

WESTON CREEK COMMUNITY COUNCIL

- Your Local Voice -

Email: info@wccc.com.au

Website: www.wccc.com.au

Phone: (02) 6288 8975

ABN: 52 841 915 317

PO Box 3701 Weston Creek ACT 2611

Established 1991

(Weston Creek Citizens Council Inc. – Reg. No. A2637)

28 June 2005

Mr Petar Djokovic
ACT Planning and Land Authority
GPO Box 1908
CANBERRA CITY ACT 2601

Dear Mr Djokovic

Comments on the Draft Master Plan for Rivett Local Centre

Thank you for the opportunity to comment on the Draft Master Plans for the Rivett Local Centre that you sent to the Weston Creek Community Council (WCCC) on 17 May 2005.

The WCCC has been actively involved in Weston Creek as a consultation conduit for the local community since 1991. The WCCC is a non-political, voluntary lobby group representing the residents of Weston Creek and is an informed, active and pragmatic contributor to public debates in Weston Creek. Our website (www.wccc.com.au) has further details about the WCCC.

The comments that the WCCC would like to make on the Draft Master Plan are as follows:

- Firstly, the information upon which the Draft Master Plan is based is quite dated, it being based on consultation work undertaken by Colin Stewart Architects during May and June 2001. Photographs of the Local Centre taken on 29 May 2005 are attached to this letter showing the current usage of the Centre.
- The service station has not operated as a mechanical workshop since about September 2003 when interim arrangements for the Duffy Service Station lessee made after the January 2003 bushfire expired. It has been left derelict for most of the time since then, only being cleaned up in preparation for the filing of DA 200500652 in about March 2005.

- Any construction in the **Area A** of the Outcome Drawing will outlook onto the rear, delivery area of the shops – which is not particularly attractive (see photographs). Beatification or shielding work will therefore need to be undertaken to hide or improve this vista.
- The re-orientation of the buildings to face Bangalay Crescent is to be applauded and will be well received by the community. The WCCC spoke to about 70 local residents in March 2005 whilst visiting the shopping centre. A large number of these residents commented on the "tired" and "tawdry" nature of the centre, and very few comments were received from residents who might be opposed to having residential developments within the Centre.

Overall there is extreme disappointment that the ACT Planning and Land Authority (ACTPLA) are using data from 2001 in a document released as a draft in 2005. The information is so dated as to be useless.

ACTPLA need to re-visit a needs analysis, undertake consultation with the shopkeepers and talk to residents using the local centre. The major problem which ACTPLA needs to address, and has yet to tackle, is to consult with these residents who do not use the Local Centre.

It is these fundamental questions which need addressing before the Draft Master Plan proceeds any further otherwise ACTPLA could endorse a document that is fundamentally flawed.

This letter will be made available to residents through our website in accordance with our usual practice.

Members of the Committee of the WCCC are available to discuss these issues with you and members of the Urban Design and Projects team at a mutually convenient time.

Yours sincerely

(signed)

Jeff Carl
Chairperson
Weston Creek Community Council



Disused Service Station from the intersection of Angophora Street and Bangalay Crescent



Area B shops viewed from car park



Area C shops from inside Rivett Place near **Area D** on Outcome Drawing



View from **Area A** looking towards rear of shops