



ACT
Government

CURTIN GROUP CENTRE MASTER PLAN

COMMUNITY PANEL
OUTCOMES REPORT

ENVIRONMENT PLANNING AND
SUSTAINABLE DEVELOPMENT DIRECTORATE

APRIL 2018

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INTRODUCTION

This report summarises the rationale for and the outcomes of the community panel process.

The ACT Government is preparing a master plan for the Curtin group centre. The master plan aims to draw on the centre's existing strengths and will outline a vision, planning principles and strategies to guide growth and development in the centre. It is being developed with input from the community and stakeholders, including traders and lessees, and ACT Government Directorates.

To help finalise the Curtin Group Centre Master Plan, the ACT Government established a community panel process to discuss the development and redevelopment opportunities for the centre. The panel met three times to discuss the directions recommended within the Curtin Group Centre Draft Master Plan (the Draft Master Plan) and new opportunities to guide the future growth of the centre.

The community panel process was designed to bring the community, lessees, owners, developers and government together to share information, hold respectful and robust discussions and look for shared outcomes.

BACKGROUND

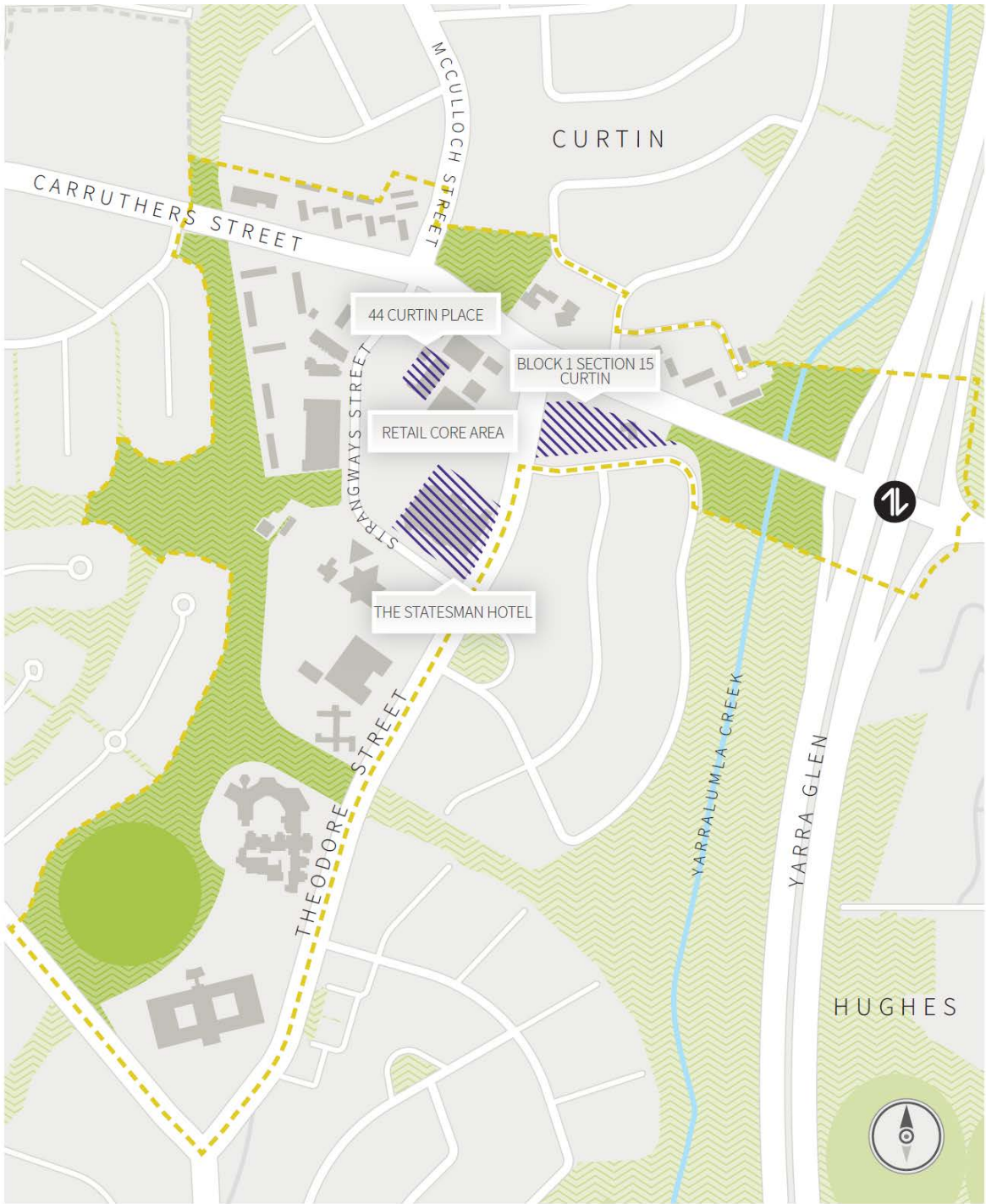
In early 2016, the ACT Government concluded community engagement on the Curtin Group Centre Draft Master Plan (the draft master plan). The draft master plan included recommendations such as reinforcing the vibrant, urban village character of the centre core precinct and creating an east–west pedestrian and cyclist link to better connect the centre to a future rapid public transport on Yarra Glen.

Community engagement on the Curtin Group Centre Draft Master Plan in early 2016 indicated strong community support for the draft master plan's Vision, Character Statement, Planning Principles and broad strategies. However, during and after community engagement on the draft master plan, several new opportunities were brought forward that warranted further consideration before the master plan could be finalised.

Additionally, in September 2016, the ACT Government announced stage two of the light rail network to the Woden town centre. Stage two light rail route options were released for community engagement in May and June 2017 and included a proposed light rail stop on Yarra Glen adjacent to the Curtin group centre.

Map 1 illustrates the Curtin Group Centre Master Plan study area, location of potential redevelopment sites and future light rail stop.

Map 1: Curtin Group Centre Master Plan study area, potential redevelopment and future light rail stop



- LEGEND
-  Future rapid public transport stop
 -  Redevelopment opportunities

ADMINISTRATION

THE COMMUNITY PANEL

The community panel process was designed to bring the community, lessees, owners, developers and government together to share information, hold respectful and robust discussions and look for shared outcomes for the centre.

MEMBERSHIP

SELECTION OF COMMUNITY PANEL MEMBERS

The following criteria were developed to assist with the selection of stakeholders for the Panel:

- Variety of stakeholder types (community groups, tenants, lessees, developers, users of the centre)
- Representation from the older demographic (65+ age group)
- Representation from the younger demographic (26 years and under age group, defined as youth)
- Representation for children and families
- Gender balance, and
- Peak industry groups that can provide a broader strategic perspective on issues at play.

COMMUNITY PANEL MEMBERS

Initially, eighteen people agreed to join the community panel process to represent their organisation or interest group. Over the course of the meetings there were membership changes due to the unavailability of some members. This ensured organisations and interests groups as listed below maintained representation throughout the process. The panel included community and business observers who attended the meetings. A summary of attendance at each panel meeting is included in the meeting summaries at [Attachment B](#).

The stakeholder groups represented in the community panel process included:

- ACT Government
- ACT Government Architect (not present, but provided advice as needed)
- Coles, Curtin
- Council of the Ageing
- Curtin Garden Group
- Curtin Residents Association
- Evri Group (lessee in the centre)
- Good Shepherd Anglican Church
- Holy Trinity Catholic Church
- Pedal Power
- Representatives for 44 Curtin Place
- Representatives for the Statesman Hotel
- St James Uniting Church
- Woden Valley Community Council
- Youth Advisory Council (not present, but provided advice as needed)

COMMUNITY PANEL TERMS OF REFERENCE

The terms of reference outline the aim of the community panel process and include guidelines and responsibilities for the panel members ([Attachment A](#)). The panel agreed to the terms of reference at the first meeting.

The terms of reference specified that the panel is to agree upon a preferred planning direction to take to the broader community for comment.

COMMUNITY PANEL MEETING FORMAT

The community panel meetings were hosted by the ACT Government's Environment, Planning and Sustainable Development Directorate (EPSDD). The panel met three times through the process at the St James Uniting Church in Curtin. The meetings were framed around the recommendations made in the draft master plan, known development proposals in the centre, known community initiatives in the centre and the things that make the area special to the community and business.

The content and discussion of each panel meeting was documented and a draft meeting summary circulated to panel members for comment following each meeting. Following support from the panel, the summary was then made publicly available on the ACT Government's Your Say website, www.yoursay.act.gov.au. The meeting agendas, presentations and terms of reference were also provided online on the ACT Government's Your Say website.

KEY DISCUSSIONS

A short summary of each community panel meeting is outlined below. The full versions of the meeting summaries, from the three meetings, are provided at [Attachment B](#).

MEETING 1

The first panel meeting included agreement to the terms of reference and an outline of the community panel process. Short presentations were made by EPSDD, and representatives for 44 Curtin Place and the Statesman Hotel. While the presentations provided general information about the two redevelopment proposals, the panel requested further information for each proposal be provided at the next meeting to better understand the proposals in more detail.

A key outcome from the first meeting was the agreement by the panel to the vision, character statement, planning principles and high level strategies as outlined in the draft master plan. EPSDD was also requested to prepare information and report back to the panel at the second meeting on how block boundaries could be changed, what placemaking activities are being undertaken by the ACT Government, key findings from the car parking assessments undertaken for the draft master plan and how recommendations from a master plan are implemented into the Territory Plan.

MEETING 2

The second meeting included presentations by EPSDD, the Curtin Garden Group, St James Uniting Church, 44 Curtin Place and the Statesman Hotel. The panel was appreciative of the level of information that was provided in all presentations to inform panel discussions.

Key outcomes from the second meeting included that EPSDD consider the proposals and initiatives that were presented and develop plans that could be discussed and considered at the third meeting. There were also several detailed questions raised about the specific development proposals that were presented, such as service vehicle access, pedestrian access, overshadowing impacts and level of retail proposed across the centre.

MEETING 3

The third and final community panel meeting included a presentation by EPSDD on the proposed revised master plan diagrams to facilitate discussion by the panel. The revised diagrams were sent to panel members one week prior to the meeting and included a spatial framework plan, pedestrian and cycle network plan, building height plan, parking plan and a land use plan. The presentation outlined the differences from the draft master plan and recommended that these form the basis for further community engagement. The revised master plan diagrams are provide on pages 10 to 16 of this report.

