

Submission No. 1

ao

(Rasmussen)

Date: 24/11/2011



**PROPOSED DEVELOPMENT AND CONSTRUCTION OF
HOUSING FOR DEFENCE
AT RASMUSSEN, TOWNSVILLE**

Statement of Evidence
to the
Parliamentary Standing Committee
On Public Works



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Proposed Development and Construction of Housing for Defence at Rasmussen, Townsville

Need for works

Identified need

1. The Lavarack Barracks in Townsville, Queensland is one of the Australian Defence Force's (ADF) largest bases and home of the 3rd Brigade, the Army's light infantry brigade, which forms the core of the Army's Ready Deployment Force. The base currently supports a population of 3,817 military and 626 civilian personnel. DHA has identified a growing need over the next 5 years to provide new housing accommodation for families of Defence personnel working in the Townsville area.
2. Of the total Defence personnel residing in the Townsville area, 2,100 are Members with Dependents (MWD). As of 1st June 2011, 13.2 percent (280 families) of the MWD's were on Rental Allowance (RA) which is the provision of an allowance to assist members in sourcing their own accommodation in the private rental market. Defence policy and DHA contractual obligations require that no more than 15 percent of members be on RA.
3. To maintain the housing stock in Townsville at acceptable levels, DHA must provide approximately 80 new dwellings per year in order to:
 - maintain or reduce the number of members on RA;
 - replace housing returned to investors at end of lease; and
 - replace existing housing that no longer meets Defence standards.
4. DHA proposes to develop approximately 1,180 allotments plus one medium density site for the provision of housing in Rasmussen, near Townsville,

Queensland to assist in satisfying future demand.

5. In Rasmussen, DHA intends to construct houses for Defence families on 401 lots (approximately 33 percent of the total lots), at an average take out rate of about 40 lots per annum for the duration of the delivery phase of the project. The requirement shortfall of about 40 dwellings per year will be provided from other DHA developments and acquisitions in the Townsville area.
6. To complete the Rasmussen project, the remaining residential lots and the medium density site will be sold to the general Townsville market. Subject to market conditions, the final DHA house will be completed in 2023.

Financial Year	Yr1	Yr2	Yr3	Yr4	Yr5	Total
	2011/12	2012/13	2013/14	2014/15	2015/16	
OPENING BALANCE	1,939	1,909	1,912	1,915	1,935	
Additions	308	250	237	224	192	1,211
Constructions & Acquisitions	80	73	70	90	90	403
Total Lease Options	116	120	111	74	13	434
Subtractions	338	247	234	204	194	1,217
Disposal - DHA Owned	22	27	27	35	28	139
Total Lease Ends	316	220	207	169	166	1,078
CLOSING BALANCE	1,909	1,912	1,915	1,935	1,933	

Table 1 DHA Capital Plan Extract (Townsville)

Options Considered for Meeting the Need

7. In order to meet identified housing requirements, DHA has considered the following options:
 - a. Building of a Defence married quarter precinct – no longer Defence policy.
 - b. Purchasing house and land packages off local builders – although this forms part of the DHA local supply chain it does not provide DHA with sufficient surety over the future supply of dwellings.
 - c. Renting suitable houses from members of the general public – this forms a small part of the DHA supply but is insufficient to meet requirements.
 - d. Allowing members to source their own accommodation – this is occurring. However, Defence policy and DHA contractual obligations aim to keep the RA level at or below 15% (currently 13.2%)
 - e. Buying a greenfield site and developing to ensure that Defence housing and social needs are met.

8. DHA is pursuing a mix of measures to meet future Defence housing needs in Townsville. However, the purchase and development of a greenfield site is appropriate at this time for the following reasons:
 - a. Defence has a requirement to integrate Defence families into the wider communities. A local community, of which approximately 30% are Defence families, has traditionally met Defence social requirements. This is consistent with the percentage of rental properties in the broader community.
 - b. DHA operates in a commercial manner. This development and construction methodology is the most cost effective way to meet

Defence housing and social requirements and for DHA to meet the required return to shareholders.

To this end, DHA has purchased the Rasmussen site and seeks a recommendation from the Parliamentary Standing Committee on Public Works (PWC) for the development and construction program to proceed as outlined in this statement of evidence.

Historical Background

9. The Project Area has previously been used for farming activities and as a source of fill for earthworks related to subdivision activities on adjoining land. As a result the site can be described as heavily disturbed (Everick, 2011).
10. The site was purchased by DHA in December 2010. An aerial photograph and master plan for the subject site are provided in Supplementary Items 1 and 2.

