

Mr Nick Georgalis
Managing Director
GEOCON
PO Box 5425,
KINGSTON ACT 2604

Dear Mr Georgalis

RE Invitation to the Woden Valley Community Council (WVCC) public meeting on 7 February 2018

We are writing to invite you to the next WVCC public meeting to discuss your WOVA proposal and Recommendation 11 of the Standing Committee for Planning and Urban Renewal's (Committee) December 2017 Report into the Draft Variation to the Territory Plan for the Woden Town Centre (DV344).

We propose to discuss planning in Woden at the 7 February 2018 WVCC public meeting to allow the community to ask questions about WOVA and matters contained in DV344.

Our vision is for the community to have pride in the Woden Town Centre and to facilitate our residents' well-being by sharing social, cultural and recreational public spaces and strengthening connections between people. We would appreciate the opportunity to understand how WOVA will contribute to this vision.

The intent of the Government's *Pre DA Consultation Guidelines* is to bring the community on the development journey and create a sense of ownership and pride in the future. In the spirit of the *Pre DA Consultation Guidelines*, the public meeting provides an opportunity for genuine discussion with the community about the expected outcomes of your WOVA proposal.

As you are aware the Committee made 31 recommendations, many amending DV344, about a wide range of issues. Recommendation 11 refers to the WOVA site and seeks to amend DV344 to cap the scale and height of the marker building to the scale and height of the previously approved DA.

Shadow analysis undertaken during the development of the Master Plan found that taller developments on the western edge of the town centre had more impact on surrounding residential areas than any other areas of the town centre and therefore should be capped at approximately 12 storeys to reduce the overshadowing impacts on the western side of the road. Residents of the Bellerive Retirement Village are particularly affected by WOVA.

We are also keen to view your 3D technology to understand both the scale and height of the development in the landscape and the impacts of overshadowing on local residents. In order to mitigate community concerns at the Development Application stage, the community should be informed of the expected outcomes, including from noise, of the development.

Although your employees held some consultation in 2017, these sessions were at a preliminary stage and many questions were not able to be answered. We would like to be able to discuss the proposed development with you as a community so we can understand everyone's views about WOVA.

In addition, we are keen to understand the range of apartment sizes, the plot ratio, the community facilities and the demographics you are expecting will purchase the apartments.

The Woden Valley Community Council invited your organisation to both our November and December meetings, we note however, representatives from GEOCON declined to attend.

Finally, we would appreciate the opportunity to meet with you to discuss the Committee's recommendations for DV344. We hope you are available to attend the WVCC's 7 February public meeting. I can be contacted on 0420 533 809 or at president@wvcc.org.au.

Yours sincerely



Ms Fiona Carrick
President
Woden Valley
Community Council

25-1-18



Mr Chris Redmond
CEO
Woden Community Service



Mr Ian Trewhella AM
Chair ESI Sub Committee
Bellerive Retirement Village