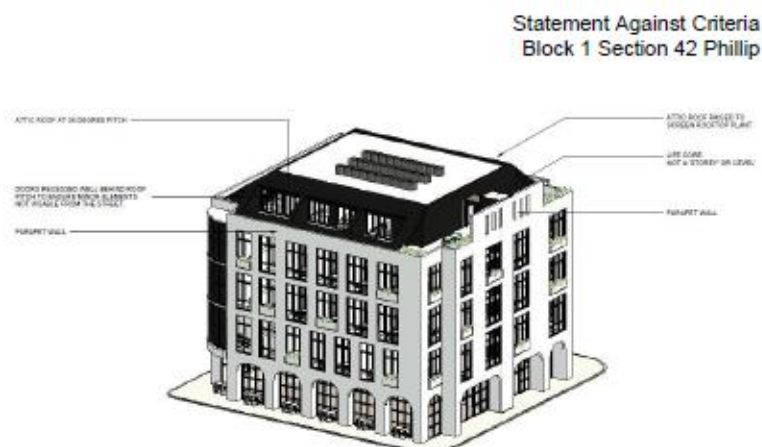


Customer Service
Land, Planning and Building Services Shopfront
GPO Box 158
CANBERRA CITY ACT 2602

Dear Mr Ponton

DA202240071 – Block: 1 Section: 42 – 9 Botany St Phillip

Thank you for the opportunity to comment on this proposal. While the Woden Valley Community Council (WVCC) supports building new accommodation and homes for our residents, this proposal should not proceed in its current form. It should be reduced in scale to a typical four storey building and contribute to the public realm of the area.



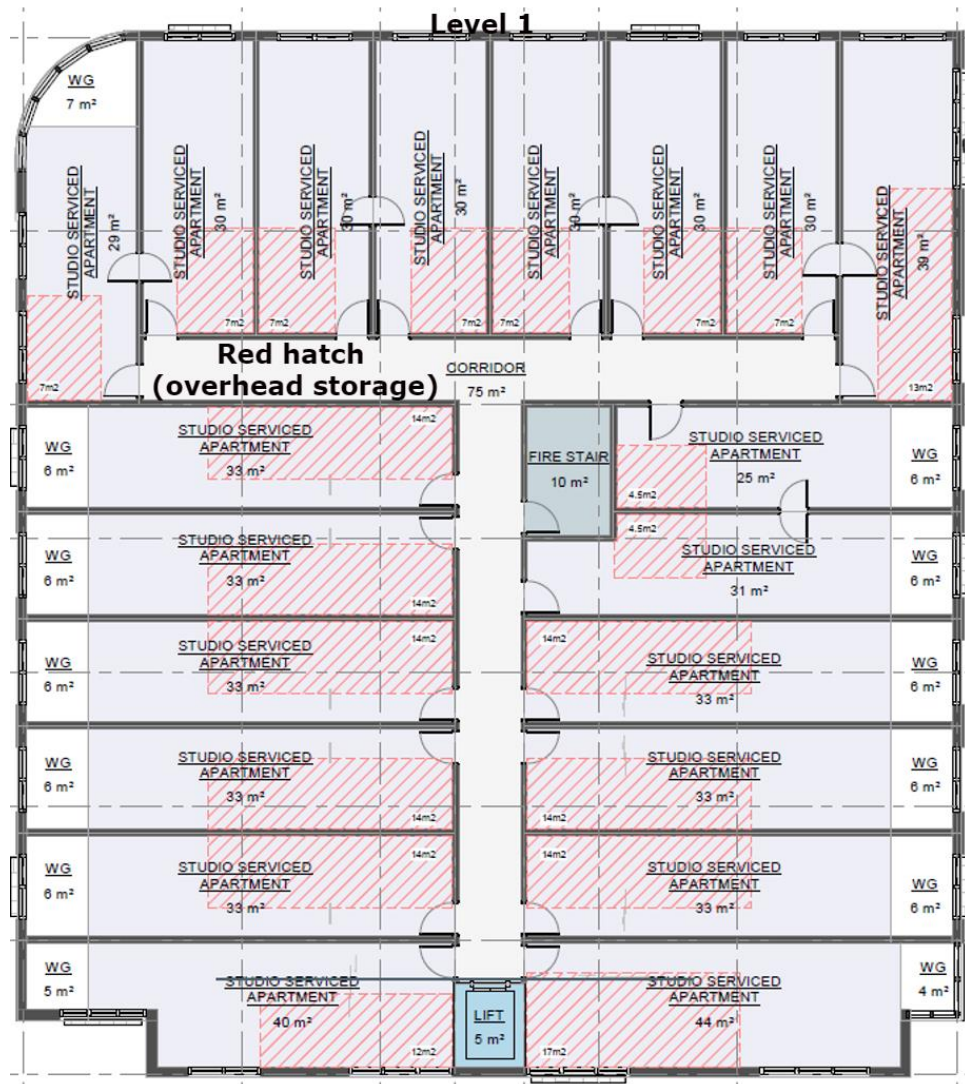
I note that the proponent submitted a DA in 2020 (DA202037969) which sought approval for 38 apartments on the 828m² block. This proposal changes the accommodation to 56 serviced apartments. This is a very high density development on less than a quarter acre block.

The Phillip Precinct Map and Code provides for a four storey building on this site. While the DA refers to an attic, it is apartments and effectively a fifth floor. It breaches the law. The floors are excessively high at 4.7m to accommodate overhead storage. This results in the development being over 24m high which is nearly double the normal height of a four storey building.

We welcome the use of the ground floor for commercial purposes, including a restaurant and a beer garden. However, a beer garden implies an outdoor garden setting which is not the case in this proposal.

The development's footprint takes the whole block and does not leave space to include a garden and a reasonable number of deep rooted trees for cooling and the local biodiversity. The development does not contribute to the surrounding public realm and sets a poor precedent for future development.

The footprint of each of the serviced apartment is very small, as small as 29m². I assume the height is designed to create vertical apartments to allow room for storage. It would be preferable to reduce the number of apartments and make them bigger to include a kitchen, bathroom and furniture for longer stays.



This development seeks to maximise the yield at the expense of the design, the environment and the public realm, it is town cramming. While the WVCC supports urban infill, we want it to be done well.

Is this level of density the outcome we want? Will the new outcomes based framework allow this outcome? This proposal should be scaled back to be appropriate for a four storey building on a 828m² block.

Yours sincerely

F Carrick

Ms Fiona Carrick
 President, Woden Valley Community Council
 7 November 2022