

Tuggeranong Community Council Inc.
General Meeting – 04 July 2017
Draft Minutes

Welcome/Acknowledgement:

Meeting opened 7.34pm by President Glenys Patulny who acknowledged the Ngunnawal People as the traditional custodians of the land we met on and welcomed the attendees.

Present: Refer to Attendance Record of 04 July 2017.

Apologies: Gai Brodtmann MP, Andrew Eppelstun, Mark O'Neill, Lyndon Langdon, Beverley Flint.

President's Report: Glenys Patulny

Glenys delivered the following Report:

As a follow up to the proposal to develop an Environmental Sporting Precinct at West Greenway, a planning group from the West Greenway Stakeholder Panel met to talk about running a number of events to explain the idea. A decision was made to start to develop principles that would suit the new precinct and organise a list of all the various groups and organisations that currently use the various areas in West Greenway. I already have a two page list of organisations who use only some of the facilities. We are hoping to have our first public meeting in August.

We were very sad to hear about the Baptist Church fire in Kambah. They were a great support to the community with their OP shop, free tea/coffee and free lunches on Thursdays. We are currently looking at ways we can help them.

A planning group of the Youth committee met on the 22 June Youth Committee – hear more details later

Hamish, Taryn and I met with Minister Gentleman, his advisor, and Gary Rake, the Deputy Director of Environment and Planning to talk over various issues. I spoke about how we could best engage with the government and they with us. He said he saw council as a way to get information out to the community and receive community opinion. He was impressed with us trying to involve young people in our consultation. We then spoke about the following:

- the **Youth Engagement Committee** and the idea of having an event next term to look at issues that young people are concerned about. He thought this was a good idea and said he would be happy to support such ideas.
- **West Greenway Environmental Sporting Precinct** and mentioned the meeting we were having to decide where to from here. He said he was keen to hear what the people of Tuggeranong really wanted for the area and was looking forward to hearing outcomes
- **Anketell Street and Laneway project**, re-routing the **buses** from Anketell Street, **South Quay** Urban Renewal development and the **Dog Park** on Mortimer Lewis. Hamish commented that we needed the laneway completed and a way to better connect the Hyperdome to the lake and South Quay. The Minister liked this idea and implied there might be funds available to work with the community develop plans to achieve this. We could then ask for this to go into next years' budget.

- The Minister was also advised about the awards we wanted to organise and the big Event we wanted to organise next year if we get funding from the Events ACT.

It was a bit of a surprise to hear that about the proposed changes to the area surrounding the Jindebah Café, where if it goes ahead is likely to lead to the Café having to close its doors, at least in this location – more about all these items later in the meeting.

The Council following the recommendation from one of our members at the last meeting, put in a submission re the preferred proposed route of the stage 2 Woden light rail. We commented that if it were to go ahead that it should stop at Woden and not the Hospital. This would better facilitate expansion to Tuggeranong (if it ever goes ahead).

Other meeting I have been involved with include:

- Hearing about the need to us looking at Climate Adaptation programs not just emissions programs
- Spoken at Lake Tuggeranong College about bus re-routing – they all in favour but want to be consulted about signs and pedestrian crossings
- ACTEWAGL meeting – will hear from them in a little while
- Combined Community Council meeting
- Karen Jesson re helping facilitate the coming Youth event
- Stormwater Education meeting with H2OK

The next meeting of the TCC will be held on the 1st August at the Tuggeranong Town Centre Club where we will hearing Minister Shane Rattenbury about his new portfolios. We will also hear about the Blueprint for Zero Emissions strategy the ACT government is currently developing with community consultation.

Acceptance of the Report was Moved by Didi Sommer and Seconded by Greg Downing.

Police Report: Station Sergeant Chris Meagher

Sergeant Meagher took a different approach to his report this month. He made a photo presentation to the meeting about his work with the Hazara community in Kabul, Afghanistan. He spent 12 months working with the FBI in 2010/2011 on valuable capability and capacity building in the region. The presentation highlighted key aspects of life and the situation in Afghanistan as well as showing how highly valued our police officers are overseas. The key take away was the contrast between life in Kabul and what we can take for granted in our local community.

