

Submission No. 01

(DHA Samford Road)

Date: 16/05/13

Samford Road

Statement of Evidence to the
Parliamentary Standing Committee on
Public Works

Proposed re-development and construction of housing for Defence
Samford Road, Enoggera, Brisbane, Queensland
16 May 2013

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Need for works

1. In this submission, Defence Housing Australia (DHA) seeks approval from the Parliamentary Standing Committee on Public Works (PWC) to redevelop a 6,317 sqm site, owned by DHA, in Enoggera, Brisbane, Queensland.
2. The objective is to demolish the current seven, two storey brick and weatherboard townhouses that are outdated and do not meet Defence guidelines. The site is adjacent to Gallipoli Barracks, Enoggera and opposite the Gaythorne Railway Station. It is proposed to replace the current townhouses with seven new townhouses and 48 apartments, all to be occupied by Defence members and their families.
3. Gallipoli Barracks is one of the Australian Defence Force's (ADF) major bases and home to units of the 7th and 11th Brigades, as well as the headquarters of the 1st Division and the 16th Aviation Brigade. The on-base facilities are currently undergoing a major expansion, which will see the number of regular personnel based at Enoggera rise to about 5,600 personnel. In conjunction with this on-base expansion, DHA has identified a need over the next five years to provide new housing for families of Defence personnel working in the Brisbane area.
4. DHA manages approximately 1,800 dwellings to support ADF members posted to the Enoggera base. At 27 February 2013, 1,695 families occupied Service Residences (SR) with an additional 396 families in private rental accommodation receiving Rent Allowance (RA). The proportion of families on RA is 19.53 percent which is over the target of 15 percent.
5. This development is included in the current Approved Provisioning Schedule and DHA Corporate Plan. The properties are planned to be delivered in the 2015/16 financial year and will assist DHA to reduce the proportion of Defence members on RA by offering excellently located dwellings that compete well with inner-city apartments and other private rental options.
6. The development of these properties will enable DHA to balance its portfolio mix and meet the demand for Defence members who wish to forgo additional amenity to live close to Gallipoli Barracks and Brisbane City. It is anticipated that all units will be occupied by Defence members.

Options considered for meeting the need

7. 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, the surety of supply that accompanies securing large development pipelines, and the higher development margins associated with wholesale rather than retail land purchase.
8. Other options include the construction of housing on-base, where opportunity presents, the purchase of developed land (serviced allotments) where available followed by construction, the purchase of suitable established houses, and the direct leasing of suitable housing where possible.
9. In relation to this proposal, there is no opportunity in the Enoggera area to construct housing on-base. DHA then depends upon a combination of new constructions on developed land, the purchase of suitable housing where economically viable and direct leasing where possible.
10. The acquisition of infill sites to redevelop in close proximity to Gallipoli Barracks is part of DHA's long term provisioning strategy to meet the goal of providing a range of housing options for Defence members, especially when it exists close to their workplace.
11. This opportunity to redevelop an existing DHA owned site will meet the dual goals of greater housing choice and a reduction in RA, in a location where the majority of commuting by both the member and the partner can be by walking or accessing public transport. A site location map is at Supplementary Item 1.

Historical background

12. The site at 380 Samford Road contains seven townhouses currently occupied by Defence members. These townhouses were constructed in 1986 by Defence when the site was part of Gallipoli Barracks and classified as on-base housing. Ownership of the site was transferred to DHA in 1993.
13. The existing townhouses are 26 years old, lack the amenity required by Defence and are prime candidates for an urban infill strategy.

Environmental considerations

14. Apart from a line of mature trees extending along the site's frontage, 380 Samford Road is generally clear of vegetation and contains seven townhouses with an on-site access road and car parking.
15. Although site vegetation is not subject to either local or State environmental overlays, the line of mature trees extending along the site's frontage is to be retained and enhanced through supplemental landscaping in order to provide an attractive landscape buffer to Samford Road.
16. 380 Samford Road is not included on Queensland's Contaminated Land Register or the Environmental Management Register. The site is not subject to the Commonwealth Government's *Environmental Protection & Biodiversity Act 1999*.

Key legislation

17. The following key legislation is relevant to this project:
 - a. *Sustainable Planning Act 2009 (QLD)*;
 - b. *Building Act 1975 (QLD)*;
 - c. *Defence Housing Australia Act 198*; and
 - d. *Building and Construction Industry Improvement Act 2005*.

