

## **Minutes of Public Meeting**

**7 pm Wednesday 6 March 2019**  
**Canberra Southern Cross Club**  
*Estimated attendance: Fifty*

- 1 Welcome: President, Fiona Carrick**, welcomed and thanked attendees.
  - MLAs in attendance: Ms Caroline Le Couteur
- 2 Minutes** of the last meeting held on 6 February 2018 - Not Discussed.
- 3 Chair Report:**
  - Woden Experiment open – street furniture and landscaping in the Town Square is terrific and there are people using it.
  - Electorate boundaries
    - ACT Government electorate boundaries – the WVCC put in a submission to keep Woden, Weston Creek and Molonglo together
    - Federal Government – Woden split between Bean and Canberra
  - Southlands – the ACT Government released its response to the Standing Committee on Planning and Urban Renewal’s report into DV345 (changes to zoning)
    - Solar access - the ACT Government agreed that additional ‘solar fence’ provisions will be included to limit the extent that future development can overshadow surrounding areas. This will ensure development does not substantially overshadow the main public courtyards, and provide a reasonable compromise between lessees’ ability to redevelop ageing sites against the retention of solar access for the users of the public spaces.
      - The WVCC is concerned that the words provide ‘wriggle room’ and the rule may not provide the solar access in the square that the WVCC thinks is necessary to create a comfortable public space.
    - Car Parking – the ACT Government considers it necessary to include a measure of flexibility to ensure that minor departures from the car parking replacement can be accommodated, where a proponent can demonstrate that a reduction in parking numbers will not adversely affect the operation of the centre.
      - The WVCC has concerns that carparks will be lost or moved further from the centre. Convenient car parking is important to the residents.
    - Second Supermarket - the ACT Government noted that the provisions in DV345 will allow for development of a second supermarket on Block 6 Section 57.
    - Public space - the ACT Government agreed to a new rule that will require development of the southern end of Block 17, Section 46 (the carpark next to the newsagent) to incorporate a permanently open and publicly accessible open courtyard space integrated with the existing adjoining areas of public space (the central courtyard).
    - The final Precinct Code will be presented to the Legislative Assembly as a Disallowable Instrument

- Transport Strategy – key features include:
  - The strategy will prioritise investment in transport that supports urban renewal (and changing densities) and the creation of public spaces and places.
  - The Strategy states ‘Our growing and diversifying population does not have to mean more cars on roads and more congestion. The success of the world’s best and most liveable cities is down to excellent transport networks that are integrated with land use to create walkable, people-friendly communities with a range of transport options’.
    - The WVCC is advocating for a land use plan that includes social infrastructure.

#### 4 5 minutes from MLAs

*Ms Caroline Le Couteur*

- Transport Strategy - You need to ask for an extension till the end of March 2019.
- Trees – are not being replaced as fast as they are being lost.
  - Has the plot ratio changed?
    - We have been selling smaller blocks and we are getting less green spaces.
  - Some trees drop large seeds that are dangerous?
    - The tree policy does not state what sort of trees will be planted
  - Can you stop people from parking under trees?
    - Need to educate people
- Molonglo – 3 DAs rejected due to the number of apartments proposed being higher than the lease provides for.

#### Presentations

#### 5 SPIRE briefing - ACT Health

- **Surgical Procedures, Interventional Radiology and Emergency building at the Canberra Hospital**
- ACT Health is focusing on Territory wide planning for health outcomes
- Expansion of Centenary Hospital for Women and Children by 2021-22
- \$500 million to invest in SPIRE (to be completed by (2023-24) which includes:
  - more operating theatres
  - larger intensive care unit
  - larger emergency department
  - currently undertaking design and community consultation

#### *Questions*

- How many storeys high?
  - Yet to confirm, need to consider the helipad on top of building for direct access to emergency
- Will there be enough doctors and specialists and appropriate shifts?
  - Important thing to consider in the development in the project
- Are you planning to use solar?
  - Will consider but difficult with helicopter pad

