

Record of Meeting

4 April 2012

1. The Chair, Jenny Stewart welcomed attendees to the meeting. Apologies were received from: Caroline Le Couteur MLA; Gai Brodtmann MP; Jeremy Hanson MLA; Brett Odgers; and Lutana McLeod.

2. The Record of the WVCC Meeting held 7 March 2012 was accepted.

Pre-DA consultation guidelines for developers

3. Helen Leayr from Communication Link explained a requirement of the *Planning and Building Legislation Amendment Act 2011 (no 2)* was to ensure developers considering large multi-unit developments consulted with the community before they lodged development proposals. Large scale developments were defined as being:

- a building for residential use with three or more storeys and 15 or more dwellings
- a building with a gross floor area of more than 5000m²
- a building or structure more than 25m above finished ground level.

4. Communications Link was working with ACTPLA in preparing draft guidelines for pre-DA consultation, which balanced the needs of the community and developers. The guidelines would provide advice to developers on options for consulting with the community. Ms Leayr said the pre-DA consultation process would be in addition to the existing process whereby the community could submit comments to ACTPLA on a development application after it had been publicly notified.

5. In the discussion that followed, concern was expressed that the pre-DA consultation might be just another 'tick-a-box' exercise. There were also questions of how the developer would address the community's views in the development application. Concern was also raised that 'consultation' suggested a one-way flow of information—not a two-way process. 'Community engagement' on the other hand suggested a more participative approach where community views would be taken into account. There was also some discussion on what 'community' meant. It was suggested that in specific-purpose developments (eg. aged care, housing for people with disabilities), the developer should also consult with groups representing the users.

6. Comments on pre-DA consultation guidelines can be submitted by 14 May 2012 to consult@communicationlink.com.au

Proposals for Woden 9

7. Ian Wood-Bradley, General Manager, Urban Renewal, Land Development Agency (LDA) presented development proposals submitted to ACTPLA for Woden 9 on the western side of the Woden town centre (currently a car park in front of Aviation House). The proposed development for around 680 dwellings would comprise five blocks, including three residential towers of 16, 18 and 30 storeys.

8. Mr Wood-Bradley and Chris Millman from Cox Humphries Moss Architects explained that the 'vertical village' concept would allow enhanced cross ventilation to all apartments via 3-storey atriums; communal spaces throughout the building; and a communal sky garden, restaurants, health club and pool on the tower roof. These facilities would be available to all residents and members of the public.

9. Mr Wood-Bradley said the high-rise was necessary to provide quality 'public realm'. The lower level of the buildings would be for mixed-use (retail/commercial, community facilities). Car parking would be in the basement. In addition there were plans for the enhancement of Melrose Drive as a boulevard and for upgrading Corrina Street.

10. In the discussion that followed a number of people expressed concern about the increasing number of high-rise buildings in the Woden town centre. The height of the towers was not in keeping with the Woden town master plan. The proposed residential towers would be in addition to the 27 storey residential tower of Borrowdale House and the residential towers in Woden Green. A major concern was the ad hoc manner of development in the Woden town centre.

11. Concerns were also expressed about the social and environmental impacts of high-rise residential towers. Many attendees were not convinced by the claims that high-rise living would promote a socially integrated community. As well, reference was made to one study that argued that to be environmentally sustainable, buildings should be no higher than seven storeys as higher buildings had higher carbon footprints in terms of energy use.

12. Some argued that having facilities in the towers open to the public would probably not work. Also, the orientation of the buildings was not optimal for solar access. Concerns were also expressed about overshadowing and the wind tunneling effect of such high-rise, which would impact negatively on public spaces and walkways.

13. Another issue of major concern was that of car parking, which some argued was inadequate for the size of the development. There was also the issue of car parking for the cars displaced by the development. Mr Wood-Bradley said LDA was hopeful that a multi-storey car park could be built on Section 3 to

accommodate the displaced car parking. There were also concerns expressed about the proposed enhancement of Melrose Drive, a busy thoroughfare, and the impact that would have on traffic flow.

14. Woden residents were encouraged to submit comments to ACTPLA on the proposals for Woden 9. The deadline for comments was now 7 May 2012.

Combined Community Council Meeting

15. The Chair, Jenny Stewart reported that the Gungahlin Community Council was hosting the next meeting of the Combined Community Councils (CCC) on 28 April 2012. A key priority will be the CCC's strategy for 2012 ACT Assembly Elections.

Adelaide Avenue Bus stop feasibility study

16. Jenny Stewart said the Council had submitted comments on the options for bus stops along Adelaide Avenue at Curtin, Yarralumla and Deakin. The deadline for comments was 10 April 21012.

17. Next meeting of the WVCC will be held in the Hellenic Club on Wednesday, 2 May 2012.