



Parliamentary Standing Committee on Public Works

REPORT

relating to the

HOUSING DEVELOPMENT AT FLINDERS VIEW NEAR IPSWICH, QLD

(Second Report of 1993)



The Parliament of the Commonwealth of Australia Parliamentary Standing Committee on Public Works

Report Relating

to the

Housing Development at Flinders View near Ipswich, Qld

(Second Report of 1993)

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MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

(Thirtieth Committee)

Mr Colin Hollis MP (Chairman) Mr William Leonard Taylor MP (Vice-Chairman)

	•
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Committee Secretary:

Peter Roberts

Inquiry Secretary:

Denise Denahy

Secretarial Support:

Sophia Konti Sue Whalan

MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

(Thirty-First Committee)

Mr Colin Hollis MP (Chairman) Senator Paul Henry Calvert (Vice-Chairman)

Senate House of Representatives

Senator Bryant Robert Burns Mr Jol Senator John Robert Devereux Mr Ra

Mr John Andrew Neil MP

Mr Raymond Allen Braithwaite MP

Mr Russell Neville Gorman MP Mr Robert George Halverson OBE MP Hon. Benjamin Charles Humphreys MP

Committee Secretary: Peter Roberts

Inquiry Secretary: Denise Denahy

Secretarial Support: Sophia Konti

EXTRACT FROM THE VOTES AND PROCEEDINGS OF THE HOUSE OF REPRESENTATIVES

No. 162 dated Wednesday, 25 November 1992

PUBLIC WORKS - PARLIAMENTARY STANDING COMMITTEE
- REFERENCE OF WORK - HOUSING DEVELOPMENT,
FLINDERS VIEW NEAR IPSWICH, QLD: Mr R J Brown
(Minister for Land Transport), for Mr Beddall (Minister
representing the Minister for Administrative Services), pursuant
to notice, moved—That, in accordance with the provisions of
the Public Works Committee Act 1969, the following proposed
work be referred to the Parliamentary Standing Committee on
Public Works for consideration and report: Housing
development at Flinders View near Ipswich, Qld.

Mr Beddall presented plans in connection with the proposed work.

Debate ensued.

Question - put and passed.

EXTRACT FROM THE VOTES AND PROCEEDINGS OF THE HOUSE OF REPRESENTATIVES

No. 7 dated Thursday, 13 May 1993

PUBLIC WORKS - PARLIAMENTARY STANDING COMMITTEE
- REFERENCE OF WORK - HOUSING DEVELOPMENT,
FLINDERS VIEW NEAR IPSWICH, QLD: Mrs Crosio
(Parliamentary Secretary to the Minister for the Arts and
Administrative Services), pursuant to notice, moved — That, in
accordance with the provisions of the Public Works Committee
Act 1969, the following proposed work be referred again to the
Parliamentary Standing Committee on Public Works for
consideration and report: Housing development at Flinders
View near Ipswich, Qld.

Mrs Crosio presented plans in connection with the proposed work. Question - put and passed.

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

HOUSING DEVELOPMENT AT FLINDERS VIEW, NEAR IPSWICH QLD

By resolution on 25 November 1992 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposed housing development near Flinders View, Ipswich Qld. However, with the dissolution of the House of Representatives on 8 February 1993 the reference lapsed and the previous Committee was unable to present its report, although it had completed its investigation.

Following the reappointment of the Parliamentary Standing Committee on Public Works by the 37th Parliament, the project was again referred to it by the House of Representatives on 13 May 1993. Empowered by section 24 of the *Public Works Committee Act 1969*, the present Committee agreed to consider the evidence placed before the previous Committee. The report which follows is based on an investigation conducted by the previous Committee and the evidence considered by it. The report has been endorsed by the present Committee.

THE REFERENCE

- 1. The Defence Housing Authority (DHA) proposes to replace existing substandard housing located in the Ipswich area of Queensland. This area accommodates families of staff located at RAAF Base Amberley. When complete, the development will provide for 560 residential blocks, incorporating both detached and medium density housing. Approximately 180 houses will be constructed for Service personnel and their families. The remaining housing will be integrated with the service housing and will be offered for sale to private purchasers. The estimated cost of the proposal is \$31m of which \$18m will be recovered from the sale of building lots.
- 2. The development at Flinders View is in line with DHA's commitment to improve the standard of accommodation for Defence personnel and their families and its commitment to return Commonwealth State Housing Authority (CSHA) houses to the States.

