

Customer Service
Land, Planning and Building Services Shopfront
GPO Box 158
Canberra City ACT 2601

Dear Mr Ponton

RE DA202139534 – Block: 1 and 4 Section: 35 – Woden CIT Estate Development Plan

Thank you for the opportunity to comment on this proposal. While the Woden Valley Community Council (WVCC) welcomes the Estate Development Plan for the CIT, we want it to be a part of a broader plan for the town centre that includes connections from the CIT to great public spaces and community facilities. These facilities would support young people living at the CIT that are at risk of disengaging from education and becoming homeless.

Planning across the town centre precinct

The CIT provides significant opportunities to advance the social, economic and environmental aspects of the town centre, to create a contemporary urban hub for Canberra's south, a destination where students from across the region want to socialise and recreate. See **Attachment A**.

In 2016 the Chief Minister released his statement of Ambition stating - *Cities don't succeed by accident or by leaving things to chance – they require design, good governance and great collaboration.*

Development and population growth is well underway in the town centre. However, without great governance and collaboration we are leaving major stakeholders like Westfield , the Hellenic Club, the Southern Cross Club and developers of residential towers to deliver their own agenda instead of encouraging planning and collaboration to reach better outcomes.

We request the establishment of a governance group for Woden that includes government, major stakeholders and the community (WCS and WVCC) to develop a cohesive plan for the town centre and create certainty to the private sector. The plan would include the town square, compliance for active streets open (green) spaces and community facilities.

1 Capacity – future proofing for growth in higher education services

We need ambitious planning that provides the CIT with enough capacity for the Reid CIT, UC and the AIE courses. The Watson AIE is not centrally located and the provision of courses in Woden would facilitate take up by residents in the south. Similarly, the UC could bring courses to Woden making them more accessible and leveraging synergies with the Canberra Hospital. We have some great opportunities to improve the equitable access to our higher education and encourage participation.

2 Street Theatre

The ground floor of the CIT provides a fantastic opportunity to create a meeting place for people with food, bars and a theatre/music venue. This facility would contribute to the ACT Government's Statement of Ambition for the arts:

- 'Canberra is a city with a deep history and has always been a place for people who embrace arts, culture and creativity. This nourishes our individual and collective wellbeing, and connects our emotions, ideas, stories and heritage. This strength provides a platform and motivation to further improve our standing; our reach; and what we can achieve: an ambition for Canberra to be recognised as Australia's Arts Capital'.
 - Strategy 1 CREATE amazing art and culture. Everywhere, at any time, for everyone
 - Strategy 2 DEVELOP arts, cultural and creative industry, practice, and facilities. Supporting creation and culture at all levels, via any path
 - Strategy 3 PROMOTE our arts and culture. To attract artists, arts workers, visitors and investment
- Woden needs an artsACT facility. See **Attachment B**.

3 Public spaces and community facilities

The CIT can work as an anchor building that is connected to great public spaces, active streets and community facilities. In addition, the nature play in the town square should be upgraded to be more interesting to children and connected to areas where parents can also socialise. Unfortunately, the CIT will block the line of site from the town square to Red Hill.

It is also unfortunate that the east west link, 'boulevard', will be in the shade and cold for much of the year. We object to the images being used portraying the area to be sunny and active, they are clearly misleading.

A sunny town square (with wind mitigation measures) that has active fronts and cafes/restaurants/bars is a great option for student gatherings and outdoor social events. Westfield is the key to making this area more socially functional.

As you know, the Woden Town Centre has lost its recreation precinct. The basketball stadium, pitch n putt, bowling greens, tennis courts and YMCA have become residential towers. The pool closed and the ice rink is moving to Tuggeranong. The Phillip Oval is locked and not available to the local community which leaves us with the squash courts in our recreation precinct. The lack of facilities is shown at Attachment C.

To support the students and growing population in the region, we need convenient community facilities to encourage us to keep active. Local media is reporting the severe shortage of indoor sports facilities (exacerbated by the closure of Woden's basketball stadium) leading to teams turning players away. Recreation facilities provide many benefits to communities by bringing people of all ages, abilities and backgrounds together to socialise and keep fit. In addition to the physical and mental health outcomes, they can inspire and motivate people while fostering community pride. A centrally located facility in Woden is accessible by public transport and would attract people to the centre to connect to the community and support small business in the area. These outcomes are not achieved by scattering our sporting clubs across multiple school halls.

We call on the ACT Government to build and own a multi-purpose indoor sports stadium in the Woden Town Centre that can be hired at a reasonable cost by local community sports groups.

