

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

Dear Mr Ponton

DA202240924 – Bonner House east – 9 Bradley St - Section: 19, Block: 10

Thank you for the opportunity to comment on this proposal. The Woden Valley Community Council (WVCC) supports the renewal of the Woden Town Centre. We advocate for it to be done in the context of an overall plan.

This proposal will deliver a new A-Grade commercial building on the Bonner House East site. The proposed 60.9m / 16 storeys (plus plant) development will have a GFA of approximately 25,750sqm and will accommodate retail spaces accessible to the public on the ground level with contemporary office spaces on the upper levels.

Commercial tenants

There are a number of commercial towers in Woden looking for tenants. Lovett Tower, the Hellenic Club proposal and the Doma commercial tower became residential. It is not clear there is the demand for commercial leases in the Woden Town Centre to meet the capacity coming on line. We are interested in your analysis about the demand for commercial space in the town centre.

Traffic congestion and carparking

There are over 30 high density towers in Woden and traffic is becoming congested and parking difficult. To facilitate liveable, walkable streets to establish, traffic should be directed out of the Town Centre to Callam St and not into internal roads, for example the proposed connection between Bradley St and Bowes St.

The basement carparking is appreciated. The CIT will not have any carparks for students and it is understood that ScentreGroup will provide the required carparking for the new facility. We would like confirmation that arrangements for student parking in the Westfield carparks has been agreed.

Public realm

Woden is known for its concrete so this development could bring more greenery and deep rooted trees to the area to soften the space. The interface of the ground floor to the outside public realm is particularly important to create activity. Measures to make the outside area more attractive would be appreciated.

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
27 February 2023

Attachment A

Bonner House east, 9 Bradley St



Some more green areas would be good to soften the significant amount of concrete in Woden