



**Proposed Development and Construction of
Housing for Defence
at
Lindfield, Sydney**

Statement of Evidence
To the
Parliamentary Standing Committee
On Public Works



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Contents –

NEED FOR WORKS	1
Identified Need	1
Options considered for meeting the need	2
Statutory planning background	3
Key legislation	4
Indigenous heritage impact	5
Non-indigenous heritage impact	5
Biodiversity impacts	6
Bushfire impact	7
Impacts on local communities	7
Consultation with stakeholders	8
PURPOSE OF WORKS	11
Project location	11
Project objectives	11
Project description and scope of works	11
Details and reason for site selection	12
Public transport	12
Local road and traffic concerns	13
Zoning and land approvals	14
Structural design and civil works	16
Utilities and stormwater	16
Electrical services, fire protection and home security	17
Acoustics	17
Landscaping	17
Water and energy conservation measures	17
Open space and streetscapes	18
Housing Choice	19
Community facilities, childcare and schooling	19
Occupational health and safety measures	20
COST-EFFECTIVENESS AND PUBLIC VALUE	20
Outline of project costs	20
Details of project delivery system	21
Construction schedule	20
Public value	21
Revenue	21

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Proposed Development and Construction of Housing for Defence at Lindfield, Sydney

Need for Works

Identified Need

1. There are currently about 2,450 Australian Defence Force (ADF) Members with Dependents (MWD) who reside in the Sydney area, not including those living in the adjacent locations of Liverpool, Richmond and Glenbrook. The majority of these personnel work in or close to the Sydney Central Business District (CBD) at Fleet Base East, Victoria Barracks, Randwick Barracks and the Defence Headquarters in Pitt Street.
2. To service the needs of these families, DHA manages about 1,650 dwellings in and around Sydney with an additional 823 families in private rental accommodation and receiving their housing subsidy in the form of Rent Allowance (RA). The proportion of families on RA is 35.9 percent, significantly higher than the Defence and DHA target of 15 percent. The shortfall to meet the 15 percent target is about 360 dwellings. This project will assist DHA to significantly reduce the proportion of Defence families in private rental accommodation.
3. In addition to an absolute increase in the size of its Sydney housing portfolio, and in order to reduce the proportion on RA, DHA must cope with the 'churn' created by leased houses reaching end of lease. While every effort is made to extend leases on suitable houses¹, there remains a substantial number that need to be replaced by additional leases, direct purchases and new constructions. During the 2011/12 to 2015/16 period about 1,200 houses are expected to reach lease end. DHA is expecting a net loss of 330 houses from current stock levels after due allowance for new leases and the renewal of

¹ In 2006, Defence introduced its New Housing Classification Policy that increased the minimum standard for Defence housing. Some of DHA's portfolio does not comply with the new minimum standard. These dwellings cannot be candidates for lease renewal, adding to the 'churn'.

expiring leases after requisite improvements have been made to the homes to meet current standards.

4. In order to increase the overall number of houses in the portfolio while also replacing houses that do not meet the new standard and houses for which leases will expire, DHA has programmed the addition of 486 dwellings, through construction and acquisitions in the Sydney area, over the financial years 2011/12 to 2015/16. Of this amount, the Lindfield project represents approximately 173 dwellings, to be delivered commencing 2013/14.
5. The proposed additional 173 dwellings at Lindfield, will contribute significantly to the reduction of the RA level in Sydney towards the 15 percent target by 2015/16. Furthermore, this housing development is expected to be in high demand by Defence families because of its ideal location relative to facilities in a sought after suburb on Sydney's north shore.

Options considered for meeting the need

6. 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 and the surety of supply that accompanies large development pipelines. This delivery method is even more attractive when well-located land in a highly sought after area is available, such as in this proposal.
7. Other options include the construction of housing on-base where opportunity presents, the purchase of developed land where available followed by construction, the purchase of suitable established houses, and the direct leasing of suitable housing where possible.
8. In relation to this proposal, there is very limited opportunity in the Sydney area to construct housing on-base. DHA then depends upon a combination of new construction on developed (mostly in-fill) land, purchase of suitable housing where economically viable and direct leasing wherever possible. However, the reality of the Sydney market is that these alternatives have not been able to keep pace with the Defence housing requirement and the churn created by the need to replace existing houses at end of lease.

Statutory planning background

9. The Lindfield site has been used for tertiary education purposes since its development by the NSW government in 1969 for a teachers college. When colleges of advanced education were amalgamated into universities, it was transferred to the University of Technology Sydney (UTS) and became known as UTS Ku-ring-gai.²
10. Part of the land associated with the Ku-ring-gai campus was identified by the UTS for potential disposal and redevelopment about 10 years ago. To this end, it sought to have the site rezoned to enable a broader range of land uses, including residential development. This involved extensive investigation of the environmental, ecological and planning issues associated with the proposal and the preparation of a Concept Plan setting out the framework for future development. The then NSW Minister for Planning determined that the rezoning would be dealt with as a State Significant Site for his approval and an application to achieve this was lodged by the UTS with the NSW Department of Planning in October 2007.
11. In June 2008, the then Minister for Planning approved Concept Plan MP06-130, and rezoned the UTS Ku-ring-gai Campus through an amendment to Schedule 3 of the then State Environmental Planning Policy (SEPP) (Major Projects) 2005 (now Major Development SEPP). The amendment to Schedule 3 approved the redevelopment of the site for residential development and educational uses. It also provided for the heritage conservation of the main Campus building and set out development controls in relation to a number of other matters including the height of buildings and the maximum number of dwellings.
12. The statutory elements of the approved Concept Plan are contained in the Instrument of Approval which includes:
 - Retention and adaptive reuse of the main campus building for continued education and commercial use;

² See Supplementary Items 1, 1a and 2, 2a for a map of the Lindfield site and aerial photographs showing the site and its immediate surrounds.

- Provision of a 9,800 sqm sports field and 300 sqm of community space to be dedicated to Ku-ring-gai Council;
 - New residential development comprising 345 dwellings including 10 detached dwellings, 25 integrated dwellings or town houses and 310 apartments;
 - A street and pedestrian network that extends and integrates with the existing streets and footpaths; and
 - A bushfire Asset Protection Zone (APZ).
13. The approval came with strict conditions in relation to the management of the biodiversity values of the site, bushfire risk, heritage and urban design.
14. Subsequent to the above, the Concept Plan approval was modified twice (in November 2008 and May 2010), and again in December 2011 (after the site's purchase by DHA). The listing in Schedule 3 of the Major Development SEPP was amended in May 2010 and December 2011.

Acquisition background

15. The Lindfield site was offered for sale by tender by UTS with offers closing on 21 October 2010. The 13.8 hectare property provided a rare landmark residential development opportunity in a city where 'broadacre' developments less than 15 kilometres of the CBD are virtually unknown.
16. The DHA Board agreed to the submission of a tender for the Lindfield site on 12 October 2010, subject to Ministerial agreement.
17. Under Section 7 of the *Defence Housing Australia Act 1987*, Ministerial approval is required when DHA wishes to enter into a contract greater than \$15m. Additionally, under Section 16 of the *Commonwealth Authorities and Companies Act 1997*, both the 'responsible Minister and the Finance Minister' are to be notified of significant events. DHA sought and received the Minister for Defence's approval to enter into a contract for the Lindfield site and provided a draft letter from the Minister for Defence in the tender response documents.
18. The DHA tender was successful and the acquisition of the property was settled on 17 March 2011 for \$60 million including GST based on the margin scheme.

Key legislation

19. The following key legislation is relevant to this project:

- a. *Environmental Protection and Biodiversity Conservation Act 1999*;
- b. *Defence Housing Australia Act 1987*;
- c. *Building and Construction Industry Improvement Act 2005*;
- d. *NSW Environmental Planning and Assessment Act 1979*;
- e. *NSW Threatened Species Conservation Act 1995*.

Indigenous heritage impact

20. The survey and assessment of potential Aboriginal heritage on the site undertaken for the abovementioned rezoning and Concept Plan concluded that the site has limited archaeological sensitivity in terms of indigenous heritage and no new or previously unrecorded Aboriginal sites were located during the survey. No further investigation of the site is required.

Non-indigenous heritage impact

21. The main UTS campus buildings are listed as a local heritage item in the Major Development SEPP for their architectural significance. The legal curtilage of the listing is tightly drawn to the combined footprint of the existing campus buildings; however, the significance of the site includes the built forms relation to the bushland setting. The approved Concept Plan proposed new development on already disturbed areas of the site such as car parks, buildings, recreation facilities and the like. DHA has adopted the 2004 Conservation Strategy prepared for the rezoning/Concept Plan and has prepared a development plan, generally in accordance with the consent requirements and is now progressing the necessary approvals (see Supplementary Item 3, proposed development plan).
22. The heritage impact assessment of the proposed works concluded that there would be no adverse impact on the heritage significance of the site. Development will be in accordance with strategies for new development contained in the Edgelea Urban Design Guidelines³ which are supported by a Heritage Impact Assessment.

³ Edgelea – For the purposes of differentiating the DHA land from the UTS land, an interim project name of “Edgelea” was developed. This is not intended to be the long term name of the project.

