

Submission No. 01

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(DHA Warner)

Date: 16/05/13

# Warner

Statement of Evidence to the  
Parliamentary Standing Committee on  
Public Works

Proposed development and construction of housing for Defence  
Warner, Brisbane, Queensland  
16 May 2013

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## Contents

|  |    |
|--|----|
| Need for Works                                     | 1  |
| Options Considered for Meeting the Need            | 2  |
| Historical background                              | 3  |
| Environmental considerations                       | 4  |
| Heritage considerations                            | 6  |
| Key legislation                                    | 6  |
| Stakeholder consultation activities                | 6  |
| Purpose of works                                   | 8  |
| Location   | 8  |
| Site selection                                     | 8  |
| Site description                                   | 9  |
| Details of land acquisition                        | 9  |
| Zoning and approvals                               | 10 |
| Bushfire considerations                            | 10 |
| Community facilities, childcare and schooling      | 11 |
| Provision for people with a disability             | 13 |
| Contamination and settlement of quarry fill        | 14 |
| Structural design and civil works                  | 14 |
| Utilities, stormwater management and flood control | 15 |
| Planning and design concepts                       | 15 |
| Product mix  | 16 |
| Entry and Identity                                 | 17 |
| Landscaping  | 17 |
| Home design concepts                               | 18 |
| DHA House Design and Energy Conservation Measures  | 18 |
| DHA housing typologies                             | 19 |
| Workplace health and safety measures               | 19 |
| Project costs                                      | 19 |
| Project delivery system                            | 20 |
| Construction schedule                              | 20 |
| Public value                                       | 21 |
| Revenue  | 21 |

## Need for works

1. In this submission, Defence Housing Australia (DHA) seeks approval from the Parliamentary Standing Committee on Public Works (PWC) to develop a large, reclaimed site in Warner, Brisbane, Queensland.
2. The objective is to develop land for the general public and to build housing for Defence members and their families on a substantial portion of that land. This Defence housing will be integrated into the wider community.
3. The Gallipoli Barracks in Enoggera, Brisbane is one of the Australian Defence Force's (ADF) major bases and home to units of the 7th and 11th Brigades, as well as the headquarters of the 1st Division and the 16th Aviation Brigade. The on-base facilities are currently undergoing a major expansion, which will see the total number of personnel based at Enoggera rise to about 5,600. In conjunction with this on-base expansion, DHA has identified a need over the next five years to provide new housing for families of Defence personnel working in the Brisbane area.
4. DHA manages approximately 1,800 dwellings to support ADF members posted to the Enoggera Base. At 27 February 2013, 1,695 families occupied Service Residences (SRs) with an additional 396 families in private rental accommodation receiving Rent Allowance (RA). The proportion of families on RA is 19.53 percent which is over the target of 15 percent. The Warner project will provide 130 dwellings to assist DHA to reduce the proportion of Defence families on RA in the Brisbane area while assisting Defence with its goal of integrating Defence families more closely into the local communities. This development is included in the current Approved Provisioning Schedule and DHA Corporate Plan.
5. DHA proposes to develop approximately 465 allotments for the provision of developed land and housing in Warner to assist in satisfying future demand.
6. In addition to these allotments, there is a 2.1 hectare superlot zoned as medium density residential which DHA can either sell as an englobo development site or DHA could develop to increase its takeout in a later project. DHA will submit a subsequent proposal to the PWC should it proceed with the option of developing this site for Defence.



7. In Warner, DHA intends to construct houses for Defence families on 130 lots (approximately 28 percent of the total lots), over 3 years with the number of lots to be delivered annually as follows:

| <b>Year</b>    | <b>Houses Delivered</b> |
|----------------|-------------------------|
| <b>2014/15</b> | <b>47</b>               |
| <b>2015/16</b> | <b>30</b>               |
| <b>2016/17</b> | <b>53</b>               |
| <b>Total</b>   | <b>130</b>              |

8. The remaining 335 residential lots and potentially the superlot will be sold to the general market. Subject to market conditions the final DHA house will be completed in 2016.

**Options considered for meeting the need**

9. The acquisition of ‘broadacre’ sites followed by development and construction is DHA’s preferred delivery method because of the economies of scale associated with bulk procurement of new constructions, the surety of supply that accompanies securing large development pipelines, and the higher development margins associated with wholesale rather than retail land purchase.
10. Other options include the construction of housing on-base, where opportunity presents, the purchase of developed land (serviced allotments) where available followed by construction, the purchase of suitable established houses, and the direct leasing of suitable housing where possible.
11. In relation to this proposal, there is no opportunity in the Enoggera area to construct on-base. DHA then depends upon a combination of new constructions on developed land, the purchase of suitable housing where economically viable and direct leasing where possible.

12. The availability of development sites in close proximity to Gallipoli Barracks is rare and, where the opportunity is offered, the acquisition and development of these sites are part of DHA's long term provisioning strategy to meet the goal of providing a range of housing options for Defence Members, especially when it exists relatively close to their workplace.
13. DHA is pursuing a mix of measures to meet future Defence housing needs in Brisbane. As a part of DHA's overall provisioning plan, the purchase and development of this greenfield site is appropriate for a range of reasons:
  - a. Defence has a requirement to integrate Defence families into the wider communities. A local community, of which approximately 30 percent are Defence families, has traditionally met Defence social requirements. This is consistent with the percentage of rental properties in the broader community.
  - b. DHA operates in a commercial manner. This development and construction methodology is the most cost effective way to meet Defence housing and social requirements and for DHA to meet the required return to shareholders.
14. To this end, DHA is in the process of finalising the purchase of the Warner site and seeks a recommendation from the Parliamentary Standing Committee on Public Works (PWC) for the development and construction program to proceed as outlined in this statement of evidence.

### **Historical background**

15. The Warner site has previously been used for farming activities and most recently as a brickworks quarry owned and operated by CSR Limited (CSR). The quarry, formerly located in the southern portion of the site, has recently undergone extensive filling and rehabilitation works to facilitate future residential development.
16. The site is being purchased by DHA in 2 tranches with Tranche 1 (75 percent of the site) expected to settle by 28 June 2013. Tranche 2 is expected to settle around May 2014. An aerial photograph and master plan for the subject site are provided in Supplementary Item 1.

