

Junction Place CRG – Meeting #2 Minutes

Meeting date & time

Wednesday 22 February, 6-8.30pm

Site tour & 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 |
| Julie Rose Starr | CRG Member |
| Kellie Howard | CRG Member |
| Bradley Green | Senior Media Advisor (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 |
|--------------------|------------|
| Farrah Reid | CRG Member |

1. Site tour

The Chair welcomed the group to the Junction Square site and invited Development Victoria to conduct a walking tour.

Along the tour the CRG members were invited to ask questions and share any local knowledge they may have.

A summary of the key themes of the discussion is below:

- Car parking demand and access to the space was addressed as a key consideration.
- The importance of future development to be well integrated with the surround Wodonga CBD.
- The members agreed that the retention of heritage elements and open spaces already delivered are great spaces.
- There were comments from members that the sites have a shortage of toilets and including disabled access toilets.
- CRG members discussed that it is important the broader community understand which sites are available for development as part of the project and which ones aren't.
- The members were interested in understanding how property owners of the sites will be held responsible for maintenance.

Following the tour, the group walked to Hyphen to continue the meeting.

2. 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.

The members discussed various conversations with their networks including representatives in the education sector, local businesses, and Aboriginal organisations.

3. Framework Plan (2012) and Registration of Interest phase

Development Victoria presented to the CRG the draft Registration of Interest and proposed Framework Plan (2012) documents.

The CRG focused the discussion on the document's key design objectives which include:

- To encourage the redevelopment of the former railway land with a mix of uses that supports and enhances the retail focus within the Wodonga Central Business Area (CBA).
- To encourage contemporary, light weight, transparent, and articulated buildings distinctive to Wodonga CBA.
- To ensure new buildings provide a pivotal central focus on the axis of Elgin Boulevard and High Street.
- To improve the overall street structure to assist with calming traffic movement and permeability

- To introduce a design vocabulary that describes the common themes that culminate in the provision of comfortable, usable and safe public spaces
- To create outdoor rooms and spaces between buildings that encourage social interaction, shopping, cultural events and movement both day and by night
- To encourage the development of active built form frontages that create a vibrant pedestrian environment, particularly along Elgin Boulevard, High Street, The Promenade and surrounding the public squares.
- To ensure pedestrian friendly streets that are not dominated by vehicles and car parking.
- To create a series of connected urban squares and places that encourages repeat use and visitation.

The CRG understand that these design and character objectives are a guide only, and the City of Wodonga may have regard to them when assessing development applications.

The CRG and Development Victoria discussed that the Registration of Interest (RoI) is the next step, to be followed by a more detailed Expression of Interest (EoI) process, then a further detailed Request for Proposal (RFP) process. Development Victoria confirmed that each stage will be informed by community and stakeholder engagement and feedback from the CRG.

4. Meeting close

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

- Development Victoria led the members on a tour of the sites surrounding Junction Square which generated a meaningful discussion on important elements that should be addressed in any future development. These included opportunities to address employment gaps, transport accessibility, disability accessibility, and amenities for all age groups. The CRG endorses Development Victoria's vision statement that the sites should come together to form an entertainment and civic precinct.
- The CRG remains 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 group members are reaching out to their local networks to begin this discussion.
- The CRG is aware of the complexities of land ownership and planning requirements of the sites surrounding Junction Square. The CRG members are motivated to educate the broader community of the site constraints and opportunities as a crucial next step. This includes ensuring the community understand which sites are in and out of scope of the project.
- At its next meeting, the CRG will plan a community engagement approach and some ideas have already been generated.

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 and beginning to leverage networks | Chair and members | Future CRG meetings |
| 2. Develop a Community Engagement strategy for the CRG | Chair Development Victoria CRG members | At meeting #3 |
| 3. Invite Probity Advisor to a future meeting to present | Development Victoria | Future CRG meetings |
| 4. Invite council planning team to present at CRG meeting #4 | Development Victoria | Complete (06/03/2023) |

5. Next meeting

Thursday 9 March at Hyphen Wodonga.