



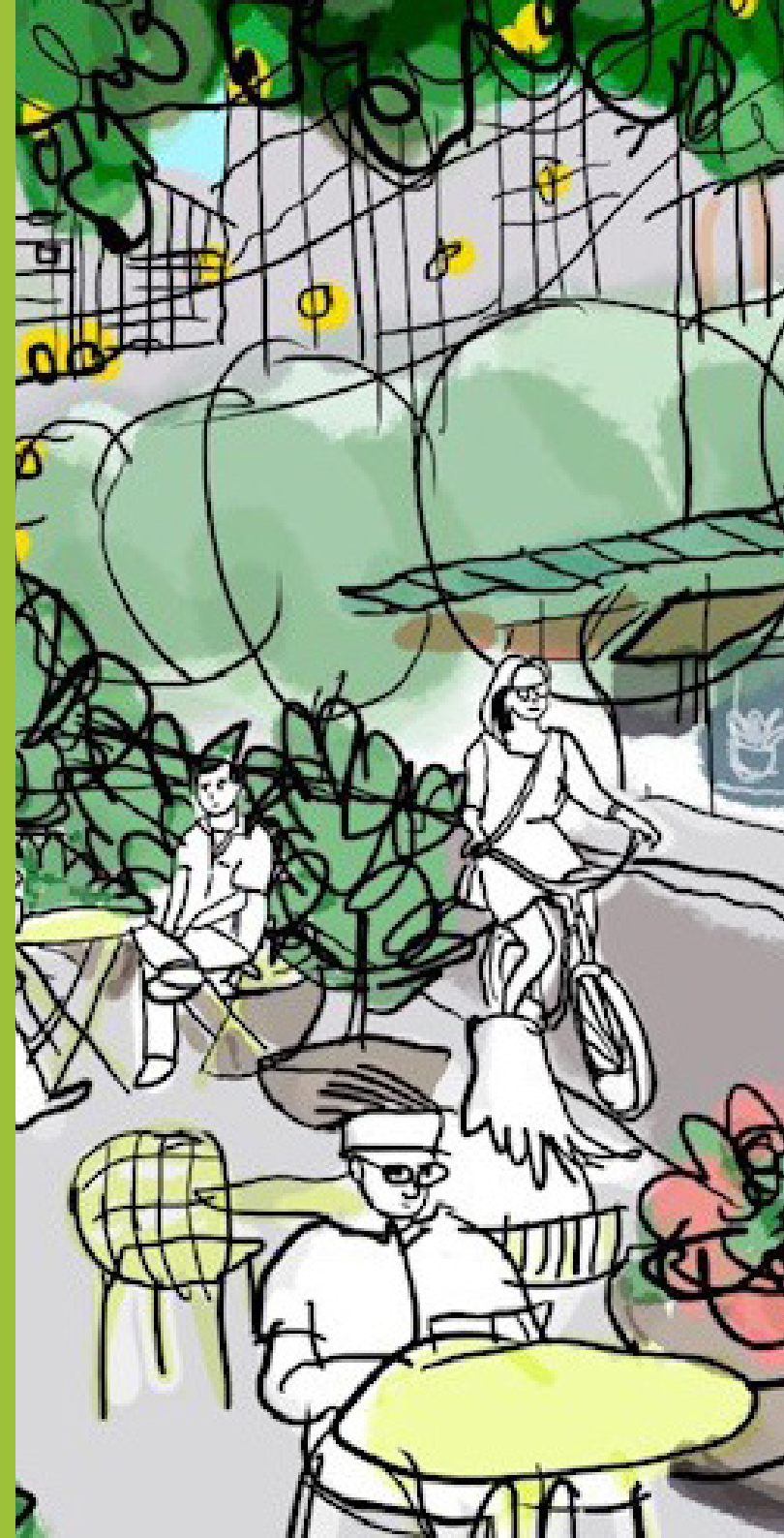
ACT
Government

Suburban Land
Agency

Phillip Block 1, Section 7

Place Design Brief

March 2023



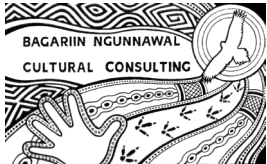
Acknowledgment of Country

The Suburban Land Agency (SLA) acknowledge the Ngunnawal people as Canberra’s first inhabitants and Traditional Custodians. We recognise the special relationship and connection that Ngunnawal people have with this Country.

We recognise the significant contribution the Ngunnawal people have played in caring for Country. For time immemorial they have maintained a tangible and intangible cultural, social, environmental, spiritual, and economic connection to these lands and waters.

DOCUMENT CONTROL

Revision	Description	Date of Issue
A	Draft	13/03/23
B	Final	16/03/23
C	Final	20/03/23
D	Final	24/03/23



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1.0 PURPOSE OF A PLACE DESIGN BRIEF

The Place Design Brief sets out community aspirations to ensure that Phillip Block 1 Section 7 (Phillip B1 S7) in the Woden Town Centre can develop into a liveable, green and vibrant neighbourhood.

The purpose of the Place Design Brief is to guide developers, architects, landscape architects and urban designers in preparing a development proposal for the land release sites that responds to the area's unique attributes and contributes positively to transformation of Woden's identity.

The tender for the sale of the sites is inviting innovative design and development proposals which will be assessed against the high ambitions outlined in this Place Design Brief. Tender submissions will be assessed against how they incorporate the features, objectives, and vision outlined in the Place Design Brief, along with other criteria.

Prepared using the insights and local knowledge from within the Woden community, the Place Design Brief defines desirable urban experiences for the sites focused on people and place.

It sets out to inform the design of common spaces that are shared by the whole community associated with the development sites, including:

- Built form interfaces
- Streetscape
- Public amenity
- Publicly accessible spaces and their location
- Greenery
- Commercial activity

Why Places are important.

Creating a sense of place and community is a guiding principle in designing liveable, active and high-quality built environments.

For most people, where they live and work is a fundamental part of their identity and an important part of their social life and community interaction. It is a place of family, friendship and networks, both within their neighbourhood and in places they visit, like nearby shops, work, public parks and recreation areas.

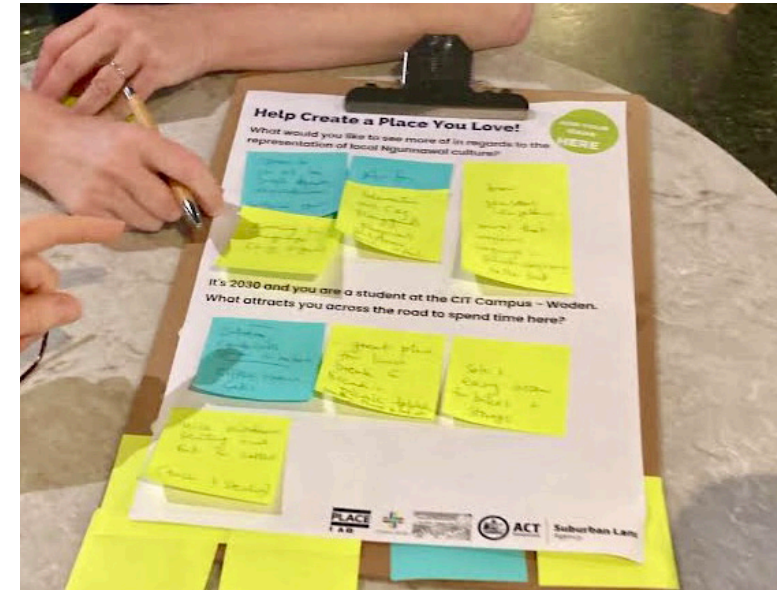
What is a Place Design Brief?

The Place Design Brief is a document generated through consultation process with community to understand what the community values about a site. It looks at the specific site for release, as well as the streets and spaces around it and how people use them and want to use them in the future. It inspires people to collectively re-imagine and reinvent the spaces between buildings - streets, open spaces and parks - as the heart of every community and business.

Why a Place Design Brief?

