



Kingston & Barton Residents Group Inc. 11/1 Sydney Avenue Barton ACT 2604 kingstonandbarton@gmail.com

To: **NCA Works Approval Consultation**
WAconsultation@nca.gov.au

BLOCK 23, SECTION 6 BARTON (10 BRISBANE AVENUE)

The Kingston & Barton Residents Group Inc. (KBRG) is an incorporated, voluntary, not for profit, non-political, community organisation that seeks to promote and protect the interests of our local community and the environment. We are very interested in planning proposals affecting our local area, which includes the new office redevelopment development proposal in Brisbane Avenue.

We thank you for this opportunity to comment on the Works Approval application for the above property.

Overall, the proposed development appears to be well considered with many aspects to be commended. That said, we still have some concerns which relate to the Barton Precinct Code and the impact on the amenity of residential neighbours. The following comments are based on the material available in the Works Approval submitted by Purdon Planning and available on the NCA website. Unfortunately questions put to the NCA (KBRG email of 20 July) and to Purdons (Janet Hughes 15 July) were not responded to so we still lack some relevant information.

Key points

1. The proposed building height does not recognise and reinforce the streetscape;
2. There is potential loss of amenity for nearby residents;
3. It is unclear what is the extent of planned mature canopy cover;
4. The capacity for the geology to support deep excavation without risk of collapse is a concern;
5. Continued access to the public footpath is needed;
6. There are a range of concerns about construction management and ongoing traffic generation; and
7. The level of construction activity in Barton may require coordination to avoid undesirable consequences.

Recognition and reinforcement of the Brisbane Avenue streetscape

The proposed height of eight stories neither recognises nor reinforces the streetscape as required by the Barton Precinct Code (objective 7). The building would significantly dominate the neighbouring four storey buildings. The building height limit of RL 591 appears to be in conflict with the higher order streetscape objective.

Building height

The WA seeks to build above the height limit of RL 591 by some 4 metres. Given the fact that the building is clearly in breach of objective 7 of the Barton Precinct Code a height more in keeping with the surrounding buildings should be required.

Maintaining the amenity of nearby residents

The potential amenity impacts include loss of privacy, noise, overshadowing and view blocking. Residents of the Landmark apartments are concerned that their amenity, especially privacy, will be impacted.

There are potential noise impacts of roof top machinery, including air conditioning, on the occupants of low-profile heritage residential buildings on the opposite side of Brisbane Avenue including the Willemsen built Macquarie Court apartments. The WA contains a cursory statement that the offices will not generate significant levels of noise. However, most noise usually emanates from roof top machinery such as air-conditioning units. The relative high elevation of these units is likely to project noise across Brisbane Avenue to the AFP College, the residents of the Barton Housing Precinct and Macquarie Court.

We are unable to comment on **solar access** because no diagrams are included in the WA.

The extent of deep-rooted plantings and potential to reach 30% canopy cover.

The Green Initiatives (page 8) do not appear to include any mention of the extent of mature canopy cover and this is also cannot easily be estimated from the Landscape Plan. We would appreciate advice on the percentage of planned mature canopy cover on the block.

There are concerns that the geology of the area will not support deep excavations.

Has a geo-technical assessment been done to determine if the geology will support deep excavation? The underlying geology is Later Silurian period shale and siltstone.

Commitments are needed that construction will avoid the possibility of temporary (and permanent) retaining wall collapses, especially during wet weather. This is a significant risk concern given recent retaining wall collapses on building sites in Canberra. The potential consequences for the Landmark apartments would be catastrophic.

The public pedestrian path between Brisbane Avenue and Blackall Street

We would appreciate clarification of the extent to which the public pedestrian path will be upgraded and accessible during construction.

Traffic and parking during construction

A traffic management and enforcement plan for the construction phase is needed to avoid congestion and to ensure the safety of all road users including pedestrians, cyclists and scooter users.

Parking arrangements during construction, especially when many trades are on site during the later stages, need to be closely monitored. Poor enforcement of traffic plans often greatly inconveniences residents and office workers who rely on parking in the area during the day.

Some road surfaces in Barton have been degraded by heavily laden construction traffic, especially when significant excavations have been required. A good example is Telopea Park West where a large portion of that road has been marked for repair. Heavy vehicles should be diverted elsewhere.

Traffic generated by the new building

Some work is needed to validate the traffic analysis. Local experience is that at peak times access from Brisbane Avenue onto Bowen Drive/Wentworth Avenue is challenging with at least one recent fatality at the intersection. During the afternoon peak, traffic often back up beyond 10 Brisbane Avenue in the afternoon. This could also be an issue during the construction phase.

Access to Brisbane Avenue from the north from Bowen Drive is also fiddly, involving a turn at Telopea Park West and backtracking. Impatient drivers often cut across traffic from Telopea Park West. A redesign of the Brisbane Avenue/ Bowen Drive/ Wentworth Avenue intersection might be advisable.

Coordination of construction work in Barton

The collective impact of a number of developments in the Barton area being in progress at more or less the same time during the next 1-3 years will need to be carefully assessed and managed. These will have a combined negative impact on pedestrian safety, road traffic, and road surfaces which are already degenerating due to high rainfall and recent construction activity.

Richard Johnston, President
Kingston & Barton Residents Group Inc.

0448 381 380
24 October 2022