

# WESTON CREEK COMMUNITY COUNCIL

## Your local voice

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**Minutes  
Annual General Meeting  
7.45pm  
28 August 2002**

### **Welcome**

Mr Carl, Chairperson, welcomed the committee, residents and the returning officer to the Annual General Meeting. Mr Carl advised that after the AGM the normal monthly meeting would be held. There would be three reports, Chairpersons, Secretary and Treasurer. Mr Carl declared the meeting open at 7.45pm.

### **Minutes of AGM 2001**

The minutes of last years AGM were circulated. After an interval Mr Carl asked if there were any questions or comments on issues in the minutes, there being none he asked for a motion that they be accepted.

Motion: To accept the minutes of the 2001 AGM

Moved: Rosemary Drabsch

Seconded: Juanita Kerec

### **Chairperson's Report 2001-2002**

The Executive Committee has again been kept extraordinarily busy during the last year dealing with a wide range of issues. The number of issues that we have been asked to deal with has been rapidly increasing over recent years. I would like to thank the Secretary, Alan Henderson, and the Deputy Chair, Bob Sutherland, for their able assistance and guidance. Their selfless support has made the execution of my duties a lot easier.

One ongoing issue has consumed a large proportion of the Council's resources over this period, this being the forestry operation on Narrabundah Hill and its associated weed control proposals. The Council has provided a forum for the community consultation process on this issue and a generally acceptable outcome has been found. However, as the forestry operation is schedule to continue until about 2008, I expect that other associated issues will arise in the future.

The most significant event of the period occurred at our July 2001 meeting when the WCCC celebrated its 10<sup>th</sup> birthday. Past Chairpersons Messrs Kevin Gill and Bob Sutherland spoke

briefly about the WCCC's history, cut a birthday cake and all those in attendance toasted the future of the WCCC.

The biggest meeting of the period was our September 'Meet the Candidates' meeting, with over 100 people attending and 21 of the 46 candidates for Molonglo participating. As in previous election years, the Council was commended on the meeting's format wherein each candidate was given the same time to address the meeting and all candidates were given an opportunity to answer questions.

Other well-attended meetings were our November meeting when representatives from ACT Forests discussed weed control options for Narrabundah Hill; our March meeting when the Minister for Planning and Education, Mr Simon Corbell MLA, was our guest speaker; and our June 2002 meeting that covered various issues including Draft Variation No. 200 to the Territory Plan (the 'Garden City' Variation), ACT Forests, and a wider discussion on the availability of community facility buildings in Weston Creek.

Some of the other issues attended to by the Council are as follows (in no order of priority):

- Traffic problems on Cotter Road at the Defence College roundabout;
- Restricting traffic access to the 'Casuarina Walkway' adjacent the DHA estate in Stirling;
- Attendance at a public meeting regarding the future of the Weston Campus of the Canberra College in Stirling;
- The Neighbourhood Futures project for Holder and Rivett;
- Community consultations on a proposed Montessori school development for the disused Holder High School oval;
- Off-street parking for patrons of the Arawang Netball Association;
- Improvements to the informal carpark at the Arawang Primary School;
- Community consultations on the land swap between the Orana School and ACT Forests;
- Withdrawing from the community coalition known as Planning the ACT Together (PACTT);
- Submission on the size of the ACT Legislative Assembly;
- Community consultations on a proposed Sikh community facility in Weston;
- Participation in various ACT Government initiatives such as the launch of Neighbourhood Planning Groups, the release of the OECD Report, and Your Canberra Your Future;
- Attendance at all combined Community Council Forums;
- Community consultations on the draft Weston/Woden Sub-Catchment Plan;
- Submission on the draft ACT Government 2002-2003 Budget; and
- Preparation of a discussion paper on the Gungahlin-Civic Tram proposal.

Our very successful *Taking-it-to-the-Streets* program was continued in the middle of the financial year with another round of visits to each of Weston Creek's shopping centres on different Saturday mornings. The Executive was able to speak to many people who could not attend our regular meetings. Also we increased our public profile around the community since many hundreds of residents saw our banners. A report on our discussions with residents was sent to the Chief Minister.

The Executive have also met with various ACT Government Ministers and MLAs to discuss a number of issues of concern to Weston Creek residents. I thank the MLA's for making themselves available to discuss these issues.

Our regular electronic newsletter was also continued during the tenure of this Committee. The newsletter continues to be very well received and we have broadened our coverage of Weston Creek residents to include some of those who don't receive our flyers or the local newspapers. A number of flyers were also prepared and delivered to most residences in Weston Creek to advertise our activities.

