

## The Proposed Works

### Purpose

- 2.1 The purpose of the proposed work is to provide 80 on-base houses to meet the operational requirements of the Australian Defence Force (ADF).

### Need

- 2.2 There are presently 361 DHA managed on-base houses at Puckapunyal. 119 houses were built in the 1960s and a further 100+ in the 1980s. Many of the houses (especially those built in the late 1960s) are considerably small, lack amenity and have been a cause of resident discontent.<sup>1</sup>
- 2.3 The latest available Defence Housing Forecast (DHF) indicates that over the next 5 years, Puckapunyal has a steady requirement to house 412 Defence Families, 80 per cent on base. This number may increase should the School of Military Engineering and School of Infantry be relocated to Puckapunyal in the future.<sup>2</sup>
- 2.4 Given Puckapunyal's remote location, off-base housing is limited, and the sourcing of additional suitable properties at short notice is difficult.

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1 Appendix C, Submission No. 1, paragraph 2.2

2 *ibid*, paragraph 2.3

## Scope

- 2.5 The proposed development will comprise:
- 80 houses<sup>3</sup>; and
  - stormwater drainage, communications, sewerage reticulation, gas and electrical services.<sup>4</sup>

## Project Delivery

- 2.6 It is proposed that the construction be divided into two phases. The first phase would involve construction of residences on land where houses have previously stood. The second phase would involve construction of the remainder of the dwellings after further consultation with Defence on any emergent infrastructure requirements. This project comprises the first phase of the planned Puckapunyal housing project.
- 2.7 The proposed delivery methodology is to employ project home builders on a 'design and construct' basis to provide houses that satisfy all DHA and Defence standards and requirements.<sup>5</sup>

## Cost

- 2.8 The estimated overall project cost is \$19.6 million. This does not include any allowance for the upgrading of infrastructure services outside the subdivision area.<sup>6</sup>

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3 Appendix C, Submission No. 1, paragraph 4.1

4 *ibid*, paragraph 9.2

5 *ibid*, paragraph 17.2

6 *ibid*, paragraph 22.1