

WESTON CREEK COMMUNITY COUNCIL

- *Your Local Voice* -

Email: info@wccc.com.au

Website: www.wccc.com.au

Phone: (02) 6288 8975

Fax: (02) 6288 9179

ABN: 52 841 915 317

PO Box 3701 Weston Creek ACT 2611

Minutes Annual General Meeting 7.45pm 27 August 2003

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, Chairperson's, Secretary's and Treasurer's. Mr Carl declared the meeting open at 7.45pm.

Minutes of AGM 2002

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 2002 AGM

Moved: Gary Caitcheon Seconded: Barbara Brinton

Chairperson's Report 2002-2003

The 2002/2003 Financial Year has been very much a year of two parts for the Weston Creek Community Council. The first half of the financial year was "business as usual" with the Council heavily involved in an intensive program of public consultations associated with the ACT Government's ongoing reforms to the Canberra Plan and various other planning and public transport issues. The second half of the financial year was extremely hectic as the Government's ongoing consultation program was overlaid by a considerable effort in assisting our community recover from the firestorms of 18th January 2003.

The after-effects of the firestorms have been very well documented and will require a continuing involvement by the Council for quite some time yet. There has been a substantial increase in attendance numbers at each of this calendar year's regular Council meetings and this demonstrates the relevance that the local community places on the issues which are raised by the Council. The fact that the Council has managed to maintain such a high profile in the recovery effort, whilst also maintaining its regular lobbying activities since January 2003 reflects well on the competence and character of the Committee. The last six months of the financial year has required our Committee to put into practice all of the lessons that the Council has learned in the first 11 years of its existence. We have consistently shown that we are able to approach the right people in the right place, and hence we have usually achieved a positive outcome for our residents and our district.

For the first time in many years, the Council called an additional Special Meeting in May 2003 so that representatives from Planning and Land Management (now the ACT Planning and Land Authority) and the National Capital Authority could address our community on concepts relating to residential development outlined in the Stromlo Forest Review. This additional meeting was attended by more than 220 people and was the largest meeting of the reporting period. Several regular monthly meetings during 2003 have attracted around 100 people each.

As a representative of the Council I was appointed to the Community and Expert Reference Group that was formed in late January to assist the Bushfire Recovery Taskforce.

Since this time I have participated in the following Bushfire Recovery related activities:

- Attended about twenty Reference Group meetings and several Taskforce meetings;
- Attended many public meetings of groups unaffected by the fires to speak about the recovery effort;
- Attended various formal and informal gatherings of fire-affected residents, usually accompanied other Council Committee members, to learn about the issues being faced by these people.

As mentioned earlier, the Council has also been very active in matters not related to the firestorms. Some of these activities are as follows:

- Gave evidence at public hearings of two Legislative Assembly Committees investigating DV 200 and land taxes respectively;
- Prepared several detailed discussion papers on public transport options;
- Prepared a submission on the number of MLAs in The Legislative Assembly;
- Invited Minister Wood to be our guest speaker at our regular November meeting;
- Attended various forums and focus groups on public transport issues;
- Prepared a submission on the funding of community organisations;
- Attended several forums and focus groups associated with the Canberra Spatial Plan and other planning initiatives with our Deputy Chair;
- Prepared a submission on the redistribution of electoral boundaries for the ACT Legislative Assembly;
- Attended three Community Council Forums hosted by the Chief Minister's Dept;
- Prepared various submissions on DV 200 and other planning issues such as the Montessori School, the use of community facilities, options for development of the former ACT Forests' block in Weston, several residential development applications, and redevelopment of the Weston Campus of *The Canberra College*;
- Prepared a detailed and extensive submission for the 2003-2004 ACT Budget; and
- Supported the efforts of the Weston Creek Cricket Club and the Weston Creek Little Athletics Club to have upgraded facilities at Chapman oval.

Our very successful *Taking-it-to-the-Streets* program was continued in February and March of this 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 and sandwich board.

Members of the Council's Executive have also met with various ACT Government Ministers and MLAs to discuss a number of issues of concern to Weston Creek residents including public transport and DV 200 (the Garden City Variation to the Territory Plan). I thank the MLA's for making themselves available to discuss these issues.

