



Inner South Canberra Community Council

National Capital Authority
WAconsultation@nca.gov.au

Dear Sir/Madam

Works Approval Application Blocks 1151 and 864 Weston Creek – Construction of Independent Living and Aged Care Facility

The Inner South Canberra Community Council, in support of the Yarralumla Residents Association, would like to comment on the proposed independent living and aged care facility on Blocks 1151 and 864 in Weston Creek. This submission focuses particularly on the consistency of the proposal with the National Capital Plan.

1. Reduce bulk and scale to enhance consistency with the National Capital Plan

The proposed facility will be located in an “Open Space” area of the Lake Burley Griffin and Foreshores Precinct, which is part of the National Capital Open Space System, intended to provide a visual backdrop and landscape setting for Canberra as the national capital.

A community facility, in this case an independent living and aged care facility, is consistent with the National Capital Plan. However, the proposed bulk and scale of the development, in this location, is at odds with the NCP Policy and Principles, the Lake Burley Griffin and Foreshores Precinct Code and the National Capital Open Space System. We call on the NCA to require the proponents to scale back the development so that it does not stand out starkly in the surrounding open space.

The NCP policies and principles have a major theme of conserving and enhancing the existing landscape setting in order to retain the character of the National Capital, including:

Objective 2 of the Sustainability Theme:

Protect the nationally significant open-space network, visual backdrop and landscape setting of the National Capital

The Statement of Planning Principles in Part 2 of the National Capital Plan:

The hills, ridges and other major open space which form the separation between towns will be kept largely free of urban development

The proposed development will be a large incursion into the green open space separating the Inner South and Weston Creek. It will consist of 261 independent living apartments between

4 and 6 storeys high, 55 independent living townhouses, 11 high care rooms plus a Care Hub including a café/bar, restaurant, cinema, hairdressers, gym and retail outlet. It will house about 550 residents plus 120 staff. A development of lower building height and lower site coverage would be more consistent with the above-stated objective and principles.

2. Respect important vistas

The Liveability theme in the National Capital Plan is:

f. Vistas to major landscape features must be protected from and enhanced by development.

While the proponents plan to plant a number of trees to screen the development, the tallest buildings of 5 - 6 storeys are located on the highest part of the site, requiring the screening trees to be over 5-6 storeys high, especially as the vista from the Arboretum looks down on the site. The ISCCC asks the NCA to look closely at the impact of the proposed development, especially the height of the buildings, on important vistas from the Arboretum and the Government House lookout.

3. Ensure height is consistent with National Capital Plan

The ISCCC calls on the NCA to require a reduction in the building height of the proposed development, currently up to 5 and 6 storeys, to align with this Liveability theme (NCP, page 17):

g. Buildings in Canberra Central should be of a height generally not greater than the height of the mature tree canopy (typically 3-4 storeys), except where otherwise permitted by the Plan. In Canberra Central no building or structure which protrudes substantially above the tree canopy must exceed a height of RL617

4. Address traffic impacts

It is estimated that residents, visitors and staff will generate some 900 traffic movements per day, which will be quite disruptive to traffic on Cotter Road. This is especially so for people travelling to the facility on Cotter Road from the Inner South and Curtin, who will have to turn right across the city-bound lanes to enter the facility. We saw no consultancy report in the proposal documents that deals with such traffic impacts. This issue needs to be addressed.

Yours faithfully



Gary Kent
Chair
17 September 2021