

**Tuggeranong Community Council Inc.**  
**General Meeting – 5 June 2018**  
**Minutes**

**Welcome/Acknowledgement:**

Meeting opened at 7.30pm by President Glenys Patulny who provided an acknowledgement of country and welcomed attendees.

**Present:** Refer to the Attendance Record of 5 June 2018.

**Apologies:** Martin Devine; Didi Sommer; Mark Parton; Rob Lovett; Simon Hearder.

**President's Report: Glenys Patulny**

- ACT Budget announcement today and announcements specific to Tuggeranong include: \$4 million to improve cycling and pedestrian connection from Anketell Street to Lake Tuggeranong via the Town Square, turn the paved area around the Tuggeranong Arts Centre to grass and provide new path connections to link the Lakeside Leisure Centre and the Lake Tuggeranong shared park. New tender labelled Town Centre improvements and Anketell Street construction - tender closes on 28 June 2018.
- Next TCC meeting on 3 July will include a special meeting to discuss minor changes to the TCC Constitution.

Meetings attended:

- Combined Community Councils - involves seven Community Councils in the ACT that meet bimonthly with a primary focus on planning issues.
- ICON Water
- Hands Across Canberra
- Climate Change and Agriculture
- Housing Choices Stakeholders Reference Group
- Inner South Waste information evening
- Environment Day dinner
- Events subcommittee meeting

Proposed: Beverley Flint; Seconded: Hamish Sinclair. All in favour.

**Treasurer's Report (Sed Bustillo):**

- Net expenditure for the period ending May 2018 was: \$825.60. Available funds currently stand at: \$19,770.84, comprising Member's funds of: \$8,392.27, and ACT Government funds of: \$11,378.57.
- The TCC has opened a Bendigo Bank account with \$2,000 of the TCC's ACT Government grant to be transferred to cover expenses related to the SouthFest event.

Proposed: Glenys Patulny; Seconded: Hamish Sinclair. All in favour.

**Youth Engagement Subcommittee:**

Nil to report – no meeting held.

### **Police Report: Greg O’Ryan (S/Sgt)**

- Overall offences in Tuggeranong have decreased by 15 per cent, offences against the person through assaults and property damage have decreased.
- No shop burglaries reported in May, motor vehicle thefts are down month by month.
- Suspicious behaviour around schools where people in vehicles have been seen trying to talk to children. Police advise the community to be vigilant and emphasise “stranger danger”. Increased resources have been placed around schools at the start and end of the school day.

Questions from the floor:

- Motor car thefts and recoveries. Vehicle recoveries by Police occur across the ACT and into NSW.
- Fines for littering. Police don’t tend to get involved.
- Abandoned cars that may have been dumped - is there a process to deal with the cars? Police are not able to do anything if the car is registered, other than contact the vehicle owner. Police contact ACT Rangers to remove cars.
- Is there a “profile” around strangers appearing at primary schools? Descriptions have all been different for the last four reports, although reports include instances of asking the children to come and view the puppy in their cars.
- Phone calls to seniors on phones which have been provided for free in relation to a placement of a nuisance call. No reports provided to Police, possibly random “robo-dialing”.

### **MLA Updates:**

#### **- Nicole Lawder – (Canberra Liberals)**

Budget summary:

- Increases forthcoming on household rates of 10% and 7% for units and increases in cost of car registration. Urban Services have an additional two rangers who can attend properties to deal with pets and other animals, rangers go out to houses in pairs as a safety precaution.
- Additional bike paths for Tuggeranong.
- A new seniors phone line through Legal Aid and extended hours that seniors can use the free bus network.
- Environment – the planting of 1,300 new trees.
- Heritage – nearly \$400,000 for the Apollo 11 50 year anniversary of man’s landing on the moon. Ex-employees of Honeysuckle Creek Tracking Station were looking for some funding to commemorate the anniversary. Funding will go towards a Heritage Walk and an App.

Questions from the floor:

- Closure of the hydrotherapy pool at Woden Hospital. There is a new pool opening at the UC Rehabilitation Hospital.

#### **- Joy Burch – (ACT Labor)**

- Anketell Street and the redevelopments to the Laneway and the removal of the gazebo. A community petition supported the removal of the gazebo.

