

Submission No. 1

(Yamanto Hills)

SL 19/3/09



Defence Housing
AUSTRALIA

**SUBMISSION TO THE
PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS**

**PROPOSED CONSTRUCTION OF HOUSING FOR DEFENCE
AT
YAMANTO HILLS, IPSWICH, QUEENSLAND**

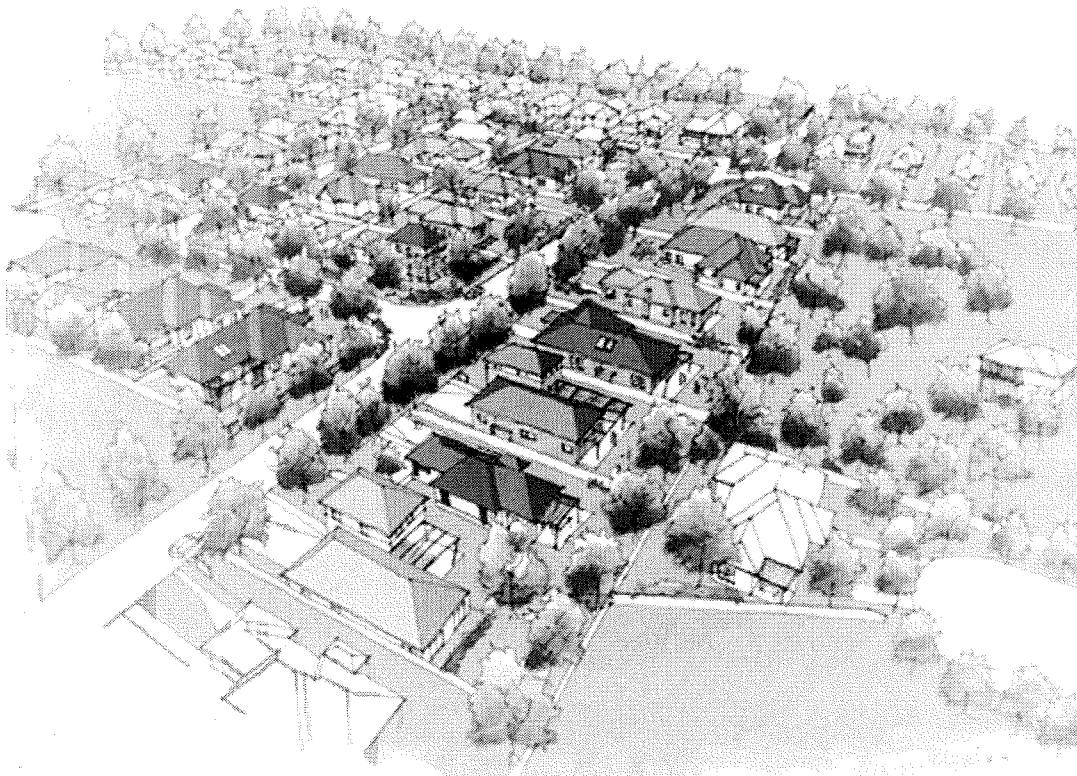


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IDENTIFICATION OF THE NEED

1 PROJECT OBJECTIVES

- 1.1** In this submission, Defence Housing Australia (DHA) seeks approval from the Parliamentary Standing Committee on Public Works (PWC) to proceed with a major residential development at Yamanto, a suburb of Ipswich, Queensland, at a total cost of \$19.63 million.
- 1.2** The objective of the Yamanto Hills Project is to provide 72 modern community standard houses in part satisfaction of the immediate housing requirements of Australian Defence Force (ADF) members in South East Queensland, particularly those located, and to be located, at RAAF Base Amberley. The construction of 72 houses in Yamanto is part of the Nation Building and Jobs Plan (NBJP).

