

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

WCCC Public Meeting **25 September 2019**

Meeting Opened: 7.35pm

Numbers in Attendance: 33

Committee: Tom Anderson, Pat McGinn, Bill Gemmell, Ryan Helmsley, Warwick Lavers, Jenny Adams

Minutes: Simone Hunter

Apologies: Chris Wilson, Shelby Schofield

Guests: Shane Rattenbury MLA, Antonio Mosquia [Environment Directorate], Tom Gordon, Simon Tennant, Natalie Bishop (SLA) Harley McNamara (Communications – SLA Consultant)

7.35pm Presentations

1. ACT Climate Change Strategy 2019-2025 Canberra's Living Infrastructure: Cooling the City Presentation by Shane Rattenbury

Context:

- ACT in 2010 set goal to reduce Green House Gas Emissions [GHGE] by 40%
- School strike for climate – over 300k people demand action on climate change
- Hottest 6 months in history - Canberra not immune – recent temps 6.3 degrees above average.
- Records smashed, hottest January on record
- Modelling points to Canberra being hotter and drier in future – ACT Government preparing for it.

Climate Change Strategy 2019 – 2025

Launched Mid-September 2019. New strategy through to 2025

Historic Emissions set to 2020 –100% renewable electricity achieved; Overall emissions from Electricity have reduced drastically; 95% domestic use including cars and general living.

- New targets for 2045 to reduce general emissions – to measure progress and target areas for improvement
- New targets anticipate room to incorporate technological change
- Transport + Gas emissions next target. Gas is no longer clean or renewable

Key Features

- Mitigation, adaptation + transition – community involvement increased
- Integrates with new planning Housing and transport strategies
- Broad Community and business participation
- Evolutionary responses – 25-year agenda

Key Areas

General Transport

- Encourage Active Travel
- Implement Car Free Days + shared zones + car free areas – community will experience new ways to connect – car free days are where the community comes together to celebrate an event
- Improve Public Transport – new bus system has had mixed response, patronage on weekends is a problem
- Support Bike Share Schemes
- Explore trials
- E-bikes – bike with electric motor, open new possibilities for less mobile/agile people

Zero Emissions Vehicles action plan

- Zero Emissions bus fleet by 2040
- Turn over government fleet to be Zero Emission by then
- 46 Charge stations for new fleet
- An additional 20 hydrogen
- New Developments – mandate on have charging stations in all new residential developments

Energy Buildings and Planning

- Maintain 100% renewable energy schemes
- Remove requirement for gas connections in new suburbs
- Gas systems – replace with electric solar – cheaper, cleaner alternative
- Gininderry – unable to build all electric, exemption provided by ACT GOV to get rid of gas
- Trial Incentives for all-electric high efficiency

ACT Government Leadership

- Fleets – All electric/hybrid Fire Trucks (1st in Australia) and fleets
- Zero Emissions Bus fleet
- Phase out gas by 2045
- Zero Emissions government
- Being Carbon Neutral – not by offsets
- Increase local jobs in new technology
- All Electric School in Taylor
- New School at Molonglo – All electric renewable energy
- Hospital – all electric renewable energy

Waste

- Introduce food + waste collections to residential areas
- Develop waste collection program from large businesses – hospitality + trade

Innovation and increasing ambition

- Working with industry on innovation, research and partnerships
- Reduce Scope 3 emissions
- Right to Repair – rather than dispose of technology with embodied emissions find a way to

repair them again.

Just Transition

- Measures in place to protect and support renters + low income while transitioning
- Job Losses – taking care of bus mechanics as we switch from diesel and electric and provide other industry support

New Standards for Rental Properties

- Too hot in summer, too cold in winter
- Minimum energy standards for Rental Properties – cannot rent without.
- Helps tenants cut their bills

Landscaping

- Urban Heat Mapping
- Certain areas are up to 8 degrees hotter - Hotter places have less stress
- 30% Canopy target – this requires a 50% increase
- Microclimate Assessments being made by government and research industry
- Urban Forest Strategy – smaller block sizes = increased shared urban spaces
- City Cooling – living infrastructure = urban plant walls and other shade techniques
- Less Asphalt, concrete and paving
- Oasis Program – are there cool places for people to go on a hot summer's day?
- Government looking for opportunities for Community Leadership

Questions & Answers:

Q. How do you reconcile living infrastructure with what's happening in Molonglo Valley – there are worries about Whitlam where every piece of foliage has been stripped from the land?

