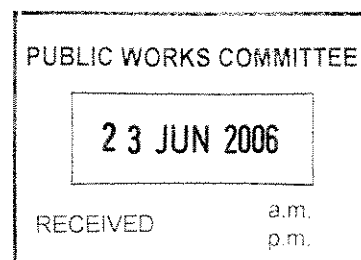




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The Hon Judi Moylan MP
 Chair
 Parliamentary Standing Committee on Public Works
 Parliament House
 Canberra ACT 2600

Dear Ms Moylan,

PROVISION OF FACILITIES FOR PROJECT SINGLE LEAP – PHASE 1

I would like to take the opportunity to provide a supplementary submission in response to the Mayor of Ipswich submission "Re: Provision of Improved: Live-In Accommodation – Phase 1 Project Single LEAP – Amberley, Queensland" dated 1 June 2006 (enclosure 1 refers).

I thank the Ipswich City Council for their support for this project, and acknowledge the excellent working relationship between Defence and the Council.

The Defence Living In Accommodation precinct at RAAF Base Amberley will generally comply with the provisions of the Ipswich Planning Scheme. Defence notes that, given the profile of personnel for whom accommodation is being provided, the design criteria for Defence residential dwellings may not always be consistent with that for typical medium density residential development provided elsewhere within the Ipswich local government area. Defence, however, will endeavour to comply with requirements in regard to building heights, setbacks, scale, density and noise attenuation.

In response to issues raised in the submission of impacts this development may have on amenity of created residential areas, Defence has implemented a number of conforming criteria as part of its Request for Proposal (RFP) and Contract terms. These conforming criteria included:

Noise - No Level 5 units are to be sited within the ANEF 25 contour. In particular, RAAF Base Amberley must have noise attenuation elements built into the structure to ensure that Noise Reduction ratings for residential facilities as determined by Australian Standards are strictly adhered to.

Eco-friendly design of buildings to address climatic response - The Defence commitment to the implementation of Ecologically Sustainable Development principles as integral to project delivery, and to subsequent monitoring of facilities performance, means:

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- To help secure good Ecologically Sustainable Development outcomes, integrated design principles and practices have been applied to the project. This will require the close and early involvement of not only the project architects, but environment, energy, engineering and landscape consultants, and building and maintenance contractors.

As stated in the Statement of Evidence the preliminary design of the new facilities will consider the feasibility of a number of measures to reduce energy consumption in a cost effective manner:

Recreation space – For each site the project has provision for landscaping, paving, planting and a recreation pavilion- for recreational activities. All units will be developed within a Living In Accommodation (LIA) precinct, providing access to existing or future planned amenities such as messes, gyms, etc.

In response to the Infrastructure requirements and associated issues:

- The site selected for Single LEAP is a former Defence Housing Authority site which housed a similar number of residents. While there will be an increase in base population as a result of other base development projects, existing infrastructure is being upgraded during the Base Infrastructure Upgrade (BIU) phase of Amberley Redevelopment Stage 2.
- The Base sewerage treatment plant has the capacity to dispose of effluent generated by the development. Personnel numbers will not increase as a direct result of this project. In the past, the sewerage treatment plant has adequately treated the effluent from approximately 240 married quarter houses that previously existed in the location of this project but have since been removed.
- There should be a net decrease in storm water as a result of this project. A general upgrade in base stormwater drainage is being undertaken during the BIU phase of Amberley Redevelopment Stage 2.
- This project may increase the amount of traffic on the section of Southern Amberley Road between the main gate of the Base and the area of the project by approximately 300 vehicle movements each way per day as living in personnel drive to work. As this is a distance of less than one kilometre many personnel may choose not to drive. There should be no increase in traffic on other roads. There should be no increase of traffic at the junction of Rosewood, Ipswich-Rosewood and Old Toowoomba Roads as a result of this project. Development of the intersection is not included in this project.

There may be a significant increase in heavy vehicle traffic on access roads to the project area during the construction phase but appropriate precautions will be undertaken to ensure minimal disruption to through traffic and the maintenance of public safety.

- During construction of the facilities, waste removal and storage of material awaiting removal will be a responsibility of the contractors. The contractors will be required to provide Environmental Compliance Certificates for all such waste. Once the accommodation is occupied, waste will be removed under contract as occurs for the rest of the Base. This project should not substantially increase waste levels in the long term.

Defence will inform Ipswich City Council of progress of the project through meetings of the Amberley Strategic Advisory Group.

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In response to the Construction requirements and associated issues an Environmental Management Plan (EMP) will be prepared and implemented throughout construction. The EMP will include the following items:

- Hazardous substance management, storage handling and disposal;
- Soil and water control, including erosion and sediment controls, water pollution penetration;
- Site rehabilitation and stabilisation plans;
- Landscape management plan;
- Waste management plan, collection and removal including:
- Dust suppression;
- Noise abatement;
- On site sewerage facilities;
- Materials sourcing, particularly fill certification procedures for all classes of fill, including virgin excavated new materials;
- Site management and vegetation protection; and
- Traffic control, site layout planning, including access shake downs, movement and security.

I will be writing to Mayor Piasle to advise him in relation to the above issues.

Yours sincerely



A E Kilgour
Air Commodore
Director General Strategic Infrastructure Projects

23 June 06

Enclosure:

1. Mayor of Ipswich submission "Re: Provision of Improved: Live-In Accommodation – Phase 1 Project Single LEAP – Amberley, Queensland" dated 1 June 2006