Biodiversity impacts

23. The Lindfield site is bounded to the west, south and east by the Lane Cove National Park which contains a significant amount of native vegetation. Extensive flora and fauna surveys for threatened species and their habitats were undertaken by specialist environmental consultants for the above Concept Plan and rezoning. This was followed up with supplementary surveys, the preparation of management plans, and an offset strategy.
24. Three threatened species are relevant to the site:
 - the shrub *Darwinia biflora*, a threatened flora species listed as vulnerable under the NSW *Threatened Species Conservation Act 1995* (TSC Act) and the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) - identified in a various locations across the site;
 - the Red Crowned Toadlet (*Pseudophryne australis*), a threatened fauna species under the TSC Act - previously recorded on the site; and
 - the Powerful Owl (*Ninox strenua*), a threatened fauna species under the TSC Act - detected roosting on the site.
25. Regarding approvals under the EPBC Act, assessments of significance for potential impacts of the proposed Concept Plan to the above species were undertaken in 2008, and a referral was made to the Commonwealth Minister for the Environment for impacts to *D. biflora*. The proposed Concept Plan was deemed a controlled action under the EPBC Act. The action was approved in February 2011 subject to conditions to protect and manage the populations of *D. biflora*. As part of the consent, biodiversity offsets were sourced for impacts to *D. biflora*. In addition, seed banks and mature plants of *D. biflora* are to be translocated from areas of the site impacted by the development to suitable locations on and off the site.
26. Sufficient assessment of the biodiversity values of the site has occurred in accordance with the requirements of the TSC Act, the EPBC and the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act). The agencies responsible for administering these Acts have issued consents as required by the legislation, subject to conditions to mitigate and offset impacts on biodiversity values. In addition, a suite of management plans have been

prepared in accordance with State and Commonwealth departmental requirements.

Bushfire impact

27. The site is subject to bushfire threat. In accordance with the Ministerial consent and NSW requirements and standards, the development will be surrounded with a substantial bushfire Asset Protection Zone (APZ) incorporating a range of bushfire protection measures set out in the site-specific Bushfire Management Plan (BMP). These measures will be implemented as part of this first stage of development and subsequently through dwelling construction. The APZ will reduce the potential impact of bushfires on the development and the surrounding properties. The BMP has been reviewed by the Rural Fire Service and they advised on 24 April 2012 quote: "The Service raises no concerns with the Bushfire Management Plan".

Impacts on local communities

28. In accordance with the consent, DHA will construct a new full size synthetic soccer field and provide a new 300 sqm community facility for use by the local community as well as incoming Defence families. These two facilities will be gifted to, managed and maintained by, Ku-ring-gai Council. DHA will also provide new walking tracks to the Lane Cove National Park. These public assets will off-set the loss of the tennis courts and childcare centre, improve the amenity of the area and support the new incoming population. The synthetic soccer field will also reduce the nutrient load that might otherwise discharge to Blue Gum Creek and the Lane Cove National Park.
29. The decisions taken by UTS when determining that the subject land was surplus to their future needs included an assessment of the future operation of the UTS Child Care operated "Kids Campus" within the subject land. UTS and UTS Childcare determined that they would not continue the operation of the centre beyond March 2013. The property was transacted on that basis.
30. DHA has negotiated with UTS Child care to facilitate the extension of the lease to March 2014, subject to planning approval, to allow parents a longer period of time to secure alternate child care arrangements.

31. The development of the site and associated incoming population will have a relatively low additional demand on local community services and facilities. The area is a well-established suburb served by other childcare facilities, as well as by schools, playing fields, other recreation facilities, libraries, community halls and churches (see Supplementary Item 4 for a map of relevant facilities). For users of the oval, fifteen car spaces have been allowed along the northern edge of the oval and a further fifteen spaces have been allowed adjacent to the proposed community centre. These arrangements have been negotiated with Ku-ring-gai Council to meet their requirements for parking.

Consultation with stakeholders

32. A Community Reference Group, formed in 2006 with representatives of a broad range of stakeholder groups provided input into the original UTS proposal. UTS continued consulting with the local community prior to the sale of the site to DHA. Since purchasing the site DHA has continued to engage with the local community via:
- An audit of Community Facilities;
 - Two project newsletters in October 2011 and February 2012⁴;
 - A project phone line;
 - A project website - www.talk-edgelea.com.au;
 - Email correspondence with residents who have registered interest in the project;
 - A Community Information and Feedback Session on 5 November 2011 attended by 50 members of the local community A briefing to Ku-ring-gai Councillors in October 2011; and
 - Advertising by Ku-ring-gai Council of the first Development Application in January/February 2012 seeking submissions in response to the application.

⁴ See Supplementary Items 5 and 6, Project newsletters.

Meetings with a number of community based organisations and service providers are ongoing to initiate strategies to assist in integrating this new community into local networks and activities through a Community Development Plan for the project. (Refer Supplementary Item 7)

33. The most recent Community Information and Feedback Session was held on 1 May 2012 with the immediate neighbours to discuss the built form and landscape response to their properties.

Supplementary Item 8 is a public letter from DHA to the residents outlining an understanding of the issues and DHA's responses. Feedback from the consultation program has focused primarily on the following issues:

- Traffic, public transport and pedestrian access;
- Emergency access, particularly during bushfires;
- Child Care;
- Community involvement due to transient defence members;
- Design of homes; and
- Bushfire and the environment;

34. DHA is cognisant of the previous PWC recommendation for DHA, the developer, to work together with Council, government and non-government agencies to deliver a socially sustainable community which meets the best practice requirements identified in recognised frameworks such as the Social Determinants of Health, Green Star Communities National Framework and/or Healthy Urban Development Checklist. To achieve this, and create a socially integrated and sustainable community, DHA has engaged Social and Cultural Planners to assist with its community consultation process, including:

- an assessment of the impacts an additional 345 families will have on the existing schools and other public amenities in the area;
- consultation with the NSW Department of Education and other relevant government agencies;
- maintenance and enhancement of the relationship with the Lindfield Resident's Committee;

- the publication of a regular community newsletter to local residents as part of on-going communication during the planning and throughout the construction period;
 - encouraging community participation in protecting threatened species and habitat, in line with Draft Statement of Commitments from UTS Ku-ring-gai such as issuing information packages to future residents detailing the environmental sensitivity of the site; and
 - promoting a Sustainable Transport Plan to the community, encouraging less reliance on cars.
35. The Director of Relocations and Housing, Department of Defence, Mr Alan McClelland, has been briefed on the project and has written a letter of support (see Supplementary Item 9). The National Convenor of Defence Families of Australia, Mrs Julie Blackburn, has also been briefed on the project and has provided her support (see Supplementary Item 10). DHA has set up a process to regularly engage and consult with officers of Ku-ring-gai Council regarding the development of the Lindfield site. A presentation was made to Councillors on 18 October 2011 to inform them of DHA's intentions and to seek their feedback. Council has subsequently provided DHA with a letter of support for the project and the outcomes to be delivered. (see Supplementary Item 11)
36. In addition, as part of the assessment of the 2008 UTS Ku-ring-gai Concept Plan (and subsequent modifications), the NSW Department of Planning formally consulted with a range of State agencies including the Roads and Traffic Authority (now Roads and Maritime Services), the Department of Environment and Climate Change (now the Office of Environment and Heritage), the Ministry of Transport (now Transport NSW); the NSW Heritage Office (now part of the Department of Planning and Infrastructure); the State Emergency Service; and the Rural Fire Service. The requirements of these referral agencies are recognised in the resulting Determination of Uts Kuring-Gai Campus Concept Plan Approval.

Purpose of Works

Project location

37. Lindfield is a 13.8 hectare prime property abutting the Lane Cove National Park. The site is about 3.5 kilometres from the Chatswood commercial centre and 15 kilometres from the Sydney CBD and enjoys expansive views across the Lane Cove National Park to the south and west.

Project objectives

38. The project will involve road and civil infrastructure development, followed by the construction of 345 dwellings for an integrated residential community for Defence and other families.

Project description and scope of works

39. The proposal is for DHA to prepare the site for residential construction consistent with the approved UTS Ku-ring-gai Concept Plan - 2008, and subsequent modifications. Supplementary Item 3 provides development layout.
40. The development involves the provision of infrastructure to support future construction in the five (5) housing precincts. Stage 0 will deliver infrastructure for roads and drainage for stormwater, sewer and water, as well as the provision of natural gas, telecommunications and electricity.
41. Following site development, construction will be undertaken over five years to deliver 345 dwellings in five (5) precincts as follows:

Precinct	TOTAL	Dwelling Lots	Townhouses	Apartments
1	46	10	12	24
2	91	-	-	91
3	129	-	-	129
4	66	-	-	66
5	13	-	13	-
TOTAL	345	10	25	310

Details and reason for site selection

42. In accordance with the agreement signed by the Minister for Defence, DHA purchased this well-located land by public tender from the UTS.
43. The site will provide housing for personnel posted to Fleet Base East, to major Defence establishments in the Sydney CBD and to other units and formations scattered around greater Sydney. Its close proximity to Chatswood, Macquarie Centre and Macquarie Park also provides Defence families with opportunities for employment, entertainment and shopping.
44. As noted above, the site is close to existing services and facilities, including major transport routes along the Pacific Highway. Its setting adjacent to, and overlooking, the Lane Cove National Park provides bushland recreation areas and a retreat from the bustle of Sydney. These are great features that will attract Defence personnel and their family relocated to this area.

Public transport

45. The area is well served by public transport. The closest bus stop is at the entry to the site on Eton Road, connecting every 30 minutes with Lindfield Station. The nearest train stations are at Lindfield and Roseville (on the North Shore Line), both approximately 2 kilometres from the site.

Local road and traffic concerns

46. DHA commissioned a Transport Management and Accessibility Plan (TMAP), which reported in August 2011 on the combined impacts of the approved concept development plan and the ongoing operation of the UTS Campus in the short to medium Term. The impact of the approved concept development plan had been previously assessed by ARUP's 2007 Traffic Impact Assessment. The conclusion of both studies was that there was no measurable change in the operation of critical intersections in the vicinity of the site.
47. The TMAP report, based on the ARUP 2007 report, assessed that the approved 345 dwellings would result in a future generation of 166 vehicles per hour in both the AM and PM peak periods. Combined with the reduced parking levels at the UTS facility, and the subsequent shift in travel patterns, a reduction of 20 percent in the UTS traffic levels is expected. The resulting combined traffic generation for both the residential development and UTS, at the entrance, during the critical AM and PM peaks are summarised below:

	Current Total Movements Veh/hr	Future Total Movements Veh/hr	Future Vehicles In Veh/hr	Future Vehicles Out Veh/hr
AM Peak	336	435	257	178
PM Peak	333	431	205	226
Changes from current situation				
AM Peak	--	+99	-23	+128
PM Peak	--	+98	+115	-7

48. At development completion, the site will generate similar traffic flows on local roads to the current university operation, although there may be minor added delays at intersections with major roads like the Pacific Highway. The following table outlines expected delays at major intersections in the area:

Intersection	Controls	Peak	Current Delays	Future Delays
Pacific Highway & Grosvenor Rd	Signals	AM	21.3 secs	26.2 secs
Pacific Highway & Grosvenor Rd	Signals	PM	28.5 secs	30.9 secs
Lady Game Drive & Millwood Ave	Signals	AM	59.4 secs	61.6 secs
Lady Game Drive & Millwood Ave	Signals	PM	50.8 secs	53.2 secs

49. Due to the changes in travel patterns and demand associated with the changes in use of the UTS facility, both the previous studies and the DHA commissioned studies indicate that the local roads and intersections will continue to operate satisfactorily.