Planning process and consultation

18. DHA's development of 380 Samford Road will occur generally in accordance with the provisions of the Brisbane City Plan 2000. As the development has a higher residential density than that identified under the Brisbane City Plan, significant consultation has occurred between DHA and the Brisbane City Council (BCC). As a result of this consultation, the proposal is supported by the BCC on a number of significant planning grounds, with the conclusion that the site's location is conducive to higher residential densities given that it:

- a. Adjoins land under the control of the Department of Defence (Gallipoli Barracks) and the proposal seeks to provide accommodation for Defence personnel;
 - b. Has approximately 120 metres of frontage to an established arterial route, being Samford Road;
 - c. Is situated directly opposite (and within 40 metres of) Gaythorne rail and transit centre;
 - d. Is bounded to the north by existing commercial development;
 - e. Is serviced by established bus services operating along Samford Road;
 - f. Is located in proximity to a range of supporting community services including parks, pedestrian/cycle networks, schools and commercial land uses, such as the Brookside and Gaythorne shopping centres; and
 - g. Is buffered and screened by an existing 6 metre wide vegetated buffer, comprising mature trees, which extends along the site's frontage.
19. Under the provisions of the Brisbane City Plan 2000, the site is included within the Low-Medium Residential Density Area Classification, which is intended to contain a mix of houses and multi-unit dwellings. Higher densities may be accommodated where located in close proximity to public transport and services.
20. DHA's development of 380 Samford Road equates to a Gross Floor Area of approximately 1.0 times the area of the site, over 2-5 storeys. Notwithstanding the increased building height and density, the proposal is supported by the planning principles and policies contained within the SEQ Regional Plan and accords with best-practice town planning. In addition, it is recognised that a draft local plan for the locality, being in the *Draft Mitchelton Centre Neighbourhood Plan*, supports increased residential densities over land parcels located within 400m of the Gaythorne rail and transit centre.
21. A Pre-lodgement Meeting with Council planning and engineering officers was held on 22 June 2011 regarding the proposed development. At this meeting, Council expressed in-principle support for the proposal, with the following issues being identified and considered:

- a. Density, yield (55 Units) and building height;
 - b. The site's suitability for more intensive residential development, given its proximity to existing public transport options and other residential services and infrastructure;
 - c. Adequacy of proposed setbacks;
 - d. Traffic and access arrangements, including the location of the proposed point of access;
 - e. Servicing;
 - f. Built form;
 - g. Landscaping;
 - h. Buffers to Samford Road;
 - i. Private and communal open space;
 - j. Acoustics; and
 - k. Stormwater quality.
22. Feedback from Council officers was used to refine the design of the proposed development, in that:
- The proposed buildings have been stepped down to 2-3 storeys along the north-western boundary to minimise potential impacts to neighbouring residential uses.
 - The existing 6 metre wide landscape buffer to Samford Road is to be increased to approximately 9 metres and will be enhanced through landscape treatments.
 - The proposed built form has been architecturally designed to minimise potential building bulk by minimising the occurrence of blank walls, include variation in articulation, materials and colours. Balconies, varied roof lines, lightweight screening devices, elongated eaves and awnings provide added detail visual interest.
23. As a result of this extensive consultation, DHA's Development Application (DA) received Council approval on 14 August 2012. To facilitate this process, DHA engaged the JFP Urban Consultants Pty Ltd ("JFP") for town planning,

landscaping and engineering services. A copy of the DA approval overview is attached at Supplementary Item 2.

24. In accordance with the requirements of the *Sustainable Planning Act 2009*, the DA was advertised for a period of 15 business days, between 7 June 2012 and 28 June 2012. BCC advised that no submissions were received during the public notification and comment period.
25. The DA also triggered referral agency assessment by the Department of Transport & Main Roads (DTMR). DTMR has issued its Concurrence Agency Response, which recommends that the proposal be approved, subject to compliance with DTMR's acoustic standards. In order to comply with these standards, acoustic fencing is to be incorporated in accordance with the recommendations of the Acoustic Report.
26. In addition to the public notification process required by the *Sustainable Planning Act 2009*, DHA's social and cultural planning consultants have also undertaken the following consultation activities:
 - A public information session was held on 24 May 2012.
 - Details of the proposal were advertised with the local paper, the North-West News on two consecutive weeks.
 - Individual letters and questionnaires were distributed to 200 local residents.
 - Phone interviews were conducted with local businesses and local service providers.
 - A phone interview was conducted with BCC's Community Development Officer.
 - A phone interview was conducted with the Defence Community Organisation on-base.
 - Local residents that adjoin the site on western boundary (10-16 Grays Rd, Enoggera) were visited on the 23rd and 24th April 2013 with the offer to provide information and obtain feedback on any issues about the proposed development.

