

25 June 2004

Joint Standing Committee on Public Works
Department of House of Representatives
Parliament House
CANBERRA ACT 2600

Dear Members

Proposed development of land at Lee Point, Darwin, for Defence and Private Housing

I write on behalf of the Darwin City Council to make a submission to the Committee regarding the proposed development of land on Lee Point Road, Darwin.

Although the Council, through its Officers, has had some discussions with the Defence Housing Authority, the full implications of the development are not known and until the selected developer presents plans, the extent of those implications and Council requirements are unknown.

Having said that, there are broad issues and concepts that are highlighted to the Committee as matters that will need to be the subject of detailed discussion and negotiation. They include:

1. Basic Infrastructure/Services

The standard subdivision requirements for roads, kerbs, drainage stormwater and footpaths.

2. Open Space

The size, location and nature of open space, recreation areas and parks.

3. Landscaping

The style and content of landscaping, including streetscapes, street trees and plant species.

4. Traffic Management

Given the size of the development and its location to other residential areas, the Council has a concern to ensure that traffic management and access to the overall site do not have an adverse impact on existing infrastructure and developments.

It is understood that there might be several access points to the development and it will be essential that these access points are carefully planned to ensure that existing road networks and residential amenity are not unreasonably affected.

5. Infrastructure

There will be an impact on existing roads, particularly Lee Point Road, and any upgrading of roads to accommodate the increased traffic to and from the development is seen as a responsibility for the developer.

6. Concept/Master Plan

The overall master plan for the development of the site would take into account some of the matters raised above.

In addition, however, the Council will be concerned to ensure that, as the development is “rolled-out”, that master plan is adhered to.

The Council welcomes the opportunity to make this brief submission and looks forward to a new development that provides residential housing in such a manner that meets the ever expanding expectations of the residents and the broader community.

I look forward to discussing this matter further with the Committee when its visits Darwin.

Yours faithfully

ALLAN McGILL
CHIEF EXECUTIVE OFFICER