Zoning, land approvals and design concepts

50. The Lindfield site is zoned in Part 30 of Schedule 3 of State Environmental Planning Policy (Major Development) 2005. DHA's proposed development is permissible with consent. Ku-ring-gai Council is the consent authority for all development on the site. Ku-ring-gai Council is required to assess all applications for development in accordance with the requirements of Concept Plan MP06-130 as approved by the Minister for Planning (Concept Plan).
51. Most of the land is zoned R1 General Residential which enables a range of low and medium density residential and associated uses. A small portion of the site, adjacent to existing single dwellings to the north, is zoned R2 Low Density Residential. Single dwellings are permissible with consent in this zone and DHA intends developing this land for 10 single dwellings.
52. A Development Application (DA) for infrastructure works (Stage 0) was lodged with Ku-ring-gai Council on 9 December 2011 and is currently being processed. (Supplementary Item 12 Proposed Plan of Subdivision) describes the proposed plan of subdivision for Stage 0. This initial Stage creates the necessary servicing infrastructure for the future dwellings, a Community Management

- Association to manage the APZ in perpetuity and the creation and transfer of the aforementioned community assets.
53. Accompanying the DA is a suite of management plans which set in place practices to manage and mitigate the effects of development on the biodiversity values of the site. These management plans are still to be approved by Council
 54. The philosophy of the Concept Plan for the site builds upon the original 'hilltop town' vision of the original designers of the UTS Ku-ring-gai campus by seeking to create a harmonious co-existence between the built environment and natural environment. The Concept Plan promotes activity within the playing field, various open spaces and bushland. The vehicle and pedestrian network encourages accessibility and connectivity within and outside the site and the existing road network remains intact. The proposed dwelling types and their location respect and complement the surrounding built form, the natural slope of the land and the bushland.
 55. DHA intends the design of the houses and apartment buildings at Lindfield to be contemporary in style, using a mix of external materials, colours and finishes which complement the bushland setting, but still create diversity in the built form. The design must satisfy a range of requirements as set out in the Planning approval to ensure the outcomes are complimentary to the heritage and environmental values of the site. DHA is delivering three dwelling types across five precincts, each with its own character, as follows:
 - large lot houses (10);
 - integrated dwellings/ townhouses (25); and
 - one, two and three bedroom apartments (310 in total).
 56. The subdivision plan proposed by DHA shown at Supplementary Item 12 is consistent with the Concept Plan and the zoning plan for the site.
 57. In accordance with the Ministerial consent, DHA has prepared detailed Urban Design Guidelines for the development of the site. The guidelines set out the planned future character of the various precincts within Lindfield; detailed and specific building controls for the different dwelling types; development controls for the site as a whole covering parking, access, sustainability, site management and landscape controls.

58. The guidelines will direct and control the quality of design and development across Lindfield and will be used by Ku-ring-gai Council in assessing and approving future development applications.

Structural design and civil works

59. All design and construction works carried out as part of this project will comply with local development controls and State and Commonwealth government construction requirements. All housing works will meet the requirements of the Building Code of Australia (BCA).
60. All civil works and building construction requiring certification will be undertaken by approved certifiers, and all contractors with a contract value over \$3 million will be accredited by the Federal Safety Commission.

Utilities and stormwater

61. Electricity, potable water, sewer, gas and telecommunication infrastructure to service the future redevelopment of the site will be constructed within the road reserves as part of the proposed Stage 0 works.
62. Connections to electricity, gas and telecommunications are available and there is capacity in existing infrastructure to accommodate the proposed development.
63. Connections to existing sewer and potable water services are available on or at the boundaries of the site, and a new water main will be constructed as part of Stage 0 to connect with the existing main on Eton Road.
64. Stormwater management and drainage works for new roads will be designed to accommodate associated road runoff in accordance with Ku-ring-gai Council requirements. With the owner's consent, an easement will be created on either 18 or 20 Winchester Street to assist with runoff from the north portion of the Precinct 1. The management of runoff from the new artificial turf sports field aims to replicate the existing arrangements by providing a perimeter drainage system that collects and conveys runoff to a discharge point located to the west of the sportsground.
65. Ku-ring-gai Council have requested that the sporting field be an artificial surface so as to ensure use throughout the winter period. The artificial playing field will

contribute a significantly lower level of nutrient load to the downstream catchment.

66. The site is not flood prone.

Electrical services, fire protection and home security

67. Dwelling construction will conform to the BCA.

Acoustics

68. Given the location of the site there are no acoustic issues from external sources. Building and apartment designs will minimise noise transmission between dwellings.

Landscaping

69. The landscaping of the site will be accordance with the Landscape Management Plan prepared in accordance with the conditions of approval for the Concept Plan and the Landscape Controls in the aforementioned Urban Design Guidelines (see Supplementary Item 13 Landscape Concept Plan).
70. The intent of the landscape design within each future precinct will be to create an urban bushland park character through a structured landscape that incorporates predominantly native species. The landscape controls seek to protect and retain existing significant trees and understory where possible and introduce supplementary planting in clumps to reflect the natural bushland setting.
71. Private open space will be in accordance with the Edgelea Urban Design Guidelines.

Water and energy conservation measures

72. Future single or detached dwellings by DHA will comply with the NSW Building Sustainability Index (BASIX), and the Nationwide House Energy Rating Scheme (NatHERS) to achieve an EER6 or equivalent rating. The apartment buildings, described as “residential flat buildings” in the relevant planning policies, will comply with State Environmental Planning Policy No. 65 (Design Quality of Residential Buildings) (SEPP 65) which seeks, amongst other things, to achieve natural light, solar access and ventilation in apartments.

73. Reduction of demand for potable water will be achieved through a combination of water efficient shower heads, flow regulators to basins and sinks, dual-flush toilet cisterns utilising rainwater captured from the various hard surfaces on the site

Open space and streetscapes

74. The street layout is in accordance with the approved Concept Plan and the Edgelea Urban Design Guidelines, the planned future character of the site and the individual precincts is set out in these guidelines. In order to preserve the bushland setting of the site, the proposed built upon areas will be land already used for carparking, buildings, recreation facilities and the like.
75. Natural bush will cover almost 30 percent of the total Lindfield development site with a further 14 percent of the site is dedicated to “deep soil” planting, thus ensuring the current bushland setting is preserved. The street network is essentially based on the existing layout of the UTS campus with development generally limited to the existing carparking areas. The project development plan, Supplementary Item 3, depicts the retained bushland within the APZ areas. Additionally, the Urban Design Guidelines require substantial deep soil planting to meet the requirements of Council.
76. A new full size soccer field to be dedicated to Ku-ring-gai Council will be constructed in Stage 0. Cycle and walking routes will be provided where possible along the streets and/or footpaths, and pedestrian-friendly access will be provided through the site to walking tracks in the Lane Cove National Park.
77. Kerbside parking will be provided on all streets and on-site car parking will be as follows:
- 1 space per one bedroom dwelling;
 - 1.5 spaces per two bedroom dwelling; and
 - 2 spaces for a dwelling with three or more bedrooms.

Setback design controls will permit an extra parking space between the garage and dwelling front boundary.

Housing Choice

78. The approved concept plan requires a range of housing choices, including a minimum of 10 percent of all dwellings to be one bedroom so as to meet affordability needs for the area.
79. DHA will ensure that dwellings, where possible, are built to the Silver Level Core Liveable Housing Design Elements. The Lindfield development will include footpath designs that accommodate wheelchair access and provide easy access to houses and meet the requirements of the BCA and the *Disability Discrimination Act 1992*.

Community facilities, childcare and schooling

80. The Lindfield site is well served by social infrastructure nearby in Lindfield or in the surrounding suburbs. The major commercial and retail centres of Chatswood and North Ryde / Macquarie Park and Macquarie Centre are easily accessible by public transport. Local shopping villages are located at Lindfield and Roseville.
81. The site is an established area and there are childcare facilities, primary and high schools, playing fields, other indoor and outdoor recreation facilities, libraries, community services available in the immediate or neighbouring suburbs to accommodate the majority of the needs of the number of families moving into this development. There are extensive opportunities for shopping in Chatswood and at the Macquarie Centre, as well cinemas and other entertainment or recreational activities. There is a cinema at Roseville and a large supermarket at Lindfield.
82. As part of its community consultation process, DHA has engaged Social and Cultural Planners to liaise with the NSW Department of Education and other relevant government agencies to notify them of the potential future demands for their services in the area and to jointly deliver a socially sustainable development.
83. DHA will dedicate a full size soccer field and a building with 300 sqm of floor space for a community facility to Ku-ring-gai Council.

Occupational health and safety measures

84. DHA contractors delivering works valued at more than \$3 million will be accredited by the Federal Safety Commissioner. All parties involved with the project will be required to adhere to relevant legislative requirements, including Workers Compensation Act and the WHS Act.

Cost-effectiveness and public value

Outline of project costs

85. The estimated overall project cost is \$202 million including GST and appropriate allowances for contingency and escalation across the term of the project, excluding the cost of land. The cost will be met by DHA, to be recovered through sale of individual lots, dwellings and the sale of DHA constructed dwellings through its Sale and Leaseback program.