THE COMMITTEE'S INVESTIGATION

- 3. The Committee received a written submission from the DHA and evidence was taken from its representatives at a public hearing held at Ipswich on Tuesday 2 February 1993. Prior to the public hearing the Committee inspected the proposed site as well as existing accommodation.
- 4. A submission was received from the Housing Consultative Group and a representative appeared before the Committee. Submissions were also received from the following:
 - . Commonwealth Fire Board
 - . The Returned and Services League (RSL)
 - . Commonwealth Environment and Protection Agency
 - . Headquarters Base Support Wing RAAF Base Amberley.
- 5. A list of witnesses who gave evidence at the public hearing is at Appendix A. The Committee's proceedings will be printed as Minutes of Evidence.

BACKGROUND

Defence Housing Authority

- 6. The Defence Housing Authority Act was enacted in 1987. The legislation established DHA as a separate legal entity for the administration of the housing requirements of Australia's Defence personnel. Operations commenced in 1988. The Authority is established and structured in such a way as to enable it to act commercially, to borrow and to trade in its housing stock. DHA is required to perform its function in a manner which is in accordance with both the policies of the Commonwealth and sound commercial practice.
- 7. The housing program is driven by four main factors:
 - . Defence operational requirements

- the need to replace former CSHA houses that are to be surrendered to the States as a result of the renegotiation of the Agreements
- the need to provide dwellings to replace the current substandard stock of housing owned by DHA that cannot be economically improved to an acceptable standard, or which are located in areas no longer suitable to Defence requirements
- DHA's agreement to increase its housing stock to provide dwellings for the majority of Service personnel who are renting in the private market. At present approximately 6000 Service families are housed in residences leased individually from the private rental market and receive rental subsidies under the Temporary Rental Allowance (TRA) scheme.
- 8. It is the aim of DHA to provide Defence personnel with housing which reflects community standards.
- 9. DHA plans to replace approximately 9550 houses under its current Five Year Housing Program. In order to supply these houses, DHA has adopted a range of delivery mechanisms including:
 - . spot purchase of existing houses
 - . acquisition of large numbers of standard project homes
 - . various leasing arrangements
 - . construction of single, or groups of houses
 - . construction and acquisition of medium density housing
 - larger scale land and housing developments either by DHA or in joint venture with developers.
- 10. Methods vary from region to region based on market cycles, land availability and quality and quantity of houses available by private treaty, auction and leasing.

- 11. Acquisitions are handled by Housing Management Centre (HMC) managers. Each manager has a program approved by Head Office which specifies the number of dwellings to be acquired and related expenditure on both a monthly and annual basis.
- 12. In addition to its acquisition and property management function, DHA is engaged in residential property development. These developments are either completed independently by DHA, or under joint venture arrangements with private property developers, and involve both the construction of medium density housing and the development of raw land. On completion of a major development, DHA will normally retain a minority share of the residential allotments and sell the remainder on the open market. This reflects DHA's concern to achieve integration of Service families with the general community. Repairs and maintenance of DHA properties are administered by each of the HMCs. DHA manages its Amberley region operations through a HMC located at Ipswich.

THE NEED

- 13. DHA has a large investment in housing in the Ipswich district because of its proximity to RAAF Base Amberley. The total housing stock is 956 dwellings of which 614 are considered substandard. These are located in the Leichhardt and Amberley areas. Many of these houses are in a state of disrepair and numerous complaints have been received regarding the response to maintenance requests. At the public hearing the Housing Consultative Group advised the Committee that the standard of houses varies considerably, with some having no floor coverings, fans or heating except for a mobile heater.
- 14. There are also 125 Service families living in Temporary Rental Allowance (TRA) accommodation. DHA will be required to replace these 739 substandard and TRA dwellings within the next four to five years.
- 15. There is a shortage of suitable land for development for housing in the area as large areas of presently vacant land are prone to flooding, erosion through mining activity and generally reactive soil conditions.

Committee's Conclusion

16. A need exists to provide suitable dwellings for those Service personnel from RAAF Base Amberley presently occupying substandard houses and Temporary Rental Accommodation in the Leichhardt and Amberley areas.