Presentations were also provided by the Curtin Residents Group, 44 Curtin Place and the Statesman Hotel to inform panel discussions. Several site specific issues were raised for each of the known development proposals. The panel agreed that Meeting 3 should focus on finalisation of the master plan and not on specific design details of development proposals that were presented through each meeting.

The Curtin Residents Association provided a summary of the association's strong support for the original principles in the draft master plan and the need to resolve the master plan quickly. The Curtin Residents Association also stated that they generally support the revised diagrams presented by EPSDD, with the exception of the building heights adjacent to the central courtyard, where the consideration of a two storey height limit (with criteria for taller buildings) across the retail core precinct was preferred. The Curtin Residents Association also welcomed their inclusion on the panel and the opportunity to contribute further in the next revision of the master plan.

OUTCOMES

The community panel meetings provided a positive forum for open discussion about the future of the Curtin group centre. The third and final meeting confirmed the key points of agreement for the community panel process. These included:

- the panel agreed to the Vision, Character Statement, Planning Principles and high level Strategies as outlined in the draft master plan
- to finalise the master plan and to not resolve design details of individual development proposals
- support for the revised spatial framework plan (Map 2) that considered the realignment of roads and block boundaries in the southern portion of the retail core precinct. The revised land use zoning map was also broadly supported by the community panel (Map 3)
- support for the revised active travel plans as they were considered to be broadly consistent with the draft master plan (Map 4). It was suggested that these drawings could be improved to ensure the main east-west connection is a strong and direct route through the centre
- that the retention of mature trees is important in and around the retail core area as they contribute to the character of the centre. It was suggested that this should be phrased as an active tree management plan for the centre
- that future community engagement will need to ensure that communication is clear about what is proposed to change from the draft master plan and include the reasons, and
- that the master plan and variation to the Territory Plan is undertaken as quickly as possible, noting that an additional round of community engagement will be undertaken.

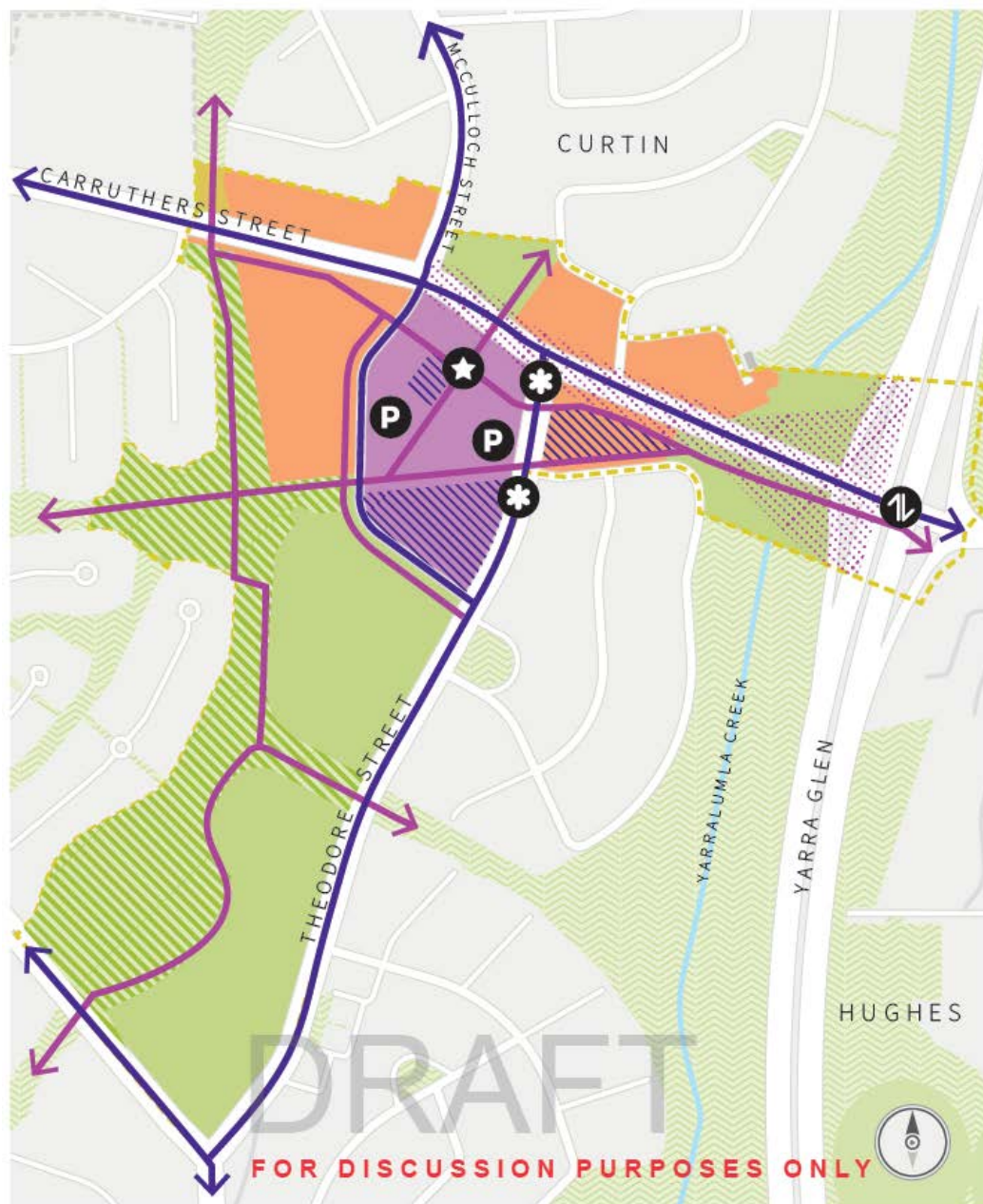
There were a range of views offered by the panel in relation to building heights across the centre, with some supporting the revised diagram (Map 7) and others preferring that the existing two storey height limit, with a criteria to allow for additional storeys, be retained. The revised building height plans included the recommended height from the draft master plan and a new revised plan (Map 6 and 7).

CURTIN GROUP CENTRE DRAFT MASTER PLAN

At all three community panel meetings, it was agreed by the panel that there is generally strong support for the Vision, Character Statement, Planning Principles and Strategies as outlined in the draft master plan. The panel agreed that any changes in finalising the master plan should aim to maintain the integrity of the draft master plan.

The Curtin Residents Group encouraged the ACT Government to consider the strong community support for the draft master plan in any future revisions to the Curtin Group Centre Master Plan.

Map 2: Revised Spatial Framework Plan

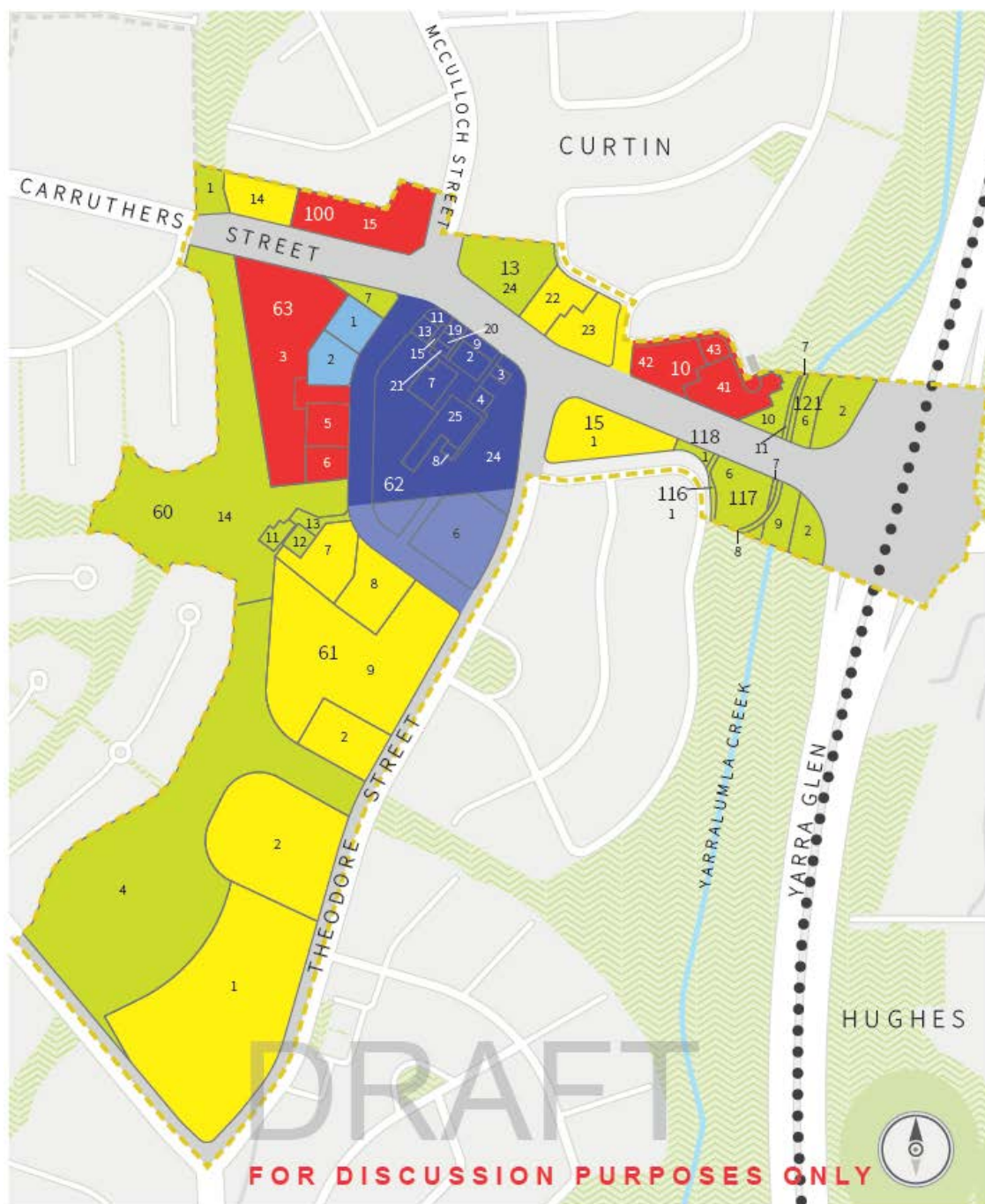


LEGEND

- | | | | |
|--|-----------------------------|--|--|
| | On-road cycle lane | | Existing surface car parks to remain and be improved |
| | Main off-road routes | | Retail core precinct |
| | Redevelopment opportunities | | Carruthers Street Community and Living Precinct |
| | Improved entry to Curtin | | Community and Open Space Precinct |
| | Improve open spaces | | |
| | Central courtyard | | |
| | Entry marker | | |
| | | | Future rapid public transport stop |

