

The Works Approval Team
National Capital Authority (NCA)

Submission - Block 2 Section 4 Parkes – Anzac Park East Redevelopment

Dear NCA,

The below submission is provided on behalf of residents of The Parade, 2 – 4 Anzac Park, Campbell.

Residents of The Parade were invited to provide comments and concerns on the proposed Anzac Park East Redevelopment. These responses have been collated and presented via this email on behalf of the residents.

It was not practicable to submit the responses via the online web link. I would appreciate your confirmation and acceptance of this submission via email.

Kind regards,

Linda Semmler
Secretary, Executive Committee
The Parade

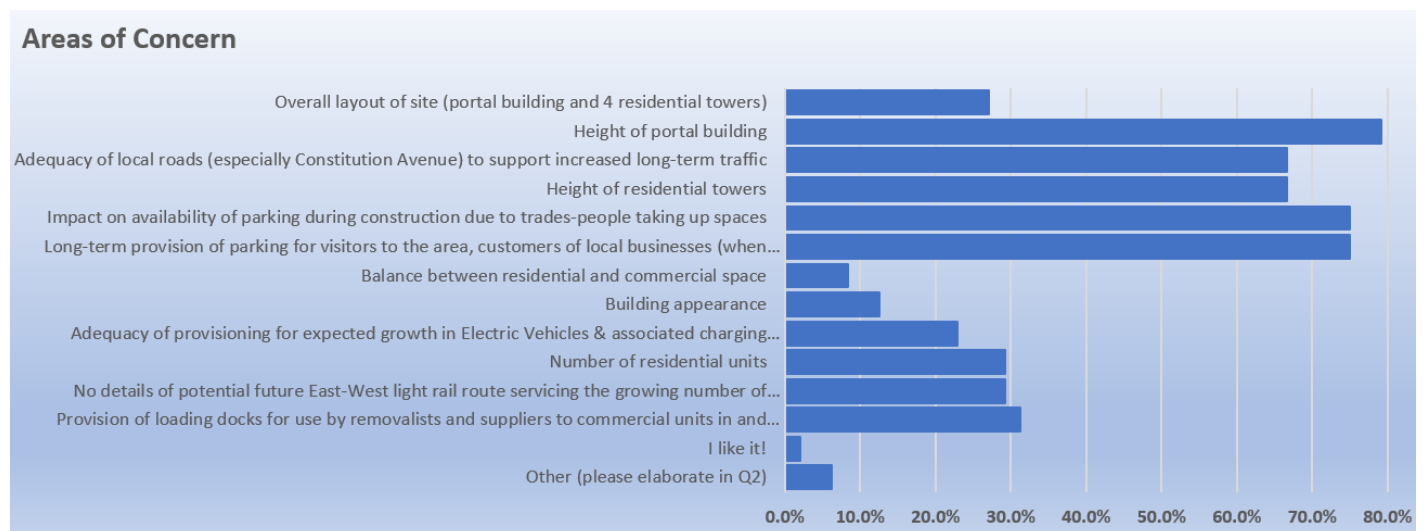
Results of a survey to which owners & residents of The Parade were invited to respond

The survey provided a selection of “tick box” options (with respondents encouraged to limit themselves to ticking no more than the five that they considered most important). The form also allowed for comments.

The options in the survey were determined following discussion of possible areas of concern within the Executive Committee of the Owners Corporation, but included an “other” option so as not to limit respondents. The options were as follows:

1. Overall layout of site (portal building and 4 residential towers)
2. Height of portal building
3. Adequacy of local roads (especially Constitution Avenue) to support increased long-term traffic
4. Height of residential towers
5. Impact on availability of parking during construction due to trades-people taking up spaces
6. Long-term provision of parking for visitors to the area, customers of local businesses (when construction is completed)
7. Balance between residential and commercial space
8. Building appearance
9. Adequacy of provisioning for expected growth in Electric Vehicles & associated charging requirements
10. Number of residential units
11. No details of potential future East-West light rail route servicing the growing number of residential communities along Constitution Avenue
12. Provision of loading docks for use by removalists and suppliers to commercial units in and around the development
13. I like it!
14. Other (please elaborate in Q2)

The following chart summarises the results of the survey (*with some option descriptions abbreviated slightly – see above for full version*):



As can be seen, five issues dominated concerns:

- the height of the portal building (option #2);
- the short-term (during construction, option #5) and longer-term (option #4) impact on parking availability;
- the adequacy of local roads to support increased traffic volumes (option #3); and
- the height of the residential towers (option #4).