By engaging with the community from the very start of the design process the project team are better placed to bring together ideas, experiences and values expressed by the community and stakeholders, enabling the integration of these aspirations within design. This puts people first as we co-design our future public spaces together. Considerations can include things like: open space and landscaping character, street design elements, active building frontages, retail strategy, connection with nature and so on.

The Place Design Brief will form the backbone of the sales documents for the release to market of the site.



Engagement board



Pop up event at Westfield Woden

2.0 STUDY AREA

Phillip B1 S7 is located within the Woden Town Centre, in the south of Canberra.

The site is zoned CZ2: Business Zone, and is approximately 14,974m² in size. It is bounded by Callam Street to the east, Matilda Street to the north, and Bowes Street to the west and south.

The site is presently a public carpark serving the Woden Town Centre, and temporary bus depot serving the Woden Bus Interchange on Callam Street, which is currently under construction.



Figure 1. Location Plan

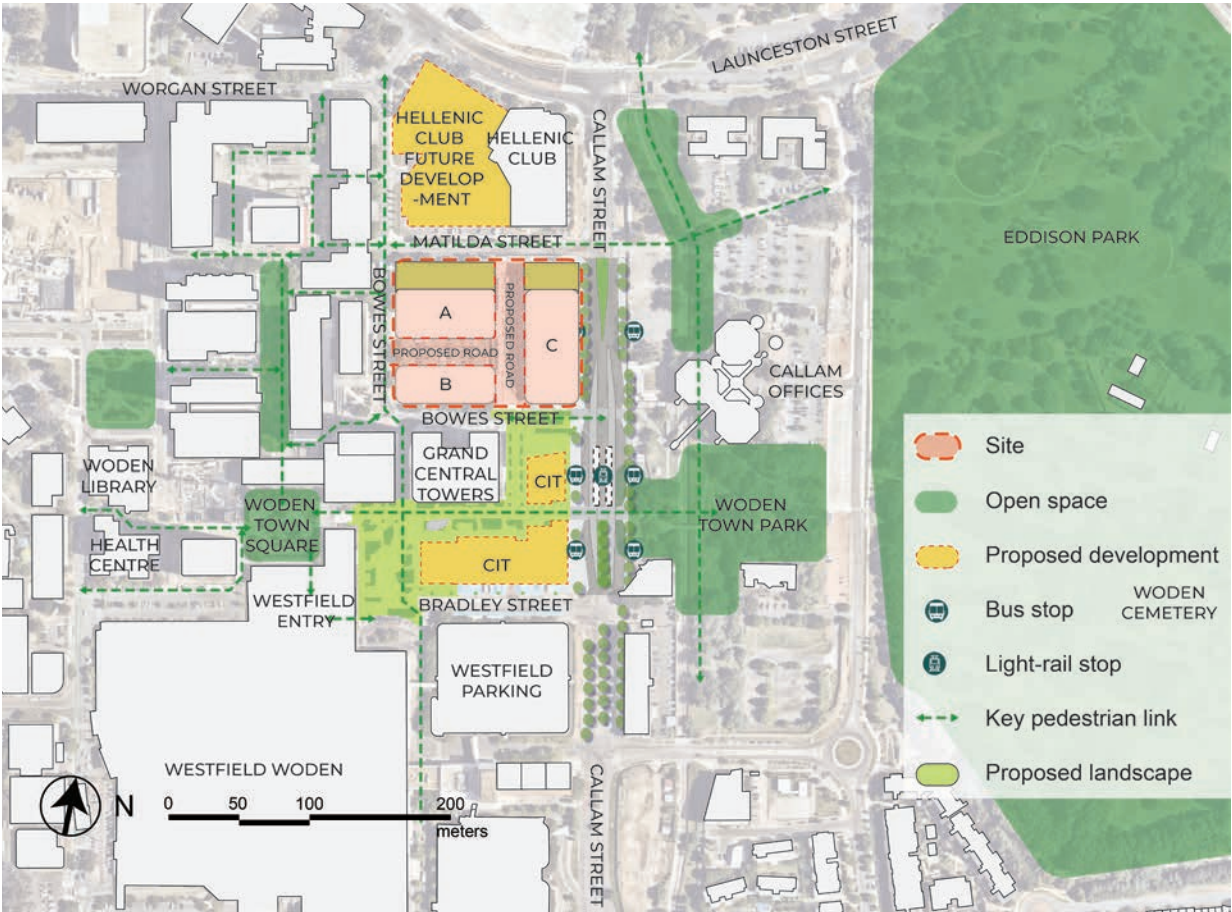


Figure 2. Site Context

3.0 PLANNING CONTEXT

Woden Town Centre Master Plan

The site is identified within the Retail Core Precinct and separated from the Town Centre Living Precinct to the east by Callam Street, which is a major collector road.

The Master Plan highlights the opportunity for Phillip B1 S7, which currently includes the Park and Ride and surface parking, to be retained for large office/mixed use employment base development in the centre. The Master Plan also identifies Phillip B1 S7 as one of the preferred sites to accommodate future structured parking.

Land use zoning under the territory Plan and Phillip Precinct Map and Code

Phillip B1 S7 is zoned Business Zone (CZ2):

- Provide for office and business sites that are accessible to public transport and convenience retailing and services
- Provide a diverse range of accommodation sizes and locations for offices close to the retail core
- Encourage provision of convenient outlets for goods, services and facilities to meet the needs of the workforce
- Create vibrant lively pedestrian routes and public spaces
- Ensure a high quality urban environment through use of sustainable design and materials and maintain a high level of amenity for employees and the public.

Permitted merit track developments under the Territory Plan (TP)

- ancillary use
- car park
- civic administration
- club parkland
- COMMERCIAL ACCOMMODATION USE
- communications facility
- COMMUNITY USE
- consolidation
- craft workshop
- demolition
- development in a location and of a type identified in a precinct map as additional merit track development
- drink establishment
- emergency services facility
- home business
- indoor entertainment facility
- indoor recreation facility
- minor road
- minor use
- NON RETAIL COMMERCIAL USE
- outdoor recreation facility
- pedestrian plaza
- place of assembly
- public transport facility
- recyclable materials collection
- RESIDENTIAL USE
- restaurant
- SHOP
- Sign
- subdivision
- temporary use
- tourist facility
- varying a lease (where not prohibited, code track or impact track assessable)

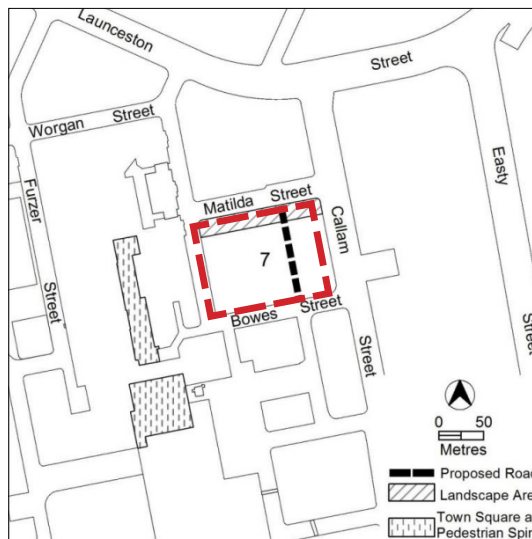


Figure 3. Phillip Block 1 Section 7 Proposed road and landscape area. Phillip Precinct Map and Code includes Woden Town Centre

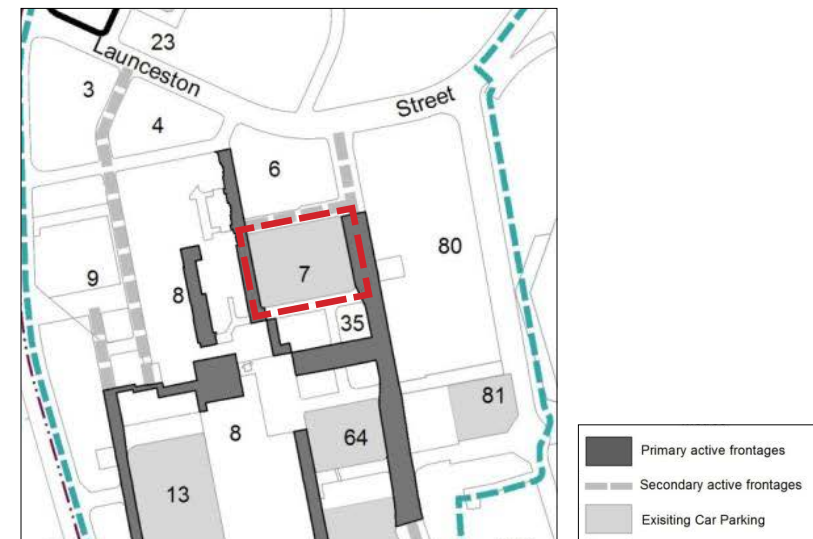


Figure 4. Phillip Block 1 Section 7 Active Frontages. Phillip Precinct Map and Code includes Woden Town Centre