The Council has continued with its regular fortnightly column in *The Chronicle* local newspaper during the year and we have also continued circulation of our regular electronic newsletter. The newsletter is 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 flyer was prepared and delivered to most residences in Weston Creek last November to advertise our activities.

Activities relating to the bushfire recovery have been widely advertised on various Canberra radio stations and also in the Community Update newsletter. They have also received extensive advertising space in the Canberra Times and our local newspapers - all at no cost to the Council. Monies saved from this free advertising have been expended in purchasing fridge magnets and upgrading communication capabilities.

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 in what has been a very busy period for the Club.

I would also like to extend my deep appreciation to our Secretary, Alan Henderson, for his extraordinary efforts in assisting me to cope with the greatly increased workload that has arisen since the firestorms.

Lastly, I would like to thank our Deputy Chair, Pat McGinn, Public Officer, Committee members and other members of the WCCC who have assisted the Executive throughout the past year.

Motion:

That the Chairperson's Report be accepted

Moved: J Carl, Chairperson Seconded: Laurie Gillard

Secretary's Report 2002-2003

Notification in writing of this AGM has been in *The Southside Chronicle* 1st July 03 (page 10), 15th July 03 (Page 5) and in Community Contacts in *The Southside Chronicle* 5th August 03 (Page 44).

It has also been in *The Canberra Times* Fridge Door 5 August 03 (Page 12). Notification has been at each regular monthly meeting for the past 3 months (May, June, July) and appears on the Website and in minutes of the WCCC on the website www.wccc.com.au

The first half of the 02-03 year focused on transport issues (especially buses and trams), aged retirement villages and land zoning. A number of submissions were prepared in that time including the review into the size of the ACT Legislative Assembly. Canberra Montessori School also featured in the efforts of the WCCC. Minister Bill Wood MLA was the guest speaker in Nov 02 meeting. The Committee was as usual in full-steam-ahead mode trying to cover the issues raised by residents and being on the alert for issues which were looming.

Events of Jan 03 traumatized the community and the Executive of the Council became a focal point for consultations on What next? There was an air of unreality on what we were discussing and debating in our community. Did this really happen? How are we going to recover? How are we going to help ourselves define our future?

We were able to mobilize lobbying skills and influence which had been developed since the WCCC was established in 1991. The work of the Council reached monumental proportions and our close workings with the Bushfire Recovery Taskforce and the Council being a member of the Community and Expert Reference Group enabled resident's views to feed directly into the recovery process

Each meeting covered another aspect of the recovery process and gave residents an avenue to come together to debate, and to listen, to the recovery news. In May 03 the WCCC hosted its largest meeting in some years when 240 people attend a meeting on The Stromlo Review at which PALM (now ACTPLA) were the guest speakers.

The efforts of the WCCC are believed to be valued - and we continue to receive requests from politicians and ACT Government staffers to attend and speak at our regular monthly meetings. At present our schedule is usually booked several months ahead, in fact to Feb 2004.

Our attendance book is in circulation. This has become a valuable tool to record email addresses and therefore quickly and cheaply disseminate information to residents.

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.

I would also acknowledge the volunteers I call on from time to time to assist in a number of tasks.

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

Motion:

That the Secretary's Report be accepted

Moved: A Henderson Seconded: Trish Frei

Treasurer's Report 2002-2003.

The WCCC started the current financial year with \$840.80 and received our grant of \$4,000 in late October 2002. Experience has taught that the funds for the grant are usually received one-third of the way through the financial year so the higher than normal opening balance was planned. This is the first FY in some years that volunteers have not needed to pay WCCC accounts before the grant funds were received.

Major costs in the financial year are those associated with email and website hosting 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, the renewal was paid in this FY, we can undertake web hosting with a variety of ISP's as necessary. This gives us transportability with our domain name if needed.

A flyer to all Weston Creek letterboxes was delivered in November 2002 for that month's meeting with Minister Bill Wood MLA, Minister for Urban Services. Under the revised purchaser/provider agreement with the Chief Minister's Department we again needed to buy insurance for the WCCC and this cost increased approximately 50% this FY. CPS Credit Union continues to be our bank.

