

Merrilee Garnett & Sam Vandongen

21 July 2015

Committee Secretary
Parliamentary Standing Committee on Public Works
Parliament House
Canberra ACT 2600
Email: pwc@aph.gov.au

Dear Secretary,

Campbell Barracks Redevelopment Project, Swanbourne, Western Australia

We live in Sayer Street, Swanbourne, which lies to the south of Campbell Barracks and which is adjacent to "Seaward Village".

At Seaward Village, Defence Housing Australia (DHA) provides accommodation to various defence personnel and their families, including members of the Special Air Services Regiment (SASR).

DHA is currently planning to redevelop Seaward Village.

We appreciate that the terms of reference of this inquiry is the Campbell Barracks Redevelopment and that the Public Works Committee is not directly considering DHA's proposed redevelopment of Seaward Village.

However, the purpose of this submission is to urge the Public Works Committee to make recommendations, or to take any other steps it considers necessary, to at least ensure that the proposed re-development of Campbell Barracks is planned for and managed in conjunction with DHA's planned redevelopment of Seaward Village so that those developments do not adversely impact on the civilian residents who live in the neighbouring suburb of Swanbourne during the demolition and construction stages, and beyond.

We are particularly concerned about the fact that DHA apparently intends that our residential street will be used as the primary ingress and egress to the child care facility and the 160 blocks it intends to construct for sale to civilians.

We have attached our submission to the Public Works Committee to this letter. We have also attached some other documents that may be of assistance to the Public Works Committee, namely:

- a) DHA Community Update dated May 2015;
- b) DHA framework option presented at the Information session on 10 June 2015;
- c) DHA framework option – alternative presented at the Information session on 10 June 2015;
- d) Enlargement of a map prepared by Landgate showing A Class Reserve 19283;
- e) The Parliamentary Standing Committee on Public Works Report relating to the Redevelopment by the Defence Housing Authority of Seaward Village, Perth, 1991; and
- f) A document created by us that highlights key points of similarities and differences between the redevelopment of Seaward Village in 1991 and 2015.

Yours faithfully

Sam Vandongen & Merrilee Garnett

Submission to the Public Works Committee Inquiry into the Redevelopment of Campbell Barracks, Swanbourne, Western Australia

Introduction

1. The Department of Defence is proposing a redevelopment of Campbell Barracks in Swanbourne, Western Australia.
2. Located on the south side of Campbell Barracks is “Seaward Village”.
3. At Seaward Village, Defence Housing Australia (DHA) provides accommodation to various Defence personnel and their families, mainly for the members of the Special Air Services Regiment (SASR).
4. At exactly the same time that the Department of Defence is proposing to redevelop Campbell Barracks, DHA is proposing to redevelop other Commonwealth land at Seaward Village.
5. Surprisingly, the two proposed redevelopments are not being planned together in any way.
6. The terms of reference within which the Public Works Committee is required to operate is to examine the Campbell Barracks redevelopment, not the Seaward Village redevelopment.
7. However, the purpose of this submission is to urge the Public Works Committee to make recommendations, or to take any other steps it considers necessary, to at least ensure that the redevelopment of Campbell Barracks is planned for and managed in conjunction with DHA’s proposed redevelopment of Seaward Village.

DHA Proposed Redevelopment of Seaward Village

8. In summary, the DHA proposal is:
 - a. To build, as a priority, a child care facility in a new location on “Sayer Street” which is a residential access road bordering the existing Swanbourne civilian residential community;
 - b. To then demolish Seaward Village, which currently comprises 153 houses, in two stages. The northern part of Seaward Village will be demolished and redeveloped first. The families who wish to remain in Seaward Village during the first stage will be located in the existing houses in the southern part of the Seaward Village.
 - c. The housing required for Defence personnel and their families will then be built on the northern part of the site. This is to comprise 145 houses and 20 town houses.
 - d. Then the Defence personnel and their families will be relocated into the new development in the northern part of Seaward Village.
 - e. The second stage of the proposed redevelopment is to demolish the houses in the southern part of Seaward Village.
 - f. Then to redevelop the southern part of the site into approximately 160 blocks for sale to the private sector for use as civilian housing.
 - g. As part of this development of blocks for sale to civilians, DHA plans to subsume more of the Commonwealth reserve land that is currently remnant bushland into the footprint of the residential area, particularly Melon Hill and Seaward Corridor.