17. CSR applied to Moreton Bay Regional Council (MBRC) for a combined Material Change of Use and Reconfiguring of Lot Development Approval (DA) for 465 residential allotments. CSR also obtained a Preliminary DA for the 2.1 hectare superlot land parcel, zoned Residential B.

## **Environmental considerations**

### *Ecological assessments*

18. A Preliminary Ecological Survey (2007) and Detailed Ecological Assessment Report (2009) were completed for CSR. The 2009 detailed assessment incorporated a specific Koala Monitoring Program undertaken by the Ecological Services Unit of the Wildlife Warriors operating under a Memorandum of Understanding established with CSR. DHA has also communicated directly with representatives of the Pine Rivers Koala Care Association Inc. and a letter of support from the association is attached at Supplementary Item 2.

### *Significant fauna / vegetation / conservation area*

19. The site was cleared of vegetation by CSR and is currently retained as open grass land. No further tree clearing will be required by DHA to develop the site. The findings of the detailed ecological surveys relative to the general proximity of the site include broad evidence of koala usage and an existing, periodically occupied, White Bellied Sea Eagle's nest. In consultation with Local and State Governments, CSR established a 17.4 hectare conservation area along the southern boundary of the site catering directly for these and other species of fauna. Additionally, extensive weed management and land rehabilitation has been conducted. Over 3,500 trees have been planted and tree protection measures have been combined with nest boxes, exclusion fencing and fauna sensitive road crossings to maximise the function of this corridor. The ownership and on-going maintenance of this conservation area will transfer directly from CSR to MBRC.

### *Fauna management*

20. A detailed Fauna Management Plan prepared in March 2009 forms a core component of the Local and State Government approvals dictating specific works within, and activities adjoining the established conservation corridor. DHA has prepared a subsequent Fauna Management Compliance and

Reporting Plan to outline on-going requirements linked to construction and operation of the proposed development works, including the management and monitoring of the White Bellied Sea Eagle's nest. The site Fauna Management Plan requires a 100m exclusion zone around White Bellied Sea Eagle Nest when it is occupying the nest. No construction will occur within the 100m buffer during this period (traditionally April-October).

21. Additional measures will be implemented by DHA via educational awareness campaigns for the new residents. A number of interpretative and education signage structures are proposed along the boundaries of the road and the fauna corridor. These will be themed on:
  - a. The importance of the natural environment and the wildlife corridor;
  - b. Key species using the corridor; and
  - c. Explanation of the fauna exclusion fence and its role.

*Lifestyle guidelines – on-lot controls*

22. All of the land within the public realm can be controlled via local government approval processes. However, very little regulation applies to private allotments. To help control and work with the future community in avoiding and minimising impacts, a specific education package titled "Lifestyle Guidelines" will be prepared and issued to all new residents. The guidelines will include information on:
  - a. The existing natural environment surrounding the project site;
  - b. The importance of the wildlife corridor;
  - c. Responsible pet ownership and the location of existing dog off-leash parks;
  - d. Appropriate and inappropriate garden species for the area; and
  - e. Key environmental contacts.

*Environmental approvals*

23. All environmental approvals required by Local, State and Federal Governments have been achieved. In June 2010, the site was referred to the Department of Sustainability, Environment, Water, Population and Communities (DSEWPaC) for assessment under the Environment Protection and Biodiversity

Conservation Act 1999 (EPBC). In August 2010, DSEWPaC determined the project was not subject to a Controlled Action (EPBC Ref: EPBC 20105577).

## **Heritage considerations**

### *Aboriginal heritage*

24. The site is not identified on the Queensland (EPA) Heritage Register. No Aboriginal cultural heritage has been identified on site.

### *European heritage*

25. The site does not contain any European heritage and was heavily disturbed by its former uses as a potato farm and quarry.

## **Key legislation**

26. The following key legislation is relevant to this project:
- a. *Sustainable Planning Act 2009*;
  - b. *Environment Planning and Assessment Act 1979*;
  - c. *Defence Housing Australia Act 1987*; and
  - d. *Building and Construction Industry Improvement Act 2005*.

## **Stakeholder consultation activities**

27. A Community Engagement Plan was prepared by social planning consultants GHD to ensure that key stakeholders including the existing surrounding community were consulted about the project and their issues and opportunities used to inform improved outcomes for the project.
28. The following consultation activities have been undertaken:

### *Project newsletters*

29. Distributed in February 2013 to 2,100 households across Warner Lakes, Bray Park and Eatons Hill, the newsletter provided a project outline, invitation to the community information session and contact details for further information. The newsletter was also sent to 50 service providers and community groups in the

broader Pine Rivers area. A second newsletter was distributed in May 2013 outlining the outcomes of the consultation activities undertaken. The newsletter is at Supplementary Item 3.

*Community information session*

30. Held on Saturday 2 March 2013 at Pendicup Place Community Centre in Warner, the information session was relocated to the centre due to significant wet weather in the lead up to the event. The session attracted 37 attendees, the majority from Warner Lakes and Bray Park. A free BBQ lunch funded by DHA was provided by the Bray Park High School. Ten information boards were displayed and the event staffed by the project team. Attendees were asked to complete a feedback form, provide comments on a feedback board and directly to the project team. The general feedback was very positive and the public was appreciative of being informed.

*Service provider and government agency workshop*

31. Held on Wednesday 13 March 2013, invitations were sent to 60 government and non-government community service providers operating within the project area. Held at Pendicup Place Community Centre, 11 service providers attended the workshop representing local schools, child care services, Council services and community welfare organisations. Attendees provided information on the key issues and opportunities for the project, together with potential strategies to improve social sustainability outcomes. The attendees expressed their appreciation for being consulted and briefed on the project.

*Meetings with Defence Community Organisation (DCO) and Defence Families Australia (DFA)*

32. GHD and DHA met with local representatives of DCO and DFA in April 2013 to gain input on the existing and future needs of Defence families in the Warner area.

