

Sent: Monday, 19 December 2022 7:42 PM
To: Works Approval Consultation
Subject: Block 2 Section 4 Parkes – Anzac Park East Redevelopment

Submitted on Mon, 2022-12-19 19:42
Submitted by: Anonymous

Submitted values are:
Are you an individual or an organisation?
Individual

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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 wish to register my objections and highlight certain work, health and safety (WHS) issues that will impact the residents living on or around Constitution Avenue in respect to both the construction and living phases for these applications that are currently before the NCA for approval.

It is my belief that the NCA have sold out the spirit of maintaining the foresight and compassion of the original architect that gave us our beautiful city. It appears that the ACT Government is no longer interested in maintaining the balance and are simply expanding the city as fast as possible in order to increase the population which means that our city is being turned into a cluster of high rise buildings. To remind you (NCA) of your accountabilities to maintain the values of Canberra I submit the below from your own policies.

Background

A key element of Griffins' formally adopted plan for Canberra is the central triangle formed by grand avenues. Constitution Avenue is the base of this geometric element (the National Triangle) and was the Municipal Axis of the Griffins' plan.

Constitution Avenue is central to the implementation of the Griffin Legacy. Constitution Avenue will become an elegant and vibrant mixed use grand boulevard linking London Circuit to Russell, increasing the vitality of the Central National Area and completing the National Triangle. This will be supported by an integrated transport system, broad tree-lined footpaths and outdoor dining and street parking.

Anzac Parade is set along the Land Axis, which forms a key feature of the Griffins' original 1912 plan of the city. The Australian War Memorial stands at the top end of Anzac Parade.

There is a national capital interest in ensuring that:

- sites on Constitution Avenue are developed in accordance with their national significance, as part of Griffin's National Triangle
- the symbolic importance of the Constitution Avenue as a Main Avenue and the base of the National Triangle is

protected and supported through the design and development of the adjacent blocks and the landscaping and design of the avenue

- fitting sites on Anzac Parade are available for commemoration and remembrance
- balanced building massing at the sites at the southern end of Anzac Parade is maintained as far as practicable and is reinstated as a result of any redevelopment of those sites, to ensure the portal function on the Anzac Parade frontages of those sites is maintained for the benefit of the Parliament House Vista.
- Buildings above 25 metres in height are to be the subject of wind testing, including down draught conditions and turbulence, to ensure the development does not have adverse impacts on building entrances and the public domain.
- Buildings heights will generally be medium rise up to 25 metres above adjacent kerb levels to retain the landscape backdrop of the inner hills of Central Canberra.

PLAN REQUIREMENTS

- The Plan requires that development in the National Capital adhere to the following principles:
- Substantial works of architecture, engineering and landscape within the Territory should be designed to contribute positively to the overall composition, symbolism and dignity of the National Capital.
- Development in the National Capital should seek to achieve harmony between architecture and landscape to give continuing effect to the City Beautiful and Garden City characters of the city.
- Within Canberra Central, roads, bridges, waterways and public landscaping projects should reinforce and complement the geometric lines of the Main Avenues.

- Vistas to major landscape features must be protected from and enhanced by development.
- Opportunities should be encouraged for the enhancement and reinforcement of the physical, symbolic.

When the ANZAC Park East building was sold to the developers it had very clear and concise conditions:

- A building height of 35m on the ANZAC Parade side and any additional building to a max height of 25M or 6 Stories of apartment. This is where you have sold out the Canberra residents. The new proposed apartments are 8 stories rather than 6. The height of the buildings to conform to the height of existing mature tree line to form a balance that will be viewed for the Southern side. These buildings will now stand out and detract from the original Griffin plan for the city.
- We will no longer be drawn to see the promenade feature of the AWM but hideous tall apartments towering over the mature tree line along Parkes Way from across Lake Griffin and Parliament House.

WHS

There will likely be 50 – 100 trades people vehicles and trailers that will need to be parked during working hours on the streets, lanes and in many areas that are clearly “no parking areas”. These vehicles will create mayhem and stress for residents. This is already a problem in the Campbell 5 area without any construction going on. How will the NCA police these infringements and maintain resident safety daily? Or will the residents be subjected to the issues caused by illegal parking on parks, lanes, and in the residential driveways leading in and out of the underground car parks of Campbell 5, other apartment complexes and residential roads?

I am under no illusion that the power of developer dollars will trump the interest of maintaining the key values of Griffins vision and that of the citizens of the beautiful city we call Canberra. I truly hope that there are some in the NCA that have the fortitude, courage, and respect of this city to take another look at the heights of these apartment’s and conform to the heights of the mature tree line.

Car Parking and Traffic

While it is pleasing to see some additional parking allocated to visitor and retail within the development this does not appear to be anywhere near enough to accommodate the likely volume of additional cars that will come into this part of Campbell once the development is completed, either as visitors for residents in the building or utilising the commercial and retail options. The lack of requirement for developers to plan for public parking in their designs has been a consistent issue with each of the Campbell 5 and surrounding developments. As a result, visitors to the area are increasingly finding it difficult to be able to park to visit friends and family or to use local amenities. Businesses are suffering as a result. This should be considered and addressed in this development. Additionally, the plans for both the portal building and the residential/retail buildings appear to have the entrance to all underground parking off Wendouree Drive. When combined with daily traffic entering and exiting the Ben Chifley Building this can be expected to provide considerable bottlenecks. Has traffic volume and flow been modelled and considered when thinking about parking garage entrance/exit points? I would have thought an option to access the portal building parking off Constitution Avenue where the ground level access has been planned would be a sensible option.

Solar panels

There has been no mention of placing solar panels on the roof tops of these apartments. Should they be considered in the plan or an add on after construction, there needs to be a binding restriction that the building is lowered before construction in order to remain under the 25m height or they are refused now and anytime in the future. I would also note that should solar panels be in the plan they would be facing north and potentially reflecting sunlight back towards Campbell 5 apartments. What is the process for objecting to this in the future?

Skate boarding

Any seating, low concrete walls or similar objects that are a favourite challenge for skate boarders to ride on jump off and generally make a commotion on should now be considered and modified in order to prevent them from being a play area for skaters as the noise of consistent jumping on and off these objects are a noise pollution the city and residents should not need to suffer with. Hindsight is a great virtue.

- 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/2521/edit>