

# Frequently Asked Questions – Wish Stage 2

## Who is designing and building the development?

TP Dynamics is the developer for the project, which has been designed by Aurora Design and Michael Banak Architecture. TP Dynamics have already undertaken or are in the process of building a number of residential and mixed-use complexes across the ACT and interstate. TP Dynamics and Aurora Design also collaborated on the Wish Stage 1 project, which is currently being assessed by the ACT Environment, Planning and Sustainable Development Directorate.

Details on other TP Dynamics projects can be found at <http://www.tpdynamics.com.au/portfolio/>.

Details on other Aurora Design projects can be found at <http://aurora.design/projects/>.

For more details on Michael Banak Architecture visit <https://www.michaelbanakarchitect.com.au/projects/>.

## What is being proposed?

The proposed development will feature:

- A mix of ground level retail and/or office uses fronting Thynne Street
- Office space or other commercial uses on levels one and two of buildings fronting Thynne Street, to potentially house Commonwealth Public Service staff
- 29 Loft-style sky terraces on levels 3 and 4 of buildings fronting Thynne Street.
  - These are to comprise of four 3-bedroom and twenty five 4-bedroom dwellings
- 94 townhouses spread across 13 buildings at the rear of the site
- On-site car parking for residents, commercial uses, and visitors.
- Communal open space for residents, including gardens, paths, and outdoor dining / meeting spaces.
- Access interconnectivity through the site and linkages to adjoining blocks.
- Introduction of 45 or 90 degree parking in lieu of parallel parking on the Thynne St frontage.

## Where is the proposed development?

The project is being proposed on land along Thynne Street in Bruce, on land formally known as Blocks 3 and 8 of Section 32 in Bruce. These two blocks are currently home to ageing office blocks of one to two storeys, that have been occupied by Calvary Health Care and the University of Canberra.

The blocks neighbour the Wish Stage 1 development also put forward by TP Dynamics, and is also close to Commonwealth Government offices, the Bruce Local Centre, the Blue Rapid bus route, the University of Canberra and the Australian Institute of Sport.

## How high will the buildings be?

The proposal includes five storey buildings fronting Thynne Street, with buildings of two to three storeys behind.

## When will the project be built?

Community consultation is being held throughout November 2018.

It is anticipated that a Development Application will be lodged in December 2018, with construction to commence (subject to approval) in the second half of 2019. It is anticipated that construction will take 2 years.

## What car parking will be available?

Parking will be provided on-site for residents in the form of townhouse garages and apartment basements. Parking will also be made available for visitors and commercial use.

## What public transport facilities will be available?

The proposed development is 500-700m from the existing Blue Rapid bus corridor connecting Belconnen, the City Centre, Woden and Tuggeranong.

Subject to approval by the ACT Government, the proposed 2019 bus network will include a new Rapid service connecting Belconnen and Dickson with stops immediately in front of the proposed development. The proposed network also includes services at the existing Haydon Drive and College Street stops to the Airport and Fyshwick, as well as the Blue Rapid to Woden and Tuggeranong.

## What impact will the proposed development have on surrounding areas?

The project is anticipated to generate some additional noise and traffic during construction in line with other similar developments. This will be undertaken in line with Government approvals and controls.

Once complete, the project will generate extra vehicular and pedestrian traffic in the area. The extent of this impact will be demonstrated as part of traffic report to be prepared as part of the

project's Development Application, and will be available for public viewing and comment and feedback as part of the Development Assessment process.

The proposal may have an impact on the current solar amenity of a small number of nearby buildings during parts of the year. Shadow diagrams have been prepared to show these impacts on the day of the winter solstice (the day of the year where shadows are expected to be at their longest), and are available for public viewing and feedback as part of both the Pre-Development Application Consultation process and during Development Assessment.

### Why build here?

The site is in close proximity to Rapid public transport routes and active travel routes to Belconnen and the City Centre. It is also close to the University of Canberra and the Belconnen Town Centre.

### How will the project be built?

The development is proposed to be delivered in one stage, pending sales.

The project will be built by TP Dynamics, who have successfully delivered numerous projects across the ACT and interstate.