

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

Dear Mr Ponton

RE DA201017864 – Block: 8 Section: 54 & 84 – W2 - 49 Furzer St Phillip

This proposal should not proceed!

W2 will overshadow the focal point (Town Square) of the Woden Town Centre. It will increase the wind in the area and reduce the livability of the heart of Woden – it is urban vandalism.

The proposal provides for 222 apartments on 0.2 hectares on the north west side of Woden's Town Square.

While the Woden Valley Community Council supports urban infill, we want it to be done well with a balance between homes, jobs, public spaces and community facilities.

Whether we like it or not, the Woden Town Centre is the major social and commercial hub in Canberra's south that services a growing population of over 100,000 people. There are over 25 residential towers earmarked to date bringing 10,000 people to the centre with this number potentially doubling. While these people are located around the centre, the **Vision** in the Woden Town Centre Master Plan for the central square brings people together:

*“Woden Town Centre is a major community and commercial hub for the Woden Valley and wider Canberra region. It will be a place that attracts people to live, work, socialise and enjoy throughout the day and evenings. **The town square is the central focal point for social and community activity that will connect people to a network of safe and active streets and public parks”.***

It is not clear how the addition of around 444 people in W2 at the expense of the livability of the Town Square for the broader community implements the vision in the Master Plan for the Town Square to be the centre for **social and community activity** in the Town Centre.

Extremely high density

High density in the Committee for Sydney's 2016 report *Density Done Well*, is 600 people per hectare. The benefit of going up is to provide more space around the base of the buildings for public amenity.

Assuming 2 people per apartment, this extremely high-density development extrapolates to over 2,188 people per hectare. Instead of adding to the public realm it assumes the entire block and uses the community's public space for its outdoor space.

Overshadowing, wind and noise

The development will:

- **overshadow** the connection to the library and the sunny part of the Square in the afternoons limiting the attractiveness of the Square for businesses to establish and create a meeting place
 - **the greatest impact of the overshadowing is in spring and autumn solstice** because the sun sets at around 7pm from the west casting a greater shadow over the square from 3pm when the weather is nicer for events. See Attachment A.
- exacerbate the **strong wind shear** from Lovett Tower by adding a large 24 storey building that blocks the westerly winds and adds to the wind funneled through to the square. The wind is currently extraordinarily strong and any increase in its strength could make it **unsafe** for people with mobility issues.
- stymie the public holding **events** and organising music for the community due to the inevitable complaints from residents living on the square

On **Chief Ministers talkback** 6 October 2017, I asked a question about **Garema Place**:

- Fiona – “In addition to the pop-up park and the new hotel between Bunda St and Garema Place, is the strategy to bring people to the area building up high rise residential around it and do you therefore have any concerns about overshadowing?”
- Chief Minister – “No, I don't think it would be appropriate to have high rise residential around Garema Pl, it certainly is appropriate in the broader city and yes there is an agenda to increase the residential population of the CBD and there is a number of projects and land release that are underway now that will achieve that outcome. We certainly need to be conscience of the aspect of that particular place so in the middle of winter when the sun is low and coming from the north, principally then yes you wouldn't want overshadowing of Garema place in that context”.

On 22 May 2018, *The Canberra Times* reported the **ACT Greens** rejected Geocon's proposed high-rise hotel at Garema Place on two grounds - overshadowing of Garema Place and the squeezing out of entertainment and nightlife. They said if the proposal was to go ahead it would **cause long-term damage** to the city as a "place to spend time and to run businesses".

We also note that the City Renewal Authority's '**Great Place Guide**' provides guidance on urban renewal, it has a **people first philosophy**. Its golden rules of placemaking are that places are accessible and connected to other places in the area, comfortable and project a **good image, attract people** to participate in **activities**, and **social environments** where people want to gather and visit again and again. <https://www.act.gov.au/cityrenewal/get-involved/great-place-guide>

In October 2019, The ACT Government released its **ENTERTAINMENT ACTION PLAN**.

The Action Plan focuses on entertainment where there is higher potential for conflict with other uses. This includes, but is not limited to, live music and generators of amplified sounds. The Action Plan seeks to strike the right balance between supporting live entertainment while minimising negative impacts of entertainment noise.

