

Record of Meeting

1 September 2010

1. The Vice-Chair, Jenny Stewart, welcomed attendees. Apologies were received from David Menzel, Nancy-Louise McCullough, Caroline Le Couteur MLA, and Andrew Barr MLA.
2. Thea Smith moved and Chris Erett seconded that the record of the WVCC meeting held on 4 August 2010, be accepted. The motion was carried.

Eastern Broadacre Project

3. Chris Murray, Manager of Land Policy in ACTPLA outlined the preliminary concepts of the Eastern Broadacre planning study that considers the suitability of the area for future employment and other land uses. He explained that in the Canberra Spatial Plan (2004), the Eastern Broadacre area (extending from the Majura Valley in the north to Hume in the south and including Symonston and the Jerrabomberra Valley) was identified as a potential future employment corridor, providing for the growth of industrial, commercial, tourism, recreation and transport related activities. However, given that a substantial part of the study area comprises Commonwealth land (managed by Defence and the Australian Federal Police), the airport, nature reserves and areas already zoned for industrial purposes, only about half of the Eastern Broadacre area can be investigated for future employment development.
4. Mr Murray said there were benefits of the area's location, including its proximity to the airport and existing industrial areas. However, future development of the area would intensify pressure on roads, particularly the east-west traffic, making it essential for more investment in roads and public transport. He also acknowledged there were a number of existing community and recreational uses throughout the Eastern Broadacre, including within the identified investigation areas. The effect of any future proposals on existing uses such as horse agistment paddocks and mobile homes and caravan parks, would be considered in future detailed planning stages. Also, the proposed plan for the area would require variations to the Territory Plan and possible amendments to the National Capital Plan.
5. In response to a question, Mr Murray said there might be some limited residential areas in Broadacre, although this was not being considered at this

stage. Symonston would be the main focus over the next five to ten years and it was proposed Hume would become a heavy industrial area. Comments from the floor included the undesirability of Hume becoming a heavy industrial area given its close proximity to residents in Tuggeranong and South Canberra; and the need to retain the existing horse paddocks.

6. Written comments on the discussion paper, 'Planning the Eastern Broadacre Area' (at www.actpla.act.gov.au/easternbroadacre) need to be submitted to ACTPLA by Sunday, 28 November 2010.

Redevelopment of the Alexander and Albemarle Buildings

7. Peter Russell (from May and Russell Architects) who has been commissioned by the Doma Group for the redevelopment of the Alexander and Albemarle buildings in the Woden Town Centre, updated the meeting on the plans for the buildings. He said the height of the buildings would remain ten-storeys with parking in the basement for 250 cars, some bikes and motorcycles. He added that plans tried to achieve a better connection between North Walk and Furzer Street. The new development would house the Department of Health and Ageing (in effect doubling its existing office accommodation). Also the redevelopment would retain references to the First Fleet in the design, similar to that in the Sirius building.

8. Concerns raised during the discussion included: the insufficient car parking for people working in the buildings; the need for adequate pick-up and drop-off points; and the development's impact on the existing wind problem in the Woden Town Square. On the latter, Mr Russell said screens of tree plantings and canopies would help deal with the wind issue.

Planning report

9. The Planning Officer, Gina Pinkas, said the deadline for commenting on Draft Variation No. 303 to the Territory Plan (proposing changes to the residential codes that will allow, amongst other things, for more multi-unit developments in established suburbs) had been extended to 17 September 2010. She encouraged Woden residents to submit comments on the draft variation as the proposed changes, if adopted, would have significant consequences for Canberra residents. She added that Mr Ted Streatfeild, a planning consultant, was working with the committee on the effects of the proposed changes.

10. The next meeting, the Annual General Meeting of the WVCC will be held on 4 October 2010.