



Legislative Assembly for the
Australian Capital Territory

Standing Committee on Environment,
and Planning

Submission Cover Sheet

Inquiry into the Role and Future of the Woden Town Centre in the context of a compact city

Submission number: 063

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Sent: Tuesday, 9 September 2025 5:16 PM

To: LA Committee - Environment <LACommitteeEnvironment@act.gov.au>

Subject: Woden Livability

Good afternoon

I live & work in Woden Valley - here are some thoughts on what would contribute to our livability.

-Towers are too tall in zones a & b of the towncentre - dominating the area visually as well as affecting light/sunshine & seeming to contribute to the wind tunnel effect which is an ever present component of Woden town centre and seeming to contribute very little to the broader community. From now on buildings of between 6 & 12 levels would be less daunting.

- Tower blocks, whatever height, should have more thought to how people live within them, space, airflow, communal/shared space - not just carving up buildings for maximum profit.

-Why isn't something wonderful or indeed anything happening to Lovett tower?

-The new plaza behind CIT needs some child activities not a play park as such but some more interesting diversions for while parents have a sandwich/chat or whatever else they might do at these tables.

-It would be good to have some shade sails there also, until the trees grow and create shade.

-It Would be good to see some markets like the Farmers market held regularly in the plaza area. This could bring more people into a still sparsely used area..

-Woden/Phillip has lots of "little bits" or piecemeal development - The Townsend st End, The Hindmarsh sections, Westfield, The Bowes St section, the Irving St end, the businesses along Corinna St, the Bus Interchange -but none of it flows well from one to another - if one is trying to walk or even drive. The Government should put some thought into how an improvement of flow would assist businesses and residents.

-When a developer puts in an application they should demonstrate how it integrates/flows into the wider community, as well as improves it. I don't believe that some of the recent developments have contributed positively.

-Callam Offices is one of the modernist gems of the ACT and should be renovated (not sold off) and used for Community space, community services, youth services, an art space, social enterprise etc. To integrate it into the town centre a plaza could be built over the creek/channel and gardens could then flow from Eddison Park to the interchange. Be courageous and save this gem there is very little quite like it anywhere.

-There needs to be more public amenities such as redevelopment of the pool area - a landswap with Geocon to release the land back to the community for inside & outside pools. Also indoor Basketball courts are needed and amenities for other sports that don't have a presence already here.

-The Townsend St part of Phillip/Woden should be managed carefully - it contains many independent traders & businesses that might suffer if renovations & redevelopments of that area are fast tracked. If we lose businesses we lose jobs.

- it would be great to have real human beings sweeping, picking up rubbish on a regular basis all over our city - one example of where this is needed is the government car park between Westfield & Callam St which in a feral state, another is the footpath behind the new bus station & Shea St - similarly unpleasant.

I really hope that there is a commitment to an overall plan which is about helping the community flourish and not just about getting the biggest building onto the smallest space for the most profit.

Be bold and make decisions that enhance the lives of the people that live & work here.

Best wishes in your efforts on our behalf

Sarah Hubert