Development controls

Permissible heights under the Territory Plan	<ul style="list-style-type: none">• 12 storeys.• Plant room set back a minimum of 3m from the building facade of the floor immediately below is not included in the number of storeys.• The maximum height of building for one building tower element within Block 1 Section 7 may be increased by an additional four storeys where development achieves all of the following:<ul style="list-style-type: none">a) the development maintains the building height hierarchy of the centre by retaining the taller buildings at the middle of the town centre; andb) development is close to public transport stops and stations.	Carparking	<ul style="list-style-type: none">• The existing number of car parking spaces is retained on the site and made available for public use at all times. Additional car parking will be provided on site for that generated by the development in accordance with the Parking and Vehicular Access General Code.
Ground floor uses and active frontages	<ul style="list-style-type: none">• Buildings incorporate uses on the ground floor that generate activity in the public space applies to boundaries to primary active frontages. (Figure 4)• Primary active frontages on the Bowes Street (east) and Callam Street.• Secondary active frontages on Matilda Street.	Built form Setbacks	<ul style="list-style-type: none">• Bowes Street buildings are set back a minimum of four metres from the front boundary adjoining each street at the ground floor level, up to 12 storeys. The minimum front setback for development above 12 storeys is 6m.• Matilda Street and Callam Street buildings are built to the front boundary at the ground floor level. The minimum front setbacks above ground floor level are:<ul style="list-style-type: none">a) 0m for the portion of development up to 22m above ground level.b) 3m for the portion of development above 22m up to 12 storeys.c) 6m for the portion of development above 12 storeys.
SHOP Floor area limit	<ul style="list-style-type: none">• The maximum gross floor area of any SHOP is 200m². SHOPS are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.	Built Form	<ul style="list-style-type: none">• A publicly accessible road is provided mid-block (refer to figure 05).• A landscaped area is provided adjoining and parallel to the Matilda Street road reserve which is publicly accessible at all times and has a minimum width measured perpendicular to the block boundary adjoining Matilda Street of 20m.

4.0 CATALYST PROJECTS

Adjacent to Phillip B1 S7 there are several major urban developments, currently in planning, which will have major impact on the future of Woden Town Centre.

Public Transport Interchange

Purpose-built CIT Campus

Hellenic Club

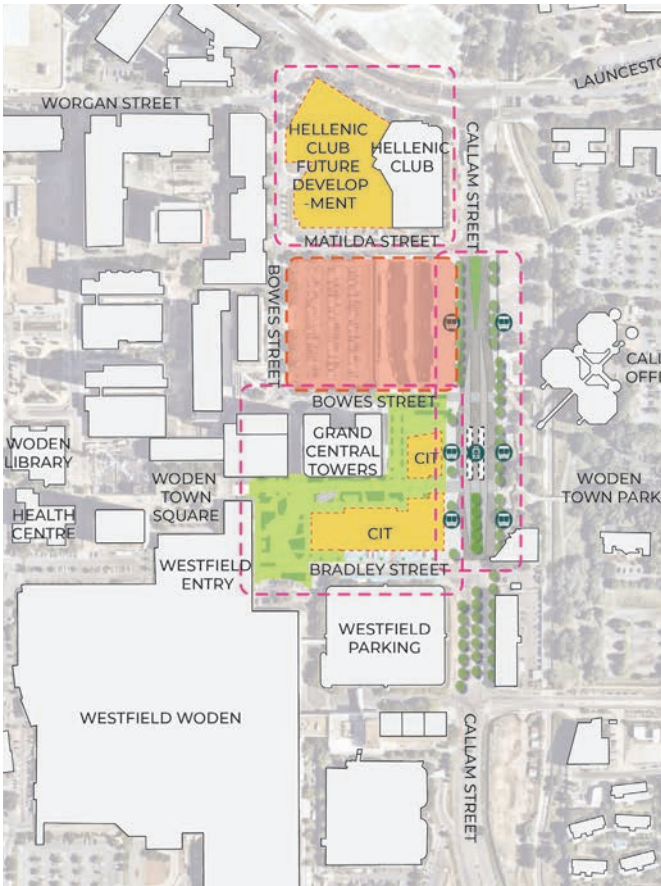


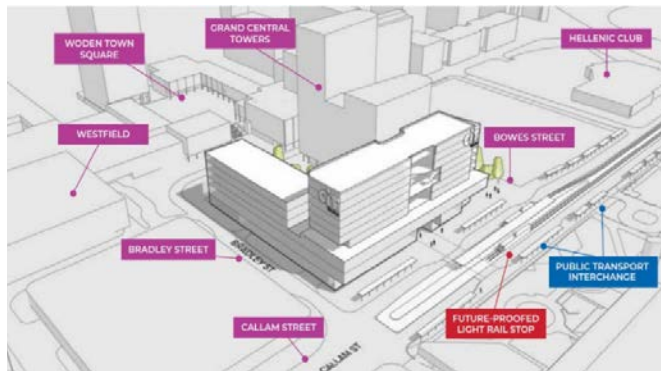
Figure 5. Catalyst Projects



Public Transport Interchange on Callam Street



Purpose-built CIT Campus



Hellenic Club



5.0 RETAIL OPPORTUNITIES

Commercial and Market Considerations

A separate study was undertaken by TI Retail to identify commercial opportunities, issues and implications that will influence the development of each site.

The study focuses primarily on commercial opportunities to contribute to great places, in particular development interfaces and street frontages associated with the site and their respective relationship with their surrounds.

Commercial Opportunities

- Close proximity to public transport interchange and Woden CIT, although one block away from the main thoroughfare.
- Nearby catalyst and residential projects will bring more people into the precinct.
- Located along the main active travel routes between Canberra College/ Hellenic Club and Westfield; and Eddison Park and Woden Town Centre.
- Potentially 3,000m² retail space (which equates to between 10 and 30 tenants) however this amount might not be sustainable.
- Parkland setting with a north facing aspect.
- 400+ public carbays will be located in the precinct which will generate pedestrian traffic.

Recommended Commercial Uses

- At least one strategic food and beverage anchor is sustainable.
- The strategic food and beverage anchor should be:
 - Located on a key corner and adjacent to open space to create site specific destination.
 - Open all day and into the evening for casual coffee, lunch, dinner.
 - Open weekdays and weekends.
 - Multiple vendors within the one space.
 - Casual and family friendly.
 - Complementary uses desired by community including events that support local talent.

Considerations

- For retail to be successful and sustainable, it must be visible and accessible, with a strong catchment that has gaps in the market and demand for additional retail offerings.
- Commercial and retail should be located on main street, key corners or adjacent to the parkland.
- The food and beverage should be located adjacent to the park and support the park function.
- The food and beverage will require a proven operator or a creative business start-up with commercial incentives to attract them to the site.
- Creative architectural and commercial solutions required to co-locate other activities to create a critical mass.
- The precinct should facilitate a significant resident/employment base.
- Any café will predominantly need to be viable from sales generated by residents, commercial tenants and adjacent consumers.
- It is appropriate not to activate all street frontages.

6.0 KEY COMMUNITY MESSAGES

The local community of Woden are embracing the transformation of the Woden CBD from being mainly commercial to mixed use where people choose to live, study, recreate, and work.

The community know first hand the issues that need to be addressed and the ingredients required to ensure Woden is a great place.