- h. DHA intends that “Sayer Street” will be used as the primary ingress and egress for the new child care facility and the new 160 civilian housing blocks in its planned redevelopment.

Need for negotiation between DHA and Department of Defence in order to maintain good relations with Swanbourne residents

- 9. There is a great deal of opposition amongst the residents of Swanbourne to the DHA’s proposed redevelopment. There is opposition to:
 - a. DHA’s proposal that “Sayer Street” be used as the primary ingress and egress for the new child care facility and the new 160 civilian residential blocks in its planned redevelopment.
 - b. The consequence of this is an injection into the existing Swanbourne civilian residential community of an extra 1400 car movements per day (as predicted by DHA) along minor residential access roads: Sayer Street, Jameson Street, Swansea Street, Lynton Street and Wood Street.
 - c. The use of that part of what is known as “Sayer Street” that is not a legal road. The portion of bitumen that runs west of Lot 150 through to the Commonwealth land runs across an A Class Reserve. This A Class Reserve is reserved for parks and recreations and is of great historical significance. It is not legally a road and this thoroughfare should not be used at all. The Swanbourne civilian residential community has been trying to protect the A Class Reserve and stop the use of this thoroughfare since DHA built the first brick houses within the Seaward Village in the 1980s.
 - d. The possible consequence of the two stage proposal by DHA that the redevelopment of the southern part of the site (stage two) will involve all demolition and construction vehicles travelling through the minor residential access roads in the existing Swanbourne civilian community;
 - e. The proposal by DHA to subsume more of the remnant bushland into the footprint of the residential area, particularly Melon Hill and Seaward Corridor.
- 10. It is worth noting that in 1991 the Public Works Committee conducted an inquiry into the building of Seaward Village, as it is now. At that time, the existing Swanbourne civilian residential community was concerned about the same issue: demolition, construction and residential traffic on local access roads.
- 11. In 1991, 77 houses were to be demolished and 128 additional houses were to be built in Seaward Village, to bring the total to 153 houses.
- 12. In 1991, as a result of the concerns expressed to the Public Works Committee, a new local distributor road was constructed to Seaward Village, namely Seaward Avenue.
- 13. In 2015, DHA is proposing to build 145 houses, 20 townhouses and 160 blocks for sale to civilians, more than double the number of residences within much the same footprint. In 2015, DHA is ignoring the needs of the existing Swanbourne civilian residential community and plans to use local residential access roads as local distributor roads.

14. It is submitted that these concerns could be very easily alleviated if the Department of Defence and DHA made a concerted effort to plan and manage the two proposed redevelopments together.
15. Specifically, the Department of Defence and DHA could work together to plan for satisfactory avenues for ingress and egress for all aspects of their proposed redevelopments ***within the boundaries of the existing Commonwealth-owned land*** without impinging on the existing residential civilian community of Swanbourne.
16. By way of example, given that the Department of Defence is apparently planning to replace and demolish a number of the buildings currently located on the south-east corner of Campbell Barracks it may be possible for this land to be used to construct a road for the purpose of allowing ingress and egress for the residents of Seaward Village. It should be noted that there is already a road network that is constructed on this south east corner of Campbell Barracks that could be used for this purpose.
17. This would ensure that the extra car movements predicted by DHA will not utilize the existing residential access roads as local distributor roads for ingress and egress.
18. In addition to ensuring that the proposed redevelopments will not adversely affect the amenity of the existing civilian residential community in Swanbourne, if the Department of Defence and the DHA were required to plan and manage the proposed redevelopments together it is likely that this will result in greater efficiencies in the use of Commonwealth funds.