Heritage Considerations

Aboriginal Heritage

11. Everick Heritage Consultants (2011) conducted an Aboriginal Cultural Heritage Duty of Care Assessment for the subject site. The assessment involved the examination of aerial photographs and research on the historic record relating to the site, to identify if any parts of the site require further assessment under the Duty of Care Guidelines Gazetted under Section 28 of the *Aboriginal Cultural Heritage Act 2003* (Qld) (ACHA) (Everick).
12. The assessment by Everick concluded that all parts of the Project Area have been the subject of Significant Ground Disturbance under the meaning of the ACHA. The proposed development activities fall within Category 4 of the Duty of Care Guidelines for all parts of the Project Area.

In accordance with the Duty of Care Guidelines, it is reasonable to proceed with the proposed development activities without further cultural heritage assessment (Everick).

European Heritage

13. There are no remnants of European use of the site that would be of heritage interest.

Environmental Considerations

Existing Vegetation

14. The site has been almost completely cleared of vegetation as a part of prior site preparation works, with some juvenile regrowth occurring sporadically across the site (Everick, 2011). The site is effectively the balance of adjoining existing land subdivision activities.
15. The site does not contain any remnant vegetation protected either under the Vegetation Management Act 1999 or the Nature Conservation Act 1992. It is not considered that the proposal will have an impact on any matters of National Environmental Significance protected under the Environmental Protection and Biodiversity Conservation Act 1999, nor is it considered that the proposal, being undertaken by a Commonwealth agency, will have a significant impact on the existing environment.

Waterways/Wetlands

16. A shallow watercourse runs through the northern portion of the site. This watercourse is to be retained as an open space area and will contribute to the stormwater management of the site. The site is within close proximity to the Ross and Bohle Rivers and approximately 6km north (downstream) of the Ross River Dam.

Key Legislation

17. The following key legislation is relevant to this project:
 - a. Federal
 - *Defence Housing Australia Act 1987*
 - *Environmental Protection and Biodiversity Conservation Act 1999*
 - b. State
 - *Sustainable Planning Act 2009*
 - *Sustainable Planning Regulation 2009*
 - *Aboriginal Cultural Heritage Act 2003*
 - *Building Act 1975*
 - State Planning Policies
 - c. Local
 - City of Thuringowa Planning Scheme
 - Local Laws.

Impacts on Local Communities

18. It is considered that the proposed development will not adversely impact surrounding local and regional communities. The site has been designated for residential development under the Thuringowa Planning Scheme for some time. Accordingly, surrounding infrastructure has been sized to accommodate development of this site with sufficient water, sewer and road infrastructure existing within and adjacent to the site.
19. On this basis, it is considered that the proposed development will not adversely impact on the local and surrounding communities. However, any

effects on schools and community facilities as a result of an influx of people moving into the area will need to be addressed.

20. The development will provide employment opportunities for civil contractors, house builders and their associated trades, which will benefit the local economy and service industry. Local economic benefits will also be realised through an expansion of the resident population who will contribute to local retail, service and other economic activities.

Consultation with Stakeholders

Community

21. An initial Townsville Community consultation evening was held on 31 August 2011 in Townsville. The public response was positive. Attendees were interested in understanding the number of defence personnel that would be accommodated within the project and the likely tenure and ownership patterns for the remaining non DHA land. DHA intends to conduct a further community consultation session in early 2012 ahead of the PWC hearing.

Authorities

22. DHA and the consulting team have held several workshops with Townsville City Council's (TCC), planning department, traffic engineering department and engineering departments. Discussions have also been conducted with the Queensland Department of Transport and Main Roads (DTMR) regarding the master plan proposal. All initial feedback has been positive.

Social Planning Outcomes

23. DHA is cognisant of the previous PWC recommendation for DHA, the developer, Council, government and non-government agencies to work together to deliver a socially sustainable development 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 a Social and Cultural Planner to assess the impacts of having approximately 1180 additional families use the existing schools and other public amenities in the area.

Letters of Support

24. 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 (Supplementary Item 3).
25. The National Convenor of Defence Families of Australia, Mrs Julie Blackburn, has also been briefed on the project and has provided a letter of support (Supplementary Item 4).

Purpose of Works

Project Objectives

26. In this submission, DHA seeks approval from the PWC to develop Stages 1 - 30 of an approximately 99 hectare site, at Rasmussen, Townsville, Queensland. The objective of the project is to develop and deliver approximately 1,180 residential allotments plus one medium density site to satisfy the housing needs for Defence personnel working within the Townsville area.