27. Favourable comments raised in these discussions that relate to the DHA proposal are summarised as follows:
- a. Approval of the appearance and design of the proposed buildings;
 - b. Comment that the development would provide a stimulus to the local economy;
 - c. Positive community perceptions of Defence members as residents;
 - d. The proximity of DHA housing to Gallipoli Barracks; and
 - e. The left in and left out only traffic conditions of the new entry to the development site were considered to improve road safety compared to the current ability to cross a major road (Samford Road) when exiting the site.
28. Some points of concern that were raised by community members and stakeholders include:
- a. Potential increase of traffic in local residential streets, particularly along Grays Road, due to residents driving to Gallipoli Barracks and using the Wanimo Street rear entrance; and
 - b. Need for new entry to the Gallipoli Barracks from Samford Road, preferably via a 'fly over' across Samford Road.
29. The DA official notification period was 15 days. During this public notification process, no objections were raised to BCC regarding the DA submission for 380 Samford Road.
30. DHA has addressed the traffic concerns raised during the public information session through consultation with local residents, Defence representatives from Gallipoli Barracks, the State Member for Ashgrove's office (Premier Campbell Newman), Andrew Wine (Local Councillor) and Mrs Jane Prentice (Federal Member for Ryan). The outcome of these meetings confirmed the following:
- The traffic increases as a result of this development would be negligible, as the Defence members who will occupy the dwellings are currently travelling by road to Gallipoli Barracks. Further to this, family members would most likely use the public transport across Samford Road.

- DHA has received in-principal support from Defence to install a swipe card access gate to Gallipoli Barracks at the rear of the complex. The aim is to promote walking and bike riding as a means of travelling to Gallipoli Barracks and further reduce traffic flows. The complex will include provision for bike storage for residents.
31. In response to the need for a new entrance to Gallipoli Barracks via Samford Road, DHA has received notification of a revised upgrade plan from the Queensland State Government for the Samford Road and Wardell Street intersection upgrade. The revised plan includes an additional entrance to Gallipoli Barracks via Samford Road, with completion due in December 2014. These proposed road works are several hundred metres south of this development and do not impinge.
32. The Social and Cultural Plan completed by Buckley Vann concludes that, due to the moderate scale of the development and the number of people to be accommodated on the site, the development is not likely to have any significant impact on local services and facilities.

Letters of support

33. 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 located at Supplementary Item 3.
34. 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 located at Supplementary Item 4.

Project selection and location

35. The site is located at 380 Samford Road, Enoggera and is described as Lot 1 on RP839942. It adjoins the Gallipoli Barracks along its southern and south-western boundaries. The site has an area of 6,317m² and is identified as being included within the Low-Medium Density Residential Area classification under the Brisbane City Plan 2000. The site has approximately 120 metres of frontage to Samford Road along its north-eastern boundary. Samford Road constitutes

an arterial road under State control. It accommodates several bus services and provides direct access to the site.

36. Excluding a line of mature trees extending along the Samford Road frontage, the site it is generally cleared of vegetation and contains seven existing townhouses, which are currently owned and managed by DHA. Existing commercial and residential development adjoins the site's north-western boundary, and Gallipoli Barracks adjoins the site's south-western and south-eastern boundaries. The site is not subject to any easements or encumbrances and is not identified as having significant ecological values.

Project description and objectives

37. The proposal is for DHA to demolish the existing townhouses and then develop the site for residential construction of a multi-unit dwelling comprising seven townhouses and 48 apartments.
38. The project is to be completed in one stage.

Local services and amenities – community facilities, shops and schools

22. Gaythorne rail and transit centre is situated on the opposite side of Samford Road, approximately 40 metres east of the site. The rail station and transit centre provides a range of services such as park and ride facilities, bus transfers and rail connections. Due to the proximity of the rail station and transit centre, the site has an excellent level of access to Brisbane City's established public transport network. This level of access is further enhanced as several bus services operate along Samford Road and existing bus stops are situated adjacent to the site.
39. The surrounding suburb is characterised by a mix of residential land uses, the Gallipoli Barracks and supporting community services including parks, schools and commercial precincts such as the Brookside and Gaythorne Shopping Centres. The locality is currently experiencing population growth by way of a gradual progression to more intensive residential uses, of which this development is but one.

40. The site is well serviced by a range of community facilities within a local catchment area (i.e. within 2 kilometres of the site) including:
- 2 meetings spaces (including 1 hall)
 - 7 places of worship
 - 1 community association
 - 1 shopping centre
 - 1 library
 - 7 child care facilities (including an early learning centre, kindergartens, a pre-school and long day child care centres)
 - 2 youth clubs
 - 2 kindergartens
 - 2 state primary schools, 1 state high school
 - 1 day hospital
 - 5 local parks

In addition, a range of higher order facilities, such as TAFE, universities and hospitals are available within the district catchment which can be easily accessed by public transport. A map of existing community facilities within the local and district catchment areas is provided in Supplementary Item 5a and 5b.

41. An aerial photograph indicating the location of the site's boundaries in red and showing the surrounding area is reproduced at Supplementary Item 6.