*Meeting with adjoining land owners/residents*

33. Over 60 adjoining land owners/residents living in Warner Lakes have been contacted regarding the project and an information evening was held with owners and residents on 9 May 2013.

### *Meetings with local elected representatives*

34. DHA and Peet Limited (Peet) met with local Councillors, Mike Gillam and Mike Charlton during February 2013. They were briefed on the development and were provided with the newsletter and information on the community information session. The Councillors and Mayor of MBRC have provided a letter of support for the development. These are attached at Supplementary Items 4 and 5.

### *DHA Briefing with Department of Defence and DFA*

35. The National Convenor of DFA, Mrs Julie Blackburn, has been briefed on the project and has provided a letter of support at Supplementary Item 6.
36. The Director of Relocations and Housing, Department of Defence, Mr Alan McClelland, has been briefed on the project and has provided a letter of support at Supplementary Item 7.

## **Purpose of works**

### **Location**

37. The site is a 35.71 hectare greenfield parcel of land at the corner of Kremzow Road and Old North Roads, Warner. The site is located approximately 20 kilometres north of the Brisbane Central Business District (CBD), immediately south of the established Warner Lakes community developed by Peet and approximately 17 kilometres from the Enoggera Base. The Location Map at Supplementary Item 8 refers.

### **Site selection**

38. The site at Warner is a large urban infill site zoned suitable for residential development in Brisbane's North-Western suburbs. It represents an opportunity for DHA to undertake a major development that will assist in satisfying a significant proportion of Defence housing needs for the next three years and beyond.
39. The location of the site satisfies Defence's requirement to integrate Defence families into the wider community whilst being in close proximity to the Gallipoli Barracks, Enoggera. Further to this, the development is the most cost effective

way to meet Defence housing and social requirements while also meeting the targeted return to DHA shareholders.

### **Site description**

40. The Warner property consists of 2 individual lots on survey plan SP249382. The site is bounded by Old North Road, Kremzow Road and the Warner Lakes residential development.
41. Tranche 1 is 26.58 hectares of grassland, including a 2.1 hectare superlot land parcel which has undergone some filling works.
42. Tranche 2 is a 9.13 hectare lot that has been historically used as a brickworks quarry. The quarry has undergone extensive rehabilitation works to facilitate residential construction.
43. The site was previously cleared of all trees as part of CSR's quarry rehabilitation works and is now grassed. The undulating site topography creates vistas to the existing central lake, the conservation corridor and the future central park.

### **Details of land acquisition**

44. Due to the nature of this site and its previous uses, DHA expended significant time and resources negotiating the contract with CSR. The pre-conditions to settlement of the land included:
  - Zoning suitable for residential development;
  - Development Approval in accordance with the master plan;
  - EPBC clearance;
  - Removal of all vegetation;
  - Completion of filling works to Australian Standards, filling reaching equilibrium and independent sign off thereof;
  - Extinguishment of mining licences;
  - Operational works approval for stage 1 and 2;
  - Infrastructure agreement with the responsible authorities executed; and



- Provision of external sewerage infrastructure to the property.
45. The site will be purchased in 2 tranches. Tranche 1 will settle on SP249382, 26.58 hectares. Tranche 1 occupies 75 percent of the site. This parcel required less filling works and was anticipated to achieve equilibrium at least 12 months earlier than Tranche 2. All pre-conditions for the purchase of this tranche have been satisfied and settlement will occur on 28 June 2013.
  46. Tranche 2 will settle on SP249382, 9.13 hectares. Tranche 2 completes the remaining 25 percent of the site. The filling works have been completed and geotechnical monitoring of the fill is underway. Initial reports indicate that the fill is stabilising in accordance with expectations. The fill must be allowed to stabilise for a minimum of 12 months prior to certification of achieving equilibrium. Settlement is expected in May or June 2014 subject to the contract conditions being satisfied. All indications are that this will occur as expected.
  47. Refer to Supplementary Item 9 for a plan indicating the location of each tranche.
  48. The contract price is included in Submission 1.1.

### **Zoning and approvals**

49. The Warner property is under contract for purchase from CSR with an existing DA in place for 465 residential allotments.  
A preliminary DA exists for the 2.1 hectare superlot land parcel. The site is zoned Residential B which primarily envisages medium density residential development.

### **Bushfire considerations**

50. The site has been mapped as a bushfire-prone area according to the Local Government bushfire hazard mapping. However, in terms of the overall risk presented by the surrounding areas of vegetation, the site can be considered to be of relatively low to moderate risk. The reduced bushfire risk is due to a number of factors including the fragmentation and disturbance from past land uses that exist within much of the vegetated areas, including within the

conservation area and surrounds. Additionally, the development areas of Tranches 1 and 2 have previously been denuded of vegetation as a result of past practices. Supplementary Item 10 is an aerial view of the site cleared of vegetation.

51. DHA has sought to utilise best practice bushfire management and mitigation practices for the development, even where such an approach is beyond what is currently required by the Queensland Bushfire Planning Policy. In the interests of achieving an increased level of protection of life and property from the potential impacts of bushfire, other jurisdictions' policies have been investigated and a comprehensive framework of protection measures implemented for the future dwellings. These measures will include:
- a. Asset Protection Zones – separation of habitable dwellings from hazard areas to reduce the impacts of bushfire;
  - b. Construction Standards – utilising increased requirements for dwelling design and materials to assist in resisting the impacts of bushfire;
  - c. Water Supplies – provision of adequate and reliable water supplies to facilitate the undertaking of property protection by fire fighters and residents during a bushfire;
  - d. Access and Egress Arrangements – provision of suitable road designs to enable safe access and egress by fire fighters and residents in response to a bushfire;
  - e. Emergency Management – to enable the safe early evacuation of residents and enhance safe operation of fire fighters during a bushfire; and
  - f. Landscape – provision of on-going site-wide vegetation and landscape management to minimise available fuels to be impacted by a bushfire.

### **Community facilities, childcare and schooling**

52. In determining the existing social infrastructure (which includes services and facilities) expected to be used by new residents of the development, consideration has been given to the feedback provided by the service providers and government agencies consulted. They identified that many existing

residents use social infrastructure located south of Warner as the majority commute south to work, closer to the Brisbane CBD. Providers expect this pattern to continue in the future unless more local employment opportunities become available.

