

**Woden Valley Community Council Inc.**  
**Record of Meeting, Southern Cross Club, Woden,**  
**Wednesday 6 July 2016**

- 1 The Chair, **Martin Miller**, welcomed attendees. There was an apology from Archana Boniface.
- 2 Minutes of the meeting for 8 June 2016 were approved. It was noted that **Meegan Fitzharris**, Minister for Transport Canberra and City Services, had yet to get back to us regarding some issues raised at the meeting on 8 June.
- 3 **Justin Foley**, from the Environment and Planning Directorate, provided an update on the ACT Basin Priority Project. This project is devoted to the long-term improvement in water quality in the ACT and the associated Murrumbidgee River system. Work done in phase 1 (to May, 2016) was described. This attracted \$85M of Commonwealth funding, plus some 10% from the ACT Government. Phase 2 (2016 to 2019), involving \$82M of Commonwealth funding, plus an ACT government contribution, is proceeding. Maps of the various catchments (including, especially, the Yarralumla Creek Catchment) were shown and planned developments sketched in. For Yarralumla, these included *Water Quality Infrastructure* (rain gardens for biological uptake of nutrients, ponds and wetlands, channels and swales, and stormwater irrigation), *Community Education*, *Catchment Management*, and *Integrated water quality monitoring* for the region. **Questions** included: poor water quality in Eddison Park? (Noted; signage and maintenance issues in hand); implications for the bike paths? (Not expected to be moved or modified, and will be monitored); ponds to be standing water or flow through? (standing water, though ponds will be flushed in storm events. Design involves minimisation of algae development); plantings around edges of ponds? (Yes). Maps shown included the Mawson District Playing Fields and Surrounds and the Yarralumla Creek between the Cotter Rd and the confluence with the Molonglo. Methods of “Arming” creeks with rocks to reduce erosion from fast-flowing water were described. Further **questions** included: continuous flooding in Hughes and Curtin? (Noted and being monitored. Flooding is a natural feature in the area, which is now noticeably cleaner); could the ACT budget include more local street sweeper machines? (Research is currently in hand for the better use of such facilities); current attitude to raingardens? (Positive and featuring more highly in developments).
- 4 **Michael Kerr**, from Peckvonhartel Architects, provided an outline of the Borrowdale Car Park Development Application on the site of the Woden Post Office. Ground floor will include retail services and there will be space for some 258 cars. Illustrations of the building, consisting of precast, “graffiti proof”, concrete panels in varying colours were shown. **Questions** included: where will the Post Office be relocated? (Planned temporary relocation to the nearby Lovett Tower); it was observed that this was an awful use of the site and showed contempt for the public realm. Would leasing conditions have to change? (No carpark had been provided for residents of the Lovett Tower. Provision of this carpark would help attract residents to the tower); why does Woden need this, given that the Tower has been there for some time without a car park? (Tower is not now fully occupied; the new carpark will help to attract more residents); will the carpark be public or private? (Both; the split is being finalised); is subterranean access to the carpark from the Tower possible? (No; nor does the Tower have a basement); observation offered that the site could include a fault line of geological instability (Noted); observation offered that whilst the carpark itself was “not a bad looking” structure, its location in the town square itself was “outrageous” (Noted). Community feedback for this development closed on 4 July, 2016.

- 5 **Deb Barnes** from Capital Crown Leasing as well as **Pieter Van Der Wait** and **Elizabeth Slapp** provided an outline of the proposed redevelopment of the Serbian Club, in Mawson. Lease arrangements have to change because the club cannot finance required renovations without making provision for income-generating facilities on the site. The Master Plan for the area has noted that some development could be catered for. This could include residential units, provision for childcare as well as space for retail shopping. Artist's illustrations of the proposed structures and their fit in the landscape were shown. **Questions** included, from **Mike Reddy**: is architects' objective to "blend in" with the environment? (Yes; sympathetic development a priority); also, from **Martin Miller**: extent of facilities provided for community support? (Substantial, for whilst completion will allow the club to be financially sustainable, a number of the residential units will be given to elderly Serbians); other clubs are joined to the Serbian Club. What happens to them? (They are interested in the project and may do something similar; that is up to them); how will the Serbian community continue whilst construction is under way? (They will continue to use a local church and the Farrer Community Hall); viability of other clubs between the Serbian Club and the Mawson Club was queried. (Not known, but it was reported that there are "lights on" in the Austrian Club); finance? (Negotiations with developers are proceeding, but no commitment can be made until the lease variation is paid out); guarantees of community amenity? (Covered in both the Master Plan and the Territory Plan); **Chris Erett** asked about a carpark (Yes; two land releases are involved); will the structure bulk very high? (No; six storeys plus three next to it); valuation fee? (Yet to be decided); can a church be integrated into the proposed structure? (Yes, a consideration); Serbian Club support for the project? (Yes); what if the development application is refused? (They would appeal).
- 6 In general business and other business, **Mike Reddy** reported on his attendance at a Planning and Development Forum. Items of interest included: appointment of a Commissioner for Sustainable Development; completion in May of an ACT solar array capable of powering some 3000 Canberra homes; a birth control study of kangaroos was proceeding and a proposal to increase the depth of the Murrumbidgee River near the stormwater exit to minimise log jams was being considered. **Martin Miller** noted that the concept of a Health Hub for Woden was being developed and that the WVCC had made a submission for the new carpark. He also confirmed that a formal letter had been sent to the Hellenic Club to thank them for having hosted our WVCC for the last 15 years. He said that the new location in the Southern Cross Club was permanent for the foreseeable future. A final question concerned the establishment of weekend markets near existing retail facilities. This was considered a good idea, especially as the nearby fresh food Sunday market was likely to be transferred to the old Phillip College.

Suggestions for other projects involving the WVCC would be welcomed.

The meeting concluded at 9:37pm.

Next meeting of the WVCC will be on Wednesday 3 August 2016 in the Southern Cross Club.

**Timoshenko Aslanides**  
Minutes Secretary,

12 July 2016