## **Guest Speakers:**

### **- Capital works in Tuggeranong - Anne Breckwoldt, Hayden Rosser and Anthony Burton**

- Under the Active Travel banner, \$4 million has been allocated to create connections from Anketell Street down to the Lake, and along Sulwood Drive down to the Lake.
- In 2105-16 there were plans prepared with a focus on Anketell Street. In 2017-18 additional funds were allocated to complete the final plans to hold a workshop and preliminary consultation on the plan. In 2018-19 more site investigations for Anketell Street, a construction tender occurred yesterday. At this stage construction is scheduled to start sometime in August.
- SouthFest may be impacted by the construction works on Anketell Street. There will still be access to all the shopfronts. Taxi ranks will move down to Pitman Street. Post Office box will be relocated to Reed Street North. Buses will be detouring down Cowlshaw Street during construction. Aiming for completion in May 2019.
- Laneway Project has had a feasibility study, consultations, site investigations and the surveys.
- The next stage will be go out to the broader public to develop the design to the next stage and then subsequent construction.
- Targeted stakeholder consultations to develop a concept plan, which is a representation of the feedback that has been received from stakeholder consultations. Good access for people with a disability, opportunities for businesses fronting onto the Laneway, and provides good flow from Anketell Street down to the Lake.
- Engaged to complete a concept and feasibility study for the Town Square and the Laneway (down through to the Lake). Cohesive design to connect people to the active vibrant area of Lake Tuggeranong - to create a physical and visual link to the Lake.
- Key Elements: small capital works expenditure to upgrade and create an entry into the space; an art structure to open-up the space; introduction into the Town Square, more of an open civic space to hold informal events or for people to gather.
- Seating, alfresco dining areas would be leased by owners of the current businesses.
- Cowlshaw Street will have a pedestrian priority area.
- Terrace park with additional shelters and elements, existing trees would remain to create a visual and physical connection.
- Strip out of the Town Square including the gazebo and water feature. Create a large space to hold events. Outside awnings with alfresco dining areas.
- Small scale walls, a mini amphitheatre. Building in climate adaption with deciduous trees and another art work to create visual interest.
- Creation of terrace park with green grass, passive irrigation for garden beds, possibly using water from the Lake.
- Changes on Anketell Street will provide traffic calming with a stronger pedestrian focus.

#### Questions from the floor:

- Concern about the proximity of deciduous trees dropping leaves into the Lake. Glenys will follow up.

### **- Redevelopment of Four Seasons House - Jonathon Preston and Maggie Ziemski (Brite Developments)**

- Four Seasons House, the new owners of the ground floor and first floor are aiming to revitalise the building to promote business and rejuvenate the area.

- Four components to the project: – 1. Vacant space on ground floor, plan to fix up the building, cosmetic changes. 2. Creating areas and opportunities for outdoor seating for alfresco eating, shade structures, seating and planting. 3. Divide the space on the first floor for smaller commercial tenancies, offices and an overarching idea for signage. 4 The north side will have more commercial space or a Development Approval for two-bedroom residential units.
- Third floor is currently residential units.

Questions from the floor:

- Tuggeranong Square area, any consideration of closing Anketell Street to traffic. To enable a pedestrian mall, this would require increased housing density. There will be traffic calming.
- Bike paths covered by cobbled paving is counteractive to bike riding around the Lake. Anne to raise issue with Active Travel group regarding the bike path from Lake Tuggeranong College to the bridge.
- Narrow pedestrian crossing. This would be increased in size.
- Students and seniors moving from South.Point to Lake Tuggeranong College, Community Centre and Library. There is already a weather link along the buildings.

**- Conversion of former DSS Buildings into aged care development - Paul Browne and Byron Cannon, Amanda Kidd (LDK Healthcare)**

- LDK stands for Love, Decency and Kindness, which are also the values of the organisation.
- Repurposing the DSS building for aged care residential living.
- New concept in senior community living. Aiming to build an advanced senior community facility and provide a genuine continuum of care, once you move in you can stay and don't need to move again. The Village created will provide a community amongst peers, with daily activities where residents can enjoy day to day living.
- Aiming to add amenity to the Tuggeranong community.
- Technology will be an important component for residents, resident outcomes will be at the forefront and of primary concern to LDK. The Tuggeranong property will consist of 380 apartments ranging from high care apartments of 40square metres through to serviced retirement apartments of one and two-bedroom designs.
- \$250 million project investment, 10 buildings, 45,000 square metres, with 15 acres of space.
- Construction commenced in May 2018 to refurbish the existing building. Planning for residents to move in May 2019 and service up to 450 senior Australians.
- Once completed the facility will employ over 100 full-time equivalent jobs.
- LDK are looking to become an Approved Provider and obtain bed licences through the Aged Care Approvals Round.
- LDK has developed a membership based model: 1. Village Membership – people who will move in and become part of the LDK family, 2. Community Membership, and 3. Associate Membership.
- 1. Village Membership benefits available upon moving in: Health and Wellness Assessment; on-site access to Registered Nurses; support with emergency and unplanned care; Home Care Packages management and administration support (LDK can be the nominated representatives with MyAgedCare); wellness checks and respite;

