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The Secretary  
Parliamentary Joint Standing Committee of Public Works (JSCPW)

Dear Secretary the following is a submission to JSCPW for inclusion and consideration of the Lee Point Housing Development, Darwin.

The DHA was originally formed to improve Defence Housing conditions and better manage the residential assets required by the Defence Force. There was also an intention to improve relations and communications with the general public, yet we see a very hurried DHA consultation less than a week before the close of submissions.

This consultation seemed hastily arranged and was based on the DHA Submission to this Joint Committee. This DHA submission is lacking in detail and is confusing when read together with the 'Public Notice' placed in the NT NEWS 22/6/04 (the same day the meeting was to occur).

From attending this information session and reading the DHA submission is it difficult to ascertain if there is any design criteria already in place. At the meeting held at the 'Tracy Village Social Club' I asked Mr Richard Bear (DHA) "*what are the smallest and largest allotments in this intended development?*" his answer in reply "*About 600-650 M<sup>2</sup> for the smallest and no maximum size has been set!*", this explanation shows the lack of detail from the DHA.

Section 8 Site Description, subsection 8.5 alludes to the land (Tracy Village Social Club) that has been subdivided and transferred to the NT Government prior to this committee's approval. Although this land is owned by the DHA it seems that the DHA has intentions to progress with some of its ideas prior to the approval by this Joint Committee. In the past the faults of this hasty approach have caused problems, we need only to remember the 'Parap Grove' fiasco where this Committee was about to approve finance to a company that was in the process of being wound up.

I would like to remind this Committee that past developments in the Palmerston area like Fairway Waters and Fairway Ridge were deemed unfavourable by some ADF DHA tenants due to the close placement of allotments and ancillary amenity issues caused by the poor urban design. At the meeting of June 22<sup>nd</sup> in reply to a question from the public Mr Richard Bear stated that the "*DHA will not make the same mistakes as was experienced in some developments in the Palmerston area*". Please note that most of the lots in the Fairway Waters and Fairway Ridge developments average 600M<sup>2</sup> which is similar to the current DHA proposal.

There is the start of bias occurring in DHA housing with the on base housing remaining in general house lot sizes of 800M<sup>2</sup> or more, yet off base housing has allotments as small as 580M<sup>2</sup>. This needs to be attended to in this DHA development proposal to reduce this bias.

In summary I hope this Committee the oldest Committee of Parliament does not fall for the 'oldest trick in the book' lack of detail!

I would like to attend the PWJSC hearings in Darwin when they occur to address other issues not listed in this submission.

Yours Sincerely

Matt Coffey