

Record of Meeting

6 July 2011

1. The President, Jenny Stewart, welcomed attendees, including Caroline Le Couteur MLA.
2. Apologies were received from Brendon Smyth MLA; Bill O'Brien; and Gina Pinkas.
3. The record of the WVCC meeting held on 1 June 2011 was accepted. Moved by Mike Reddy, Seconded by Bill Smith. Carried.

Bill proposing minimum standards for rental properties

4. Shane Rattenbury, ACT Greens MLA and Speaker of the Legislative Assembly briefed the meeting on the Bill he recently put forward in the Legislative Assembly proposing minimum standards for rental properties in the ACT, including in the areas of energy efficiency and safety. The aim of the Bill is to include rental properties in a system that drives Greenhouse emissions down and energy efficiency up in the ACT.
5. Currently, landlords are only required to provide properties that are in 'a reasonable state of repair'. The Bill, if passed, would require properties to meet a minimum 3 star EER rating, include deadlocks, and meet water efficiency standards.
6. The Bill is supported by the ACT Tenants' Union, ACTCOSS and others. There will be a public consultation period and, if passed, the Bill would come into force on 1 January 2013.
7. Questions from the meeting covered the following areas:
 - standards of the insulation batts;
 - appropriateness of deadlock requirement;
 - exemptions;
 - the role of bodies corporate;
 - the role of agents; and
 - the health benefits of a well insulated house in Canberra.

Draft Variation No. 306 to the Territory Plan

8. Bruce Frazer from the ACT Planning and Land Authority (ACTPLA) in the new Environment and Sustainable Development Directorate explained Draft Variation 306 to the Territory Plan (DV306), which affects residential estate development, solar access and consolidation of blocks in established suburbs. WVCC submitted objections last year to Draft Variation 303, which was very complicated. DV306 replaces DV301 and DV303.

9. The intent of DV306 is to clarify regulations and to address some community concerns. Some of the new provisions had immediate effect from 6 June 2011.

10. Mr Frazer's presentation covered the main elements of the draft variation, namely:

- solar access and fence height;
- secondary residences;
- RZ1 apartments;
- RZ4 and RZ5 apartments; and
- building heights.

11. Mr Frazer drew attention to the significant changes applying to RZ2 relating to:

- number of dwellings per building;
- parking rules;
- consolidation rules; and
- number of dwellings per block.

12. Mr Frazer answered questions from the meeting on solar orientation; and how existing studios could comply with the new regulations on secondary residences.

13. Public submissions on DV306 closed on 2 August 2011. Further information could be found at the website:

http://www.actpla.act.gov.au/tools_resources/legislation_plans_registers/plans/territory_plan/current_territory_plan_variations

Pitch and putt golf course

14. Jenny Stewart updated the meeting on the Canberra Southern Cross Club proposal to change the lease conditions of the Pitch and Putt Club site. She reported that Simon Corbell, the Minister for the Environment and Sustainable Development, has used his call-in power to review the application—for which the Council is thankful. However, a concern is that the Minister writes that advice from ACTPLA is that pitch and putt might continue on the site in the event of the development application being approved. WVCC is concerned that while the change in the lease conditions would not prohibit the existing use (that is, pitch and putt golf), it would allow other uses which, having greater commercial value would enable development that would stop the current use.

15. Dr Stewart also said that WVCC was hopeful that Mr Corbell would address the Council's August meeting, including on the issue of the proposed change to the lease of the pitch and putt site. WVCC still has had no response to its invitation to the President

of the Canberra Southern Cross Club to address the Council on the theme of ‘The Southern Cross Club and recreational facilities in the Woden Valley’.

16. Luciano Lombardo (Chair of the Pitch and Putt Club) informed the meeting that his club continued to agitate against the proposed changes by collecting signatures for a petition and raising the matter through the local media.

Planning report

17. Jenny Stewart reported that:

- a) WVCC submitted objections to ACTPLA on changing the lease of some shops in Curtin for residential purposes.
- b) WVCC submitted comments on ACTPLA’s discussion paper on commercial zones as part of the current review of the Territory Plan.
- c) Also WVCC submitted objections to ACTPLA on the Woden Tradesmen’s Union Club application to remove the concessional status from its lease in Phillip.
- d) Applications for lease changes included:
 - Block 13 Section 3 –1 Launceston Street, Phillip (Woden Tradesmen’s Union Club) (DA201120244) – proposal for a club and hotel—deadline for comments 22 July 2011; and
 - Block 6 Section 24 – 9 Irving Street, Phillip (next to Pitch and Putt) (DA201120100) – proposal to delete ‘bowling greens’ as a use and delete height restriction—proposes use to include club, health and fitness centre and indoor sports centre—deadline for comments 8 July 2011.

Lyons Oval

18. WVCC Committee Member, Mike Reddy, reported that he was continuing to contact key stakeholders to gauge interest on rejuvenating Lyons Oval.

19. The next meeting of the WVCC will be held on Wednesday, 3 August 2011.