Sergeant Meagher then went on to mention and respond to a number of local issues:

- He wanted to sound a warning about starting car outside your residence to defrost without staying with the car. He cited an incident last week when a woman in Bonython had her car started in her driveway and two children in the car. She returned to find someone rummaging through her car looking for change. This was not reported directly to police. Sergeant Meagher also urged residents to report these incidents to police.
- Statistics saw a small rise in relation to assault, including one nasty sexual assault. Targeted approach has driven down stolen motor vehicles, burglaries and robberies.
- An attendee reported hoon behaviour in Monash on the preceding evening.
- Sergeant Meagher noted the Lone Fathers Bin at the Chisolm shops being blown apart by an explosive – which is particularly dangerous given homeless sleeping in clothing bins to stay warm at this time of year.

- An attendee reported large fireworks being set off in Gordon. The Sergeant noted that the police had been targeting behaviour on Woodcock Drive and Point Hutt Xing which included taking two people into custody.

MLA Updates:

- Nicole Lawder (Canberra Liberals Brindabella)

Nicole commented on the Budget Estimates that had been in the Legislative Assembly

The key issues that she raised during the hearings were relating to Master planning, the FOY site in Hume, speed humps, tip smell, and mountain bike trails loss due to wood chipping.

She noted that MLAs can ask questions of Ministers and Departments during the hearing and also submit questions on notice.

Nicole noted that the Legislative Assembly is sitting again in the first week of August. This is when the Budget debate and discussion about key issues in the Budget will occur.

Lorraine King asked Nicole for an update on the pop up tip in Hume. Nicole was not able to provide any information at this stage and referred the question to Mr Ponton in a future presentation.

Paul Nicholl raised frustration relating to the services offered at the new Hume Motor Registry. The concern is that there are no additional services other than inspections that take place at the site. Any further registration transactions need take place at a shopfront which is very inconvenient – particularly for caravans and trailers. Nicole referred to Mr Ponton who may be able to take the issue on board as it relates to his Department.

Didi Sommer asked for an update on FOY and more information obtained during estimates. Nicole is waiting for a response on the ten questions put to the relevant Department such as; How much the inquiry panel cost? Will the Government use actions in legislation to recoup the planning cost? How much did the Government expend? The answers will be made available on the estimates committee website.

Guest Speakers:

- Mr Leylann Hinch, Acting General Manager – Energy Networks (ACTEWAGL Distribution)

Mr Hinch represents ActewAGL Distribution with responsibility for poles, wires, cables – transporting the energy. There is also a Retail section of ACTEWAGL who are responsible for energy, services and sale of the electricity and gas who presented separately.

There are two value streams in the energy market:

- Gas supply chain
- Electricity supply chain

ActewAGL CTEWAGL distributes 132,000V of power to 14 zone sub-stations which transfer power to 11,000V to go out through the suburbs and connect to the customer.

The system involves 2000km of overhead wires, slightly more underground and 190,000 connection points. The Distribution part of the business was responsible for poles, wires, cables, connections and also meter reading.

In Tuggeranong there is a major replacement project underway re the Sternberg feeder which is a priority (1) feeder route to the Town Centre. This line has had three major faults in recent months. The line on Erindale drive to the Town Centre (which is 36 years old), has been taken offline as it has been identified that it has problems all the way along its route. The replacement cost will be \$2.5 million. There will be construction work along Erindale Drive for a period as work on the upgrade is carried out.

Due to development in Town Centre ActewAGL needed to look at options to increase supply. They have looked at extending existing services and bringing a cable from Theodore zone substation, however the decision has been made based on cost that a cable will be run from the Wanniasa zone sub-station - the \$3million project is scheduled for 18 months time.

In relation to the gas transmission and distribution network, there are 5000km underground pipeline and 135,000 customers. ActewAGL Distribution are responsible for the pipeline to the connection point and maintaining supply continuity. Jemena provide asset management services. In preparation for load growth a project was undertaken on Isabella Drive in 2015 for South Quay demand.

In 2014 ActewAGL developed new customer engagement strategy to assist in long term planning. In the lead up to the five year review by the Australian Energy Regulator, there are a series of consumer engagement workshops coming up. Jo Fisher provided meeting attendees with EOI forms for those interested in directly participating. People can also contact the team by emailing: consumerfeedback@actewagl.com.au.

- Mr Tony Muckle, Manager Retail Sales (ACTEWAGL Retail)

ACTEWAGL Retail is a separate business to ACTEWAGL Distribution. They service the ACT Region extending to Nowra, Eden, the Snowy Mountains, Young and Boorowa.