Details and Reasons for Site Selection

27. The site at Rasmussen is a large site zoned for residential development in Townsville's south-western suburbs and represents an opportunity for DHA to undertake a major development that will assist in satisfying a significant

proportion of Defence housing needs for the next 12 years and beyond.

28. This location of the site satisfies Defence's requirement to integrate Defence families into the wider community whilst being in close proximity to Lavarack Barracks and RAAF Base Townsville. Further to this, the development is the most cost effective way to meet Defence housing and social requirements and meet the targeted return to DHA shareholders.

Project Description and Scope of Works

29. The proposal is for DHA to develop Stages 1 – 30 of the Rasmussen site to yield 1,180 residential allotments and one medium density site. DHA then intends to construct 401 lots (approx. 33 percent of the total development) to supply Defence housing, at an average take out rate of about 40 lots per annum for the duration of the project. The proposed development will be undertaken in accordance with the master plan, provided in Supplementary Item 2. The construction of residential dwellings on non DHA lots is not included as part of this proposal.

Project Location

30. The site is located in the suburb of Rasmussen, approximately 6 kilometres to the south of Thuringowa Central shopping precinct and 14 kilometres south west of the Townsville Central Business District (CBD). The site is 11 kilometres from Lavarack Barracks.
31. The site is an irregular shaped englobo parcel consisting of 10 separate lots covering a total area of approximately 99 hectares. The site is bounded by Beck Drive to the west and other low density residential development to the north east. Land to the south and east of the site is primarily vacant and unimproved. The site is located within close proximity to Rasmussen's 'social centre' where there is a State primary school, the Catholic Good Shepherd community centre and church, a sports ground, a Police-Citizens

Youth Club (PCYC) and shopping precinct (Centre for the Government of Queensland, 2011).

32. Supplemental Item 5 shows the location of the Rasmussen Project in relation to the greater Townsville area and Supplemental Item 6 shows the site in relation to surrounding social infrastructure.

Public Transport

33. There is an existing public transport route connecting the Townsville CBD to Rasmussen via Riverway Drive. The Master plan for the development has been designed to accommodate future bus services with a clear and defined route through the project site. The proposed route can connect to the existing bus route along Riverway Drive to service the community and to strengthen the viability of public transport links.
34. In excess of 90 percent of residences are proposed to be within 400m walking distance of bus stops along the route, which are to be located in visible and identifiable locations.

Zoning and Local Approvals

35. The subject site is zoned as Traditional Residential (with the exception of Lot 20 on RP868130 which is Local Open Space) under the City of Thuringowa Planning Scheme.
36. Development Permits for Reconfiguration of a Lot (RoL) have previously been obtained for 12 stages of the development, as well as Operational Works (OPW) Approvals for 3 stages. Since the site was acquired in December 2010, enhancements to the master plan have occurred to better align the site layout with DHA's objectives. The revised lot layout provides for a better arrangement of lots adjacent to the site's entrance from Riverway Drive. The amended layout will require new RoL application to be

lodged for Stages 1 to 3. The existing RoL permits for Stages 4, 5 and 6 can still be used. DHA intends to lodge the RoL for Stages 1 to 3 in early 2012.

37. Further development approvals (RoL and Operational Works) for the balance of the stages will be required to fully develop the site in the future in accordance with the proposed Master Plan.

Design Principles

38. The master plan for the site has been developed in accordance with the DHA objective to meet Defence housing needs through the provision of high quality attached and detached housing that is financially viable, attractive to investors and integrates with the surrounding community. The development is to be:

- Value for money and inclusive
- Timely
- Environmentally aware
- Liveable

39. The master plan for the development is underpinned by guiding principles, which propose:

- A community that provides diversity and choice in the range and type of available residential premises, taking advantage of established infrastructure.
- A connected community that engages with established commercial, educational and recreational facilities and includes an integrated pedestrian and bicycle network and a 'grid' of streets to disperse traffic movement along a choice of routes.

- A defined community that emphasises residential amenity and provides discernible residential areas, creates well-defined public spaces around existing features and links and respects natural features, including the Mount Stuart and Pinnacles vistas and accessibility to the Ross and Bohle Rivers.
- A road network that introduces a low speed vehicle environment and visible and supervised open spaces and public facilities.
- A community that responds to its setting, taking advantage of prevailing breezes and solar orientation while permitting the introduction of water sensitive urban design solutions in open space corridors.

