

Curtin Group Centre Master Plan feedback

Parking Issues

The draft Master Plan indicates that the current surface parking spaces will be retained with the exception of those affected by the proposed land swap to enable the redevelopment of the Statesman site. It proposes that parking in this southern portion of the group centre will be provided by basement parking.

The Concept Curtin Precinct Map and Code (rule 1.3) strengthens criteria governing development on nominated car parking areas by requiring that it “meet any additional parking provision requirements” and “makes a substantial contribution to the long term supply for the centre”.

The draft Master Plan acknowledges that further work is required to improve the safety and efficiency of parking. In particular, CRA believes that it must:

1. Ensure that any future development involves no loss of public parking amenity
2. Improve numbers and locations of disabled parking spaces with safe internal pedestrian connections between these spaces and key centre facilities. For example, there is only one disabled car space next to the large medical/dental facilities in the Strangways carpark.
3. Identify safe and separate waste management/recycling locations and loading zones so that associated heavy vehicle traffic movement is not through shared pedestrian and parking areas.
4. Improve the entry and exit arrangements and traffic movement through the Strangways car parking area. Currently, heavy vehicles block access and cause unacceptable risks to pedestrians and other cars when they manoeuvre and reverse while loading and unloading. (This situation will be exacerbated further by significantly increased traffic flows, if the Master Plan permits residential accommodation on Block 7, 44 Curtin Place despite this being zoned CZ1 for commercial accommodation only).

Inconsistency?

- The proposed E-W section (Master Plan page 5) shows a setback on the Coles side of the laneway but not on the 44 Curtin Place side. Set back from the square should include the laneways.
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Additional Issues

Current ACT Government planning policy and the associated Housing Choices document state that densification should occur in city and town centres and around group centres. If the Master Plan permits residential housing within the purposes of CZ1 zoned areas such as Block 7, 44 Curtin Place, then this will limit future business development options and exacerbate the current traffic, parking and pedestrian problems. Without major redesign of traffic entry/exit and flows around the centre, it is difficult to envisage how several hundred more traffic movements per day can be accommodated through the Strangways parking areas.