2 HISTORICAL BACKGROUND

- 2.1** In 2007, Defence Housing Australia (DHA) purchased a parcel of land located approximately seven kilometres south of Ipswich city centre and seven kilometres south east of RAAF Base Amberley (see Site Location at Supplementary Item 1). The land was purchased from a developer with a development approval (DA) already in place, covering three stages of a residential development. The parcel of land purchased by DHA represents Stages 2 and 3 of the original development, which is regarded as suitable in all respects for DHA and Defence needs¹. The focus of this submission is the construction of 72 houses on Stage 2.

¹ Throughout this document, the terminology used in the original DA is retained; i.e., the first phase of the DHA project is referred to as Stage 2, while the second is Stage 3. Use of the original terminology will avoid confusion with contractors and the council.

3 THE NEED

3.1 The Committee will be aware that long-term Defence planning provides for the retention of RAAF Base Amberley as a major Defence base. The Australian Army's 9th Force Support Battalion recently moved to RAAF Base Amberley, and the Royal Australian Air Force's No. 36 Squadron relocated from RAAF Richmond. Relocations to RAAF Base Amberley are also planned for No. 21 Construction Squadron from Enoggera in 2011 and for No. 33 Squadron with the arrival of its new tanker/transport aircraft. These moves have substantially increased the forecast for Australian Defence Force (ADF) housing requirements.

3.2 Last July, Defence introduced its New Housing Classification Policy (NHCP) with new minimum standards. A number of houses in the Ipswich area do not meet the new standard. Replacement of some of these houses, together with the new housing requirements, will require additional housing, as summarised in the following table depicting DHA's estimated construction program for the Ipswich area (mainly to service the RAAF Base Amberley).

| | | Financial Year | | | | |
|---|----------------------------|----------------|------------|------------|-----------|------------|
| | | 08-09 | 09-10 | 10-11 | 11-12 | 12-13 |
| Defence Housing Forecast | | 692 | 707 | 809 | 810 | 810 |
| OPENING STOCK | | 693 | 699 | 750 | 809 | 780 |
| Subtract lease expiries & disposals of sub-standard stock | | 84 | 60 | 43 | 107 | 126 |
| New housing | New leases | 56 | 42 | 22 | 78 | 87 |
| | NBJP Yamanto Constructions | 0 | 0 | 72 | 0 | 0 |
| | Other NBJP Constructions | | 53 | 8 | | |
| | Other Constructions | 34 | 16 | 0 | 0 | 30 |
| Total additions | | 90 | 111 | 102 | 78 | 117 |
| CLOSING STOCK | | 699 | 750 | 809 | 780 | 771 |

DHA Housing Requirements for Ipswich

3.3 The development and construction of housing at Yamanto Hills forms part of the new housing constructions in the above table and will make a significant contribution towards meeting the increased Defence housing requirement in the Ipswich area. Housing in this suburb is sought after by ADF members due to its close proximity to RAAF Base Amberley.

4 DESCRIPTION OF THE PROPOSAL

- 4.1** The proposal is to build 72 homes to meet the immediate needs of Defence families during the forecast period. These houses will all be built on serviced land in Stage 2² of the development. DHA does not intend to develop the Stage 3 land at present, with further development dependent on Defence housing needs in the future.
- 4.2** The proposed site is currently a large rural residential allotment surrounded by smaller traditional residential housing allotments. It is comparable to the land that immediately surrounds it, and it has a northerly aspect. The site is zoned Residential 1A within an urban residential area under the Queensland Government Ipswich Southern Corridor Structure Plan and will be developed in accordance with that Plan. The site will be used exclusively for low density detached housing.
- 4.3** The new housing will be sourced through a select tender process to pre-qualified builders and will comply with current Defence and community standards (refer DHA Performance and Design Requirements Version 2 attached at Supplementary Item 10). All DHA residences will be at least three or four bedroom detached homes with ensuite and garage and at least 15 square metres of covered outdoor living area. The houses will be fully landscaped on completion.
- 4.4** The house designs proposed will satisfy the criteria for DHA stock in that they will:
- be close to a major Defence base,
 - be of good quality construction,
 - be close to transport links to both Brisbane and Ipswich; and,
 - have potential for future capital gains and/or positive returns from Sale and Leaseback (SLB).
- 4.5** Guidelines for house design have been developed by a qualified architectural/town planning consultant to influence the material, finishes, and

² Stage 2 is ICC terminology and represents the first stage of DHA's Yamanto Hills Project.

special features of housing in order to create a coordinated housing estate that is sympathetic to the environment within which it sits.