Earthworks

40. The site is generally flat and civil engineering investigations have determined that minimal earthworks will be required to facilitate its development. However, some cut and fill will be required to ensure that lots in the northern section of the site are suitable for development. Preliminary earthworks design has been undertaken to ensure that there is a balance of cut to fill across the site, with spoil generated from earthworks at the southern sections of the site used for fill in the northern sections. This will require the submission and approval of an operational works application to facilitate bulk earthworks across the site.

Water Supply

41. The development will connect to Townsville City Council's (TCC) existing water supply network. The development will be constructed in accordance with TCC development standards and Water Services Association of Australia (WSAA) best practice guidelines. There are several bores which, with Council permission, could prove useful during the development phase

and for the longer term. All existing bores will be tested for utility to provide irrigation for open space areas.

Stormwater drainage and quality

42. Design treatments for stormwater runoff flows will be incorporated into linear parkway corridors along the east-west and north-south collector streets. The master plan for the site identified opportunities for water treatment in the central parkland reserve and at the southern entry off Beck Drive before discharging into natural drainage systems to the Bohle River.
43. Water sensitive urban design techniques suitable for the Townsville Climate and rainfall patterns will be developed and installed to maintain stormwater quality outcomes for the development.

Sewerage

44. Sewerage infrastructure for the site will be connected to TCC's existing sewer networks, with collection via gravity mains. The sewerage network for the development will be constructed in accordance with TCC's development standards and WSAA best practice guidelines.

Electrical Services

45. Electrical reticulation will be provided by underground cable and serviced by Ergon Energy.

Telecommunications

46. Telecommunications for the proposed development will be connected to the Telstra copper cable network. It is proposed to install optic fibre via the National Broadband Network (NBN) program or equivalent if available.

Landscape

47. The Rasmussen site does not have any special fauna or flora species

identified and no threatened communities or species are known to be present on this environmentally degraded site. Therefore the landscape design for Rasmussen will only improve habitat and biodiversity on the site. The landscape plan will specifically promote the use of local endemic flora to encourage low water use, habitat for local fauna and integration of the development into the local landscape, especially to the open country to the west of the development.

48. The landscape design consists of local parks, created as places for the community to meet and engage socially. These parks are to be linked by dedicated landscaped pedestrian and cycle ways.

Design and Civil Works

Lot arrangement

49. The subject site will be developed to accommodate residential dwellings of varying densities with formal and informal open space areas. The allotment design focuses on the ability to build efficiently. Accordingly, the proposed residential allotments are:
 - a. Rectilinear for the most part; and
 - b. Responsive to climatic conditions, topography and views.
50. The allotments have been designed to take advantage of the long, north-south orientation of the subject site. Roads have been aligned east-west where possible to allow for 56 percent of the proposed allotments to be aligned north-south in response to solar paths and prevailing breezes which come from the north-east.
51. The Master Plan comprises one medium density site of 8,400sqm plus the following mix of residential allotments:

Type	Area	Approximate Number
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Type	Area	Approximate Number
Traditional	504 – 720 m ²	466
Premium Courtyard	450 - 612 m ²	225
Courtyard	390 – 540 m ²	318
Villa	350 – 450 m ²	112
Terrace	280 – 396 m ²	59
Total		1180

Table 2 Allotments types

52. The allotment mix will introduce variety to accommodate lifestyle options and provide a range of price points to meet local market expectations. An open space network is proposed which will consist of formal and informal open spaces linked by a green corridor along principal roads.

Built Form and Urban Design

53. The allotments to be developed on the site have been designed to maximise opportunities for buildings to:

- Be developed in a cost effective and timely way;
- Respond to the solar paths and prevailing breezes;
- Cater for an outdoor orientated lifestyle; and
- Engage with the street to create a cohesive and inclusive streetscape.

54. To achieve these design objectives, the design elements of the proposed development include:

- A variety of allotment sizes ranging from 280m² to allotments in excess of 700m²;

- A medium density site of 8400sqm.
- Allotments that are generally rectilinear and of even dimension to assist in efficiencies in building design and infrastructure provision;
- Allotments that are situated to capture prevailing breezes by the use of mixed allotments widths;
- A range of building types and densities that respond to market and lifestyle expectations;
- A clearly defined road hierarchy allowing convenient access, public transport movement and, where relevant, additional on-street parking opportunities;
- A grid pattern road network to allow efficient traffic movement through the neighbourhood;
- A connected and functional open space system that provides opportunity for active and passive engagement; and
- Practical water sensitive urban design treatments in response to Townsville's weather conditions.

Open Space

55. The open space is intended to serve multiple functions including a recreational space, pedestrian and bicycle linkages and stormwater treatment. The natural features of the site have been recognised and provision has been made for connections to regional open space opportunities along the Ross and Bohle Rivers.

