

# Save Curtin Square

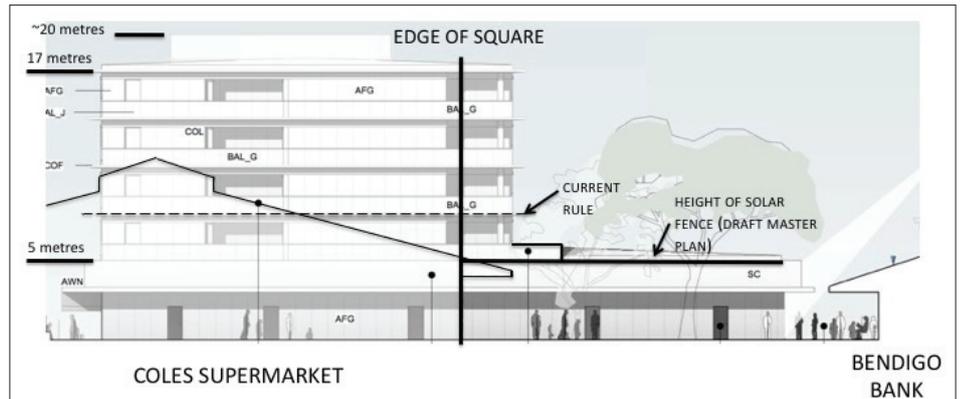
## Send a submission to the ACT Government by Tuesday 11 September

An application to reconsider a revised development application for the fenced-off site on Curtin Square has been lodged with the ACT Government. The proposed building is a variation on the plans rejected 18 months ago. **It does NOT comply with mandatory rules in the proposed Curtin Master Plan and Precinct Code that are designed to protect sunlight in the Square.**

### How to make a submission (called a 'representation' by the ACT Government)

There are four ways you can submit a written representation: online, by email, by post or by hand delivery.

You must identify the development application (DA 201630437; 45 Curtin Place; Block 7 Section 62); give your name, address and contact details; and clearly state the reasons for your submission.



**Online** Use the form on the ACT Government website [www.planning.act.gov.au/development\\_applications/pubnote](http://www.planning.act.gov.au/development_applications/pubnote). Scroll down to Curtin, DA number 201630437 and click on the text *Click here to lodge a representation*. At the bottom of the new page, click on: *Open New Form*. Fill in your details, then *Continue*.

The development application (developer's plans and consultant reports) can also be viewed or downloaded from this website: click on the line *Click here to view the plans*.

**By email** Email your representation to [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

**By mail** Post to Customer Services, EPD, PO Box 365, Mitchell ACT 2911; it must be received by 11 September.

**By hand** Deliver your representation to EPD Customer Service Centre, 16 Challis Street, Dickson.

### Your submission

Your submission does not have to be long, technical or very detailed. It could be as simple as something like:

I object to the proposed development. The building is too large for a site on Curtin Square—buildings on the Square should preserve its human scale and the existing good solar access throughout the year. The building will cast too much shadow in the Square later in the afternoon when it is busy and filled with people.

**Personalise your submission.** Say something about what Curtin Square and its surrounding area mean to you, your family and friends. Say how often and why you visit. Explain what you value and what you want preserved. If you use some of the ideas listed below, please use your own words. Remember, it's **your** submission.

**State your position clearly.** This development will determine the future of Curtin Square and the Group Centre, so be clear about what you want. For example:

- The development application must be either assessed against the Master Plan for the Curtin Group Centre and the Curtin Precinct Code after they have been finalised or against the Draft Master Plan and Precinct Code. (The proposed building does **not** comply with mandatory rules in the most recent version of the Draft Master Plan and Precinct Code that are designed to protect sunlight in the Square.)
- The development application should be rejected. The studies of solar access (shadowing) and traffic and parking are inadequate and should be completed properly before the application is considered.

## Some ideas for comments and objections

If you want to use any of the ideas listed below, select the ones that most concern you. Additional information is available on the Curtin Residents Association website [www.curtinresidents.asn.au](http://www.curtinresidents.asn.au)

**Curtin Square must be preserved as a vibrant and vital community space.** With schools, preschools, daycare centres, aged care facilities, the QEII Family Centre and churches close by, and a diverse range of shops, cafés and other small businesses, Curtin Square is a vital community space, used throughout the day by a wide variety of people of all ages. After-school use by children and their carers is particularly noteworthy. The Square's unique character and identity must be preserved by any development on or next to the Square. The human scale of the Square and good solar access throughout the year are essential components of the Square's character and identity.

**Size** **The building is much too big for the square. Its height, bulk and scale would result in it looming over the Square. The proposed 5-storey tower is about 20 m high.** This is totally out of proportion to the one-storey buildings currently in Curtin Square which, together with the small size of the Square, give it the human scale that is an essential component of its character. The developer is ignoring the character of Curtin shops as an urban village. While the final planning controls in the Curtin Master Plan are still not known, the community has consistently argued for limiting buildings on the Square to 2 storeys with a minimum setback of 3 metres above the first floor. The human scale of Curtin Square must be protected so that the Square remains a welcoming space for the community.

**Shadow** **The proposed building will greatly reduce sunlight in the square from mid-afternoon onwards in autumn and spring and overshadow the Square at times when there is heavy after-school use by children and their carers.** ACT Government shadow analysis presented during a public meeting on 30 May 2018 about proposed revisions to the Curtin Master Plan showed very substantial overshadowing of Curtin Square in the afternoon at the equinox (21 March and 21 September) by a 5-storey (18 m) high building on the southern end of Block 7 Section 62 that complied with the rule about a 5-metre solar fence, that is, it had a larger setback from the Square than the proposed building. The overshadowing study for this development is only at the winter solstice. This is inadequate and misleading: solar access and overshadowing must be assessed against the pattern of use of the Square, that is, throughout the year and throughout the day.

People of **all** ages meet and use the square during daylight hours: a light-filled central courtyard is critical to the Square as a community space and to the attraction of Curtin for shopping, cafes and as a meeting and gathering place. So, **existing solar access in the courtyard must be preserved.** A 'solar fence' (a virtual 5-metre high wall) has been proposed as a mandatory rule in the most recent Draft Curtin Master Plan and Precinct Code as a mechanism for achieving this. The proposed development does NOT comply with this rule.

**Parking and traffic** **The proposal is misleading and will decrease pedestrian safety.** The parking study is limited: it uses data from mid-2016. **The developer claims that the development will reduce pressure on car parking** despite resulting in the loss of 1 parking space. Disabled parking would be moved away from its current location close to the medical centre, which would compromise safety and ease of access to the medical centre. The traffic study is also very limited: traffic in McCulloch Street is ignored and data for Carruthers and Strangways Streets is from 2011—the claim that nothing has changed in the last 7 years is clearly wrong.

The proposal is to move goods delivery and waste collection from the service bay of the existing building to adjacent carparks and road verges—areas used by pedestrians. This will decrease pedestrian safety substantially.

**Genuine community consultation** The proposed development is critical to the future of Curtin Square and the Curtin Group Centre so there must be **genuine** community consultation. Community consultation for the Master Plan for the Curtin Group Centre demonstrates that most Curtin residents support appropriate development. But there has been no consultation with the community about this development, which is substantially different from the previous proposal.

Nearly 2000 people petitioned the Legislative Assembly in 2017 to ask that development applications for the Curtin Group Centre be evaluated against the recommendations of the draft Curtin Group Centre Master Plan, which contains years of expert planning and community consultations. The ACT Government should respect Curtin residents by working with them to finalise the Master Plan and implement any consequent revisions to the Curtin Precinct Code **before** considering this development application.