Phillip B1 S7 is a piece in the Woden CBD puzzle. It is an opportunity to address some of the issues, set a benchmark for mixed use development in the CBD and work towards improving the urban experience of Woden CBD.

A summary of the key community messages are:

Issues

- Human scale is missing.
- Too much concrete, hard surfaces, and featureless architecture.
- Aboriginal culture is not visible.
- Feels empty and unsafe out of business hours.
- Not enough green.
- Public spaces are thoroughfares and don't invite people to stay.
- Active recreation is missing.
- Social and health impacts of higher density need to be addressed.
- Not enough activity for young children, youth and elderly.
- Limited choice of experiences.

Opportunities

- Use built form and streetscape upgrades to provide a human scale.
- Create a green environmental oasis amid the concrete jungle.
- Connection to Country.
- Give people a choice of experiences including F&B and retail.
- Be intergenerational.
- Provide a mix of housing options that responds to the demographic diversity of Woden.
- Create beauty, joy and happiness.
- Showcase the ideas and creativity of local artists and students.
- Promote walking as a way to get around with cleaner, more interesting, and safer streets, laneways and walkways.

7.0 COMMUNITY PLACE ASPIRATIONS

The Place Design Brief consists of a high-level summary of the community aspirations and place objectives that were developed through a co-design engagement phase in early 2023.

The co-design process initially focused on three key objectives:

- **Valuing and connecting to the spirit of place.**
- **Bringing people together across different generations**
- **Showcasing the best of urban life**

However, through the consultation, a further two objectives emerged which have been carried forward into the Place Design Brief:

- **Green and sustainable**
- **Getting around**

The outcome of the process is a high-level summary of the community aspirations for Phillip B1 S7.

The objectives include actions that impact both private land and public land, highlighting to both developers and the government the future vision for the public realm within and between the land release sites from a community perspective.

Design and development proposals are expected to respond to the Community Place Aspirations.

New development of Phillip B1 S7 is seen as an opportunity to deliver broader community benefits through on- and off-site place improvements. The aspirations extend beyond the physical outcomes to include ongoing management and maintenance, and place activation programming.

The community place aspirations are organised as follows:

Community Narrative and Site-specific Objectives.

The community aspirations are summarised through a Community Narrative and Site-specific Objectives. The narrative describes the experience of the precinct.

Criteria for Successful Development Outcomes

Criteria for Successful Development Outcomes identify the community's expectations for development outcomes and are organised based on undesirable, successful and highly desired ambition levels. The criteria are supported by examples.

Undesirable Outcome	Successful Outcome	Highly Desired Outcome
These are outcomes the community would not like to see developed. They often reflect a 'business as usual' approach, or articulate 'lived experiences' that do not adequately represent an acceptable place quality to the local community.	Successful outcomes are reflective of people-focused place aspirations for sustainable urban living and the ideals of a walkable and connected community. They will deliver comfortable urban environments with good shade trees, wide footpaths, quality materials, gardens, street furniture and public amenity.	The highly desired outcomes are in addition to successful outcomes. They demonstrate exemplar initiatives and site-specific innovations. The will deliver exceptional places that are distinctly Woden.

Place Objective Plans

A Place Objective Plan illustrates the opportunities for how development can improve places for people through on-site and off-site place improvements.

These plans also include 'Day in the Life' User Experience notes identifying how people see themselves experiencing places within and around the sites. (These have been derived from exercises undertaken with community members during the Co-design phase).

Ongoing Community Participation

In addition to responding to the desired urban experience, there is an expectation from the community for the developer to demonstrate accountability in the delivery of the outcomes.

This includes:

- Providing an engagement plan as part of a successful tender concept.
- Providing a post-tender presentation of the successful tender concept to the community with reference to the Place Design Brief.
- Providing a post-occupancy statement to the community with reference to the Place Design Brief.
- Undertaking a consultation process with community, including Ngunnawal stakeholders to ascertain how this development could further share traditional knowledge with members of the local community.

Community narrative

This precinct is a thriving mixed-use community that delivers the best in urban living by successfully integrating opportunities to work, live and learn through attainable housing for a broad range of household types, access to a convenient public and active transport network, proximity to education facilities, public amenities and shops, a strong focus on culture, creativity and easy access to green open spaces and nature.

The tree lined streets and laneways within and around the precinct encourage walking and cycling, and social interaction. The buildings enliven the streets and open spaces through active edges, gardens, richness in materials, interesting things to look at, comfort and safety.

Community cohesion is supported by publicly accessible and comfortable open spaces with enjoyable and intergenerational recreational activities.

The spirit of place and sense of identity is achieved through greater acknowledgment of local Aboriginal culture using Ngunnawal language for place names, natural materials, native plants, engaging and interactive public artwork that tell the story of place, and opportunity for people to gather, share and collaborate.

Undesirable Outcome



These are outcomes the community would not like to see developed. They often reflect a 'business as usual' approach, or articulate 'lived experiences' that do not adequately represent an acceptable place quality to the local community.

Examples:

- Narrow building setbacks with no room for trees and green edges.
- Built form bulk and scale is excessive and prohibits public movement through the precinct or natural light to residential areas and open spaces.
- Unimaginative building interfaces with flat surfaces, no scale, and no articulation.
- Building uses which discourage activity at street-level.
- Too many 'hard surface' treatments and no new tree planting or green spaces.
- Quality of the path network impacted by too many vehicular cross overs, low levels of lighting, and reduced safety.
- Open spaces with limited access to sunlight, no recreational amenities or gathering spaces.
- No identity.
- No or unimaginative public art.

Successful Outcome



Successful development outcomes will create an attractive and sustainable precinct for different types of people to live and work. The built form will improve pedestrian connections across Woden, create comfortable and high-quality urban environments with good public amenity and lots of green.

Examples:

- The precinct seamlessly interfaces with the Woden CBD and provides walkable connections to Eddison Park, Canberra College, the transport interchange, Woden CIT, Bradley Street, the library, and Woden central pedestrian spine.
- The built environment encourages sustainable urban living and access to nature.
- Frontages onto public streets provide a comfortable, safe, and enjoyable pedestrian environment, with richly detailed and interesting facades that create a distinctive sense of place.
- The precinct incorporates a mix of public, semi-public/ communal, and private spaces that provide high recreational amenity and opportunities for social interaction, collaboration and sharing.
- A strategically located café/restaurant hub with publicly available community space which spills out into the adjacent green open space.
- Open spaces with access to sunlight, trees and plants, natural materials, a large lawn area, shade trees, artwork, gathering spaces and activities for children, youth and older people

Highly Desired Outcome



In addition to successful outcomes, a highly desirable development will seek opportunities to improve community cohesion and, develop a strong local identity and support diverse uses.

Examples:

- The built form and the community activities are an expression of a deep story that acknowledges the Ngunnawal people and their connection to Country.
- About 10% of the gross floor area (GFA) has creative and cultural purpose.
- A range of commercial spaces that are affordable, varied in size, and with shared use amenities to attract creatives, start ups, or micro-local businesses.
- Development of private/public partnerships to support CIT learning outcomes.

Responses to the question 'What does an ideal community setting for Phillip Block 1, Section 7 look and feel like, and what will happen there?'

"Community gathering places but with green space. There's (sic) so many high-rises around that it would be lovely to have more green space intermingled with things like pop up shops and weekend markets, concerts, dining."

"Native plants and fauna to support connection to Eddison Park and Yarralumla Creek."

"It should be a place of natural ambience with a welcoming feel where people can connect to place and others, and feel like they belong."

"An ideal community setting ... would include a space which is open and accessible to all people from different backgrounds, lifestyles and walks of life. It would be a space where business people working in the area can meet and chat, where children living in the area can play and connect with others, where school students in the area can hang out and where older populations can relax and spend time."

"Green open space, not concrete"

Objective 1: Valuing and connecting to the spirit of place.

A place with an identity that acknowledges the local Ngunnawal culture and heritage and strengthens Connections to Country is highly valued by the community.

Currently there is very little recognition of Ngunnawal or Aboriginal culture in Woden Town Centre. There are several opportunities to design with Country to create strong identity for the precinct.

