

QUESTIONS	RESPONSES
<b>How many units are located within the proposed development?</b>	The current design proposed 550 residential units as well as approximately 300 Build to Rent apartments.
<b>What mix of 1, 2 and 3 bedroom units are envisaged in the design?</b>	At this stage of the design there is a mix of 1, 2 and 3 bedroom units being proposed with the predominant unit type comprising of 1 and 2 bedrooms. This is also subject to change depending on market demand.
<b>What are the height limits for the site?</b>	The site allows for the building structure to be a maximum of 20 to 24 levels (being 66 meters and 78 meters). The height limits for this site are set by the Territory Plan.
<b>What is the impact overshadowing will have on buildings to the West?</b>	The proposal responds to all existing residential buildings surrounding the development site. With building at 20+ storey's there will always be an impact of shadowing. With the orientation of the site the overshadowing onto buildings directly to the West is an impact of a reduction in sunlight of less than 1 hour.
<b>Can you improve the lightening to the laneway from Margaret Timpson Park to the bus interchange? Currently there is no lighting and it feels like a dangerous place at night.</b>	Yes. All public lighting will be designed to Australian Standards and will include Safety in Design. Safety in Design incorporates principles that ensures the safety of the user of the places and spaces being design. We will ensure that there is ample lighting along all four boundaries of the development.
<b>The proposed design feeds all traffic onto two streets placing a heavy demand within the vicinity of the site.</b>	A Traffic Impact Assessment has been prepared by the ACT Government as part of the sales documentation for the site. The proposed development generates less vehicle trips than the Traffic Impact Assessment allowed for.
<b>Why are there so many car parking spaces?</b>	As part of the redevelopment of the site, JWLand are required to replace the existing 168 public surface car parking spaces into the development. In addition, we are required by the Sales Contract to provide minimum one car parking space per unit.
<b>Where and what type of commercial/retail is envisaged on the site?</b>	The proposal has commercial tenancies facing Chandler Street, Cohen Street and Swanson Court. Our intent is to create a vibrant space with a mixed retail and commercial offering. This may include businesses such as café and dining, hairdresser, small offices and alike.
<b>What is the anticipated timing for to be able to purchase and live in the building.</b>	Intending to commence construction Q4 of 2023 and it will take approximately 2.5 years to build.
<b>How will JWLand be dealing with feedback? How will concerns be addressed?</b>	JWLand have been collecting all feedback and reviewing concerns with the Design Teams. It is also worthy to note that we are undertaking a review process with the National Capital Design Review Panel (NCDRP). The NCDRP offers the opportunity for peer review of development proposals by independent design professionals with the aim of achieving the best possible outcome for new buildings and public spaces.