THE PROPOSAL

17. It is proposed to develop a 53.8 hectare site at Flinders View, five kilometres south of Ipswich, to provide allotments for more than 550 dwellings. DHA will construct 180 dwellings, while the remaining 370 dwelling sites will be offered for sale to the public. Service and private sector housing will be integrated within the development. In order to increase the availability of housing choice to Service families, there will be a mix of villa, standard and medium density housing.

Joint Venture

- 18. DHA approached three prospective joint venture partners on a selective basis. Mirvac Projects Pty Ltd (Mirvac) was selected on the basis of its competitive and innovative proposal and will be project manager and marketing agent for the proposal. Mirvac's principal business activities are property development, land and housing, funds management, hotels construction, project management, architecture, property advisory and property management.
- 19. Mirvac is particularly active in urban consolidation where it has won several awards for integrated housing design. The housing division builds on its own land and on clients' land and has its own architectural office, exhibition villages and experienced construction team.
- 20. The paramount objectives for the joint venture are:
 - to develop approximately 550 dwelling sites in an integrated mix of conventional, cottage and medium density housing in an attractive, well-planned environment
 - . to make every effort to complete the development and sale of all allotments within four years
 - that Defence housing be integrated with private housing so that no section or area of the development can be readily identified as Defence housing
 - . to effect a land release program in line with market conditions

- . to provide a total urban design theme and management practices to ensure a consistent quality of landscaping, streetscaping and built form throughout the entire development
- to provide a reasonable commercial profit to the joint venture partners
- to give ample scope for, and encouragement to, a range of approved builders to be engaged on the development.

Site

- The site of 53.8 hectares is gently undulating with two well defined drainage catchments. A higher knoll divides the site. Vegetation is mainly regrowth with some single large trees. An earth dam is located in the northwestern portion of the site. The site is located approximately 11 kilometres from RAAF Base Amberley and 35 kilometres from Brisbane. It is three kilometres from the nearest primary school, four kilometres from secondary education and six kilometres from the major shopping centre of Ipswich. Prior to the purchase of the property by DHA, the land was used for grazing horses and cattle. DHA advised that the Queensland Department of Resource Industries has indicated that there is no record of previous mining of the site and that the land is not included within a mining lease. This was confirmed by a contamination assessment of the site carried out by Baseline Consulting Pty Ltd which recommended that the site be placed on the Department of Environment and Heritage Register as a released (cleared) site. The site has been recently zoned residential A by the Moreton Shire Council (Council).
- 22. The site has frontages to Reif Street, Whitehill Road and the Cunningham Highway. The size of allotments will range from 450 m² to 2000 m². Across Reif Street is a good quality residential development with houses completed and under construction. To the west is a new development which is likely to cater for less expensive housing. DHA advised the Committee that it believes the site is well located due to its proximity of access to workplaces and community and cultural facilities.

Committee's Conclusion

23. The site at Flinders View is well located for a housing development for Service families because of its proximity to RAAF Base Amberley and existing and proposed local schools, shopping and recreational facilities.

Urban Planning Concept

- 24. The urban planning concept aims to achieve a mixed density neighbourhood based on integrated allotment, housing and road planning design principles. Where possible the building blocks will be designed to be appropriately drained, thereby minimising the need for retaining walls. Blocks falling away from roads, small allotments on steep grades, and steep driveways have been avoided.
- 25. Local housing precincts are designed to have the focus of a small 'village' reserve or landscape feature. Small lot housing is sited to take advantage of these areas and is also proposed to be integrated and dispersed throughout appropriate areas of the development to help create diversity of streetscape and housing options.

Adjoining Owners

26. Adjoining land ownership has been investigated and no concerns have been highlighted.

SERVICES

Water

27. The site will be serviced with water from the existing 300 mm diameter main on Reif Street and Whitehill Road. However, an area of approximately two hectares in the vicinity of the Cunningham Highway may be too high to be adequately served by the existing water supply system in the area. This will be verified during the design phase to determine best usage of this area.

