

DEVELOPMENT APPLICATION NUMBER: 202544436-S179B		
UNIT/S:	BLOCK/S: 4,5	SECTION/S: 7
SUBURB: PHILLIP		DISTRICT: WODEN VALLEY

REPRESENTOR 1:

As an owner/occupier of a north facing apartment within Grand Central Towers, I strongly object to this development application. Here are my reasons why:

Traffic congestion

My first concern is traffic congestion on Bowes St. During the construction of the new Woden Bus Interchange, the buses were re-directed though Bowes St to access the Temporary Bus Interchange. During this time, the increased traffic on Bowes meant that there was regularly a traffic jam of cars and buses waiting to turn at the lights onto Launceston Ave. The line of vehicles often stretched all the way back to the Abode Hotel causing great delays when entering or exiting via private vehicle. I struggle to see how it will be any different once there are another 200 apartments and a 12-story office building worth of people coming and going from Bowes ST. You may encourage people to use public transport to solve this issue, however the reality of the matter is that people drive cars, and often public transport isn't a viable option.

Given the high potential for traffic congestion in the area caused by an influx of residents, I am concerned about how emergency services will access Bowes St in the event of an emergency. There is limited space for cars travelling on Bowes St to move so that they can clear a path for emergency services vehicle while on Bowes st.

Parking

As this block is surrounded by an apartment building with no visitor parking (GCT), a hotel with no guest parking (Abode), and a club that doesn't have enough parking for its clientele (Hellenic). This existing car park is often used by people attending the above locations as well as many people who work in Phillip, there has been no interim parking solution proposed for the above-mentioned cases while the new car park is being built. On top of the lack of parking caused the construction of the proposal, there is no mention of how the 8-story car park will be run. Will it be paid parking? Will it be timed? Will it be run by the ACT Government or by a private company such as Wilson's?

I think it should have the same rules as the existing car park, run by the ACT Government and only paid during the day on business days but free during the evening and free on weekends and public holidays.

Privacy

I am concerned about privacy given how close the proposed apartment buildings will be to each other and how close they are proposed to be to Grand Central Towers. As a local resident, I do not want to be able to see into other people's homes, and I don't want other people being able to see into my home.

On Going Construction

As I moved into Grand Central Towers before the construction of the new CIT and bus interchange began, I have had to live through 4 years of constantly being surrounded by construction sites with minimal relief. Regularly being woken up by early in the morning and during nighttime construction have drastic effects on a person's physical and mental health. This can have greater effects on those who work nights as they are only able to sleep and rest during the day. There appears to be minimal thought put into how the construction within this proposal will affect those who already reside in Bowes St.

These are my reasons why I am greatly concerned about this proposal.

REPRESENTOR 2:

I am writing again to oppose this development on several grounds. Firstly, the central Woden area has been heavily developed over the last 10 or more years and there are now too many high-rise structures clustered into what is a very small urban area that is not suited to this kind of development. As I said in my previous representation, Canberra is more of a country town than a major city and is not suited to so much high-density, high-rise development. If Canberra is growing and expanding out north to accommodate the growing population, why is so much high-density housing being built in a much older area? Secondly, this development will eat up yet another car park in the central Woden space (remember the parking lot that used to be located behind the Woden Library which has now been paved over and rendered useless?). If nothing else, the space could at least be converted into a public-use area such as a park. It is also worth considering the impact that this construction will have on people staying at the Abode Hotel on Bowes Street. Many visitors to Canberra utilise the carpark as it is directly across the street from the hotel including families and older persons. Having access to a car park in the open, rather than having to navigate a cramped underground parking facility, is a great benefit for visitors. Removing the carpark will benefit a handful of people (which of course is the point of this development) and cause a great deal of inconvenience to a great many others. Finally, I am concerned about the prospect of yet more construction around the Bowes Street/Matilda Street area. This area has been difficult to navigate over the past few years whilst the bus interchange was built and more recently with the renovations to the Hellenic Club. The interchange is finally complete which means traffic is mostly flowing properly again; this development will mean even more inconvenience for the public and for residents of nearby residential buildings as the area is cordoned off and shut down again.