Conclusion

19. Accordingly, it is submitted that the Public Works Committee should be recommending that the Department of Defence plan and manage its proposed redevelopment projects in conjunction with DHA's proposed redevelopment of Seaward Village. Further, the Public Works Committee should be making it clear to the Commonwealth Parliament that it is of the view that DHA should be required to work together with the Department of Defence.

Proposed redevelopment of Seaward Village, Swanbourne, WA
Key points of similarities and differences between 1991 and 2015

1991	2015
Land vested in Defence (para 23)	Land owned by DHA. <i>Land owner is now a Government Business Enterprise that is motivated by commercial enterprise or profit, rather than a Government Dept</i>
Proposed redevelopment by DHA of Seaward Village referred to the Parliamentary Standing Committee on Public Works ¹	A decision was taken by the Parliament during the 2013–14 year that DHA projects would no longer be scrutinised by the Parliamentary Standing Committee on Public Works. ¹ <i>This redevelopment will not be subjected to scrutiny by the Commonwealth Parliament</i>
For operation and social reasons deriving from the responsibilities of the Special Air Service Regiment there is no scope for the Defence Housing Authority to develop Seaward Village as an estate containing a mixture of civilian and defence housing. (Para 110 conclusion 3)	<i>This situation has not changed.</i>
28 houses retained (para 3)	No houses to be retained <i>Despite 33 houses being recently refurbished at an expense that is understood to be more than \$2million</i>
77 houses considered to be substandard. They were 40 years old. (paras 23, 30)	43 houses will not meet Defence standards in June 2017. In the main, the reason they do not meet standards is because they do not have ensuites. ²
77 houses to be demolished (para 33)	153 houses to be demolished ³ <i>90 houses are to be demolished even though they are not substandard</i>
123 houses to be built in Seaward Village solely for Defence force families (para 37)	145 houses to be built for Defence members and their families 20 townhouses to be built for Defence members and their families 160 blocks to be created and sold to private citizens

¹ Defence Housing Authority Annual Report 2013-14, p28

² Hansard, Senate Foreign Affairs, Defence and Trade Legislation Committee Estimates, 1 June 2015, p 109.

³ Defence Housing Australia “Seaward Village Redevelopment Community Update”, May 2015

	<p>In total: 325 houses to be built.⁴ <i>That is, more than twice as many homes are proposed to be built in the Seaward Village valley in 2015</i></p>
<p>Senate found that the site... is delineated by a number of physical and environmental constraints. These are:</p> <ul style="list-style-type: none"> • Campbell Barracks to the north...; • The prominent knoll in the south-eastern sector; • A stand of tuart (<i>Eucalyptus gomphocephala</i>) and peppermint trees on the south-eastern extremity of the land occupied by the 77 houses to be demolished – these trees act as a buffer to adjacent houses; • Foreshore dune scrub on the western boundary; this has been badly disturbed in a number of areas and the • The need to maintain an 80 metre buffer zone between any development and the existing underground munitions magazine; (para 36) 	<p><i>These physical and environmental constraints are largely unchanged.</i></p>
<p>The Committee believes that excavation of the dune formation is undesirable.... The DHA advised that after examining earlier development plans for the site and the basis for the current proposal, no further development would be feasible without unacceptable extension into ecologically sensitive areas. The Committee takes this to mean that the provision of additional houses, beyond the numbers contained in this proposal, would not be possible and is therefore not contemplated. [emphasis added]</p>	<p><i>DHA in 2015 is intending to build more than double the current number of houses in the valley.</i></p> <p><i>DHA is now intending to extend into ecologically sensitive areas.⁵</i></p>

⁴ Defence Housing Australia “Seaward Village Redevelopment Community Update”, May 2015

⁵ Based on the “Draft Framework Plan” published by DHA at the Community Information Session on 10 June 2015

