

Junction Place CRG – Meeting #4 Minutes

Meeting date & time

Thursday 30 March, 6-8.30pm
Hyphen Wodonga

Attendees

Name	Role
Susan Benedyka	Independent Chair
Bobbi McKibbin	CRG Member
Jye McBurnie	CRG Member
Farrah Reid	CRG Member
Elliott Child	CRG Member
Julie Rose Starr	CRG Member
Jay Gleeson	Community & Stakeholder Engagement Manager (Development Victoria)
Sam Cremean	Senior Engagement Advisor (Development Victoria)
Ben Peach	Senior Development Manager (Development Victoria)
Leon Schultz	Director Planning, Development and Infrastructure (City of Wodonga)
Simon Maughan	Manager Planning and Building (City of Wodonga)
Adam Saddler	Manager Economic Development (City of Wodonga)

Apologies

Name	Role
Michelle Hudson	CRG Member
Rachel Habgood	CRG Member
Elliot Child	CRG Member

Ronan Mellan	Senior Director, Precincts (Development Victoria)
Rhys Radcliffe	Assistant Development Manager (Development Victoria)

1. Welcome and introductions

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

The Chair asked each member to provide an update on anything relevant to the CRG which had occurred since the last meeting.

2. City of Wodonga's planning policy presentation

The Chair welcomed guests from City of Wodonga's planning team and invited them to present. The presentation is attached below in Appendix A.

The presentation outlined the powers and constraints involved in assessing development applications against the Planning Scheme.

The CRG members were invited to ask clarifying questions. A summary of this discussion is below:

- City of Wodonga explained that as Junction Place is part of the Activity Centre Zone (ACZ), there is no likely requirement for public notice, however Development Victoria will be considering community consultation as part of their assessment of potential developers.
- City of Wodonga cannot dictate to a developer what to include in their proposals, rather request more information to evidence the impacts and benefits of their proposal.
- City of Wodonga recognises that Junction Place is a site of high public interest.
- City of Wodonga have found that typically basement level carparking is cost prohibitive for developers in the region.
- Building permits eventually expire, however applicants may request extensions approved at the discretion of City of Wodonga.

3. Community Engagement Strategy and Terms of Reference

The chair reiterated that the Community Engagement Strategy at this stage is to inform the community and assess the community's values and aspirations.

The Terms of Reference (ToR) amendments discussed added clarity and practicality. The amendments as discussed will be updated in the ToR document and brought to the next meeting for endorsement.

4. Meeting close

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

- At last night's CRG meeting, the group was addressed by City of Wodonga's senior planning officers regarding Council's role as decision makers for Junction Place.
- The CRG found the presentation valuable as it clearly defined Council's role in assessing future development applications for the Junction Place site and Development Victoria's role as a facilitator of the future development.
- Wodonga Council will assess Junction Place development applications on the following:
 - State Planning Policy Framework;
 - Council's Municipal Strategic Statement;
 - Junction Place Precinct Framework;
 - Local planning policies for Wodonga;
 - Land use and development controls;
 - The proposal's response to the site context;
 - Whether the proposal maintains or enhances the character of an area;
 - Whether the amenity of adjoining properties is compromised by the proposed development and/or use
- Members of the CRG acknowledged the complexity of planning considerations and thinks this is an area where the community could benefit from more knowledge about the process.
- The CRG will be taking part in Friday Nights at the Square (31 March 2023) with an information stand, and by conducting walks with Development Victoria around the full Junction Place site.
- Members of the CRG will be sharing a short survey with the community to capture the community's values and aspirations for the future of Junction Place. The survey can be completed online, or in person with a member of the CRG. Fact sheets and survey forms will be available at Junction Place information stand. The survey can also be accessed through a QR code. This survey will close on 12 April, and after analysis, the results will be shared publicly.
- The results of the survey will be provided to Development Victoria to advise potential Developers who may be attract to Junction Place on our aspirations for the site.
- A further survey will seek more details on the values and aspirations expressed and will again be provided to Development Victoria to provide to Developers who move through to the next stage of the process.