Sewerage

28. The site should be capable of being serviced by the sewerage network from the existing 225 mm diameter main which follows the southern alignment on the southern side of Lance Drive. The development will necessitate construction of a 225 mm diameter external sewerage main to connect the site to the existing main at the south of Lance Drive. A temporary sewerage pump station will be required to service an area at the south-western corner of the site which is not capable of being serviced at present by the existing sewerage network. Extension of sewerage mains along Deebing Creek in association with development of the land to the

west would make this pumping station redundant. This area is scheduled to be part of the last stages of development and this requirement may be obviated by development currently taking place to the west of the property.

Electricity

29. The local authority, SEQEB, has advised that it has the capacity to service the development. A major power station is located at Swanbank, approximately four to six kilometres away. DHA advised that the Council requires that power distribution within the site be underground.

Telephones

30. Telecom has advised that it has sufficient capacity to service the subdivision. An exchange facility is located adjacent to the subdivision on Reif Street.

Gas

31. The Gas Corporation has confirmed that it is envisaged that natural gas mains will extend to the corner of Ripley Road and Edward Street in the near future. This would mean an extension to Reif Street would be a definite possibility. The Gas Corporation would be responsible for the cost of any works required for the reticulation of natural gas in the subdivision.

Solar Energy

- 32. The Committee queried the possible use of solar energy in the houses. DHA advised that it had not intended to provide solar hot water services for this estate. In cities such as Darwin, DHA believes there was a strong case for using solar energy because of the high cost of power in the Northern Territory. However the cost of power in Brisbane was much cheaper than in Darwin. It is proposed to connect natural gas to the estate. DHA also pointed out that solar hot water systems are not a community standard in Brisbane.
- 33. While the Committee appreciates the factors which influenced the DHA not to provide solar hot water systems and long life light globes in this proposal, the Committee believes that DHA should take a wider perspective in relation to energy conservation. In this regard the Committee notes that DHA is installing solar hot water systems in 50% of the houses in the Seaward Village development in Perth. However the Committee believes

that DHA should install solar hot water systems in all houses in the Flinders View development to demonstrate its commitment to energy conservation. The Committee is also of the view that DHA should conduct a review of its design criteria to ensure that Service housing is as energy efficient as possible.

Committee's Recommendation

34. The Committee strongly recommends that Defence Housing Authority provide solar hot water systems in all houses in the Flinders View development. The Committee further recommends that Defence Housing Authority conduct a review of its design criteria to ensure that Service housing is as energy efficient as possible.

Drainage

35. The site is characterised by two drainage catchments. The northern catchment commences on the southern side of the freeway and culminates in a dam on the north-western boundary of the site. The other, a smaller catchment, is on the western boundary. Council requires that retention basins be incorporated into the design to prevent any further water being discharged from the property than that which occurs during periods of rainfall. This necessitates sufficient land being allocated for this purpose. A knoll bisects the two drainage catchments. Two hectares around this area may not be able to be used for residential purposes if insufficient water head is available. This will be confirmed during the design process.

Fire Control

36. The Commonwealth Fire Board advised the Committee that housing subdivisions should comply with local regulatory requirements, particularly in regard to access for firefighting and provision of water supply and hydrants. Residences to be constructed to accommodate Service personnel should conform with local building regulations and, in addition, have mainspowered, inter-connected domestic smoke alarms with battery backup. DHA advised the Committee that its policy is to follow fire regulations of the State in which construction of houses is taking place. As smoke detectors are not required when building new houses in Queensland, DHA had not included them in the plans for the houses at Flinders View. However, DHA undertook to raise the possibility of installation of smoke detectors at the next DHA Board meeting.

37. DHA advised the Committee following the public hearing that the DHA Board on 18 February 1993 had considered the installation of smoke detectors and earth leakage circuit breakers in DHA houses. The Board decided that they be installed in all new houses where there is legal requirement to do so but not retrofitted to existing houses unless this becomes the community norm. The Committee believes that as in relation to energy conservation measures DHA should be setting an example to other developers regarding safety issues.

Committee's Recommendation

38. The Committee recommends that smoke detectors and earth leakage circuit breakers be installed in all future houses constructed by Defence Housing Authority and, in particular, the Flinders View development.

Roads

39. The road network serving the development site is well developed apart from Whitehill Road which may be extended as part of access to the site. This road may become a feeder to the subdivision to the west of the site. DHA has been advised that the Queensland Department of Transport has no objection in principle to the proposal, subject to the payment of moneys towards the upgrading of certain roads. As part of the rezoning and subdivision approvals, contributions were required to be paid for Reif Street and Whitehill Road, Reif Street and Ripley Road, Ripley Road and Edward Street and future construction of a ramp onto the eastbound lane and a ramp from the westbound lane of the Cunningham Highway Bypass at the intersection with Ripley Road.

