

DEVELOPMENT APPLICATION NUMBER: 202544436		
UNIT/S:	BLOCK/S: 4	SECTION/S: 7
SUBURB: PHILLIP		DISTRICT: WODEN VALLEY

REPRESENTOR 1:

I am writing to express my objection to the above development application. I am a born-and-bred Canberran and have lived the majority of my life in South Canberra. While I am a 'young' person, I have vivid memories of weekends and school holidays at the AMF which used to be where Grand Central Towers is now and at the Cosmopolitan Cinema which was just below the current location of Access Canberra. I remember a free, open South Canberra (with a lot more parking).

Like a lot of Canberrans, I have serious concerns about the rapid pace of development in the Woden area. Over the last decade or so, Woden has 'modernised' at the cost of public space, both on the ground and in the skyline (remember when Sky Plaza was the only high rise around here?). The fact that so many high-density buildings are being crammed into a place as tiny as Woden, especially around the central shopping area, is killing the spirit of the area and is an ugly contrast to the country town type of vibe we have always had.

In regards to the development itself, the fact that this development will see the end of the parking lot opposite GCT and Abode is outrageous. Sufficient public parking has always been an issue in Canberra and it has been infuriating watching these places disappear in the name of development over the years. Remember the decent parking lot that used to exist behind the Woden Library? Closed to facilitate the building of more structures and half of the former car park area is just paved off anyway! All of these proposed developments are encroaching on the open space of Woden and turning it into some kind of pseudo-CBD when it's just a small town area and should be kept that way. How do you justify having, effectively, another GCT across the road from GCT? The proposed development also encroaches on the bus interchange and light rail spaces. For what? What is the reason to cram in another couple hundred apartments right next to GCT, literally 5 minutes down the road from Wova which was only finalised this year? Will the CIT be the justification? That we anticipate so many droves of students who must be accommodated close by? With all due respect to CIT, it will not be attracting the kind of interest from local, interstate or overseas persons that an institution of the level of, say, the ANU will. Or is it the increasing migration that we want to encourage by rolling out the Geocon apartments? I mean no disrespect to migrants either but this area was never designed to accommodate so many people.

I was extremely disappointed to receive the notification of this development application. It is unnecessary and un-Canberran. This city is NOT Sydney or Melbourne, it is not an urban metropolis and never will be. This city is effectively a step-up from a country town and the level of construction that has already occurred is inappropriate for a city of this size. The Woden skyline has been marred by the extensive building in recent years but we can still keep the spirit of the Valley if we make better urban planning choices (which DA 202544436 is absolutely not).

REPRESENTOR 2:

As Chair of the Migrant and Refugee Settlement Services Australia (MARSS) and of Fair Canberra Inc I am delighted with the proposed facilities being planned for the expansion of the Hellenic Club. Both organizations continue to use the Hellenic Club as a base for their activities. Fair Canberra has over 500 community members who are leaders within their own respective communities across the ACT while MARSS provided settlement services to over 830 former refugees and migrants last financial year. Our members and clients would greatly appreciate undertaking their outdoor cultural and family activities in the new neighbourhood-scale park and in the new community hub comprising community spaces that can appropriately accommodate the delivery of a range of services to our clients. The availability of a number of new residences in the new development would also provide an opportunity for our MARSS clients to access supported (negotiated by MARSS) accommodation in Woden and for them to be close by the new CIT and the new light rail. Many of our clients possess bicycles and would be delighted with the proposed bicycle parking spaces and storage. From the perspective of both MARSS and Fair Canberra Inc the proposed development is strongly supported and is to be commended as responding directly to the needs of our members and clients.

REPRESENTOR 3:

I am making a representation in support of this DA. The proposal is a great addition to the ongoing development and modernisation of the Woden town centre. I am supportive of the provision of additional residential accommodations as well the parking, office and community amenity. The scale of the development is in proportion to the ongoing development of the Woden town centre and should be supported.