COMMUNITY PANEL OUTCOMES REPORT

Map 3: Revised Territory Plan Zoning

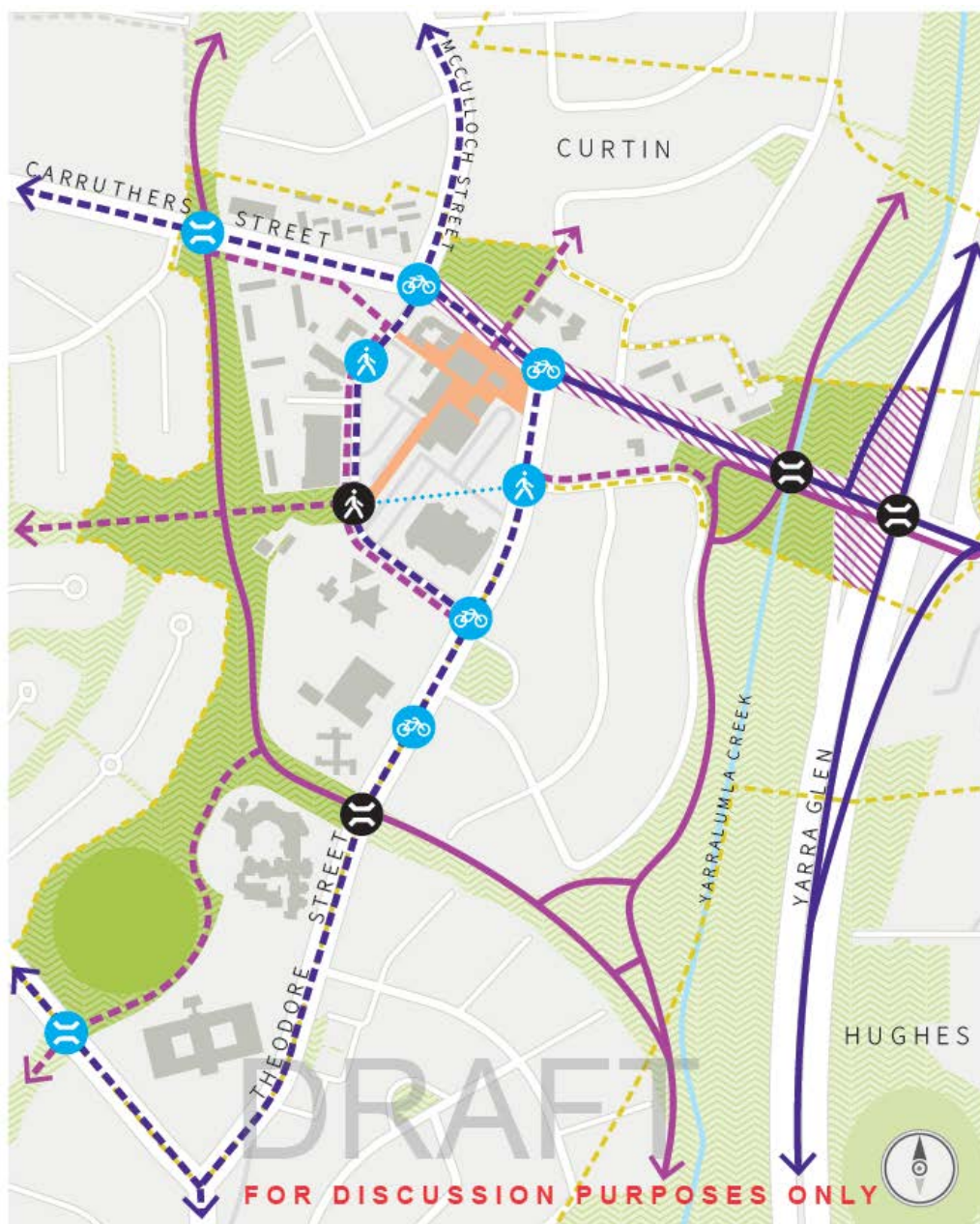


LEGEND

- RZ4: Medium Density Residential
- CFZ: Community Facilities
- CZ1: Core
- CZ2: Business

- CZ3: Services
- PRZ1: Urban Open Spaces
- TSZ1: Transport
- Intertown Public Transport Route

Map 4: Revised Active Travel Plan



LEGEND

- | | | | |
|--|---|--|--|
| | Existing on-road cycle lane | | Existing crossing |
| | Proposed on-road cycle lane | | Proposed pedestrian crossing |
| | Existing shared-use path | | Improve pedestrian and / or cyclist crossing points |
| | Proposed shared-use path | | Improve connection between underpass and roadside footpath |
| | Connection through retail core area | | Underpass |
| | Improve entry to Curtin | | |
| | Improve pedestrian connections within core area | | |

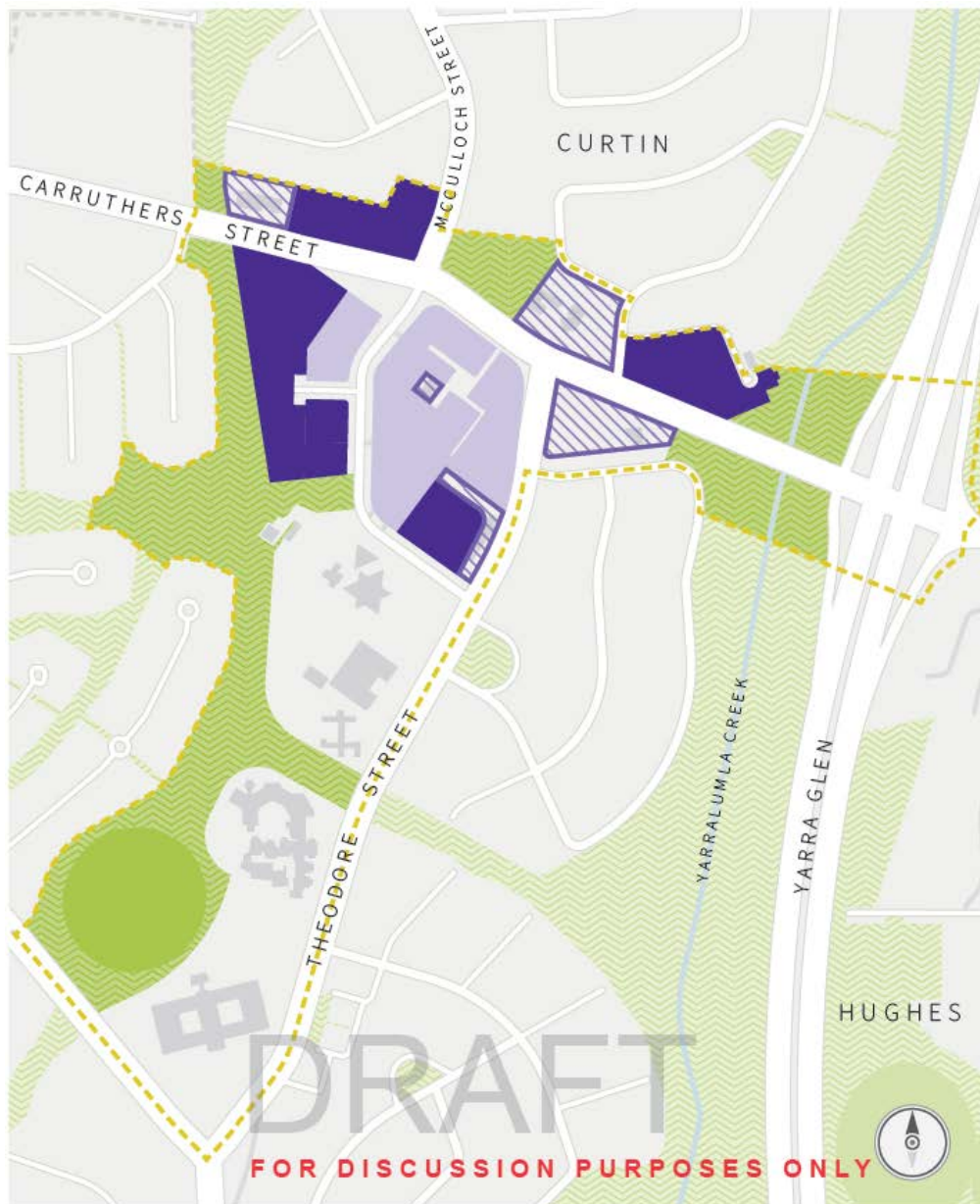
Map 5: Structure of the retail core area






LEGEND

- | | | | |
|---|---------------------------|---|--------------------------------------|
|  | Key pedestrian routes |  | New play space |
|  | Water easement |  | Central courtyard (Key public space) |
|  | Pedestrian priority areas |  | Key public spaces |
|  | Potential block boundary | | |
|  | Existing block boundary | | |

