I oppose the draft variation because it does not protect adequate access to sunlight.

I consider that the Committee should not approve the variation until adequate access is guaranteed.

My specific suggestions are:

a) imposing an absolute height limit on all new developments of no greater than the maximum height currently existing in the Woden town centre area. I consider that, while the existing structures already push the boundary on what is appropriate, there is an element of change that is inevitable and that extending the area where high rise is allowed but not increasing the existing height is a reasonable compromise; and

b) proscribing any new development from reducing access to sunlight for residential and similar premises and for public open space below five (5) hours per day. This requirement should reasonably approximate what a well-sited free-standing structure in a low density area can readily achieve. Furthermore, it will guard against avoidance of the intent of the proposed three-hour minimum.

My observation is that the political process in the ACT is able to produce a sensible compromise on redevelopment matters if key Members are that way inclined (the Red Hill shops housing precinct is a good example).

I hope that the Committee and other key members of the Assembly insist on a sensible compromise in Woden.

Regards

Bruce Paine