



14 September 2017

The Committee Secretary
Standing Committee on Planning and Urban Renewal
Legislative Assembly for the ACT
GPO Box 1020
CANBERRA ACT 2601

Sent to: committees@parliament.act.gov.au

 A.C.T. LEGISLATIVE ASSEMBLY COMMITTEE OFFICE	
SUBMISSION NUMBER	8
DATE AUTH'D FOR PUBLICATION	21/9/17

Dear Committee Secretary,

Submission to the Inquiry into Draft Variation to the Territory Plan No. 344: Woden Town Centre: Zone changes and amendments to the Philip Precinct Map and code.

Thank you for the opportunity to comment in relation to the Standing Committee Inquiry into Draft Variation No. 344 (DV344) for the Woden Town Centre. In general terms, it is accepted that DV344 reflects the provisions of the adopted Master Plan. We have reviewed the recommended provisions of DV344, particularly as they relate to land held by the Doma Group being Blocks 50 and 52 Section 8 Phillip, and provide the following comments for consideration.

We request that the Woden Precinct Code is amended to add 'produce market' as a permissible use on Blocks 50 and 52 Section 8 Phillip and along North Walk (Block 77 Section 8 Phillip). This amendment would permit a 'weekend farmers market' on the site and along North Walk. This use will help to enliven and add vibrancy to the precinct and encourage pedestrian movement through this locality.

Consistent with the Woden Town Centre Master Plan, buildings 10 storeys or more in height are required to have a clear base, setback middle and top. We contend the mandating of building setbacks is not justified on sound design or town planning grounds and will create a built form that departs from the existing 10 or more storey buildings that are located in the Woden Town Centre. It is not necessary to have the middle of the building setback from the building base to reduce apparent bulk and scale, provide visual separation from the podium, or provide an attractive and interesting built form that fronts on to the street.

We recommend that the wording of the relevant Criteria is revised to permit development to be considered on its merit without mandating the middle of the building is setback. The Criteria should maintain the development provides an appropriate scale to the street, does not dominate the streetscape and does not unreasonably overshadow onto significant public spaces. It is agreed that the requirement for a podium level, that creates a sense of human scale and deflects down draughts, and a building top section that is designed to screen plant and services and creates an integrated and appropriate conclusion to the built form should still apply.

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With reference to the Rules and Criteria contained in DV344 the following comments are provided:

Criteria 18 allows in the criteria that setbacks are c) are consistent with the front boundary setbacks of existing adjacent buildings. This criterion could limit good design outcomes if neighbouring properties do not provide for public amenity but prescribe the minimum setback. As currently worded, Criterion C18 c) will limit the outcome based planning that is favoured by the planning authority.

Criteria C19 allows for 'minor departures' at ground level and above 12 storeys however does not allow for departures above ground level to 12 storeys. This has the effect of mandating a minimum front setback of 3m for buildings 22m up to 12 storeys.

The following wording for Criteria C19 is recommended to enable the consideration of a departure from the setback for the building on merit:

C19

Minor departures from the building setbacks are permitted at the ground level where development:

- a) contributes to the pedestrian orientated environment
- b) reflects the existing street character
- c) accommodates active uses, building entrances, public amenities and landscaped areas.

Departures from the building setbacks are permitted for the portion of development above 22m where the building is designed to provide visual separation from the podium, limit the building floor plate size of the tower to reduce the bulk and scale of the development, and allow for solar access on to the public spaces, streets and adjacent development.

Compliance with the suggested wording for Criteria C19 will still ensure the building is designed to provide visual separation from the podium, the floor plate size of the tower is limited to reduce the bulk and scale of the development, and solar access to the public spaces, streets and adjacent development is maintained.

Thank you again for the opportunity to respond to the Inquiry into Draft Variation 344 Woden Town Centre (DV344). We trust that the comments provided will be fairly considered. Please contact myself should you require any clarification on the matters raised.

Yours sincerely



Aaron Oshyer
Manager ACT