Construction schedule

86. Subject to Parliamentary approval by September 2012, the significant milestones to achieve completion of the project by June 2017 are:

Date	Milestone
Mar 11	Finalise site acquisition
Mar 11 - Mar 13	Civil and Architectural Design commence
Aug 12	Civil Design works complete
Sep 12	PWC Approval process complete
Nov 12	Civil Construction commence
Jun-Oct 12	Lodge Development Application for Precincts 1, 3, 4 and 5
Feb 13	Consent to construct dwellings for Precincts 1, 3, 4 and 5
Jun 13	Dwelling construction commence for Precincts 1, 3, 4 and 5
Jun 13	Civil construction works complete
Feb 14	Lodge Development Application for Precincts 2
Jun 14	Consent to construct dwellings for Precinct 2

Date	Milestone
Nov 14	Dwelling construction complete for Precincts 1, 4 and 5
Nov 15	Dwelling construction complete for Precincts 3
Nov 16	Dwelling construction complete for Precincts 2
June 17	Project Completion

Details of project delivery system

87. Site development and dwelling construction packages will be contracted on a fixed price, lump sum, Design and Construct basis through an open tender process.

Public value

88. 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 Sydney, thus enhancing the key objective of retention of Defence personnel. More broadly, while alleviating pressure on the Sydney rental market, the Lindfield project will create jobs in the development and construction industry and, through the sale and subsequent development of the excess lots and units, provide 345 additional dwellings to the Sydney housing market.

Revenue

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

Lindfield

Supplementary information

Item 1	Site location map
Item 1a	Locality plan
Item 2	Oblique aerial view
Item 2a	Aerial view - to Sydney
Item 3	Development plan
Item 4	Lindfield community facilities map
Item 5	Community newsletter - October 2011
Item 6	Community newsletter - February 2012
Item 7	Outline community and cultural development plan
Item 8	DHA letter of information
Item 9	Letter of support - Department of Defence
Item 10	Letter of support - Defence Families Australia
Item 11	Letter of support - Ku-ring-gai Council
Item 12	Proposed plan of subdivision
Item 13	Landscapes concept plan