A. The frustration is shared; there must be a change in the way we do things. New carpark proposed for Cooleman Court.. Are the trees coming down to provide the new carparks. Working between Government Branches is important and they don't always align.

Pat: Suggestion – housing choice panel – make it mandatory for a certain number of trees to be planted on new block. Government need to listen more

A. Government needs to co-ordinate. Strategy has been signed off but government needs to co-ordinate

Q. One Issue with the development at Whitlam – the downstream effects are not contemplated, We are finding in Weston Creek that our Solar efficiency is lost by dust. How do we educate people, how do we stop future Whitlam's occurring? How do you reconcile gas conversation with conversation about hydrogen technology?

Culture – all well and good to have great ideas...when someone parks their vehicle on tree roots, it compacts the soil and kills the trees. How will rangers monitor parking under trees and support new tree growth?

A. Culture is a question – it is a journey with the community, being upfront. People are talking but better communication required.

Gas – we don't intend to remove gas outlets. Unclear what role hydrogen will play. Can't reticulate hydrogen through gas completely, Gas not pulled out but not rolling out new gas networks.

Q. Old AFP Site – had to be redesigned. Trees left on the property – registered. New plan is submitted stating that there are no registered trees. Why are new plans allowed to remove registered trees? 261 dwellings instead of 240. Why do we have laws if they're not applied?

A. Good question, trees in Braddon were removed from a site under my own portfolio. No-one is taking responsibility Things are not working; review of the Tree Protection ACT in progress/upcoming.

- Q. Are you working with the water infrastructure on the trees – how will they be watered?
 A. The ANU is reviewing tree species to see what will be best for planting in Canberra. Canberra most likely to have a climate more like Dubbo in next few years. Considering using more grey water to improve moisture.
- Q. Can you rename you 'Car Free Days' to street festival days? Branding is terrible; Canberrans do not want you to stop their use of cars.
 A. I own that one – I wish I had named them something different. We got it wrong in terms of how we explained that.

Comment - Communications covering car free days are nebulous and lacking documents.

- Q: Electric cars – hydro cars exploding
 Evo energy going around talking about drilling and trying to convert consumers to gas, how does that reflect on your policy? Can you regulate?
- A. The Government has prepared a strategy; EVO and ACTEW have commercial agendas; ACT Government will drive its agenda but the commercial entities will always have their own strategy.
 Sensible to get off gas now – it's getting too expensive

Comment – One Small point. It is crucial to get all sections on the government on the same page. Unless you get the whole government pulling together, it (Climate Change Plan) won't go anywhere.

Rubbish – can it provide energy?

Innovation – did you hear about method of measuring solar for better flows of electricity?

- A. That is Solarcast – a local business at the Renewable Energy Hub. Lots happening in technology and ACT Government is leading in this field
- Q. Bus Transport done well. What action will you take for those missing out?
 We need more public information on what's happening...Stage 2 of Light Rail over the lake. Lots of imbedded emissions. Could consideration be given to a trackless tram system?
- A. People like direct fast bus lines. Not as much coverage in the suburbs. More tweaking required. Can we move to smaller on demand systems?
- Q. Can you partner to do an autonomous uber system?
 A. Lots of young people not driving, preferring to 'stay connected' and use their phones instead of driving
- Q. Wasn't it an idea to have an integrated bus/taxi system (including bus on demand)?
 A. Never got off the ground.
- Q. Re: Ride/Bus system: No minimum requirement for interchanges to be interchanges.
 No shelter, no where to store bikes, risk of being hit by a car
- A. Improving infrastructure for Ride/Bus system difficult as people are afraid to ride in traffic. Lack of footpaths etc.
- Q. Insulation Bats – LED Lights changing. New programs destroying old ones. Culture of waste
 A. More enforcement required. Consumer affairs issuing fines for developments etc. Culture needs to be changed.
- Q. Encouraging Finance for energy improvements. Do you have a financial institute that will co-operate in that context? A lot of outreach required to institutions to encourage these green and renewable residential technologies
 A. Energy efficiency improvements scheme – puts a mandate on energy providers to deliver efficiency. Massive reductions in energy savings. 4-1 return on investments. Still have work to do on getting banks to finance more expensive green builds.