The key policy directions will be the focus of implementation. Actions will be implemented in three phases to acknowledge the groundwork which must take place before further stages.

- Provide a planning framework that supports entertainment uses, including identifying entertainment areas
- Support appropriate building design and materials in entertainment areas to enhance diverse user experiences
- Support appropriate noise levels in entertainment areas in consideration of the mix of land uses
- Apply a calibrated approach to the identification of entertainment areas that accommodates location and scale
- Identify entertainment areas that cater to a range of demographic groups and interests
- Inform prospective residents considering moving into an entertainment area
- Inform and involve community in the implementation of the Entertainment Action Plan

The Woden Town Centre has been identified as a location where entertainment precincts could be identified.

Overshadowing, wind and **complaints** about community activity and **live music** are likely to damage the future of our public Town Square by making it a place that people pass through quickly instead of small business establishing al fresco dining and holding events to attract people again and again.

Ground floor

People's views of an area are formed by their experience at ground level. The interface of the ground floor to the outside public realm is critical to create activity. The functions of the lower floors are vital to establishing the desired character of the 'living realm' of the town centre. The ground floor should be part of the entertainment and public realm and should not be provided to residents to park their cars.

The veneer of commercial space is far too small to be an attractive area for over a hundred thousand people living in Canberra's south.

Public realm and climate change

The ACT Climate Change Strategy 2019 – 2025 includes targets for the building industry including Canberra's Living Infrastructure Plan: Cooling the City.

It is not clear how this proposal contributes to mitigating the urban heat island effect and align with the targets for Canberra's Living Infrastructure such as provision for deep root planting and canopy trees.

Lovett Tower

Lovett Tower is the marker building for Woden. It is not appropriate for W2 to block the view to Lovett Tower from the north nor is it appropriate for W2 to overshadow Lovett Tower to its south.

Traffic

This incredibly high-density development requires access to Woden's internal roads, Furzer St and Corinna St. These streets should become shared paths with limited traffic flow.

Traffic modelling for the future population of Woden is required, currently it is piecemeal modelling residential tower by residential tower, there is no future proofing our streets.

Compliance with legislation

The **lack of compliance with current legislation** is also a concern. W2 does not comply with the spirit of the *Planning and Development Act 2007* (Act) with consultation being undertaken 10 years ago (the current DA is only for marginal changes) and it has not been referred to the Design Review Panel for an independent assessment of the merits of the proposal. Unfortunately, the Act does not allow appeal of the decision at ACAT. In addition, the DA is not required to comply with rules in the current codes in the Territory Plan, eg setbacks, because the DA was approved prior to their inception.

- We seek referral of the DA to the Design Review Panel for assessment and recommendations.

For the Town Square to be the focal point for social and community activity it needs to be **sunny** and have **anchor buildings** such as the **CIT** and an arts/**cultural**/community centre on its perimeter to **attract people** to it again and again. It needs to be a place that can host **events and live music** to support **business** activity without residents complaining. A focal point is supposed to be the 'beating heart' of the centre that creates an identity and a sense of **belonging** for the well-being of residents.

Woden is doing some heavy lifting to implement the policy of 70% urban infill, however like the City and the other Town Centres, there is no need for 24 storeys on the perimeter of our focal point.

We request a land swap is undertaken to provide Keggins with land for a better development in Woden eg the carpark on the north east corner of the Hindmarsh Drive / Melrose Drive intersection.

