

Junction Place CRG – Meeting #9 Minutes

Meeting date & time

Monday 18 March, 6-8pm

Hyphen Wodonga

Attendees

Name	Role
Susan Bedyka	Independent Chair
Michelle Hudson	CRG Member
Elliot Child	CRG Member
Bobbi McKibbin	CRG Member
Sam Cremean	Senior Engagement Advisor (Development Victoria)
Liam Feikema	Assistant Development Manager (Development Victoria)
Ronan Mellan	Senior Director, Precincts (Development Victoria)
Simon Maughan	Manager Planning and Building (City of Wodonga)

Apologies

Name	Role
Niall Cunningham	Group Head, Precincts
Ben Peach	Senior Development Manager (Development Victoria)
Jay Gleeson	Community & Stakeholder Engagement Manager (Development Victoria)
Kellie Howard	CRG Member
Rachel Habgood	CRG Member
Jye McBurnie	CRG Member
Farrah Reid	CRG Member
Julie Rose Starr	CRG Member

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 a brief discussion of the City2City fundraiser event which took place at Junction Place.

2. Recap of planning process discussion (City of Wodonga)

The Chair welcomed City of Wodonga to revisit the discussion on the planning context for the sites from CRG meeting #4.

The key points from this discussion were:

- 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. RFP Update and discussion of potential site uses

Development Victoria explained that the procurement process is well underway and currently the applications are in the final stages of the selection process. Development Victoria should be in a position to announce the outcome of this process in the coming months.

Development Victoria representatives also undertook an activity with the CRG members to identify which discussed potential land uses would suit each site.

4. Understanding and shaping our role

Building on last meeting's discussion, the Chair asked the members the following questions regarding the future role of the CRG.

What are our boundaries; what is in our control; what is outside of our control?

- Members discussed that within their control was:

- Holding project partners to account
 - Asking helpful and challenging questions
 - Representing the community and their questions, whilst being accountable to the community
 - Ensuring the vision and community voice is heard in the project
- Members then discussed that the following were outside of their control:
 - The project process
 - Which developer(s) is/are chosen
 - Influence over the tenancies in future development
 - Project timelines

The group reiterated that a key priority for the CRG is to educate community on how to have their say with developers and Council moving forward - how can we ensure council hear this voice.

The discussion then turned to the idea of developing a Communications Plan to guide this future engagement and ensure it compliments the project milestones including a developer announcement.

5. Meeting close

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

- Development Victoria is pleased to inform the CRG that the final stages of the developer selection process are underway and an announcement of the outcome is likely in the coming months. This announcement will be complimented by a CRG meeting.
- The CRG will develop a Communications Plan to guide their ongoing community engagement work and outline the preferred way of working with developer partners, City of Wodonga and Development Victoria. This will also ensure the community voice is heard throughout the next phases of the project in collaboration with Development Victoria.
- City of Wodonga reintroduced the CRG to the planning framework which governs the precinct and their role as an approval authority. Councillors will continue to be briefed on the project in the stages leading up to development and any application(s) being lodged.
- The CRG Chair and members are invited to meet with Councillors on Monday to provide a brief on the work of the CRG to date and the steps moving forward.

6. Actions

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

Action	Responsibility	Timing
2. Invite Aunty Valda Murray to a future CRG meeting	Chair CRG members	Next available meeting
3. Attend Councillor briefing	Chair CRG members	25 March 2024
4. Develop Communications Plan to support developer announcement and next phases of the project	Chair CRG members Development Victoria	Next meeting Ongoing

5. Next meeting

TBC