I would like to extend a special thank you to Bob Sutherland for continuing to write regular columns on local matters for the *Valley View* (whilst it was published) and the *Southside Chronicle* newspapers. Bob has written these columns for many years and we have been continually surprised at the number of people throughout Canberra who read his column. On behalf of the Community Council I would like to express our deep gratitude for his selfless commitment to Weston Creek causes and his contribution to the WCCC over the last 10 years.

Also on behalf of the Council, I would like to extend a special thank you to the management and staff of Royals Rugby Club who have gone out of their way (as usual) to accommodate our widely different meetings.

Lastly, I would like to thank our Public Officer, Committee members and other Council members who have assisted the Executive throughout the past year.

Motion: To accept the Chairperson Report

Moved Jeff Carl

Seconded: David Clinch

### **Secretary's report 2001-2002**

The Secretary indicated that the article convening this AGM, according to the WCCC Constitution is Constitution Rule 12 sub rule 4 which has been previously minuted. The AGM was covered in the press on 23 July 2002 and 6 August 2002, an electronic newsletter and in the reminder of this meeting.

As this FY was an election year the activities of the WCCC have continued apace. The ACT Election in October 2001 was associated with a significant amount of lobbying in the run up to that election. The recognition of the WCCC in London Circuit has improved our access to politicians and their advisors when needed. The WCCC is well received in the ACT Assembly and in ACT government departments and agencies and is being called on for an ever-increasing range of consultation processes.

We have undertaken two letterbox flyers to publicise our meetings this year; the first in September for the "Meet the Candidates" and the second in March for a visit by Simon Corbell MLA. Electronic Newsletters have also been distributed throughout the year. The initiative called '*taking it to the streets*' worked well in the previous FY and was repeated this year in the warmer months of 01-02.

All forms for the continuing registration of the WCCC as an Association have been lodged and no returns to the Registrar of Associations are outstanding. We are also complying with our Grant Agreement with the Chief Minister's Department.

There has been a rising demand on the members of the Committee to attend a greater number of meetings to represent Weston Creek. The number of submissions made by the WCCC increased; and also the level of complexity of those submissions.

A major new task of the WCCC has been on-site visits. We have attended these with representatives of various ACT Government Departments and Agencies to discuss issues raised by local residents.

The WCCC has bought the domain name wccc.com.au and moved its ISP last FY to Netspeed and we can move our domain name for web hosting and email elsewhere with minimal disruption, if needed.

I would also acknowledge the volunteers I call on from time to time to walk the streets of the their suburb to deliver flyers.

Copies of the Minutes for each meeting in the last year are here if anyone wishes to look at them.

Motion: To accept the Secretary's Report

Moved: Alan Henderson

Seconded: Mary Sexton

### **Treasurer's report 2001-2002.**

The WCCC started the current financial year with \$45.69 and received our grant of \$4,000 in late August 2001. Between 1 July and the receipt of the cheque on 31 August costs were covered from volunteers.

Major costs early in the financial year were costs associated with email and the website with Netspeed P/L. The service provided by Netspeed has been very good and cost comparisons indicate that they are still price competitive. As we own our domain name we can undertake web hosting with a variety of ISP's as necessary. This gives us transportability that we did not have previously.

A flyer to all Weston Creek letterboxes was delivered in September 2001 for that month's meeting "Meet the Candidates" prior to the ACT Legislative Assembly election as well as in March 2002 for the visit of Minister Simon Corbell MLA.

Under the revised purchaser/provider agreement with the Chief Minister's Department we again needed to buy insurance for the WCCC and this cost us \$99.

We continue to cover the costs of a PO Box, a phone and fax line. CPS Credit Union continues to be our bank account. The two volunteers who loaned monies to the WCCC for Internet costs were repaid. The WCCC has an ABN from the ATO; but we cannot claim GST back as we are the end user and do not charge for our services.

The originals of the audited accounts of the WCCC are available here at this meeting. The Auditors report is unqualified and the books of the WCCC are in order. The Auditor has not kept the books of the WCCC and the funds have been used for the purpose for which they were provided.

Motion:

1. That the meeting accept the Treasurer's report and Auditors report.

Moved Alan Henderson  
Seconded Les Bienkiewicz

2. That the meeting endorse the continued payment of a PO Box, a phone line, fax line, Internet email access and web hosting

Moved Alan Henderson  
Seconded Les Bienkiewicz

### **Committee for 02-03 FY**

Mr Carl advised that Mr David Menzel Chairperson, Woden Valley Community Council, had agreed to be the returning officer for the WCCC.

David Menzel thanked Mr Carl and indicated he was aware of the detail of the model constitution, as it was the same as that used by the Woden Valley Community Council. He declared all positions vacant. Mr Menzel indicated that the nomination forms received were complete and met the requirements of the constitution. As the nominations for the available positions were consistent with the positions available, the nominated persons were duly appointed to their nominated position. He then read the names and the positions.