5 OTHER OPTIONS CONSIDERED

- 5.1** In order to meet ADF operational and Defence housing requirements, DHA uses a variety of delivery methods, including on-base and off-base construction, direct purchase, and various leasing arrangements. Consideration of these methods for Yamanto Hills is as follows.
- 5.1.1** On base construction is not normally used where local community infrastructure can provide attractive and cheaper solutions. Ipswich is one such area.
- 5.1.2** Some direct purchase of houses has been used in the past, but houses of the standard required by Defence are not readily available in the required numbers.
- 5.1.3** Leasing is used extensively by DHA, however larger numbers of direct leases of the standard specified by Defence are not available in the Ipswich region.

6 REASONS FOR SELECTING THE PREFERRED OPTION

- 6.1** In locations where there is a high level of Defence demand, constructed housing delivered through bulk procurement contracts is the most effective provisioning option, enabling planning to be better geared to Defence requirements in terms of the house specification and delivery time.
- 6.2** DHA is an experienced land developer, and is able to create sound profit margins through in-house development and construction.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 Ecological Values.

7.1.1 The site is an open grassy plain with a relatively flat landform comprised largely of introduced pasture grasses and other non-indigenous vegetation. The majority of the vegetation was cleared prior to the purchase of the site by DHA, with only a small number of existing native mature trees remaining. The existing trees occur as either isolated paddock trees or planted native and exotic ornamental trees about the existing properties at Goddards Road.

7.1.2 An ecological assessment of the site was carried out by Integrated Landscape Solutions. The consultant has stated that there are practically no native shrubs present within the site and that the ecological values of the site are highly limited.

7.1.3 All species of native birds observed during the consultant's site visit are considered common in urban environments. There was no direct evidence of any native mammals utilising the site, including koalas, and there are minimal habitat opportunities for them. The consultant has stated that it is unlikely that the site would play a role in providing fauna movement opportunities in the broader area.

7.1.4 The consultant concluded that there is no recognised general trigger for any further (ecological) assessment under:

- The Ipswich Southern Corridor (ISC) Planning Scheme;
- Current 2003 Regional Ecosystem Map and Essential Habitat Map of the study area from the EPA established under the Vegetation Management Act 1999 (VMA);
- Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016; or
- EPBC Act Matters of National Environmental Significance.

7.2 Noise impacts. The site is located close to RAAF Base Amberley which currently operates the F111 and C17 jet aircraft. The current approved

Australian Noise Exposure Forecast (ANEF) for RAAF Base Amberley, dated 2006, shows that the land development is situated within the 20 – 25 ANEF contours. Such land is categorised as conditionally acceptable for residential use. While the ICC has not placed any conditions on the Development Approval, DHA has accepted the consultant's recommendation to undertake an acoustic assessment to ensure that the proposed houses comply with AS2021 for aircraft noise levels. There are no highway noise considerations.

- 7.3 Contamination.** The test pits undertaken by Civil Quality Assurance (Qld.) Pty. Ltd. (CQA) in December 2006 (refer Section 18.2) during the geotechnical investigations did not uncover any indications of contamination.

8 HERITAGE CONSIDERATIONS

- 8.1** There are no cultural heritage constraints on the site – Section 23.1 refers. Nonetheless, architectural treatment of construction and landscaping will be sympathetic to the character of the area (Refer Section 27 and Supplementary Item 5).