- Will the parking improve?
  - We are looking at the parking from a number of different angles
- Will the needs for mental health requirements be considered?
  - Yes, we will be looking at it
- Will the co-located Woden walk in centre be replaced as it was used instead of emergency?
  - No plans to replace it, there is one being developed in Weston Creek
- Given infrastructure is long term, where is the Canberra Hospital Master Plan up to?
  - Over the next 12 months will consider SPIRE and unlock opportunities on the site
- Will it be integrated with the rest of Woden, including the Town Centre and the CIT site?
  - We will consider all those factors with the Planning Directorate and Transport Canberra. There are lots of opportunities.

## **6 Pitch n Putt site – Mr Ian Mackay – Southern Cross Club**

- In November 2018, the CSCC attended a WVCC meeting to talk about the proposal
- There was a community drop in consultation session
- The site would be sold to developers
- Proposal
  - 6 to 16 storeys for residential, accessible from Yamba Drive.
  - A draft variation to the Territory Plan for a CZ2 zone will be required to increase the building heights, currently zoned CZ6
  - Studies include: site studies about building massing, traffic assessment, active paths and cycle ways, environmental assessments
  - Uses could be commercial, residential, hotel, aged care or a number of uses
  - A part of the block (next to Stellar) will be retained by the Southern Cross Club for a use to be determined

### *Questions*

- Why have more high rises without community facilities?
  - There will be a reasonable provision of green space around the buildings and space so that Canberra College is not overshadowed.
  - It will link to the light rail station and create a nice space
- Will you put something back into the community because you are a community club?
  - Potential to provide a community centre or indoor sport centre
  - Facilities need to be commercially viable
- Does Woden need more apartments?
  - The timeframes are beyond the current supply and demand for apartments
- Yamba Drive is very busy to include access to the site?
  - Vehicular access from Yamba Drive, consideration of light rail
  - Light rail stage 2 includes reconfiguration of the roundabout

- From the perspective of safety it is important to have it co-located with other active areas so people are not walking through dark carparks. Need to be thinking of safe, connected pathways.

## 7 Community discussion

- Our master plan does not provide for social facilities eg a community centre has been committed to however we need a CIT, multi-purpose sports hall and an aquatic centre
- The site for the facilities is important to draw people into the centre and it is important to consider which facilities need to be where there are people moving through eg the Town Square or Woden Town Park.
- Parking and access is a problem to get into the town square
- It is not clear what is going to happen to the pool site or the ice skating rink
- We need to consider where we are creating the activity
- The town square and Arabanoo Park have not been enabled with water, power and access into them.
- We need to think about the anchor tenants and how we activate the area.
- How do we do densification well?
- Shouldn't this have all been thought of in the planning?
  - When the master plan was initiated in 2014 we had a basketball stadium, a CIT and the pool was not quite so run down.
  - The master plan says community facilities are important.
  - The translation of the Master Plan (policy document) to the Territory Plan (the Law) was primarily about building heights, setbacks and active fronts.
  - It does not provide sites for basic community facilities and our CIT and basketball stadium have now been closed. The pool and ice skating rink are also at risk of closure.
- The buildings being built will bring thousands of people to the area and each development is like a suburb in the sky however there is not the supporting social infrastructure.
- Can we make a submission?
  - We have written so many submission!
  - We had a meeting at the library and discussed the overshadowing of the Town Square. The outcomes of a show hands (around 80 people) about whether people want sun in the town square was:
    - Around 78 (or 98%) wanted sun in the town square
    - 2 people (with one standing with developers at the back of the room) were happy not to have sun in the Town Square.
- Densification is happening and we need to talk about it and get the best outcomes for the community.
- The ACT Government is keen to locate facilities in schools however the community has difficulty accessing the schools and needs facilities for all ages located centrally in the community. Sporting groups have advised that using school facilities is not satisfactory.

Meeting finished

Next meeting first Wednesday of April 2019