

Junction Place CRG – Meeting #1 Minutes

Meeting date & time

Thursday 9 February, 6-9pm

Hyphen Wodonga

Attendees

| Name | Role |
|-------------------------|---|
| Susan Benedyka | Independent Chair |
| Bobbi McKibbin | CRG Member |
| Jye McBurnie | CRG Member |
| Michelle Hudson | CRG Member |
| Elliott Child | CRG Member |
| Rachel Habgood | CRG Member |
| Farrah Reid | CRG Member |
| Kellie Howard | CRG Member |
| Niall Cunningham | Acting Group Head, Precincts (Development Victoria) |
| Ronan Mellan | Senior Director, Precincts (Development Victoria) |
| Jay Gleeson | Community & Stakeholder Engagement Manager (Development Victoria) |
| Sam Cremean | Senior Engagement Advisor (Development Victoria) |
| Ben Peach | Senior Development Manager (Development Victoria) |
| Rhys Radcliffe | Assistant Development Manager (Development Victoria) |

Apologies

| Name | Role |
|-------------------------|------------|
| Julie Rose Starr | CRG Member |

1. Welcome and introductions

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

The Chair proposed a few regular practices for the meetings including:

- A summary of key messages from the meeting are to be agreed upon at the end of each meeting and be used to brief stakeholders including Council and the broader Wodonga community.
- A summary of all external meetings The Chair has had relevant to the CRG including media between meetings.
- The Chair will speak briefly with City of Wodonga's CEO soon after each meeting to provide a summary of that meeting.

The Chair asked each attendee to introduce themselves and share their relationship to the project to date.

2. Appreciative Inquiry exercise

The Chair provided background on the Appreciative Inquiry interview technique, which involves interviewing three other attendees and reposting back key themes to the Chair.

The interview questions and a summary of key themes are below:

- What are your aspirations for junction place?
 - A statement location
 - Intergenerational movement
 - Space to be proud of
 - Multi-use spaces
 - Commercial, community and tourism outcomes
 - Building on what's already been created
 - Reflective of past and future
 - Greater than a market space
 - Sense of ownership and pride from community
 - A green place
 - Meeting places
 - Unique to Wodonga
 - Connection between the three public spaces – Wodonga Place; Wodonga Civic Precinct; and Junction Place
 - A vibrant place, full of life and activity
 - Strong vision with further community input
 - Whole process is successful, and community supports the final Request for Proposal
 - Influenced by what comes through from the CRG
- What are your aspirations for the CRG?
 - Brings together stakeholders
 - Sounding board for community

- Connections to other voices in the community
 - Trusted by the community
 - Aspirational
 - Valuable use of time
 - Sound foundation to a successful process
 - We listen and set up feedback loops - into community and from community
 - Robust conversations
 - Respectful and positive
 - Collaborative
 - Ongoing strong relationships
 - Operates in good faith
 - Model for engagement for other projects in Wodonga and elsewhere
 - Supportive of one another and the community
- What are your expectations for yourself and others on the CRG?

Self

- Available
- Present
- Prepared
- Active
- Take it seriously
- Represent community views, not just own views
- Transparent
- Trusted
- Respect for the perspectives of others

Others

- Open minded
- Solution orientation - comfortable solutions
- Forward focussed
- Outcomes
- Listening well
- Healthy debate
- Safe space to agree and disagree - no judgement
- Act in good faith
- Robust and collaborative
- Openness
- Bring our best selves

3. Project presentation

Development Victoria presented to the CRG with the background and next steps of the Junction Place project.

In summary:

- Development Victoria is the property development arm of government, and act as facilitators partnering with the private sector and community to create places for people with a focus on policy outcomes.
- The vision for Junction Place is create a new heart for the Wodonga CBD, and this includes the already completed projects such as the restoration of sheds and green spaces.
- An MoU with Council was signed in late 2022 and the CRG was formed in January 2023.
- Development Victoria is now looking to engage with developers, first through a Registration of Interest process in February 2023 with the sole focus of understanding which potential partners are out there and what their interests in the site are.
- Following this process, an Expression of Interest will address developer interest in greater detail.
- A Request For Proposal stage will determine a preferred partner through negotiations.

The CRG members when then invited to ask questions about the process moving forward.

In summary:

- Engagement with local Aboriginal communities should be undertaken as part of the project's engagement program.
- The Registration of Interest (RoI) phase will allow Development Victoria to better understand the market's appetite for the site, while the Expression of Interest (EoI) and Request for Proposal (RFP) phases will allow for scope to be informed by the CRG's discussions.
- The broader planning process and authorising environment is complex, and the community need to better understand who is responsible for what and perhaps this can be addressed through the project's community engagement. Clear and consistent language should be used within the CRG so as not to cause confusion.
- After Council rejected the amended masterplan, the relevant document which will form the basis of discussion is the conceptual *Framework Plan (2012)*. It was noted that much has changed since the drafting of the Framework Plan, and therefore further community engagement will be required.
- Maintenance of all sites was raised as an issue, both for the visual amenity of the community and Junction Square users and to ensure the sites are attractive to potential developers.
- Development Victoria is cautious not to be too prescriptive too early in the process.

The Chair opened a discussion on the CRG Terms of Reference and advised the members they will have the opportunity to revise this at the fourth meeting.

4. Meeting close

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

- The CRG have developed broad aspirations for the site through an appreciative inquiry interview technique. These will be shared publicly along with minutes from the meeting, and each meeting to follow.
- Development Victoria has acknowledged the lessons learned from the previous processes however, all parties agree that an ambitious plan is required moving forward supported by robust community engagement. The CRG understands the role of Development Victoria in facilitating commercial conversations with potential development partners.
- The CRG understands that Development Victoria has an open mind about the future of Junction Place, and it will be important to ensure the sites are attractive to any potentially interested developers.
- There is currently no masterplan in place for the site and the Framework Plan (2012) is conceptual. The CRG acknowledge that there has been previous community consultation.
- The CRG members are excited to hear from the broader community about their aspirations for the site, building on the Framework Plan (2012). The Wodonga community will have opportunities to have their voices heard supported by the CRG.
- The CRG is motivated to investigate opportunities for the project to include the voices of local Aboriginal communities, acknowledging that the history of Junction Place as a healing place and meeting place needs to be respected and understood.

The Chair thanked the members for their time and closed the meeting.

5. Actions

| Action | Responsibility | Timing |
|--|--|-----------------------|
| 1. Continue to discuss potential ways of including Aboriginal voices in the project | Chair | Future CRG meetings |
| 2. Circulate the Vision document to the CRG members | Development Victoria | Complete (14/02/2023) |
| 3. Develop a Community Engagement strategy for the CRG | Chair Development Victoria CRG members | At meeting #3 |
| 4. Share contact details amongst the CRG | Development Victoria | Complete (14/02/2023) |
| 5. Create a CRG email address | Development Victoria | Complete (16/02/2023) |
| 6. Create a WhatsApp group for the members to communicate informally | Chair | By meeting #2 |

7. Next meeting

Wednesday 22 February and will include a site tour.