

Customer Service  
Land, Planning and Building Services Shopfront  
GPO Box 158  
CANBERRA CITY ACT 2601

Dear Mr Ponton

**DA202037978 – Block: 14 Section: 24 – 9 Irving St Phillip – stage 3**

Thank you for the opportunity to comment on this proposal. While the Woden Valley Community Council (WVCC) welcomes development in the Woden Town Centre, we want it to be done well, with the needs of the community in mind.

We are concerned about the increase in the height (to 14 storeys), the number (154) and size of the apartments in stage 3. This significant addition to the population and density of the precinct increases the negative impacts of overshadowing, wind and traffic congestion.

*Additional four storeys*

The zoning in the Phillip Precinct Code for this area is 12 storeys with an additional 4 storeys per block for developments that are close to public transport and within the building hierarchy. The subdivision of the block has already allowed two 16 storey towers (instead of one) and therefore stage 3 should be kept at 12 storeys as a maximum. Subdividing the block to increase the height of the towers is not in the spirit of the law to provide mixed building heights and a reasonable density on the site.

The greater bulk and scale will lead to increased overshadowing, wind, light and noise. We recommend a reduction of height to minimise these impacts.

*Apartments sizes*

The proposal is primarily made up of small apartments, including 12 studios, 90 one bedroom units and 52 two bedroom units.

Interestingly, the City Renewal Authority's Sustainability Strategy 2021-2025 seeks to provide the community with access to a full range of dwelling types to encourage family living and aging in home. Their 2025 targets include a maximum of 40% of any one type of dwelling (1, 2, or 3+ bedroom) with provision of at least 20% of apartments that are 3+ bedroom.

If this is the desirable mix of apartments in the City, it is a desirable mix of apartments in Woden. Why are 66% of the apartments 1 bedroom or smaller in this development and how does this benefit the community?

### *Parking and traffic flows*

While the Oaks fulfills the Government's policy of urban infill, high density living is leading to significant impacts on parking and congestion on the traffic network. Due to the lack of visitor parking guests must park in the public carpark opposite the apartments.

The WVCC has heard numerous representations from residents about traffic flows in the area. With the significant level of development in Woden (30 residential towers earmarked to date) and the closure of Callam St, traffic flows around Launceston Street and Melrose Drive will become further congested as traffic heading north from the south converges on the area.

It is concerning that there has not been traffic modelling that forecasts the traffic movements induced from the high-density residential towers allowed across Woden due to the zoning in the 2018 Phillip Precinct Code.

We request a traffic study on the impact on traffic flows from the significant number of apartments and new residents forecast to live throughout Woden as a result of the infill policy.

If you have any questions about our submission, please contact me on [president@wvcc.org.au](mailto:president@wvcc.org.au) or 0420 533 809.

Yours sincerely



Ms Fiona Carrick  
President  
Woden Valley Community Council  
11 January 2022