53. In addition, the existing social infrastructure will need to provide not only for the new 1,470 residents who are expected to live in the development but also the 5,000 residents expected to be living in the adjoining Warner Lakes development in the future. A potential total population of some 6,500 residents is expected to live in Warner Lakes (including Defence families) by 2020.
54. Supplementary Item 11 identifies the catchment area for social infrastructure for the project area. It covers social infrastructure located in the Warner, Strathpine, Bray Park and Eatons Hill areas. The map details the name, type and location of existing social infrastructure likely to be used by incoming residents to the project.
55. Warner is an established suburb of the Moreton Bay region and is well serviced by nearby social infrastructure. An internal bus route has been designed into the roads and will link to local routes to infrastructure and transport nodes.
56. As outlined previously, a cultural and social planner has been engaged to complete a review of existing social infrastructure, incorporating facilities and services.
57. The site is served by the Warner Village Shopping Centre; a suburban shopping complex situated on the corner of Old Northern and Samsonvale Roads approximately 2.5 kilometres south of the site. The centre consists of a Woolworths supermarket and 18 specialty shops, including a medical centre. This shopping centre adequately services the local shopping demands of this project. Additionally, the major shopping centre of Westfield Strathpine is located approximately 3 kilometres east of the site.
58. Nearby child care centres, primary and secondary schools include, but are not limited to:
  - Goodstart Early Learning Centres at Warner North, Warner South and Bray Park West
  - Tadpoles Early Learning Centre in Cashmere

- Eatons Hill Community Kindergarten
- Strathpine Community Kindergarten & Preschool
- Strathpine West State School
- Bray Park State Primary School
- Eatons Hill State Primary School
- Holy Spirit Catholic School Bray Park
- Pine Rivers Special School
- Bray Park High School
- Pine Rivers High School
- Albany Creek State High School
- Genesis College
- Good Shepherd Christian College

59. The site is also serviced by neighbouring local recreational and sporting facilities including the Wantima Country Club, South Pine Sports Complex and a number of neighbourhood parks and open space in Warner Lakes.

### **Provision for people with a disability**

60. Consistent with best practice requirements, the development will seek to meet the needs of people with a disability. This includes:
- a. Public footpaths which meet universal access design requirements (as identified by Council);
  - b. Bus stops/bus shelters which are accessible for people with a disability (as identified by Council); and
  - c. All DHA dwellings will be built to the Silver Level Core Liveable Housing Design Guidelines, Second Edition 2012 and to be adaptable for people with disabilities through:
    - Being able to be easily converted to being wheelchair accessible; and
    - Provision of wheelchair accessibility between the designated dwellings and the street.

### **Contamination and settlement of quarry fill**

61. The former quarry has been filled under full time supervision by qualified geotechnical consultancy firm Civil Quality Assurance (QLD) (CQA) to ensure the earthworks programme was undertaken in accordance with AS3798 and supplementary specifications. CQA provided specifications for the filling program to help reduce impacts of the deep fill. Moisture specifications were adopted during fill placement and settlement plates have been installed to monitor volume change in the fill. Plates in the western end of the pit were installed in May 2011 and in October 2012 this area was assessed to have reached a relative state of equilibrium in terms of volume change.
62. Monitoring commenced in February 2012 in the remaining portion of the pit area and is currently on-going. Monitoring will continue until the area is also assessed to reach volume change equilibrium.
63. A contamination report has confirmed that no contaminants are present in the fill.

### **Structural design and civil works**

64. All design and construction works carried out as part of this project will comply with or exceed Local Government, State and Federal Government controls and requirements, and all housing works will meet the requirements of the Building Code of Australia.
65. Civil works and all building construction requiring certification will be undertaken by approved Certifiers and the head contractors for civil works and construction of houses will be accredited by the Federal Safety Commission.
66. Peet has been engaged by DHA as the project Development Manager. Peet is the developer of the adjoining Warner Lakes development which was awarded the 2011 UDIA (Urban Development Institute of Australia) National Residential Subdivision award. Peet is recognised nationally as an industry leader in the development of master planned communities. Appointing Peet provides DHA with access to existing infrastructure, the Warner site via the existing Warner Lakes development and significant marketing opportunities.

## **Utilities, stormwater management and flood control**

### *Electrical supply*

67. Allotments will be serviced with underground power.

### *Gas supply*

68. Natural gas is not available to the development.

### *Telecommunications infrastructure*

69. The development will be serviced by the National Broadband Network (NBN) providing high speed internet and phone access to all dwellings.

### *Stormwater management*

70. An overall Stormwater Management Plan has been produced by the appointed civil engineer during detailed design to ensure that allotments and road networks are free draining in accordance with Local Authority guidelines.

### *Flood*

71. The development site is not designated as a flood prone area on MBRC's flood mapping and presents no issues when compared against the one hundred year Ari-Post-Development Peak Flood Map.

## **Planning and design concepts**

72. The master plan addresses site constraints in a manner which assists with civil and residential building efficiencies, develops a strong relationship with existing site features and amenities, while also creating marketing opportunities.

73. The road pattern responds to topography by locating roads perpendicular to contours to make the most of the site's natural views and vistas, minimises the height of retaining walls and provide suitable civil drainage patterns. The road pattern is designed so that all streets have a connection to open space - be it the Conservation Area, local parks or the central lake. Pedestrian connections have been extended from Warner Lakes into the development, ensuring that key pedestrian and cycle routes provide access to the surrounding District amenities.

74. The balance of the development's road pattern maximises exposure to site assets including the Conservation Area, White Bellied Sea Eagle's nest and Lake Reflections, in an effort to create a series of definable residential pockets or neighbourhoods, providing greater marketing and branding opportunities.
75. The central active local park is located on the key view line from the proposed entry road providing exposure, surveillance and a key place making opportunity. Landscaped linkages from this park will extend south along the widened entry road providing a more defined and appealing entry experience. Landscaping has been accommodated in the east-west spine, projecting from the southern park edge, to assist with pedestrian and cyclist comfort and development way finding. The road pattern in the vicinity of this park maximises views and exposure to the park, in turn increasing lot values, park use and the likelihood of activity. Two additional parks ensure that access to open space is maintained with the easterly of these parks to have opportunity for play and activity.

