

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

Dear Mr Ponton

RE DA202037991 – Block: 4 Section: 12 – 1 Brewer St Phillip

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 for the quality of life of all residents that use the town centre.

The proposal provides for 288 apartments in a 16 storey tower on 0.257 hectares. Assuming an average of 2 people per apartment, this extrapolates to 2,241 people per hectare.

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.

This development takes the whole block. There is no space for people at the base other than footpaths and it appears to focus on yield rather than creating homes in a great setting. It is not clear where the green space is and where the children will play.

The application also seeks to purchase the public carpark by direct source. We strongly object to this sale without a plan to satisfactorily replace the community facilities to the north of this development. The proposed development utilises this public carpark for its access and the perspective drawing seems to assume the public carpark belongs to the development providing a false feeling of space. See Attachment A.

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 the 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.

Overshadowing and wind

The development will:

- cast a large, slow moving shadow whereas a slender tower development would cast a relatively slim and fast-moving shadow which would minimise the overall impact of overshadowing.
- add to the ground level wind by creating a 16-storey wall that blocks the prevailing westerly winds leading to wind shear.

Ground floor

The interface of the ground floor to the outside public realm is particularly important to create activity. The functions of the lower floors are critical to establishing the desired character of the 'living realm' of the town centre. Car parks should not be allowed on the lower floors.

Traffic

The incredibly high-density development sits on the major access road to the retail centre. The traffic currently becomes gridlocked backing up to Melrose Drive. Access to this development should not feed traffic through streets internal to the town centre that should be shared paths with active fronts.

This development needs to be reduced in height and bulk to contribute to the livability of the town centre. If you have any questions about our submission, please contact me on wodenvalleycommunitycouncil@gmail.com or 0420 533 809.

Yours sincerely



Ms Fiona Carrick
President
Woden Valley Community Council

28 January 2021

Attachment A

Perspective drawing appears to assume the public carpark belongs to the development.