Noise Levels

- 40. The RSL expressed concern over noise levels from the nearby Cunningham Highway. The Committee was advised that DHA had commissioned a study to assess the potential noise impact from traffic on the Cunningham Highway upon residents of the planned development.
- 41. The study found that while there are no Australian Standards for residential noise exposure for traffic, the recommendations of the New South Wales Roads and Traffic Authority are likely to be endorsed in Queensland Government policy as a basis for road design and construction and residential planning and treatment of residences.

42. Testing on the site has indicated that noise levels of areas adjoining the highway are in excess of the New South Wales adopted provisional working value. However, a satisfactory level could be achieved by use of onsite methods such as mounding. DHA believes that satisfactory noise levels can be obtained by appropriate acoustic barriers and by use of buffers in some limited, but significantly noise-affected areas. DHA advised the Committee that although there will be a need for noise attenuation in the southern area, this will not be necessary in the north-eastern area as the freeway will be a considerable distance away. As a result, a noise level was determined which was included in the Council's rezoning approved conditions to ensure that noise levels will be acceptable.

Transport

43. A local bus route traverses Reif Street. This provides regular transport to Ipswich which has a regular electric train service to Brisbane.

Cycleways

44. DHA advised the Committee that cycleways are planned within the estate and generally follow a drainage line running from the south-east to the north-west. The Committee queried the possibility of providing cycleways from the estate to RAAF Base Amberley. DHA advised that, although this provision was not its responsibility, it would negotiate with local government and other developers in the area to assess the possibility of a cycleway being provided, perhaps on a joint basis.

Child Care

45. The Housing Consultative Group advised the Committee that, although child-care facilities are provided on the RAAF Base and in Ipswich, it would be beneficial if a child-care facility were provided close to the housing. DHA advised that a site has been set aside for such a facility. Although not wishing to make a commitment to the provision of a child-care facility DHA advised the Committee that a study will be conducted to produce a community plan which will assess the facilities required for recreational, sporting, child care etc. Should this study reveal that a child-care facility is required, DHA advised that it would look favourably at the provision of such a facility.

Education

46. The closest primary school is Raceview State School which is located approximately 1.5 kilometres from the north-eastern corner of the site. The closest secondary school is Bremer High School which is located approximately 3.5 kilometres from the Reif Street frontage. The Education Department has advised that land has been acquired on the north-western quadrant of the intersection of Edward Street and Whitehill Road in Ipswich for the purposes of establishing State primary and secondary schools. This site is between 700 metres and 1.6 kilometres from Flinders View.

Provision for the Disabled

47. The Committee was advised that where special needs for the disabled have been required in housing developments, houses have been redesigned accordingly. This policy would be applied at Flinders View.

Repairs and Maintenance

48. The Committee was advised that widely varying standards of maintenance and a lack of responsiveness to urgent repairs have been major causes of complaint by Service families in the past. DHA advised that it intends to remedy this problem in the future.

Aircraft Flight Paths

49. Air space usage is controlled by RAAF Base Amberley and there are no flight paths over the site.

Committee's Conclusion

50. The Flinders View proposal will provide Defence personnel and their families with good quality housing and services consistent with community standards.

