

Customer Service
Land, Planning and Building Services Shopfront
GPO Box 158
CANBERRA CITY ACT 2602

Dear Mr Ponton

DA202241103 –consolidating blocks: 4,5,7 Section: 12 – 1 Brewer St

Thank you for the opportunity to comment on this proposal. The Woden Valley Community Council (WVCC) supports the renewal of the Woden Town Centre however consolidating blocks to build large high density residential towers needs to be considered in the context of an overall plan and the impact of long term traffic congestion.

Traffic congestion

The incredibly high density development sits on the major access road to the retail centre. The traffic currently becomes gridlocked backing up to Melrose Drive. People give up and leave the town centre due to frustration.

Adequate carparking should be underground and not be allowed on the lower floors. The traffic generated by developing these blocks should not feed through internal town centre streets and exacerbate the existing traffic congestion problems.

Density and public realm

This development takes the whole block. Approval to consolidate the blocks and build residential towers should include freeing up space at ground level for open space and public realm. The interface of the ground floor to the outside public realm is particularly important to create activity.

The consolidation of these blocks needs to ensure there is room for the public realm to include adequate paths, al fresco dining and deep rooted trees for cooling.

Overshadowing and wind

The development needs to be rounded and slender to minimise the down draft and wind at ground level, and the large, slow moving shadow which will be cast over the area.

Yours sincerely



Fiona Carrick
President, Woden Valley Community Council
6 February 2023

The Shard, 1 Brewer St

