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The Parliament of the Commonwealth of Australia

# **Proposed Development of Land at Lee Point, Darwin, for Defence and Private Housing**

Parliamentary Standing Committee on Public Works

December 2004  
Canberra

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## **Membership of the Committee**

**Chair**            Hon Judi Moylan MP

**Deputy Chair**   Mr Brendan O'Connor MP

<b>Members</b>	Mr Harry Jenkins MP	Senator Richard Colbeck
	Mr Peter Lindsay MP	Senator Alan Ferguson
	Mr Jim Lloyd MP (to 12 August)	Senator Michael Forshaw
	Mr Bernie Ripoll MP	
	Mr Barry Wakelin MP (from 12 August)	

## **Committee Secretariat**

**Secretary**            Mrs Margaret Swieringa

Mr Quinton Clements

**Inquiry Secretary**    Ms Vivienne Courto

**Research Officer**     Ms Sara Edson

**Administrative Officer**   Ms Emily Davis



## List of Abbreviations

DCC	Darwin City Council
DHA	Defence Housing Authority
ESD	Ecologically Sustainable Development
NatHERS	Nationwide House Energy Rating Software
NT	Northern Territory
NTG	Northern Territory Government
PLan Inc	The Planning Action Network Incorporated
RAIA	Royal Australian Institute of Architects



## **Extract from the Votes and Proceedings of the House of Representatives**

No. 172 dated Wednesday, 26 May 2004

**PUBLIC WORKS—PARLIAMENTARY STANDING COMMITTEE—  
REFERENCE OF WORK—PROPOSED DEVELOPMENT OF LAND AT LEE  
POINT, IN DARWIN, FOR DEFENCE AND PRIVATE HOUSING.**

Mr Slipper (Parliamentary Secretary to the Minister for Finance and Administration), pursuant to notice, moved—That, in accordance with the provisions of the *Public Works Committee Act 1969*, the following proposed work be referred to the Parliamentary Standing Committee on Public Works for consideration and report: Proposed development of land at Lee Point, in Darwin, for Defence and private housing.

Question—put and passed.



## List of Recommendations

### 3 Issues and Conclusions

#### Recommendation 1

The Committee recommends that the Defence Housing Authority furnish it with updated information regarding the design and costs of the proposed Lee Point development after the selection of the joint venture partner, following the completion of the planning approval process, and thereafter upon the completion of major project milestones.

#### Recommendation 2

The Committee recommends that the Defence Housing Authority explore the possibility of including a purpose-built community centre within the proposed Lee Point housing development.

#### Recommendation 3

The Committee recommends that the Defence Housing Authority continue to investigate and utilise all possible design measures to facilitate the minimal use of air-conditioning throughout the Lee Point housing development.

#### Recommendation 4

The Committee recommends that Defence Housing Authority develop and implement energy efficient measures specifically designed for use in tropical regions.



**Recommendation 5**

The Committee recommends that the Defence Housing Authority place details relating to the planning and execution of the Lee Point development on its project web site, and that these details be updated regularly as further information becomes available.

**Recommendation 6**

The Committee recommends that the Defence Housing Authority undertake a comprehensive program of community consultation through which members of the public may have input into the Lee Point housing development proposal.

**Recommendation 7**

The Committee recommends that the Defence Housing Authority conduct a thorough analysis of the projected yield and value of the Lee Point site using different combinations of lot sizes, and that this information be provided to the Committee upon the completion of the development plan and upon finalisation of the planning approval process.

**Recommendation 8**

The Committee recommends that the proposed development of land at Lee Point, Darwin, for Defence and private housing proceed at the estimated cost of \$41, 381,480 pending the fulfilment of the preceding recommendations.