9 STAKEHOLDER CONSULTATION

- 9.1** The DA process adopted by ICC for this project recognised the project as Code Assessable in accordance with the requirements of the Queensland State Integrated Planning Act and the development requirements of the ICC Planning Scheme. Under Code Assessable status, the DA is considered and approved by ICC planning officers without the requirement by ICC for a public notification process.
- 9.2** Nonetheless, DHA recognises that public engagement is important, and a community information evening is scheduled during April 2009. Residents will be advised of the meeting through a local letter drop, press advertisements in the local Ipswich newspapers and a press release to the

major media outlets. Outcomes and comments from the community meeting will be available at the PWC hearing.

- 9.3 Neighbouring property owners have been consulted regarding the development.
- 9.4 The Senior ADF Officer RAAF Base Amberley, Group Captain Paul Hislop, has been briefed on the project and has written a letter of support (see Supplementary Item 2).
- 9.5 The Defence Families of Australia National Convenor, Mrs. Nicole Quinn, has been briefed on the project and has provided her support (see Supplementary Item 3).

10 REVENUE

- 10.1 DHA expects to make a net profit from the project. Approximately 60% of Net Profit After Tax is returned to Government in the form of ordinary dividends.
- 10.2 Details of the financial situation are included in a separate commercial in confidence briefing to the PWC.

TECHNICAL INFORMATION

11 LOCATION

11.1 The site will form part of the new suburb of Yamanto, which in turn is bounded by the Cunningham Highway, a major arterial road. The site is located close to community facilities, shopping facilities and multi-denomination primary and high schools. The area is serviced by public transport, the local road network, and commuter rail connection between Ipswich and Brisbane. Site location maps are at Supplementary Items 1 and 4.

12 PROJECT SCOPE

12.1 The proposal is to construct 72 three and four bedroom houses on Stage 2 of the development³, commencing October 2009, subject to PWC approval. DHA plans to deliver all 72 houses by October 2010.

12.2 Development of Stage 3 will not be undertaken at this stage. The land, which will produce 62 low density lots, may be retained for future DHA construction depending on Defence long term housing needs and future plans for Amberley.

13 SITE SELECTION

13.1 In 2006 DHA was in need of a building site that provided good access to RAAF Base Amberley as well as to shops, schools and public transport. At the time, the Yamanto Hills site (Stages 2 and 3) was for sale by the property developer, Hi Care Homes Ltd.

13.2 A development approval (DA) had already been issued for the development of the site in three stages. At the time of purchase, construction of Stage 1 was already complete, and Operational Works approval for civil works for Stage 2 had been granted. As the site met the location requirements outlined above, DHA purchased Stages 2 and 3.

³ Stage 2 is the terminology used in the DA – see footnote on page 1.

13.3 The original intention was to develop the land in stages and then build on only a percentage of the blocks, selling the remainder to the community and/or private builders to produce house-and-land packages. As such, DHA's proportion of the lots would have resulted in a medium project with no need for a formal PWC approval. Accordingly, DHA proceeded with the construction of the civil works for Stage 2.

14 SITE DESCRIPTION

14.1 The site is formally described as Lot 300 SP 195783, County of Churchill, Parish of Purga, Ipswich City Council. The area of the Stage 2 and 3 sites is 7.5 and 4.5 hectares respectively.

14.2 The site is located in the southern Ipswich suburb of Yamanto, which is typified by a mix of greenfield sites, established residential areas and some commercial business and industry areas. The site is accessed from Warrick Road via Jacaranda Drive to the south east and, following completion of Stage 3, Goddards Road to the west.

14.3 A site locality map is shown in Supplementary Item 4. As described in Section 24 of this submission, the site is within close proximity to a range of community services located in the Ipswich City centre, and is within a few hundred metres of the Yamanto shopping centre.

14.4 The site slopes gently from south to north. The site is cleared land and does not contain any significant vegetation, cultural features or flood prone land.

15 ZONING

15.1 The site is located within the Residential Low Density designation of the Ipswich Southern Corridor Structure Plan (SCSP) and is zoned residential.

