

Submission on Draft Variation to the Territory Plan No 344

Draft Variation to the Territory Plan No 344 (Woden Town Centre: Zone changes and amendments to the Phillip precinct map and code, July 2017) is not consistent with the ACT Minister for Planning's Statement of Planning Intent 2015. It is inimical to the implementing the strategy of delivering high quality public spaces through placemaking. The Draft variation must be amended so that it is consistent with this strategy.

The strategy "Delivering high quality public spaces and streets through placemaking" where placemaking is the "the art of creating public 'places of the soul,' that uplift and help us connect to each other." is an excellent and essential if Canberra is to remain a highly live-able city as it grows.

My experience living in, and visiting, large cities with high density residential areas in North America and Europe has led me to conclude that high quality public spaces with a sense of place, that is public spaces that people are attracted to go to and "hang-out" in, have the following characteristics.

Human-scale: they are not dominated by high buildings with high bulk and scale.

Excellent solar access throughout the year: they are sunlit through most of the day throughout the whole year.

These characteristics have not been incorporated into the Draft Variation to the Territory Plan No 344. Solar access for the town square (R16 and C16) is particularly problematic.

R16, currently "a minimum 3 hours solar access to at least 1,000m² of the town square area between the hours of 9am and 3pm on the winter solstice (21 June)", should be amended to increase the area from 1,000m² to at least 75% of the square and the minimum hours from 3 hours between 9am and 3pm to 6 hours between 9am and 4:30pm to cover after-school use by children and their carers.

C16, currently, "Development retains reasonable solar access to the town square" must be amended to include guidelines on what is considered "reasonable". These guidelines must be consistent with R16.

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