

Brian and Sabrina Caldwell

21 June 2022

Submitted to NCA in respect of Works Approval Application Block 16 Section 10 City - Demolition of the Existing Building and the Removal of Trees and Construction of Three Mixed Use Buildings and Associated Landscape Works

Dear NCA Works Approvals team,

We write to express our strong concern about the proposed works for 70 Allara Street. The proposed works will have significant impacts on our home in The Forum, in respect of overshadowing, amenity and privacy of our building, construction and especially in respect of the disastrous traffic impacts.

Overshadowing

The proposed buildings have an elevation of up to 9 stories, with ground level measured from the new raised elevation of the separate London Circuit development. This is in comparison to our pre-existing building of 4 levels, with ground level measured from the lower Allara Street level. There would be significant overshadowing to our building should the 70 Allara Street development go ahead as per the existing plans.

This would seem to contravene many initiatives on the part of the Commonwealth and Australian Capital Territory to safeguard solar access and promote passive solar design. For owners of The Forum, it would mean that at a time when we are all being encouraged to manage our power (made even more critical by recent power supply concerns) and heating needs in line with natural light, we will have that light significantly overshadowed by the buildings proposed. Many apartments in the Forum currently manage natural light beautifully, and have 5 or even 6 star ratings. This would reduce our building's energy rating and require more heating and artificial light.

Traffic

The traffic plan proposed is completely unworkable.

Geocon propose using the tiny entrance to the Forum off of Allara Street for all three buildings including a commercial establishment. And of course we would still be attempting to use it. This would mean that in addition to the cars and bicycles of the 117 apartments of the Forum, there would be those of the 350+ apartments proposed for Allara Street, with its 420+ parking spaces (and proposed overflow into local parking lots of the up to 480 required parking provision) plus 90+ bicycles, garbage trucks, moving trucks, delivery trucks, along with the speeding bicycles descending the Commonwealth Park bridge and the pedestrian through-traffic to Allara Street all taking place in a space with the footprint size of a single apartment.

This traffic nexus would be a disaster, one that would spill out onto the already often-clogged Allara Street that resulted from the opening of the Parkes Way egress. It is reasonable to assume that this will then impact the traffic on Constitution Avenue through to the new London Circuit. It would also be dangerous to the safety of bicyclists and pedestrians.

We also note that there would be significant noise and air pollution from waiting cars and trucks attempting to manoeuvre in this small space.

Amenity – Privacy and Outlook

The scale of the proposed development would create a situation in which the privacy of the residents of the Forum and for that matter, the residents of 70 Allara Street, would be severely impacted. Residents of the proposed buildings of 70 Allara Street on the east and north facing sides would be able to look directly into the Forum apartments on the west and south facing sides. The roof entertainment area would become a fishbowl.

Construction

The Forum owners note with considerable concern that the scale of the proposed development may potentially create structural integrity problems for our building. Our building is over 20 years old, and those of us who bought off plan in 1998 are aware that the ground in this area was difficult to work with as the building was constructed. Given that the scale proposed for 70 Allara Street demands three below-ground parking levels occupying space right up to and abutting our underground carpark, we are very concerned that this is too big and too close to guarantee the safety and integrity of our vulnerable older building.

The development proposed is extremely negatively impactful on us as residents of The Forum, and furthermore, it is unworkable and detrimental to Canberra generally, and should be denied.

Yours sincerely,

Brian and Sabrina Caldwell