Movement and Access

Road Network

56. A clearly defined hierarchy is proposed with major connections provided

through the estate to surrounding developments, allowing connection to principal roads to the north, south and west. Existing access to the site is provided via the following points:

- South Beck Drive – runs north-south along the western portion of the site.
 - Riverway Drive – runs north-south and is located east of the site.
 - Allambie Lane – runs east-west along the southern portion of the site.
 - Santal Drive – run east-west through the centre of the site.
57. Further internal connections will be provided to Stephanie Street, Leila Avenue, St Lucia Drive, Maria Street and Pinnacle Drive. A new identifiable signalised entrance to the estate is proposed directly off Riverway Drive.
58. The master plan for the site allows a road reserve width of 30m for major collectors to incorporate linear parkland and water sensitive urban design treatments. Internal access streets are proposed at 18m widths and motor courts at 15m to provide room for tree planting and on-street parking. The internal road network is proposed to be a grid-style layout to assist in enhancing permeability and walkability.
59. Laneways will be developed to maintain the efficiency of main traffic routes and to allow houses to present to the street, enhancing street appeal and lessening reliance on, and dominance of, garage and screen fencing.

Pedestrian and Bicycle Movement

60. The master plan provides for a walkable neighbourhood, connected by a central open space spine. A connected pedestrian and bicycle network is proposed as part of the development with designated paths provided within road reserve areas and open space corridors. The network will connect to external paths to provide linkages to the regional open space networks to

be developed along the Ross and Bohle Rivers.

Car parking

61. The proposed width of the roads will provide for on-street parking opportunities for visitor vehicles.

Acoustics

62. The amenity of future residents will be protected from noise intrusion from surrounding roads through the establishment of appropriate noise mitigation measures at the site. These include the options of:
 - Erecting noise attenuation fences along the boundary between residential lots and Riverway Drive and South Beck Drive; and/or
 - Ensuring that dwellings constructed on lots adjacent to these boundaries are designed to minimise noise intrusion. This can be ensured through the provision of notes on the titles of impacted lots informing future purchasers of their requirements.

Electrical Services, Fire Protection and Home Security

63. DHA dwelling construction will conform to Australian Standards and the Building Code of Australia, with combined security / insect screens fitted to all external doors, including sliding doors, and all opening windows.

DHA House Design and Energy Conservation Measures

64. The design of DHA housing will maximise the use of shade and prevailing breezes to achieve maximum cooling and therefore minimise air conditioner use.
65. All DHA dwellings must comply with design and construction specifications for DHA residences. In particular, all DHA dwellings must achieve a minimum 6 Star Energy Efficiency Rating (EER) as certified by an

independent accredited assessor using the Nationwide House Energy Rating Scheme (NatHERS) or other equivalent method.

Provisions for People with Disabilities

66. The Rasmussen development will include footpath design that accommodates wheelchair access, and a percentage of lots will have topography and size that are conducive to building houses with disabled provisions.
67. DHA will ensure the provision of dwellings built to the Silver Level Core Liveable Housing Design Elements.

Community Facilities, Childcare and Schooling

68. The site is located approximately 1km west to northwest of Rasmussen's 'social centre' which comprises a state primary school, community centre and church, a sports ground, PCYC and shopping precinct including a supermarket and pharmacy (Centre for the Government of Queensland, 2011). The Townsville General Hospital is located approximately 8 km north-east of the site. The Upper Ross PCYC is located less than 500m from the site.

Childcare Facilities

69. The Rasmussen West ABC Childcare facility is located 1km of the site.

Pre-schools and Primary Schools

70. The following pre-schools and primary schools are located within close proximity to the site:
 - St Anna's Early Education Centre, Rasmussen;
 - Rasmussen Primary School, Rasmussen;

- Good Shepard Catholic Community School, Rasmussen; and
- Kelso Primary School, Kelso.

Secondary Schools

71. Thuringowa High School in the neighbouring suburb of Condon is the closest high school to the site.

Tertiary

72. James Cook University is located approximately 8 km northeast of the site.

Occupational Health and Safety

73. Where required, DHA contractors to be used in the project will be accredited by the Federal Safety Commissioner.

Cost Effectiveness and Public Value

Outline of Project Costs

74. The estimated overall project cost is \$261,709,213 million including GST but excluding the purchase of the land and escalation. The cost will be met from DHA equity and debt funding and will be recovered through sale of individual lots to the general market and the sale of DHA constructed housing through its Sale and Lease Back (SLB) program.

