

Sent: Friday, 6 January 2023 8:18 PM
To: Works Approval Consultation
Subject: Block 2 Section 4 Parkes – Anzac Park East Redevelopment

Submitted on Fri, 2023-01-06 20:17
Submitted by: Anonymous

Submitted values are:

Are you an individual or an organisation?

Individual

First name

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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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The proposed development (WA102646) on Constitution Avenue should not be approved by NCA in its current state. The proposed development represents a substantial over-development of the site, which will adversely impact the livability of the Campbell C5 area and greater Campbell suburb. A simple comparison of the C5 precinct and the proposed development demonstrates the lack of open space provision in WA102646. The C5 precinct includes a large area of parkland and a playground for public use and has an approximate build ratio of 26% compared to 53% for the proposed development. The floor area ratio of the proposed development is also significantly higher than that for C5. This level of site development, and lack of appropriate communal open space and greenspace means the proposed development fails to have appropriate environmental integration as communicated in the Constitution Avenue public realm handbook.

To remedy the issues with the proposal as stands, the following should be considered:

- Reducing the build ratio of the site to <40%.
- include a small pedestrian greenspace with seating and areas that invite communal activity.

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

Yes

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

No