REPRESENTOR 4:

The Woden Valley Rams RLFC have been an active member of the Woden Community for almost 60 years. Our mission is to be one of Canberra's leading community sporting clubs where all people, regardless of age or ethnicity, have a place they can call home. The Hellenic Club of Canberra has been a partner of the Rams for almost 10 years. Over this time, we have worked together to provide a space where our members can call home. The Rams fully support the Hellenic Clubs proposed Woden Village project. The Rams have a player base of about 500 people including junior and senior teams. To this number we add over 1,000 parents, supporters and helpers. The development will further allow the Rams to continue to be a best practice community club with particular emphasis placed on our capacity to use the Matilda Street Park. The landscaped edges and active frontages along Bowes Street West and South will improve pedestrian accessibility and contribute to our ability to use these areas safely. The new tree plantings, widened footpaths, and improved public realm will also contribute to pedestrian safety and amenity and we are looking forward to using these in the future for our large Club's outside functions.

REPRESENTOR 5:

I wish to object to the proposed construction of the three multi-unit residential buildings being proposed in Phillip. This is situated directly across from my apartment building. My objection is based on an overall assessment of the local context, which collectively highlights significant concerns regarding overdevelopment in Phillip, oversupply of apartments, traffic impacts and community viability. This area currently exhibits a high density of apartment blocks being erected, with ongoing construction having taken place ever since I moved in. The continuous proliferation of such projects has led to market saturation, diminishing the necessity and sustainability of additional residential units. There is an oversupply of apartments already, with more apartment buildings proposed for the

near future which is creating overdevelopment in an area which requires careful management of infrastructure and liveability of the community. This area, and surrounding streets already faces persistent traffic congestion, exacerbated by increased population density and ongoing construction disruptions. The new development will likely intensify these traffic problems, compromising safety, mobility and quality of life for residents and commuters.

REPRESENTOR 6:

Woden Village Precinct – Development Support I am writing to express my strong support for the proposed development of Woden Town Centre, Block 4, Section 7, Development Application (DA) Reference 202544436. The Queanbeyan Tigers Football Club (QT AFC), endorses the project, highlighting the transformation and benefits for the community. Features of the Proposal Development of Matilda Street Park, a 2,152 m² neighbourhood-scale park featuring event lawn, plays space for children, landscaped gardens, seating, and gathering areas to support community use and cultural activation. 8-storey public car park with 2 levels of basement, accommodating 640 car parks, end-of trip facilities and indoor recreation space. 6-storey community hub comprising ground-level civic and community spaces, mid-level office spaces, and a rooftop communal area designed for gatherings, cultural events, and flexible use. 12-storey office building designed with 4m floor-to-floor heights to support high quality commercial tenancy fit-outs and provision of rooftop garden. Combined two levels of basement for office and community hub providing 143 parking spaces. Provision of retail and non-retail commercial spaces at ground level Landscaped edges and active frontages along Bowes Street West and South, improving pedestrian amenity and contributing to a safe streetscape. Verge and streetscape upgrades along Callam Street, Matilda Street and Bowes Street, including new tree plantings, widened footpaths, and improved public realm for better pedestrian safety and amenity. Development of three residential towers comprising 200 apartments, including 1, 2, and 3 bedroom dwellings. Building 1, 17-storey residential building, housing 80 units. Building 2 & 3, 12-storey residential building, initially split into two footprints at lower levels and merging at upper levels, supporting varied residential typologies and communal rooftop open spaces. Both building accommodate 60 units each. Provision of retail and non-retail commercial spaces at ground level Four levels of residential basement with 292 car park spaces and bicycle storage. 351 dedicated long-stay and 98 short-stay bicycle parking spaces. Addition of two accessible landscaped roadways for public access, connecting Matilda and Bowes Street Anticipated Community and Economic Impact The development is expected to deliver modern, efficient, and visually appealing commercial spaces to enhance local business activity and precinct vitality. The multi-residential spaces are designed to provide high-quality housing, complementing the character of the neighbourhood. The proposal supports local housing diversity, urban design outcomes, and aligns with the government's vision for economic growth and employment generation in the area.