Details of project delivery system

75. Works will be contracted under DHA procurement guidelines.
76. Dwelling construction packages will be contracted on a 'design and construct' basis. The successful tenderers will be required to comply with the DHA performance and design requirements, and the architectural guidelines aimed at delivering homes that meet the

project vision and design principles. Contractors will be required to deliver well-constructed homes that conform to the project objectives and provide value for money.

Construction schedule

77. Subject to Parliamentary approval by May 2012, the significant milestones to achieve completion of the project by 2023 are as follows:

Milestone	Date
PWC Referral	November 2011
Lodge DA Stage 1	January 2012
PWC Hearing	March 2012
PWC Approval	May 2012
Stage 1 DA Approval	July 2012
Operational Works Approval	February 2013
Commence Civil Works Stage 1	May 2013
Titles Stage 1	February 2014
Commence Housing Stage 1	April 2014
Complete First House	October 2014
Complete Final House	December 2023
Project Complete	December 2023
Last Sale Concluded	June 2025

Table 3 Construction Schedule

Public value

78. This proposal will contribute 'public value' by adding to the stock of housing used to meet Defence obligations to members of the Australian Defence Force and their families posted to Townsville, thus enhancing key

objectives for retention of Defence personnel. More broadly, the proposal will create jobs in the construction industry and through the subsequent development of houses on the completed lots.

Revenue

79. Details of the financial aspects of the project are included in a separate commercial in confidence briefing to the PWC (Submission 1.1).

Supplementary information

- Item 1 Aerial photograph
- Item 2 Master plan
- Item 3 Letter from Relocations and Housing, Department of Defence
- Item 4 Letter from Defence Families Australia
- Item 5 Rasmussen locality plan
- Item 6 Rasmussen community facilities map