Objectives

- Caring for Country will ensure that the whole of the environment and everyone in it, including non-humans are cared for holistically.
- The built environment is inclusive and welcoming.
- Sharing knowledge through language and dreaming stories supports lifelong learning opportunities.



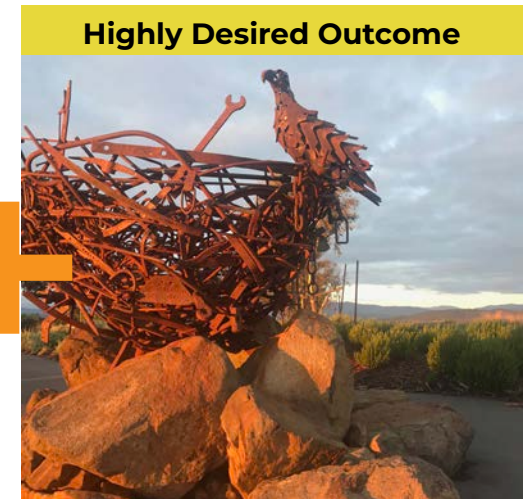
Examples:

- The precinct has no clear identity.
- There are no spaces that people want to spend time in.
- Few native plant species are used.
- Absence of expression or celebration of living, thriving, Ngunnawal culture.
- Ngunnawal language is not present



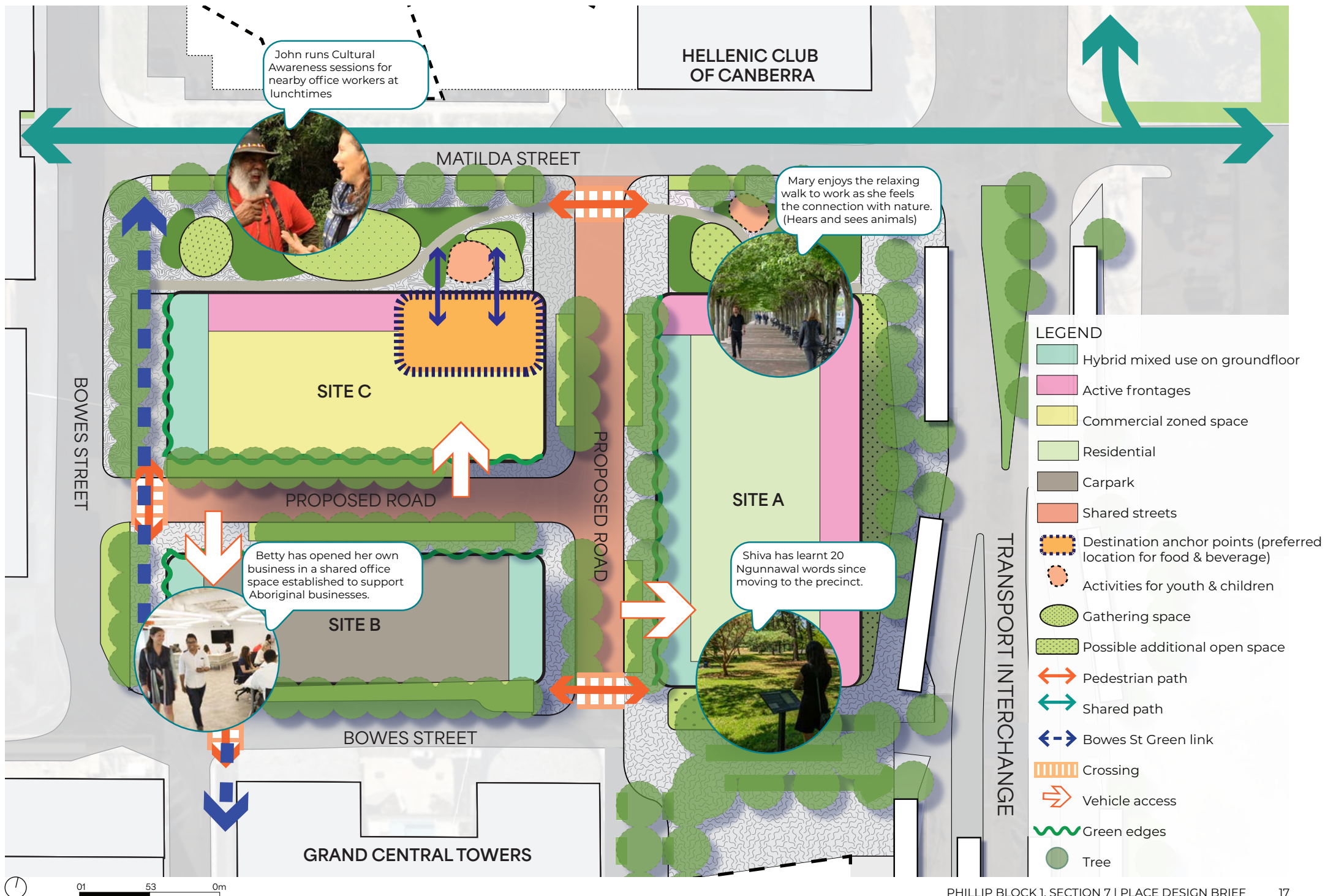
Examples:

- A comfortable gathering space is created in the parkland for both events and everyday use.
- Some quiet green spaces including a cultural biodiversity garden that allow people to recharge.
- Pathways (specifically curved pathways) that slow people down and encourage them to engage with Country and see, smell and hear the nature around them.
- Natural materials in the landscape including timber, rocks, and gravels.
- Planting is mainly local native plant species.
- Habitat for animals – insects, birds, and animals.
- Ngunnawal language is used for place and street name and there are bilingual signs in both English and Ngunnawal language.
- Dreaming stories expressed in the landscape.
- Mural, sculptures, storytelling, and interpretation.
- Water sensitive urban design.



Examples:

- Further consultation with Ngunnawal stakeholders to ascertain how this development could further share their traditional knowledge with all members of the local community. This conversation will further initiate how a series of self-determination strategies can be created to increase empowerment, sustainability, and knowledge sharing.
- Development of a cultural awareness program aimed at residents and local workers (specifically Government workers) held in a gathering space.
- Buildings that acknowledge a connection between the site to the surrounding mountains.
- Support and incentives for Aboriginal owned businesses to set up in the precinct.
- A water feature informed by consultation with the Ngunnawal community.



Objective 2: Green and sustainable

A place that weaves ecology into the design of the buildings, streets and parks is highly valued by the community.

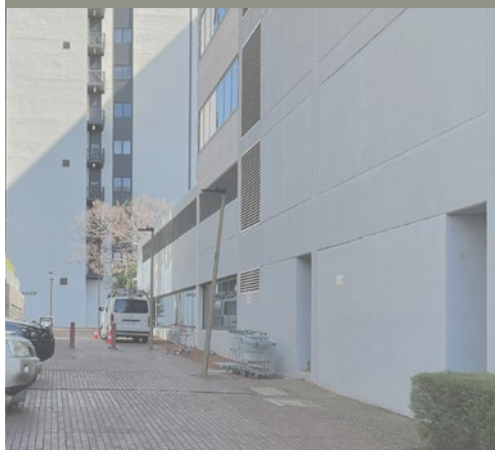
There is a community aspiration that the development delivers a high level of 'green' to lessen Woden's abundance of hard surfaces and provide a breathing place in a busy city location.

The publicly accessible green spaces, including the linear park, roof gardens, communal gardens, or plazas will be a combination of privately or government managed and maintained.

Objectives

- Being part of the solution to the climate crisis by reducing emissions and adapting to changing conditions.
- To connect people to nature.
- The precinct urban design, and building heights and setbacks ensure the open spaces receive sufficient sunlight particularly in winter.
- Planting will help support local biodiversity, amplify beauty, and express the different seasons.
- The design will achieve 30% tree canopy.
- A range of green spaces with different functions including parks, communal (semi-public) and private landscape outdoor areas.