secure dementia area; wellness and restorative care. Technology – iPad on entry with residents receiving training on use; eHealth technology; LDK mobile App will contain all information related to care; consumer facing product. Access to a range of social benefits and community clubs. Cost benefits – upfront payment and then no refurbishment or reinstatement costs or sales and marketing costs on exit.

- 2. Community Membership – free, access to an advice line; regular newsletters providing progress updates; access to onsite RNs to provide general advice on aged care admissions; access to respite care; exclusive invites to VIP events; discount on an apartment and able to move in early if needed; memberships open to people over the age of 70 years.
- 3. Associate Membership is for family members of those residents over the age of 70 years.
- Remaining furniture giveaway available to community groups and schools, interested parties just need to contact LDK.
- Future activities: Aiming to conduct Focus Groups over the coming months; holding a Project Launch; Name the Village campaign and competition with \$20,000 worth of prizes; Learning Centre and display suites will be viewable in the coming months; Members only VIP Tours and events.

Questions from the floor:

- Cost. In-going contributions starting at \$650,000 plus deferred management fee which consists of a fixed yearly fee of \$39,000, capped at five years.
- Secure parking, connection to South.Point, and gardening. There are 297 car park spaces undercover plus above ground additional parking places. There will be appropriately graded access for residents to be able to walk to South.Point and access to a village bus. Currently, there is 15 acres of space which will be appropriately graded; gated dog areas as residents can have pets.
- First such venture for the organisation, concern about track record, and reputation in a very competitive industry. LDK has the backing of a large financial group and decades of business experience.
- Pricing for a single person versus a couple. Some extra for couples on the membership fee; weekly fees are per apartment; meals and delivery of care will be per person.
- Annual management fees. No exit fees or refurbishment costs, upon sale of the apartment the beneficiary receives the proceeds within six months.

### **General Business:**

#### **- Minutes of previous meeting:**

- Accepted: Albert Orszaczky; Seconded: Wayne King. All in favour.

### **Subcommittee Reports:**

#### **- Event Subcommittee: SouthFest**

- Name has been confirmed – SouthFest 2018.
- Current subcommittee members: Glenys Patulny; Catherine Jones; Rauny Worm; Taryn Langdon; Rachel Allen; Rachael Clark; Louise Cook; Taimus Werner-Gibbings; Peter Badowski; Karl Maftoum; Andrew Eppelstun; Fiona Scotney.
- Events ACT have committed \$10,000 to support the planning of the event.

- Opportunity presented to deliver this event with Etsy Made Local – a significant market attracting 8,000-10,000 visitors previously held at EPIC. Aiming to bring this event to Tuggeranong.
- Planning to go public with event details to engage community and corporate partners before the end of June – once website is finalised.
- We are waiting on information about Anketell Street works to confirm locations.

**- Environment Subcommittee: Glenys Patulny**

- Waste Transfer Station that is being considered for Fyshwick to transport waste by train, community feedback is proposing an alternate location.

**- Planning Subcommittee: Hamish Sinclair**

- Pushing Government and Developers to get outcomes on Anketell Street.
- Heights in the Town Centre - there is a gap between the Master Plan and the Territory Plan in relation to building heights. Master Plan will be reviewed next year.

**Other Business:**

- Taryn Langdon - Community supported petition regarding the issues for Mannheim Street and Sulwood Drive intersection, after about six months Roads ACT consulted with the community in relation to remove the signs. Roads ACT looking towards medium term improvements to tick off the big safety issue. The community is looking for a proper outcome for pedestrians and cyclists.

Next meeting: 3 July 2018, at Vikings Town Centre Club.

Meeting closed at 9.39 pm.