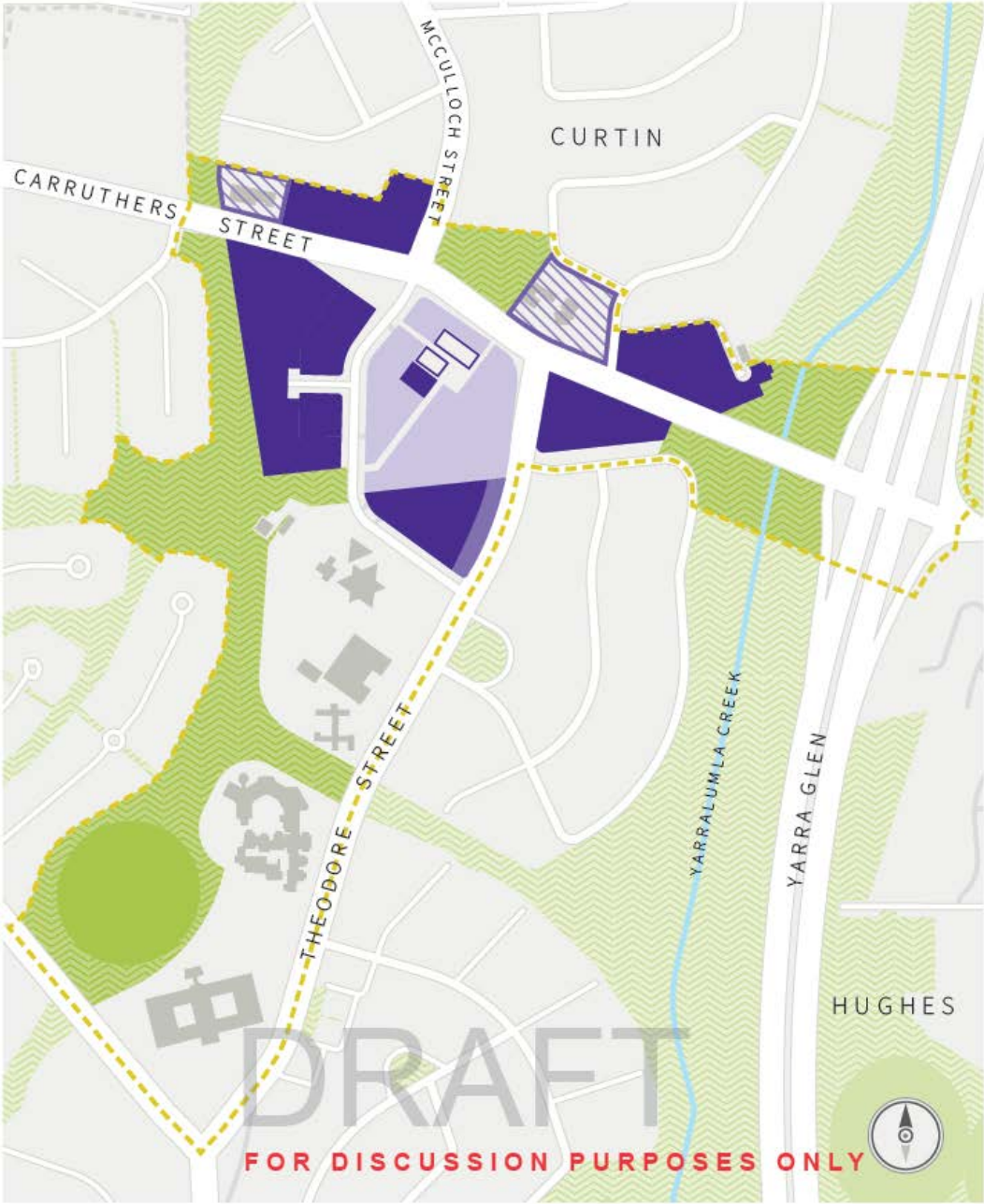
Map 6: Building Heights Plan from the Draft Master Plan



LEGEND

-  **Medium rise areas**
(up to 6 storeys)
-  **Low to medium rise areas**
(up to 4 storeys)
-  **Low rise areas**
(up to 2 storeys)
Additional storeys may be considered within the existing Territory Plan

Map 7: Revised Building Heights Plan

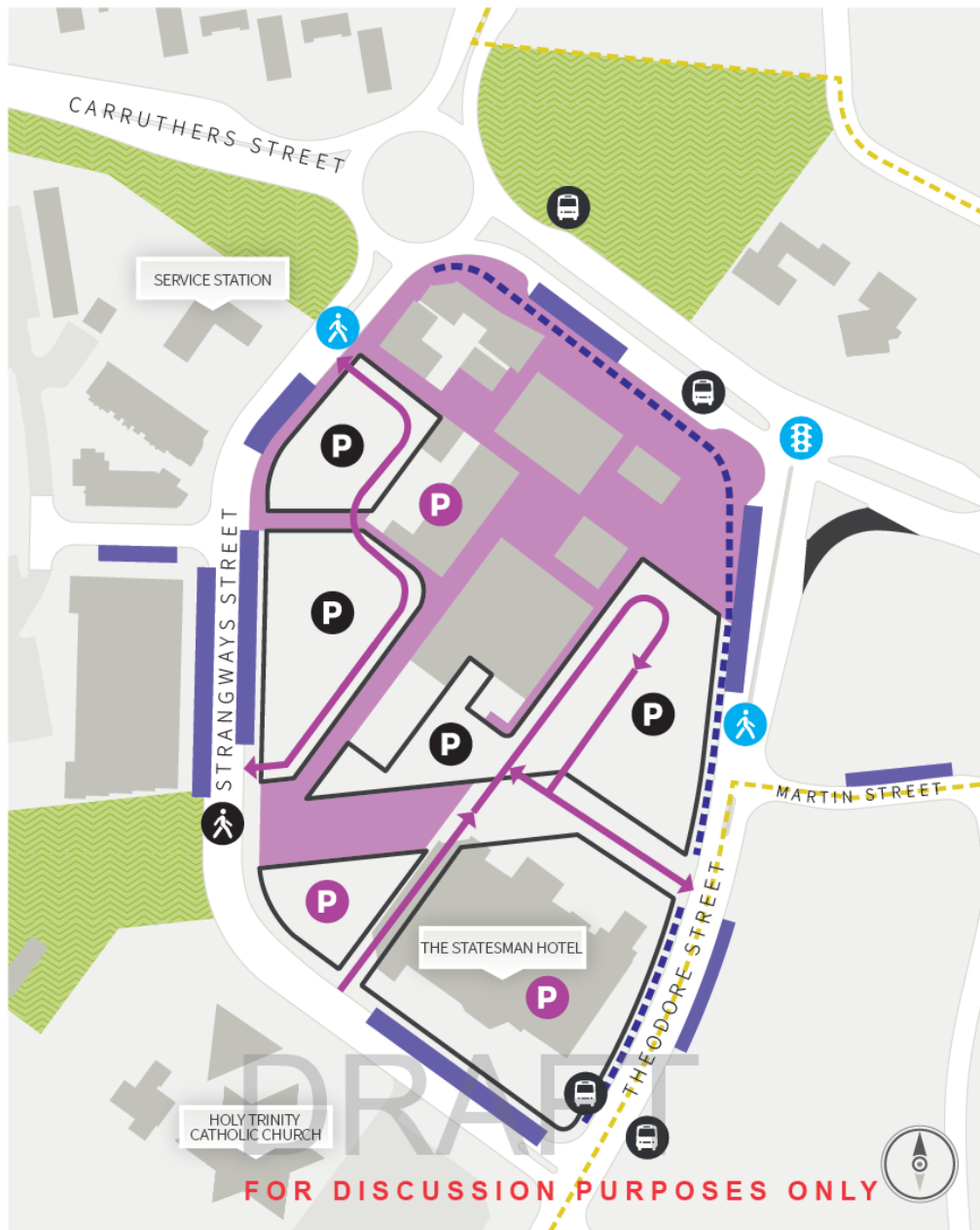


LEGEND

- Medium rise areas
(up to 6 storeys)
- Low to medium rise areas
(up to 4 storeys)

- Low to medium rise areas
(up to 3 storeys)
- Low rise areas
(up to 2 storeys)
- Low rise areas
(single storey)

Map 8: Revised Parking Plan



LEGEND

- | | |
|---|-------------------------------------|
| Provide or retain on-street parking | Close slip lane |
| Pedestrian spaces improved and expanded | No driveway access |
| Potential block boundary | Existing pedestrian crossing |
| Surface carparking | Proposed pedestrian crossing |
| Basement parking as part of any new development | Existing bus stop |
| Traffic movement | Investigate signalling intersection |

NEXT STEPS

STAGE 4 COMMUNITY ENGAGEMENT

A fourth round of community engagement is proposed by the ACT Government to ensure there is a further opportunity for the broader community to comment on the proposed changes in the draft master plan in context of the Panel's deliberations.

Posters outlining the outcomes from the community panel process and revisions to the draft master plan will be made available online, at the Woden Library and at the centre.

The yoursay.act.gov.au website will include opportunities for online feedback.

The community can also provide feedback via individual submissions to curtin@act.gov.au or by post to: The EPSDD Master Plan Team, PO Box 158, Canberra, ACT, 2601.

For further information, please refer to the project website, www.act.gov.au/curtin

FINALISATION OF THE MASTER PLAN

EPSDD will develop a final master plan for the Curtin group centre, taking community and whole-of-government feedback into consideration.

IMPLEMENTATION OF THE MASTER PLAN

Implementation of development opportunities as set out in the master plan will be progressive over the longer term as this is dependent on capital works funding from the ACT Government, investment decisions by private business and land availability.

The master plan can be implemented through:

- a Territory Plan variation, including a revised Curtin Precinct Code with updated development controls and changes to the Territory Plan land use map
- the sale of Territory-owned land, otherwise known as land release
- capital works, including public domain upgrades, to be considered in context of future budgets
- further studies, and
- uptake of opportunities by private developers and the community.

ATTACHMENT A

TERMS OF REFERENCE

Purpose

The community panel will draw on a variety of community expertise and views to discuss the future of the Curtin group centre and to agree on development options for the centre. These may then be tested with the broader community for a six week community engagement period to inform the finalisation of the Curtin Group Centre Master Plan.

