

Geocon seeking reconsideration of the WOVA decision (DA 201833492) to increase the height of the building on Melrose Drive

We are seeking your support to send an email to the Planning Directorate stating your objections to increasing the already significant height of building 4 (on Melrose Drive) and the associated reduction in solar access to surrounding residents.

Context

On 28 September 2018 the Planning and Land Authority approved 4 residential towers (12,12,16 and 24 storeys) and 800 apartments on the corner of Melrose Drive and Launceston Street (Tradies site).

Geocon is seeking to increase the height of building 4 on Melrose Drive from 12 to 16 storeys and change the façade from the original proposal.

While many people in the community welcome development and the activity more people in the town centre will bring, we want development to be done well. We appreciate that this development is very high density and that the bulk and form of the towers makes a difference to its impact in the streetscape.

Points for an email to EPDcustomerservices@act.gov.au

We are seeking the ACT Government to ensure that the development:

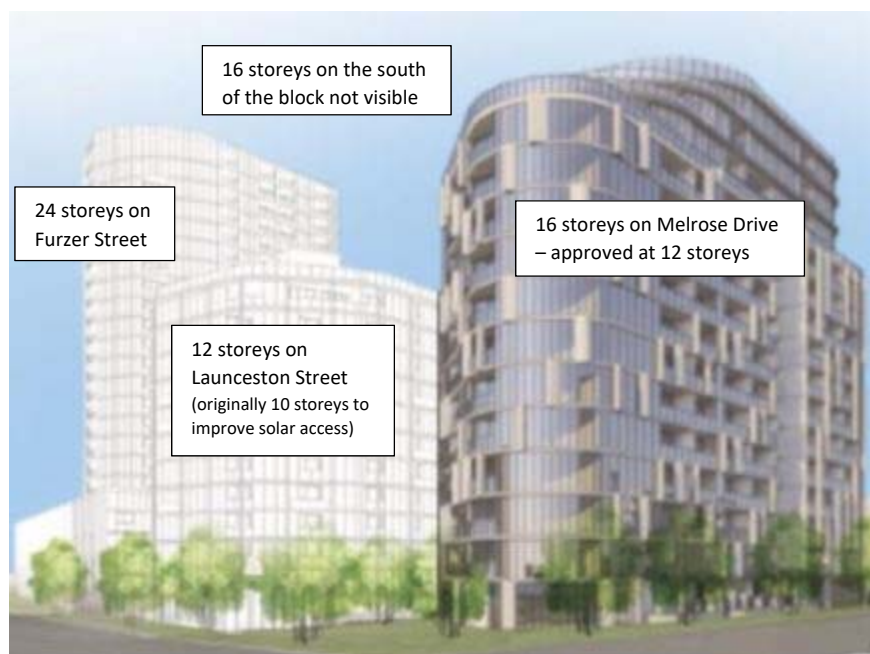
- retains the **scale and character** of the area which includes 3, 4 and 9 storeys on the western side of Melrose Drive and that the buildings are slender and the bulk and scale appropriate
 - retains building 4 (on Melrose Drive) at 12 storeys, terraced to 8 on Melrose Drive. The 12 storeys aligns with the Woden Town Centre Master Plan and the Precinct Code to allow better solar access to the western side of Melrose Drive.
 - retain the 10 storey building (rather than 12) on Launceston St
- maximises **solar access** to the Bellerive Retirement Village and to the WOVA development itself.
- delivers a **façade** befitting of a marker building for decades to come
- provides **social sustainability** with more 3 bedroom apartments to attract families
- provides **social infrastructure**, for example open green spaces with a play area for the children
- delivers **traffic solutions** on the corners of Launceston Street and Irving and Furzer Streets to allow the residents to access left and right turns onto Launceston Street.

Background information

Bulk and Scale

Geocon claim that their changes (to increase in building height from 12 to 16 storeys) will reduce the visual bulk, enhance the architectural expression and identity and increase clarity of the entrance and wayfinding. While we appreciate that bulk and scale is subjective, Geocon have not provided evidence for their claims with the perspective drawings not demonstrating, or making the case, for their claims.

The perspective drawings (below) of the building provided in the reconsideration are ambiguous in their relative bulk and scale, particularly the 24 storey building.



Additional 4 storeys

The Phillip (Woden Town Centre) Precinct Code allows buildings up to 12 storeys on the Tradies site with **one building tower per block allowed to be increased by 4 storeys**. The WVCC is concerned that developers are flouting this rule by sub-dividing the block to allow an additional 4 storeys on multiple blocks.

The WOVA development has utilised the additional 4 stories on Building 1 (the south of the site). The impact on the Bellerive residents and the streetscape should be minimised by keeping Building 4 (on Melrose Drive) to less than 12 stories.

Additional storeys are conditional on the development maintaining the building hierarchy and being close to public transport. These conditions have been significantly watered down from those in the

Woden Town Centre Master Plan that intended for the community to benefit from any additional storeys. It is unlikely that any development will fail to meet this criteria and it is also unlikely that there will be any community benefit. There is a constant creep upwards in the height of the buildings in the Woden Town Centre.

Density

The Committee for Sydney's 2016 *Making Great Places Density Done Well* paper discusses how higher density of around 600 people per hectare can unlock public spaces and allow us to create communities with high public amenity.

We note that the Geocon proposals in Woden have a significantly higher density than other proposals as shown in the table below.

Woden Development	Developer	Hectares	Towers	Storeys	Apartments	Population @ 1.6 people per apartment	Population @ 2 people per apartment	People per hectare @ 1.6 people per apartment	People per hectare @ 2 people per apartment
SlyPlaza		0.8023	1	20	162	259	324	323	404
Trilogy	Amalgamated	0.706	3	8,12,12	323	517	646	732	915
The Oaks	Amalgamated	1.3882	3	16,16,16?	450	720	900	519	648
Ivy	Amalgamated	0.968	1	16	280	448	560	463	579
Alexander and Albemarle	Doma Group	0.9566	2	12,12	186	298	372	311	389
Grand Central	Geocon and Zapari	0.3197	2	16 and 25	448	717	896	2,242	2,803
WOVA	Geocon	1.0193	4	12,12,16,24	800	1,280	1,600	1,256	1,570
Hindmarsh N12	Hindmarsh	0.7221	3	5,9, 25, 25	500	800	1,000	1,108	1,385
Hindmarsh N10	Hindmarsh	0.1712	TBD						
Strathgordon		2.329	TBD		500	800	1,000	343	429
			19	36	3,649	5,838	7,298	7,297	9,121