



MINUTES

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WODEN VALLEY COMMUNITY COUNCIL Inc

PUBLIC MEETING

1930, Wednesday 4 June 2003

Orpheus Room, Hellenic Club

Minutes

- **Open:**

David Menzel, chair, opened the meeting at 1930.

Committee Members Present:

David Menzel (Chair), Mike Reddy, Dolores Holmes, Barry Raison, John Kain, Warwick Pearson

Committee Members Apologies: .

Anne Walls

Special Guests/Speakers:

Betsy Gallagher (Woden Community Service), Steve Hubbard (Lend Lease), Rod Baxter* (PALM), Peter Taylor (Phillip Business District rep.), Chris Schelling, Helen Cohen, Clare Middleton, Kerrie Tucker MLA, Helen Cross MLA, Greg Cornwall MLA

The contribution of Rob Baxter as the primary driving force behind the draft Master Plan was noted with appreciation.

- **Minutes of previous public meeting of 2 April 2003**

Moved Mike Reddy, seconded Barry Raison, that the Minutes be accepted as a true record. Carried.

- **Business arising from Minutes**

None.

- **Correspondence**

None.

5. Public discussion on Draft Woden Town Centre Master Plan

- Demographics

David Menzel and Tania Parkes led discussion and reported on key conclusions of the WVCC sponsored Taskforce addressing draft Master Plan's handling of demographic issues.

Feedback :- Links between the ageing population trend of Woden Valley population and the other elements of the draft Master Plan not at all clear.

- Community Facilities

Betsy Gallagher led discussion and reported on key conclusions of the WVCC sponsored Taskforce addressing draft Master Plan's handling of Community Facilities issues assisted by Adrian Roberts and Bill Smith.

Feedback :- Planning horizon of the Master Plan must extend beyond 2010; there are ever increasing traffic and parking difficulties for users of the community facilities on the western side of WTC which have not been adequately addressed in the draft Master Plan; WTC needs community spaces to support public aspirations and these should be publicly owned – Guardian House offers potential for re-use as a central civic and community facility; WTC presently has nothing in the way of a community cultural facility or arts centre although the Clubs offer extensive community-oriented venues; the Phillip Oval should be retained as a green space facility for everyone.

5.3 Woden Bus Interchange

John Kain led discussion and reported on key conclusions of the WVCC sponsored Taskforce addressing draft Master Plan's handling of Interchange options supported by Steve Hubbard who addressed the issue and possible options from the Lend Lease and Woden Focus Group perspectives.

Feedback :- Planning horizon of the Master Plan must extend beyond 2010; Master Plan should show how future growth in public transport patronage would be accommodated within the preferred design option(s); segregation of public transport vehicles from other road traffic and from pedestrians should be a key element of any redevelopment of the interchange; interchange redevelopment should not 'build-out' opportunities in the longer run for light rail or other new public transport options; private sector financial partnerships are not issues which should be addressed in Master Plan and should not dictate preferred design outcomes; Bondi Junction and Christchurch interchanges offer design options worthy of consideration for Woden. The community needed to be given greater financial incentives to use public transport.

- Parking

Mike Reddy led discussion and reported on key conclusions of the WVCC sponsored Taskforce addressing draft Master Plan's handling of parking issues.

Feedback :- Master Plan needs to respond to the marked ageing of Woden community in coming 1-2 decades by addressing the need for a greater proportion of parking capacity to be allocated for parking by the disabled, the infirmed and the elderly. Parking for bicycles and motor cycles needed to be encouraged. The draft Master Plan's suggestions for allowing parking in Launceston Street and parts of Melrose Drive were not considered desirable. Apart from safety concerns, such parking would disrupt traffic flow and was considered a waste of expensive road capacity.

- Traffic, Cycling and Pedestrian Issues

Warwick Pearson led discussion and reported on key conclusions of the WVCC sponsored Taskforce addressing draft Master Plan's handling of Traffic, Cycling and Pedestrian Issues.

