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## **The Proposed Works**

### **Purpose**

- 2.1 DHA proposes the project will provide modern community standard housing to meet the operational needs of the Australian Defence Force (ADF) and the requirements of the Department of Defence (Defence) in south-east Queensland, particularly for ADF personnel located at RAAF Base Amberley.<sup>1</sup>

### **Need**

- 2.2 The long term Defence planning for RAAF Base Amberley, as considered by the Public Works Committee in Report 18/2005 *RAAF Base Amberley Redevelopment Stage 2*, has contributed to the increase in the ADF housing requirement forecast for the Ipswich area.<sup>2</sup>
- 2.3 The 162 new properties proposed in the Fairview Rise project will assist DHA to deliver the requirements of DHA's capital program from 2007-08 onward.<sup>3</sup>

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1 Appendix C, Submission No. 1, paragraph 1.3

2 ibid, paragraph 2.3

3 ibid, paragraph 2.4

## Scope

- 2.4 DHA's proposal incorporates vacant land which makes up the balance of the existing Fairview Rise Estate, which was first rezoned Residential Low Density in 1991. The site will be used for detached housing and will provide:
- 162 four-bedroom residential lots on block sizes ranging from 700 square metres to 1000 square metres;
  - new roads and open space;
  - road connection/integration with existing and adjoining estates;
  - strong pedestrian connectivity; and
  - clear sight lines highlighting significant views.<sup>4</sup>
- 2.5 All DHA residences will be four-bedroom detached housing with ensuite and family room, double garage and at least 18 square metres of covered outdoor living area. The properties will also be landscaped on completion.<sup>5</sup>
- 2.6 Infrastructure works comprising roads, water, sewerage and storm water will be undertaken to current Ipswich City Council (ICC) standards. Electrical reticulation, gas reticulation and telephone services will be carried out primarily by Energex, Envetsra and Telstra.<sup>6</sup>

## Project Delivery

- 2.7 DHA proposes to provide 162 fully-serviced residential lots developed in two phases:
- Civil Works Phase 1 – 77 lots with works to begin in August 2006 for November 2008 completion; and
  - Civil Works Phase 2 – 85 lots with works to begin in March 2007 for June 2009 completion.<sup>7</sup>
- DHA intends to make all residences in this development available for sale and leaseback.
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4 Appendix C, Submission No. 1, paragraphs 3.1-3.2

5 ibid, paragraph 3.5

6 ibid, paragraph 3.3

7 ibid, paragraph 1.2

2.8 Development and construction packages will be contracted on a fixed lump sum basis to a select panel of tenderers who will have been successful in addressing the selection criteria from a publicly advertised open call for expressions of interest.<sup>8</sup>

## Cost

2.9 Funding for the proposal will be sourced by DHA from any or all of the sale of surplus housing stock, the public sale of development houses, funds realised from the sale and leaseback scheme, application of surplus capital, or debt financing.<sup>9</sup>

2.10 The estimated overall project cost is \$50.7 million. This figure includes:

- civil engineering and housing construction costs;
- local authority fees and charges;
- design consultancy fees; and
- construction contingency.<sup>10</sup>

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8 Appendix C, Submission No. 1, paragraph 16.2

9 ibid, paragraph 22.1

10 ibid, paragraph 21.1