

Woden Valley Community Council Inc.

The logo for Woden Valley Community Council Inc. features a stylized green and blue graphic of a building or landscape element to the right of the text.

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27 October 2011

Applications Secretariat
ACT Planning and Land Authority

Email: actpla.customer.services@act.gov.au

Dear Sir/ Madam

Development Application 201019424—Block 2 Section 9 Farrer— Application for Reconsideration

Thank you for the opportunity to provide comment on this application.

WVCC is of the view that the proposal for the 120-bed facility and for changing the approved Beasley Street access to the site needs to be supported by updated and correct documentation and thoroughly assessed in a separate development application process.

The proposal does not address the bulk and scale issue of the 106-bed proposal. While the GFA has been reduced slightly, the overall footprint of the 120-bed facility is considerably larger, with the building occupying the entire Beasley Street frontage of the site except for setbacks and the access road. The visual amenity of residents within the complex and of residents in the surrounding area would be detrimentally affected by the sense of crowding and congestion and loss of separation between the church property and the RACF.

WVCC considers the inappropriate overall bulk and scale of the new proposal remains in conflict with the previous reductions in bulk and scale that ACTPLA deemed necessary for the original approval.

Likewise the proposal to increase the capacity of the RACF does not address the issue of reduced areas of communal open space with adequate solar access, which will have a 'detrimental impact on the amenity of the future residents of the independent living units'—a reason for ACTPLA's refusal of the proposal for a 106-bed RACF. In fact the latest proposal accentuates the problem. As well, the latest proposal has persisted with locating the dementia wing and courtyard on the southern aspect of the building where residents will have almost no solar access in winter.

Another issue of concern is that the Traffic and Parking Impact Statement contains errors and omissions, most notably the proposed change to the approved Beasley Street access. Successive revisions of the report reveal inconsistencies in the data used, raising questions about some of the conclusions.

In the interest of good outcomes for the care of future residents of the facility and for the amenity of neighbouring residents, WVCC considers it is important that ACTPLA upholds its decision to refuse the proposal to increase the capacity of the residential aged care facility beyond the approved 60 beds.

In concluding I would like to record the Council's appreciation to Krishan Aggarwal, David Pfaff and Peter Villis for their presentation of the latest proposal to the Council on 5 October.

Yours sincerely

Jenny Stewart
President
Woden Valley Community Council