



Defence Housing Authority

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To:	The Secretary Paul Barsdell	From:	Wendy van Heuzen on behalf of Mr Ed David
Fax:	6277-5818	Phone:	6217-8429
Pages:	6	Date:	29 May 2000
Subject:	QUESTIONS ON NOTICEN – DEFENCE HOUSING AUTHORITY		

Message:

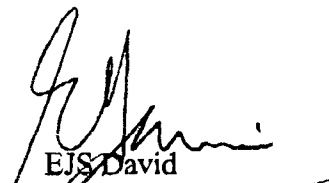
Mr Barsdell

Senator Murphy asked for correspondence between Defence and the Authority in regard to houses at Parap Grove.

In addition to the correspondence provided by Mr Bell (Department of Defence), I attach a copy of the Minutes of a meeting with Defence Commanders in Darwin where it was agreed to take 50 houses at Parap Grove. The Authority, as part of its standard practice, also holds signatures from the local Defence Housing Authority on the plans of the houses at Parap Grove. This process is part of the sign-off for agreement and particular housing to be acquired for the ADF.

I also confirm that the initial request was for 40, not 30 houses.

These are attached.


EJS David
General Manager
Defence & Business

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DEFENCE HOUSING AUTHORITY
DARWIN HOUSING MANAGEMENT CENTRE
MINUTES OF LIAISON MEETING WITH DEFENCE UNIT COMMANDERS
WEDNESDAY, 10TH FEBRUARY 1999

1. Meeting opened 10.00 am

PRESENT: Charlie Grasby, Commodore Geoff Smith, Captain Bill Overton, Wing Commander Graeme King, Captain Llanwarne, Colleen Higginson, Hillary Kelly (Minute Secretary).

2. APOLOGIES: Wing Commander Bob McKenzie, Squadron Leader McDead, Neil Orne, Brigadier David Hurley, Group Captain Peter Cleary.

3. GENERAL DISCUSSION ON HOUSING ISSUES:

Charlie Grasby outlined that the purpose of the meeting was to provide a forum to discuss any matters of concern regarding housing in general and he invited unit commanders to discuss any issues of concern.

He outlined some of the staffing changes at Head Office and that he would be joining other Regional Manager's in Canberra to attend a Manager's Conference on 11/2/99.

Charlie advised that drawings for the excision of defence base land on the three bases in Darwin have been prepared for presentation to Defence and he explained that the advantage of excising this land would be the ability to improve quality of housing in these areas. They discussed the impact this would have on defence personnel.

One area of concern for defence personnel is the lack of public transport in Darwin which impacts on those families whose place of work is not in close proximity to their married quarter. Colleen Higginson explained that allocation of married quarters must comply with tri-service national classification standards policies and the lack of flexibility sometimes results in personnel not being able to live in a married quarter in close proximity to their place of work. Mr Brian Bell and Wing Commander Bill Sanders from Directorate Housing will be in Darwin next week to discuss housing policy issues.

Charlie advised that the Defence Housing Authority plans to build a further 200 houses in Darwin next year, but availability of land is a problem. He explained that the Carey Street development is to be presented to the DHA Board and Defence.

They discussed options for available land in the Darwin area and agreed that with the development of Carey Street, together with land at Parap, this would provide a solution to some of the housing locality problems. They discussed the option of obtaining land on Lee Point Road and agreed that this would be a very viable location for the construction of new dwellings.

In conclusion, the consensus of the unit commanders present was that they wished to register their support for the proposals for the construction of housing at the Carey Street development, on the Parap land and on the Lee Point Road site. This would go a long way to addressing and improving the options for housing for defence personnel in Darwin and would cater to both the housing operational requirements as well as satisfying the operational needs of unit commanders in relation to providing more housing options closer geographically to their places of work.

It was agreed that a pictorial presentation of the locations of defence married quarters in Darwin and Palmerston would be useful in assessing and planning future developments.

Meeting closed 11.00 am.



DEPARTMENT OF DEFENCE
Defence Corporate Support
MINUTE

DRC266/99

DHOUSING

DRC DARWIN 5 YEAR ACQUISITION AND DISPOSAL PLAN

1. Darwin Relocations Centre currently controls 1747 properties for a population of approximately 1740 defence families.
2. With the current build up of Defence in the area it is difficult to speculate what the ultimate housing requirement will be, especially when the figures seem to be changing almost daily. This coupled with the limited available land and suitable housing in the area makes the process of planning for turnover of old/undesirable stock in the short term, extremely speculative.