ENVIRONMENTAL ISSUES

Flora and Fauna

- 51. DHA advised the Committee that two reports have been prepared relating to fauna and flora, as well as a report assessing the environmental significance of land in the vicinity including the land to the west.
- 52. A wildlife survey advised that 75% of the subject land contains native vegetation. This native vegetation has been greatly affected by grazing, which has been the dominant use for at least 30 years. Most of the property has been cleared of vegetation in the past with only a small number of large and mature trees remaining. There is a lack of diversity of plant species, an absence of understorey and a presence of only a few large trees.
- 53. The survey observed four species of native mammals on the site, namely koalas, brush tailed possums, bats (species unknown) and red-necked wallabies. The one koala observed during the survey was a young female which was found dead near the side of the dam at the north-west of the property. Evidence was found to suggest that koalas use the large trees on the site. However, the number of koalas is very small. The report concluded that the property has little significance for the conservation of the species. It also noted that the lack of large trees on the property has resulted in few hollows being present, effectively excluding possums from the site.
- 54. The survey noted 18 species of native birds, most of which were observed in the vicinity of the dam.
- 55. The report concluded that the property has low conservation value in the short term because of the disturbance suffered in the past and, in the long term, because of existing and proposed urban development of adjoining and nearby properties.
- 56. Another report was prepared for the owners of the adjacent land (with a total area of 215.7 hectares) in the Deebing Creek Valley which is proposed to be developed for urban purposes. The land, which was the subject of this study, is situated on both the northern and southern sides of the Cunningham Highway. The close proximity of the study land to the DHA site makes it worthy of consideration in the Council's assessment of the application to rezone the site. Over a two week period in August 1991, a study of native fauna indicated that the land provides habitat for at least

- 40 species of native birds, and low numbers of red-shouldered wallabies, koalas, sugar gliders, possums and possibly bandicoots. Of the larger specimens of the Eucalyptus *tereticornis*, a tree favoured by koalas, at least a third showed evidence of being used by koalas in the past. No evidence of recent occupation was obtained. The report advised that it is likely that a few koalas utilise the area intermittently.
- 57. The report recommends that, while vegetation corridors should be provided to enable koalas to move within the study area in particular that section on the southern side of the Cunningham Highway special measures to encourage koalas to remain in the area should not be undertaken.
- 58. The Council commissioned the Australian Koala Foundation to assess the conservation significance of the land for koalas. The survey found that, although koalas utilise the area, the actual number of koalas present was very low. As the land is situated adjacent to the Cunningham Highway, it was suggested that it may be more worthwhile to maintain a koala habitat elsewhere. An effort should be made to replace the number of trees which are or will be cleared for this project and other developments, in more suitable areas. The report concluded that the land is of low conservation significance for koalas.

Open Space and Recreational Areas

59. DHA advised the Committee that open space will occupy 17% of the total site area, although the Council requirement is 10%. The landscape master plan allows for tree planting on site boundaries fronting adjoining arterial roads. Open space and recreation areas are to be planted with trees and shrubs natural to the area and internal roads will have tree plantings in the road reserves. It is proposed to provide all areas with an attractive outlook to landscaped areas and parks.

Environmental Impact Assessment

60. A statutory environmental impact assessment was not required by Council. However, as mentioned, a number of environmental issues were taken into account. Environmental reports and investigations of the site have indicated that a very high proportion of native vegetation on the land is only a few years of age. The appearance of the vegetation and the information contained within the reports suggest that most of the site has only marginal significance for maintenance of the koala population and other species of native fauna. If the land remains uncleared and if

appropriate management practices are applied to prevent intrusion of exotic species and to control fire, then the land could gain a far greater significance for maintenance of populations of native flora and fauna in the future.

- 61. However, there is no information available that suggests that the vegetation characteristics of this land give it any higher potential significance for maintenance of populations of fauna and flora. The Council, as well as other local authorities, has recognised that population growth, demonstrated by the expansion of urban areas, is a contributing factor towards loss of habitat.
- 62. The regional context in which this development was examined is characterised by unprecedented levels of population growth. Whilst the effects of loss of habitat are well documented, the effects of shortage of developed residential land are no less real given their impact upon land and housing prices, the construction industry and social and infrastructure requirements.
- 63. In order to accommodate the conflicting demands of supply of residential lots and maintenance of areas of habitat supporting populations of native flora and fauna, the Council has promoted the setting aside of areas of considerable size for long-term habitat protection.
- 64. The proposal for the area in the vicinity of Flinders View envisages the setting aside of an area of land to the south of the subject land which extends from Greenbank Army Camp to Coulsen-Beaudesert Road. This area will not be developed for urban purposes in order for it to maintain a predominantly recreational and environmental role.
- 65. Significant features of this area include Spring Mountain, White Rock, The Gap and the Flinders Peak Group. Although much of this area will remain in private ownership, a number of measures can be undertaken which will provide for maintenance of environmental quality. These include:
 - . placement of severe restrictions upon subdivision in the area
 - . tree preservation orders
 - inclusion of the area in the environmental protection zone