What ActewAGL does?

Sell electricity and natural gas in a competitive market and provide the account services for this supply.

What causes price rises?

From 1 July customers in the ACT will have seen price rises for electricity and gas supply.

Electricity has seen an 18.95% increase. For those using an average of 8000KW year, this will see a \$6.40/ week increase.

Gas has risen by 17.3%. For those using an average of 43GJ/annum this will mean a \$4.75/week increase.

Mr Muckle indicated that these increases have been caused by a sharp increase in wholesale energy cost and an increasingly uncertain market which has seen a doubling of supply costs alone.

He noted that the gas wholesale market has doubled in the last 12 months. This has been driven by the increasing export of local supply. He also added that the uncertainty about investment in coal fired energy has driven up prices.

What makes the bill?

1. 37% wholesale energy cost
2. 12% retailer costs

3. 33% network costs - supply and maintenance
4. 18% environmental costs – National Renewable Energy Schemes, ACT Energy Efficiency Scheme, ACT 100% Renewable Energy Target

Mr Muckle indicated that 88% of the billing is out of the Retailer's control.

Gas wholesale costs have doubled in the last 12 months. Gas prices also impact on electricity given the number of gas fired power plants.

Importantly, ActewAGL have understood that changes can cause stress and hardship. For this reason they have developed a number of programs and initiatives. They have committed \$250,000 Energy Support Fund which has been match by an additional \$250,000 from the ACT Government.

The Fund includes:

- Solar grants program – providing solar for eligible community organisations to drive down their costs.
- Free financial education services through CARE Financial
- \$100 energy vouchers for account credits, distributed through CARE Financial, Salvation Army and St Vincent De Paul programs.

ActewAGL has a dedicated bill help hotline 13 12 93. This will enable budgeting support, extended payment terms, the staying connected program - providing eligible customers with personalised support to help them get back on track, fee free payment programs, matching eligible payments and a commitment to not disconnect energy supply.

- An attendee asked about the plan to move supply underground. Leylann suggested that this could form part of a development proposal to improve reliability – however it was an expensive undertaking. He noted that each project is looked at in terms of viability. Eg. if it is in a high bushfire zone it is more likely to go underground due to the risk.
- Wayne King asked about why there was an 18% environmental component and whether this was to do with the shift from coal fired plants. Tony answered and suggested that this does contribute to local and national renewable schemes. To 'fill a hole' in the shortening supply of coal fired power.
- An attendee asked if there are plans to add battery storage to the solar farms. Tony acknowledged that solar only works in the day and needed to store to use overnight and there is a need to store the energy. Batteries are earmarked for further development, however there are not immediate plans.
- An attendee asked about feed in tariff and network costs. It was noted that this was a regulated part of the business. With regard to setting the feed in tariff, the Government sets the price for the large solar farms and ActewAGL Retail set the price for personal systems. It was suggested that if you were to upgrade your system, you would keep your contracted tariff for the existing capacity and obtain the current tariffs for any additional capacity.
- Residents of Denman Prospect have a mandated 3kw system minimum mandated so are likely to receive a benefit of \$800/year in reduced electricity bills.
- How do ACT bills relate to other jurisdictions? ACT has the lowest energy prices in Australia.
- Confirmed that Energy Efficiency Improvement Schemes discussed included the down lights, draft seals, ducted gas rebates for example.
- Are you still estimating? The issues surrounding gas estimates were apologised for. ActewAGL have reviewed every process in relation to this. It was suggested that

estimates will always happen due to access issues, however a meter reading has to take place every year to balance out the account.

- Mr Ben Ponton Director General (Environment and Planning Directorate, ACT Government)

The portfolios the Directorate covers are broad, however the focus of the presentation was on planning aspects of the portfolio and the urban renewal agenda. Recent administrative changes have seen the formation of the City Renewal Authority and the Suburban Land Agency. This includes land release, sustainability and housing affordability policy.

The Ministers responsible are seeking improved community engagement and making Canberra a better place to live by creating places for people to interact – the intention is that it is not about the buildings, but the spaces left behind.

The intent is to foster improved community, Industry and Government partnerships.

Mr Ponton is a registered Town Planner with 25 years experience who believes in the importance of citizen centric government. As an example of some work moving towards this, the following day he was releasing for public engagement a Guide for Pre DA consultation. He strongly recommended that people engage in that process. The Directorate is genuinely looking to improve their engagement this Guide focusses on why they are engaging and the tools that are available to engage appropriately.