16 DETAILS OF LAND ACQUISITION

- 16.1** An application for the development of 21 ha of land adjacent to Goddards Road Yamanto was submitted in 2003 by Hi Care Homes. Following DA, Hi Care Homes proceeded with the development of Stage 1. DHA bought five blocks in this stage and constructed homes on them in 2007.
- 16.2** Subsequent to this purchase, Hi Care offered the remaining Stages 2 and 3 to DHA at a price that was considered by the DHA Board to represent good value for money and enable DHA to make a positive margin on the development. Settlement took place on 28 March 2007.

17 CODES AND STANDARDS

All design and construction work carried out as part of this project has been and will be in accordance with statutory requirements and regulations including the current Building Code of Australia, relevant Federal and Queensland State law, and ICC codes and standards.

- 17.1** All construction requiring certification will be undertaken by ICC or by approved Private Certifiers.
- 17.2** All contractors used for construction of houses will be certified by the Federal Safety Commission.

18 PLANNING AND DESIGN CONCEPTS

- 18.1 Structure, Materials and Finishes.** The design principles of Yamanto Hills Estate are inspired by the historic character of the Queenslander Cottage. Houses will generally be constructed from a combination of brick veneer and light weight materials that reflect the character and heritage of the Yamanto district while incorporating a combination of contemporary elements. An outline of the design concept is included at Supplementary Item 5.
- 18.2 Subsurface Conditions.** A preliminary geotechnical assessment in accordance with AS 1726 Geotechnical Site Investigations Code was carried out by Civil Quality Assurance (Qld.) Pty. Ltd. (CQA) in December

2006. The purpose of the survey was to determine soil conditions for road and pavement construction. A detailed geotechnical investigation will be undertaken for each lot before tendering the construction work.

18.3 Erosion and Sediment Control. Contracts will require building contractors to provide appropriate erosion and sediment control during housing construction.

18.4 Hydraulic Services.

18.4.1 Water supply. Osborn Lane Consulting Engineers carried out the hydraulic design of the water supply reticulation network for the development. The designed network is compliant with ICC Water Supply Planning Guidelines and will be adequate for the number of houses proposed for the development.

18.4.2 Drainage. A Stormwater Management Plan has been developed for DHA by Osborn Lane Consulting Engineers and agreed to by ICC.

18.4.3 Sewerage. The design of the sewerage system is in accordance with ICC Planning Scheme Policy. Advice received from ICC has confirmed that the existing system capability and connection points are adequate to handle the expected increased sewage.

18.5 Electrical Services. Energex has confirmed that the site is adequately serviced by the adjacent high voltage electricity network.

18.6 Telecommunications. Telephone services will be provided to all proposed lots within the development. Telstra has indicated that it can supply the necessary telecommunications to the proposed houses.

18.7 Mechanical Services. All houses will be air conditioned in accordance with Defence requirements. However, energy saving design features will be incorporated (see paragraph 20.5).

19 ACOUSTICS

- 19.1** The site is located close to RAAF Base Amberley which currently operates the F111 and C17 jet aircraft. The current approved Australian Noise Exposure Forecast (ANEF) for RAAF Base Amberley, dated 2006, shows that the land development is situated within the 20 – 25 ANEF contours. Such land is categorised as conditionally acceptable for residential use, but the ICC has not placed any conditions on the Development Approval.
- 19.2** Acoustic consultants Savery and Associates have advised that, although houses with this noise exposure may require additional acoustic treatment, there is no technical reason why compliant homes cannot be developed. DHA will undertake further acoustic assessment to ensure that the proposed houses comply with AS2021 for aircraft noise levels.
- 19.3** There are no highway noise considerations.

20 WATER AND ENERGY CONSERVATION MEASURES

- 20.1** Energy conservation will be a prime design consideration. Energy conservation principles have been applied to, and will continue to be applied to, a number of aspects of the project including urban design, house orientation and housing design including materials used.
- 20.2** The urban design of the project discourages the dependence on cars and promotes walking and cycle use by providing pedestrian footpath networks with connectivity to key community destinations within and outside of the site. Residents can catch a public bus to Ipswich from Jacaranda Street and, following the completion of Stage 3, from Cypress Street.
- 20.3** Preliminary house plans and their orientation on the lots have been designed to minimise solar exposure and take account of prevailing breezes for cooling. (Supplementary Item 6).
- 20.4** Stormwater engineering and landscaping have been integrated to reduce the quantity and improve the quality of stormwater runoff within the development. Runoff will be minimised by using water sensitive natural watercourses to the extent available in lieu of piped systems.