Terms of Reference

In relation to the preparation of the Curtin Group Centre Master Plan, the community panel will:

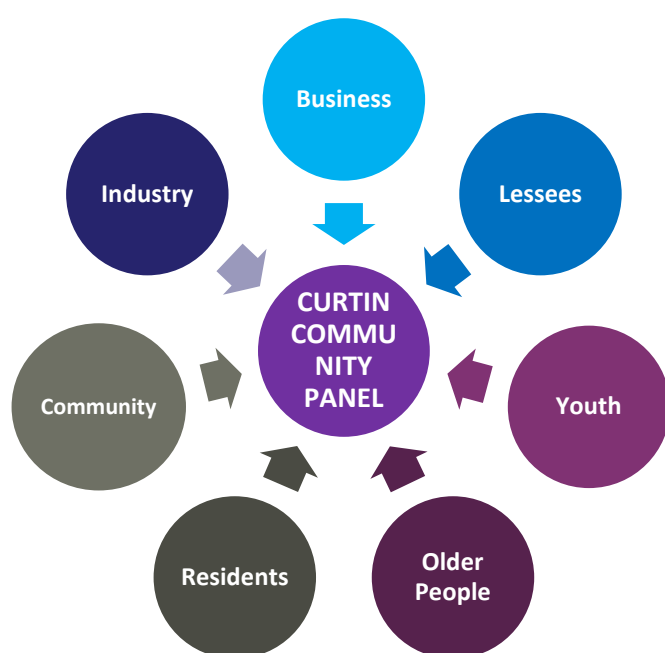
- hold respectful and robust discussions about how the Curtin group centre should evolve and develop into the future;
- provide a vehicle for community feedback to the ACT Government;
- be a way of sharing information and identifying what additional information is needed to make decisions about a way forward for the group centre; and
- agree on a development option for a six week community engagement period.

Guidelines

- The community panel is made up of invited stakeholders who are representative of a group, organisation or association that has an 'interest' in the Curtin group centre.
- Members of the community panel are encouraged to consult and represent the views of that group and, in turn, convey the considerations and outcomes of the community panel to their members.
- Participation in the panel does not in any way bind individual panel members to the decisions or views expressed on behalf of the panel.
- Members of the community panel are not authorised to speak on behalf of the community panel to the media or in public forums unless prior approval has been given by the community panel members.

COMMUNITY PANEL MEMBERSHIP

| STAKEHOLDER GROUP | NOMINATED REPRESENTATIVE |
|---|---|
| Curtin Residents Association | Mr Robin Stanton |
| Woden Valley Community Council | Ms Fiona Carrick |
| Curtin Garden Group | Mr Helen Vaughn |
| St James Uniting Church | Mr Evan Mann |
| Holy Trinity Catholic Church | Mr David Swan |
| Coles | Ms Lisa Brooks |
| Bendigo Bank | Ms Chloe Heath |
| Capital Chemist | Ms Susan Le |
| Peter Blackshaw Real Estate | Brett Hayman |
| Lessees | Mr Nicholas Haridemos Ms Sophia Haridemos Mr Gary O'Donnell Mr Peter Sarris Mr John Kalokerinos |
| ACT Government Architect | Ms Catherine Townsend |
| Council of the Ageing (COTA) | Ms Jenny Mobbs |
| Pedal Power | Mr Richard Bush |
| Youth Advisory Council (not present, but will provide advice as needed) | Ms Rebecca Adams |



THE CHAIRPERSON

Mr Brett Phillips, Acting Deputy Director-General, Sustainability and the Built Environment will chair and facilitate the community panel:

- The chairperson will guide participation and engagement of members, help guide the setting of agendas and approve reports to government, advocate on behalf of and represent the views of the panel
- The chairperson will guide workshops and discussions within the meeting agenda.

EXPERTS

- The community panel will seek the input of external experts as required.

COMMUNITY PANEL MEETINGS

- It is anticipated that the community panel will meet up to three times and meetings will be held in the evening; however, this will be guided by the panel through the chairperson.
- Presentations and meeting summaries of the panel will be made public through the EPSDD website, unless otherwise determined by the panel.
- The community panel will operate from July 2017 for a period of three months at which point the panel will be reviewed.

PANELIST RESPONSIBILITIES

- Adopt a constructive and cooperative approach and respect and listen to all members.
- Commit to attending meetings and actively participate in discussions. If unable to attend, the relevant member may arrange for a substitute to attend.
- Review and consider material provided as pre-reading for the panel meetings in advance of meetings.
- Consult and represent the views of the group they represent and, in turn, convey the considerations and outcomes of the community panel to their members.
- Abide by the Terms of Reference and the panelist responsibilities outlined in this document.
- Respect the position they hold with regard to access to information, and not use this position in any way for individual personal gain.

ACT GOVERNMENT RESPONSIBILITIES

- Adopt a constructive and cooperative approach and respect and listen to all members.
- Ensure a high level of organisation support for community panel activities and outcomes, including passing on the community panel feedback to relevant representatives within ACT Government.
- Provide feedback to the community panel on how their contributions and issues have been incorporated or used to inform decisions and activities relating to the Curtin group centre.
- Provide appropriate level of administrative support to the community panel to enable effective administration of the meetings and support the work of the community panel.

DEFINITIONS

- i. The **community panel** refers to members appointed to Curtin group centre community panel.
- ii. **Public** refers to individuals, groups or organisations, and includes media.
- iii. **Information** refers to documentation, conversations, publications and materials shown or made known to community panel members in meetings or provided by the project team.
- iv. **Release** refers to the distribution or display of written or spoken information.

ATTACHMENT B

SUMMARY OF MEETING 1

ATTENDEES

| | | |
|------------------|--|--|
| Date: | Tuesday 25 July 2017, 6.30pm – 8:30pm | |
| Location | St James Uniting Church, 40 Gillies Street, Curtin | |
| Attendees | <ul style="list-style-type: none"> • Mr Robin Stanton • Mr Evan Mann • Ms Lisa Brooks • Mr Richard Bush • Mr Brett Phillips • Mr Peter Conway • Mr James Service • Ms Fleur Flanery • Mr Simon Maddox • Ms Glenda Toffolon • Ms Ciara Spencer • Ms Monica Pflaum • Ms Fiona Carrick • Mr David Swan • Mr John Kalokerinos • Ms Jenny Mobbs • Mr Gary Rake • Mr Ben Riches • Ms Tania Parkes • Mr Robert Smyth • Mr Geoffrey Rutledge • Ms Judith Gates • Mr Ivan Johnston | |
| Apologies | <ul style="list-style-type: none"> • Mr Gary O'Donnell • Ms Sophia Haridemos • Mr Brett Hayman • Ms Susan Le • Mr Nicholas Haridemos • Ms Catherine Townsend • Mr Peter Sarris • Ms Rebecca Adams | |

PRESENTATIONS

- Gary Rake, Interim Chief Executive Officer, City Renewal Authority, provided an introduction and overview of the Community Panel process. The Terms of Reference were discussed and agreed by the panel.
- Ben Riches, Senior Project Officer, Environment Planning and Sustainable Development Directorate (EPSDD), gave an overview of key recommendations and community engagement outcomes from the draft Master Plan, along with new factors including development proposals for 44 Curtin Place, the Statesman Hotel and Stage 2 Light Rail to Woden.
- James Service, JGS Property, provided a presentation on the proposed development of 44 Curtin Place. The presentation noted that the Haridemos family have owned the building for over 50 years and would like to ensure that development contributes to the improvement and future prosperity of the centre. Since an original application was submitted for approval, the proposal has been modified and there has been a 30% reduction in the scale of the building and a reduction in shading of the central courtyard. The proposal aims to deliver a high-quality development that will provide for new retail opportunities and greater residential choice in the centre.
- Peter Conway provided a presentation on the proposed development of the Statesman Hotel. The presentation noted that Gary O'Donnell is the lessee of the Statesman Hotel through the ARKO Group and is a supporter of the local community. Cox Architects have been engaged to develop a concept proposal for the site targeted specifically for independent living for over 55 age group, with 2 and 3 bedroom units. The proposal also includes new underground car parking and a child care centre. The water easement which runs through the Statesman Hotel site is considered to provide an opportunity for improved integration with the centre through a garden or laneway.

COMMUNITY PANEL OUTCOMES REPORT

Below is a summary of issues raised during the first meeting of the Curtin Group Centre Community Panel. It can be used as a checklist for consideration at future meetings of the panel.

| Theme | Issues raised | Notes/outstanding questions/actions |
|---|---|--|
| Vision and character of the Curtin Group Centre | <ul style="list-style-type: none"> Community is strongly supportive of the vision, character and principles identified in the draft Master Plan. It would be beneficial for the master plan vision and principles to be reflected in Territory Plan's Precinct Code. A specific comment about the character statement was that retaining the maximum allowable building height (two storeys) will protect the human scale of this area and preserve solar access to the courtyards. | <p>Development proposals will need to demonstrate how they achieve the vision, character statement and principles in the Master Plan.</p> <p>EPSDD will provide more information on how vision, character statement and planning principles are supported in Precinct Codes.</p> |
| Master Plan | <ul style="list-style-type: none"> Draft Master Plan provides a strong vision and good framework. Residents were involved in engagement process for the master plan and strongly support the vision, character statement and strategies outlined in the draft master plan. The recommendations in the master plan should be aware of uses permitted under an existing lease. Development is needed but should be done with the community in the context of the Master Plan. | |
| Planning process | <ul style="list-style-type: none"> Master Plans are part of the hierarchy of planning instruments under the Territory Plan. Key elements in the Master Plan are given effect through the Territory Plan Precinct Codes. Development applications for individual development proposals will be assessed on their merits against the requirements under the Territory Plan. | <p>EPSDD will provide links to further information on the ACT planning process from the Curtin Community Panel webpage.</p> |
| Development proposals | <ul style="list-style-type: none"> It was acknowledged that new development and redevelopment can contribute to renewal and refresh of the centre. Development and redevelopment needs to be economically viable to proceed. More detail of individual development proposals in the centre is required, so the community panel can provide advice on the future of the centre. St James Church has a proposal for supported accommodation for people with enduring mental illness and affordable housing – and they would like to share information on this with the Panel. | <p>More detail on development proposals for 44 Curtin Place and the Statesman Hotel will be provided at the next meeting.</p> <p>St James Church will present information on their proposal at the next meeting.</p> |

| | | |
|-------------------------------------|---|---|
| Demographics | <ul style="list-style-type: none"> • Curtin is recognised as having one of the older demographics among Canberra suburbs. • Young families are also starting to move to the area, as reflected in demand for schools and childcare in the area. | |
| Car parking | <ul style="list-style-type: none"> • Accessible parking is important to seniors and those with mobility issues using the Curtin Group Centre. • Holy Trinity Church caters for a wide parish and would be concerned about a reduction in parking - access and mobility are also a concern. | EPSDD will provide an assessment of car parking that has been undertaken for the master plan at the next meeting. |
| Community infrastructure | <ul style="list-style-type: none"> • Need to ensure that community needs are considered upfront in the urban renewal process. • Development should result in improvements to gardens and public spaces around the centre. | The Curtin Garden Group will present information about the community driven initiative and future ideas for improvements at the next meeting. |
| Potential boundary changes | <ul style="list-style-type: none"> • Water main easement could influence future block boundary and internal road alignments. • There is a potential opportunity to achieve improved urban design outcomes which may include block re-alignments or sale of land. | EPSDD will provide more information on the processes for potential boundary or easement changes at the next meeting. |
| Business in the group centre | <ul style="list-style-type: none"> • Potential for re-development may cause disruption to local business in the group centre – need to plan for business continuity. • Potential role for temporary arrangements such as “pop-up” premises. • Concern about the potential impact of vacant tenancies at 44 Curtin Place on other businesses in the centre. | |
| Place-making | <ul style="list-style-type: none"> • Is there a “place-making” project for Curtin Group Centre, such as used for Gungahlin? • Place-making can be supported publicly and privately. • Important not to “de-place-make” – need to recognise existing qualities of the centre. • Good place-making includes quality landscape and urban design. | EPSDD will provide more information on place-making initiatives underway in the ACT at the next meeting. |