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Twenty four respondents left comments. These are presented “as is” below, without any attempt to correct typing or grammatical errors:

1. The proposed portal building dominates the Anzac Parade gateway and is overbearing. It will remain disproportionate to Anzac Park West for several years and if that building is built to a similar height then the entire Anzac Parade landscape will be dominated by commercial buildings. Also, it is not known what is happening with light rail. If that goes ahead it can only result in the closure of one lane each way and increased traffic will create a bottle neck in the years to come.
2. The size of the portal buildings will disrupt Canberra's most iconic axis - between Parliament House and and the War Memorial. Parking is already a problem in the area, and its set to get a whole lot worse - potentially crippling efforts to create a vibrant commercial precinct.
3. The overall height should not be higher than the surrounding buildings.
4. There is already insufficient parking with many workers from other buildings already taking carparks for visitors, couriers etc. We have people parking in non-parking spots making it unsafe to drive around. More offices, commercial and residential with inadequate parking will compound the problem. There are no parks for customers of our existing retail outlets. I think 9 stories is too high and will overwhelm the corner and the suburb. The beauty of Anzac parade will be spoiled by such a tall, commercial building that had a visual pride of place on the parade
5. Parking availability is already an increasing issue in the C5 precinct - there does not appear to be commensurate provision for this development's size. The height is also out of proportion for buildings in C5 area.
6. The Portal Building will obstruct the view from across the lake to the War Memorial due to its height and unaesthetic nature. The height of the entire complex will create an eyesore to those in the Campbell area along with blocking any view to Brindabella's and Lake. All people who live in the area should have the right to experience the views and enjoy the community environment. I have no issues with a complex being built it is the height,, appearance and the amount of traffic and lack of infrastructure that is available to support such a complex catering for corporate and residential. This complex the way it currently is planned will not enhance the area, but only create congestion along a narrow road, increased noise to residents along Constitution Avenue, severely restrict the outlook from residents homes along Constitution Avenue and devalue properties.

7. With the number of new units planned a genuine supermarket and pharmacy are required
8. Obviously any new apartment complex needs to make provision for EV charging within carparks. However as the NCA failed to do this for Parade and presumably the other developments in Campbell 5 they might give consideration to requiring a commercial EV charging facility on Wendouree Drive to meet the needs of other complexes and people who work in the area
9. The building is not built future proof nor has there been any additional public parking added. With a large likely defence building this will bring many more people to the area long term with no additional parking solutions offered. It is already difficult to get visitor parking around Anzac Parade and this will make it more difficult. It also does not consider any possible advancements in public transit.
10. the added pressure on parking and local traffic during and after the construction
11. Limited visitor parks. Building not future proofed. Needs to support bi-directional charging. Too many units. Too few larger units. Too many one beds. No loading dock so will not support supermarket. No loading dock means limited use retail commercial space. Constitution Ave should be lively boulevard. Will never happen unless more parking more people friendly.
12. As a business owner, parking for our customers is already extremely limited. Parking spots are not regularly monitored with trades people in the past leaving their vehicles around 4hr carparks for 8+ hours every day. The new development should include extra allocation for car spaces above minimum council requirements with temporary parking passes for tradespeople further down Constitution Ave or a designated area during construction. In my opinion it's egregious that businesses are expected to pay rates and have their new businesses suffer with almost non-existent customer.
13. The site could be utilised in a less impactful way and more apartments are unnecessary in area given current vacancy rate.
14. I am concerned about all of the above, however I am most concerned about the height of the portal building. It will significantly impact the vision and impact of the rest of the area, on a very important road to the whole country (Anzac Parade). It should not be taller than the existing buildings in the area. The view from across the lake, which has been considered by previous builders, will be negatively impacted.
15. The proposed design significantly deviates from the initial concept and heritage elements of the Anzac Park East building. The increased size of the new commercial building dwarfs Anzac Parade, views of the lake/views from Mt Ainslie and the War Memorial. The quantity of proposed residential units will impact the usability of Constitution Avenue with the significant increase in population creating additional risks to an already densely populated area. Key issues identified by the DA include:
 - Traffic management;
 - Public parking spaces;
 - Existing services infrastructure and impacts on current neighbors;
 - Height and visual restrictions including impacting the view from Parliament House;
 - Increased short and long term noise pollution;
 - Impacts on public events held within close vicinity of the area;