(para 53)	
Excavation of steep slopes in dune formations to provide suitable housing blocks is undesirable and should be avoided. (para 55)	<i>DHA is now intending to excavate into steep slopes in dune formations to provide housing blocks.⁶</i>
The DHA advised the Committee that it did not wish to appear to understate the importance of the Sayer Street route. The Sayer Street route will not be the major point of entry and exit... A representative of the Council of the City of Nedlands advised that the council envisaged that the Servetus Street entrance would be the main access point to the village; the southern Sayer Street link would be essentially for people travelling to recreation areas and local shops to the south. Nevertheless, the southern route [Sayer Street] would be much the minor access point. (para 61) [emphasis added]	<p>The DHA states that “Sayer Street will be the access road for the private development area”⁷</p> <p>DHA expects “that up to 160 new homes will be built on land that DHA will sell on the private market”⁸</p> <p><i>Hence DHA intends that Sayer Street route will be the primary point of entry and exit for 160 new homes.</i></p>
<p>The main comments and requirements of the EPA are:</p> <ul style="list-style-type: none"> • to retain as much of the existing remnant vegetation on the site as possible, especially mature tuart trees • ... • undertake dust control measures during construction works... (para 94) 	<i>DHA is intending to clear some of the existing remnant vegetation, and probably mature tuart trees on Melon Hill.⁹</i>
The landscape master plan recognizes the fragile nature of the site and its highly exposed coastal location. The plan therefore acknowledges the overriding issue to retain and conserve existing vegetation	<i>DHA is intending to clear some of the existing remnant vegetation, and possibly mature tuart trees on Melon Hill.¹⁰</i>

⁶ Based on the “Draft Framework Plan” published by DHA at the Community Information Session on 10 June 2015

⁷ Defence Housing Australia “Seaward Village Redevelopment Community Update”, May 2015

⁸ Defence Housing Australia “Seaward Village Redevelopment Community Update”, May 2015

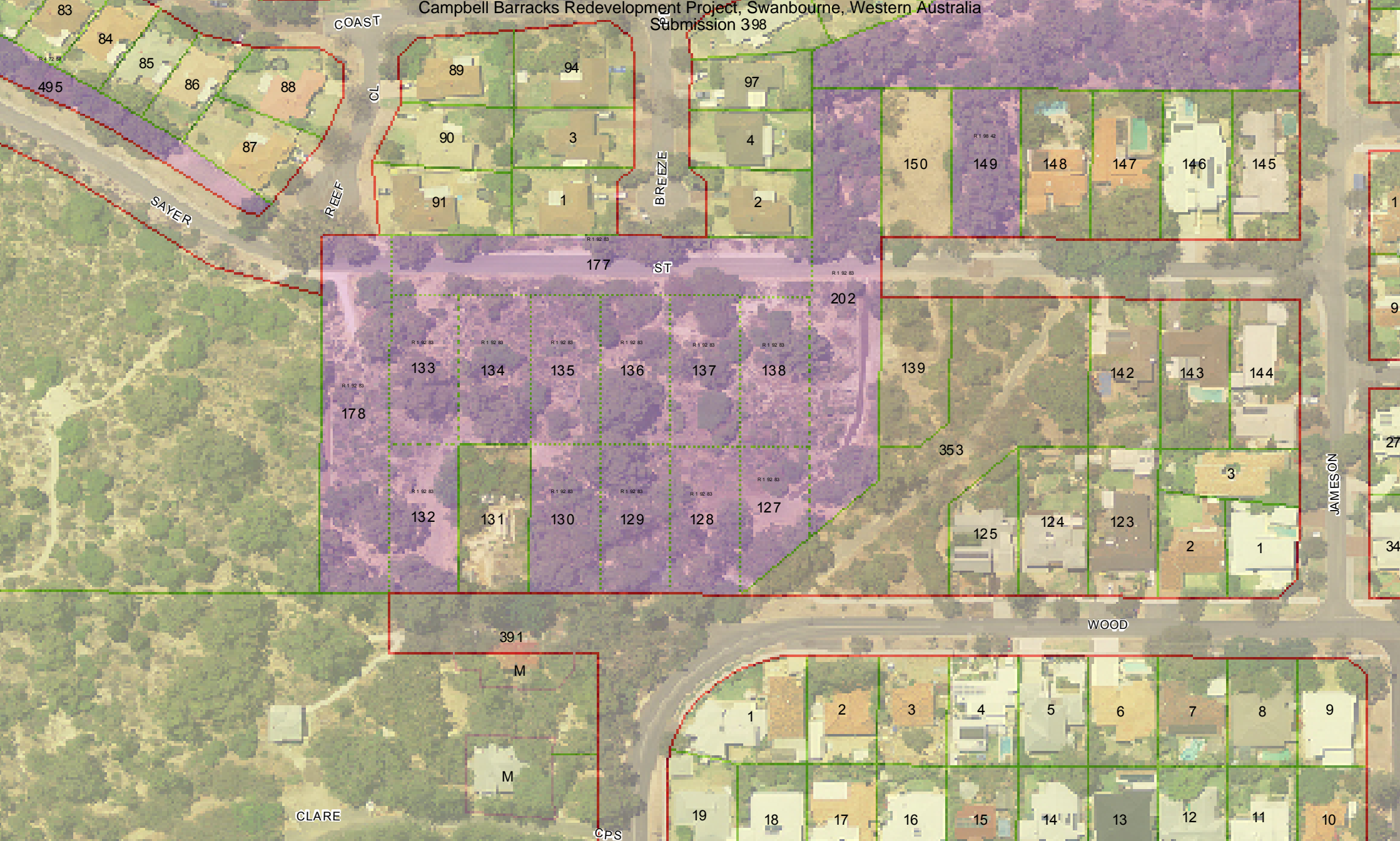
⁹ Based on the “Draft Framework Plan” published by DHA at the Community Information Session on 10 June 2015