Supplementary item 1

Site location map



Supplementary item 1a

Locality plan



Supplementary item 2

Oblique aerial view



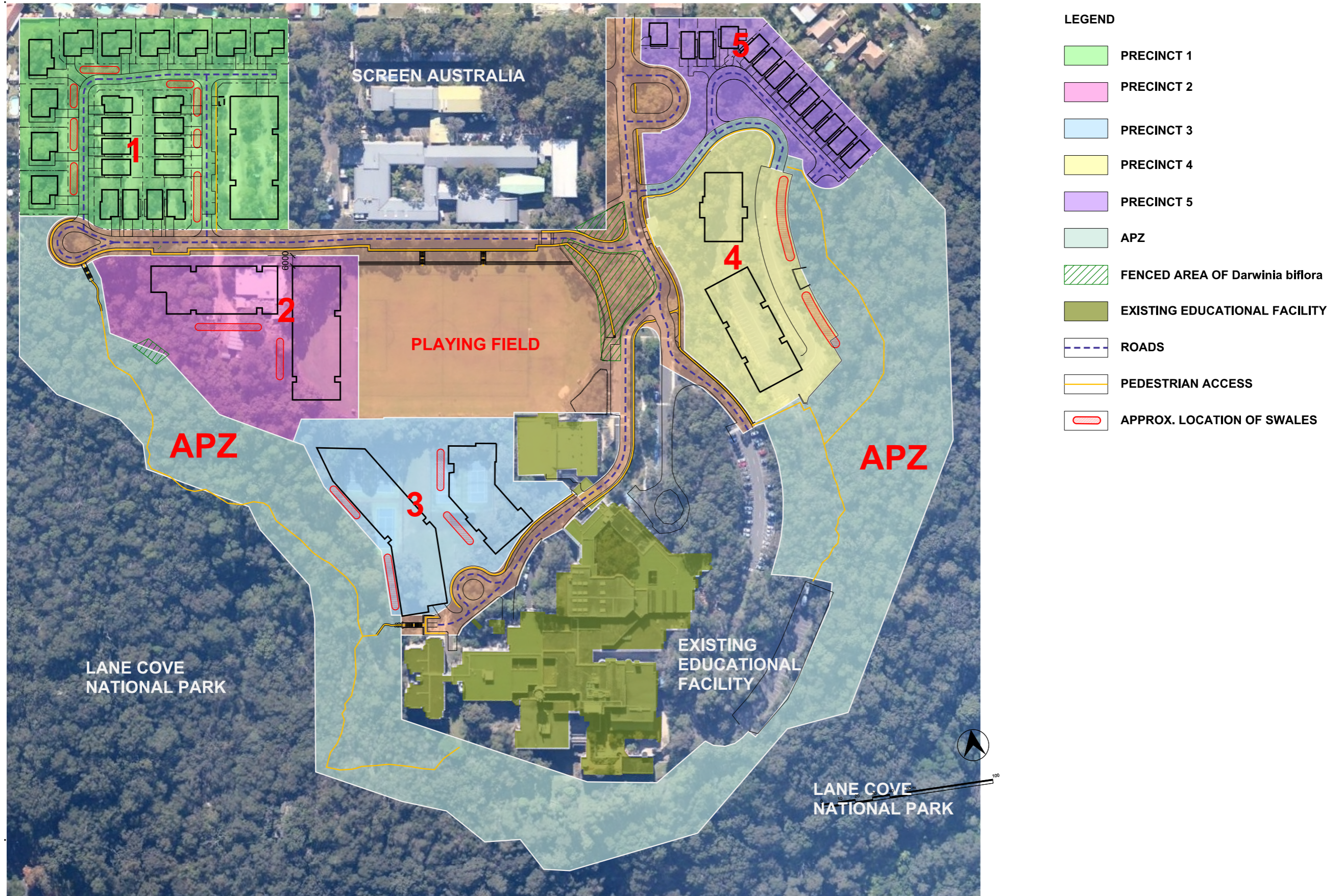
Supplementary item 2a

Aerial view - to Sydney



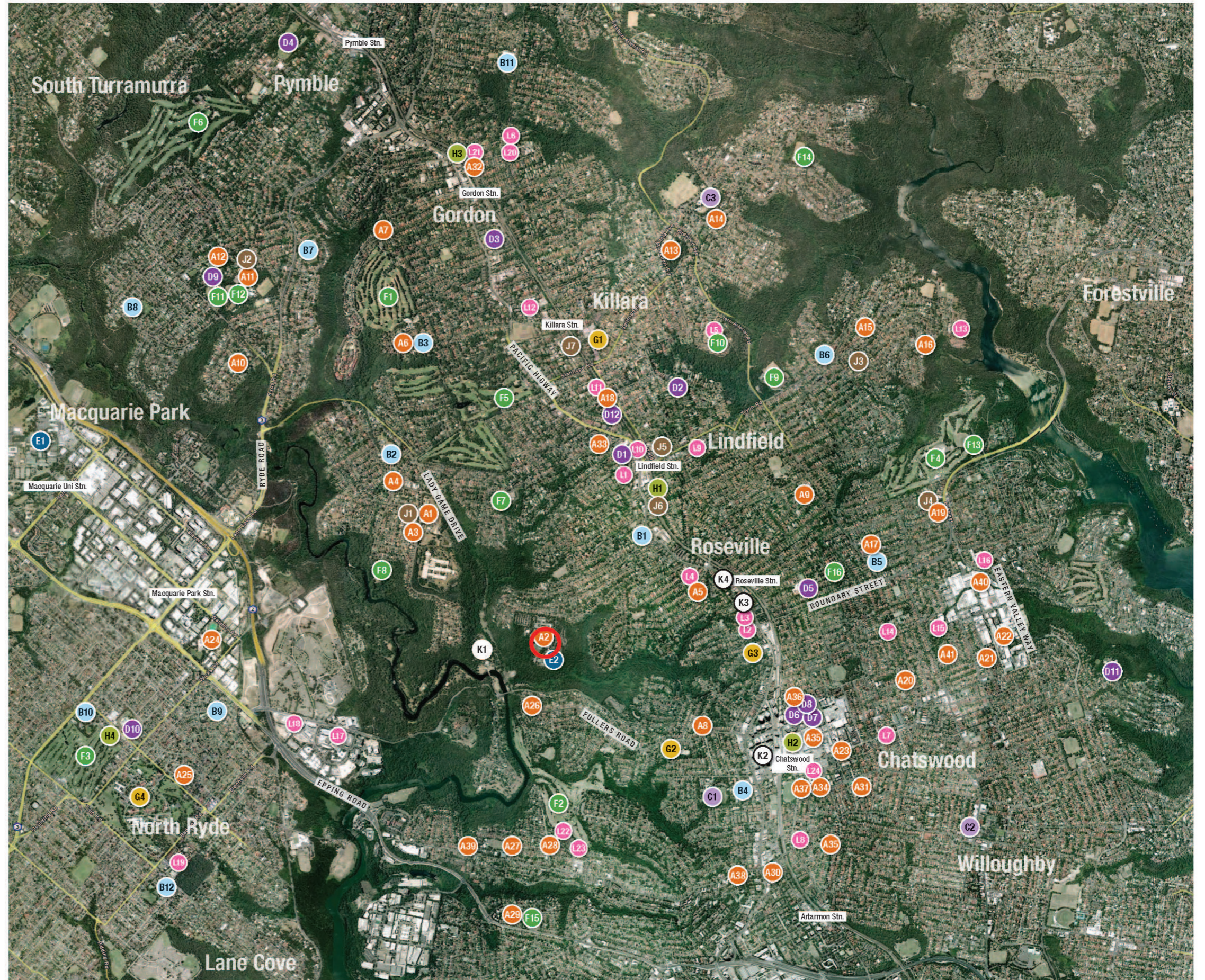
Supplementary item 3

Development plan



Supplementary item 4

Linfield community facilities map



CHILD CARE AND PRE SCHOOLS

- A1 KU Bradfield Park Children's Centre
- A2 UTS Child Care, Kids' Campus
- A3 Lady Game Community Kindergarten
- A4 Lindfield Montessori Preschool
- A5 Roseville Pre-School Kindergarten
- A6 Killara Beehive Childcare
- A7 Pinjarra Child Care Centre and Babies Centre
- A8 Kookaburra Kindergarten, Chatswood West
- A9 Acre Woods Child Care, Roseville
- A10 ABC West Pymble
- A11 KU West Pymble Preschool
- A12 Kendall Street Kindergarten, West Pymble
- A13 KU Killara Park Preschool
- A14 KU East Killara Preschool
- A15 East Lindfield Community Pre-School
- A16 Thomas Carlyle Child Care Centre
- A17 A Bright Beginning Roseville
- A18 Masada Early Learning Centre / Pre-School
- A19 KU The Chase Pre-School
- A20 Northshore Temple Emmanuel Pre-School, Chatswood
- A21 L.J. McCarthy Pre-School Centre
- A22 Nickys Kids Town
- A23 Little Learning School Chatswood
- A24 Eden Park Child Care Centre
- A25 KU North Ryde Pre-School
- A26 Chatswood HBC Childcare
- A27 Cubbyhouse @ Lane Cove
- A28 Farran Street Quality Child Care Centre
- A29 Possums' Corner Child Care Centre
- A30 Hubba Bubba Childcare
- A31 Bambini House
- A32 Gordon Pre-School Centre
- A33 Highfields Preparatory School and Kindergarten
- A34 Devonshire Street Children's Centre
- A35 Kids' Company Zenith
- A36 Sandcastles Child Care
- A37 KU Chatswood Community Pre-School
- A38 KU Chatswood West Pre-School
- A39 ARS Happy Kids Kindergarten
- A40 Billy Kids Willoughby Early Learning Centre
- A41 Peppers Early Childhood Centre

TERTIARY EDUCATION

- E1 Macquarie University
- E2 UTS Ku-ring-gai campus

SPORTS AND RECREATION FACILITIES

- F1 Gordon Golf Club
- F2 Chatswood Golf Club
- F3 North Ryde Golf Club
- F4 Roseville Golf Club
- F5 Killara Golf Club
- F6 Avondale Golf Course
- F7 Primula Oval, Lindfield
- F8 Fiddens Wharf Oval, Lindfield
- F9 Lindfield Oval
- F10 WA Bert Oldfield Oval, Killara
- F11 Bicentennial Park, West Pymble
- F12 West Pymble Swimming Pool
- F13 Roseville Chase Oval, Roseville Chase
- F14 Saiala Oval, East Killara
- F15 Tantallion Oval, Lane Cove
- F13 Ku-ring-gai Arts Centre, Roseville

HOSPITALS

- G1 Dalcross Private Hospital, Killara
- G2 Lynton Private Hospital, Chatswood West
- G3 Hironelle Private Hospital, Chatswood
- G4 Macquarie Hospital

LIBRARIES

- H1 Lindfield Library
- H2 Chatswood Library
- H3 Gordon Library
- H4 North Ryde Library

COMMUNITY FACILITIES

- J1 West Lindfield Community Hall
- J2 West Pymble Community Hall
- J3 East Lindfield Community Hall
- J4 East Roseville Community Centre
- J5 Early Childhood Health Centre
- J6 Lindfield Snr Citizens Centre
- J7 Marion Street Theatre

OTHER

- K1 Namaroo Conference Centre, Lindfield
- K2 Chatswood RSL
- K3 Roseville RSL
- K4 Roseville Cinema

PRIMARY SCHOOLS

- B1 Lindfield Public School
- B2 Beaumont Road Public School, Lindfield
- B3 Killara Public School
- B4 Chatswood Public School
- B5 Roseville Public School
- B6 Lindfield East Public School
- B7 Gordon West Public School
- B8 West Pymble Public School
- B9 Truscott Street Primary School, North Ryde
- B10 North Ryde Public School
- B11 Gordon East Public School
- B12 Arndell School, North Ryde
(special school – combined primary and high)

PUBLIC HIGH SCHOOLS

- C1 Chatswood High
- C2 Willoughby Girls High
- C3 Killara High School

PRIVATE AND INDEPENDENT SCHOOLS

- D1 Holy Family Catholic School, Lindfield
- D2 Newington College Prep, Lindfield
- D3 Ravenswood Girls
- D4 Pymble Ladies College
- D5 Roseville College (Anglican girls school)
- D6 St Pius X College
- D7 Mercy Catholic College, Chatswood
- D8 Our Lady of Dolours Catholic Church Chatswood
- D9 Our Lady of Perpetual Succour, West Pymble
- D10 Holy Spirit School North Ryde
- D11 Gleneaon Rudolf Steiner School, Willoughby North
- D12 Masada Junior School

AGED CARE FACILITIES

- L1 Lindfield Retirement Community
- L2 Milton Private Nursing Home
- L3 Bupa Care Services
- L4 Companion Care, Roseville
- L5 Lourdes Village and Nursing Home, Lindfield
- L6 Lady Gowrie Nursing Home / Roden Cutler Lodge, Gordon
- L7 Chatswood Community Nursing Home
- L8 Columbia Aged Care Services, Chatswood
- L9 Whitehall Age Care Facility
- L10 Lindfield Manor Retirement Village
- L11 Lindfield Self Care Village
- L12 Abbotsholme Apartments
- L13 Aveo Lindfield Gardens
- L14 Ashley House Lodge
- L15 Willoughby Retirement Hostel
- L16 Watermark Retirement Village
- L17 Royal District Nursing Service
- L18 Allied Healthcare and Nightingale Nursing
- L19 New Horizons Aged Care
- L20 Anglican Retirement Villages
- L21 Baldwin CareGroup
- L22 Chatswood Garden Village
- L23 St Peters Green
- L24 Dougherty Apartments

Supplementary item 5

Community Newsletter

edgelea

October 2011

Dear Resident,

Welcome to the first community newsletter for 'Edgelea', the name currently given to a development by Defence Housing Australia (DHA) on land purchased from the University of Technology Sydney (UTS) following a public tendering process.

This newsletter is designed to provide you with up-to-date information about the future planning and development of the site at Lindfield.

The new Edgelea development will provide 345 dwellings, a proportion for Australian Defence Force members and their families, and the rest for the wider community.

DHA is committed to working closely with residents currently in the area as well as other stakeholders, including local community groups and users of the UTS Ku-ring-gai campus and Lane Cove National Park.

We are keen to hear your feedback and are providing a range of channels through which you will be able to provide your views on the proposal. These will include community newsletters, community consultation sessions, and a website for more information.

We want to ensure Edgelea is a vibrant community, incorporating the natural landscape, open spaces and sustainable design. Residences are designed to maintain and respect existing bushland and there will also be a focus on open spaces for the community to live and play.

Thank you for your interest in this project. We look forward to sharing our initial ideas for Edgelea with you, and hearing your feedback at our first community consultation session.

Yours sincerely

Peter Howman

Chief Operating Officer, Defence Housing Australia

About Defence Housing Australia

DHA was established in 1988 to provide complete housing solutions for Defence members and their families. We manage around 18,000 houses across Australia. Over 60 per cent of these residences are privately-owned and leased back to DHA. We also acquire and develop land in order to meet Defence requirements, and in 2010–11 we constructed more than 800 new houses.

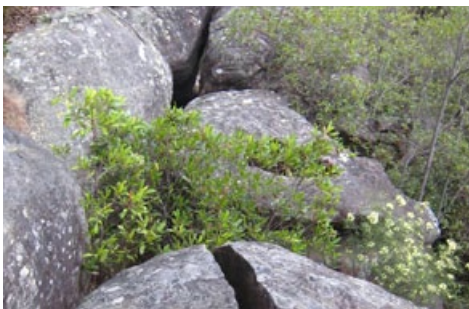
We are committed to sustainable development, focusing on energy and water consumption, effective waste management, human wellbeing and the biodiversity of local flora and fauna. In order to achieve this commitment we have implemented a minimum six-star Energy Efficiency Rating across all newly constructed dwellings.

The Edgelea Project

The Edgelea site is located in Lindfield, next to the UTS Ku-ring-gai campus and surrounded by Lane Cove National Park.

Edgelea will provide 345 dwellings, comprised of houses, townhouses and apartments, with around half of these allocated to Defence families, and the remainder sold to the open market. As part of the development we are providing an upgraded sporting field, community facility and improved access to open spaces, which will benefit local residents and visitors. Additionally, sections of the site will be dedicated as conservation areas to ensure the character of Lindfield is maintained. Upon completion there will be around 600–750 residents at Edgelea.

We are committed to incorporating the built form into the local environment and providing access to and through the site for the surrounding community. This will support the connection of Edgelea residents with their new community.



Community Information and Feedback Session

We invite you to attend our information and feedback session which will be run as an open house with members of the project team available to speak to you one-on-one.

- » **Saturday 5 November**
- » **Anytime between 11am and 2pm**
- » **UTS Ku-ring-gai Student Union Cafeteria, Eton Road, Lindfield**





The Edgelea team is currently carrying out a number of detailed background studies to support the Development Applications, including:

- » social and community needs arising from the development
- » architecture and urban design studies, to ensure the development sits within its bushland setting, and
- » sustainability requirements to achieve a six star Energy Efficiency Rating.

The Planning Process

In June 2008, UTS was granted approval to rezone areas surrounding the campus for residential use. In 2010, the University received Concept Plan approval under Part 3A of the *Environmental Planning and Assessment Act 1979* for a new residential community on the site. The approved Concept Plan has addressed a range of environmental issues.

We are now preparing to lodge the individual Development Applications for each aspect of the development to enable the start of construction on the site in late 2012.