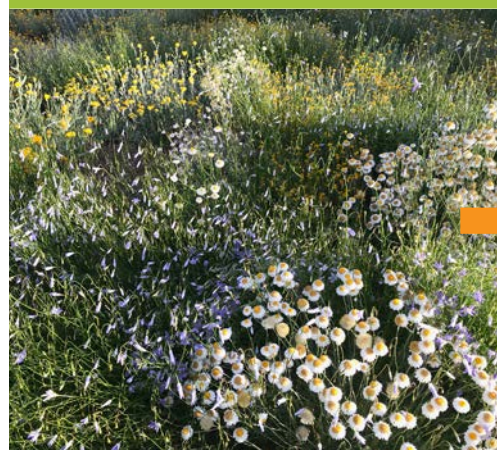
Undesirable Outcome



Examples:

- Public open spaces are shaded by buildings, and it is difficult for plants to grow and uncomfortable for people to use.
- Insufficient deep soil volume to grow healthy trees.
- Not enough street trees due to the placement of utilities, carparking and driveway crossovers.
- Planting that does not include local native plant species.
- 'Left over' spaces treated as public open space with no clear purpose and lack of natural shade from trees.

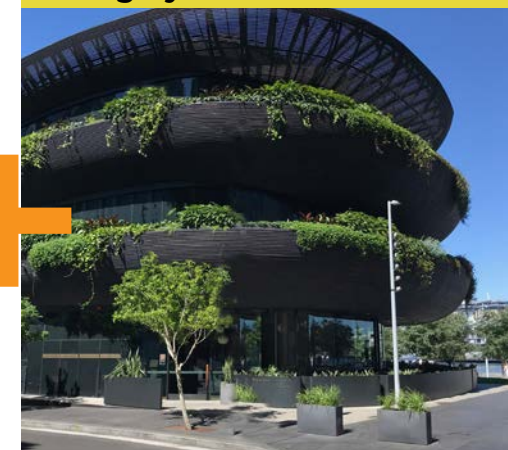
Successful Outcome



Examples:

- Residents, visitors, and workers will have access to a range of different green spaces.
- Greenery is designed to help clearly define private and public spaces and enhance safety and wellbeing through good passive surveillance and visibility.
- Publicly accessible green open spaces that are strategically located to ensure they receive sufficient sunlight (minimum of 5 hours during winter).
- A large lawn area will be located adjacent to the play spaces, gardens, and café.
- Hard paved surfaces will have at least 30% summer shade.
- Maximised deep root soil volumes to ensure conditions for full tree growth.
- Planting includes diversity of local native plant species.
- Large canopy trees that provide dappled shade in the streets and open spaces.
- Layers of green – shrubs, vines, ground covers, trees and lawn
- Water sensitive urban design – permeable surfaces, water retention cells around trees, including rain gardens.

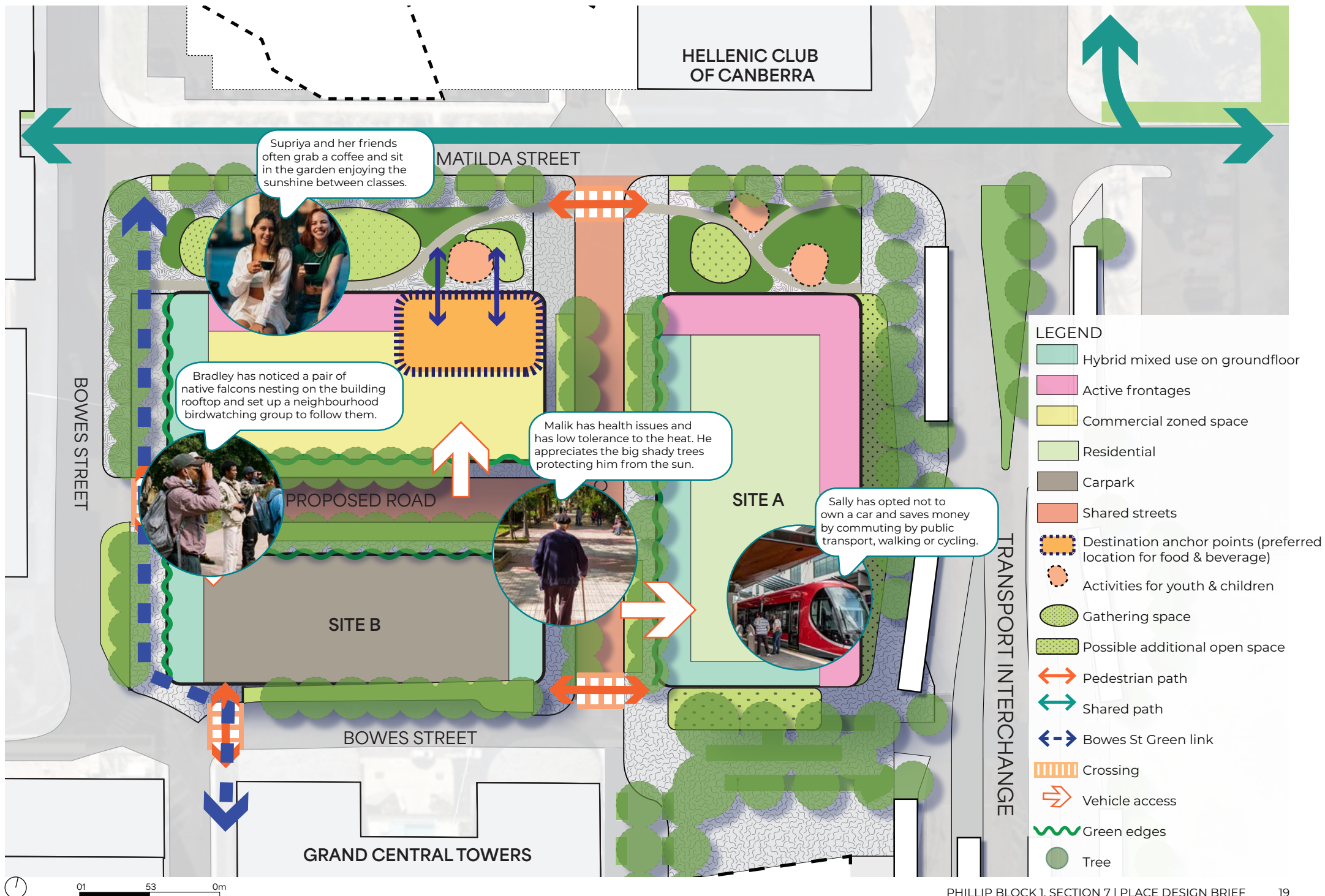
Highly Desired Outcome



Examples:

In addition to the successful outcomes:

- New buildings offer opportunities to grow plants up and on top of structures including green roofs, walls and facades.
- Additional open space that improves the green links between the site and CIT, and Bowes Street to Bradley Street.
- Pet ownership is supported, but cats must be contained.



Objective 3: Bringing people together across different generations

A place where everyone belongs, from babies to teenagers through to working-age adults and older people is valued by the community.

Objectives

- The health and wellbeing of locals is a focus.
- People feel safe during the day and night.
- Activities in the open spaces and streets encourage play and can be enjoyed by everyone.
- A culture of lifelong learning which leverages the proximity of Woden CIT and Canberra College.

Undesirable Outcome



Examples:

- Limited choice of activities.
- No provision of seating or comfortable environments to enjoy the amenity.
- Spaces that do not cater for a range of users and ages and do not encourage inter-generational use.
- Spaces and streets feel unsafe.
- No people out and about and a lack of vibrancy.
- Public toilets that are returned as an asset to Government.
- Standard and unimaginative 'off the shelf' play equipment and furniture.