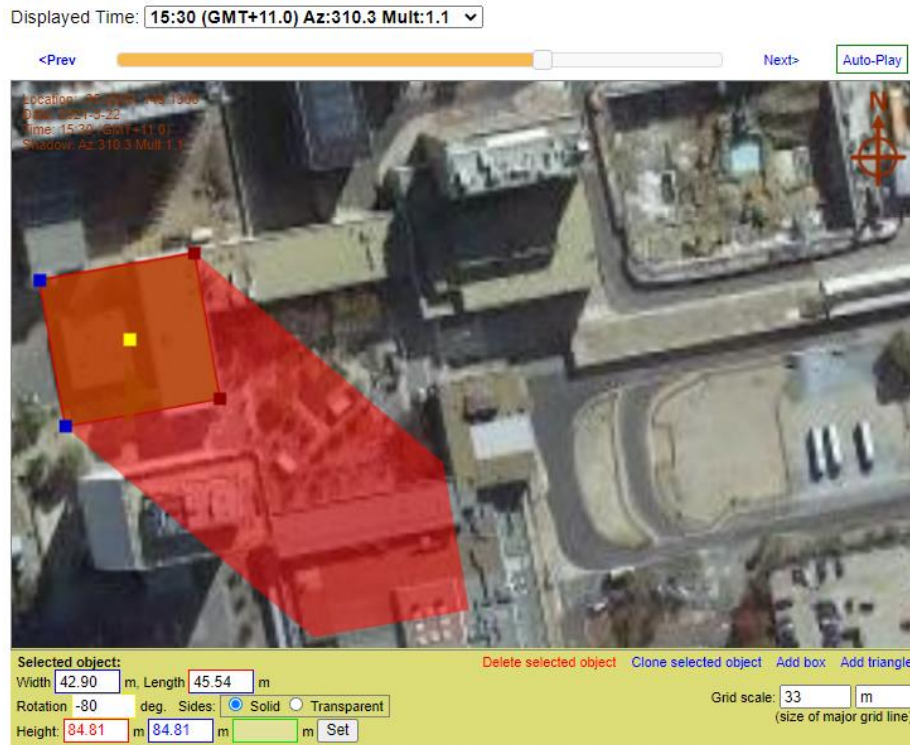
Yours sincerely



Ms Fiona Carrick
President
Woden Valley Community Council

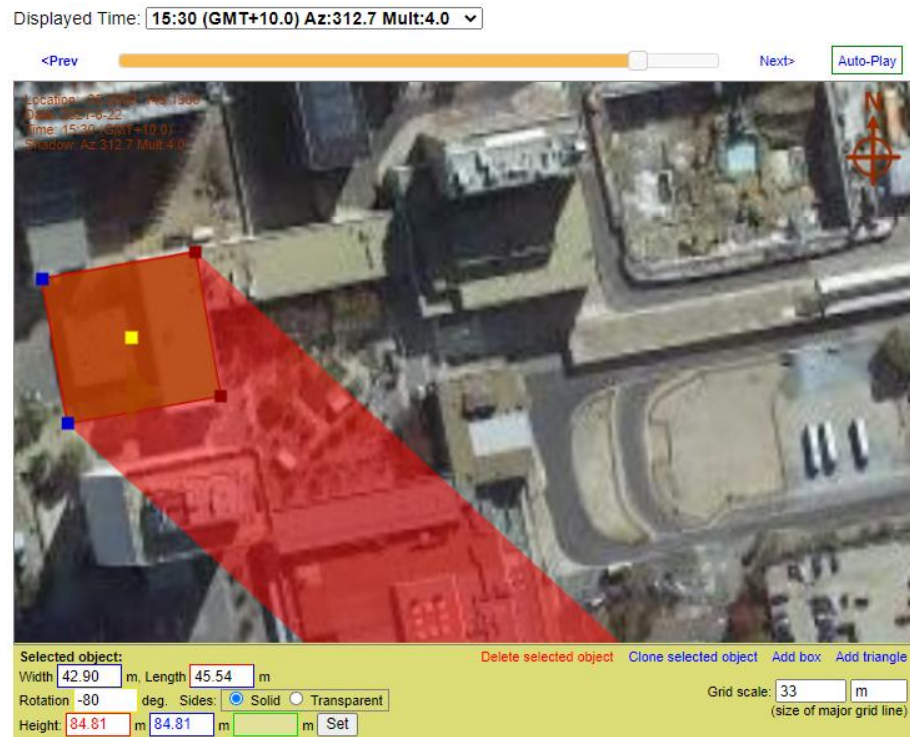
2 February 2021

3.30pm 22 March, by 4.30 pm there is no sun in the square
with the sun setting at around 7pm (daylight saving time)



The sun sets at around 7pm from the west in the Spring and Autumn solstice casting a greater shadow over the square from 3pm when the weather is nice for events

4.45pm 22 June



The sun sets at around 4.45pm from the north west in the Winter solstice. The square is shaded from around 3.30pm and not such a huge issue as events are not so likely at this time of year