4 Bradley St and Bowes St connection - Parking and traffic congestion -

The connection between Bradley St and Bowes St is a shame. Slowing cars to 10km/h is one solution but it still directs traffic through our public space and creates a road crossing across the east west link. With the closure of Callam St, traffic modelling shows that more traffic will move through this connection making it a busy road and impacting on the public realm, this solution should be reconsidered.

With the significant population growth in the area from densification (including 30 high rise residential towers earmarked to date), traffic congestion is growing and parking is becoming more difficult. We request that traffic modelling be undertaken based on the forecast population of Canberra's south to ensure there will not be bottlenecks and queuing created around the town centre, and to ensure there is adequate parking.

5 Trees and the living environment

The ongoing development of the area is leading to increasing coverage of concrete and paving.

We are concerned about the lack of trees and greenery throughout the town centre for cooling . and the risk of heat island effects. The students and residents in the towers need great cool places to go.

We would like to be involved in the planning for our town centre and invite you to meet with our committee at your convenience. We object to the lack of pre DA consultation and note that invitations to attend our public meetings to talk about the CIT and the light rail interchange have been declined by the ACT Government.

If you have any questions about our submission, please contact me on president@wvcc.org.au

Yours sincerely



Ms Fiona Carrick
President
Woden Valley Community Council

12 May 2022

Ideas for the Estate Development Plan

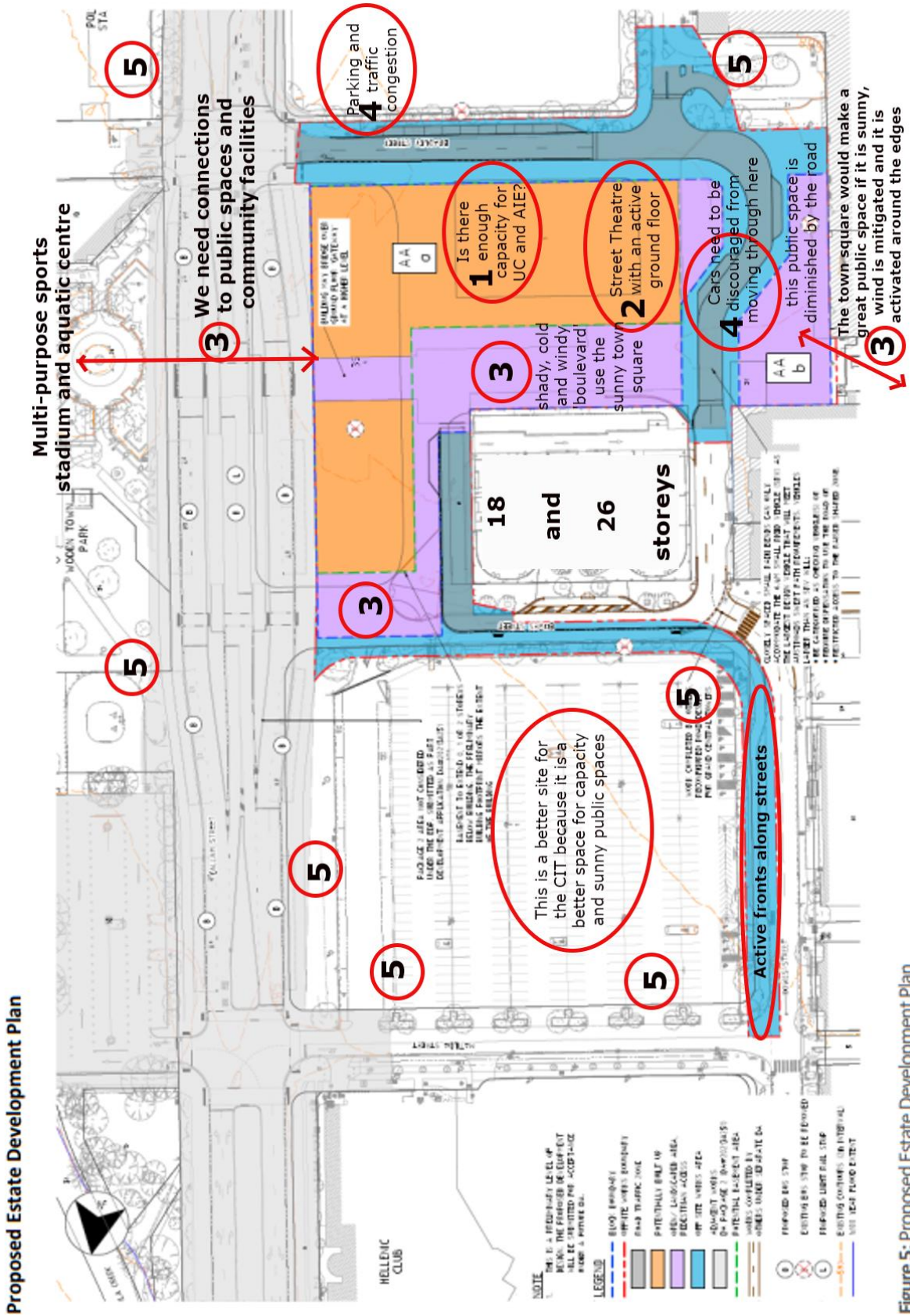
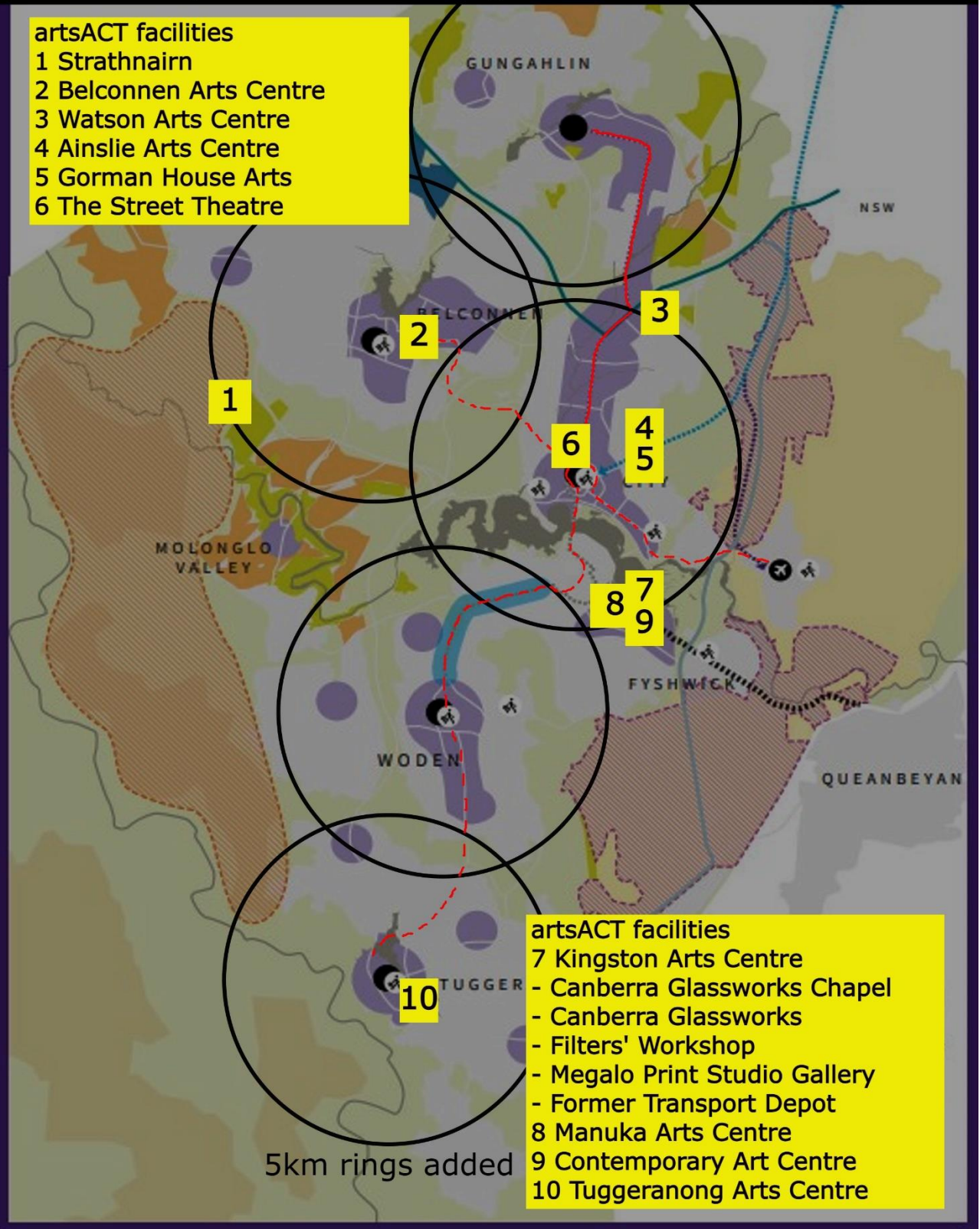


Figure 5: Proposed Estate Development Plan

This map shows government artsACT facilities and the need for an arts centre to service people in the greater Woden region



Woden needs a multi-purpose sports stadium to support the active lives of the residents in the region

This map shows the current and proposed indoor sports facilities, entrenching facilities in the north