### Product mix

76. The lot sizes and product mix achieve two specific outcomes:
- a. Provide the lot sizes and quantities required by DHA; and
  - b. Provide lots to the general public that are similar to the adjacent Warner Lakes product and reflect the findings of market research conducted specifically for this project.
77. The lot depths are standardised to create greater efficiencies and regularity in pricing structures and support project builders' standard housing plans.
78. The Master Plan comprises one medium density superlot site of 2.1 hectares plus the following mix of residential allotments (including DHA's allocation):

| Type              | Typical Dimensions | Typical Lot Area   | Approximate Number |
|-------------------|--------------------|--------------------|--------------------|
| Villa             | 10.7x30m           | 320 m <sup>2</sup> | 74                 |
| Premium Villa     | 12.5x30m           | 400 m <sup>2</sup> | 116                |
| Courtyard         | 14x30m             | 445 m <sup>2</sup> | 196                |
| Premium Courtyard | 16x30m             | 510 m <sup>2</sup> | 61                 |
| Traditional       | 20x30m             | 600 m <sup>2</sup> | 18                 |
| <b>Total</b>      |                    |                    | <b>465</b>         |

79. The 130 DHA lots will be selected from the Villa, Premium Villa and Courtyard lot types. This mix will ensure a spread of families of different compositions throughout the development while maintaining the financial viability of the development.

### **Entry and Identity**

80. The entry and identity of the project will be separate from that of Warner Lakes. The DHA Warner project will:
- a. Establish a strong, identifiable and independent entry;
  - b. Develop distinguishable pedestrian and visual linkages to the Warner Lakes central lake/open space spine and linear open space connection to Four Mile Creek; and
  - c. Adopt the character and quality of Warner Lakes while operating under a different brand.

### **Landscaping**

81. A landscaping vision for the development will be completed to ensure a seamless integration with the adjacent Warner Lakes development. It is anticipated that the design will encompass a range of flora, native to the local area, to encourage environmental sustainability and habitat for native fauna.
82. A one hectare central park will form the focal point of the landscaping design and is expected to include a children's playground. Four additional 'pocket' parks throughout the development will provide local residents with accessible public open space.
83. DHA proposes to enter into an agreement with Peet to upgrade the landscaping treatment to the eastern edge of Lake Reflections, adjacent to the Warner development, to improve the aspect from nearby allotments as well as providing an attractive journey from the DHA development to the vast area of established parkland, which include shared cycling and walking paths in the adjoining development.



84. Educational elements will be included in the landscape design to inform residents of the native flora and fauna in the area. Education will be focused around the Conservation Area to encourage a sense of ownership amongst the future community.
85. A front yard landscaping package for all public lots will be adopted for this project. This initiative will ensure consistency of presentation of front yards and conformance with the building covenants.

### **Home design concepts**

86. It is the intention of DHA that the Warner development integrates seamlessly with the established and successful Warner Lakes development to ensure market acceptance. Dwellings within the development will be detached houses of one or two storeys and predominantly brick.
87. For the estate, Home Design Guidelines and covenants will be prepared to reflect the housing construction standard of Warner Lakes. The Guidelines will include an educational checklist to assist purchasers in designing a comfortable, attractive and sustainable home. They will set a minimum standard of housing construction to protect the value of their investment while enhancing the quality of construction throughout the development.
88. DHA dwellings will comply with the requirements of the Home Design Guidelines to ensure integration with other dwellings in the development.

### **DHA House Design and Energy Conservation Measures**

89. All DHA dwellings must comply with design and construction specifications for DHA residences. In particular, all DHA dwellings must achieve a minimum 6 Star Energy Efficiency Rating (EER) as certified by an independent accredited assessor using the Nationwide House Energy Rating Scheme (NatHERS) or other equivalent method.

### **DHA housing typologies**

90. The DHA dwellings will be freestanding, detached houses of three and four bedrooms incorporating the following features:
- Slab on ground;
  - Double remote control garage;
  - Two living areas;
  - Air conditioning to main bedroom and living areas;
  - Ceiling fans to all bedrooms and living areas;
  - A minimum of 15m<sup>2</sup> as an outdoor entertainment area; and
  - A minimum back yard/ lawn space of 35m<sup>2</sup>.
91. Within the estate Home Design Guidelines, the DHA built homes will feature a range of designs and frontages to ensure integration within the estate and the community.

### **Work Health and Safety (WHS) measures**

92. DHA contractors delivering works valued at more than \$3 million will be accredited by the Federal Safety Commissioner. Work contractors will also adhere to relevant legislative requirements, including the Workers Compensation Act and the *Work Health and Safety Act 2011*.
93. A Site WHS Management Plan has been implemented by DHA.

### **Project costs**

94. The estimated overall project cost is approximately \$91.3 million including GST and escalated costs but excluding the cost of the land. The cost will be met from DHA equity and debt funding and will be recovered through the sale of individual lots and the sale of DHA constructed housing through its Sale and Lease back program.

### Project delivery system

95. Site development and dwelling construction packages will be contracted on a fixed price lump sum basis through an open tender process. The successful tenderers will be required to comply with the Design and Construction Specification for DHA Residences Version 4.0 of December 2011. This document can be found on the DHA website at [www.dha.gov.au](http://www.dha.gov.au).

