

3 March 2023

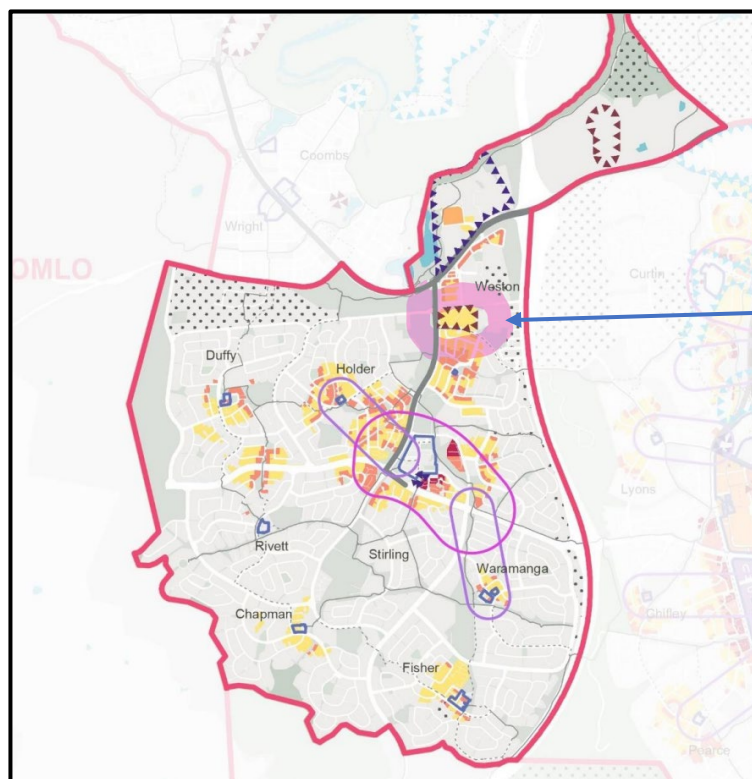
Environment, Planning and Sustainable Development Directorate
EPSDDcomms@act.gov.au

Dear Sir/Madam,

RE: Submission on the draft Weston Creek District Strategy – Block 1 Section 82 Weston future ‘T5 – Urban Centre’ opportunity.

[REDACTED] opportunity to provide a submission on the draft Western Creek District Strategy that is currently on exhibition.

[REDACTED]
Village Building Company (VBC) are the owners of Block 1 Section 82 Weston (2 Unwin Street Weston) and are in the final stages of a development application process for 337 dwellings on the site. As part of our review of the draft Western District Strategy it has come to our attention that the land is proposed to be zoned as T4 ‘General Urban Zone’ which is mixed use but primarily urban fabric, with a wide range of housing types and up to 3 storey apartment buildings. It is also noted that the site is marked as a future investigation area (see extract of map below with site highlighted).



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Section 82

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Given the clear desire within the Weston Creek District Strategy for approximately 1,300 additional dwellings to be created within infill sites, it is our opinion that Block 1 Section 82 would be better served being rezoned as T5 'Urban Centre'. The site is currently almost six hectares in size and has the ability to be carefully master planned to ensure that a greater density was balanced with communal open space and good quality deep rooted green planting zones.

The image presented above appears to indicate that the additional housing demand for Weston Creek would be catered for by a number of individual housing blocks currently zoned as RZ1 being rezoned to T5 'Urban Centre'. It is our opinion that this is an unlikely outcome due to the constraints a number of these block have in terms of overshadowing and overlooking of adjacent properties and the impact these would have on existing residences. VBC believe that the Territory would be better served by allowing greater density on larger sites that would have an ability to curate a tailored, more considered response. [REDACTED] 1 S82 would not be affected by such constraints.

Furthermore, VBC understand from the Active Travel Infrastructure Practitioners' Tool that there is a [REDACTED] nt to create an important community link between Unwin Place and Heysen Street and that Heysen Street will become a key community route fulfilling demand for Active Travel between Weston, Woden and Molonglo/ Stromlo (see image below).



We believe that this block has an ability to become a cornerstone site for a gateway connection between Weston Creek, Woden and the Molonglo Valley and could play a pivotal role in connecting the Active

Travel network referred to above to the wider Canberra region given it is located on the future light rail corridor.

Finally, it is assumed that any rezoned areas will also have an increased plot ratio to allow an appropriate density to be delivered.

It would be appreciated if the comments in the submission could be considered as part of the finalisation of the Weston Creek District Strategy and also in the future investigation of this land as earmarked in the plan.

Kind Regards

[Redacted signature]

[Redacted name]

General Manager - ACT Region