

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

Dear Mr Ponton

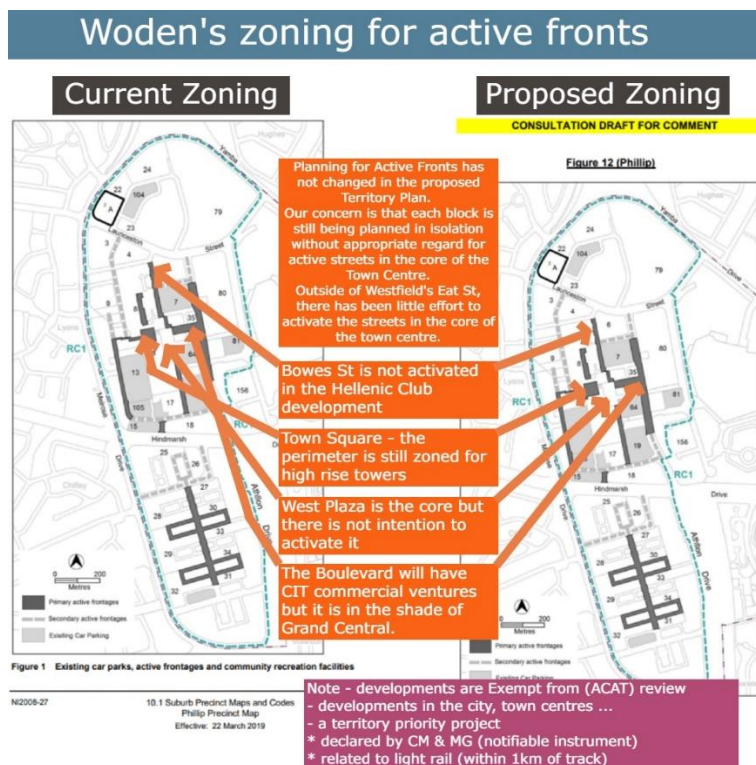
**DA202241005, 202241006, 202241022 – Block: 21, 22 Section: 6 – Hellenic Club Phillip**

Thank you for the opportunity to comment on this proposal. While the Woden Valley Community Council (WVCC) supports the development and renewal of the Woden Town Centre, this very large development does not comply the Territory Plan which requires active fronts on Bowes St. Instead, the proposal internalises activity and diminishes the public realm on Bowes St by overshadowing it.

Three DAs will include a 16 storey office block, a 12 storey hotel with 151 rooms, an Angora, bar, indoor recreation facility, auditorium, rooftop pool, 4 levels of basement parking and the removal of 64 trees.

**Active Fronts**

The picture below shows the active streets in the Territory Plan, the proposed zoning is the same as the current zoning. The Hellenic Club is required to activate Bowes St however it chooses to internalise activity. The Law for an active front on Bowes St is not being applied in this development.



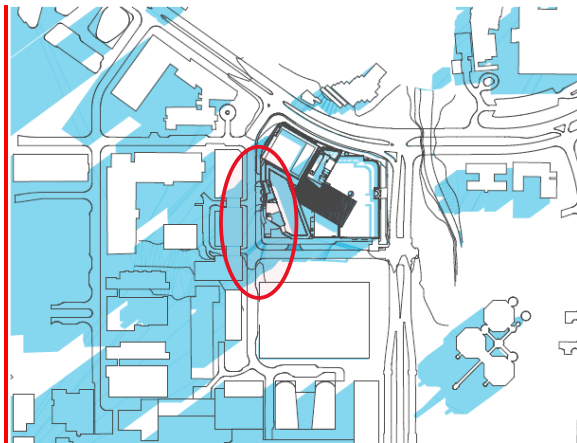
## Overshadowing

The 16 storey office block is located on the southwest side of the development casting maximum shade over Bowes St and the public realm. The building should be on the north side of the development and overshadow the Hellenic Club.