REPRESENTOR 7:

As a medical specialist and clinical researcher based in Woden, I welcome the opportunity to submit this statement in support of the Woden Village Development Application (DA 202544436), in accordance with the Planning Act 2023. I write on behalf of the growing network of healthcare providers located within and around Bowes Place, which has become one of Canberra's most concentrated and essential hubs for specialist medical care. Our precinct includes Woden Dermatology, which I lead, alongside Paratus Clinical Research—a facility conducting advanced clinical trials for dermatological conditions such as psoriasis, alopecia, and hidradenitis suppurativa. Co-located with Rheumatology ACT, Woden General Practice, and Dental Specialists, Phillip, we form a multidisciplinary ecosystem that supports individuals managing long-term and complex health conditions. A new medical centre is also set to open in our building, further strengthening this

collaborative hub. Over the past few years our medical practices have had to endure many interruptions to parking and access whilst the new structures and facilities e.g. CIT building, temporary and permanent bus interchanges, and residential multistorey buildings have been built. We have found parking options during these periods of construction to be inadequate. Our primary representation, accordingly, relates to our many patients who rely on accessible parking due to mobility challenges or treatment schedules. Any reduction in parking availability would directly impact their ability to receive timely care. For this reason, we view the commitment to maintaining public parking access throughout the development's three construction stages as essential. While the existing surface car park will be removed, the proposed eight-storey public car park will ultimately increase capacity. The inclusion of temporary parking arrangements during each stage is welcome; however, the absence of specific details - such as location, capacity, and timing - creates uncertainty. We strongly encourage recognition of our community's need to maintain access to these services, and the early release of this information to ensure continuity of care and confidence for healthcare users. Thank you for the opportunity to contribute to this process.

REPRESENTOR 8:

Thank you for the opportunity to provide feedback. It is exciting to see this proposal, which will hopefully contribute positively to the evolution of the Woden town centre into a lively urban hub. However, there are a number of items which I think need to be improved before finalisation of this proposal. These are:

- Tenancies under the residential building: I strongly support having non-residential uses on the ground floor of these buildings, which will help to activate the area. However, having so many tenancies as only non-retail commercial uses seems overly restrictive, and risks a dominance of commercial uses which have low interactivity with the public domain, leading to a dead and unactivated ground plane. Flexibility for a broader range of non-residential uses should be enabled here, especially given its frontage onto the future light rail and bus interchange.
- Multi-storey car park - number of car spaces: With the focus on reducing car usage and encouraging active and public transport use, the number of car spaces proposed is substantial, and consideration should be given to reducing this.
- Multi-story car park - height, bulk, and scale: On a connected matter, an 8-storey car park is an excessively dominant and inactive structure, which would have a negative amenity impact on the surrounding area. I would recommend reducing the number of floors of this structure to help reduce its bulk.
- Multi-storey car park - headlight glare: Given the location of this car park, cars will be parked directly facing into residences at Grand Central Towers and other surrounding buildings (both current and those proposed in this application). This creates an amenity impact on residents as cars parking or leaving at night will turn their headlights on, causing glare straight into the units.
- Multi-storey carpark - visual amenity: The current facade design for the multi-story carpark in the plans provided is visually dominant and harsh and presents a stark outlook for residences in surrounding buildings (both present and proposed). I would suggest a redesign of this facade to create more visual interest and soften the presentation, while also providing a (preferably hidden) part-wall on each floor to block car headlight glare from surrounding buildings. Elements that could assist with this include planter boxes and/or vertical gardens (as long as suitable conditions of consent are provided to ensure their ongoing maintenance), and a lighter and more varied facade design that uses a variety of materials.
- Multi-story car park - ground plane: The proposed indoor recreation tenancy on the ground floor has good potential to provide activity to the western side of this structure. However, the entirety of the eastern side of the car park ground floor is inactive and blocked off, which is inconsistent with surrounding uses (both existing and proposed). I would suggest flipping the vehicle entry ramp to the upper floors to instead access via the new east-west laneway (which would be consistent with the service functions proposed to face this laneway for the other buildings that adjoin it), and shifting the EoT facility up a level to create another ground

floor tenancy which responds to and activates the facade of the structure along Bowes St and the new north-south laneway. Many thanks for your consideration of my submission.