- Q. What sort of energy is used to produce the solar towers and wind farms that exist now?
 A. Wind towers currently built with coal fire electricity. New Investors are powering with 100% renewable we need to move forward on this.
- Q Does the government look at projected demographics? People asked to change are older It seems unreasonable to ask older demographics to participate in new programs (like car free day, new transport programs) Asking those people to cycle or walk when they can't, this can't be a strategy for them. Do you analyze the demographic before targeting campaigns to them?
- A. There will always be people who can't ride bikes or need to drive. We're encouraging those who can to, by setting a direction and then moving forward.

Chair Thanked the minister for his attendance and presentation. End 2030

2. Update on Land Release Program in Molonglo Group Centre, Whitlam and Coombs Play Space Suburban Land Agency Presentation by: Simon Tennant Development Director for Molonglo

Suburban Land Agency (SLA) role is to:

- Design develop and sell land on behalf of Govt
- Exist under ESPDD
- Own Board and own directive
- Zoning + programming is undertaken by Planning Directorate
- SLA is currently developing WHITLAM
- Land Sales and ongoing landscaping in Wright + Coombs

Land Release Programs in Molonglo

- Residential Dwellings – Approx. 4000
- Mixed Use, Commercial, Community

Coombs

2020

- CZ5 69 Dwellings Block 4 Section 2
- Rz5 70 Dwellings Block 2, Section 3

2021

- CZ4 Block 2 Section 24 – Mixed Use
- CZ5 Block 1 Section 21 – 101 Dwellings
- CZ5 Peninsula

North Coombs

2020

- Rz5 Section 2+3 - 74 dwellings per site

Wright

2020

- Community Facility Site Block 2 Section 29 - Territory Plan Variation
- 130 SQM Community Hall on this site (this is the block that is shared with social housing). It will have a condition in the lease agreement that the Community Hall be rented at community rates

2021

- CZ5, Block 1 Section 39 123 Dwellings

North Wright

2020

- Community Facility Block 10 Section 63 - Community Needs assessment happening ATM
- Non-Government School Site - Going out to market – put out under a request for tender. To include community facilities that can be open to the public

Whitlam

2100 dwelling over 4 years.

3rd stage of development in Molonglo; received ECBP clearance

Includes Coombs and Wright, Molonglo Commercial Centre 2021 – 2022

Denman Prospect stage 3

- RZ5 300+ 200 dwellings

Still to be decided as to who will be the developer of this site. The SLA or englobo like Denman Prospect Stage 1 and 2

In total: population to be 50,000 people – currently said to be around 6,000

Other Projects:

Coombs Local Centre

- Certain roles on government to be factored with Wright
- Uncertain on future of this at the moment as there is little that the SLA or Government can do at this time.

Coombs Play Space

- Play Space Location is next to Holden Creek Pond. Unusual to be building now but the pond needed to be engineered 1st. Planned since 2014
- Consultation in Stage 1 -. Residents are keen to see the playground – just issues with design and the size.
- Feedback includes swings, BBQ's climbing elements, multiuse basketball courts, facilities.
- Now in stage 2 consultation; Communication Link Harley has come to talk about the playground.
- Request views on design, new standards and inclusions.
- Consultation finishes on October 4; feedback considered prior to new design
- Construction – May 2020 Survey available on yoursay.com.au

Whitlam

- 2100 dwellings across 4 stages.
- Dam – Deep Creek Pond: into spillway flowing into Molonglo
- Special Purpose reserve
- Active Travel Networks
- Local Centre
- Government School
- Cut and Fill done on stage 1 – managing water on site
- Water infrastructure is 'next level', hydrocon, water retention+ water sensitive urban design
- Due Diligence undertaken in regards to tree, heritage, bushfire and contamination assessments done.
- Flora and Fauna Protection in place.
- Trees retained across 285 hectares – 20 removed to be set along Molonglo

Questions & Answers:

Q. Where will the bridge go?
 A. Road will be in alignment to the East of where Coppin's crossing is now. Lots of money being spent on design. Completion due 2024.

Q. Where is the access road via the arboretum?
 A. Opposite Denman Prospect moving across north, feeding on south of the Arboretum
 Chair Comment – this is some 20 years away

Q. Is it true that the size of the supermarket in Coombs was reduces just prior to the Auction?
 A. Yes – that's true. It was a Government decision on trying to keep the major supermarket operators out of the smaller local shops.

