

Denise and Malcolm Murray

22 July 2015

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

Dear Sir/Madam

Campbell Barracks Redevelopment Project, Swanbourne, Western Australia

We have lived in Sayer Street, Swanbourne since 1988, and are direct neighbours of Seaward Village and Campbell Barracks. We were in residence during the redevelopment of Seaward Village which was officially opened in 1994.

We are aware that Campbell Barracks is in great need of redevelopment and are fully supportive of such an upgrade. We appreciated the Information Session that was held recently by Department of Defence to inform us and answer our questions. We also greatly appreciate the opportunity to make a submission to the Public Works Committee.

We fully understand that the terms of reference are for the Campbell Barracks Redevelopment and the REDFIN project. We also note that there is another coinciding development proposal: the proposed redevelopment of Seaward Village by Defence Housing Australia (DHA) and we feel there is an opportunity for the three projects, Campbell Barracks, REDFIN and Seaward Village, to share some planning since there is an interface of boundaries of Defence land and Seaward Village, which sits on land recently gifted to DHA by Department of Defence.

At the Information Session for the Campbell Barracks Upgrade, we raised the matter of the two separate developments of Campbell Barracks and Seaward Village being planned at the same time, albeit completely separately at this point, yet both projects coming under the one Ministerial oversight. As part of the neighbouring civilian community, we and many others, can see the benefits that could ensue from some co-operation between the two parties, Department of Defence and DHA, during the planning stage.

The benefits from a cooperative approach are outlined in the accompanying submission, along with the possible adverse impacts on the civilian

neighbourhood which may result if DHA continues on its current planning path. That planning path is to use an existing road, Sayer Street, as the primary ingress and egress for the proposed development. Part of the route that runs from Seaward Village into Sayer Street is an A Class Reserve which DHA is proposing to breach. We consider that joint, creative planning between the Campbell Barracks Upgrade and the Seaward Village redevelopment could open up opportunities of a new road being developed at the point of interface of Defence and DHA-owned land. Such planning could avoid what will undoubtedly cause much public antagonism in the future, because of the environmental damage and loss of habitat to endangered species along with a very detrimental traffic impact on the local civilian community. That antagonism will most likely, albeit incorrectly, be directed towards the Department of Defence and Campbell Barracks instead of towards DHA because the different responsibilities are not generally well understood among the civilian community.

In summary, we urge the Public Works Committee to make recommendations or take whatever steps are necessary to ensure that the proposed re-development of Campbell Barracks is planned for and managed in conjunction with DHA's planned redevelopment of Seaward Village. Such co-operation should ensure that those two developments do not adversely impact on the civilian residents who live in the neighbouring suburb of Swanbourne, specifically the Allen Park Precinct, during the demolition and construction stages, and beyond.

We endorse the submission from Merrilee Garnett and Sam Vandongen, our neighbours in Sayer Street, which we also attach to this email.

Yours faithfully

Denise and Malcolm Murray

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.