Mr Ponton is also working closely with Industry to fully understand their needs, but also assert the needs for Industry to engage early with community.

Primarily, he is keen to continue a shift to outcomes based planning. This will be achieved by simplifying the Territory Plan – steering away from the rules and instead focussing on the outcomes.

As an ambitious example, he proposed that the Territory Plan could be as simple as the objectives to be delivered, such as:

The proposed development will deliver excellence through ensuring that the following design principles are paramount:

- Active travel
- Aesthetics
- Connectivity
- Environments for all people
- Mixed density
- Mixed land use
- Parks and open spaces
- Safety and surveillance
- Social Inclusion
- Supporting infrastructure
- Creativity
- Enabling commerce

He recognises that this is overly ambitious, however as a starting point the objectives of Territory Plan would be reviewed.

He noted that as part of the improved engagement strategy they were looking to include a community representative in the planning decision making process alongside the professionals in the field.

The Government wants to assert that Government, community and Industry are partners to make Canberra a better place to live.

What can he offer Community?

- Simplified planning system
- Outcomes based policies
- Performance
- Ease of Navigation

Community/Industry can:

- Early engagement from developers
- Innovation – how can we do things differently?

Questions/comments:

- Frustration was noted around the way that the Developers obtain approval for an ever increasing number of residences during the build phase after community consultation has taken place. The question was asked about how does the Department manage the Developers increasing the number of residents after the approval process? Eg. South Quay developers increase the numbers. Mr Ponton acknowledged the point and recognised that in an outcomes based framework this would be looked at constructively.
- Wayne King asked about whether the work of the Capital Airport Group management of green open spaces will inform other development in the ACT. Ben confirmed he was aware of these projects.
- Comments were made urging the Government to consider requiring developers to contribute to quality community infrastructure around their developments. For example, better connections between the South Quay Development and the Tuggeranong Town Centre were cited as a missed opportunity for developer investment.
- Mr Ponton clarified that he is responsible for the technical regulation of the Energy market, also building approvals etc. noting the broad nature of the portfolio.
- There was a question posed about jobs in the Town Centres. The Governments intent on creating a vibrant city centre was reiterated, however the placement of some ACT Government jobs in Gungahlin and Woden was noted.
- An attendee asked whether the Pre DA Consultation Guidelines to be discussed would also relate to the community engagement around the approval of industrial developments – they will not directly deal with this.
- What responsibility does Mr Ponton have for FOY? The Environmental Impact Assessment. He therefore updated the TCC that the Independent Review identified issues needed to be addressed. He noted that if the proponent wanted to submit a development application, they would need to address these issues.
- Comments were made regarding development and building approval requirements and costs to replace existing structures under the Residential Building Code. Particularly in regard to structures built and approved in the 1970s which required a new approval process.

General Business:

- Minutes of June 2017 Meeting

A minor change from Max Flint to second paragraph of Any Other Business. It should read:

‘Max Flint advised that a response had been received from Minister Rattenbury (ACT Greens) regarding the Foy Group’s Plastics proposal to indicate that the Greens Party ~~Government~~ is opposed to the project, which is now unlikely to proceed.’

*It was noted that some members are not receiving the Minutes and Agenda regularly.

No other issues arising.

Acceptance was Moved by Frank Vrins and Seconded by Didi Sommers.

- Correspondence

Response from Chief Minister Barr regarding the ACT Budget received.

- Treasurer’s Report (Max Flint)

Max delivered a brief Report showing net expenditure over the period of **\$2600**.

Balance of available funds currently stands at **\$18,781** comprising:

- Members’ funds : \$ 8,942
- ACT Government Funds : \$ 9,839

It is the end of the financial year. Papers have been prepared for the auditor.

Total Income in 2016/17: \$12,909 (\$12,821 ACT Government Grant)

Total Expenditure in 2016/17: \$14,652 (\$13,852 normal expenditure, \$800 assets)

Proposed: Ross McConnell and Seconded: Albert Orszaczky. Carried.

Motion: The TCC donate \$1000 (from Members funds) to the Kambah Baptist Church after fire destroyed their property.

Proposed: Max Flint and Seconded: Karl Maftoum. Unanimous.

