

Woden Valley Community Council
Record of Meeting, Southern Cross Club, Woden
Wednesday 1 February 2017
[Amended 14 Feb]

- 1 President, **Fiona Carrick**, welcomed attendees. There was an apology from **Jenny Stewart**.
- 2 Minutes of the last meeting, held on 7 December 2016, were approved.
- 3 Chair, **Fiona Carrick**, presented her report. Activities of, and assistance given, to the Curtin Residents' Association were described, including the residents' rally at the Curtin Shops, which was MC'd by **Jenny Stewart** and reported on ABC local news. It was noted that the developer had threatened to close and fence off the shops if the DA was not approved! **Fiona Carrick**, **Chris Johnson** and **Robin Stanton** met and discussed the issue with **Gai Brodtmann**. **Fiona** also arranged to meet with the Doma Group about safety issues with the derelict Albemarle and Alexander Buildings and had arranged to meet **Dorte Ekelund** to note the neglected state of Woden shops and facilities. She also noted that it was reported in the Canberra Times that Woden residents were being charged more for water infrastructure than other ACT residents.
- 4 **Marcus Graham**, Director of Stewart Architecture, provided a detailed and illustrated outline of the village-style development for 59 town houses in Easty Street, Block 26, Section 158. The area is large, with a special plot ratio of 75%. The two and three bedroom townhouses range from 90 to 120m² in the two and three storey construction.

Windows will probably be double-glazed, with the living rooms and bedrooms generally featuring views into the courtyards and out onto the perimeter. **Questions** included: Adequacy of parking? (In a range of sizes, there will generally be room for two cars, plus storage; Space to grow things? (Solar access is provided. Some will get light; others none); Wall details? (1500mm height, made of masonry); Housing standards? (All units exceed minimum area requirements for human habitation); Affordable? (Units are at or under reasonable price points); Two trees on the plan? (Remnant eucalypts, he thinks); Space for community garden? (No); How far to the Farmers' Market? (About 1 Km); Good thermal insulation? (Yes and minimum standards probably exceeded); Visitors' parking? (Yes: about 15 spots scattered throughout); Storage space? (Yes: plenty, even more with the three bedroom units); Ownership? (Units are titled, so there is a body corporate).

- 5 **Kristi Jørgensen**, CEO of Purdon Planning, **Ronan Moss**, of Cox Architecture, **Barney Stranger**, Safety Engineer, **Justin Kalinowski**, of Red Box Design and **Nick Skepev**, CEO of the Zapari Group, presented the essential features of a proposed development at 15 Bowes Street involving some 300+ residential units. A

development application is being drafted. The objective is to integrate the development with the nearby transport hub and the Woden Town Centre which, they agree, needs to be rejuvenated. The design includes 16 and 24 storey buildings, for which a variation in the Territory Master Plan may be required. **Ronan Moss** noted, as a key principle, that cities tend to build density on top of transport corridors; urban renewal, he said, would follow from this development above the bus interchange. Appropriate illustrations were shown, which included garden spaces on the roof.

Questions included: Pedestrian access? (Still to be decided, from Woden); Light Rail, on a viaduct? (Being considered in consultation with the ACT Government); Woden too dependent on the Mall? No places to “hang out”? (Agreed. Belconnen seems more vibrant); Wind modelling? (Yes, being carried out. Will be included in the DA); Car parking? (Not yet provided. Under consideration; it’s not realistic to have none).

Item six (Woden Renewal Ideas) and **Item seven** (Other business) were held over due to time constraints.

The meeting was finalised around 9:36 pm. The next meeting of the WVCC will be on Wednesday 1 March, 2017 in the Canberra Southern Cross Club.

Timoshenko Aslanides,
Minutes Secretary
14 February, 2017