

Record of Meeting

2 March 2011

1. The President, Jenny Stewart, welcomed attendees, including Brendan Smyth MLA and Caroline Le Couteur MLA.
2. Apologies were received from Greg Ruthledge.
3. Mike Reddy moved and Chris Erett seconded that the record of the WVCC meeting held on 2 February 2011, be accepted. Motion carried.

Address by Mr Zed Seselja MLA, ACT Leader of the Opposition

4. In his Vision for Canberra address, Mr Zed Seselja, the Leader of the Opposition in the ACT and Shadow Minister for Housing Affordability spoke about the challenges of population growth due to births and migration from outside the ACT. He believed in 'development in the right place' and said increased housing density in the town centres (such as Woden, Tuggeranong and Gunghalin) and along Northbourne Avenue was a way of avoiding overdevelopment in our suburbs. He did not support multi unit development in suburbs, and especially in cul-de-sacs. He said dual occupancy development was difficult due to the issue of unit title. But he did not have too many concerns about dual occupancy if it was done well.
5. In response to a question about the ad hoc, second rate development in the Woden town centre with its 40 year old infrastructure, Mr Seselja said the earlier planners did plan infrastructure for a larger population. However growth in itself was not the problem. He stressed the key to growth and maintaining living standards was investment in infrastructure.
6. Mr Seselja said that he was passionate about housing affordability but that it was not an easy problem to fix. The trade-off of moving to smaller block size has not been met. Renting in Canberra was increasingly difficult—Canberra did not have enough housing choice or enough housing stock. In response to a question on the increase in

change-of-use charges, Mr Seselja said he was against the rates the Government was asking because the increase costs to the developers would invariably be passed on to the consumer. At the moment first home-buyers were paying more than their fair share.

7. Mr Seselja said Canberra needed better public transport but car dependence would continue for some time. The ACT Liberals at the last election had provided a detailed study of public transport, including light rail. Public transport needed to be improved but in ten years time he was not sure if Canberra would have light rail or a better bus system.

8. In response to a question on the Hawke Review of ACT Public Sector Structures, Mr Seselja said that there were positive moves in the area of planning, but the restructure did not go far enough. There were too many ministers and too many agencies responsible for planning. There was a need for one minister who was keen to make changes. In ACTPLA there needed to be a senior manager in addition to the chief planning officer, who should not be doing the day-to-day management.

Woden Nine concept planning

9. Ian Wood-Bradley and Chris Millman from the Land Development Agency (LDA) outlined concept planning for section 9 on the western side of the Woden town centre—currently a car park in front of Aviation House. Mr Wood-Bradley said over the next 5–10 years, the western side of the Woden town centre will be the focus of intensive planning. In the past the Woden town centre was considered largely as a shopping mall and car parks. One of the constraints to future development was the need to provide replacement car parking. The displaced car parking from section 9 would be accommodated in a multi-level car park on nearby section 3.

10. Chris Millman said LDA envisaged the future development of section 9 comprising two towers, one 20 storeys high, the other 28 storeys on the western side of the site as well as lower-scale buildings on the eastern side. Such a development would provide around 600 dwellings. He said they were looking at the enhancement of Melrose Drive as a boulevard to improve pedestrian connectivity between Lyons and the Woden town centre and within the town centre. Corrina Street would be upgraded to become the main street in the Woden town centre.

11. In response to a question on wind tunneling associated with high-rise development, Mr Millman said a wind consultant was looking at that as part of the design.

12. LDA will present more developed plans for section 9, Woden to the Council at its 6 April meeting.

Planning Report

13. Jenny Stewart said there were no new development applications in Woden. She reported that Dr Allan Hawke, who had recently reported on his review of ACT Public Sector Structures, had just been appointed by the Federal Minister for Regional Australia, Regional Development and Local Government, Simon Crean MP, to review the National Capital Authority. The review, which is to be completed by June 2011, could have implications for the Federal Government's future involvement in planning and development in the ACT.

WVCC website

14. Jenny Stewart said the WVCC's new website was almost completed. The Council would send out an email as soon as it was functioning, which was expected to be in the very near future.

Survey on residential towers in Woden Green

15. Jenny Stewart thanked all who had responded to the questionnaire on residential towers in the Woden Green development. The deadline had been extended to 25 March to encourage more residents in Woden to participate in the survey. She hoped the results of the survey would be available soon after the deadline. The results will be emailed to those on the Council's email list and placed on the WVCC website.

Combine Community Councils Meeting

16. Jenny Stewart reported that WVCC would be hosting a Combined Community Councils meeting on 19 March. A public forum would be held from 1.30 pm to 2.30 pm on 'The Community and Development'. Guest speaker was Marie Coleman, convenor of the Dickson Residents Group. All were invited to attend. An email would be sent out in due course about the public forum.

Treasurer's report

17. The Treasurer, Henry Hatch, reported that the WVCC had received \$11,020.00 in ACT Government grants. The closing balance at 1 March 2011 was \$23,671.66.

18. The next meeting of the WVCC will be held on Wednesday, 6 April 2011.