

**From:** Susan Helyar [director@actcoss.org.au]  
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**To:** Terrplan  
**Subject:** Comment on reference DV351 and/or DA85

## COMMENT ON DEVELOPMENT APPLICATION DV351 and DA85

The ACT Council of Social Service has a keen interest in the Riverview development in West Belconnen. We have participated in the extensive community engagement undertaken in 2013-14 and were encouraged that our recommendations for further engagement with key interest groups were taken on board and actioned in the continuing engagement with community, business and government stakeholders.

ACTCOSS is deeply concerned about the lack of affordable, accessible housing that is energy efficient and adaptive to changing demographics. The Riverview development has paid close attention to these concerns, and should increase the availability of housing to people whose needs are not well met in our current housing market.

ACTCOSS has raised significant reservations about building a large supply of affordable housing so far away from employment opportunities and from transport infrastructure. We have welcomed the consideration of these risks in the design of the development, with sustainability and amenity being core considerations. The commitment to ensure public transport services are readily available from the beginning of the development, and the zoning of commercial space within the development are encouraging signs that this development will not become a suburb like others in the outer areas of capital cities - that is a dormitory suburb for low paid workers travelling long distances to work, reducing time with their families and in their community and increasing the costs of living (keeping two cars on the road, petrol costs for long commutes) despite the relatively low cost of entry to the housing market.

ACTCOSS would expect to see sufficient publicly funded community, health and education infrastructure - and links with existing infrastructure in the Kippax group centre - being included in the planning for this development. The close links and engagement with community services and groups in the region have been praised by participating organisations. Their advice and feedback should provide a firm foundation for decisions regarding the mix of social, economic, transport, community, health and education infrastructure needed to ensure a high quality standard of living is possible for all residents of the Riverview development.

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Susan Helyar  
Director | ACT Council of Social Service Inc. (ACTCOSS)  
Justice + Equity + Social Inclusion + Reconciliation  
Ph: 02 6202 7200 or 0448 791987 | [director@actcoss.org.au](mailto:director@actcoss.org.au)  
Weston Community Hub, 1/6 Gritten Street, Weston ACT 2611  
[www.actcoss.org.au](http://www.actcoss.org.au) | Office ph: 02 6202 7200 | Fax: 02 6288 0070

The ACT Council of Social Service Inc. (ACTCOSS) is the peak representative body for people living with disadvantage and not-for-profit community organisations in the Australian Capital Territory.

ACTCOSS is committed to reconciliation, acknowledges the traditional custodians of the land and pays respect to elders past and present.