Working with the Community

We are keen to work closely with the local community to ensure we have a sound understanding of local interests and perspectives on this unique site. This newsletter is just one component of our community engagement process. We have also launched a website which will be updated regularly with the latest project information. Here, you will also be able to provide your feedback on the project. You can visit our website at www.talk-edgelea.com.au

We are holding a community information session on 5 November to provide you with more information on the planning and development process.

Contact Us

If you would like to be notified of future community engagement opportunities and project updates you can register your contact details by emailing or calling Elton Consulting who are assisting us with the consultation process or by visiting the Edgelea website:

e: edgelea@elton.com.au | t: (02) 9387 2600 | w: www.talk-edgelea.com.au

Supplementary item 6

Community Newsletter

edgelea

February 2012

Dear Resident,

I am writing to update you on Defence Housing Australia's (DHA) project at Lindfield. This newsletter gives you an overview of feedback received at the first community information session on 5 November and via the www.talk-edgelea.com.au website.

Thank you to all who provided feedback to inform this important project – one that will bring 345 new homes, community facilities, including an upgraded sports field, and improved access to open spaces to benefit Defence families and the wider community. We are committed to keeping you up-to-date and continuing the conversation as the project progresses.

Our next community information session is planned for March 2012, where we will present more detail on the site's design, community facilities and timeframes. We will let you know the session details via the website and a newsletter once finalised.

Thank you for your interest in the project.

Yours sincerely

Peter Howman

Chief Operating Officer, Defence Housing Australia



Planning process update – *Where we are now and beyond*

November / December 2011

- » The Voluntary Planning Agreement (VPA) has been finalised with Council. This relates to the community facility, playing field and roads and is being advertised in conjunction with the first Development Application (Stage 0)
- » Submission to Ku-ring-gai Council for Approval of Urban Design Guidelines and Environmental Management Plans
- » Lodgement of the Stage 0 Development Application which relates to the community facility, playing field, roads and creates the Precincts for future applications.

2012 and beyond

- » Council has advertised the Development Application and it is on public exhibition until 14 February 2012.
- » Lodge a series of Development Applications for the various precincts
- » Commence construction of playing field and new road in late 2012
- » Commence construction of new dwellings in the second quarter of 2013
- » First residents arrive in mid 2014
- » Community Centre is constructed during the second half of 2015
- » Project completed and last residents move in during the first half of 2017.

Contact Us

If you would like to be notified of future community engagement opportunities and project updates you can register your contact details by emailing or calling us, or visiting our website:

e: edgelea@elton.com.au

t: (02) 9387 2600

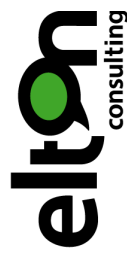
w: www.talk-edgelea.com.au

Community consultation

DHA heard valuable feedback from the community and a summary of the key issues raised and some of our initial responses are included in the table below:

Issue	Response
Traffic, public transport and pedestrian access	
<ul style="list-style-type: none"> » Public transport and other traffic measures are needed to meet both current and future demand resulting from the project. » Traffic impacts during construction must be carefully managed. » Traffic incidents at the Austral Avenue and Eton Road intersection. » Existing pedestrian access to Kimo Street should be included in the project. 	<ul style="list-style-type: none"> » The approved Concept Plan closely considered anticipated traffic levels resulting from the project. » We have undertaken our own study and are continuing to explore opportunities to increase efficiency and maximise safety while working within the approved Concept Plan. » DHA is committed to responding to transport needs and issues in consultation with stakeholders including Roads and Maritime. » A comprehensive Traffic Management Plan will be prepared to manage traffic flow and ensure safety during and after construction. » We have instructed our Traffic consultants to review the Austral Avenue/Eton Road intersection in conjunction with Council. » Public Access from Kimo Street to the bus stop is not practical given the various ownership constraints along the boundaries.
Emergency access	
<ul style="list-style-type: none"> » Project plans must clearly define and evaluate evacuation and emergency services access routes to protect community safety in the event of bushfires. » Maintaining water pressure and community access to water during an emergency. 	<ul style="list-style-type: none"> » DHA is continuing to work closely with bushfire experts throughout the planning process to maximise the effectiveness of measures of the Asset Protection Zone (APZ) and address issues such as water demands in an emergency situation. » The holistic approach being taken suggests that the need to evacuate the development is less likely given the APZ, modified landscape elements and the introduction of new buildings between the bushland and the playing field within the development. This is being assessed in conjunction with the RFS. » DHA will take a proactive approach to working with emergency services, Community Fire Units and local organisations to ensure effective Emergency and Evacuation Action Plans are developed, kept up to date and communicated to all residents and stakeholders. » We acknowledge the importance of engaging the new residents in the local volunteer networks.
Child care demand	
<ul style="list-style-type: none"> » Demand for child care places is currently high and will increase once the UTS Child Care Centre closes. 	<ul style="list-style-type: none"> » The preferred construction schedule mean the UTS Child Care Centre may operate until at least December 2013, subject to agreement by UTS Childcare and the approval of the project staging by Ku-ring-gai Council. » DHA is working with a range of child care providers to secure increased places in the local area for families.
Encouraging community involvement	
<ul style="list-style-type: none"> » It will be important to involve new residents in local community activities. » Defence Force families moving frequently. 	<ul style="list-style-type: none"> » We understand the importance of creating healthy, connected communities. DHA is working closely with organisations such the Defence Community Organisation and Defence Families Australia to establish relationships and develop connections for new residents with existing residents, community groups and service providers. » DHA intends to work in a coordinated way with established services and community groups to ensure the new community contributes in a positive way to the social fabric of the area. » Defence families seek the same things as other families in the area, a sense of place and a community to be part of. » We encourage you to share your knowledge about the local area to help us identify ways to help new families fully participate in the community.
Design of homes	
<ul style="list-style-type: none"> » Details are needed about the design of homes, materials used to build them and how close they will be to surrounding homes. 	<ul style="list-style-type: none"> » The project will be developed in accordance with a set of Urban Design Guidelines to the satisfaction of Council. These guidelines will respond to the unique features of the site and ensure there are appropriate interfaces with adjoining properties. » We will provide more details about the proposed appearance of new homes at the next community information session, once the design is more progressed. At this session, residents will have the opportunity to provide feedback on the design, construction materials and impact on their homes.
Natural environment	
<ul style="list-style-type: none"> » The site's bushland character, including significant trees, should be maintained through ongoing environmental management. 	<ul style="list-style-type: none"> » We acknowledge the significance of the local bushland and we will be approaching existing community groups to assist in developing environmental management measures and community initiatives. » Significant trees are being identified and retained where possible. The principles for the planning from the early development of the site in 1969 and subsequent approvals has been to retain the bushland feel by concentrating any development to key, discrete, locations and preserving the bushland character adjacent to those areas. The approved Concept Plan continues that approach.

Supplementary item 7



Outline Community and Cultural Development Plan –Edgelea

This table provides a draft Community and Cultural Development Plan for Edgelea for discussion prior to confirmation of actions and allocating resources in 2012 and beyond. The Community and Cultural Development Plan is made up of a series of specific activities which tie together the desire by DHA for a strong, active and integrated community at Edgelea with the resources within DCO and the local community.

Key activities proposed to initiate and assist with ongoing integration of this new community (of both Defence families and other residents) will include:

Type of activity / program	Rationale and approach	Key contacts
Playgroup	<ul style="list-style-type: none"> Encourage establishment of a weekly playgroup operating from the new community centre Establish which playgroups operate in the area and liaise with Council to schedule weekly sessions Parents bring young children for informal play and social mixing for 2 hours / week Suggest DHA provide initial resourcing to fund purchase of some play equipment which can be securely stored at the community centre 	Playgroup Association Defence Communities Organisation (DCO) Danny Houseas, Ku-ring-gai Council (KMC)
Child care	<ul style="list-style-type: none"> Child care is in relatively short supply and finding a position can be competitive. Centres generally have waiting lists and long lead times to secure spots. Defence families moving to this area may not be able to register in advance. Suggest DHA holds discussions with operators of at least 2 long day care centres to secure 5-6 permanent positions, so that new families can access child care, if required. Review periodically for effectiveness of this strategy or as child care supply and demand change over time. May require commitment of resources by DHA to secure these spots, which can then be recovered from families using the service. 	Danny Houseas – KMC Killara Child Care (new) Bradfield?
Family and children's support	<ul style="list-style-type: none"> Defence Community Organisation funds REDLOs and, DSTA positions to assist with school transitions and student / family support. DSTA positions are provided where there are more than 25 primary school pupils. While it is unlikely that 25 pupils will attend a single local primary school, there is a case for a DSTA position to be shared across 2-3 local schools if student numbers approach this level. Suggest liaising with DCO to ensure REDLOs are aware of the new community and its needs and provide regular (eg twice yearly) updates to Principals Encourage REDLOs to contact local primary schools to provide guidance and establish contacts / communication channels Appoint DSTA position to assist local children and schools Brief Principals and P&Cs as the project progresses and seek input and ideas for facilitating integration of new students Other community development initiatives could include: 	DCO Lindfield Public School Principal Lindfield PS P&C Beaumont Road Public School Principal Beaumont Road PS P&C Other local schools eg Holy Family,