Public transport, walking & cycling

42. The site is ideally located to take advantage of convenient access to Brisbane City's established rail and bus network. The site is situated opposite Gaythorne rail and transit centre and is serviced by established bus services operating along Samford Road.
43. Due to the site's proximity to the Gallipoli Barracks, it is anticipated that most Defence members will choose to walk or cycle to work. To service the

development, it is expected that Defence will provide a secure gate at the rear of the complex for entry to the barracks.

Local road and traffic

44. During the public consultations, some local residents initially raised concerns about the potential for traffic impacts resulting from the development. In particular, there is concern that there will be a substantial increase in traffic through the minor streets of Gaythorne and Mitchelton as base personnel access the Enoggera Barracks via the Wannimo Street entrance. Notwithstanding some local concerns, BCC has advised that no submissions were received during the formal Public Notification process.
45. In relation to the Samford Road and Wardell Street intersection, and traffic generated by Gallipoli Barracks, the State Government has moved to address these issues through the recently released *Samford Road and Wardell Street Intersection Upgrade – Revised Plan*, which is attached at Supplementary Item 7.

Zoning, land approvals and land acquisition

Under the provisions of the Brisbane City Plan 2000, the site is included within the Low-Medium Residential Density Area Classification and the Enoggera District Local Plan Area. A higher density than that envisaged by the planning scheme has been approved by the BCC. DHA's DA application was lodged on 30 January 2012. An approval was issued by BCC on 14 August 2012.

46. The development generally accords with relevant requirements and is supported by best-practice planning principles. The site:
 - a. adjoins land under the control of the Australian Defence Force (Gallipoli Barracks) and the proposal seeks to provide accommodation for Defence Force personnel;
 - b. has approximately 120 metres of frontage to an established arterial route, being Samford Road;
 - c. is situated directly opposite Gaythorne rail and transit centre;
 - d. Is bounded to the north by existing commercial development;

- e. is serviced by established bus services operating along Samford Road;
 - f. is located close to a range of supporting community services including parks, pedestrian/cycle networks, schools and commercial locales such as the Brookside and Gaythorne Shopping Centres; and
 - g. is buffered and screened by an existing 6m wide vegetated buffer, comprising mature trees, which extends along the site's frontage.
47. In accordance with the Queensland government's planning process, further approvals for detailed designs (Operational Works) will be required. In keeping with normal practice, DHA will work closely with local government entities to ensure that all planning and building requirements are met.

Design concepts

DHA's proposal consists of 48 apartments and seven townhouses, which are contained within three buildings varying between two and five storeys. The buildings have been positioned to take full advantage of the north east aspect, whilst their scale and bulk are sympathetic to the surrounding sites. The dwelling types are summarised in the table below. All apartments have ensuites, walk-in-robos, storage and balconies.

Unit Type	Number	Bedrooms	Size (sqm)	Levels
Townhouses	7	3	135	Two
Apartment Type 2A	25	2	84	Single
Apartment Type 2B	5	2	83	Single
Apartment Type 3A	5	3	101	Single
Apartment Type 3B	8	3	108	Single
Apartment Type 3C	5	3	105	Single
Total	55			

48. All design and construction works carried out as part of this project will comply with or exceed Local Government, State and Federal Government controls and requirements, and all housing works will meet the requirements of the Building Code of Australia.

49. Civil works and all building construction requiring certification will be undertaken by approved Certifiers and the head contractors for civil works and construction of dwellings will be accredited by the Federal Safety Commissioner.

Utilities, stormwater, soils and flood control

50. The site is currently serviced by existing urban infrastructure. DHA's development will be suitably reconnected to these services as follows:
 - a. **Site Access**

The existing townhouse site accesses Samford Road via an existing concrete cross-over located at the south-eastern boundary of the site. This existing cross-over will be upgraded to meet current local authority requirements for left-in and left-out access to the proposed development.
 - b. **Sewerage Reticulation**

The proposed development will connect into an existing sewer line located within the site at the north-western boundary. This is the location of the current sewer connection for the existing Townhouses on the site.
 - c. **Water Reticulation**

There is an existing group title water service located at the south-eastern frontage of the site, which is connected to an existing water main located along the Samford Road frontage. This water connection currently services the existing townhouses and this connection point will be utilised for the water connection for the proposed development.
 - d. **Electrical Reticulation**

There is existing electrical reticulation to the frontage of the site along Samford Road, which currently supplies electricity to the townhouses on the site. This existing infrastructure will be utilised to service the proposed development.

e. Telecommunications

The existing townhouses on the site are currently being supplied with Telecommunications services via Telstra infrastructure along the frontage of the site along Samford Road. This existing Telstra infrastructure will also be utilised to service the proposed development. The National Broadband Network (NBN) is not currently available in the Enoggera area and no date has been announced. Once this service has been established in the area, the site will be connected to the NBN in accordance with relevant standards.