Successful Outcome



Examples:

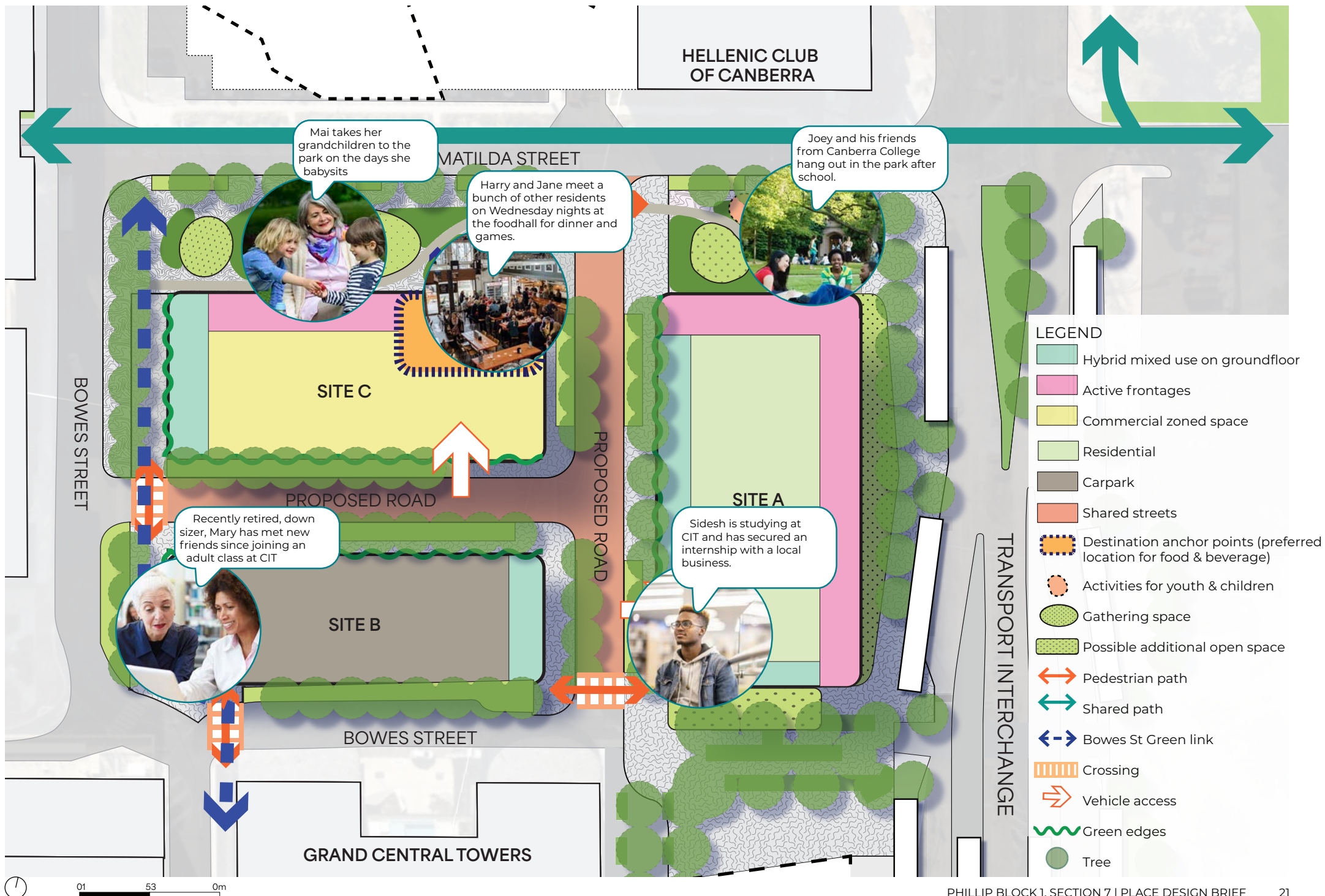
- A comfortable community gathering space with a choice of inviting street furniture (including options for different accessibility needs), power, wifi, water, shared food options, shade and protection from wind and a large lawn area.
- Quiet and intimate spaces for respite.
- Landscape treatments which integrate seamlessly with Woden CIT.
- Ground floor commercial tenancies and residential lobbies at the same level as the footpath and easy to access with no need for steps or ramps to access buildings.
- A community facility, commercial spaces, café(s) which spill onto adjacent open spaces and encourages useability.
- Public toilets integrated into the development that are maintained by the body corporate.
- Places with sociable activities and amenities that encourage inter-generational (for children, youth and elderly) use and interaction.
- Sensory playspaces created from natural materials and challenge children's skills including consideration of water play.

Highly Desired Outcome



Examples:

- A multi-functional/ flexible community space for creative and cultural purposes (commensurate with facilities in other town centres).
- Partnerships with Canberra College and/or Woden CIT to establish a lifelong learning / training strategy and support learning outcomes.
- A precinct-wide program for residents and workers to participate in making the construction and operation stages of the development more sustainable.
- A programme of community activities and events for people of all ages that are free. This could include daily buskers, movie nights, exhibitions, concerts, and holiday activities.



Objective 4: Showcasing the best of urban life

A place that embraces its urban character and is a beautiful and culturally rich place to live, work and visit is highly valued by the community.

Woden Town Centre is undergoing a transformation from a commercial/retail centre into a mixed use precinct. The community want Phillip Block 1 Section 7 to provide a convenient lifestyle place for people to live and work with a high level of amenity and wellbeing.

Objectives

- Beauty is part of everyday life.
- Culture and creativity provide authentic vibrant and diverse cultural experiences that spark joy in the people that live, work and visit the precinct.
- Easy access to places to live, work, shop, eat out and enjoy culture and creativity.
- High quality outdoor spaces to relax, exercise, have access to nature and recreate.



Examples:

- Architecture that is featureless, flat, and monolithic with poor ground level human scale or interest (eg. long walls without articulation).
- Ground floor set lower or higher than the footpath.
- Apartments with low levels of natural light and no communal facilities.
- Public realm lighting that does not improve the attractiveness of spaces and limits night-time use.
- Public spaces and street with no public life or activity.
- Confusing road network.



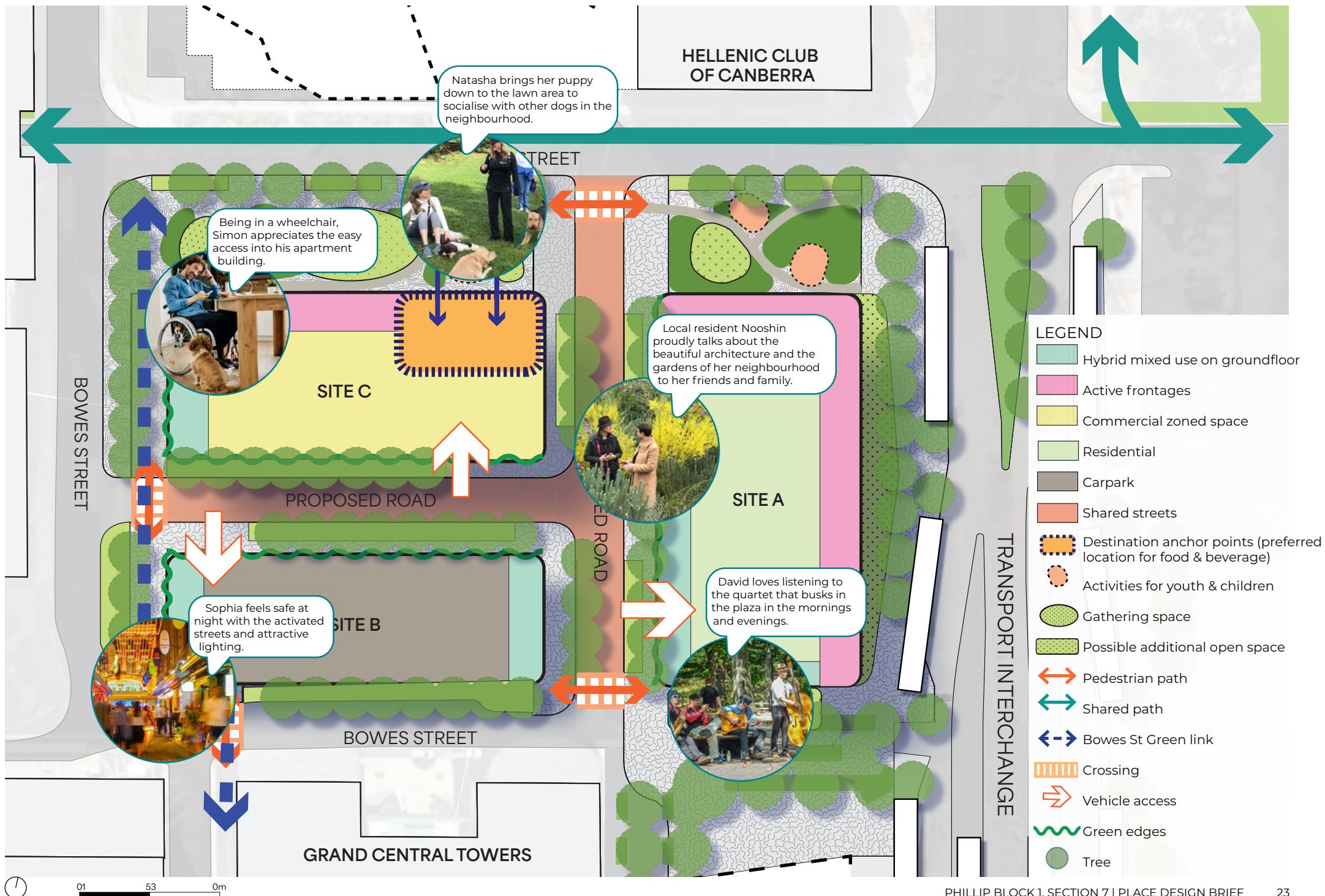
Examples:

- A covered public open space, undercroft, or food hall with flexible, multi-functional community space for markets, shared/compact retail, makers spaces, a stage and/or exhibition space.
- An exciting urban identity that is messy and gritty tapping into all the senses - smell, sound and touch.
- Active and secondary frontages that combine greenery, art, community exhibition displays, clearly defined shop entrances, visible window displays, continuous awning for shade and shelter and human scaled facades.
- Architecturally articulated lower levels (with a 2- to 4-storey high podium).
- Integrated buildings with open spaces where activities spill from the inside to the outside.
- A space to exercise pets.
- Public art
- Evening activity that is vibrant and attractive.
- A balance between functional and feature lighting in the streets and open spaces to support night-time activity and safety.



Examples:

- Commercial space that is affordable, varied in size, and flexible such as with co-working space and meeting rooms to attract creatives or micro-local businesses.
- A library of 'stuff' that can be shared by the local community.



Objective 5: Getting around

A place that is easy to navigate, and safe to walk and ride around is highly valued by the community.

Objectives

- Pedestrians, scooters and cyclists are prioritised.
- Public and active transport is encouraged and enjoyable.
- A network of streets, laneways and paths enhance the existing network, providing missing links and encouraging people to stop and stay.
- It is safe, comfortable and easy to get around.

Undesirable Outcome



Examples:

- Issues with the Bowes Street circulation (adjacent to Grand Central Towers) are not resolved or further exacerbated.
- Streets and laneways have poor intuitive legibility.
- New public carpark is dark, ugly and feels unsafe to use.
- Surface carparking (and/or vehicle circulation) located between the property boundary and building frontage.
- Podium level carparking visible from the street.
- Spaces dominated by hardscaped pavements and vehicle provisions (such as driveways and parking) with lack of landscaping and pedestrian spaces.
- Large front setback areas with no clear purpose that sterilise and de-activate the street.
- Car-dominated environments with lack of pedestrian provisions.

Successful Outcome



Examples:

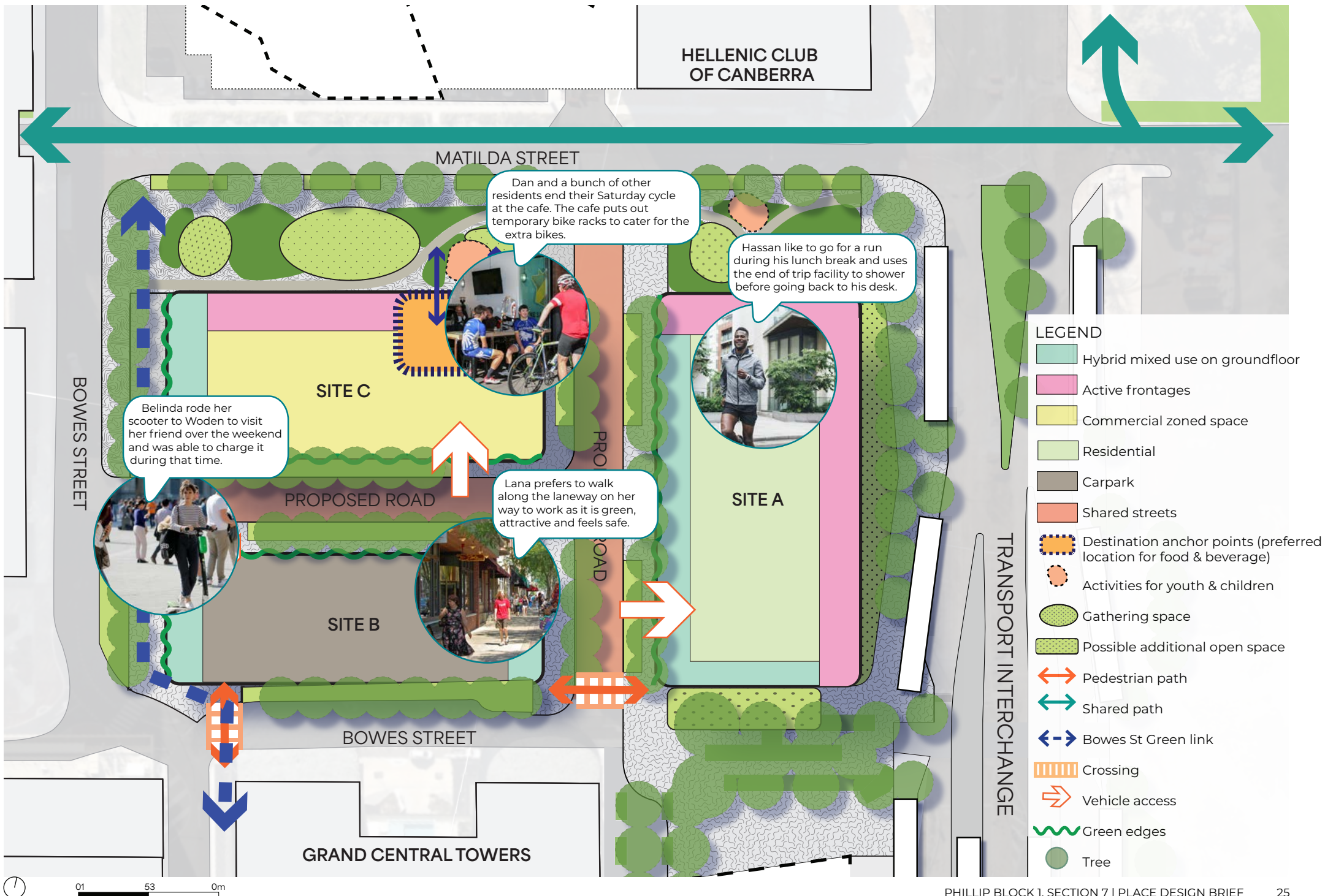
- Path network responds to existing desire lines between Canberra College, CIT, Transport Interchange, Library, Eddison Park, the Town Square and pedestrian spine, and the shopping centre.
- Cycle path is maintained on north side of Matilda Street.
- Bowes Street circulation is resolved.
- New streets and laneways are shared spaces with pedestrian priority.
- The new public carpark is clean, light and safe to use.
- Provision for motorbikes.
- Creative wayfinding.
- Convenient and secure scooter/ bike parking on the streets, in apartment buildings and office buildings.
- Frontages establish a comfortable, safe, and enjoyable pedestrian environment, with richly detailed and interesting facades that create a distinctive sense of place.
- Charging stations for electric vehicles, including electric bikes and scooters.
- Wide footpaths with plenty of space for pedestrian movements and shade trees.

Highly Desired Outcome



Examples:

- End of trip facilities and secure bike parking for residents, visitors and workers.
- Innovative solutions to parking are pursued such as combined public and private parking provisions, car share parking provisions.
- Setting basement structures so that deep root planting zones are maximised for large shade trees and community benefit.
- Water permeable pavement surfaces.
- Carparks are future proof and can be adapted for other uses when parking demand lessens.



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