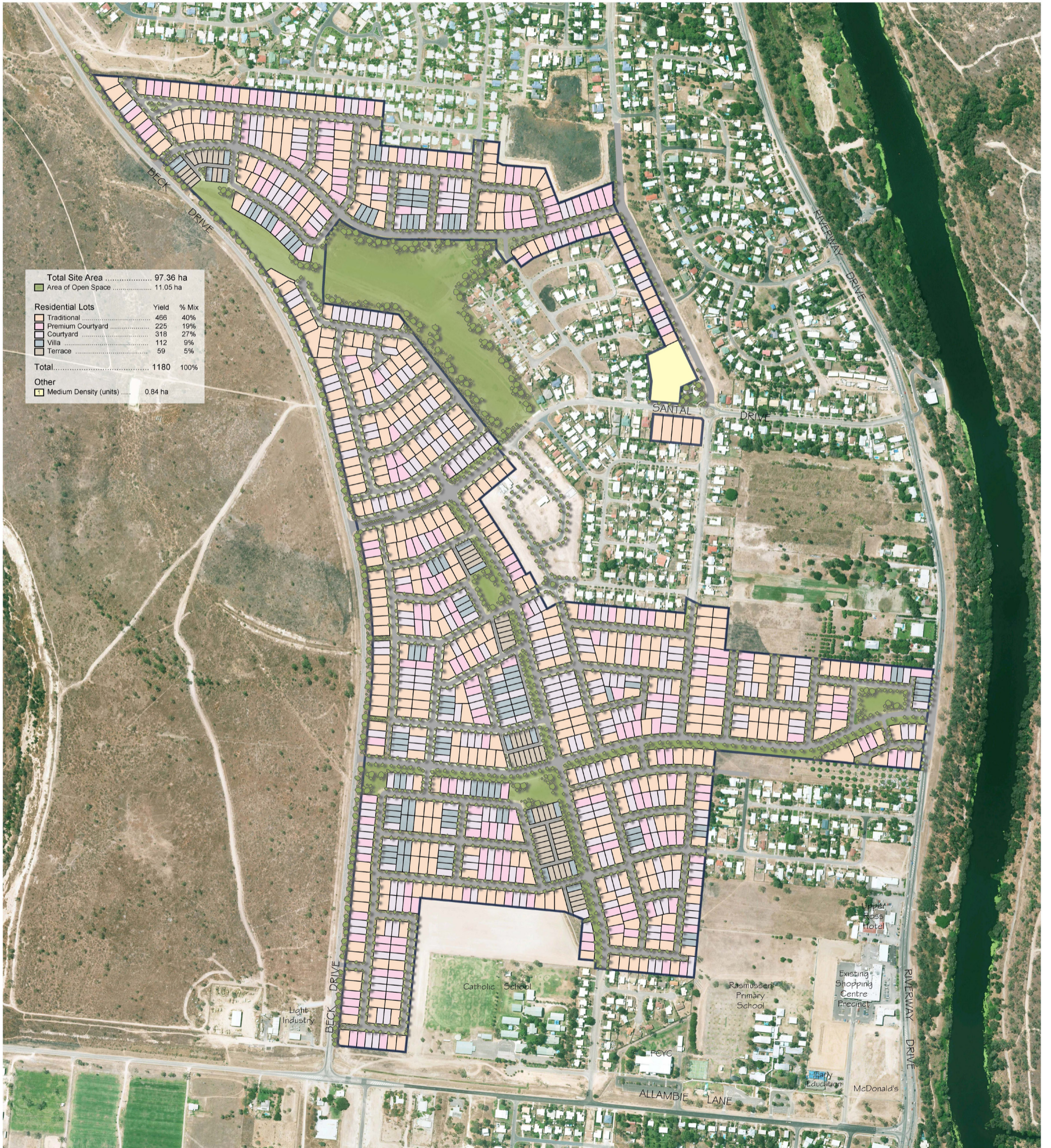
Supplementary item 1

Aerial photograph



Supplementary item 2

Master plan



Supplementary item 3

Letter from Relocations and Housing



Australian Government
Department of Defence
Defence Support Group

Minute

Director Relocation & Housing
Garrison Estate & Business Support
Campbell Park Offices (CP3-7-062)

DRH SP/OUT/2011/243

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

Dear Mr Howman

PROPOSED HOUSING DEVELOPMENT AT RASMUSSEN, TOWNSVILLE QLD 4815

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

Major Defence locations in Townsville are strategically important to Defence and significant increases to the ADF population, particularly at Lavarack Barracks, will see greater demand for Defence housing over the coming years. Rasmussen is conveniently located less than 15 minutes from Lavarack Barracks, within easy travelling distance of the CBD and other Defence locations in Townsville.

The planned development at Rasmussen will enhance the housing options available to incoming Defence members and their families and help to ease the pressure in the private rental market. This is a good opportunity for DHA to address the long term requirement for well designed, quality Defence housing in Townsville.

Approval of this proposal will assist Defence and DHA to meet the increased provisioning requirements associated with the 2012 relocation of over 700 3 RAR personnel from Liverpool to Townsville. I am confident that the proposed development will be popular with ADF families relocating to Townsville.

Yours sincerely,



Alan McClelland
Director Relocations and Housing
(02) 6266 3114

15 Nov 11

Supplementary item 4

Letter from Defence Families Australia



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

Mr Vern Gallagher
General Manager Business Projects
Defence Housing Australia
26 Brisbane Avenue
BARTON ACT 2600

2 November 2011

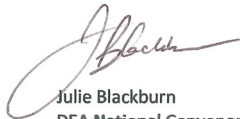
Dear Mr Gallagher

Thank you for the recent update on the proposed housing development that will cater for Defence families in Rasmussen, in Nth QLD.

As you know, Defence Families feel it is important to be located in service housing that is in-keeping with Defence Requirements, that also provides a level of outdoor living, and proximity to work location. Access to schooling, amenities, and work opportunities for the family members is also important. My understanding from this presentation is that the development of housing at Rasmussen will be in-keeping with these areas of importance for families.

Therefore, so long as this development will not negatively impact on individuals intended to reside in this area, Defence Families of Australia supports the Rasmussen project as presented me at this time, and would welcome updates on its progress.