We purchased a sandwich board to display at the shopping centre visits and it is used at our regular monthly meetings. We continue to cover the costs of a PO Box, a phone and fax line.

Other costs were an upgrade to an XP operating system and the Committee agreed to buy another batch of fridge magnets which provides our contact details.

As has been the approach of a number of committees over the years of the WCCC the aim is to direct funds to communicating with residents through diverse means, namely; phone, fax, email, website, magnets, flyers, PO Box.

The WCCC finished the FY with \$249.90. Copies of the audited accounts of the WCCC are available here at this meeting.

Motion:

1. That the meeting accept the Treasurers report and the audited reports for 02-03 FY
2. That the meeting endorse the continued payment of a PO Box, a phone line, fax line, Internet email access and web hosting

Moved: A Henderson Seconded: John Logue

Committee for 03-04 FY

Mr Carl advised that Mr John Logue, Past President Weston Creek Junior Soccer Club had agreed to be the returning officer for the WCCC. Mr Logue advised that correctly completed written nomination forms have been provided to the Secretary/Treasurer by the closing date for nominations for positions. The AGM has been appropriately advertised through a range of publicity. The following forms for the following vacancies on the Committee:

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

Since there have been no other nominations received for a vacancy, the candidates listed above are deemed to be elected. Mr Logue congratulated the incoming Committee and handed the meeting over the new committee

Auditor

Mr Carl indicated that Gary Rake, 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.

Ms Barbara Brinton proposed a vote of thanks to the committee for the exceptional effort which had been undertaken in the last 12 months,

Close AGM

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

Regular Monthly Meeting

27th August 2003

Welcome

Jeff Carl welcomed the new WCCC Committee and residents.

Apologies

Tim Janes, Joe Baker, Commissioner for the Environment, Jacqui Burke MLA Annette Ellis MP, Katy Gallagher MLA and Jonathan Reynolds.

Aged Care Facilities in Weston Creek

The Broadacre Study for the area in Weston opposite the Police Complex appears to be stalled. The October WCCC meeting is set aside for ACTPLA (formerly PALM) to attend with the consultant who has the task of undertaking the Broadacre Study. The WCCC has on several occasions attempted to confirm the progress of the study. The recent change from PALM to ACTPLA has significantly slowed the process.

The possible use of the land for aged care facilities has been raised on a number of occasions, however the land zoning may be an issue which needs to be visited in the Study. The WCCC has written to Hillary Lang the recent ministerial appointment to the Chair of the Aged Care Advisory Council alerting her to the concerns on aged care in Weston Creek and the lack of suitably zoned land. This was a feature of Stateline on ABC on Friday 11th July 2003. The basis of the concern, which was elaborated by Kerry Browning at a recent WCCC meeting on the ACTPLA Community Needs Assessment Study was the definition of aged care versus supported-accommodated. The difference in the two descriptions between aged care and supported-accommodation is wide and open to interpretation.

Mr Carl indicated that Mr David O'Keeffe from Madison Lifestyle Communities Pty Ltd is an invited speaker to the November 2003 WCCC meeting. That 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 Carl agreed to write to Mr Peter Johns, the project manager, to ascertain the current status and progress of the study.

Dual Occupancies in Kathner Street Chapman

Mr Warwick Costin raised the issue of the development application (DA) for dual occupancies in Kathner Street Chapman and the letter which the WCCC had sent to PALM concerning that redevelopment. Mr Costin advised the meeting that PALM (ACTPLA) had told him there was a letter of support from the WCCC for the redevelopment. Mr Costin advised that the WCCC needs to be careful in not aligning itself with developers.

Mr Carl indicated that the WCCC had not written in support of the redevelopment. At a regular monthly meeting a number of residents asked the WCCC to enquire if the proposal met current building guidelines. The WCCC letter to PALM was confined to the regulations and whether the proposal met those regulations. In no way was the letter positive or negative to the proposal. It was factual; based on the regulations at the time of the submission of the DA. Mr Carl also pointed out that in a visit to PALM the WCCC advised PALM that they had accepted two DA's for dual occupancies in a section with only 29 blocks. There needed to be 40 blocks to accept two DA's for dual occupancies based on the 5% rule that was in force at the time. The second DA is pending consideration by PALM.

