

Your local voice



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Comments on Development Application 201732687

11 Percy Crescent Chapman

The Weston Creek Community Council would like to offer the following comments in relation to this Development Application which is part of the Government's Public Housing renewal program.

General Comments:

Council continues to consider that the change in the land use criteria for Community Facility Use zoned land to allow Public Housing is a wrong decision and should be reversed as we have relatively so little Community Facility Land remaining in the urban areas of Canberra and it is needed for Community use not for housing.

That said, Council has accepted that the building of public housing on this land designated as Community Facilities Use as a 'fait accompli' given that the Chief Minister and the Deputy Chief Minister have both stated that Public Housing will be built on Block 1 Section 45 in Chapman.

Council has therefore moved towards achieving the best possible outcome on the site. During the consultations on the Chapman proposal there were

a number of issues raised during these Consultation meetings which resulted in a number of positive changes to the original proposal.

Council remains concerned with a relatively isolated location for these units being almost a kilometre from the Rivett Shops and almost 2 kilometres from the nearest chemist and school at Chapman.

Council also remains concerned with the Bushfire threat

Specific Comments:

Council is of the view that the Task Force on Public Housing conducted these consultations in good faith and made a number of changes to the original proposal. These included:

- A substantial reduction in the number of dwellings proposed from 29 to 20 dwellings with the resultant number of units being more appropriate for the site
- The units will be a duplex design which should provide a better visual fit with adjacent dwellings
- All access will now be from Darwinia Terrace
- A reduced footprint of the development site (by approximately 300m²) to ensure one of the existing trees remains within the residual Community Facilities - Zoned portion of the site
- All car parking will be on site with garages rather than car ports provided and visitor parking also on site.

Bush Fire Concerns -- These have been expressed at some length by the residents action Group before, during and after the Consultation phase.

The WCCC makes the following comment re Bushfire Safety Compliance:

Documents provided as part of the DA provide a specifically detail the compliance against each point of AS 3959 in terms of landscaping, building and associated structures. The design meets Bushfire Attack Level 19 in the Materials and Design Standard and complies with each applicable point in Clauses 6.1 to 6.8. Consequently it appears to meet or exceed Sections 3 and 6 of Australian Standard 3959 "Construction of buildings in Bushfire Prone Zone".

Building Standards - The design allows for building materials and design and construction standards to exceed the basic standards required. They also provide for a more robust structure taking into account the wear and tear associated with public housing residential tenancies.

Taking this into account the WCCC considers that all appropriate steps have been taken to minimize the danger associated with a bushfire. Indeed, the proposed development may well have a lower risk factor than much of the existing development in the suburb

Landscaping - The species to be introduced have been generally selected from the CSIRO and ACT Transport and City Services Fire Retardant Plants list. The design also retains most of the existing trees and appears to Council as having been carefully designed for this location.

Building materials - Care has been taken to use a harmonious variety of materials but still achieve some distinction between dwellings.

In conclusion, the Weston Creek Community Council supports this development application and remains available to discuss these comments at any time.

Tom Anderson
Chair
Weston Creek Community Council