51. In terms of stormwater, the proposed development meets the guidelines for a 'Deemed to Comply Solution' under the '*Water by Design Guidelines for Stormwater Quality Treatment Measures*'. It is proposed to construct a bio-swale and bio-pods that will collect the stormwater runoff from the car park area and the roof areas off the three proposed buildings.
52. The bio-pod area collecting the stormwater runoff from the carpark/driveway area will discharge to Samford Road via a kerb adaptor (i.e. a legal point of discharge). The bio-swale and bio-pod areas collecting the stormwater runoff from the three proposed buildings and surrounds will discharge to the existing stormwater infrastructure at Samford Road (i.e. a legal point of discharge).

Electrical services, fire protection and home security

53. Dwelling construction will conform to Australian standards and the Building Code of Australia. Combined security/insect screens will be fitted to all external doors, including sliding doors, and security screens will be fitted to all opening windows on the ground floor level.

Acoustics

54. The proposed development is supported by the recommendations of a comprehensive Acoustic Report. Specifically, an acoustic fence will be

incorporated to ensure compliance with DTMR acoustic standards and the buildings will be designed to comply with the acoustic requirements of the Queensland Development Code.

Landscaping

55. The private outdoor spaces for each townhouse will meet the Defence requirement of 35m². In response to the social and cultural assessment of the proposal, some changes were made to the layout of the shared open space to create more useable space for children to play and make better provision for supervising parents. Care was also taken to promote the safety of users in these spaces by making sure they could be seen from the windows of residences within the complex.
56. Proposed landscaping is shown on the Landscape Intent Plan which is attached at Supplementary Item 8.

Water and energy conservation measures

57. DHA constructed dwellings will comply with DHA's Design and Construction Specification. In particular, these dwellings must achieve a minimum 6 star Energy Efficiency Rating (EER) as certified by an independent accredited assessor, using Accurate (NatHers replacement) or other equivalent method. Reduction of demand on the potable mains supply will be achieved through a combination of water efficient shower heads, flow regulators to basins and sinks, and dual-flush toilet cisterns.

Housing choice

58. The dwellings to be constructed will provide housing in close proximity to Gallipoli Barracks. The redevelopment will consist of a 48 unit multi level complex addressing Samford Road and seven townhouses at the rear of the complex. The unit complex will comprise 30 X 2 bedroom units and 18 X 3 bedroom units of a variety of designs. The townhouses will have 3 bedrooms. While members may be required to occupy the townhouses if deemed suitable

by Defence, the apartments are offered to members by DHA on a 'choice' basis; i.e. they are free to decide not to accept them as an accommodation offer if they so choose.

Silver level access

59. It is proposed that 13 of the 55 dwellings (24 percent) will be designed to the Silver Level of the Liveable Housing Design Guidelines, Second Edition 2012 and to be adaptable for people with disabilities through:
- Being able to be easily converted to being wheelchair accessible; and
 - Provision of wheelchair accessibility between the designated dwellings and the street.
60. The dwellings selected for Silver Level design are the 3 bedroom (type B and C) apartments, being the most suitable for occupancy by tenants with disabilities. DHA's Brisbane Housing Management Centre (HMC) currently has no Defence members with disabilities living in townhouses or apartments. However, Defence members, or family members, with disabilities will now have the option the option of living in the complex.

Work Health and Safety (WHS) measures

61. DHA contractors delivering works valued at more than \$3 million will be accredited by the Federal Safety Commissioner (FSC). The rigour involved with gaining FSC accreditation allows DHA the confidence that the companies seeking to tender for our major projects have rigorously scrutinised and vetted WHS systems in place. Work contractors will also adhere to relevant legislative requirements, including the Workers Compensation Act and the *Work Health and Safety Act 2011*.

Outline of project costs

62. The estimated overall project cost is approximately \$24.6 million including GST and escalated costs but excluding the cost of the land. The cost will be met from DHA equity and debt funding and will be recovered through sale of individual lots and the sale of DHA constructed housing through its Sale and Lease back program.

Public value

65. 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 Gallipoli Barracks and enhancing key objectives for retention of Defence personnel. Importantly, the Samford Road project will create jobs in the construction industry during an extended downturn in the Brisbane new construction market.
66. The Urban Development Institute of Australia (UDIA) study "The Property Development Industry -Economic Impact Study" of March 2010, states that development and building activity in Queensland generates 6.5 direct and 10.4 direct and indirect jobs per \$1 million spent. Based on an expenditure of \$24.6 million by DHA alone, the Samford Road project will generate approximately 160 direct jobs and 255 direct and indirect jobs for the life of the project.