SUMMARY OF MEETING 2

CURTIN GROUP CENTRE MASTER PLAN COMMUNITY PANEL

Date: Wednesday 16 August 2017, 6.30pm – 8:30pm

Location: St James Uniting Church, 40 Gillies Street, Curtin

Agenda item 1 and 2 - Welcome note

The Chair provided housekeeping notes, reaffirmed the Terms of Reference (TOR) that outlines the expectations of panel members and observers, and outlined the agenda. This included:

- the meetings be a safe forum for discussion and exchange of information and ideas;
- the meeting minutes from the first meeting will be circulated for comment, before they are finalised and posted onto the ACT Government's Yoursay website
- summarising the agenda items for the four presentations by St James Uniting Church development proposal, Curtin Garden Group activities, Statesman Hotel redevelopment proposal and a revised redevelopment proposal for 44 Curtin Place.

Summary of meeting 1: Mr Bush requested the minutes be amended to reflect that the master plan should lead development in the centre, rather than the development leading the master plan process. Amending the meeting summary was agreed by the panel and Chair.

- **Action:** The meeting summary from the meeting 1 is to be recirculated. Follow up note – The meeting summary was recirculated. Comments on the first meeting summary were received from three panel members and meeting summary was amended.

Agenda item 3 - St James Church housing proposal

Mr Evan Mann, St James Uniting Church, provided a visual presentation of the church's intention to develop the triangular block bordered by Carruthers St, Theodore St and Martin St. As well as the large vacant area of land on the western side (near the shops), the existing block includes a church manse and a small area of land on the eastern side. The site is included in the proposed 'community and living' precinct in the draft Master Plan. The Uniting Church has an agreement with MyHome in Canberra, a community organisation, that part of the block may be used to build a residential facility for people with an enduring mental illness similar to Home in Queanbeyan (slides presented).

MyHome in Canberra has sought capital funding from the ACT Government. Mr Mann mentioned that the church has proposed to the ACT Government that the entire block be developed as a mixed housing project incorporating MyHome, affordable housing and market value housing. This would allow the community to take best advantage of this strategically located site while potentially contributing to MyHome's ongoing viability.

Mr Mann finalised his presentation by referencing the draft master plan 'indicative development sequence'. He noted that of the three known development proposals close to the group centre, the church site was likely to be the third developed. The presentation was well received with no issues raised in discussions.

Agenda item 4 – Curtin Garden Group

Ms Helen Vaughan, Curtin Garden Group, explained the origins of the group, its strong and continuing connection with the community and the group's affection for the Curtin shops with their public spaces and village ambience. She outlined some of the group's achievements and its plans for upgrading the area outside the Red Brick café.

Major themes of Helen's presentation included the importance of public spaces, trees and gardens for human health and well-being; the need for public spaces within the group centre to flow and connect in a coherent way, in keeping with the character of Curtin, including its Radburn precinct; the case for an attractive and landscaped entry into the suburb along Carruthers Street; and the group's hope that it, and the community generally, could continue to participate in the planning and development of Curtin's gardens and public spaces. The presentation was well received with no issues raised during discussion.

Agenda item 5 – 44 Curtin Place

Mr Chris Millman, Cox Architecture, representing 44 Curtin Place. Mr Millman presented a number of slides outlining a revised proposal for the site. The revised proposal is intended to support lifestyle choices and promote the centre as convenient and accessible.

The presentation outlined how the revised proposal addressed the planning principles identified in the draft master plan for the Curtin group centre and included a single storey of development facing on to the existing courtyard to allow for greater solar access. A five storey element is proposed away from the courtyard for residential use (in total six storeys). Mr Millman noted that he and his client are keen to work with the community on the proposal.

Agenda item 6 – Statesman Hotel

Mr Peter Conway, representing the Statesman Hotel, and Mr Ronan Moss, Cox Architecture, outlined options for the proposed redevelopment of the Statesman Hotel. The presentation proposed the direct sale of the adjoining surface car park and changes to the existing block boundary. The proposal included new areas of public open space and a concept for a new street, aligning with the existing surface car park close to Coles Supermarket and the existing Post Office.

Mr Moss discussed how the proposed redevelopment would give a new structure to the southern end of the group centre and that it would complement key pedestrian routes that were recommended in the draft master plan. The proposal included an increase of approximately five car parking spaces and included a pub, independent living and residential development.

Agenda item 7 – EPSDD reporting back on outstanding items from meeting 1

Mr Ben Riches, Senior Project Officer with EPSDD, reported back to panel members on issues raised at the first meeting. The presentation included an overview of land sale processes in the ACT, how planning principles within a master plan are implemented into the Territory Plan, findings from a parking study undertaken for the draft master plan and discussion about placemaking. Follow up note – On Thursday 17 August 2017, Mr Riches sent an email to panel members with web links to criteria for direct sale applications, implementation of master plans and the Statement of Planning Intent (2015).

Agenda Item 9 and 10 - Closing notes

The Chair agreed to investigate options presented at the first and second meeting and present back to the Curtin Community Panel at the third and final meeting to discuss and resolve a preferred option.

The Curtin Residents Association requested that the third and final panel meeting be held in about four to five weeks time to allow for dissemination of information to CRA members. The Chair agreed, noting that the next date would be confirmed by EPSDD in the coming weeks.

Action: The Chair agreed to delay the date for meeting 3, noting that the next date would be confirmed by EPSDD in the coming weeks.

COMMUNITY PANEL OUTCOMES REPORT

Below is a summary of issues raised during the second meeting of the Curtin Group Centre Master Plan Community Panel.

| Theme | Issues raised | Notes/outstanding questions/actions |
|------------------|--|--|
| Courtyard | <p>The existing courtyard is an important social focus for the community and activities held in the centre. It is currently the 'heart' of the centre and is also the focus of retail activity. If new areas of retail are provided elsewhere in the centre, planning for the centre will need to ensure retail activities are not disperse too 'thinly' across the centre.</p> <p>Sunlight and good accessibility need to be maintained and considered for key public spaces through planning for the centre. Particularly for the existing courtyard. It was also mentioned that if garden terraces are part of a future redevelopment, then any landscaping should also allow for good solar access to the existing courtyard.</p> <p>The Curtin community can play an increasing role in place making activities in the existing courtyard i.e. Curtin Garden Group and local traders.</p> | <p>EPSDD to test proposals that were presented to review potential overshadowing of the courtyard.</p> |
| Parking | <ul style="list-style-type: none"> • Some of the existing surface car parks are not efficiently designed and could be improved. • Concern was raised for potential over use of surface car parks for all day 'park and ride' users and that use of all day parking spaces may increase when Light Rail Stage 2 is built on Yarra Glen. • Concern that parking utilisation may have increased since the background parking assessment was undertaken to inform the draft master plan. • Planning for the Curtin group centre will need to consider projected use of parking spaces for the next ten years or more. It was also noted that parking could be managed across several sites. • Potential for additional car parking via large curb side utilisation was mentioned (Dickson example). • St James Uniting Church expressed a willingness to explore with other stakeholders (including government and the developers of the two sites in the group centre) the scope for using part of their site (block 1 section 15 Curtin) for temporary parking, while redevelopment was underway in the group centre. If this option was taken up, some investment would be required to provide for access points to the block, surface improvement, pedestrian crossing and the like. • It was mentioned that the way people use cars and car parking spaces in the future may change with new technologies being introduced, such as autonomous vehicles. | <p>EPSDD to ensure that car parking is considered and understood with planning for the future of the group centre.</p> |

COMMUNITY PANEL OUTCOMES REPORT

| Theme | Issues raised | Notes/outstanding questions/actions |
|---|---|--|
| Pedestrian access | <ul style="list-style-type: none"> Walking and cycling access is essential. The ease of access makes the suburb friendlier due to active travel and opportunities for individuals to meet and socialise. Curtin has a fantastic, well utilised network of cycle and walk ways that need to be maintained and incorporated in future planning for the suburb and group centre. Any development needs to consider and make use of the well patronised infrastructure that already exists. Pedestrian safety needs to be protected (especially near the existing service station). It was noted during the Statesman Hotel presentation that one of the proposed buildings indicated on the concept plan is obstructing the north-south pedestrian route between the existing courtyard and the open space area to the west of the group centre. | |
| Service vehicle access for redevelopment | <ul style="list-style-type: none"> Planning for the centre should reduce conflicts with service access for vehicles and pedestrian routes. This was of particular concern for service vehicles/basement access for the 44 Curtin Place proposal. EPSDD confirmed that while the diagrams were a little unclear, service access for 44 Curtin Place is considered in the placement of future development sites in the draft master plan. | EPSDD to investigate and report back to panel members for the opportunities and challenges for service vehicle access to the three proposed development sites. |
| Group centre character | <ul style="list-style-type: none"> Representatives from the Curtin Residents Association were very clear that there is a preference for a low scale of development close to the existing courtyard, and that the centre should be safe and highly accessible. | |
| Radburn precinct | <ul style="list-style-type: none"> The Curtin Radburn area was noted as one of the best examples in the ACT of this type of suburban development. While it was noted that this area is outside of the master plan study area, concerns were raised about current planning controls in this area and if they will adequately protect the existing character of the suburb. | |
| Statesman Hotel | <ul style="list-style-type: none"> Several elements of the proposal were commended by members of the panel, including 'breaking up' of buildings, retention of the east-west connection and idea of restructuring the southern portion of the group centre. The placement of one of the proposed buildings was questioned about obstructing the north-south connection between the existing central courtyard and the open space system to the west of the group centre (Radburn precinct). There was a challenge set by the panel members to see how many additional car parking spaces could be achieved through the redevelopment proposal. | EPSDD to consider future planning controls for building height that is expressed in number of storeys and in metres. |

