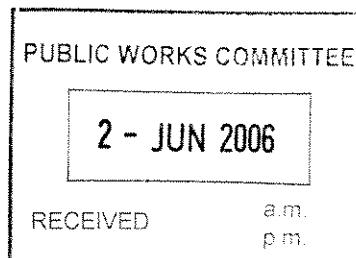


City of Ipswich
Queensland, Australia

1 June 2006

Secretary
Parliamentary Standing Committee on Public Works
Parliament House
CANBERRA ACT 2600

SUBMISSION².....
MAYOR OF IPSWICH
Councillor Paul Pisasale



Dear Sir/Madam

Re: **PROVISION OF IMPROVED "LIVE-IN" ACCOMMODATION –
PHASE 1 PROJECT SINGLE LEAP – AMBERLEY, QUEENSLAND**

On behalf of the Ipswich City Council I present the attached submission regarding the Provision of Facilities for Project Single Leap – Phase 1 and recognise the excellent working relationship which is enjoyed between the RAAF Base Amberley and the City of Ipswich.

RAAF Amberley is recognised as the largest Defence Base in Australia and the recent announcement of a \$285 million redevelopment project at this base is enthusiastically welcomed by Council. The Defence Base and the proposed adjoining "Aerospace Park" represents exciting economic opportunities for the City and Council acknowledges that these will both be major contributors to Ipswich as it fulfils its role in the South East Queensland Regional Plan.

Ipswich is currently experiencing strong economic growth and the population of Ipswich is expected to double within the next twenty (20) years. Council acknowledges that the defence industry is currently the largest employer in the Ipswich region and a major contributor to the region's economy.

The announcement by the Commonwealth Government to expand the support infrastructure at the Base to include quality single accommodation as part of project Single Leap is strongly supported by the City.

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The provision of these facilities can only enhance the social fabric of the Ipswich community. Council looks forward to working collaboratively with the Base in ensuring that the personnel are involved in community events, activities and celebrations. This will increase their sense of belonging as residents within our community and in turn, Ipswich will benefit from their participation, skills and interests that they individually bring to the City.

The Council hereby submits a brief for submission to the joint Parliamentary Committee on Public Works in relation to the provision of improved living accommodation for single ADF members as part of project Single Leap – Phase 1, and asks that consideration be given to the material provided on observations made in relation to planning matters (Attachment “A” - 3 pages). Council would welcome any future opportunity to discuss matters of interest and provide additional detail if required.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Victor Attwood', with a long horizontal flourish extending to the right.

Councillor Victor Attwood
Acting Mayor of the City of Ipswich



SUBMISSION BY IPSWICH CITY COUNCIL TO THE JOINT PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS IN RELATION TO THE PROVISION OF IMPROVED LIVE-IN ACCOMMODATION FOR SINGLE ADF MEMBERS AS PART OF PROJECT SINGLE LEAP – PHASE 1

SUBMISSION 2

INTRODUCTION

In June 2006, the Joint Parliamentary Standing Committee on Public Works is scheduled to conduct a hearing in relation to the provision of improved living in accommodation for single Australia Defence Force (ADF) members as part of Project Single LEAP- Phase 1 which includes infrastructure at the Amberley Air Base. The hearing will consider a proposal by Defence to provide a whole-of-life living in accommodation solution for ADF members required to live on base for operational reasons. Ipswich City Council has been invited to review the proposal and to forward a submission to the Secretariat to the Committee should Council wish to make one.

The following submission from Ipswich City Council has been prepared on the basis that Ipswich City Council, the Local Authority for the area containing RAAF Amberley, may be materially affected and have an interest in the proposal to provide whole-of-life living in accommodation solution for ADF members required to live on base for operational reasons.

Council's submission makes reference to two (2) of the terms of reference namely *the need for the work* and *if the proposed work will adequately satisfy the need*.

NEED FOR THE WORK

Council understands that the proposed redevelopment project of RAAF Base Amberley will see an increase of employees from 2500 to 6000 over the next few years. This project will obviously impact on the availability of suitable accommodation for its employees and contractors in the Ipswich region.

On this basis Council acknowledges that there is a need for the provision of improved living-in accommodation for single Australian Defence Force members.

