homes
 - A land sales office (currently go through the office at the airport)
 - An advanced park
- Landscaping will be promoted and they will use the fall of the land to preserve views.

Q. What is an advanced park?

A. It will be higher than TAMS specifications and will have public art. TAMS take them over but they do not want anything they have to maintain.

Q. How are you going to manage waste water or storm water?

A. There will be storm water retention ponds. \$4 million has been budgeted for the ponds.

Q. Have you spoken to the ACT Basin Priority Project? The Molonglo catchment area is a priority project.

A. I don't think so. We will follow up. We have spoken to the Arboretum people who has some good ideas.

Q. What is handback land?

A. Land used for churches, childcare, community housing, schools and community use.

Landscape design

- The street verges are generous
- Each stage has a colour theme
- All trees within the development will be deciduous
- Natives will be planted around the edges of the developments.

Human movement

- Stromlo Forest Park, Molonglo River Park, the Arboretum and the Stromlo Swimming and Leisure Centre (when developed) will be close by
- CED is looking to create logical pathways between them
- Using the same designer as the Centennial Trail and the 2018 Commonwealth Games mountain bike trail.

Public Art

- Art will be provided by seven different artists. Four from the Canberra/Murrumbateman area and one each from Sydney, New Zealand and Germany.

Q. Who maintains the art?

A. Terry Snow has advised that he will in conjunction with ArtsACT.

Environmental issues

- Every house will have a minimum 3kw of solar array
- This will generate approximately 4146kw of clean electricity saving approximately 3.7 tonnes of fossil fueled electricity per house per year.
- CED has bought all of the solar arrays in bulk at approximately half price. These savings will be passed on to builders.

Q. What about multi-unit blocks?

A. Maybe solar farms but CED is looking at batteries. They are waiting to see how the technology improves and how much the price comes down.

Streetscape

- It will support native plants and wildlife.

Q. How can this be if you are using exotic trees?

A. The street trees will be deciduous or exotic. There will be a \$2500 rebate for owners if they plant native grasses and at least one native tree on each of the smaller blocks and two on the larger blocks. Exotic trees have more colour.

Homes for Homes

- 0.1% of the transfer value will be going to Homes for Homes which is a Big Issue project
- This equates to approximately \$750 per block
- The funds will be used to increase the supply of social and affordable housing in the ACT
- It will be carried out by permissive caveat
- The ACT government has waived the charges for the permissive caveats and also the cost of removing them
- Approximately \$400,000 will be raised on the initial sales
- There will be approximately \$175,000 ongoing.

Denman Prospect

- The logo is on the Canberra Raiders shorts
- Promote that they are part of the community not expecting to get sales from it
- The Raiders will support Homes for Homes as their home games charity of choice. They will donate \$400 per try and \$200 per conversion.

Q. The blocks are small so they most likely will have double storey houses. Has there been any thought of putting lifts in?

A. A number of the display builders are looking at it but it will not be mandated.

Q. What about double glazing?

A. It is not mandated and is very expensive. Most builders are building project homes and they are conscious of price and efficiencies.

Q. What do you expect the population to be?

A. 8,000 – 10,000 people in Denman Prospect. Stage 1A and B will be approximately 4,000 people. Molonglo Valley will be approximately 55,000 people.

Q. When is the population of Denman Prospect expected to reach 4,000?

A. Approximately midway through 2018. It is hoped that the town centre will be built by then as well. Once the population of Molonglo reaches about 18,000 the shopping centre becomes viable.

BUSINESS MEETING

Minutes of the Meeting of 24 February 2016

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

Moved: Rosemary Drabsch

Seconded: Janice Paull

Carried

Business arising from the minutes of the meeting of 24 February 2016

- Nil

Treasurer's Report

- \$13,267-69 Main Account
- \$3,520-93 Fetherston Garden Account

General Business

- Public housing
 - WCCC is endeavouring to obtain further information on the possible public housing in Holder and Stirling but has received no response from the ACT Public Housing Renewal Taskforce.
- Proposed changes to nature strip guidelines
 - WCCC has put a submission in

- WCCC is not sure how the guidelines can be retrofitted.
- Transport review
 - It is interesting that the usage of public transport across Canberra has reduced
 - Minister Fitzharris is coming to the 25 May meeting.
- April meeting
 - The guest speaker will be the Deputy Commissioner of the ACT Electoral Commission to talk about the new electoral boundaries.
- Congestion on Cotter Road
 - WCCC has written to Tony Gill from ACT roads regarding the congestion on Cotter Road in peak hour
 - No response has been received as yet.

Q. When is the walkthrough Fetherston Gardens with Minister Fitzharris?

A. It should have been today but the Minister was sick. It is to be rescheduled probably to May.

The meeting closed at 9.35 pm

Next Meeting Wednesday 27 April 2016
St Jude's Primary School hall
Mulley Street, Holder