- setting down use rights within the table of zones which restrict development of land for urban, industrial or rural related purposes including agriculture
- compensation for loss of development rights by differentially rating land in the area.
- 66. Over the years Council has promoted Crown ownership of areas of environmental significance such as the Flinders Peak Group and the White Rock area.
- 67. This large environmental area will be connected to the urban areas of Ipswich City and Moreton Shire by wildlife corridors extending along ridges and creek systems. Environmental corridors in the vicinity of the subject land to the south of the Cunningham Highway are proposed to be situated upon the crests of the ridges to the east and west of Deebing Creek and in the vicinity of Deebing Creek itself.
- 68. The three corridors are proposed to converge south of the highway to an area in Deebing Creek which represents the only wildlife corridor which extends to land north of the highway.
- 69. DHA has been advised that the National Parks and Wildlife Service has no objection to the proposed subdivision. However, the subdivision design should address the following:
 - . parkland being dedicated along the entire length of the northern creek
 - the parks as shown being connected by corridors of remnant native vegetation.

CONSULTATIONS

- 70. DHA advised the Committee that the Amberley HMC and the Capital Projects Unit in Brisbane have kept the RAAF command structure informed of planning and progress for the proposed housing development.
- 71. The Committee was advised that Service spouses have an opportunity to provide input to home design through a consultative process. Approximately 95% of all housing acquisitions are from project builders. Project home builders are invited to submit designs for assessment by DHA

FINANCIAL ASPECTS

72. The estimated cost of the project is \$31m of which \$18m will be recovered from the sale of building lots.

CONSTRUCTION PROGRAM

73. Subject to parliamentary approval, construction, which will be undertaken in eight stages, is planned to commence in late May 1993 with completion anticipated in late 1997.

Committee's Recommendation

74. The Committee recommends construction of a housing development at Flinders View near Ipswich, Queensland at an estimated cost of \$31m.

CONCLUSIONS AND RECOMMENDATIONS

75. The conclusions and recommendations of the Committee and the paragraph in the report to which each refers are set out below.

		Paragraph
1.	A need exists to provide suitable dwellings for those Service personnel from RAAF Base Amberley presently occupying substandard houses and Temporary Rental Accommodation in the Leichardt and Amberley areas.	16
2.	The site at Flinders View is well located for a housing development for Service families because of its proximity to RAAF Base Amberley and existing and proposed local schools, shopping and recreational facilities.	23
3.	The Committee strongly recommends that Defence Housing Authority provide solar hot water systems in all houses in the Flinders View development. The Committee further recommends that Defence Housing Authority conduct a review of its design criteria to ensure that Service housing is as energy efficient as possible.	34
4.	The Committee recommends that smoke detectors and earth leakage circuit breakers be installed in all future houses constructed by Defence Housing Authority and, in particular, the Flinders View development.	38
5.	The Flinders View proposal will provide Defence personnel and their families with good quality housing and services consistent with community standards.	50

Paragraph

6. The Committee recommends construction of a housing development at Flinders View near Ipswich, Queensland at an estimated cost of \$31m.

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Colin Hollis Chairman 13 May 1993

WITNESSES

- ANDREW, Mr David Robert, Regional Manager, Ipswich, Defence Housing Authority, cnr East and Brisbane Streets, Ipswich, Queensland 4305
- BARRETT, Mr Ian Leslie, Manager, Capital Projects, Defence Housing Authority, Level 2, Post Office, Petrie Terrace, Brisbane, Queensland 4000
- DAVID, Mr Edwin Joel Sherring, General Manager, Corporate Services, Defence Housing Authority, 2 Brisbane Avenue, Barton, Australian Capital Territory 2600
- KIRKBY-JONES, Mr William James, Managing Director, Defence Housing Authority, 2 Brisbane Avenue, Barton, Australian Capital Territory 2600
- NEILSON, Wing Commander Rodney Scott, 7 Coates Court, Brassall, Queensland 4305
- NORTHCOTT, Mr Robert John, Chief Executive, Queensland, Mirvac Projects Pty Limited, Level 1, 50 McDougall Street, Milton, Queensland 4064
- OESTREICH, Mrs Carolyn Margaret, convenor, Housing Consultative Group, 4 Capriole Close, Yamanto, Queensland 4305

APPENDIX B

PROJECT DRAWINGS

Site Plan - Ipswich

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