WILL THE PROPOSED WORK SATISEY THE NEED

There is currently an excellent working relationship between Defence and Council Planning staff and this relationship was acknowledged by your Minister, Senator the Hon Robert Hill in recent correspondence to Council. The Minister also stressed the importance of Council making appropriate planning decisions that will assist in the long term viability of RAAF Amberley and that residential and other developments near RAAF Amberley need to be compatible with the current and future operations of Amberley.

Council has implemented several specific considerations within its current Planning Scheme that addresses development in and around RAAF Amberley particularly in regard to aircraft noise. These provisions place certain restrictions on the extension of residential development in and around the airbase.

PUBLIC WORKS COMMITTEE

2 - JUN 2006

RECEIVED

Council's Planning staff have reviewed the statement of evidence provided by the Department of Defence and the Development Assessment Comments in relation to the proposal are as follows:

The site is included in the Amberley Air Base and Aviation (Sub Area AA1- RAAF Air Base) zone pursuant to the Ipswich Planning Scheme. This proposal is generally consistent with the intent of this sub area and is 'Exempt' from the need to obtain development approval pursuant to the Planning Scheme. However, it is considered that this development in its preparation should respond to the requirements of the Ipswich Planning Scheme 2006. In particular, the

- Amberley Areas Zone Code;
- Residential Code (particularly the criteria relating to Multiple Residential Developments);
- Parking Code; and the
- Development Constraints Code (particularly the criteria relating to noise impacts resulting from the operations of the RAAF Air Base Amberley).

Further the impacts this development may have on amenity of created residential areas should be assessed and addressed in detail. Identified issues include:

- Noise
 - The proposed area of the site is situated within a noise affected area of the base. Therefore, aircraft noise impacts on ADF personnel will need to be addressed through noise attenuation measures, as supported through documents provided by the Commonwealth and as outlined in the Ipswich Planning Scheme.
- Eco-friendly design of buildings to address climatic response
 - It is likely that a method used to address noise concerns will be to 'close off' the buildings and use artificial light, heating and cooling methods. This raises additional concerns regarding eco- responsive design of buildings that take advantage of natural light, heating and cooling.
- Recreation space
 - Recreation space is a requirement of the Planning Scheme Residential Code and is considered imperative to maintaining a healthy living and providing good residential amenity for occupants. Outdoor private recreation space should be provided immediately adjoining the internal living quarters, however it appears that this could be difficult due to the design challenges presented when addressing noise issues i.e. closing off the buildings to include all activities inside.

Additionally, assessment of the infrastructure requirements for the development should be undertaken which includes the following:

- Water supply analysis report that addresses the existing capacity and infrastructure and expected capacity needs and additional upgrade of infrastructure;
- Effluent disposal and associated environmental reporting regarding the ability of the existing Amberley Air Base sewerage treatment plant to adequately treat and dispose of additional effluent generated by the development;
- The management and treatment of stormwater on the site to achieve no net increase in stormwater exiting the site and to ensure high stormwater quality output from the development through a Integrated Stormwater Management Plan;
- Road network and traffic analysis that considers the access roads leading directly into the air base and other road networks utilised for access to the air base, particularly the impact of the development on the inter-section of Rosewood and Ipswich-Rosewood Roads and Old Toowoomba Road and the potential to close access roads around the development area to facilitate the proposed development;
- Waste removal and storage;

Consideration of Construction Phase Activities should also form part of the reporting about the development. The construction of a development of this size and scale will need to be managed and addressed to prevent impacts such as, but not limited to the following:

- Traffic
 - Increased movement of heavy rigid vehicles, particularly through residential areas en-route to the base i.e. logistics of material, personnel, equipment etc. The use of local roads for construction vehicles should be limited and a preferred haul route using the State Controlled Road System be implemented.
- Erosion and Sediment Control; and
- Dust Nuisance.

Further consultation in relation to the above development matters is encouraged. In particular, with the following agencies:

- Bremer River Catchment Group regarding the disposal of effluent from the Amberley air base;
- Environmental Protection Agency regarding general environmental impacts of this development, in particular effluent disposal issues;
- Ipswich Water to discuss water infrastructure and capacity issues; and
- Department of Natural Resources, Mines and Water and the Department of Main Roads to discuss road closure opportunities and state controlled road matters.