

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

Dear Mr Ponton

DA202037969 – Block: 1 Section: 42 – 9 Botany St Phillip

This proposal should not proceed in its current form and should be reduced in scale to meet the 4 storey zoning limit, stay within the footprint of its block and fit the character of the area.

The proposal provides for 38 apartments on 0.08 hectares (the size of many suburban blocks) with 8 ground floor commercial tenancies and basement carparking. The proposal seeks to use public space (which is currently parking near Botany St) for its outdoor area. The storeys are 5.6 metres which increases the size of the building to be well above a typical 4 storey building.

Additional points

- apartments are unnecessarily small, as low as 27m²
- the buildings pavements are too narrow to provide for:
 - landscaping which is negligible and not adequate for public amenity or to counter the heat island effect
 - al fresco dining and improvements to the public realm (public car parks near Botany St are removed to provide outdoor space for the development)
- no visitor parking so the surrounding public car parking will be severely impacted. The car hoist could be difficult for access during peak periods.

While the Woden Valley Community Council supports urban infill, we want it to be done well. Integration of the lower floors and the surrounding pavement influences the character and amenity of the street and public spaces. New development should provide shade and shelter for pedestrians, provide active uses both inside and outside at ground level and contribute to the public realm.

Yours sincerely



Ms Fiona Carrick
President, Woden Valley Community Council
18 February 2021