

Your local voice



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**Minutes of WCCC General Meeting
Wednesday, 30 May 2018
Raiders Weston Club, Liardet St, Weston**

1. Opening of Meeting

Tom Anderson opened the meeting at 7.35pm. He welcomed Caroline Le Couteur, MLA for Murrumbidgee; Travis Doherty, Melissa Anderson and Nick Grey from Village Building Company; Fiona Carrick from Woden Valley Community Council; and Anthony Burton, representing the Heart Foundation.

36 people were present.

2. Apologies: Shelby Schofield, Max Kwiatkowski.

3. Presentation on development of the former AFP site at the corner of Streeton Drive and Heysen St, Weston, known as Block 1, Section 82 Weston.

Travis Doherty, Village Building Company, thanked WCCC for the invitation to speak at this public meeting. He said that there had been a public consultation last week and there would be a second public consultation tomorrow night. He introduced Nick Grey, Development Manager, and Melissa Anderson, General Manager Sales. He also introduced Sean Allan from Canberra Town Planning.

Mr Doherty noted that Village Building Company was established in Canberra 30 years ago. It had developed more than 15,300 lots and built more than 4000 homes.

- Village Building's plans for the former AFP site propose development of 75 percent of its density capacity. Under the Territory Plan the density could be greater. There would be 13 individual blocks of land for separate houses; some of these might be dual occupancy. There would be many townhouses, all 3 to 4 bedrooms, and 4.5 to 6 metres wide. There would also be a small number of "Urban Garages", small residences on 50-square-metre blocks, with a double garage on the ground level and two storeys on top. Dwellings like these have been piloted in Adelaide, and are a good example of a different type of housing. Prices would vary from around \$500,000 up to around \$900,000.
- Under ACT planning regulations, buildings on Heysen St can go up to 12.5 metres high, but the current plans are not to go that high. Village Building is planning to build two blocks of apartments at the top corner of the site along the Heysen St boundary, each to be three storeys in height, with 2 or 3 bedrooms in each apartment. Every apartment would be on a single level, and there would be 60 to 70 apartments altogether (30-35 in each block of apartments). The end result would be something like the *Ambassador* development in Deakin. These apartments will be the only single-level dwellings on the site.

- There will be a number of 2-storey townhouses with a garage underneath. The development will use the natural slope of the site in positioning these townhouses.
- Water will be caught and recycled, with retention tanks to be built underground. Some storm water will leave the site, and the aim will be to retain only as much water as will be needed for watering the gardens. Capacity of the underground storage tanks is not yet known.
- Plans are to retain as many trees as possible.
- Some residences will have a north orientation, but exact numbers are not yet known. Townhouses along Unwin Street will have north access. East-west orientation would be best for row houses.
- It is envisaged that there will be 250-260 dwellings on the site, which would mean up to around 750 persons living there.
- The maximum height allowed is 12.5 metres, and plans are for no more than three storeys.
- There will be 3 driveway entrances, two from Heysen St and one from Unwin Street. Detailed traffic studies will be done as part of the Development Application.

Q: One resident was very concerned about people driving through North Weston out on to the Cotter Road, and asked if residents could be involved in consultations with Village Building.

A: Travis said that traffic studies would be carried out. The driveway on to Unwin Street has been moved down to avoid the intersection with Malangi St into North Weston. The traffic studies will assess impacts on the whole region.

WCCC has asked for a traffic survey on Dargie St, and at the junction of Heysen St and Streeton Drive. Congestion for cars trying to get out of Heysen St on to Streeton Drive has been quite bad at times.

Q: There could potentially be 500 cars going in and out of the site, and only three outlets. Will that be enough?

Q: How many visitor car parking spaces will there be?

A: Village Building will provide all required parking areas. Resident parking: For 2-bedroom dwellings, there will be 1.5 spaces; for 3-4 bedroom dwelling, there will be 2 spaces. Visitor parking: There will be one visitor space for every 4 dwellings. It is not anticipated that there will be any need to park on Heysen St.

