



27th April 2026

Submission in response to SSD 90134958 at 100 Edinburgh Road Castlecrag

We write in response to the proposed development, SSD 90134958 at 100 Edinburgh Road Castlecrag. We believe that there are several matters that need to be carefully considered in the assessment of this development in relation to the heritage significance of Castlecrag, the Griffin Heritage Conservation Area and individual buildings by Walter Burley Griffin and Eric Nichols.

The site is located hard up against the northwestern corner of the Griffin Heritage Conservation Area (C4) listed by Schedule 5 Part 2 of the WLEP 2012 and is two properties west of the locally listed Griffin Centre. The proposed works will be visible in view corridors that include the Griffin Centre, particularly on approach from the east, and will form part of its immediate setting. The proposed development is of a larger massing, scale and height than the Griffin Centre.

The Community Centre at No. 10 The Postern is located south of the subject site and is also locally listed. The Community Centre was designed by architect Eric Nicholls, a one-time partner of Griffin. Although the community centre is separated from the subject site by several intervening properties, the fall of the land slopes down towards the community centre and therefore the proposed works are likely to have a visual impact on its wider setting.

The Griffin Heritage Conservation Area contains many well developed gardens and mature trees. Changes in shading that result from the development may detrimentally affect these mature plantings.

The subject site is located at one of the main entrances into the Griffin Heritage Conservation Area. There are views out of the Conservation Area over the subject site meaning that the development will be visible from within the Conservation Area. As such the site will have an impact on how the Conservation Area is experienced and appreciated.

The proposal is significantly higher than that previously approved on the site, and this will result in a visual impact on the adjoining Griffin Heritage Conservation Area and visual contrast due to the scale disparity between the new building and the lower-scale heritage dwellings. The site occupies a sensitive position at the gateway to the Conservation Area. The increased height introduces a sharp visual contrast to the lower scale of the Heritage Conservation Area, and the proposed towers will result in some overshadowing of nearby dwellings and gardens with mature plantings.

The proposal does not follow the Griffins original intent for the area where subordinating architecture to the natural landscape was the aim. Their intent was to create a residential haven where houses blended with the landscape. The proposed development breaks with this intention.

We ask that the above matters are carefully considered when determining SSD 90134958 at 100 Edinburgh Road Castlecrag as the height/scale disparity, view impacts and shadowing impacts will be exacerbated due to the position of the development on the highest point of Castlecrag.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Haddow', with a horizontal line extending to the right.

Adam Haddow FRAIA

National President

The Royal Australian Institute of Architects