Jeff Carl	Chairperson
Pat McGinn	Deputy Chairperson
Alan Henderson	Secretary/Treasurer
Juanita Kerec	Committee Member
Rosemary Drabsch	Committee Member

Mr Menzel thanked Mr Carl and handed the meeting to the new committee. Mr Henderson extended thanks to the two outgoing committee members Bob Sutherland and Jack White for their past contributions and welcomed to new roles Juanita Kerec and Pat McGinn.

### **Auditor**

Mr Carl indicated that Gary Rake of Rivett, the current Honorary Auditor of the WCCC has agreed to continue in this capacity if agreeable with the AGM. Gary Rake is independent of the WCCC and has an active interest in issues in Weston Creek. Mr Carl moved the motion that Gary Rake continue to be the Auditor.

Moved: Jeff Carl  
Seconded: Rosemary Drabsch

Mr David Clinch proposed a vote of thanks to the outgoing committee and asked that this be minuted.

Mr Carl closed the AGM at 8.10pm and invited people to remain for the August monthly meeting.

## Monthly Meeting 28<sup>th</sup> August 2002

### Welcome

Jeff Carl welcomed the new WCCC Committee, residents and the guest speaker David O'Keeffe from Madison Lifestyle Communities Pty Ltd. Mr Carl also indicated that Mr Phillip Lemon from the Baha'i Association wished to raise an issue for discussion.

### Apologies

Bob Sutherland, Vicki Dunne, Greg Cornwell, Louis Young, Joe Baker, Pat McGinn.

### David O'Keeffe - Madison Lifestyle Communities Pty Ltd.

Mr O'Keeffe outlined the concept for the land at the corner of Cotter Road and Stretton Drive. The proposal was only at the concept stage and no drawings had been made although initial contact had been made with ACT Dept of Urban Services, Land and property in respect of some questions on easements.

Mr O'Keeffe indicated that the proposal was to have continuing care units with high and low levels of care and self care units. The expectation would be that there were clusters of 25 to 30 units in perhaps 7 clusters reaching 150 self care units. In addition approximately 70 beds containing Dementia specific and respite care could be included. The concept included a communal park of native trees and stormwater would be utilised through recycling to water the park. The units would be single storey low rise and meet adaptable housing regulations. The clusters could be considered medium density. How much land is available depends on the community's interest and the receptiveness of government to new ideas on the use of the land.

Mr O'Keeffe indicated that he would like to answer queries and gain feedback on the general perception of the concept. Mr Carl advised that since the issue of what to do with the cleared land was raised in February there had been about 60 suggestions, not a lot in a population of 24,000 but enough to make some gauge of interest in the land. The ideas had ranged from treed native reserve, swimming pool, small school, medium density units (for empty nesters) through to more pine trees. It had been known for some time that ACT Forests were intending to hand the land back to the ACT Government after harvesting. The harvesting had been brought forward to remove windstorm-damaged trees, which could eventually, after drying out, become fire hazards to Weston, Lyons and perhaps Curtin.

To put the discussion in context Mr Carl advised the meeting that the land is currently zoned broadacre, which does not explicitly exclude aged care facilities. The types of activities which are approved include agriculture, animal care facility, animal husbandry, caravan park/camping ground, cemetery, communications facility, community activity centre, corrections facility, defence installation, educational establishment, emergency services facility, veterinary hospital, land management facility, municipal depot, nature conservation area, outdoor recreation facility, parkland, place of worship, road, scientific establishment, special care establishment, special care hostel, tourist facility, transport depot, health facility, or woodlot.

A resident asked of the size of the block and the size of the parcel of land that would be needed for the concept proposed. Mr Carl called on Mr Peter Johns in the audience, from Land and

Property, Dept of Urban Services. Mr Johns estimated the land area to be 10 hectares, Mr O'Keeffe indicated that the land area needs would be 6 to 7 ha (15 to 18 acres). Mr Carl gave the comparison that the old Holder High School Oval which is to have the Montessori School is 5 ha. Mr Johns indicated that in the area being discussed that there was a lease being negotiated with the Canberra Sikh Association and part of the land was an easement between blocks to Hickey Court. Mr Carl indicated that he was not aware that the Sikh's had been granted a lease (Mr Johns confirmed that the lease was not in place).

A question was asked as to the flexibility of the sections in the block - could the sections be amalgamated to be one section and could the easement be moved to have a more sensible secondary entry/exit to this growing grouping of buildings? Mr O'Keeffe indicated that he was not aware as to how fixed the sections were considering they are currently forest. The easement was one on which enquiries had been made with little in the way of firm answers. It could be services or a road.

