

## **Record of Meeting**

**1 December 2010**

1. The President, Jenny Stewart, welcomed attendees, including Caroline Le Couteur MLA.
2. Apologies were received from Bill and Thea Smith; Tony and Ailsa Lawton; Howard Carew; Chief Minister, John Stanhope MLA; Andrew Barr MLA; Jeremy Hansen MLA; Greg Rutledge and Pamela Harris.
3. The record of the WVCC meeting held on 3 November 2010, was accepted.

### ***Woden Green development***

4. Paul Carmody and Brett Smith from Hindmarsh, Tony Adams from CB Richard Ellis and Simon Parsons from PTW Architects presented the latest plans for the Woden Green development on behalf of the. The power-point presentation and 3D video can be viewed at [www.wvcc.org.au/](http://www.wvcc.org.au/)
5. The Woden Green proposal includes a 35-storey residential tower, possibly four other towers of around 20 storeys, and about 14 three-storey buildings in the middle of the development. There will be 1,560 dwellings for about 3,000 people on the 11 ha site. The same number of dwellings in Bonner will occupy 144 ha and in Macgregor, 148 ha.
6. Tony Adams said by 2030 Canberra would require approximately 40,000 new dealings. There was a need for diversity in accommodation and development that improved environmental efficiency and reduced the reliance on private cars. He said Woden Green provided an unique opportunity to being one of Canberra's most sustainable urban communities because of its:
  - i. access to public transport and walking and cycle infrastructure

- ii. proximity to employment (eg. Woden town centre and Canberra Hospital), services and amenities
- iii. reduced reliance on the private motor vehicle
- iv. diversity of accommodation choice in the greater Woden area
- v. greater energy efficiency and lower greenhouse gas emissions; and
- vi. much needed affordable accommodation choices in a key location

7. Simon Parson said the proposed 35-storey tower, because it would be 'tall and thin', would only cast a thin shadow. He explained that sustainability was fundamental to the development that was also designed to encourage interaction between people. The plans were only at the conceptual stage and a lot more work needed to be done, in particular, on the three towers to be located near the police station.

8. Many at the meeting expressed concerns about the height and dominance of the 35-storey tower, which would be the tallest building in the ACT. Some questioned the claim that a 35-storey building would be environmentally efficient as research indicated otherwise. Others raised concerns about the social impact, including on children. It was also felt that high-rise living actually inhibited social interaction. The point was also made that apartments in high-rise buildings tended to be expensive. Other concerns included the issue of fire safety in such a tall building. Tony Flaherty from the ACT Fire Brigade explained that buildings more than 44 metres in height can be a problem. Because fire hoses cannot reach the top floors, sprinklers will need to be installed.

9. Another key concern was the open storm water drain running through the Woden Green development, raising issues of safety and aesthetics. Brett Smith said the joint venture had considered a number of scenarios. There were constraints concerning safety and maintenance issues, but they were looking at landscaping the area around the drain. The issue of the connectivity of Woden Green to the Woden Town Centre would also need to be addressed.

10. With around 3,000 or more people living at Woden Green, there was concern this would increase the pressure on traffic in the area and on infrastructure such as public transport. At this stage there is no indication that public transport would be improved. In fact, there was concern that existing infrastructure would not be improved to accommodate the additional population in Woden.

11. Mr Smith said the joint venture would consult the Woden community again on the 35-storey tower building before any development application was submitted to the ACT Planning and Land Authority (ACTPLA). The southern tower block (across from Sky Plaza) would require a draft variation to the Territory Plan as it is RZ4 with a height limit of three-storeys. Mr Smith envisaged Woden Green would take about four to five years to be constructed.

12. After the presentation the Council decided to seek opinions (by way of a questionnaire) from Woden residents on the proposed high-rise development in Woden Green. These views would inform the Council's stance in representations to the ACT Government and ACTPLA.

### ***Planning report***

13. Shirley Lithgow reported there were no new development applications for Woden. WVCC submitted comments on the upgrade of the intersection at Hindmarsh Drive and Melrose Drive; and on the Eastern Broadacre Project.

### ***Woden Valley Community Festival***

14. David Menzel reported on the successful Woden Valley Community Festival held on 6 November. The Chair (Jenny Stewart) thanked Mr Menzel for his valuable work on the festival.

### ***Combined Community Council Meeting***

15. Jenny Stewart reported that on 20 November, Tuggeranong Community Council hosted the second combined meeting of the ACT's Community Councils. Chief Minister John Stanhope, in opening the meeting, paid tribute to the importance of the work of the Councils, which play a vital role in ensuring the voice of the community is heard across a wide range of issues. The ACT's disjointed and ad hoc planning system came in for sustained criticism and analysis at the meeting. A motion put forward by WVCC representatives, calling for greater integration, transparency and accountability in planning was unanimously endorsed.

16. The WVCC will host the next combined community council meeting in March 2011.

### ***Treasurer's report***

17. The Treasurer, Henry Hatch, reported that the closing balance at 1 December 2010 was \$13,189.23.

18. The next meeting of the WVCC will be held on 2 February 2011.