Q: Why are you going to have 3-storey apartments on the highest part of the block?

Comment: Pat McGinn - The impact of the apartments will depend on how far they are set back.

A: We will keep the trees in that area, and we expect that the apartments will not be too overpowering in their impact on houses on the other side of Heysen St.

Q: Have you submitted a Development Application (DA) yet? Will traffic management be part of the DA?

A: Yes, it will.

Q: The ANU owns a block of land between the former AFP site and the Islamic School. Have there been any discussions about Village Building Co. buying that block? How much area of the AFP site will be garden? The volunteer group that works at Fetherston Gardens, Fetherston Gardens Friends (FGF), would like to work with Village Building Company because they know that the Gardens will be an advantage for future residents of the development.

A: Access to the two apartment blocks will only be possible from inside the site, not directly from Heysen St.

Garden spaces are quite big: one is 120 metres long and 65-80 metres wide; the other is a bit smaller.

Q: What about the gum trees? Could the apartment blocks be put down on Streeton Drive and single houses be put up on the higher part of the site?

A: The slope of the site means that it is not easy to put single blocks there, because it would need lots of earthworks, and more trees would be lost.

Q: Why is there only one driveway on to Unwin Street?

A: An equestrian trail exists down Unwin Street and any widening of that street would be opposed.

Q: Will there be any public meeting on the transport proposals?

A: Such a meeting would have to be with Transport Canberra.

Q: Would it be possible to make the apartments smaller, less high?

Q: Given the number of people, what about a supermarket?

A: Zoning does not allow for that.

Comment by Pat McGinn: Success will depend on the quality of design and buildings and landscaping. It will be to the advantage of the builder to make everything of high quality, because the dwellings will sell better.

Q: What about housing affordability?

A: There is no mandated requirement for affordable housing on this site.

Q: Solar energy?

A: (Melissa) Village Building will be looking at the options for this site.

Q: What is the timetable?

A: We expect to submit a DA by late July 2018, and hope it will be approved by the end of 2018. The plan is for the civil work to start by mid-2019.

Q: During construction, how much impact will there be from construction vehicles?

A: We will plan all that and try to have as little impact on neighbours as possible.

Q: Will Village Building Company work with Fetherston Gardens Friends to ensure that new residents will treat the Gardens respectfully? FGF would welcome support for this community project.

Travis announced that there would be a public presentation about the development at the former Weston Primary School in Hilder Street tomorrow night. (Presentation ended 8.30)

4. Presentation on Petition relating to Light Rail Stage 2: Alignment of Stage 2

Fiona Carrick from Woden Valley Community Council (WVCC) said WVCC is sponsoring two petitions to the Legislative Assembly.

- The first relates to development of the Tradies site in Woden, where 4 residential towers are planned: one of 24 storeys, two of 16 storeys, and one of 10 storeys. The petition requests the Assembly to move the planned buildings so that any shadow goes over car parking areas, not over Bellerive residences.
- The second relates to the planned route for Light Rail Stage 2. The petition requests that the route not go through Parkes and Barton, but go more directly to Civic, so commuters can go between Woden and Civic as quickly as possible. WVCC would also like the route to be extended beyond Woden to Mawson.

5. Presentation on the Active Living Variation to the Territory Plan, Variation 348.

Anthony Burton said that he was speaking as a representative of the Heart Foundation although he does not now work for the Foundation. He said the Heart Foundation works across the whole of Australia, including across traditional lands. It funds heart research, works to improve the prevention of heart disease, and to educate and advocate.

- Heart disease is the biggest killer in Australia; there is one death every 12 minutes. In Canberra one in 7 persons has a heart condition.
- Risk factors include diet, obesity, sedentary lifestyles. In the ACT, 63 percent of people are over-weight or obese.
- The cost to the economy of physical inactivity is \$13.8 billion annually.
- The Heart Foundation is sponsoring a campaign on social media called Activate My Day.