Q. Denman 3 – done by Inglobo. Will this happen for Stage 3?
 A. Still waiting for the assurance package to come across to the SLA.

Q. Coombs Peninsula – recommendation that the area not be RZ1 anymore.
 A. Committee finding yet to be included; seeking advice on zoning from Directorate

Q. 1000sqm planned supermarket for Whitlam. What's the obsession with that number?
 Entrepreneurs might want larger?

Chair Comment – This comes from the Government Supermarket competition policy; tried to keep larger players out of the smaller markets. If size is smaller, gives opportunity for smaller shops operators. Regulations for CZ4 is 1000sqm. Node in Wright/Coombs is very busy public transport so having 2 smaller supermarkets opposite seems ok.

Q. lots of reports about local shops closing but others thriving?
 A. Curation is important

Q. ON the active travel, diversion at Defence College site, pending something happening with Wright + Coombs
 A. Landscaping projects on the edge of the river corridor are connecting to the Wright Coombs paths. Large Engineering Projects are being implemented and they are considering these connections at the moment.

Q. Is there a date for completion?
 A. Perhaps 2 years.

Q. EPBC; not allowed to develop area in the first place; need to check on the reports required under new government. You are destroying the area and have broken the law
 A. Thanks for the comment

Q. Cycle street on Porter st that doesn't link up – where is it going?
 No connection across North Coombs – missing links in bike paths. Tunnels and bridges missing everywhere.
 A. The way it's built – Land release comes out; TCCS build trunk infrastructure up front; SLA will come along and develop alongside and then put path networks in. Pedal Power often fills in the missing links. By the time schools and population is largely in, paths will be complete.

Q. There is no provision for Petrol Station in Molonglo. Will one be included?
 A. It will be part of the Molonglo Centre.

Murrumbidgee MLA's

Caroline Le Couteur

Caroline mentioned today's news on the Cannabis news; despite what might have been read, the ACT Government has not legalized cannabis.

Passed today – if you're over 18 + a resident with less than 50 grams or two plants, no legal repercussions.

Changes have not been legalized in the ACT. Sale, or supply is still illegal.

There are Federal Laws that could override or effect these laws.

General Meeting

Minutes of Committee Meeting: 28 August 2019

Moved: Jenny Adams Seconded: Pat McGinn Carried

Business arising from the Minutes: 28 August 2019

Nil

Business arising from correspondence:

Nil

Treasurer's report:

Main Account	\$15925.80
Fetherston Gardens	\$10405.85

General Business

Updates:

Old AFP Site – Estate Development Plan

- DA lodged for this. Still required to do a completion check
- Not up on the website yet.
- Briefing held with the Council Committee 2 weeks ago – comments and suggestions made.

Denman Prospect Community Centre & IGA

- Comments closed on 2.5-million-dollar development application
- Community + Child Centre proposed
- Earthworks happening
- IGA store open again

Molonglo Developments – Koko, Luxe, POD, Zapari

Report by Ryan Helmsley

4 non-compliant plans/developments lodged last year - same planning consultant has done all of them

- Koko – Drive through KFC refused; Shopping Centre with hairdresser, 1500sqm Woolworths Metro to be included. The developer is reworking the proposal for the whole site;
- Luxe – tried to put enormous apartment on this block – looks to be improving in newer plans
- POD – twice refused plans now going to ACAT; Council has taken a firm line in holding to the maximum number of dwellings the blocks were sold for.

- Zapari – silent – not sure what's happening

Spring Clean Event

Saturday 19-Sunday 20th October

Opportunity to reuse, reduce waste and minimize waste to landfill

- Q. Light Rail – was originally supposed to come through Molonglo. Is any space planned on current infrastructure builds to include light rail?
- A. Yes – it will be included in ongoing/future infrastructure (Ryan). Concerns about future bus transport in conjunction with Light Rail developments

Meetings Held:

- Caroline Le Couteur – MLA
- Chris Steel MLA – Minister for Transport
- Jeremy Hanson MLA & Giulia Jones MLA
- Candice Burch MLA – Shadow Minister for Transport
- Nicole Lawder MLA – Deputy Opposition Leader

Planned: Mark Parton MLA

Meeting Closed: 2138 or 9.38pm

Next Committee meeting: Wednesday 30 October 2019
Raiders Club Weston