



north canberra
community council

Protecting, promoting and enhancing the economic, cultural, social and environmental well-being of the residents of Acton, Ainslie, Braddon,

Campbell, Civic, Dickson, Downer, Hackett, Lyneham, O'Connor, Pialligo, Reid, Russell, Turner and Watson.

The North Canberra Community Council receives funding and support from the ACT Government

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Association no.: A02362



Representation regarding AINSLIE SECTION 87 BLOCK 1 - DA202037848 - YWCA

ADDRESS: 11 Rutherford Crescent, Ainslie

Thank you for the opportunity for members of the community to comment on this proposal. NCCC is supportive of the YWCA's mission, but the benefits of this change of land use must be weighed up carefully, and the scope to mitigate adverse impacts and improve this development and its long term performance or locate it elsewhere should be taken into consideration. The best way forward in our view is to assign this DA to the Impact track and require an independent impact assessment by a reputable design and planning professional acting for the government, with input from the proponent and adjoining lessees.

NCCC, together with many others in this community, is sympathetic to the aims of this community housing project and believes that the YWCA is doing its best with limited resources. That does not change the fact that the Rutherford Crescent site was selected arbitrarily and will act as a precedent. The current proposal is inconsistent with the objectives of the zone and the neighbouring RZ1 zone, and there has been no cost-benefit analysis or impact assessment undertaken that could inform how public monies are spent and ensure accountability. The merit of this particular proposal appears borderline at best.

With projects such as this one, NCCC has the general concerns (1) that community land is being used for supportive housing and (2) that supportive housing tends to be built, like in this case, far away from facilities, shops and public transport.

The specific issues we see with this DA are:

- Failure to adequately safeguard residential amenity (noise management, light pollution, parking overflow onto adjacent public land, associated erosion and tree loss), a key objective of the Community Facility Zone;
- Inappropriate and overly harsh exterior design and layout for this location given the established pattern of adjoining development;
- Excessive hard surfaces and impervious area proposed on the site creating an urban heat island effect that raises temperatures and health risks to future tenants and produces additional runoff;
- Lack of continuous weather protection to the frontages, lack of solar panels, lack of secure storage space for e-bikes, lack of charging point for a shared electric vehicle, lack of any shared communal living/dining/laundry space for tenants to socialise in;
- Absence of an integrated North Canberra community services and facilities plan, or any recognition of the important role that small scale community services by non-profit providers plays in hosting sustainable and affordable community facilities and

services in years to come as rapid population growth and accelerated rises in land values exert pressure on supply.



Yours faithfully

Jochen Zeil
Chair, North Canberra Community Council
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