20.5 All houses built in the development will be required to provide optimal passive solar performance and achieve a minimum of 5-star energy rating. Internally, AAA shower heads, pressure limiting water supply devices, dual flush cisterns, solar – electric boosted energy efficient hot water units, energy efficient fluoro lighting and water tanks for reuse within the house will be incorporated.

21 MASTER AND SITE PLANNING CONSIDERATIONS

21.1 Lot arrangement. The development utilises best practice urban design principles to achieve a functional and liveable community, maintaining consistency in character, landscape and housing design. The layout for both Stages 2 and 3 of the proposed development is shown on the Subdivision Plan at Supplementary Item 7, (noting that only Stage 2 construction is proposed to be undertaken at present). The lot arrangement has been developed recognising the following urban design objectives:

- a highly interconnected street system that provides for both vehicle and pedestrian access and integrates the proposed development with existing and future residential estates;
- a subdivision layout which compliments the physical nature of the site and respects topographical and hydrological constraints;
- recognition of the scenic qualities of the site, in particular mountain range views to the north and south west;
- setbacks from allotment boundaries to avoid overshadowing of adjoining allotments and create a high quality streetscape environment; and
- Northern orientation of open spaces - see plan at Supplementary Item 8.

21.2 Block sizes.

21.2.1 The sizing of the developed lots, approximately 550 square metres to 950 square metres (average lot size 716 square metres), is consistent

with the location of the site within the Residential Low Density Precinct RL3, the primary intent for which is to provide for low density urban residential development. The block sizing and building line set-backs of 7.5 metres from the street will create a sense of space and will allow the inclusion of quality private open landscaped gardens to each of the houses, and the use of verandas to create indoor-outdoor areas that complement the region's climate and location.

21.2.2 The specific intent for precinct RL3 is to "Maintain and/or reflect traditional inner suburban residential character", with a preferred average density range of 10-12 dwelling units per hectare. The proposed residential subdivision complies with this intent and provides a density of 11.2 dwelling units/ha.

21.2.3 All lots have street frontage which promotes security through casual surveillance.

21.3 *Views and vistas.* The layout of the subdivision has been purposely designed to take advantage of existing views and vistas both within and external to the site, in particular views to the Great Dividing Range, north to Mount Crosby, Mount Glorious and Mount Nebo and south to Ripley Valley.

21.4 *Home Layouts.* Home layouts have been designed to take account of the lot orientation and topography of the lot. The invitation to tender will include typical home layouts shown at Supplementary Item 9.

21.5 *Connectivity & Movement.* The proposed subdivision layout provides a clearly legible street network that is integrated with existing streets and allows for integration with future subdivision of adjacent greenfield sites. The street network provides through connections with external streets, including Cypress Street, Jacaranda Drive and Aloe Street. The road reserves conform to Council requirements and allow for safe traffic speeds, safe routes for pedestrians and cyclists and for any future bus routes.

21.6 *Roads.*

21.6.1 Road design is based on ICC standards, with Cypress Street maintaining a 17 metre road reserve width and pavement width of 8.5 metres. The

remaining roads have a reserve width of 16 metres and pavement width of 6.5 metres.

21.6.2 When Stage 3 is completed, Cypress Street will be additional traffic route through the existing and proposed development and is expected to be the primary traffic carrier for traffic generated within the estate as a whole. Speed control will be achieved by slow point islands, road intersection deviations and the creation of a sense of enclosure from the location of building setbacks and street planting.

21.6.3 As the density of development has not been increased to greater than that anticipated by ICC, it is considered that the traffic numbers generated by the proposed development will not have a negative impact on the capability of the existing major road network.

21.7 *Footpaths.* Footpaths have been provided to one side of all new roads, which is the general standard for Ipswich.