¹⁰ Based on the “Draft Framework Plan” published by DHA at the Community Information Session on 10 June 2015

wherever practicable during the demolition program and the installation of utility services. Retention will not be limited to trees, but will include dune and scrub vegetation, grassed areas... (para 96)	
Conservation and limited site disturbance is of considerable importance along the western, northern and southern boundaries. The western and southern boundaries about the sensitive coastal dune system which connects with the coastal bushland of Bold Park to the north. ... (para 97)	<i>DHA is intending to encroach further along the western and southern boundaries.¹¹</i>
At the public hearing Mr E H Foley, a local resident, expressed concern about the possible impact on public roads, and the social amenity of the civilian neighbourhood, during the construction of the houses. These concerns arose from experiences during the construction of the 28 brick houses when, it was claimed, traffic on roads leading to the village was severe. ... The DHA undertook to instruct onsite management to encourage contractors and suppliers to use the northern Servetus Street entrance for deliveries. (Para 102)	<p><i>Sayer Street is a quiet residential street that is traversed all day as a quiet and safe pedestrian and cycleway. It should not be subjected to demolition and construction vehicles for a project of this size.</i></p> <p><i>DHA do not plan to build residences on the blocks that are to be sold to civilians.</i></p> <p><i>DHA may not retain any control over contractors and suppliers to require them to use Seaward Avenue entrance for deliveries.</i></p>
The DHA advised that construction time will be 32 months (para 106)	<p><i>DHA advise that the construction time of the redevelopment will take 7 years: 2016 – 2022¹²</i></p> <p><i>Then private construction of the civilian homes will commence after the sale of the blocks</i></p> <p><i>Construction is likely to be occurring in this valley for more than 10 years</i></p>
Excavation of steep slopes in dune formations to provide suitable housing blocks is undesirable and should be avoided (para 110 conclusion 6)	<i>This situation has not changed.</i>

¹¹ Based on the "Draft Framework Plan" published by DHA at the Community Information Session on 10 June 2015

¹² DHA Seaward Village Redevelopment Community Update May 2015



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