- Federal Government security concerns;
 - Environmental impacts on local fauna and flora;
 - Facilities management, rubbish's removal and loading areas;
 - Solar envelope and shading concerns
 - Impacts to natural light to existing occupied buildings;
 - Heritage deviations.
16. Roads and parking are already incredibly strained around C5, with many visitors resorting to parking illegally, and others needing to walk quite a distance to the area. The plans lodged do not address any of these points adequately. Height and appearance of the new residential towers is also an issue, with an excessive amount of elements extending the overall form beyond 25m height- not in the spirit of the proposed limit.
 17. Need for supermarket to service C5/new Anzac Park East development.
 18. The night protocols in ACT see lower Haight on the lake fringes with increasing height as you move back . This suggests height should be lower tha C5 estate. I would think 4 stories ideal and 6 at maximum
 19. The portal building is too tall in height and too big in footprint.
 20. Parking around Campbell already presents challenges for visitors, with many people illegally parking in turning bays when street parking is full. While the plans include basement parking, it's likely this will only be accessible to workers/residents - therefore the increased use of street parking by construction vehicles and visitors afterwards will likely make visitors parking near impossible. It would be good to understand if any of the parking in the new site will be available to the public as I wasn't able to find this out
 21. Total overdevelopment in favor again of developers causing overcrowding of traffic and units
 22.
 - it will be too tall and would look out of place with general area if there is a taller building. The building should not be taller than the C5 precinct buildings
 - otherwise it will make the street and surrounds dark, uninviting, gloomy and sterile
 - needs to have more space between the side walk (constitution ave) and the start of the building. The Griffin for example is built too close to the street
 - it looks cheap, dark and out of place.
 - The trees should also be preserved
 - it's an iconic part of the street and the area will lose value and cache if all of the old trees are removed.
 - too many residential units proposed. Will dilute value and ambiance of area if there are too many people; it should be redesigned with a close knit community feel in mind. The design proposed just looks like generic high rises. The C5 precinct has worked hard to make our apartments a community, which enhances the feel and value of the rest of the area. The same considerations should be reflected in this building plan.
 - concerned about blocking sunlight. I get the beautiful sunset from my apartment on constitution ave so I am concerned the new development will shroud my apartment and the whole of constitution ave in shade and darkness in the afternoon. Consideration should be given to creating areas where sunset can reach the street.

23. The height of the office building appears greater than what was there previously. There is inadequate parking to support the construction workforce. A publicly accessible system space eg rooftop entertainment area, would greatly enhance the access to all Canberrans.
24. I am concerned that the height of the portal building is driven by greed and will be an eyesore that dwarfs our building and those surrounding. As a result, our property value will be diminished significantly and the C5 precinct will become a less attractive living space. Additionally, the plans for the portal building are in direct contradiction with what was explicitly communicated and assured as part of the sale of our apartment. If these plans had been made public previously, we (and I'm sure others) would not have purchased in the parade building.

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Since the survey closed, the NCA agreed to accept further individual submissions from stakeholders in The Parade until 16 January 2023, and owners/residents have been alerted to this concession.