Feedback :- Master Plan should make provision for new east-west bicycle routes; needs to recognise the dual need for on-road and off-road cycle routes as different cyclists had different needs. It should also address need to improve pedestrian access across Hindmarsh Drive to Phillip Business District and across Melrose Drive near the Hindmarsh Drive intersection. Master Plan needs to give consideration to the implications of the rapid growth in use of older persons' "scooters".

- Employment and Retail

Alan Hodges and Steve Hubbard led discussion and reported on key conclusions of the WVCC sponsored Taskforce addressing draft Master Plan's handling of these issues.

Feedback :- Draft report's discussion of employment is inconclusive – a 'so what?'. Important to stress that the Commonwealth remains the major employer and the aim should be to retain, if not increase overall employment levels. Main risk is that Federal agencies may decide unilaterally to move elsewhere; Woden's office stock is getting 'tired' not meeting government-targeted energy use levels. Is a need for the ACT Government to engage the Commonwealth and endeavour to influence Federal office accommodation decisions.

Town Plan needs to ask " what is different about Woden Town Centre?, what attracts people here?, what might make it more attractive? Removal of the new retail development moratorium is a central issue; consider architectural solutions to overcoming the wind problem in Woden Town Square; travelators from the interchange level to the upper level and better integration of the bus interchange into the retail precinct would greatly enhance the Centre. Suggestions of residential on top levels of Phillip Business District buildings is attractive but would need an upgrade of streetscapes; could be made more attractive to new office development also. Woden is the only town centre without any building height limits – this needs to be treated as an opportunity. A second tall tower to balance the Lovett Tower could be located in the large car park near the Hellenic Club – wouldn't overshadow any public areas; could be a mixed office and residential facility. New frontages onto Athllon Drive offer good commercial opportunities which are not recognised in the draft Plan.

- Phillip Business District (PBD)

Peter Taylor led discussion and reported on key conclusions of the WVCC sponsored Taskforce addressing draft Master Plan's handling of this issue.

Feedback :- Key immediate issue is after hours security. Longer term problem is overcoming the 'island' nature of PBD by providing better connections to adjoining arterial roads and addressing parking and public transport weaknesses. Parking capacity is being compromised by office workers taking up spaces intended for shoppers and other PBD clients. Public transport links to PBD are weak and do not connect in adequately to WTC. Proposals for upgrading Dundas and Colbee Courts to support 3 and 4 storey development a positive move.

- Residential Options

Chris Shelling and Neil Dadge led discussion and reported on key conclusions of the WVCC sponsored Taskforce addressing draft Master Plan's handling of this issue.

Feedback :- Proposal in draft Plan to renaturalise Yarralumla Creek endorsed; offered opportunity to make a

pleasant facility for 500-1500 new residences which could be accommodated within WTC precincts. Important that such developments offer a broad range of dwelling types. Emphasis on higher density residential in and near WTC needed to be promoted with selling point message that Woden is the geographical heart of Canberra. Lack of adequate motel accommodation in Woden was noted.

- Phillip Oval

Barry Raison led discussion and reported on key conclusions of the WVCC sponsored Taskforce addressing draft Master Plan's handling of this issue.

Feedback :- Barry outlined a recent proposal for a 100 luxury unit development on part of the Oval site; is an option agreement between the AFL and the project proponent. If the proposal went ahead, the transfer of the AFL's concessional lease would be needed. Rox Baxter outlined PALM view that the Oval was unique offering a good central location, good parking and public transport access and good supporting infrastructure; it was the best located sporting venue in the ACT. Meeting resolved that WVCC should write to the ACT Government seeking his commitment that no trading in concessional leases affecting the Oval should occur pending the public release of the government-commissioned report on concessional leases.

- Landscape Architecture

Helen Cohen led discussion and reported on key conclusions of the WVCC sponsored Taskforce addressing draft Master Plan's handling of this issue.

Feedback :- Edison Park is a key element of WTC landscape assets and should not be intruded upon; the public roadway should be confined to its perimeter. Territory Plan should NOT be varied to allow development of open spaces adjoining the Park. Character of Edison Park is designed to complement that of the Cemetery and to surround the cemetery. The cemetery is a central element of Woden's landscape heritage.

(add JK comments here)

- 10.00 Amenity, Safety & Heritage, Eric Martin

FEEDBACK

CLOSE