

The Proposed Works

Need

- 2.1 The need for the proposed development arises from three major factors:
- an anticipated increase in Defence personnel in the ACT region;
 - the inability of current housing levels to satisfy expected future requirements; and
 - the need for DHA to increase the proportion of DHA-managed housing stock.
- 2.2 The DHA's main submission outlines an expected growth in the local requirement for Defence housing from 1,522 to 1,858 over the next three years. This represents a 22% increase above current requirements. This increase reflects the proposed transfer of the Defence Headquarters Australia Strategic Theatre to Bungendore, NSW.¹
- 2.3 At the public hearing, DHA noted that the housing requirement for the ACT region in 2005-2006 had been reduced to 1,563, due to a delay in the relocation of the Defence Headquarters Australia Strategic Theatre. DHA added that this reduction was temporary as the headquarters are still to be located in the region.²

1 Appendix C, Submission No. 1, paragraphs 2.2 – 2.3

2 Appendix D, Official Transcript of Evidence, p. 2

- 2.4 At 1 July 2003, DHA was managing 1,425 properties in the ACT region, representing 77% of the forecast requirement. In addition, over 170 leases are due to expire in the next two years.³
- 2.5 Where DHA managed properties are not available, Defence personnel are given Rental Allowance to assist them in procuring accommodation through the general rental market. DHA states that this arrangement is neither cost-effective nor efficient, and that more DHA-managed housing stock is required to ensure cost-effective and flexible provisioning.⁴

Scope

- 2.6 DHA proposes to construct 33 detached dwellings and seven townhouses, with a range of floor-plans and features.⁵ The houses will have four bedrooms and either one or two bathrooms, while the townhouses will have three bedrooms and two bathrooms.⁶
- 2.7 In addition to the dwellings, DHA intends to excise the existing pitch and putt club house and associated car park (an area of some 1,900 square metres) from the development and to offer it for private sale to be developed as a child care centre.⁷
- 2.8 Other works associated with the development will include:
- internal roads and footpaths;
 - storm water drainage;
 - electricity;
 - gas;
 - sewerage;
 - water; and
 - telecommunications.⁸

3 Appendix D, Official Transcript of Evidence, paragraph 2.4

4 Appendix C, Submission No. 1, paragraphs 2.3 – 2.4

5 ib id, paragraph 4.2

6 ib id, paragraph 9.5 and Supplementary Information items 5 - 8

7 ib id, paragraph 9.6

8 ib id, paragraphs 4.3, 9.2 – 9.4 and 13.1 – 13.6

- 2.9 All infrastructure works will be provided in accordance with the requirements of the Queanbeyan City Council (QCC).⁹

Purpose and Suitability

- 2.10 The objective of the DHA proposal is to provide 40 modern residences for Defence personnel working in the ACT/Queanbeyan region.¹⁰
- 2.11 A survey of the housing preferences of Defence personnel in the ACT region undertaken by the DHA revealed detached homes to be the most preferred option, with townhouses as a second choice and apartments the least preferred. Taking these preferences into account, the DHA's development proposal for the Queanbeyan site includes 33 free-standing houses and seven townhouses.¹¹

Cost

- 2.12 The estimated cost of the proposal is \$12 million. This figure includes:
- GST;
 - construction costs;
 - civil works;
 - head works charges;
 - professional fees; and
 - contingency.¹²

9 Appendix C, Submission No. 1, paragraph 4.3

10 ib id, paragraph 1.2

11 ib id, paragraph 4.2

12 ib id, paragraph 23.2