Details of project delivery system

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

Construction schedule

68. Subject to Parliamentary approval by June 2013, the significant milestones to achieve completion of the project by December 2015 are:

Milestone	Date
Complete Detail Documentation Tender	July to November 2013
Acquire Specialist Apartment Building Contractor	November – February 2014
Obtain Building Permit and Operational Works Permit	February – April 2014
Commence Demolition and site preparation	March – April 2014
Commence Civil works and Basement Construction	April – August 2014
Commence Building construction	August 2014
Complete all construction	October 2015
Handover to Brisbane Housing Management Centre	November – December 2015

Revenue

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

Samford Road

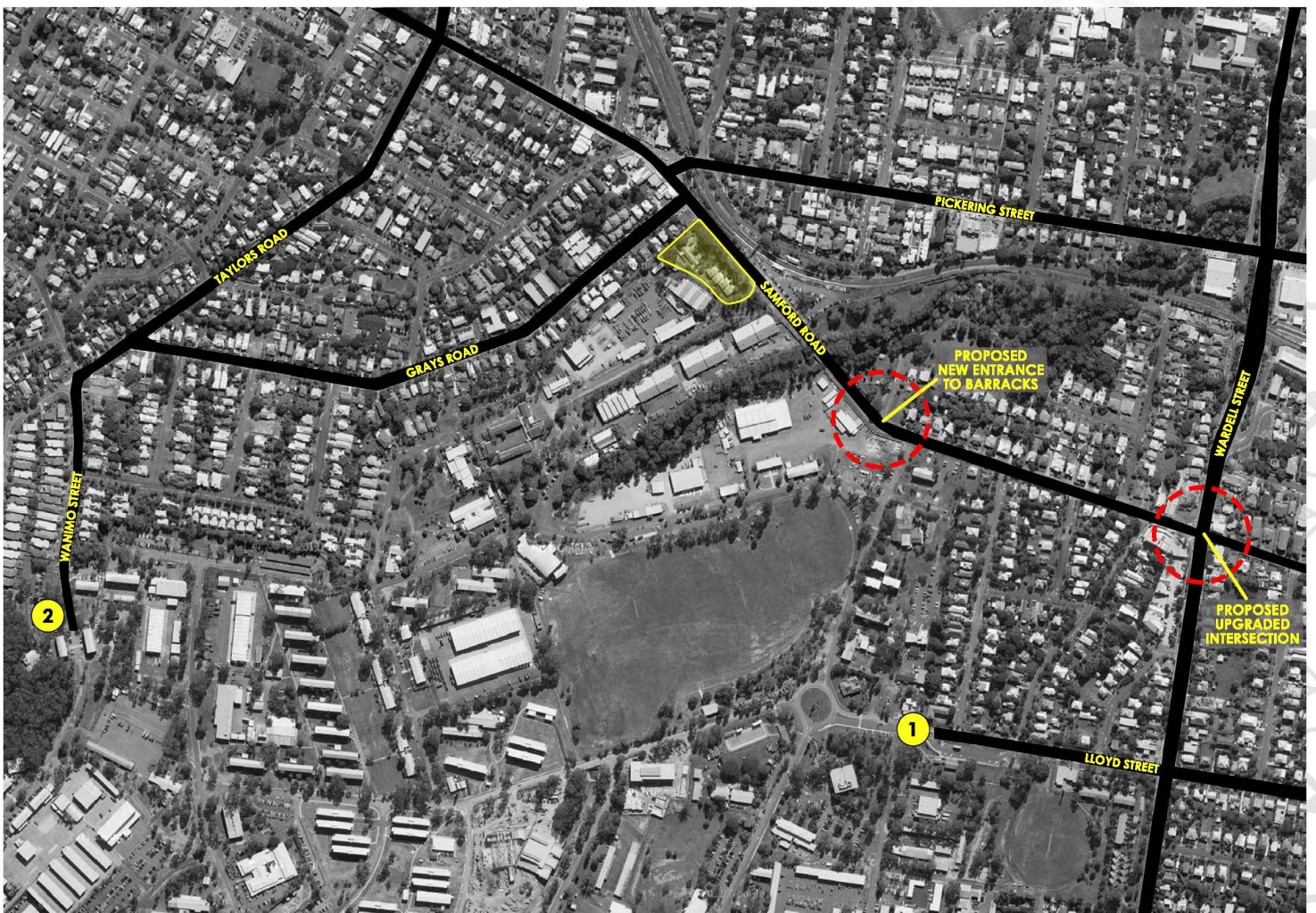
Item 1	Location map
Item 2	Letter of support - Director Relocation and Housing
Item 3	Letter of support - Defence Families of Australia
Item 4	Development Approval
Item 5a	Local and District community facilities
Item 5b	Local and District community facilities
Item 6	Aerial photograph
Item 7	Samford Road and Wardell Street Intersection upgrade plan
Item 8	Landscape plan

