

Junction Place CRG – Meeting #6 Minutes

Meeting date & time

Thursday 4 May, 6-7:45pm

Hyphen Wodonga

Attendees

Name	Role
Susan Bedyka	Independent Chair
Jye McBurnie	CRG Member
Rachel Habgood	CRG Member
Julie Rose Starr	CRG Member
Michelle Hudson	CRG Member
Bobbi McKibbin	CRG Member
Elliot Child	CRG Member
Ben Peach	Senior Development Manager (Development Victoria)
Sam Cremean	Senior Engagement Advisor (Development Victoria)
Rhys Radcliffe	Assistant Development Manager (Development Victoria)
Ronan Mellan	Senior Director, Precincts (Development Victoria)

Apologies

Name	Role
Farrah Reid	CRG Member
Kellie Howard	CRG Member
Jay Gleeson	Community & Stakeholder Engagement Manager (Development Victoria)

1. Welcome and introductions

The Chair sincerely acknowledged Country and paid respects to Traditional Owners.

The Chair confirmed that there are no conflicts of interest arising.

The Chair asked each member to provide an update on anything relevant to the CRG which had occurred since the last meeting. This included updates from the group on how they have been engaging with their networks.

2. EoI & RFP presentation

The Chair welcomed Development Victoria to present on the status of the EoI document. CRG members expressed support for the inclusion of community values and aspirations into the EOI and into the selection criteria. To demonstrate the difference in the level of detail requested in each process, Development Victoria gave a brief overview of the Request for Proposal.

3. Community values and aspirations statement

The Chair asked for any feedback on the draft community values and aspirations statement which was provided prior to the meeting.

The amended wording is below in Appendix A.

It was agreed that this document is a public document to be used in the EoI, as well as circulated back into the community to acknowledge the broader community input.

4. Meeting close

The group agreed on the below key messages to summarise the meeting:

- The CRG has developed a community values and aspirations statement that will sit within Development Victoria's Expression of Interest (EoI) documentation for developers. It synthesises the aspirations from the CRG group discussions as well as input from the community survey. Bidders will need to respond to the statement as part of the selection criteria.
- Development Victoria has progressed with communications material to support the release of the EoI.
- After six meetings, the CRG will meet again after the close of the EoI campaign. CRG members are excited about the progress of the project so far and for the next steps for Junction Place.

5. Actions

Action	Responsibility	Timing
1. Continue to discuss potential opportunities to including Aboriginal voices in the project	Chair CRG members	Ongoing

Action	Responsibility	Timing
2. Invite Aunty Valda Murray to a future CRG meeting	Chair CRG members	Next available meeting
3. Explore signage and other communications opportunities to inform the community of the project's status	Development Victoria	Ongoing (to support EoI release)
4. Circulate the finalised Community Aspirations and Values document within community networks	CRG members	Upon release of EoI
5. Distribute DV community update to networks	CRG members	May

6. Next meeting

TBC

Appendix A – Community values and aspirations statement

Junction Place is a high-profile development site which has garnered a strong sense of community ownership, including feedback about the site, its appearance, and what would constitute a balanced development.

Initial extensive community consultation (2012) was incorporated in the Junction Place Framework Plan which was endorsed by the City of Wodonga Council.

A Community Reference Group was established to connect the community to the project, and to provide clear community feedback about the development.

The Community Reference Group has also undertaken a brief survey to understand the community's aspirations for the future development of Junction Place. Based on the survey results, it is clear that the community values Junction Place as a social and family-friendly gathering space that is open, connected, and green. Currently, it is where the community comes to socialise, meet for coffee, eat good food, spend time with family and friends, and enjoy a range of community events and markets.

The community has expressed concerns about the need for the development to respect the heritage and character of the local area. They have also emphasised the importance of creating a development that is accessible and welcoming to people of all ages – families, children, young people, and adults – and that it should be a place that serves locals, as well as tourists and visitors from the surrounding regions and beyond.

The community has stressed the need for the development to continue to include green spaces and public areas that can be used by the community for events and social gatherings. Additionally, there is a desire for the development to incorporate sustainable design principles and to prioritise environmental considerations.

It is understood that this area is for commercial development. The community welcomes development that brings a diverse range of small and large businesses to the area – including hospitality, retail, and more family-friendly entertainment options. The community feedback also identified that the precinct should complement existing Wodonga retail offerings (eg. Mann Central and High Street).

Housing in the area, and its density, should be complementary to its location as part of the new central business district. The new architecture should be designed to complement the historical buildings and create new safe, green, and sustainable spaces in the precinct. The Community Reference Group also believes that there is an opportunity to represent the Traditional Owner's history in the design and landscaping interpretations.

Accessibility and shade are important factors in creating a welcoming and relaxing environment. Parking is important.

The community's aspirations for the development of Junction Place can be summarised: a development that respects the heritage and character of the local area, is accessible and welcoming to people of all ages and abilities, incorporates green spaces and public areas, prioritises sustainable design principles, and provides housing options for the community.

Finally, the current Junction Place has become the heart of Wodonga, and an expression of community values - welcoming, people-friendly, thriving, inclusive, healthy, and sustainable.

These community aspirations and values are important for the development of the remaining precincts.