COMMUNITY PANEL OUTCOMES REPORT

| Theme | Issues raised | Notes/outstanding questions/actions |
|-----------------------------|---|---|
| | <ul style="list-style-type: none"> It was mentioned that there is concern that if retail uses form part of the proposal, then activity could be drawn away from the existing courtyard as the current focus of the centre. | |
| 44 Curtin Place | <ul style="list-style-type: none"> Panel members were receptive to the revised single storey redevelopment facing the existing courtyard, noting that there is no additional overshadowing impact from the existing situation. It was questioned if height in storeys and meters could be considered in future planning controls for the site. It was also questioned if block boundaries could be moved to allow the building to be placed further away from the existing courtyard. Several comments were made about the difficulties of doing this and what it would achieve in terms of activation of the courtyard. | |
| Next steps/ meeting date | <ul style="list-style-type: none"> There was consensus that the meeting scheduled for the 30 August 2017 is too soon and that a minimum of four weeks should be allowed before the third community panel meeting is set. | <p>EPSDD to investigate the proposals presented at the meeting against the key elements of the draft master plan. EPSDD will present findings of the investigations at the third and final meeting to inform panel member discussions.</p> <p>EPSDD to confirm a new date for the third and final community panel meeting. The purpose of the third meeting is for the panel to agree on an option/s to present to the broader community through a six week community engagement stage, before finalisation of the master plan.</p> |

ATTENDEES

- Chris Johnson, Curtin Residents Association
- Ivan Johnstone, Curtin Resident Association
- Evan Mann, Curtin Garden Group and St James Church
- Helen Vaughan, Curtin Garden Group
- Lisa Brooks, Store Manager, Coles
- Richard Bush, Pedal Power and Curtin Radburn Group
- Brett Phillips, Executive Director, Planning Delivery, EPSDD
- Fleur Flanery, Executive Director, Planning Policy, EPSDD
- Peter Conway, Representing Statesman Hotel
- Ronan Moss, Cox Architecture, (Representing Statesman Hotel)
- James Service, J G Service (Representing 44 Curtin Place)
- Tania Parkes, Tania Parkes Consulting (Representing 44 Curtin Place)
- Sita Matthews, Good Shepherd Anglican Church
- Guy Matthews, Good Shepherd Anglican Church
- Fiona Carrick, President, Woden Valley Community Council
- Mike Reddy, Woden Valley Community Council
- John Kalokerinos, Lessee in Curtin Group Centre
- Chris Millman, Cox Architecture (Representing 44 Curtin Place)
- Rebecca Gallagher, Knight Frank (Representing 44 Curtin Place)
- Susan Le, Capital Chemist, Curtin
- Chris Malegan, Evri Group
- Ben Riches, Senior Project Officer, EPSDD
- Mark Metters, Communications Officer, EPSDD
- Peter Van Der Walt, Canberra Town Planning
- Nichelle Jackson, Canberra Town Planning
- Glenda Toffolon, Curtin Residents Association
- Ian Elsom, Curtin Residents Association

APOLOGIES

- Sophia Haridemos, 44 Curtin Place
- Nicholas Haridemos, 44 Curtin Place
- Peter Sarris, Evri Group
- Gary O'Donnell, Statesman Hotel
- Jenny Mobbs, Executive Director, Council of the Aging
- Catherine Townsend, ACT Government Architect
- Robin Stanton, President Curtin Residents Association
- Brett Hayman, Peter Blackshaw Real Estate
- David Swan, Chairman Parish Council Parish of the Transfiguration, North Woden
- Gary Rake, Deputy Director General, EPSDD
- Richard Horton, Project Officer, EPSDD
- Susan Le, Capital Chemist in Curtin

SUMMARY OF MEETING 3

CURTIN GROUP CENTRE MASTER PLAN COMMUNITY PANEL

Date: Wednesday 8 November 2017, 6:30 – 8:30pm

Location: St James Uniting Church, 40 Gillies Street, Curtin

Agenda item 1 and 2 – Welcome note

The Chair opened the final meeting and provided housekeeping notes, reaffirmed the Terms of Reference (TOR) that outlines the expectations of panel members and observers, and outlined the agenda.

Agenda Item 3 – Recap on actions from Meeting 2 and acceptance of Meeting 2 summary

Ben Riches, Senior Project Officer Environment, Planning and Sustainable Development Directorate (EPSDD) outlined the main actions identified in the draft summary of Meeting 2. Mr Riches thanked the two panel members that had provided comments on the meeting summary. The summary from Meeting 2 was accepted and agreed to by the Community Panel.

Agenda Item 4 – EPSDD outlining draft plans

Ben Riches outlined the key elements of the diagrams showing the draft plans that were provided to the Community Panel for discussion at the meeting. Several questions and ideas were raised during this presentation and are detailed in the Summary of Discussion table below.

Agenda Item 5 – Curtin Residents Association

Robin Stanton, President Curtin Residents Association (CRA), provided a presentation on the concerns and ideas of the CRA. Mr Stanton confirmed CRA's support for the vision, character statement, planning principles and strategies as identified in the draft master plan. The CRA also noted a desire for the master plan be finalised as soon as possible. Mr Stanton commented positively about the community panel process and welcomed the opportunity to further contribute to development of the master plan.

CRA's presentation contained a set of principles relating to changes to the draft master plan. The CRA recommended that these principles (or similar) be used in the preparation of the final master plan. The principles that were presented at the meeting included:

- demonstrate compatibility with the draft master plan vision and recommendations
- demonstrate that any changes provide a better approach to realising the vision
- enhance public facilities and assets, for example meeting places, community access, character, gardens, pedestrian/cycling movements, opportunities for employment and streetscapes, and
- favour long term benefits over short term attraction.

The CRA supports the character precincts identified in the draft master plan and draft diagrams. The CRA also supported the building height option (Option 3b) of maintaining the two storey height limit in the retail core area and that the small four storey intrusion into the core area be removed. The CRA supported an approach of allowing for buildings to be developed above 2 storeys in the retail core area where it was evaluated on its individual merit. The CRA generally supports the remaining options that were presented to the Community Panel.

Agenda Item 6 – 44 Curtin Place – report back on questions and comments from Meeting 2

Chris Millman, Cox Architecture, provided a presentation on the proposal that included more detailed information such as active uses to all four ground floor frontages and a single storey facing the existing central courtyard. The presentation addressed overshadowing, noting there was a minor increase in overshadowing onto the central courtyard in the afternoon resulting from the single storey element of the proposal.

Questions of clarification from panel members were raised about the overshadowing impacts related to the proposal's building height, traffic access, building setbacks and the impressionistic sketches that were presented. While some detail was provided, it was agreed by the panel that design details of specific sites would be better managed through a development application stage and not be a focus of the community panel deliberations.

Tania Parks, Tania Parkes Consulting, outlined that the lessee would be looking to work with the Curtin Garden Group to identify suitable landscaping for the redevelopment.

Agenda Item 7 – Statesman Hotel – report back on questions and comments from Meeting 2

Peter Conway, Statesman Hotel, and Ronan Moss, Cox Architecture, discussed further detail of the Statesman Hotel proposal. Mr Conway noted that a pub would be included in any redevelopment of the site. Mr Moss outlined a revised concept that had considered input from the Community Panel Meeting 2. One key change was to ensure that the north-south pedestrian access between the existing Radburn precinct and the central courtyard is retained. The concept also improved solar access and pedestrian access within the site.

Mr Conway highlighted that if not for the opportunity presented by the draft master plan to integrate with the precinct, the Statesman Hotel would not be considering to take such an innovative approach as part of re-development.

Agenda Item 10 and 11 – Meeting summary and closing note

Fleur Flanery, A/g Executive Director Planning Policy, EPSDD, led the discussion about the issues raised during the presentations and discussion phase of the meeting. Ms Flanery summarised the key points of agreement and where issues were not agreed to by the panel members. The Chair also reaffirmed that the panel process was not a source of deliberative comments about individual development proposals. The panel process focussed on the issues related to the master plan. The CRA noted that if the community panel were to investigate individual proposals, there would be many further questions to be recorded.

The Chair outlined the next steps for completion of the Curtin Group Centre Master Plan and thanked the panel members for their participation in the community panel process.