Yours Sincerely,



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



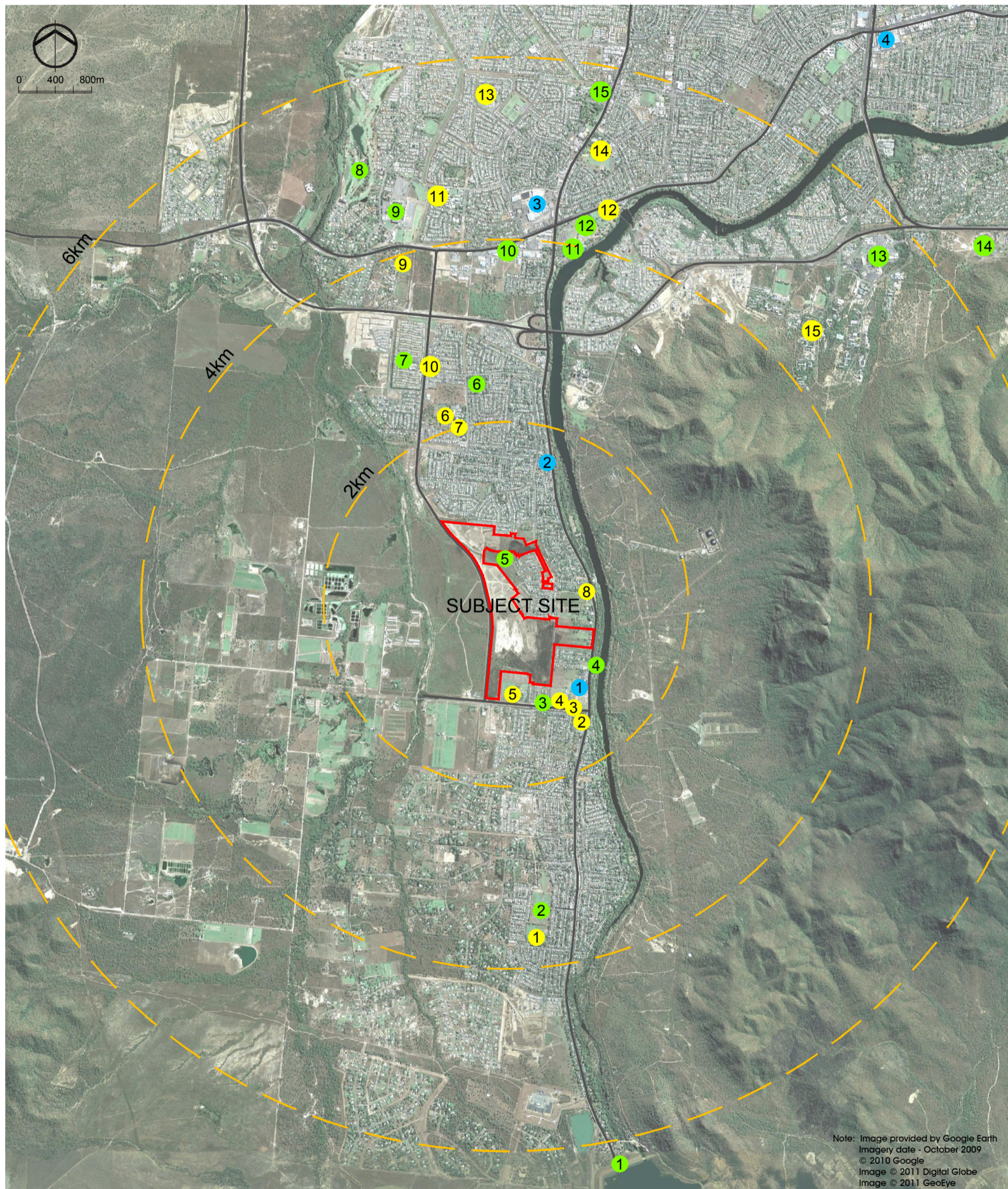
Supplementary item 5

Rasmussen locality plan



Supplementary item 6

Rasmussen community facilities map



Note: Image provided by Google Earth
 Imagery date - October 2009
 © 2010 Google
 Image © 2011 Digital Globe
 Image © 2011 GeoEye

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| <p>● Centres</p> <ol style="list-style-type: none"> 1 Rasmussen District Centre 2 Riverside Plaza Convenience Centre 3 Willows Shopping Centre - Sub Regional 4 Stockland Shopping Centre - Sub Regional | <p>● Education</p> <ol style="list-style-type: none"> 1 Kelso State School 2 ABC Childcare Centre 3 St Anna's Early Education Centre 4 Rasmussen Primary School 5 Good Shepherd Catholic School 6 Thuringowa High School 7 Vickers Road Community Child Care 8 Captain Teddy's Kindy 9 Shalom Christian College 10 Little Zebra Childcare Centre 11 Ryan Catholic College 12 Weir Primary School 13 Willows Primary School 14 Kirwan State High School 15 James Cook University | <p>● Community Facilities / Open Space</p> <ol style="list-style-type: none"> 1 Ross Park / Ross River Dam 2 Charles Moroney Park / Upper Ross Junior Rugby League 3 Upper Ross PCYC 4 Apex Park / Ross River Corridor 5 Neil Macarthy Park 6 Glenrock Park 7 Carlyle Gardens Retirement Village 8 Willows Golf course 9 Dairy Farmers Stadium 10 Cannon Park Cinema & Restaurant Complex 11 Riverway Community Centre 12 Tony Ireland Stadium 13 Townsville General Hospital 14 Lavarack Barracks 15 Kirwan Health Campus |
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