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

5. Actions

Action	Responsibility	Timing
1. Continue to discuss potential opportunities to including Aboriginal voices in the project	Chair CRG members	Ongoing
2. Invite Aunty Valda Murray to a future CRG meeting	Chair CRG members	Meeting #5 or #6 (depending on availability)
3. Invite Probity Advisor to a future meeting to present (via Teams)	Development Victoria	Meeting #5 (13 April)
4. Explore signage and other communications opportunities to inform the community of the project's status	Development Victoria	Community update prior to EoI release Animation explainer video (TBC) On site signage (TBC)
5. Promote the community survey by circulating a poster with QR code widely	CRG members	Prior to 12 April
6. Update and endorse the Terms of Reference document	Development Victoria CRG members	Meeting #5 (13 April)

7. Next meeting

Thursday 13 April at Hyphen Wodonga. Key topic will be a review of the community survey.

Junction Place Planning



JUNCTION PLACE PLANNING

1. Planning Timeline for Junction Place
2. Planning Controls
 - i. Policy
 - ii. Activity Centre Zone (ACZ)
 - iii. Precinct 1 of the ACZ
 - iv. Overlays
 - v. Planning permit applications and Public Notice
3. Previous permits
4. Key Issues
 - i. Integrated development including car parking
 - ii. Urban Design
5. Questions



Junction Place – site context



Timeline Key Planning Milestones

- July 2010 – Last train through Wodonga
- February 2012 – C92 Rezoning of Railway Station and rail land from Public Use to Comprehensive Development Zone
- December 2016 – C123 Included the Wodonga CBA Revitalisation Plan and Revitalisation Design Guide as reference documents in the Planning Scheme
- **April 2017 – C124 Rezoning of Wodonga Central Business Area including Junction Place to Activity Centre Zone**
- July 2019 – C98 Gave effect to the Parking Overlay



Planning Controls Policy

Planning Policy Framework

- Clause 11.03-1S & 1L Activity Centres
- Clause 15.01-1S Urban Design
- Clause 15.01-2S Building Design
- Clause 15.03-1S & 1L Heritage Conservation
- Clause 16.01-1S Housing Supply
- Clause 17 Economic Development
- Clause 17.02-1S Business
- Clause 18.01 Land use and transport
- Clause 18.02 Movement networks

Wodonga CBA Vision

A Central Business Area that is welcoming, people-friendly, thriving, inclusive, healthy and sustainable, and is the cultural and community heart of the City.