21.8 *Open space.* No new open space has been incorporated in the design of Stages 2 and 3. However, an open space of 1.46 ha has been provided in Stage 1 of the subdivision to allow for passive, picnic type recreation as well as informal active recreation area for residents of the subdivision. The open space is easily accessible via a number of pathways between allotments and via a local access road.

22 *PROVISION FOR PEOPLE WITH DISABILITIES*

22.1 No provision has been made for families with disabilities. Defence families with special needs are accommodated by DHA by either modifying existing homes, or by renting properties that are already modified or that can be modified to meet the particular requirements of the family.

23 *HERITAGE CONSIDERATIONS*

23.1 Heritage Planning Consultants have conducted the following research with respect to the Yamanto Hills site:

- A study of the Ipswich Planning Scheme, especially Schedule 2 which relates to heritage and character matters in Ipswich and Yamanto;
- a search of the Queensland Heritage Register; and
- held discussions with the Town Planning Department at ICC.

23.2 As a result of this research, the consultants have advised that there are no cultural heritage constraints on the site.

24 COMMUNITY FACILITIES

24.1 Shops and Services

24.1.1 The development is adjacent to established residential areas and is well served by community and municipal services. The site will be served by the Yamanto Village Shopping Centre, which provides most of the amenities of a large shopping centre, including a Woolworths Supermarket, McDonald's, Superchief Auto, Dick Smith and Sam's Warehouse discount outlet. Other tenancies comprise a large chemist, sports/gym, bank, pool shop, butcher, green grocer, newsagent, bottleshop, bakery, optometrist, fashion shop, hairdresser, gift shop, real estate agent, music and print shop. This centre recently sold for \$31 million.

24.1.2 A second smaller shopping centre, adjacent to the main shopping centre contains the Yamanto Tavern and Liquor Barn, two take-aways, a pizza shop and a video shop together with a small commercial area.

24.1.3 Adjacent to the two main centres are a Caltex and a BP Service station. Across the road is another minor fuel outlet with mechanical services, as well as other minor secondary retail and service industry outlets.

24.1.4 To the north of the smaller centre is a medium size Mitre 10 hardware store with an Aldi Supermarket across the road.

24.2 Public transport. The nearest public transport currently available is along Jacaranda Drive. However, with the completion of Stage 3 of this development, a new bus stop is expected to be created within the estate on

the extension of Cypress Street, thereby providing a bus stop within 300 metres for the majority of residents in the proposed development.

24.3 Education

24.3.1 Primary public educational facilities will be provided locally in the near future with the planned move of Amberley Primary School to Yamanto, currently scheduled to open at the start of 2010. The new school will have a 500 student capacity to cope with an expanded population of Yamanto (the current student numbers at Amberley are 220). The Bethany Lutheran School is within six kilometres of the site and serviced by a small private bus that currently picks up and drops off children at Yamanto.

24.3.2 Secondary education is provided by Bremer High School, located within six kilometres of the site, and Ipswich Boys and Girls Grammar Schools, located near the Ipswich CBD. All these schools are adjacent to public bus routes, while Ipswich Boys and Girls Grammar Schools are also serviced by a private charter school bus.

24.4 Child Care Facilities. Child care is available at the Sunview Childcare Centre, located in nearby Deebing Creek Road. A major day care center is also at Churchill, three kilometres from the estate.