Below is a summary of discussion during the third meeting of the Curtin Group Centre Master Plan Community Panel.

| Summary of discussion | |
|--|---|
| Theme | Discussion |
| Master Plan | <ul style="list-style-type: none"> The master plan should include clear planning controls to manage overshadowing, bulk and scale of development across the CZ1 core, including the central courtyard. Solar provisions should also apply to blocks further away from the central courtyard. |
| Curtin Residents Association (CRA) | <ul style="list-style-type: none"> The CRA acknowledged the affirmation that the purpose of all meetings was the finalisation of the master plan and not a consultation about particular development proposals that were presented through the community panel process. The CRA recommended that accommodation in the retail core area be restricted to “commercial accommodation”, consistent with the draft master plan. |
| Development proposal – 44 Curtin Place | <ul style="list-style-type: none"> Consider how the proposal can limit any increase in overshadowing of the central courtyard. Access to the waste management and basement parking should allow for safe pedestrian access between the accessible car parking bays and the existing medical centre. A second entrance was recommended for service vehicles, located further away from the existing medical centre. The Chair highlighted that vehicle access is a detailed design issue that is typically dealt with as part of the Development Application process. This would include the referral of the proposal to relevant service agencies, such as Emergency Services and TCCS, who can advise on access requirements. Ensure the toilets are publically accessible and easy to locate for people wanting to use these facilities. Mr Millman asked about the proposed floor to ceiling height of the ground floor, who advised that the proposed floor to ceiling height of the ground floor had been determined in response to requirements for waste truck access to the building and services such as air conditioning and extraction systems in the ceiling cavity area. When asked about the difference in shading of the existing central courtyard, between existing buildings roof line and the proposed ground floor roof height, Mr Millman noted that it would be approximate 6% increase in overshadowing to the central courtyard at 3pm on the Winter Solstice. Mr Service noted that the height limitations suggested by the Curtin Residents Association is not supported by the Haridemos family. |
| Development proposal – Statesman Hotel | <ul style="list-style-type: none"> There was generally broad support for the concepts presented at the meeting. The redevelopment of the site will need to consider how the public spaces could be retained and integrated with the retail core area. There was a comment that raised concerns with loss of public spaces and what would be replaced as part of the redevelopment proposal. The Chair outlined that any purchase or sale of land would be required to be managed through a rigorous process undertaken by the ACT Government. It was also noted that the proposal is only at a conceptual stage and would be subject to Government processes that are yet to commence. The Statesman Hotel representatives outlined they had been clear about its proposal that the ACT Government consider a potential land exchange as a means to address development constraints presented by privately leased land within the water easement and that there is an intention to increase the availability of public space. The amount of retail and type of shops in the proposal was requested. Mr Moss outlined that it was still too early to provide that level of detail and that it would in part be market driven, closer to the finalisation of design and construction of the proposal. EPSDD outlined that the proposed land use zone changes were recommended to ensure any large retail shops, such as a supermarket, would be located in the northern half of the retail core area. |

| Summary of discussion | |
|--|---|
| Theme | Discussion |
| | <p>This change was proposed to ensure that the main focus of retail is kept close to the central courtyard.</p> <ul style="list-style-type: none"> The Statesman Hotel was asked if their proposed design had included the objective of providing business continuity. It was confirmed that the design would allow for staging of construction and facilitate continued operation of the existing hotel until the point of transfer of business operations to the newly constructed premises. The Statesman Hotel representatives highlighted that the master plan provided the opportunity for them to develop an innovative approach for redevelopment of the existing hotel and provide solutions to better integrate with the existing centre. |
| Car parking and traffic movement | <ul style="list-style-type: none"> There is an opportunity for additional car parking spaces towards the north eastern area of the retail core precinct due to the size of the verge. This idea was contested, noting that careful consideration of the removal of grassed areas should be given to ensure the green and leafy character of the group centre is maintained. It was also noted that this area of the centre was proposed in the draft master plan to be expanded as a usable public space, including opportunity for a children's play space in association with the nearby cafe and shops. The draft master plan also recommended that the car park be redesigned to provide a more efficient layout and allow for additional car parking spaces. It was noted that in the existing planning controls calls for development that builds over existing surface car parking to replace the number of spaces being removed, in addition to that generated by the new development. There is a criteria to the above planning rule that allows a development to demonstrate that there is enough car parking for the needs of the centre as a whole. The proposed improvements to traffic flow were broadly supported by the panel members, such as signalising the Carruthers/ Theodore Street intersection. |
| Temporary parking during construction | <ul style="list-style-type: none"> As the Statesman Hotel proposal is realised, it could potentially be developed over some of the existing surface parking areas. It was suggested that before construction occurred for this proposal, it would be important for ongoing and successful operation of the centre that the expansion of public car parking spaces envisaged for the eastern and western areas of the centre be first constructed and opened for use. Mr Mann reminded the Community Panel of the offer from St James to explore the possibility of temporary car parking, on their site bound by Theodore, Carruthers and Martin Streets, for tradesman during construction of other developments. |
| Active travel (pedestrians, cyclists) | <ul style="list-style-type: none"> It was suggested that the north-south pedestrian access between the existing Radburn precinct and the central courtyard could be widened. An observer stated that pedestrian connections at the southern end of the centre currently lack existing infrastructure and needs better connections. An observer queried why the diagram shown on Figure 42 of the draft master plan had been significantly changed in the proposed diagram presented to the Community Panel members. EPSDD clarified that the diagram is generally similar to the draft master plan, with the exception that the description of the pedestrian areas had been amended to acknowledge existing driveways and the like, from 'Pedestrian only areas' to 'Pedestrian priority areas'. |

| Summary of discussion | |
|------------------------------------|--|
| Theme | Discussion |
| | <ul style="list-style-type: none"> It was suggested that improving the pedestrian access to the existing medical centre be considered, particularly from the existing surface car park. |
| Business continuity | <ul style="list-style-type: none"> Panel members expressed a desire for resolution of the 44 Curtin Place redevelopment proposal and the master plan to be undertaken quickly as there was some uncertainty from local traders about the future of the centre. EPSDD outlined the process that is required to complete the master plan and outlined that resolution of the master plan would not delay business operations, but it would rather provide the long term guidance for the development of the centre. |
| Trees and green space | <ul style="list-style-type: none"> The Curtin Garden Group emphasised the need to retain large trees throughout the group centre, particularly the three mature eucalypts near the Theodore Street entrance. This was considered to be important as there are a number of valuable mature trees that contribute to the character of the centre. EPSDD outlined that an Active Tree Management Plan, to allow for tree replacement, could be considered for inclusion in the final master plan. There was strong support to expand the public space at the north-eastern area of the retail core precinct and to include a children's play space and entry signage. |
| Territory Plan (planning controls) | <ul style="list-style-type: none"> It was questioned if the variation to the Territory Plan that would implement the master plan would have interim effect. EPSDD advised that as a general rule, interim effect would not apply, however a decision on this would be made upon release of the variation for consideration. |
| 3D Canberra (3D model of Curtin) | <ul style="list-style-type: none"> EPSDD provided a presentation of work to date on the 3D model, called 3D Canberra. The model shows accurate representation of the existing buildings and includes conceptual building massing of proposed future development or what could be permitted under the proposed development controls. 3D Canberra was used to demonstrate how development could look in the long term (20+ years) and to put some of the development proposals in context of the longer term planning. Mr Moss noted that the 3D Canberra model did not represent building massing for the Statesman Hotel proposal well and that he would have preferred to provide a 3D model for use in 3D Canberra. The Community Panel asked that overshadowing around the existing central courtyard be shown. The 3D Canberra model indicated that the proposed six storey element of the 44 Curtin Place proposed building did not overshadow the existing central courtyard on the winter solstice (21 June). There was a minor increase of shadowing on to the central courtyard from the proposed single storey building, when compared to the existing single storey building. Questions were raised about the ground floor to ceiling height of the proposal in regard to what development controls that could be considered through a development application. |
| Welcome of MLA | <ul style="list-style-type: none"> The Chair welcomed Ms Caroline Le Couteur MLA. |

| Summary of discussion | |
|--|---|
| Theme | Discussion |
| Meeting summary | <ul style="list-style-type: none"> Finalise the master plan and not resolve details of individual development proposals. The proposed Spatial Framework plan was supported. Active travel proposals were supported and considered to be broadly consistent with the draft master plan. Retention of mature trees is important in and around the retail core area as they contribute to the character of the centre. It was suggested that this should be phrased as an active tree management plan for the centre. Future community engagement will need to ensure that communication is clear about what is proposed to change from the draft master plan and include the reasons. Proposed building heights in the retail core area remain contested. Strong desire to resolve the master plan and variation to the Territory Plan as quickly as possible. |
| Next steps to finalise the master plan | <p>Step 1</p> <ul style="list-style-type: none"> A summary of Meeting 3 will be circulated for comment and agreement with Community Panel members. A report that consolidates and reports on the community panel process will also be circulated to panel members for comment and then, once accepted, the report will then be made public on www.Yoursay.act.gov.au <p>Step 2</p> <ul style="list-style-type: none"> Community engagement on a preferred planning direction for a minimum six week period, in early 2018. Finalise the master plan following community engagement, ready for Government consideration in 2018. Commence a variation to the Territory Plan after the release of the final master plan. |

ATTENDEES

Robin Stanton, President Curtin Residents Association
Ivan Johnstone, Curtin Resident Association
Monica Pflaum, Curtin Resident Association
Evan Mann, Curtin Garden Group and St James Church
Helen Vaughan, Curtin Garden Group
Richard Bush, Pedal Power and Curtin Radburn resident
Brett Phillips, Executive Director, Planning Delivery, EPSDD
Fleur Flanery, Executive Director, Planning Policy, EPSDD
Peter Conway, Representing Statesman Hotel
Ronan Moss, Cox Architecture, (Representing Statesman Hotel)
James Service, J G S Propoerty (Representing 44 Curtin Place)
Tania Parkes, Tania Parkes Consulting (Representing 44 Curtin Place)
Robert Smyth, Tania Parkes Consulting (Representing 44 Curtin Place)
Sita Matthews, Good Shepherd Anglican Church
Guy Matthews, Good Shepherd Anglican Church
Fiona Carrick, President, Woden Valley Community Council
Mike Reddy, Woden Valley Community Council
Viola Kalokerinos, Lessee in Curtin Group Centre
John Kalokerinos, Lessee in Curtin Group Centre
Chris Millman, Cox Architecture (Representing 44 Curtin Place)
Rebecca Gallagher, Knight Frank (Representing 44 Curtin Place)
Chris Malegan, Evri Group
Ben Riches, Senior Project Officer, EPSDD
Adam Azzopardi, Senior Design Manager, EPSDD
Richard Horton, Project Officer, EPSDD
Ann Parkinson, Curtin Residents Association
Ian Elsum, Curtin Residents Association
Glenda Toffolon, Curtin Residents Association

APOLOGIES

Sophia Haridemos, 44 Curtin Place
Nicholas Haridemos, 44 Curtin Place
Brett Hayman, Peter Blackshaw Real Estate
Peter Sarris, Evri Group
Lisa Brooks, Store Manager, Coles
Gary O'Donnell, Statesman Hotel
David Swan, Chairman Parish Council Parish of the Transfiguration, North Woden
Jenny Mobbs, Executive Director, Council of the Aging
Catherine Townsend, ACT Government Architect
Chris Johnson, Curtin Residents Association
Susan Le, Capital Chemist, Curtin



ENVIRONMENT PLANNING AND SUSTAINABLE
DEVELOPMENT DIRECTORATE

APRIL 2017