### Construction schedule

96. Subject to Parliamentary approval in June 2013, the significant milestones to achieve completion of the project are:

| <b>Milestone</b>        | <b>Date</b>          |
|-------------------------|----------------------|
| PWC Referral            | May 2013             |
| PWC Hearing             | June 2013            |
| PWC Approval            | June 2013            |
| Commence Civil Works    | Nov 2013             |
| First release of Titles | May 2014             |
| Commence Housing Stage  | May 2014             |
| Complete First House    | November 2014        |
| Complete Final House    | November 2016        |
| <b>Project Complete</b> | <b>December 2016</b> |
| Last Sale Concluded     | June 2017            |

## **Public value**

97. This proposal will contribute 'public value' by adding to the stock of housing used to meet Defence obligations to members of the ADF and their families posted to Brisbane, thus enhancing the key objective of retention of Defence personnel.
98. More broadly, while alleviating pressure on the Brisbane rental market, the Warner project will create jobs in the development and construction industry and, through the sale and subsequent development of the excess lots, provide additional dwellings to the Brisbane housing market.
99. The Urban Development Institute of Australia (UDIA) study "The Property Development Industry -Economic Impact Study" of March 2010, states that development and building activity in Queensland generates 6.5 direct and 10.4 direct and indirect jobs per \$1 million spent. Based on an expenditure of \$91.3 million by DHA alone, the Warner project will generate approximately 590 direct jobs and 950 direct and indirect jobs for the life of the project.

## **Revenue**

100. Details of the financial aspects of the project are included in a separate commercial-in-confidence briefing to the PWC.

# Warner

## Supplementary information

|         |  |
|---------|--|
| Item 1  | Aerial photograph and masterplan                       |
| Item 2  | Letter of support - Pine Rivers Koala Care Association |
| Item 3  | Community newsletter - Page 1 and 2                    |
| Item 4  | Letter of support - Mayor of Moreton Bay               |
| Item 5  | Letter of support - Moreton Bay Regional Council       |
| Item 6  | Letter of support - Defence Families of Australia      |
| Item 7  | Letter of support - Director Relocation and Housing    |
| Item 8  | Location map   |
| Item 9  | Settlement tranche plans                               |
| Item 10 | De-vegetated site                                      |
| Item 11 | Social infrastructure                                  |

# Supplementary item 1

## Aerial photograph and masterplan



# Supplementary item 2

## Letter of support - Pine Rivers Koala Care Association



**Pine Rivers Koala Care  
Association Inc.**

ABN: 56 386 415 917

Ph: (07) 3834 6039

Fax: (07) 3865 2493

24 Hr Rescue: 0401 350 799

Postal Address:

PO Box 145, Strathpine QLD 4500

Email: [prkcal@prkoalacare.com.au](mailto:prkcal@prkoalacare.com.au)

Web: [www.prkoalacare.com.au](http://www.prkoalacare.com.au)

28 March 2013

The Managing Director  
Defence Housing Australia  
26 Brisbane Avenue  
BARTON ACT 2600

**ATTN: Mr Peter Howman**

Dear Mr Howman

**PROPOSED DEVELOPMENT AT LOT 1 OLD NORTH ROAD (CORNER KREMZOW ROAD) WARNER QLD**

On behalf of the Pine Rivers Koala Care Association, I would like to thank you and your consultants for taking the time to speak with me at the Community Information Day on 2 March 2013.

It is encouraging to see that the development layout has given significant consideration to the koala and other wildlife populations in the immediate area by providing ecological corridors, fencing and fauna crossings. We believe that these measures will allow for the co-habitation of the koala and other wildlife populations and the residential community.

We look forward to working with you and the Moreton Bay Regional Council on this Development.

Yours sincerely

Sally Elliot  
Secretary  
Pine Rivers Koala Care Association



# Supplementary item 3

Community newsletter - Page 1



## WARNER COMMUNITY INFORMATION DAY IMPORTANT UPDATE

Defence Housing Australia (DHA) would like to introduce the residential community at the junction of Kremzow and Old North Roads, in Warner.

This 35.6 hectare site, south of Warner Lakes, includes a former CSR brickworks quarry, which has been rehabilitated to make an attractive new development possible, providing up to 465 lots.

DHA has appointed Peet Limited (Peet) to project manage the new development ensuring seamless integration with the surrounding community and environment.

The primary role of DHA is to support Defence members and their families by providing quality housing.



Photograph of the proposed development site.

Around one third of the lots will be retained for Defence members and their families, with the remaining lots offered to the public for sale.

**PEET**

**DHA**  
Defence Housing Australia



## WARNER COMMUNITY INFORMATION DAY

### IMPORTANT UPDATE

#### **Warner residential community information day**

Come and meet the team of experts and ask questions about the new Warner residential community.

Information provided on the day will include the approved masterplan, expected schedule for development and aspects such as traffic, community and the environment. There will be activities for the kids and free a BBQ.

**Date:** Saturday, 2 March 2013  
**Time:** 11.00 am – 1.00 pm  
**Location\*:** Pendicup Place Community Centre  
(main hall)  
365 Samsonvale Road, Warner

\*Please note the location change due to wet weather.

#### **Where can I get more information?**

Contact Corrina Boon on:  
[corrina.boon@ghd.com](mailto:corrina.boon@ghd.com) or 0417 566 414.

**PEET**

 **DHA**  
Defence Housing Australia

# Supplementary item 4

## Letter of support – Mayor of Moreton Bay



14 March 2013

### Office of the Mayor

Cr Allan Sutherland

T (07) 3480 6250

F (07) 3480 6255

E [mayor@moretonbay.qld.gov.au](mailto:mayor@moretonbay.qld.gov.au)



Mr Peter Howman  
Managing Director  
Defence Housing Australia  
26 Brisbane Avenue  
BARTON ACT 2600

Dear Mr Howman

#### **PROPOSED DEVELOPMENT OF LOT 1 OLD NORTH ROAD (CORNER KREMZOW ROAD), WARNER**

On 1 March 2013, council representatives met with project consultants THG to confirm that council fully supports the development of this property by Defence Housing Australia.

Council believes the product mix, provision of environmental areas and community parkland, as well as the integration of Defence Housing into the community provides for a residential development of high quality consistent with the Warner area and the goals of council.

Your explanation of the current status and future strategy for the development was appreciated and council looks forward to continuing a collaborative approach to the development of the property.