	<ul style="list-style-type: none"> - walking bus to school - holiday care activities at the community centre / oval 	
	<ul style="list-style-type: none"> • Defence Community Organisation funds REDLOs and DSTMs to assist with school transitions and student / family support. DSTM positions are provided where there are more than 35 high school pupils. While it is unlikely that 35 pupils will attend a single high school, there may be a case for a DSTM position if student numbers approach this level • Suggest liaising with DCO to ensure REDLOs are aware of the new community and its needs and provide regular (eg twice yearly) updates to Principals • Encourage REDLOs to contact local high school to provide guidance and establish contacts / communication channels • Monitor the need for DSTM position in Chatswood High School or sharing this resource across several local schools • Brief Principals and P&Cs as the project progresses and seek input and ideas for facilitating integration of new students 	<p>DCO Chatswood High School, Principal Other high schools, if appropriate High school P&Cs</p>
	<ul style="list-style-type: none"> • Soccer is the major sporting code using the oval at Edgelea. Teams are selected several months before the season starts. • Suggest DHA approaches KDSA and other local clubs to explore options to assist Defence families new to the area in joining teams and competitions, perhaps through mid-year entry to teams, sharing of gear, larger teams, training of Defence members in coaching or umpiring, etc • A Memorandum of Understanding (MoU) between Scouts and Defence encourages children of Defence families to participate in Scouts, recognises the benefits Defence families can bring to the organisation and the particular issues associated with being in Defence. • Contact District level Scouts representative to alert them to the new community and seek opportunities to implement the existing MoU at this local level. 	<p>KDSA North Shore Junior Soccer Association Lindfield Soccer</p> <p>Scouts</p>
Clubs, sporting and environmental groups	<ul style="list-style-type: none"> • At the Community Information Session, the need for a new Community Fire Unit was raised. This activity would attract interested local volunteers and train them in bushfire prevention. • Suggest DHA contact KMC and local bushfire unit to explore opportunities to mobilise new residents. 	<p>KMC Local bushfire brigade contact: Clem McMurray Community development worker / residents</p>
	<ul style="list-style-type: none"> • The sensitive environment in which Edgelea is located provides opportunities for educating residents and harnessing their interests in the natural environment. • Suggest DHA / community development worker explore with National Parks opportunities for community education, training, volunteering and tours eg through formal and informal bushwalks, bush care, APZ management etc 	<p>National Parks KMC STEP Inc Friends of Lane Cove National Park</p>
	<ul style="list-style-type: none"> • The Roseville Memorial Club is a sub-branch of the RSL, which also operates its RSL from a club in Chatswood. Common Defence ties should create a natural fit between the local hubs and this new community at Edgelea. • Suggest DHA initiate discussions with these clubs to explore the possibility of formalising an arrangement where local Defence families or personnel are welcomed into the clubs, possibly through regular social nights, on-site barbeques and/or ANZAC Day events 	<p>Roseville Memorial Club Chatswood RSL</p>
Social and recreational	<ul style="list-style-type: none"> • Roseville Cinemas is an independent, family owned cinema screening quality art-house films. 	<p>Roseville Cinemas</p>

The cinema has a noise proof 'Crying Rooms' in both of its cinemas where parents with young children or babies can watch movies in an informal setting. This activity may be of interest to young families or mothers seeking a local day-time activity. Discounted tickets are available on Tuesdays.

- Suggest DHA contact Roseville Cinema to explore opportunities for new residents such as inclusion of promotional material in welcome kit, 'welcome' tickets, ticket and meal deals, etc

Venue for local community events eg carols night, Australia Day / ANZAC Day events, monthly BBQs	<ul style="list-style-type: none"> • The upgraded oval and new community centre could be used as the focal points for new local community events. These could be organised through KMC with a local community development worker (see below) or independently. These would provide activities for local residents from existing and new communities and encourage social interaction. • Suggest DHA liaise with KMC to explore opportunities for such events through the year 	DCO KMC
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- Community development workers can act as catalysts to initiate local activities which allow new residents to meet neighbours, interaction between individuals and groups with similar interests and share information and resources across the community. It is understood DCA funds several Community Development Coordinators (eg at Kissing Point Cottage, Dundas, Liverpool and Holsworthy) who organise activities such as a Mothers and Babies / playgroups, craft activities etc. This model could be directly applied to Edgelea and the service could operate from the new community centre.

- cooking classes
- adult learning
- craft
- community garden
- walking clubs
- bushcare

Suggest DHA/DCO fund a (full time or part time) position for three (3) years to coordinate community welcome programs, community development program and specific activities throughout the year. Coordinator could work just with Defence Families, but ideally would work with Council and the wider community to encourage integration and community information / capacity building. Options include funding of position within DCO or within a local community organisation or within Council

Other roles could include a welcome program to meet and greet new residents and preparation and distribution of a welcome kit. The kit could include information on services and facilities in the Lindfield area, key contacts and brochures on bushcare/sustainable living, planting guide (eg 'Living next to a National Park'), bushwalking map, volunteering opportunities and so on.

DCO
KMC

Information dissemination	<ul style="list-style-type: none"> • There is an opportunity to establish a community intranet for a limited period to provide a source of information on current and upcoming events, activities, contacts and information about Edgelea and the local area. This approach has been used on numerous new master planned communities to ensure residents are kept informed of what is happening in their area, including new community building events. 	DHA / DCO KMC Community development worker
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Supplementary item 8

DHA letter of information



Dear Resident,

31 January 2012

Thank you for participating in our first information and feedback session. We appreciate you sharing your valuable knowledge of the area and providing us with feedback to inform this important project.

Newsletter #2 will be distributed in early February before the second information and feedback session, where we will present more detail on the site's design, community facilities and timeframes. The session is currently scheduled for March and we will let you know the details as soon as they are finalised. In the meantime, with the following table provides a summary of some issues raised by the community, both at the session on 5 November and via the website, along with some of our initial responses. As you may be aware, advertising of our first Development Application has commenced with submissions closing with Ku-ring-gai Council on 14 February. The application can be viewed at Ku-ring-gai Council Offices, Pacific Highway, Gordon.

Once again thank you for your interest in the project. We are committed to keeping you up-to-date and continuing the conversation as the project progresses. We look forward to seeing you at our next information session.

Yours sincerely,

Peter Howman
Chief Operating Officer
Defence Housing Australia

Community consultation

A summary of the common issues raised and some of our initial responses.

Issue	Response
Traffic, public transport and pedestrian access	
<ul style="list-style-type: none">Public transport and other traffic measures are needed to meet both current and future demand resulting from the project.Traffic impacts during construction must be carefully managed.Traffic incidents at the Austral Avenue and Eton Road intersection.Existing pedestrian access to Kimo Street should be included in the project.	<ul style="list-style-type: none">The approved Concept Plan closely considered anticipated traffic levels resulting from the project.We have undertaken our own study and are continuing to explore opportunities to increase efficiency and maximise safety while working within the approved Concept Plan.DHA is committed to responding to transport needs and issues in consultation with stakeholders including Roads and Maritime.A comprehensive Traffic Management Plan will be prepared to manage traffic flow and ensure safety during and after construction.We have instructed our Traffic consultants to review the Austral Avenue/Eton Road intersection in conjunction with Council.Public Access from Kimo Street to the bus stop is not practical given the various ownership constraints along the boundaries.
Emergency access	
<ul style="list-style-type: none">Project plans must clearly define and evaluate evacuation and emergency services access routes to protect community safety in the event of bushfires.Maintaining water pressure and community access to water during an emergency.	<ul style="list-style-type: none">DHA is continuing to work closely with bushfire experts throughout the planning process to maximise the effectiveness of measures of the Asset Protection Zone (APZ) and address issues such as water demands in an emergency situation.The holistic approach being taken suggests that the need to evacuate the development is less likely given the APZ, modified landscape elements and the introduction of new buildings between the bushland and the playing field within the development. This is being assessed in conjunction with the RFS.DHA will take a proactive approach to working with emergency services, Community Fire Units and local organisations to ensure effective Emergency and Evacuation Action Plans are developed, kept up to date and communicated to all residents and stakeholders.We acknowledge the importance of engaging the new residents in the local volunteer networks.

Child care demand	
<ul style="list-style-type: none"> • Demand for child care places is currently high and will increase once the UTS Child Care Centre closes. 	<ul style="list-style-type: none"> • The preferred construction schedule mean the UTS Child Care Centre may operate until at least December 2013, subject to agreement by UTS Childcare and the approval of the project staging by Ku-ring-gai Council. • DHA is working with a range of child care providers to secure increased places in the local area for families.
Encouraging community involvement	
<ul style="list-style-type: none"> • It will be important to involve new residents in local community activities. • Defence Force families moving frequently. 	<ul style="list-style-type: none"> • We understand the importance of creating healthy, connected communities. DHA is working closely with organisations such the Defence Community Organisation and Defence Families Australia to establish relationships and develop connections for new residents with existing residents, community groups and service providers. • DHA intends to work in a coordinated way with established services and community groups to ensure the new community contributes in a positive way to the social fabric of the area. • Defence families seek the same things as other families in the area, a sense of place and a community to be part of. • We encourage you to share your knowledge about the local area to help us identify ways to help new families fully participate in the community.
Design of homes	
<ul style="list-style-type: none"> • Details are needed about the design of homes, materials used to build them and how close they will be to surrounding homes. 	<ul style="list-style-type: none"> • The project will be developed in accordance with a set of Urban Design Guidelines to the satisfaction of Council. These guidelines will respond to the unique features of the site and ensure there are appropriate interfaces with adjoining properties. • We will provide more details about the proposed appearance of new homes at the next community information session, once the design is more progressed. At this session, residents will have the opportunity to provide feedback on the design, construction materials and impact on their homes.
Natural environment	
<ul style="list-style-type: none"> • The site's bushland character, including significant trees, should be maintained through ongoing environmental management. 	<ul style="list-style-type: none"> • We acknowledge the significance of the local bushland and we will be approaching existing community groups to assist in developing environmental management measures and community initiatives. • Significant trees are being identified and retained where possible. The principles for the planning from the early development of the site in 1969 and subsequent approvals has been to retain the bushland feel by concentrating any development to key, discrete, locations and preserving the bushland character adjacent to those areas. The approved Concept Plan continues that approach.

Planning process update: [Where we are now](#) and beyond

November / December 2011

- The Voluntary Planning Agreement (VPA) has been finalised with Council about the community facility, playing field and roads and is being advertised in conjunction with the first Development Application
- Submission to Ku-ring-gai Council for Approval of Urban Design Guidelines and Environmental Management Plans
- ❖ [Lodgement of the Stage 0 Development Application which relates to the community facility, playing field, roads and creating the Precincts for future applications.](#)

2012 and beyond

- Council have advertised the Development Application and it is on public exhibition until 14 February 2012
- Lodge a series of Development Applications for the various precincts
- Commence construction of playing field and new road in late 2012
- Commence construction of new dwellings in the second quarter of 2013
- First residents arrive in mid 2014
- Community Centre is constructed during the second half of 2015
- Project completed and last residents move in during the first half of 2017.

