

# WODEN VALLEY COMMUNITY COUNCIL INC

## MEETING

WEDNESDAY 2 DECEMBER 2004

### HELLENIC CLUB PHILLIP

Committee members present:

David Menzel, (Chair), Mike Reddy, John Kain, Bill O'Brien, Barry Raison, Adrian Roberts and Dolores Holmes.

Item 1 Chair David Menzel welcomed those present and recently elected and re-elected MLAs Deb Foskey and Jacqui Burke and Chris Redmond from the Woden Valley Community Services.

Item 2 The Chair advised that he and Bill O'Brien had met with Neil Savery, Chief Planning Executive and Vic Smorhun of the ACT Planning and Land Authority on 8 November. The meeting was held to discuss a proposal from ACTPLA to ensure that all significant development applications were channelled to councils and to guarantee surety of consultation on major development issues. ACT Planning was also offering funding of \$4,500 per annum to Councils to assist with Council consultation on planning activities. Mr Menzel said the WVCC would consider the offer of funding to paying for a part time employee to be shared with Woden Community Services. Mr Menzel on behalf of the ACT Community Councils Forum had subsequently agreed to the ACTPLA offer in writing as a pilot arrangement to be reviewed over the next 12 months.

Mr Menzel noted the comprehensive article in the Canberra Times on the Woden East project and the positive coverage of the WVCC involvement in planning proposals.

Item 5 Eddison Park pond

Adrian Roberts said that representatives from the WVCC and the Woden RSL had attended a meeting at the Eddison Park pond addressed by David Moyle from Canberra Urban Parks and Places. Mr Moyle had told the meeting that the Eddison Park pond was filled by using potable water but that this was now against the law under current water restrictions. The location of the pond meant that the pond had a limited natural catchment area. The pond was not deep which caused high rates of evaporation. CUPPS were looking at reducing the area of the pond to the concreted areas, approximately one third of the current area with the remaining area to be landscaped. The pond was also at a higher elevation than surrounding drains which posed engineering problems in diverting overflow water from the drains to the pond. He advised that ground water in the valley was being tapped by both government private users and that this water was being used at higher than replenishment rates. It was therefore unlikely that ground water would be a source for topping up the pond.

It was noted that the proposed Woden East extension incorporated plans for two pondage areas which were to be supplemented by overflow from the storm water drains. Jackie Burke said that she would approach the departmental liaison officers to ascertain the views of government if this was the wish of the WVCC. David Menzel proposed that the WVCC approach the responsible ministers Stanhope and Hardgrave and shadow ministers Pratt and Dunne and the members representing the Molonglo electorate to discuss the issues

relating to the lack of a water feature in the Woden Valley. He noted that CUPPS funding had been reduced and that there was the need for the political will to support retention of the Eddison Pond as a significant water feature. Dolores Holmes said that the lack of a water feature in the Woden Valley should receive more media coverage to support the WVCC case.

#### Woden East Planning Study

Adrian Roberts said that he had attended the Woden East meeting with Warwick Pearson and advised that the final size of the development has yet to be determined but it is likely that the site will accommodate somewhere between 470/500 dwellings. Some or all of the land will be sold for development in financial year 2005/2206 with actual development starting as soon as practicable after that. It has not yet been determined whether the land will be sold in parcels to separate developers or in one lot to one developer.

The design will be compatible with existing housing with a height restriction of three floors for the development. The design on display at the presentation showed a central pedestrian/cycle spine leading from the existing development to the Woden Town Centre. There will be an additional pedestrian bridge across Yarralumla Creek (making two in total). Wilbow Street will be extended from the WTC into Woden East to allow vehicular and pedestrian traffic access from the WTC to the new development. It is expected that around 30% of workers in Woden East will walk to work in the WTC. Easty Street will also be extended into the development.

The existing tree stock has been surveyed. Those trees considered worth saving will be integrated into Woden East. Most of the tree cover is pretty scrubby and will be replaced by a mixture of native and exotic species. There will be two water ponds included in the development which may assist in any water treatment plans and in the control of stormwater run off. The ponds had not been approved by Environment ACT and this approval was not guaranteed. The meeting agreed to write to SMEC, the developers of the project, commenting on the proposed parking, roads and integration with the Woden Town Centre and pedestrian access to shops.

Yarralumla Creek will be reshaped for a short distance - from Hindmarsh Drive north to around the new vehicular bridge carrying the Wilbow Street extension. The steep concrete sides of the Creek will be removed and replaced by revegetated and wider banks. The middle of the Creek will continue to be a concrete lined spoon drain. Complete restoration of the Creek is not currently on the development horizon. Housing at Woden East will be located just above the 100 year flood line.

Item 6 Urban Services response to WVCC submission on the maintenance of public areas and structures in Woden.

A comprehensive response had been received from CUPPs responding to the WVCC submission on maintenance of public areas and structures in the Woden Valley. Mr Menzel noted that CUPPs had taken action promptly on some areas of concern but that there were still outstanding issues relating to maintenance which would need regular follow-up with CUPPs.

Mike Reddy advised that 450 responses had been received by the ACT Government from households with trees affected by the January 2002 fires. 900 trees were to be planted, 530 natives and 370 deciduous.

Item 7 Mr Menzel noted the ongoing problem of a lack of a Community/Arts/Cultural Centre in the Woden Valley. It was essential for the WVCC to have a dedicated meeting space and not be dependent on the charity of licensed clubs in the Valley to provide a room for meetings. The ACT Government was using the WVCC as an official vehicle for ascertaining Woden Resident's views on a wide range of matters. It was difficult for the Council to discharge its responsibilities without dedicated premises. It was agreed that a community centre should be included in the revamped Woden Town centre and bus stop interchange. A formal proposal should be put to government asking what they proposed to provide for a Community/Arts/cultural Centre for Woden. Chris Redmond said that Woden Community Services had outgrown its current space and that they also needed to expand their range of services. He said a Community Centre needed to be centrally located in the Woden Town Centre precinct. Mr Menzel said that the WVCC would need to liaise with other community organisations to determine what their requirements were. The master plan for Woden includes space for community services. Mr Menzel said that a strategy needs to be developed and that a list of other stakeholders was needed. The meeting agreed that a plan to secure a Town Centre be drawn up for the February 2005 WVCC meeting in conjunction with Woden Community Services.

John Kain said that a quote had been received for a WVCC web site which met WVCC requirements. Paul Hogie would be asked to verify that the quote was reasonable. It was agreed that the council would not approve proceeding with the quote at this stage as there would be insufficient funds for other council activities unless additional government funding was received.

Item 9 The next meeting of the Council would be held on Wednesday 2 February 2004 at the Hellenic Club subject to their agreement.