

## **Record of Meeting**

**6 April 2011**

1. The Chair, Shirley Lithgow, welcomed attendees, including Caroline Le Couteur MLA.
2. Apologies were received from Jenny Stewart, Martin Miller, Brendan Smyth MLA; David Menzel; and Jeremy Hanson MLA.
3. Henry Hatch moved and Bill O'Brien seconded that the record of the WVCC meeting held on 2 March 2011, be accepted. Motion carried.

### ***Plans for Section 9, Woden***

4. Ian Wood-Bradley from the Land Development Agency (LDA) and Chris Millman from Cox Humphries Moss Architects presented proposed plans for two towers, one 28 storeys, the other 20 storeys, on the western side of section 9 as well as for two medium-rise buildings on the eastern side of the site. The development would provide around 600 dwellings of which the aim was for around 20 per cent to be affordable housing. The buildings would have a north-south orientation and a 7 to 8 energy star rating. In addition, Mr Millman said they were looking at the enhancement of Melrose Drive as a boulevard and upgrading Corrina Street to become the main street in the Woden town centre.
5. A number of people at the meeting objected to the increasing number of high-rise buildings in the Woden town centre and which were higher than buildings in the other ACT town centres. 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 as a result of there not being an up-to-date Woden master plan. Mr Millman said building height was a balancing act as taller buildings allowed for more public open space. He added that one argument for having higher densities in town centres was that it would be possible to preserve lower densities in the suburbs.

6. LDA was proposing to submit the development application to ACTPLA by mid-May.

***DHCS development in Alsop Close, Phillip***

7. David Collett, Senior Director, Department of Disability, Housing and Community Services briefed the Council on the Disability, Housing and Community Services' proposal for a housing development in Alsop Close, Phillip. Approximately 25 units would be built for a range of people including three units for people with a disability. Mr Collect said that through an agreement with the Canberra Hospital, another five units would house patients undergoing chemotherapy treatment. A number of people at the meeting spoke favourably about the proposal although concerns were expressed about safety issues.

***Combined Community Councils' Meeting***

8. Shirley Lithgow reported on the Combined Community Councils' meeting that was hosted by the WVCC on 19 March. She said the Combined Councils considered how they could become a more effective group to achieve results and looked at the sort of issues that all Councils might have a common position. The meeting adopted the following motion on Concessional Leases:

*that holders of a concessional or community facility land use lease, where the use of that land is no longer required for the original purpose, be required to surrender the lease and land to the ACT Government for community re-use as a concessional lease for the benefit of the local community. Any profits arising from subsequent re-leasing accrue to the ACT Government.*

9. Ms Lithgow said Jure Domazet, Managing Director of the Doma Group in addressing the meeting on his perspectives of planning and development in the ACT and how the community should engage with the development industry, said it was usually better for the community to express their views on a development before the development application was submitted.

10. Ms Lithgow reported that the public forum was very well attended. Guest speaker, Marie Coleman, Convenor of the Dickson Residents Group drew on her personal and professional experience to reflect on the relationship between the community and development, and how community members could best influence government. An important point made by Ms Coleman was that urban redevelopment and planning touched many people; if badly handled it could and has led to governments losing office. The Belconnen Community Council would be hosting the next combined meeting in July.

## ***Planning Report***

11. Shirley Lithgow said there were no development applications for Woden. She reported however that the previous week an Amendment Bill to the *ACT Planning and Development ACT 2007* was tabled. The amendment would replace the word 'consultation' with the word 'notification' for development applications. Under the Act ACTPLA only has to 'notify' a development application and this was not 'consultation'. The Bill will be debated in May.

12. The next meeting of the WVCC will be held on Wednesday, 4 May 2011.