

Sent: Friday, 23 December 2022 6:02 PM
To: Works Approval Consultation
Subject: Block 2 Section 4 Parkes – Anzac Park East Redevelopment

Submitted on Fri, 2022-12-23 18:02
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?
- WA102646 – Construction of a mixed-use residential development

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My primary concern with these proposed works is the significant that the development will have on parking in the area, both during the construction, and perpetually.

The development seeks to bring a significant number of additional residents and visitors to the area, and while there is some provision for visitor parking, it does not account for the reality that Canberra is very car centric, and a large number of visitors to the precinct (commercial and residential) will require parking well in excess of the number proposed. Parking is already over subscribed in the area, and this will make it far worse.

Traffic management is also problematic - I do not believe the traffic studies to be an accurate reflection of the current load on the roads, which is often very heavy on constitution avenue, particularly at the intersection with Wendouree drive, even prior to this development.

Separately to the parking and traffic management, I also have issue with the overall height of the residential buildings extending an excessive number of visual elements and plant operations beyond a 25m height. While there is some management of setback, these elements build out too much of the building beyond what is the spirit of the National Capital Plan.

The development also does not embrace new ACT govt environmental requirements coming into place next year such as good provisioning for electric vehicles and end of trip bike facilities. While not legal requirements now, such an important development should be forward leaning on important environmental factors.

I think the overall design of the precinct is good, but these elements do detract from the development and the area, which should be given more attention to detail given its significance.

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/2532/edit>