Yours sincerely

**ALLAN SUTHERLAND**  
Mayor

Our ref: A7961270

cc: Cr Mick Gillam – Division 8  
Cr Mike Charlton – Division 9, Spokesperson for Planning and Development

# Supplementary item 5

## Letter of support - Moreton Bay Regional Council



20 March, 2013



Cr Mick Gillam  
Division 8  
Phone: 3480 6512



Cr Mike Charlton  
Division 9  
Phone: 3480 6869

Mr Peter Howman  
Managing Director  
Defence Housing Australia  
26 Brisbane Avenue  
Barton ACT 2600

Dear Mr Howman,

### **PROPOSED DEVELOPMENT AT LOT 1 OLD NORTH ROAD (CORNER KREMZOW ROAD), WARNER QLD**

We refer to our meeting with the project team on the 1 March 2013 and confirm that Moreton Bay Regional Council fully supports the development of the abovementioned property by Defence Housing Australia.

We believe the product mix, provision of environmental areas and community parkland, as well as the integration of Defence Housing into the community, provide for a residential development of high quality consistent with the Warner area and the goals of the Moreton Bay Regional Council.

Thank you for your time in explaining the current status and future strategy for the development. We look forward to the continuing collaborative approach to the development of the property.

Yours faithfully,

Cr Mick Gillam  
Chair Asset, Construction & Maintenance  
Councillor for Division 8

Cr Mike Charlton  
Chair Planning Committee  
Councillor for Division 9

# Supplementary item 6

## Letter of support – Defence Families of Australia




Defence Families of Australia  
R8 -1-007  
Russell Offices  
Canberra ACT 2600

Mr Peter Howman  
Managing Director  
Defence Housing Australia  
26 Brisbane Avenue  
BARTON ACT 2600

*RE: Defence Housing Project: Warner Development, QLD*

26 April, 2013

  
Dear Mr Howman

I have recently received information that DHA is planning to develop housing for Defence at Warner in Queensland.

As you know, good quality housing is a prime concern for defence families irrespective of their location. The proximity of this development to the Army base, as well as local primary schools will be attractive to members whose family make up is suited to suburban style housing, and looking for this style of housing option.

I am happy to provide you with a letter of support for this proposal, and offer the following points of considerations for the development:

1. Consideration of housing for large families is needed in the Brisbane area that is located near the base and community amenities. Ensuring this development contains suitable larger homes, with four or more bedrooms is necessary.
2. Whilst large shopping centres are a close driving distance away, many families require easy access to local amenities by walking or cycling. Inclusion of a coffee shop and bike tracks to the development will greatly assist the social wellbeing of families who will live here. Similarly, creating improvements to public transport access will be necessary.
3. Ample secure storage in housing is always sought by defence families due to the requirement for maintaining uniforms and equipment, and the transient nature of their work and lifestyle. Consideration to internal and external storage is sought.
4. Ensuring access to the National Broadband Network will ensure this community, who is reliant on telecommunications to maintain connection with their family and support bases is available and up to date as soon as they move into the area.

Yours Sincerely,

Julie Blackburn  
DFA National Convenor  
Ph: 0410 626 103  
Email: [julie.blackburn1@defence.gov.au](mailto:julie.blackburn1@defence.gov.au)



Defence Families of Australia



R8-1-007 Russell Offices, Canberra, ACT, 2600



1800 100 509



[www.dfa.org.au](http://www.dfa.org.au)



# Supplementary item 7

## Letter of support - Director Relocation and Housing



Australian Government  
Department of Defence  
Defence Support Group

### Minute

Director Relocation & Housing  
Garrison Estate & Business Support  
Campbell Park Offices (CP1-5-094)

DRH/SP/OUT/2013/11

Vern Gallagher  
General Manager  
External Relations PPG  
Defence Housing Australia  
26 Brisbane St  
BARTON 2600

#### RE: DEFENCE HOUSING AT WARNER SPRINGS

I am writing in support of the Defence Housing Australia (DHA) housing development at Warner Springs, Queensland.

2. The provision of 130 dwellings at Warner Springs represents a significant increase in this category of housing in Brisbane. The provisioning of these houses from financial year 2014/15 will substantially meet the current and short term requirements for junior Army personnel posted to Enoggera.

3. The development is 17 kilometres from Gallipoli Barracks and is well serviced by public transport. It is also in close proximity to a range of community and commercial services. I am also confident the estate will be highly sought after by ADF members and their families.

4. I consider these properties will be a positive addition to the stock of Defence housing in Brisbane and consistent with DHA's obligation to provide community standard housing for Defence families.

