



Gai Brodtmann MP  
MEMBER FOR CANBERRA



**Submission No. 02**  
**(DHA Weston Creek)**  
**Date: 22/06/12**

The Secretary  
Parliamentary Standing Committee on Public Works  
Parliament House  
Canberra ACT 2600

Dear Secretary

I write to register my support for the Defence Housing Australia proposal to develop an area of land at Weston Creek, which has been the subject of extensive consultation and will be of benefit to the local and Canberra communities.

In the last week, I have met with the ACT Economic Development Directorate and the Land Development Agency on the Molonglo Valley development and Defence Housing Australia on the Weston Creek development.

As the Member for Canberra, I'm delighted to see sustainable development occurring in some of our newer suburbs that has factored in the environment, public and private transport, growth and the need for quality community services.

My understanding of the DHA development is that there will be a mix of high- and low-density housing on the Weston Creek site, with no more than 120 dwellings slated for construction.

The breakdown of the development involves the construction and subdivision of 73 single-dwelling lots plus three multi-unit sites, which are expected to be developed into as many as 47 residential dwellings.

DHA has advised that initial concerns on the height of the high-density dwellings have been minimal and addressed, and I understand the height will not exceed two storeys above the ground level. There are also adequate services in the area to accommodate an increase in tenancy.

DHA has also advised that consultation with the local community has been extensive, with both private and government stakeholders given an opportunity to have their views heard.

The Weston Creek development seems to offer a number of community benefits, particularly new, affordable housing options for Canberrans.

These include:

- Construction of a four-way roundabout at the intersection of Heysen Street and Hilder Street, as well as a bus turning circle to help ease congestion;

- New green spaces, including additional landscape works to the 'linear park' within the Tuggeranong Parkway. This will include new plantings that have been carefully selected with the Royal Fire Brigade to ensure they are not a fire risk;
- The development of wetlands adjacent to the arboretum area to improve water quality and provide the arboretum with a water source from 360,000 litre water tanks;
- 15 car parks to improve access to the arboretum, including a disabled car park; and
- The construction of a new pedestrian pathway and cycleway that will link in with the arboretum, wetlands, school and bus stops located on Heysen Street.

The defence housing on this site is also of course an important element to the development, and will help alleviate pressure on rental accommodation.

As of 1 February 2012, there were 240 defence families in private rental accommodation. The proportion of families currently in rental accommodation is about 13 per cent – within the Defence and DHA target of 15 per cent.

This project will assist DHA to ensure that the current proportion of defence families in the ACT who use private rental accommodation does not exceed the 15 per cent threshold.

Importantly, DHA will ensure all dwellings are built to the Silver Level Core Liveable Housing Design Elements, to ensure disability access is sufficient. The DHA constructed dwellings will also achieve a minimum six star Energy Efficiency Rating as certified by an independent accredited assessor.

I understand the proposed development also complies with the North Weston Concept plan and the Deed of Agreement developed by ACTPLA in 2008.

I lend my support to this project and look forward to working with DHA and the local community over the next two years to ensure the development continues to be conducted in an efficient and consultative way.

Regards

Gai Brodtmann MP  
Member for Canberra

21 June 2012