Contact: E consulting@elton.com.au P 9387 2600 W www.talk-edgelea.com.au

Supplementary item 9

Letter of support - Department of Defence



Australian Government
Department of Defence
Defence Support Group

Minute

Director Relocation & Housing
Garrison Estate & Business Support
Campbell Park Offices (CP2-2-140)

DRH SP/OUT/2012/22

Mr Vern Gallagher
General Manager External Relations
Defence Housing Australia
26 Brisbane Avenue
BARTON ACT 2600

Dear Mr Gallagher,

PROPOSED HOUSING DEVELOPMENT AT LINDFIELD, SYDNEY NSW

Thank you for providing details of the proposed Defence Housing Australia (DHA) development at Lindfield. I have reviewed the proposal and consider the development is consistent with ongoing Defence requirements. I support the proposed plan to provide Defence housing at Lindfield.

Major Defence bases in Sydney are strategically important to Defence. For considerable time Defence has had significant difficulty housing members and their families in the inner Sydney area. Lindfield is conveniently located to partially meet that need. I am satisfied the housing site at Lindfield offers benefits to ADF members posted to the inner Sydney area.

The planned development at Lindfield will enhance the housing options available to incoming Defence members and their families and help to ease the pressure in the private rental market. The proposed development has easy access to community facilities such as schools, shops and public transport. This is a good opportunity for DHA to address the long term requirement for well designed, quality Defence housing in Sydney.

Approval of this proposal will assist Defence and DHA to meet Defence's long term provisioning requirements. I am confident that the proposed development will be popular with ADF members and their families.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Alan McClelland'.

Alan McClelland
Director Relocations and Housing
(02) 6266 3114

24 Apr 12

Supplementary item 10

Letter of support - Defence Families Australia



Defence Families of Australia
CP2 - 1 - 11
Campbell Park Offices
Canberra ACT 2600

Mr Peter Howman
Chief Operating Officer
Defence Housing Australia
26 Brisbane Avenue
BARTON ACT 2600

24 April, 2012

Defence Housing Project: Lindfield, NSW

Peter
Dear Mr Howman,

I have recently been updated on the DHA proposal for housing development at Lindfield.

The supply and location of housing in Sydney presents concerns for many Defence families, especially for those in which the Serving Member is posted within the Central Business District, and to bases such as Fleet Base East, HMAS WATSON, HMAS WATERHEN and Victoria Barracks. With much of the current housing stock situated in the outer Sydney suburbs, factors including transit times, proximity to spouse employment, private schooling, and a wish to enjoy the city lifestyle, often sends many families to the private rental market, thus adding to pressures in finding suitable housing on posting. The creation of housing options closer in to the city as described to me in the Lindfield project has the potential to address some of these factors and thus alleviate quite a large amount of this pressure.

Due to the limitations of available land in Sydney, I understand that there will be a need to maximize the number of dwellings on the proposed site, therefore resulting in an overall medium density development and apartment style living. Among the challenges that many Defence families face when they move from state to state is the expectation of similar housing conditions in each location. With this in mind, any development needs to consider the needs of a large scale mobile workforce and make appropriate inclusion of suitable internal and external storage resources, as well as outside resources and facilities appropriate for small children within the surrounds. Consideration of access to regular public transport and adequate parking for all residents and their visitors is also necessary. Implementation of good communications to families relocating to this area will be necessary in managing the expectation of this housing stock.

Defence Families Australia (DFA) supports the Lindfield project, and would welcome updates on its progress, as well as being kept informed on other projects being planned by DHA.

Yours Sincerely,

Julie Blackburn
DFA National Convenor
Ph: 0410 626 103
Email: julie.blackburn1@defence.gov.au



Defence Families of Australia



CP2 - 1 - 11, Campbell Park Offices, Canberra, ACT, 2600



1800 100 509



www.dfa.org.au



Supplementary item 11

Letter of support - Ku-ring-gai Council

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Locked Bag 1056, Pymble NSW 2073
T 02 9424 0000 F 02 9424 0001
DX 8703 Gordon TTY 133 677
E kmci@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411



Contact: Deborah Silva

Reference: S08640 / 2012/050416
28 February 2012

Mr Peter Howman
Chief Operation Officer
Defence Housing Australia
28 Brisbane Avenue
BARTON ACT 2600

Dear Mr Howman

It is with pleasure that I submit this letter of support regarding the proposed Edgelea development at 100 Eton Road, Lindfield, NSW [AKA UTS Ku-ring-gai Campus].

On 11 June 2008, a Concept Approval under part 3A of the *Environmental Planning and Assessment Act 1979* was issued for residential development for up to 345 dwellings and the adaptive reuse of an existing building for mixed use purposes at the subject site.

Defence Housing Australia [DHA] subsequently acquired the site and approached Council in May 2011 to discuss the best method to deliver the public benefits/infrastructure requirements of the approval.

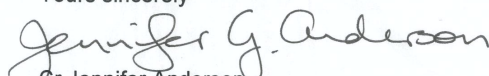
In October 2011, Defence Housing Australia (DHA) presented to Council an overview of the proposed development and details on the advancement of negotiations for the public benefit contributions being offered to Council via a Voluntary Planning Agreement. Council will obtain a new soccer field, a community facility and public roads as a result of the development.

Throughout these negotiations the issues of paramount importance for both parties have been in regard to achieving great community outcomes, both in terms of facilities and amenity for our current and future residents.

On 13 December 2011 Council considered a report on the offer of the *Voluntary Planning Agreement – UTS site*, negotiated between Council and DHA, at which time Council unanimously supported to place the VPA on public exhibition along with the development application for subdivision of the development allotments. This development application is currently being assessed.

Ku-ring-gai Council welcomes the new residents of Edgelea.

Yours sincerely


C/- Jennifer Anderson
Mayor

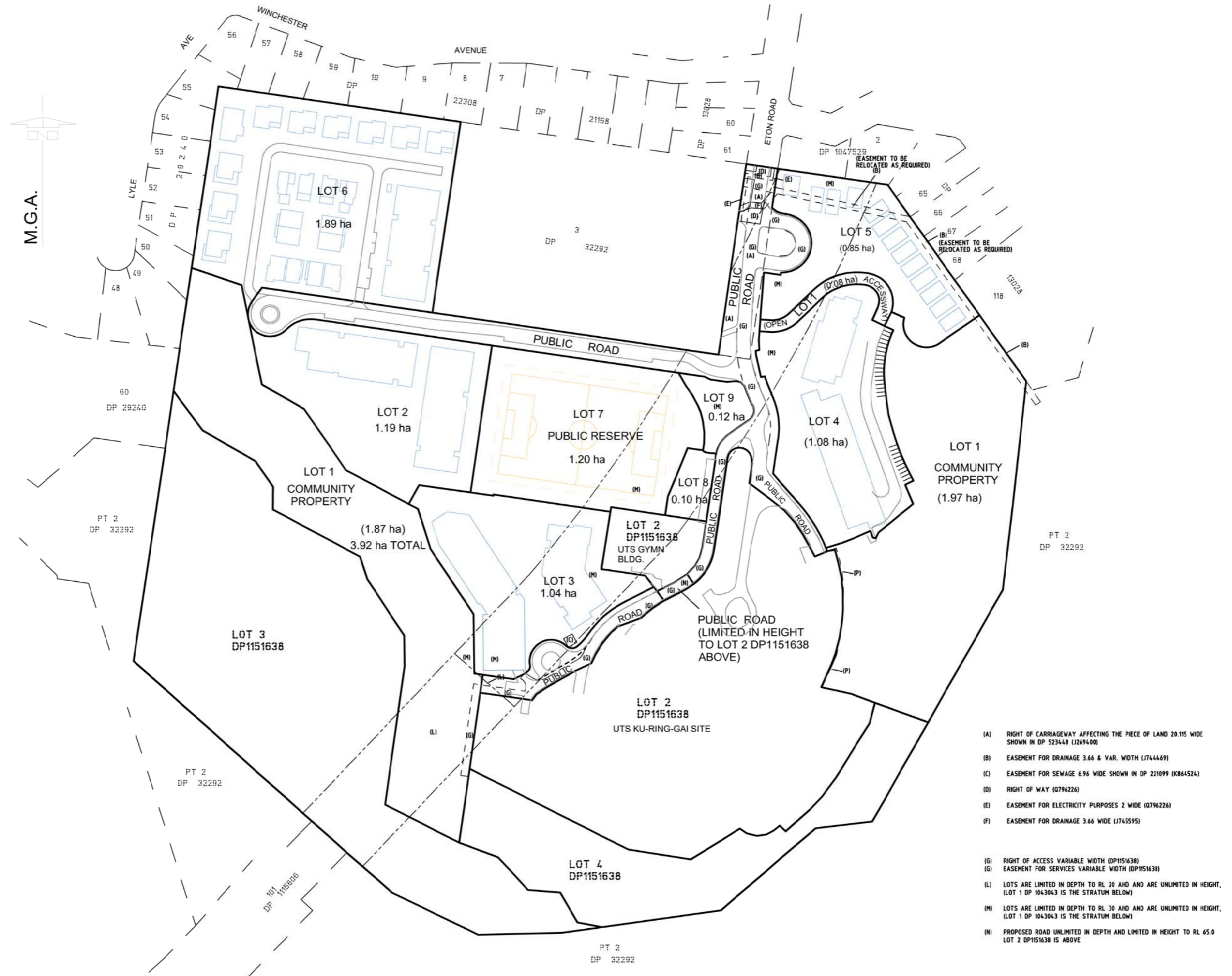
OFFICE OF THE MAYOR
Council Chambers

Telephone: - 02 9424-0709 Fax: - 02 9424-0202

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Supplementary item 12

Proposed plan of subdivision



Supplementary item 13

Landscapes concept plan