REPRESENTOR 9:

The ACT Scale Modellers Society, a not-for-profit incorporated community organisation with over 180 financial members, submits this statement in support of the Woden Village Development Application (Development Application 202544436) in accordance with the Planning Act 2023. Our members represent a broad cross-section of the ACT community - public servants, tradespeople, academics, military/ex-military, AFP members, professionals, retailers, retirees, and students - and we maintain a long-standing connection to the Woden precinct through our alliance with the Hellenic club, our nominated HQ for monthly meetings and other activities throughout the year and have done so for many years. While we do not offer technical amendments, our support reflects informed perspectives from members with experience in construction and related sectors. This statement affirms our strong support for the proposal. We consider the package to be comprehensive and ready for implementation and submit this statement in good faith, with the intention of contributing constructively to the planning process. We consider the proposal aligns well with the ACT Planning Strategy 2023, particularly in its approach to zoning, transport, and community infrastructure. In our view, this proposal represents a well-considered and transformative vision for the future of the Woden Town Centre. To inform our position of support, we consulted several members with experience in governance and infrastructure delivery in the ACT. Their insights helped us assess the planning merits of the Woden Village Precinct and reinforced our belief that this redevelopment is strategically aligned with the region's long-term needs. We believe the Woden Village proposal reflects sound planning principles and aligns with the ACT Government's strategic goals for urban renewal, housing diversity, and improved public spaces. In our view, the mix of residential, commercial, and community infrastructure is appropriate for the location and responds to the evolving needs of the Woden community. We are particularly supportive of the inclusion of affordable and community housing, as well as the variety of apartment types proposed. In our view, this approach promotes inclusivity and liveability, while contributing to the broader goal of housing accessibility across Canberra. We also welcome the emphasis on public realm improvements and pedestrian-friendly design. In our opinion, features such as Matilda Street Park, landscaped roadways, widened footpaths, and active street frontages will greatly enhance the experience for residents, visitors, and local businesses. These elements reflect a people-focused approach that we consider is essential to successful urban renewal. From our perspective as a community group that relies on shared public venues, the proposed 6-storey community hub is a particularly valuable inclusion. In our view, the combination of civic spaces, office levels, and rooftop gathering areas will provide flexible infrastructure that supports not-for-profit organisations like ours. ACTSMS regularly hosts public events and exhibitions, and we know how critical it is to have venues that are centrally located, well-served by public transport, and designed for diverse uses. Without such facilities, our Society could not operate effectively or deliver the community engagement we are known for. We also wish to acknowledge the vital role of the Hellenic Club in this project. The Club is a longstanding source of pride for the Woden community and a key supporter of grassroots organisations such as ourselves. Its continued presence and investment in the precinct, in our opinion, will help ensure Woden Village remains a cultural and civic centre. We understand the development will be delivered in three stages and, in our view, the commitment to maintaining public parking access throughout construction is essential. While the existing surface car park will be removed, the inclusion of an eight-storey public car park will ultimately increase capacity. Importantly, the proposal confirms that temporary parking arrangements will be provided during each stage of construction. However, in our view, the lack of specific details - such as location, capacity, and timing - creates uncertainty for users.



Territory Planning Authority

We support the early release of this information to provide clarity and confidence for local businesses, commuters, and community groups. In our opinion, the site's proximity to the future light rail stop, bus interchange, and CIT Woden campus makes it a strong example of transport-oriented development. The inclusion of end-of-trip facilities, extensive bicycle parking, and improved connectivity supports sustainability and access for all. We understand the Woden Village proposal has been developed in alignment with the ACT's strategic objectives. In our view, while community consultation is a valued part of the planning framework, it is important to recognise that the Development Application process is governed by evidence-based assessment under the Planning Act 2023. Feedback from directly affected residents and user groups such as the ACTSMS should be given appropriate weight, but broader opposition from non-local or ideologically motivated groups must be assessed on planning merit only - not volume or visibility: In our view, Woden Town Centre is evolving into a dynamic mixed-use area, and responsible development like Woden Village plays a key role in delivering housing, jobs, and community infrastructure. The DA process is transparent and fair, and we consider that allowing disproportionate opposition to derail a well-considered proposal risks undermining the planning system and delaying progress that benefits the wider Canberra community. To us, Woden Village is more than just a development - it's a long-term investment in Canberra's future. It supports housing choice, economic growth, and community life, while strengthening the identity of Woden as a place to live, work, and connect. We respectfully urge the Planning Authority to approve this application and support the timely delivery of this important precinct.