Variation 348 is about integrating physical activity into our daily routines through the built environment. The health impact of physical environment begin in childhood.

Six principles:

1. Connected places
2. Open space
3. Mixed land use and density, street activation
4. Safe and attractive places - e.g., adequate lighting, etc.
5. Supportive infrastructure
6. Environments for all - e.g., for aged persons, disabled persons

Eight factors underpin these principles, including housing diversity, healthy food.

Forty-three changes to the Territory Plan were made in December 2017. Active Travel is a form of transport to deliberately get to a destination by walking or cycling, or to access public transport. The cost benefit ratio of Active Travel is estimated to be 1:11, that is, for every \$1 invested, the return to the community is \$11.

Advisory documents are available to explain the changes to the Territory Plan.

Implementation of the principles can be a challenge.

Q: Playgrounds for children can be very boring for older children.

A: It is difficult to get governments to create places to encourage imaginative play.

Q: Molonglo has no shops or facilities, so residents drive in cars to other places.

A: Yes. Destinations are vital in building a suburb - destinations such as a corner store or a coffee shop.

Q: In many areas the green spaces, such as around schools, are locked up, which means they are under-utilised.

Q: The Government needs to address the problem of reducing the amount of community open space. In Canberra, the price of land and the return to the government means there has been a reduction in the amount of open land.

A: From 1 January 2018 these changes in the Territory Plan should be implemented.

Q: The Government could have developed areas in Molonglo but has sold land to raise money.

A: Tom Anderson said that construction of the swimming pool in Molonglo is to start in 2019, for completion in 2020. In the budget, \$1.8 million has been set aside for refurbishment of playgrounds and new playgrounds.

Q: How are we going to get community facilities? Ideals exist, but nothing happens.

Q: The Government needs to provide services and infrastructure. Could we get some exercise points put in along green spaces? Local residents could apply for grants, and then look after facilities. (The presentation ended at 9.30.)

General Business

Tom Anderson opened the business meeting.

Minutes of the last public meeting on 28 March 2018 were accepted as presented. (Moved and seconded Chris Wilson, Jenny Adams)

Treasurer's Report: WCCC has \$21,649.29 in its main bank account, and \$5110.55 in the Fetherston Gardens account.

1. 50th Birthday of Weston Creek: The WCCC committee will be giving pieces of birthday cake to passers-by at Cooleman Court on Saturday, 2 June 2018, to celebrate Weston Creek's 50th birthday.
2. The Weston Creek Community Association turns 40 in September and is planning a series of celebrations during the week from 10 to 15 September 2018.
3. The WCCC committee is trying to organise a Storyboard in Cooleman Court for people to record their stories about Weston Creek.

4. The committee has written a number of submissions on various subjects in the last few months:
 - Canberra national institutions;
 - Electoral Redistribution - third federal seat. Fiona Carrick and Tom Anderson will appear before the committee on redistribution and will oppose the splitting of Woden between two electorates.
 - Light Rail Stage 2.
5. Developments in Molonglo:
 - John Gorton Drive, Stage One from William Hovell Drive southwards will be completed in 2019. A bridge over the Molonglo River near Coppins Crossing may be four years away;
 - Coombs shops are still held up. They need to get a Certificate of Occupancy;
 - A group centre for Molonglo will not start until 2021;
 - The swimming pool is due for completion in 2020;
 - A Development Application for the second service station in Weston Creek was approved on 7 December 2017, with amended conditions approved in April. Construction may start now;
 - Shops in Denman Prospect are due for completion in December 2018 or January 2019;
 - Another primary school will be build in Denman Prospect in 2021, but Stromlo high is still the designated high school for the area.

The meeting closed at 9.35.

Next meeting: 27 June 2018 at the Raiders Weston Club, Liardet St, Weston, at 7.30pm.