The following tables outline the current 5 year housing requirement (based on the latest figures from all stakeholders) and an indicative acquisition and disposal program.

<u>Personnel</u>	<u>MO Requirement</u>
Current Members	1740
114 MCRU	40
1 Bde total	400
Fast Cat	20
1 x LCH	10
2 x FCPB	20
Total	2230

<u>Financial Year</u>	<u>Acquisitions</u>	<u>Disposals</u>
1999/00	100	NIL
2000/01	250	70
2001/02	300	100
2002/03	200	190
2003/04	200	200

Disposal Program

3. At present 215 properties have been identified for disposal at the earliest opportunity (Annex A). These properties, built during the re-construction of Darwin following cyclone Tracey are over 25 years old and have proven difficult to tenant. The remainder of the handbacks will be identified over the coming years during pre-vacation inspections.

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The proposal to handback on-base properties is not supported by this office as the properties are extremely popular amongst members as they are located in desirable areas and provide a degree of security for families whilst their partners are away on duty. Whilst not all members wish to live in a patch environment, we have no problems filling the current 750 on base properties and in fact could easily fill another 200 – 300 if available. Considering the rent paid to DHA for on base MQs in Darwin is in excess of M\$11.5 pa and the maintenance bill for the entire Darwin housing stock is only approx M\$6 pa. Notwithstanding that 200 of these properties were recently upgraded at a cost of approx M\$8, it appears these properties remain a viable proposition for retention over the long term.

Acquisition Program

5. There are several options currently under investigation for acquiring new properties to firstly meet the DHR and secondly to replace old stock. Whilst this is largely a DHA responsibility D-DRC does have input and preferred options. These options are outlined below:

Option 1: Parap Grove (Annex B)

This area was the site of the department of Asset Services and is locally known as 2-½ mile due to its location in relation to Darwin town centre. Town planning has approved the site for residential development and DHA intends to secure 50 lots on which to build B2 and C class housing. This constitutes about 45% of the development and will contribute significantly to alleviating the shortage of B2 and C class residences for personnel working at Larrakeyah and HQNORCOM. The development should be completed by Dec 00. Approval is requested from DHousing to exceed the 30% limit in this instance.

D-DRC Recommendation: Proceed

Option 2: Carey St Towers (Annex C)

This site is in a prime location in Darwin town centre and will sport magnificent views. This site was originally purchased by DHA to build a 60 unit complex (2 x 30 unit towers) dedicated to housing Defence families. There is also an option to build a third tower on the site with another 30 units. This land is currently subject to an Aboriginal land rights claim. If the project goes ahead on schedule it could be completed by Dec 01. It is intended at this stage to be a mixture of B1, B2 and C class accommodation.

D-DRC Recommendation: Proceed

Option 3: Lee Point (Annex D)

This site encompasses the Lee Pt Caravan Park, RAAF Aerial Farm (2CRU) and other crown land. This development has the capacity to provide DHA with 800 properties at the rate of 200 per year with the first 200 completed by Dec 00. This will be a mixture of all classifications and will provide the bulk of the replacement stock for the handback program. This site is located approximately 18 km from Darwin town centre and 15 km from Robertson Barracks.

D-DRC Recommendation: Proceed with 400 then re-assess options.

on 4: Palmerston Area

Continue with the current progressive acquisition as new tracts of land are released in the Palmerston area.


D-DRC Recommendation: Proceed as required.

Option 5: HMAS COONAWARRA, Larrakeyah Barracks and RAAF Base Darwin

Further develop HMAS COONAWARRA residential area with up to an additional 285 properties. DHA preferred option is for Defence to excise the area to enable development of the site and sale of the properties. (One option for the development of HMAS COONAWARRA is at Annex E) Defence Estate Organisation is currently investigating the feasibility of excising the residential components of Larrakeyah Barracks, RAAF Base Darwin and HMAS COONAWARRA. Several planning/excise proposals are held by DHA head office for your perusal.

D-DRC Recommendation: Retain all on base housing and build more. This recommendation is based solely on the preference of a significant proportion of defence tenants to reside on base in these properties. It does not take account of any financial interest to Defence or DHA should these areas be excised.

6. The information provided in this plan is subject to periodic review and may change at short notice as required.


C.A. HIGGINSON
Manager
DRC-D
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27 Jun 99

Annexes:

- A. 5 Year disposal plan
- B. Parap Grove development plan
- C. Carey St development proposal
- D. Lee Point Development site map
- E. HMAS COONAWARRA development concept