A resident asked of the noise impact of the duplication of the Cotter Road on adjacent houses. Mr O'Keeffe indicated that a development had been put in adjacent to a main road in Greenway and there was little or no impact from traffic noise. Laminated glass was installed as well as a high density landscaped perimeter buffer. Mr Johns indicated that one of the most successful aged persons complexes in Canberra was St Andrews in Hughes which backs onto Yarra Glen.

A resident asked of the impact on traffic on Stretton Drive and Cotter Road. Mr O'Keeffe indicated that a full traffic audit would be undertaken if the proposal moved forward. Mr Carl advised the meeting that this issue was the subject of Phillip Lemon's concern later in the meeting.

A resident asked if the construction would need the Commonwealth Government approval for aged care facilities. Mr O'Keeffe advised that the development's are built to the appropriate regulations and in the last development 65-75% over the occupants were over 55 years. Mr O'Keeffe indicated that the current round of bed licence applications closed last week and that a joint venture application was submitted. Aged care beds are being treated differently in that licences are not provided 'up-front' but are available on a "bed-readiness" system.

A resident asked if there were comparable examples of the concept. Mr O'Keeffe advised that other examples were at Dods Place/ Mortimer Lewis Drive Greenway as well as Temperley Street, Nicholls, Harcourt Hill ("The Gardens").

A gentlemen gave a practical example of the difficulty in finding appropriate accommodation for a frail aged father. Mr O'Keeffe stated that the increase in the percentage of persons over 70 years old in the ACT is double the national average.

A question was asked regarding the process of lease purpose change. It was discussed that the initiative would need to be driven by the community to encourage government to consider new and appropriate uses for the limited land in Weston Creek.

Mr Carl called to an end the questioning and suggested that further questions could be raised after the meeting directly with Mr O'Keeffe. Mr O'Keeffe left his contact details (available via the WCCC).

## **General Business**

Mr Carl advised that Mr Phillip Lemon from the Baha'i Association wished to raise an issue for discussion. Mr Lemon advised that the Baha'i Association had blocks 9 and 12 in Hickey Court near the location just being discussed. The Association was concerned in regard of the traffic chaos. This was a combination of meeting the needs of the Baha'i, The Sikh Assn, the Orana School and the Australian Federal Police (AFP). The Baha'i building is currently 650sq m with the intention to expand to 2,000 sq m. At present they are attracting 800 cars to some functions.

A concern to all in the area is that the temporary road goes between the twin campuses of Orana School. An overflow carpark is needed as a shared resource. Mr Lemon indicated that he wished to draw on the community concern and interest to facilitate a positive outcome.

A resident indicated that he was a parent of children attending the Orana School and could vouch for the traffic congestion. Orana School currently has 500 students and the short-term projection is to grow to 700 students. Another concern that he had was the action of the AFP in closing walkways from Weston to the Orana School which forced children to walk on the road around the AFP complex.

A resident asked whether the easement being discussed earlier was of sufficient width for a road and would it mean an intersection on Cotter Road. Mr Lemon indicated that he thought the current notional width of the easement was too narrow for two lanes but perhaps it could be widened. Also there may be the possibility of a sliplane from Cotter Road with left turns only. Intersections had been put on roads of 6 lanes not just 4 lanes, compare this with Hindmarsh Drive (Launceston St).

It was advised to the meeting that the WCCC had previously proposed that the roundabout at the Defence Force College be made into a four-way roundabout for a second access route into this growing area. This has received little impetus to date but further representations by others may help.

A resident raised the issue of dealing with traffic in the context of what might happen in respect of North Duffy / Holder and that a traffic Master Plan may be needed.

Mr Carl advised that the WCCC would investigate the process of having traffic studies undertaken and again raise consideration of altering the Defence College roundabout.

## **Minutes of last month's meeting**

The Secretary indicated that a number of copies had been down loaded from the website and extras were available tonight, which had attached Ian Ruecroft's handout.

## **Public Officer**

As the first task of the incoming committee Mr Carl indicated that there is a need to appoint a Public Officer. He advised that the current Public Officer Gary Caitcheon had agreed to continue if acceptable to the new committee. Mr Carl posed the question and the new committee responded in the affirmative. Mr Caitcheon is therefore the Public Officer.

**Other Business**

Mr Bob Wagg raised a question in respect of the mention in the last electronic newsletter of a submission on Trams. Mr Carl indicated that reference was to the draft paper on the WCCC website discussing public transport in Gungahlin specifically and in Canberra in general. Mr Carl indicated that the paper was a draft and comments were most welcome. The recently announced review of ACT public transport by Planning Minister Simon Corbell will assist in better focussing the paper so that it addresses the review's terms of reference.

Mr Carl called for any other business. As there was none forthcoming Mr Carl closed the meeting and thanked residents and guest speakers for their attendance.

Meeting closed 9.25pm

Next Meeting:

Wednesday 25<sup>th</sup> September 2002