Sub Committee Reports:

- Community (Taryn Langdon):

Taryn asked for any feedback to the Community Awards proposal. The plan is to launch the Award at the next meeting.

- Planning (Glenys Patulny on behalf of Hamish Sinclair)

Laneway to the Lake:

- A meeting is being arranged with Transport Canberra and City Services to discuss a vision and process for developing action on the laneway connection of Anketell to Cowlshaw St’s towards the middle of July. From which outcomes will be reported back to the next Council meeting. Design Canberra is also looking to develop options for the laneway to be used as part of its suite of projects for 2017/18 and a DS rep will attend the TCCS meeting to update their progress and establish a point of contact.
- A vision palette, (images that can be drawn upon to describe the space, materials, furniture and style) will be developed with key stakeholders over the coming month and a final version will come to the Council for consideration and community consultation.

Other submissions:

- Two lease variation DA's are lodged with the planning authority for 228 Cowlshaw St (bk9 section 19) the building that includes the Jindebah Café. The proposed lease change removes retail and commercial as allowed facing the street and laneway and instead creates a two storey child care centre and medical facility. This will put sleeping children next to the laneway and town centre, licensed premises and public gathering spaces and could have serious adverse commercial impacts on noise and hours of operation for any future retail and commercial activity in the town centre. The medical facility will ensure the north eastern portion of Anketell street through to Cowlshaw St will be medical precinct when combined with existing health activities and could further alienate any opportunity for the town centre to have any entertainment or food street area in the centre of town. There has been no consultation and will lead to the removal of the Jindabyne café. The basis of the change is that the area is already suffering from vacancies and any use is better than that. This is fundamentally the wrong argument and could impose limitations on all the other existing uses by further reducing long term opportunity for all the other land owners. It further confirms the urgency for a plan for the laneway and the importance of updating the existing master plan. The concept appears inconsistent with the existing master plan for Tuggeranong. Closing date for submissions on the DA's is 10 July

LDA south quay East

- There has been no further correspondence from the ACT Govt in regard to the submission opposing the intersection on Drakeford Drive as part of the LDA development of the eastern side of Lake T.

Draft Variation to the Territory Plan DVP352

- Following Combined Community Council's proposal re neighbourhood plans and precinct codes, the TCC Planning committee also feels that updated and additional provision's be added to address the issues of amenity, aesthetics, streetscape and neighbourhood character within every precinct code that has a corresponding neighbourhood plan before the existing Neighbour Plans (NP's) are removed. This is of great concern for two reasons :
 - Once the Neighbourhood Plans's are gone there is no constraint on badly designed housing appearance, radical change to the streetscape, wholesale destruction of local character amenity and environmental values and opens up suburbs to poorly designed (but still compliant) ugly infill development. This is opening the gate to suburban streetscape nightmares.
 - The Territory Plan section doesn't seem to appreciate that statutory implications go far beyond the simplistic explanation that the Neighbourhood Plan's are old and master plans have replaced them. Most master plans only focus on commercial area's and are largely driven by the developers of local shopping centres or the LDA as they own the land, whereas NP's are community developed for all the community interest including the developer and LDA. This could cut the community out of any say about how their neighbourhood should look if they get redeveloped. What is most concerning is that a host of precinct plans exist but essentially contain nothing about the look or feel of how the precinct could develop, no policy or design advice they simply contain a few constraints about zoning and land use.

- Youth:

A youth representative was unavailable to attend the meeting. Glenys reported that the Youth Committee was planning a Youth Engagement Forum on the 09 August (1:30-3:00) to bring together youth in Tuggeranong to discuss key issues. Local schools were invited to send up to

five representatives discussing different topics. They have identified seven areas of interest, job seeking, safety and security, sport, housing, transport, waste and recycling, night life.

Albert raised concern that the Youth Committee had not been attending the TCC regular meetings. He expressed the desire of the Council to hear from Youth. Glenys assured the meeting that the students were engaged, they had been meeting and she suggested that there was a different approach to engage the school students. A number of attendees requested to see the new banner that the youth committee developed. Glenys agreed to ensure the banner was at the next meeting.

A meeting attendee suggested that the Youth report be brought forward to earlier in the meeting.

It was agreed that the Youth Committee Report be moved to the earlier part of the agenda.

Meeting Closed at 9.40pm. Next meeting 1st August at Vikings Town Centre Club.