5. My point of contact for this matter is Guy Taylor, Assistant Director, Strategic Planning telephone (02) 6266 4183.

Yours sincerely,

ALAN MCCLELLAND  
Director Relocations and Housing

(02) 6266 3114

24 April 2013



# Supplementary item 8

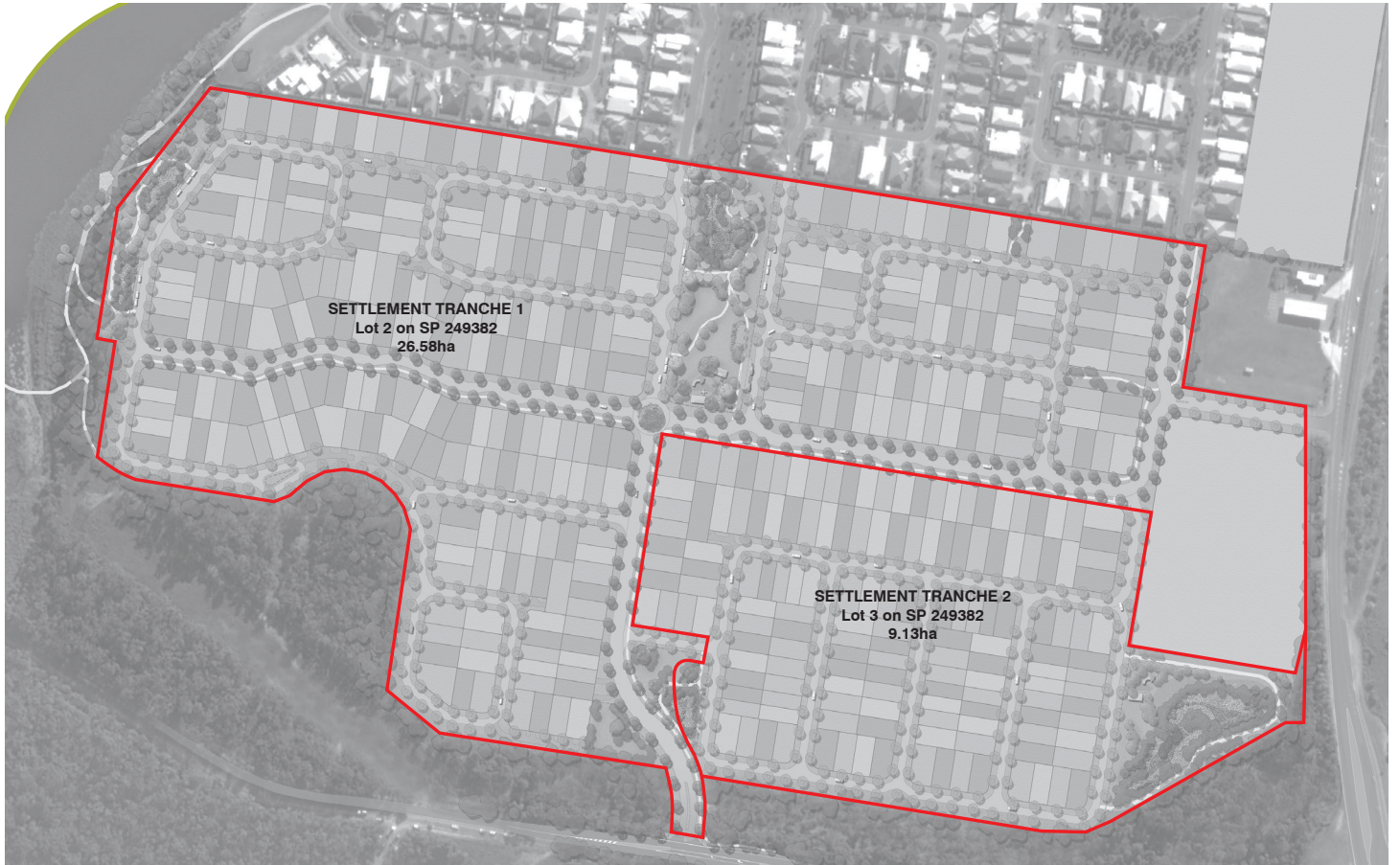
## Location map





# Supplementary item 9

## Settlement tranche plans



# Supplementary item 10

De-vegetated site



 Subject site

 Conservation land



# Supplementary item 11

## Social infrastructure

### DHA - Warner Residential Community Existing Social Infrastructure

-  **SERVICE PROVIDERS**
  - 1 Queensland Ambulance Service
  - 2 Anam Cara Aged Care Facility
  - 3 Bray Park Neighbourhood Police Beat
  - 4 Pine Rivers Community Assisted Transport Service
  - 5 Pine Rivers Community Support Service Ltd
  - 6 Police Beat Strathpine
  - 7 Petrie Fire Station
  - 8 Eatons Hill Fire Station
  - 9 Albany Creek Library
  - 10 Strathpine Library
  - 11 Pine Rivers Neighbourhood Centre
  - 12 PCYC Pine Rivers
  - 13 South Pine Sports Assn.
-  **EDUCATION - EARLY CHILDHOOD**
  - 14 Good Start Early Learning Centre - Warner North
  - 15 Good Start Early Learning Centre - Warner South
  - 16 Little Nippers Group
  - 17 South Pine Community Church Playgroup
  - 18 Tadpoles Early Learning Centre - Cashmere
  - 19 Eatons Hill Community Kindergarten
  - 20 Eatons Hill Outside School Hours Care
  - 21 Mother Duck Childcare and Pre-school Centre - Eatons Hill
  - 22 Good Start Early Learning Centre - Bray Park West
  - 23 Bray Park Outside School Hours Care
  - 24 Lawnton Kindergarten and Pre-school Assn.
  - 25 Mother Duck Childcare Centre - Lawnton
  - 26 Pine Rivers Family Daycare
  - 27 Pine Rivers Learning and Development Centre
  - 28 Mother Duck Childcare and Pre-school Centre - Strathpine
  - 29 South Pine Community Kindergarten and Pre-school
  - 30 Strathpine Community Kindergarten and Pre-school Assn.
  - 31 Strathpine Trainees Station Childcare
  - 32 Strathpine YMCA Community Childcare Centre
-  **EDUCATION - SCHOOLS**
  - 33 Eatons Hill State Primary School
  - 34 Bray Park State High School
  - 35 Bray Park State Primary School
  - 36 Genesis Christian College
  - 37 Lawnton State School
  - 38 Pine Rivers Special School
  - 39 Pine Rivers State High School
  - 40 Strathpine State Primary School
  - 41 Strathpine West State School
  - 42 Albany Creek State Primary School
  - 43 All Saints Catholic Primary School
  - 44 Good Shepherd Christian College
  - 45 St. Paul's Anglican College
-  **COMMUNITY CENTRES**
  - 46 Alf Shaw Community Centre
  - 47 Calala Drive Community Hall
  - 48 Lawnton Community Centre
  - 49 Penticup Community Centre (Penticup Inc.)
  - 50 Strathpine Community Centre
-  **HEALTH FACILITIES**
  - 51 Pine Rivers Private Hospital
  - 52 Warner Medical Centre
  - 53 Kensington Medical Centre
  - 54 Strathpine Superclinic
  - 55 Medico Medical Centre Bray Park
  - 56 Lawnton Medical Centre
  - 57 Pine Rivers Community Health Centre
  - 58 Strathpine Healthcare Clinic
-  **SHOPPING**
  - 59 Warner Village
  - 60 Kensington Village Shopping Centre
  - 61 Strathpine Shopping Plaza
  - 62 Westfield Strathpine
-  **TRANSPORT**
  - 63 Carseldine Station
  - 64 Bald Hills Station
  - 65 Strathpine Station
  - 66 Bray Park Station
  - 67 Lawnton Station
  - 68 Petrie Station

