

Record of Meeting

5 August 2009

1. The Vice-Chair, Jenny Stewart, welcomed attendees. Apologies were received from Martin Miller.
2. Chris Erett moved and Thea Smith seconded that the record of the WVCC meeting held on 1 July 2009 be accepted. The motion was carried.

Federal Golf Club proposed housing development

3. The President of the Federal Golf Club, David Nelson, explained that the club sought a variation to the Territory Plan to allow the rezoning of four hectares (five per cent of the club's lease) on the Red Hill side of the golf course for a small scale housing development.

Mr Nelson explained the land would be subdivided and then sold by way of tender. The club, a not-for-profit organisation and open to anyone, had struggled for more than a decade to meet its financial costs. Raising fees was not an option when more than half of its members were over 50 years of age. Therefore, the proposed housing development was essential if the club was to survive.

The proposal is for the construction of 59 high quality dwellings (including town houses) that would be no more than two storeys high.

Access to the development would be by Gowrie Drive which would need to be upgraded.

The development would not be visible from Hughes and Deakin and only visible from a few houses in Brereton Street in Garran.

4. Mr Nelson explained the club was handicapped by not having a stable water supply. Last year the club received an ACT Government grant of \$250,000 towards the construction of two ponds at a cost of \$1 million. The construction of another two ponds was planned. A condition of the development would be that surface and wastewater from the housing development would be used for the golf course.

5. There were no objections to the development at the meeting, but concern about the deconcessionalisation of the whole of the club's lease. Mr Nelson said that ACTPLA had advised him that it was not possible to change the concessional status of just the part of the lease for the proposed housing development. The Council has undertaken to follow this issue up with the ACT Government to see if a special provision could be made to only change the concessional status of part of the lease and thereby protect a community asset.

Chifley community park

6. Fay Hug from Parks, Conservation and Lands, Territory and Municipal Services and Karen Kempt from Red Box Design Group presented the final plans for the Chifley community park and the community arts proposal. Ms Kempt said following community feedback, the earlier plans had been amended to include: shade sail to the seating area; extended pavement and seating adjacent to existing shade structures; a play structure with a slide and a play train for the younger aged group; a half basketball court for the older aged group; and some fitness equipment. Large tiles with flora designs would be arranged in the pavement in the eating area and on the seating wall. Work (mainly planting) was expected to commence at the end of this year.

Farrer shops forward design study

7. Susan Conroy, a Cultural Planner, said that community consultations were underway on the refurbishment of the Farrer shops. To date, the main community concerns were about the exit and entry points to the shops; lighting; safety and security. The proposal would include wider and new footpaths; improved vehicle access and parking; new lighting; enhanced visual access; and new planting. The consultation period would run until 21 August 2009.

Mandir Ashram aged care development

8. Shirley Lithgow reported that ACTPLA had approved, with conditions, Mandir Ashram's development application for a 60 bed residential aged care facility and 78 independent living units in Beasley and Drevermann Streets, Farrer. The conditions for approval included: additional visitor car parks within the site; revised location of the proposed electrical sub-station; nomination of the parking location and pick-up points for the community bus; and details of the method of access for visitors and service/emergency vehicles. Two residents have appealed ACTPLA's decision.

Update on 2CC radio segment

9. Ruth Dobson reported that while Bill O'Brien and Gina Pinkas had contributed to the 2CC radio station weekly segment on community issues, there was some doubt about the benefits of doing the segment. The committee would consider this at its August meeting.

Planning report

10. Gina Pinkas (Planning Officer) said the Council had submitted to ACTPLA its objections to the Mandir Ashram aged care development, adding that it is very expensive and not fair to the community to have to appeal to the ACT Civil and Administrative Tribunal about planning decisions. The appeal concerning the Chifley multi-unit development cost over \$30,000.

11. Ms Pinkas reported that the Legislative Assembly Standing Committee on Planning had recommended Draft Variation No. 288 to the Territory Plan (relating to the Lyons' redevelopment) be approved. She said the Council was appreciative of the dissenting report by Caroline Le Couteur MLA who, like the Council, was opposed to the ten-storey tower block to be built on the corner of Launceston Street and Melrose Drive.

12. The meeting noted that Ms Pinkas had written to Paul Carmody, Consultation Manager for the Woden Green Joint Venture about the importance of having community gathering spaces within the development and of integrating Woden Green with the Woden Town Centre; and to Deb Barnes of CBRE on the Council's strong objection to removing the concessional status of the Woden Tradesmen's Club lease. She noted that there were development applications with ACTPLA for dual occupancy developments in Mawson, Chifley and Lyons.

Treasurer's report

13. Jenny Stewart said the Council was looking for a new Treasurer because Martin Miller had resigned from the position. She thanked Mr Miller for his work as Treasurer and for managing the IT for meetings. Dr Stewart thanked Chris Erett for taking over the IT tasks.

14. Dr Stewart reported that the Council had been notified by ACTPLA that its grant to the Council for 2008-09 would be for \$4,835. The Council had yet to receive notification of its funding from the Chief Minister's Department. The Council's financial statements for 2008-09 were ready for auditing. The committee will provide financial statements and a draft budget for 2009-10 at the AGM in October.

15. Michael Reddy moved and Chris Erett seconded that accounts from the auditor (Peter Irving and Associates) for \$525.00; and from Telstra for \$66.17 be paid. Carried.

16. The next meeting of the WVCC will be held on 2 September 2009.