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Sent: Tuesday, 20 December 2022 11:57 AM
To: Works Approval Consultation
Subject: Block 2 Section 4 Parkes – Anzac Park East Redevelopment

Submitted on Tue, 2022-12-20 11:56
Submitted by: Anonymous

Submitted values are:

Are you an individual or an organisation?

Organisation

Organisation Name

Siena Executive Committee

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What Works Approval application are you making a submission for?

- WA102975 - Construction of a new commercial office building, - WA102646 – Construction of a mixed-use residential development

- WA102975 - Construction of a new commercial office building

While this is a large and impressive office block, the Siena Executive Committee has serious concerns about two aspects of this Works Approval application. These relate to the lack of parking and the impact of traffic at the Constitution Avenue and Wendouree Driver/Kalma Way intersection.

Both these matters are likely to have a significant impact on the adjacent C5 residential area and the Siena Executive Committee asks that they be remedied through an amendment to the Works Approval application.

Lack of Parking.

An on-site parking space is provided per 100 square metres of gross floor area. This means the parking requirements for senior staff should be satisfied but most of the other workers, who do not/cannot travel by public transport will need to find parking adjacent to Lake Burley Griffin (15 x 2 hour spaces) or in the C5 area where there is already very restricted availability. The application has correctly identified that there are only 100 parking spaces in the C5 precinct, which are already taken every day. The Executive Committees of the C5 Buildings have already represented these concerns to the ACT Government and, while a suburb-wide review of parking requirements has been promised, there is little likelihood this will provide a solution to this difficult situation. Overflow parking from the office building will only exacerbate this situation. This situation needs to be reconsidered before work is approved. One alternative could be the construction of additional on-site parking spaces, possibly through the construction of an additional basement level.

Traffic

The Works Approval application advises that traffic flow data was collected for analysis in 2019 and 2021. It was agreed that 2019 data would be used because of the increased amount of work-from-home associated with COVID lockdowns and restrictions. Unfortunately, the 2019 data does not reflect changes to the areas adjacent to Anzac Park East along Constitution Avenue since 2019. These include the full occupation of Siena Apartments, the construction and occupation of Iskia Apartments, the construction and occupation of The Parade hotel and apartments, the construction and occupation of the Griffin Apartments and the construction and occupation of the Seventy One Apartment building. The traffic flow data is inadequate and needs to be updated to reflect the current situation.

The application already identifies serious issues associated with the Constitution Avenue and Kalma Way/Wendouree Drive intersection. An increased flow of traffic into Wendouree Drive from Constitution Avenue, particularly West to East, is likely to exacerbate these difficulties and cause a substantial backup of traffic along Constitution Avenue and impact through-traffic and traffic entering and leaving the C5 complex. This congestion could be reduced by allowing a right turn from both lanes of traffic into a widened Wendouree Avenue. Wendouree Drive is a local access road that at times has difficulty handling current traffic demands of ASIO and the new Lake Burley Griffin parking. The additional demand from Anzac Park East traffic has been recognised by the increased number of entrance lanes into Anzac Park East. Similarly, Wendouree Drive needs to be widened to four lanes to the end of ASIO parking area to cater for the quantity of turning traffic from Constitution Avenue and the entrances to parking areas on both sides of the road.

It is disappointing that the developer has not consulted with the residents of the local area to avoid the obvious deficiencies in the current proposed development and the impact it is likely to have on the surrounding area.

- WA102646 – Construction of a mixed-use residential development

While the mixed use residential development is also large, it is however less impressive. The obvious intention is to maximise residential space that cramps buildings onto Wendouree Drive and provides very limited on-site parking and green space. There is little concern for the likely impact the development will have on the surrounding area. The Siena Executive Committee has serious concerns about three aspects of this Works Approval application. These relate to:

the lack of parking, including during construction of the residential blocks;

the impact of traffic at the Constitution Avenue and Wendouree Drive/Kalma Way intersection and on Wendouree Drive; and

the limited set-back of the buildings from Wendouree Drive.