25 FIRE PROTECTION AND SECURITY MEASURES

25.1 Civil works and house construction will conform to Australian standards and the Building code of Australia.

26 OCCUPATIONAL HEALTH AND SAFETY

26.1 All DHA contractors to be used in the project will be accredited by the Federal Safety Commissioner.

27 LANDSCAPING

- 27.1** The landscape character of the Ipswich area is that of native forest with the addition of cultural and introduced plants. To reflect this, the indigenous vegetation palette will be combined with a richer palette of both native and exotic trees, shrubs and groundcovers.
- 27.2** The generally poor soils combined with higher and lower temperatures than Brisbane mean that frost and drought hardiness is a key requirement for plants used within Yamanto Hills Estate. The landscape character will make substantial use of medium to tall flowering shrubs to create an eye-level green layer, providing screening and enhancing privacy. Hardwood timbers represent a link with the character and history of Ipswich. Hardwood timbers - sleeper edges, timber screens, timber posts, mail boxes – will be used as dominant landscape character elements.
- 27.3** Street trees will be hardy, drought resistant and require little ongoing maintenance. Street trees will generally be planted at six metre spacing and will form a continuous corridor of shade beside footpaths.
- 27.4** The visual amenity of the street will be enhanced by adopting a consistent approach to front garden design that complements the geometry of the architecture and enhances the prominence and accessibility to house entry and exit points. Front gardens will be designed to discourage the parking of vehicles and storage of trailers, boats, etc; where practicable, space to the side of homes will be provided behind fencing for these items.
- 27.5** Garden plantings will be hardy, drought and frost tolerant and demand little water or ongoing maintenance. Front garden plants will have both vertical and horizontal bulk, incorporating spreading shrubs to fill empty space, so that over time the whole garden bed will fill with plants. Slow-growing plants or plants requiring ongoing maintenance will not be used. Garden beds will be mulched with a local wood based product.
- 27.6** The layout of the back gardens will provide for privacy for occupants and a reasonable sized children's grass play area enhanced by tree and garden placement.

28 CONSULTATION WITH AUTHORITIES

- 28.1** A project briefing has been provided to the local Federal Member of Parliament, Mr Shayne Newmann, Member for Blair.
- 28.2** Consultation with ICC planning and engineering sections has been undertaken during the DA process. Consultation will be continuing as the project is taken through the design and delivery processes.

29 IMPACT ON THE LOCAL COMMUNITY

- 29.1** Potential community impact is assessed as low. DHA Development of the site will complete the second of three stages approved by ICC in the original development approval. Rezoning was not a requirement and municipal services requirements are well known by the ICC planning section. The residential zoning for the site is for low density residential purposes with which the proposed project complies. The DA was required to comply with the ICC planning scheme requirements, predominantly:
- Land use and transport planning;
 - Traffic, civil and hydraulic engineering;
 - Environmental issues;
 - Ecology and biodiversity; and,
 - Urban design.
- 29.2** The proposed development incorporates and complies with all of these requirements and is seen as making a positive contribution to the local community.
- 29.3** **Economic.** The proposed project will have a positive economic effect during the development and construction period. Economic activity is generated by individuals and local businesses working directly on site as well as by individuals and businesses off-site providing goods and services to support the project. Advice provided to DHA by Essential Economics Pty.Ltd indicates that each house constructed by DHA will create 0.75 full time equivalent job years and another 1.87 indirect full time equivalent job

years. Based on 72 houses, the project will thus generate 54 fulltime equivalent job years and 134 indirect fulltime equivalent job years. The addition of 72 families will also increase the viability of local businesses in the Yamanto area.

- 29.4 *Housing Market Impacts.*** In the South East Queensland housing market and Ipswich market in particular, construction of 72 new houses is not expected to affect either the sale or rental markets for residential accommodation, as all 72 houses will be retained under DHA management for tenancy to ADF personnel.

30 *PROJECT COSTS*

- 30.1** The estimated overall project cost is \$19.6 million, based on delivery by fixed price lump sum tenders from building contractors. The estimate includes servicing and minor servicing connections, professional fees, supervision and construction contingency. The estimate excludes land cost, the completed Stage 2 civil engineering works and the professional fees associated with these two items.

Funding for the 72 houses to be built on Stage 2 will be drawn from the Nation Building and Jobs Plan.

31 *PROJECT DELIVERY SYSTEM*

- 31.1** Development and construction packages will be contracted on a fixed price lump sum basis following a select tender to pre-qualified builders.

32 *PROJECT SCHEDULE*

- 32.1** Subject to Parliamentary approval, the project is scheduled to start in October 2009 and be completed by October 2010.