Supplementary item 1

Location map



SITE PLAN



LOCALITY PLAN

LEGEND

- 1. MAIN ENTRANCE TO ENOGERRA ARMY BASE
- 2. SECOND ENTRANCE TO ENOGERRA ARMY BASE

Supplementary item 2

Letter of support - Director Relocation and Housing



Australian Government
Department of Defence
Defence Support Group

Minute

Director Relocation & Housing
Garrison Estate & Business Support
Campbell Park Offices (CP1-5-094)

DRH/SP/OUT/2013/8

Vern Gallagher
General Manager
External Relations PPG
Defence Housing Australia
26 Brisbane St
BARTON 2600

RE: DEFENCE HOUSING AT SAMFORD ROAD ENOGGERA

I am writing in support of the Defence Housing Australia (DHA) housing re-development at Samford Road, Enoggera, Queensland.

2. The provision of 55 new medium density dwellings at Samford Road represents a significant increase in this category of housing in Brisbane. Its provisioning in financial year 2013/14 will help address the increased housing demand that results from an increase in the number of Army personnel at Enoggera.
3. I anticipate this housing will be highly sought after by ADF members and their families because of its close proximity to Gallipoli Barracks and public transport nodes. I note the complex is a contemporary multi-unit design that provides ample secure storage and family communal areas such as landscaped barbeque facilities parking. I am confident the properties will be particularly well suited for smaller Defence families.
4. I fully support the Samford Road re-development DHA as proposed by DHA. These properties will be a positive addition to the stock of Defence housing in Brisbane and consistent with DHA's obligation to provide community standard housing for Defence families.
5. My point of contact for this matter is Guy Taylor, Assistant Director, Strategic Planning telephone (02) 6266 4183.

Yours sincerely,

ALAN MCCLELLAND
Director Relocations and Housing

(02) 6266 3114

9 April 2013

Supplementary item 3

Letter of support – Defence Families of Australia



Defence Families of Australia
R8 -1-007
Russell Offices
Canberra ACT 2600

Mr Peter Howman
Managing Director
Defence Housing Australia
26 Brisbane Avenue
BARTON ACT 2600

RE: Defence Housing Project: Samford Road, Enoggera

26 April, 2013

Peter
Dear Mr Howman

I have recently received information that DHA is planning to develop housing for Defence at Samford Rd, Enoggera.

As you know, good quality housing is a prime concern for defence families irrespective of their location. The proximity of this development to the Army base, as well as its access to public transport and the city of Brisbane will be very attractive to members whose family make up is suited to medium density style housing, and looking for this style of housing option.

Therefore, I am happy to provide you with a letter of support for this proposal, and offer the following points of considerations for the development:

1. Given the proximity of these residences to rail lines and a busy road, noise reduction measures such as double glazing will be necessary.
2. Inclusion of air conditioning will be required not only due to climate need, but also due to noise factors mentioned above.
3. As couples who have young children may also be offered these homes, consideration to the safety needs of small children is essential. Securing the external common area and creating safety measures in the planning of balconies and stairwells, or ensuring they can easily be adapted for child safety will be necessary.
4. Ample secure storage in housing is always sought by defence families due to the requirement for maintaining uniforms and equipment, and the transient nature of their work and lifestyle. Consideration to internal and external storage needs will be necessary.
5. Ensuring access to the National Broadband Network will ensure this community, who is reliant on telecommunications to maintain connection with their family and support bases is available and up to date as soon as they move into the complex.

Yours Sincerely,

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



Defence Families of Australia



R8-1-007 Russell Offices, Canberra, ACT, 2600



1800 100 509




www.dfa.org.au



Supplementary item 4

Development Approval



Dedicated to a better Brisbane

**COUNCIL DELEGATE
DECISION MADE ON**

09/08/2012

14 August 2012

Defence Housing Australia
c/- JFP Urban Consultants Pty Ltd
PO Box 3634
SOUTH BRISBANE QLD 4101

Application Reference: A003275528
Address of Site: 380 Samford Rd Enoggera Qld 4051

Dear Sir/Madam

RE: Decision Notice under Section 334 of the Sustainable Planning Act 2009

I am pleased to inform you that your Development Application has been approved as indicated in the attached Decision Notice. This approval must be carried out in accordance with the attached Development Approval Package.

Infrastructure Charges Notices have been issued for the approved development pursuant to the Brisbane Adopted Infrastructure Charges Resolution (No. 2) 2012, as detailed below:


Brisbane City Council has levied infrastructure charges for the transport, community purposes and stormwater trunk infrastructure networks. The Infrastructure Charges Notice has been attached to the Decision Notice; AND

The Central SEQ Distributor Retailer Authority trading as Queensland Urban Utilities has levied infrastructure charges for the sewerage and water supply trunk infrastructure networks. These charges which are collected by Council on behalf of Queensland Urban Utilities, are indicated in the Infrastructure Charges Notice attached to the Decision Notice.