Some of the concerns raised here duplicate in part those at WA102646 but differ in detail.

Lack of Parking

The application identifies that 642 parking spaces have been provided for 381 residential apartments on a scale shown at Tables 8 and 9. A similar allocation of car space occurred at the recently opened The Parade. This allocation meant that the demand of families in one bedroom apartments who owned two cars needed to find alternative parking for a car. These cars now take up any previously available parking space in the C5 area.

The allocation of 20 spaces for commercial properties is likely only to meet the demand of staff and customers will need to find parking off-site, most likely in the C5 area.

The details of off-site parking within 800 metres of the site is out of date, incomplete and in some instances inaccurate. For example the Allara Street car park (or what remains of it), the National Convention Centre Carpark and Car Park 48 (adjacent to R1 at Russell Offices) are all over 800 metres from Anzac Park East. The number of spaces at Anzac Park West (in the non-permit area) has been substantially reduced through the construction and occupation of The Griffin apartments. Also there are very few parking spaces along Constitution Avenue from London Circuit to Blamey Avenue. In reality the only realistic options for residents, customers and visitors to Anzac Park East needing off-site parking will be to seek it in the already congested C5 area.

The impact on the surrounding area needs to be reconsidered before the Works Approval application for this site is progressed. One possible solution could be the construction of additional on-site parking spaces, possibly through the construction of an additional basement level and additional above ground onsite parking. This is only likely to reduce the impact on C5 and not remove it.

During the construction of the mixed use residential development there will be a need for worker parking. This parking requirement should be met on the site or in open areas adjacent to the site. It should not be left unaddressed, as this will cause additional crowding of the C5 area.

Traffic

The Works Approval application advises that traffic flow data was collected for analysis in 2019 and 2021. In 2022 it was agreed that 2019 data would be used because of the increased instance of work-from-home associated with COVID lockdowns and restrictions. Unfortunately, the 2019 data does not reflect changes since then in areas adjacent to Anzac Park East along Constitution Avenue. These include the full occupation of Siena Apartments, the construction and occupation of Iskia Apartments, the construction and occupation of The Parade hotel and apartments and the construction and occupation of the Griffin Apartments and occupation of the Seventy-One Apartment building. The traffic flow data needs to be updated to reflect the current situation.

The application already identifies issues associated with the Constitution Avenue and Kalma Way/Wendouree Drive intersection. The increased flow of traffic into Wendouree Drive from Constitution Avenue, particularly West to East, is likely to exacerbate these difficulties and cause a substantial backup of traffic along Constitution Avenue and impact through traffic and entry to and exit from the C5 complex. This congestion could be reduced by allowing a right turn from both lanes of Constitution Avenue traffic into a widened Wendouree Drive. This change would require changing the traffic light cycle and widening of Wendouree Drive.

Wendouree Drive is a local access road that at times has difficulty handling current traffic demands of ASIO and the new Lake Burley Griffin parking area. The additional congestion from Anzac Park East traffic has been recognised in the document by an increased number of entrance lanes to the Anzac Park East parking garage. Similarly Wendouree Drive needs to be widened to four lanes to the end of the ASIO parking area to cater for the quantity of turning traffic from Constitution Avenue and to facilitate entrances to parking areas on both sides of the road.

Setback of the Buildings Wendouree Drive

The current proposed setback of the buildings along Wendouree Drive is 6 metres. On the ASIO side of the road the setback is at least 9 metres with its parking garage being closest to the road. An increased setback of 9 metres would reduce this cramping and allow an additional parking lane for the commercial premises. This and the widening of Wendouree Drive would provide a less cramped and safer thoroughfare to the parking areas of ASIO and Anzac Park East.

I have read and understood the submission terms and conditions above.

Yes

No, I do not consent to the publication of my submission.

No

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<https://www.nca.gov.au/node/22059/webform/submission/2522/edit>