

Sent: Monday, 12 December 2022 4:47 PM
To: Works Approval Consultation
Subject: Block 2 Section 4 Parkes – Anzac Park East Redevelopment

Submitted on Mon, 2022-12-12 16:47
Submitted by: Anonymous

Submitted values are:
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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

I'd like to comment on two aspects of this proposal - building heights and vehicle access.

The Consolidated National Capital Plan says ... "Commonwealth, Kings and Constitution Avenues ... are of critical significance in delineating the geometric form of the Griffins' plans. ... Their formal expression is paramount... Building heights and setbacks will be planned to ensure consistency and continuity."

The proposal includes a NINE storey office building. Why is this bedrock requirement ignored by the developer? Why is the developer ALLOWED to ignore this bedrock requirement by the NCA? Why have the detailed plans proceeded to their current stage without them being reined in by the regulator?

As planned, iconic ANZAC Parade (arguably the most significant, most recognised road in the nation) will be straddled at its entrance by a gateway comprising two fundamentally different structures - a dated, old-style building of FIVE-SIX storeys and a sleek, modern tower of NINE storeys. Another extract from the Plan ... "New development should seek to respect the design and character of adjacent buildings in terms of scale, colour, materials, massing and frontage alignment."

Where is the mandated consistency and continuity? Where is the architectural balance?

Shouldn't buildings taper in height as they approach the lake? This proposal is INCREASING the building height as it approaches the lake!

Vehicle access

Heritage-listed Blundells Farmhouse sits at the end of Windouree Drive. As proposed, this small, narrow, constricted road will be catering for ALL of the necessary vehicular access (through just one entrance/exit) for 345 apartments, a nine-storey office building, ASIO, extensive commercial retail facilities and everyday lake/Farmhouse users. The Farmhouse's environment and access will be unavoidably compromised. Does the developer or the NCA have any

awareness of the existing Campbell traffic situation?

- WA102646 – Construction of a mixed-use residential development

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

Yes

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

No

You may edit this submission and approve for publishing at:

<https://www.nca.gov.au/node/22059/webform/submission/2513/edit>