Included is an extract from the Sustainable Planning Act 2009 advising you of your right to appeal to the Planning and Environment Court or Building and Development Committee.

Please phone me on (07) 3407 0104 during normal business hours if you have any queries regarding this matter.

Yours faithfully

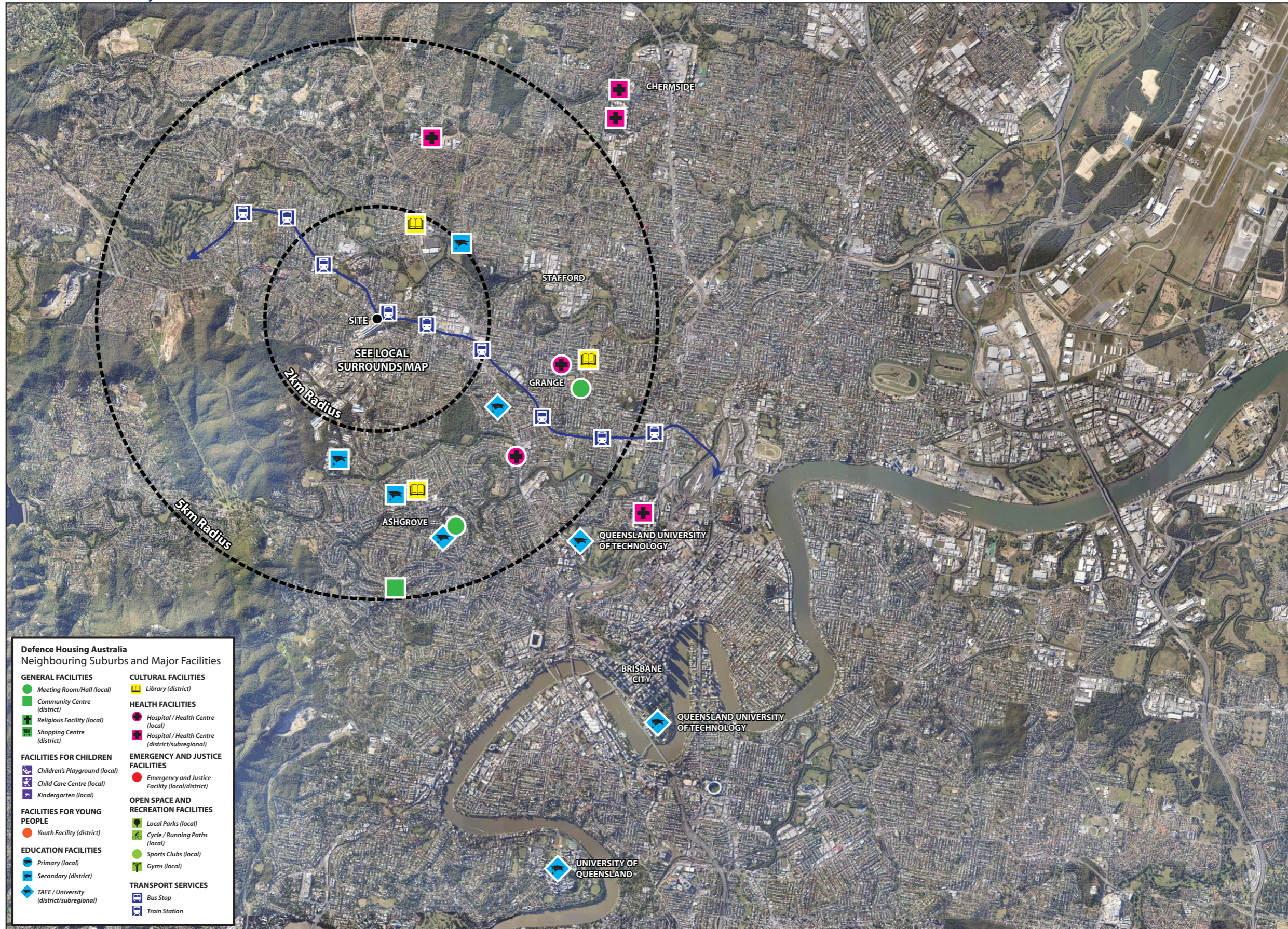


Alessio Zancolich
Senior Urban Planner, Development Assessment
Development Assessment Planning Services City West

A003275528

Supplementary item 5a

Local and District community facilities



Supplementary item 5b

Local and District community facilities



Supplementary item 6

Aerial photograph



Supplementary item 7

Samford Road and Wardell Street Intersection upgrade plan



Samford Road and Wardell Street Intersection upgrade – Revised plan

Supplementary item 8

Landscape plan