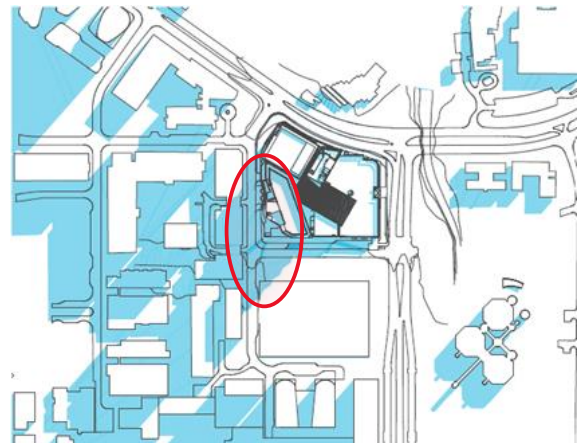


Looking southwest

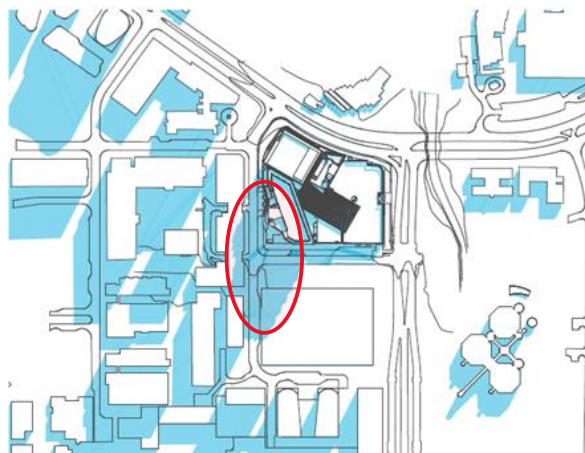
The shadow diagrams below are on 21 June



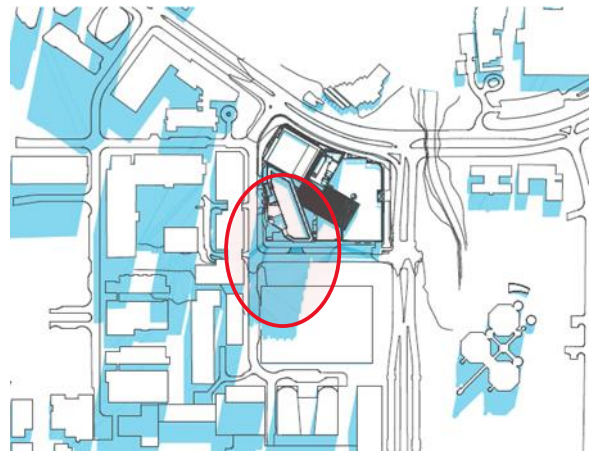
9am



10am



11am



noon

### Indoor recreation facilities

The proposal does not clearly provide details of the size of the indoor recreation facility and what it can be used for. We would like some clarity about this facility, is it a gym?

### Loss of trees

The development maximises its footprint on the block. However, developments that provide towers should free up space at ground level for greening, cooling and outdoor space.

This development should be contributing to the public and environmental realm in multiple ways.

### Gaming

We understand that this development will diversify income to reduce reliance on poker machine revenue. What is the plan to reduce poker machines and how many machines will operate in an ongoing capacity?

Other small venues remain financially viable so it is not clear why this large development is required.

### Community Contributions

The club claims to have 50,000 members and service the broader community, not just the Greek community. The proposal should provide information about the forecast financial returns and the intentions to contribute to the broader community.

In summary, the towers should be located on the north side of the development and overshadow the roof of the club rather than the public realm on the streets. The footprint should be smaller to provide for open space and trees. The benefit to the community through a reduction in poker machines and community contributions should be explained.

Yours sincerely



Ms Fiona Carrick  
President  
Woden Valley Community Council  
16 January 2023