

Lamont, Linzi

From: WCCC [info@wccc.com.au]
Sent: Wednesday, 23 March 2005 5:55 PM
To: Committees
Subject: Draft Variation to the Territory Plan No. 244



Dr Hanna Jaireth
Committee Secretary
Standing Committee on Planning and Environment
Legislative Assembly for the ACT

Dear Dr Jaireth

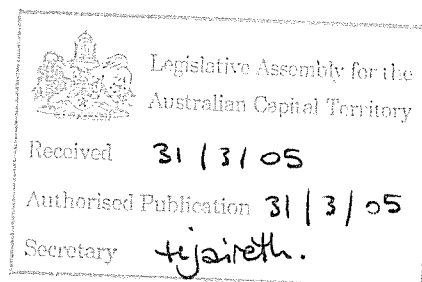
Draft Variation to the Territory Plan No. 244 – Duffy part Block 2 Section 56 Stromlo Village Settlement (DV244)

Please find attached the submission of the Weston Creek Community Council (WCCC) to the Standing Committee on Planning and Environment Inquiry into DV244.

One copy as PDF and one copy in RTF.

regards

Jeff Carl
Chairperson
Weston Creek Community Council
ph 6288 8975
(PO Box 3701 Weston Creek ACT 2611)
www.wccc.com.au



WESTON CREEK COMMUNITY COUNCIL

- Your Local Voice -

Email: info@wccc.com.au

Website: www.wccc.com.au

Phone: (02) 6288 8975

ABN: 52 841 915 317

PO Box 3701 Weston Creek ACT 2611

Established 1991

23 March 2005

Dr Hanna Jaireth
Committee Secretary
Standing Committee on Planning and Environment
Legislative Assembly for the ACT
GPO Box 1020
CANBERRA ACT 2601



Dear Dr Jaireth

**Draft Variation to the Territory Plan No. 244 – Duffy part Block 2 Section 56
Stromlo Village Settlement (DV244)**

Thank you for your letter of 7 March 2005 inviting the Weston Creek Community Council (WCCC) to participate in the Standing Committee on Planning and Environment Inquiry into DV244.

The Weston Creek community has always supported the rebuilding of the seventeen ACT Housing properties within Stromlo Village which were destroyed in the 18 January 2003 bushfires.

The Weston Creek community does not generally support the expansion of the Stromlo Village from 20 residences to 40 residences.

A submission outlining the views of the Weston Creek community which have been made known to the WCCC is attached for the consideration of the Standing Committee.

Members of the WCCC Committee are available to discuss any of the issues raised in this submission.

Yours sincerely

(signed)

Jeff Carl
Chairperson,
Weston Creek Community Council

6. The Weston Creek community does not believe that it should be disadvantaged by having its consultation period shortened due to the ACT Government's tardiness in rebuilding its own properties.
7. The WCCC acknowledges that the pre-bushfire residents of Stromlo village have repeatedly stated that they were concerned that the expansion of Stromlo would irreversibly change its character. The WCCC also understands that the pre-bushfire residents do not think that they needed to be bigger in order to survive because of their proximity to Duffy and the Duffy shops (see for example, the last two paragraphs on page 24 of the *Sustainability Study: Stromlo Settlement, May 2004*). Whilst the pre-bushfire residents now appear to accept that the village will be expanded, the Weston Creek community are concerned that this agreement results from duress and is predicated on the basis of a "take-it-or-leave-it" offer from the ACT Government.
8. The Committee of the WCCC has established through talking to Weston Creek residents during visits to local shopping centres and discussions at our public meetings that the Weston Creek community does not generally support the expansion of the Stromlo Village from 20 residences to 40 residences. Rather the community, and especially the nearby residents of Duffy, generally believe that the Government is being opportunistic and is expanding the Stromlo Village in order to generate income that, if not for the bushfires, would not have otherwise been available.
9. The Weston Creek community is also concerned that the ACT Government has approached the rebuilding of Stromlo Village from a purely fiscal point of view, and has paid scant regard to the social and emotional needs of the pre-bushfire residents. This view is supported in the *Sustainability Study: Stromlo Settlement* where at the bottom of page 35, there is an acceptance that the Government will have to appoint a part-time community development worker for up to five years in order to support community development in the expanded village. It is doubtful that there would be a need for such a worker if the original village was rebuilt.
10. Residents of Weston Creek do not accept the reasoning that Stromlo Village has to be expanded to forty residences so that there will not be an enclave of purely public housing that can lead to socially undesirable outcomes (see the top of page 10 of *Sustainability Study: Stromlo Settlement*). Mixed communities of public and private housing as described in DV244 have not been proved to work in practice and the community is not convinced that it will work in Stromlo Village. With just twenty public housing residences, Stromlo Village is no where near the scale of a Burnie Court or a Strathgordon Court and the Tanjil Loop development near Duffy shops is a comparable development to Stromlo Village. In Tanjil Loop, ACT Housing has no qualms about rebuilding a small public housing estate that will have about twelve public housing residences and is located in very close proximity to more public housing in Glenmaggie Street. Furthermore, the ACT Government had no reservations with the Defence Housing Authority constructing an enclave of fifty defence-force residences in Stirling in 2001 and Canberra has many aged-care facilities with over fifty residences – some of these are located in Weston Creek in Waramanga, Weston, Stirling and Fisher.

17. The Weston Creek community agrees with a finding of the ACT Planning and Land Council that the rebuilt Stromlo Village is likely to be seen as a privileged community surrounded by Duffy, Holder and Molonglo (see Section 2.13 at the top of page 14 of DV244). The existence of such a privileged community is again inconsistent with the stated aim of maintaining the original 'character' of Stromlo Village which was predominantly 'blue-collar, working class'.
18. Notwithstanding the foregoing comments, if the ACT Government is determined to expand Stromlo "Village" despite community objections, the Weston Creek community strongly requests that single-storey residences no larger than 250m² be allowed in the rebuilt "village" in order to maintain as far as possible the pre-existing rural landscape character. The construction of smaller residences will also assist in avoiding the visual appearance of a continuous façade of building on the crest of a rise where the topography of the site slopes down towards Holder.

Weston Creek Community Council
23 March 2005