The WCCC had made representations to PALM that the WCCC letter was being used as letter of support – which it was not.

Ms McGinn, WCCC Deputy Chair, advised the meeting that the letter from the WCCC was very careful and specific in its wording and based on the discussion of issues and the previous meeting. In addition Ms McGinn indicated that the WCCC had fronted the ACT Legislative Assembly Planning and Environment Committee in the Assembly to continue the 5% limit of DA's on fire-affected blocks in Weston Creek. This included lobbying visits to individual MLA's. This was not accepted by any; including the cross-benches. Mr Carl indicated that the new regulations are better than what was in place – if the old regulations were still in place Weston Creek would be in a worse situation. Mr Carl referred to the WCCC regular column in this week's *Southside Chronicle* which covered this topic.

Mr Costin indicated that 43 residents objected to the DA. In the ensuing debate Mr Costin indicated that the objection was not based on technical regulations but on changing the character of the streetscape.

Access to Development Applications

Mr Jon Rigter asked of access to development applications and whether the community could have regular access, especially access over the Internet. Mr Carl indicated that DA's are notified on the block of land, in *The Canberra Times* and on the ACTPLA website. There was a need to go to the ACTPLA offices in Dickson to view the material.

Community Planning Forums

Pat McGinn, Deputy Chair, raised the issue of LAPAC's being replaced by Community Planning Forums. (CPF's). As Weston Creek did not have a LAPAC we are not on the horizon for a CPF. The concern with this is; - it is expected that CPF will receive regular and automatic notification of planning issues as well as DA's in their district. Not having a CPF will continue to exacerbate the current situation where is it the alertness of residents as to knowledge of planning issues and DA's.

Ex-Serbian Club in Weston

Mr John Logue asked of the status of the ex-Serbian Club which was demolished, a hole dug in the ground and now a For Sale sign on the perimeter fence. It was considered that the units in the DA were sold but it appeared that the complete development was being on-sold.

Towards Canberra's Spatial Plan.

Mr Carl advised the meeting that the latest revision to the draft Canberra Spatial Plan had been launched and that limited copies of the document were available in ACT shopfronts and libraries. The comments on the Plan were due by 19 Sept 2003. In the draft documents there were five planning scenarios for debate. A resident asked of the area of Narrabundah Hill behind Duffy. Mr Carl indicated that that because it was Hill, Ridges and Buffers under the National Capital Plan it was treated separately from ACT Government controlled land.

Ms McGinn indicated that the WCCC would be making a submission and Mr Carl added that an extension to 19 Sept would be sought. In the following debate it was considered that the submission should, rather than make recommendations, draw attention to and focus on issues and comments raised in WCCC meetings over the last 6 months.

There was debate that the preferred option may be that being endorsed by the Treasury and Minister Corbell to sell land to generate \$700M in income to the ACT Government. Mr Carl indicated that rural leases were still being kept in an unacceptable situation in terms of not being able to secure their future lease. An issue debated was that there needed to be short and medium term planning scenarios as well as the long term solution which could take from 10 to 50 years to achieve. The ACT Government needs to provide Weston Creek residents with an interim yet confirmed plan of action into the medium term.

ACT Forests

Mr Carl indicated that as part of the study into Non-Urban ACT Study, a paper on options and scenarios for the future business of ACT Forests was prepared. Given the timing of the closing dates for submissions for the Spatial Plan (19th Sept) and the Non- Urban Study (23rd Sept) perhaps there was a need for a special meeting to focus on the important issue of forestry operations in and around Weston Creek.

It was considered, after lengthy debate, that a special meeting should be held. This was moved by Laurie Gillard and seconded by Warwick Costin and Trish Frei. Mr Carl advised he would contact Tony Bartlett, Director of ACT Forests to suggest either Wednesday 10th Sept or Wed 17th Sept.

[Post-Meeting Note: - The special meeting to discuss ACT Forests is 7.30pm Wednesday 17th September at Royals].

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

Meeting closed 9.25pm
Next Regular Meeting
Wednesday 24th September 2003