Council Strategies



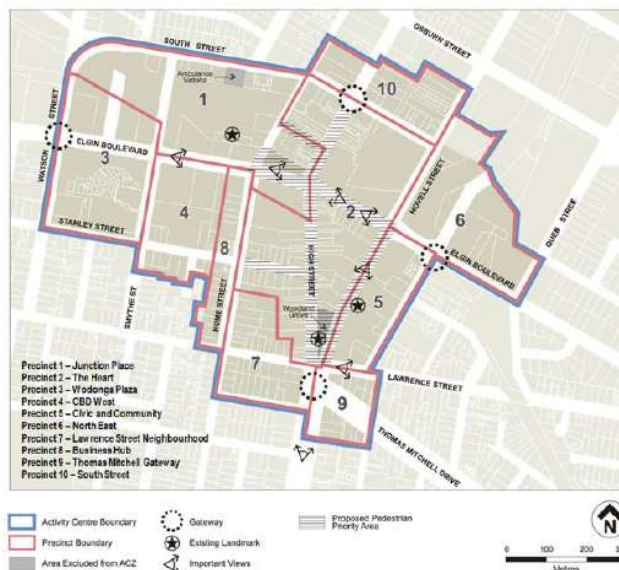
Council Guidelines



Planning Controls Activity Centre Zone

Purpose

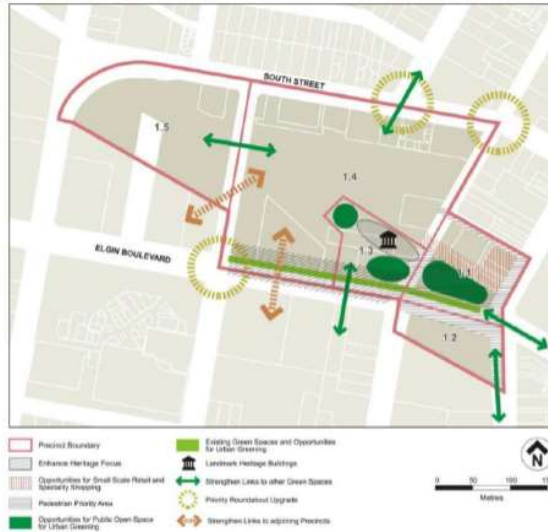
- To encourage a mixture of uses and the intensive development of the activity centre as a focus for business, shopping working, housing, leisure, transport and community facilities.
- To deliver a diversity of housing at higher densities.
- To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.



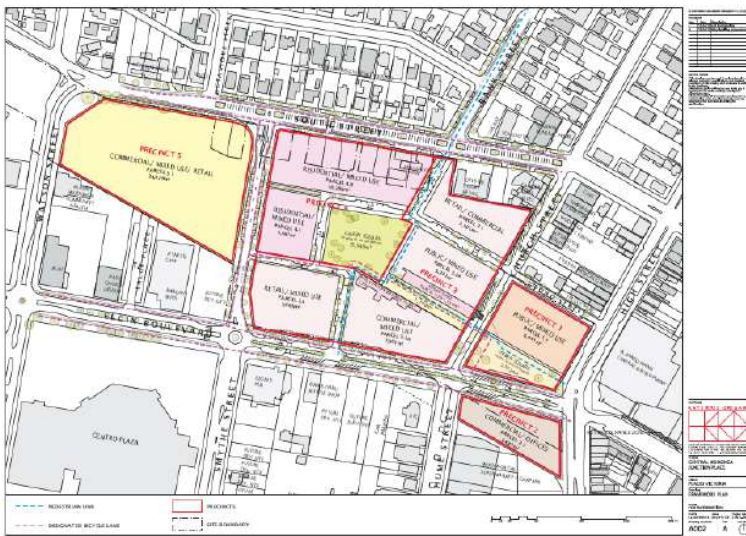
Planning Controls Precinct 1

Key Precinct 1 Objectives:

- Mixed-use precinct that enhances and consolidates retail and commercial activity
- 'town centre' identity with integrated use and development of higher built forms and open space
- Good quality architecture
- Active frontages
- Encourage social interaction, day and night activity + street surveillance
- Protect amenity of adjoining residential land
- Improved permeability + safety



Master Plan endorsed by Council in 2012



Planning Controls Overlays

Parking Overlay

- Encourages consolidation and sharing of parking

Environmental Audit Overlay

- Ensure any land contamination is addressed before a sensitive use is approved

Heritage Overlay

- Recognises and protects the heritage significance of the Station and the Goods Shed



Planning Controls Permit applications and public notice



- The Planning Scheme sets out comprehensive application requirements for development within the ACZ
- The ACZ has broad exemptions from public notice and any subsequent review rights at VCAT
- *Planning and Environment Regulations 2015*

Previous Permits

PP 61/2017 5-storey apartment complex
(comprising 86 apartments lapsed)

PP 3/2019 Townhouse development (live permit)

PP 120/2018 Richardson Park (development
completed)

PP 144/2018 Cinema Entertainment complex (live
permit)

PP 73/2021 Retail Premises (Dan Murphys)

(withdrawn)

PP 97/2021 Mixed-use development Master Plan

(permit refused)

Key Issues Integrated development and car parking

Junction Place is an
extremely large
redevelopment site.

Planning controls
deliberately allow a wide
range of use and
encourages mixed-use
development.

The Parking Overlay
encourages the
consolidation and sharing
of car parking.

Key Issues Urban Design

- High quality architectural design response
- Buildings oriented to address public realm
- Activation of key interfaces
- High quality, durable materials.
- Use and development that encourages social interaction, day and night activity

Questions?

