

# Woden Valley Community Council Inc.

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**Subject: Development Application: 201425274**  
**Address: 7 IRVING STREET**  
**Block: 1 Section: 22**

To whom it may concern,

The Woden Valley Community Council (WVCC) would like to comment on DA 201425274 for the proposed construction of 323 dwellings contained in three towers (two 12 storeys in height and one 9 storeys in height).

The WVCC appreciates the consultation with the council at its two public meetings in December 2013 and February 2014 by the developers' architects, COX Architecture. The proposed development on block 1 section 22 in the third proposal for this site with the former development proposals, the Burley Griffin Offices and the Aalto apartments failing to go to the construction phase. The Aalto apartment's developer went into receivership.

The WVCC has no concerns about development on this site but has concerns with the bulk and scale of this development proposal with two 12 storey buildings. While the precinct code for the Phillip business and leisure precinct allows for buildings up to 12 storeys. It suggests that as long as the development achieves consistency with the 'desired character' then marker buildings with architectural emphasis on corner sites and other appropriate locations can have a maximum of 12 storeys.

The WVCC, s view is that this site is not an appropriate location for tall marker buildings and that sites facing onto Launceston Street to the south would be appropriate sites and some parts of block 8 section 24 could be considered for a marker building.

The WVCC notes the poor solar access to a number of apartments in this proposal with some apartments in Building A and C actually facing south and south west. These apartments will not achieve the minimum three hours on sunlight. Building C will overshadow some west facing apartments on building B which will also not

achieve the minimum three hours of sunlight. Having shorter building to the north and taller to the south could achieve better solar orientation or a step up style approach from the north to the south. This may mean fewer apartments in the design and the design should not over shadow the pool to the south.

While this development is situated close to public transport and cycling/walking networks, with Canberra's geographical urban development it can be expected that there will still be a high level of private motor vehicle use from this site. The intersection of Launceston and Irving streets is likely to experience more congestion given that it is an uncontrolled intersection. Trip generation by the traffic consultants are quite conservative in our view for the morning peak at 130 vehicles for 323 apartments. The signalisation of the intersections of Launceston, Irving and Furzer would have to be a priority if this development was to proceed.

In general WVCC is disappointed that the development will include an outdoor swimming pool as the site is right next door to a privately run outdoor public pool. The pool has seen a significant decline in patronage over the years which is a concern to the WVCC as several other sporting and recreational facilities have closed. The likelihood of more residents living close by should facilitate greater patronage, but this may be unlikely if facilities like swimming pools are replicated at every apartment development site within the Woden town centre. This is of course up to each individual developer.

Yours Sincerely

Martin Miller  
WVCC Committee Member.

13 May 2014