

## Portfolio provisioning and management

Defence housing requirement > Property provisioning  
Portfolio management > Major developments



- Housing supplied and managed effectively to meet Defence requirements
- Good stakeholder management and public relations

Key performance indicator	Target	Achievement
Housing provisioned for Defence against agreed provisioning plan	>98.5%	99.4%
Defence member satisfaction with property	80%	89%

## Major outcomes



04

Acquired development sites in Thornton, Hunter Valley and Edmondson Park (NSW), Rockingham and Fremantle (WA), Raceview, Ipswich (QLD) and the Defence site 2CRU, Darwin (NT).



05

Continued work on residential developments including 13 sites in NSW worth \$502.9 million, one site in ACT worth \$46.6 million, 15 sites in QLD worth \$433.9 million, six sites in NT worth \$574.6 million, four sites in WA worth \$102.4 million, one site in VIC worth \$14.0 million and one site in SA worth \$30.5 million.



06

Gained UDIA six leaf EnviroDevelopment certification for six residential developments.



07

Achieved a net margin for land development sales of \$37.9 million including sales from stage three and four surplus lots at Breezes Muirhead, Darwin (NT) and all 78 surplus lots at Heartwood, Sydney (NSW).



08

Through Defence, received Parliamentary approval for the construction of 50 houses on RAAF Base Tindal (NT).



09

Through Defence, referred the construction of 80 houses at RAAF Base Darwin (NT) to the Parliamentary Standing Committee on Public Works.



10

Executed an agreement with the Queensland Government to secure land near Gallipoli Barracks in Brisbane for residential development.



11

Partnered with lessors to upgrade 21 properties in Sydney, Melbourne and Brisbane ensuring they remain in the portfolio for the longer term.



12

Increased the MCA off-base portfolio to a total of 425 apartments. A total of 62 MCA direct leases were added against a Corporate Plan target of 60.



## Defence housing requirement

### Overview

Housing is provided and managed for Defence members and their families in capital cities, major regional centres and some remote locations in Australia. Properties are acquired through construction, purchase and leasing programs and allocated in accordance with Defence policy. The subsequent tenancies are then managed by DHA. Some properties are owned by Defence, others by DHA. The majority are privately owned and leased to DHA. This chapter focuses on the housing portfolio. The next chapter focuses on the property and tenancy management business.

### Defence Housing Forecast

Each year Defence provides a forecast of housing requirements (in terms of number, location and classification) for a five-year period. DHA works closely with Defence in this period to ensure supply aligns with changes in demand.

## Property provisioning

### Provisioning schedule

The provisioning schedule is drafted in response to the Defence Housing Forecast and takes into account factors such as vacancy rates, lease-ends, land supply, availability of capital and the state of private rental markets. Following negotiation, DHA is contracted to supply an agreed level of housing through an approved provisioning schedule. Generally, 85% of the Defence housing requirement is supplied. The balance is satisfied by private rentals and DHA manages the payment of rental allowances to members. In 2013–14, DHA was contracted to supply 17,590 dwellings that, after allowing for vacancies, would accommodate 15,921 Defence families. A further 3,485 members were expected to be accommodated in the private rental market.

The capital program sets out how DHA's housing obligations to Defence, as agreed in the provisioning schedule, will be met. It takes into account expiring leases, lease extensions and renewals, direct leasing outcomes, the purchase of new properties and land acquisition and construction programs. The result is a large residential development, construction, acquisition, leasing and disposal program that must be approved by the Board. A summary of major developments in the 2013–14 capital program is at the end of this chapter.

In the 2013–14 capital program for Defence families, 662 new dwellings were constructed and purchased at a cost of \$318.9 million. Two hundred and two properties were leased directly from private investors and 396 leases were renewed on existing properties where leases and options had expired. As at 30 June 2014 a portfolio of 17,590 properties was provided, which exceeded the KPI of 98.5% for housing provisioning.

During 2013–14, the MCA portfolio acquired 120 properties and directly leased 62 properties from private investors. As at 30 June 2014 a total portfolio of 425 properties was provisioned, exceeding the Corporate Plan target of 421. MCA now has national coverage.

### **Leasing programs**

As with construction and acquisitions, leased properties must meet Defence standards while offering the added advantage of flexible lease terms for lessors and managing risk for DHA.

In 2013–14, the strategic focus was on:

- leasing properties in desirable locations that would otherwise be difficult to acquire
- re-structuring lessor management to incorporate Defence and lessor customer service across the business and
- the ongoing expansion of the MCA program.

This approach resulted in the target of 1,522 lease additions for Defence families being exceeded. This target was achieved through the successful negotiation of new lease agreements with lessors, long-term extensions before current leases expired and the right to vary leases by extending or reducing the terms. Targets in previously challenging locations for provisioning, such as Rockingham, Liverpool and Sydney, were achieved in 2013–14. In Sydney, 26 apartments for Defence members were leased in Drummoyne, only six kilometres from the Sydney CBD.

The net leasing outcome (the difference between properties removed at end-of-lease and properties added through the leasing program) for 2013–14 was achieved, with approximately 140 extra properties retained in the portfolio.

To ensure the success of the leasing program, a focus on improvements to policies and procedures (previously the Leasing4U project) continued. This included a collaborative approach across the regions to ensure a solid foundation for future growth.

MCA leasing expanded in 2013–14. This was to facilitate the Defence member property portfolio growing to 1,000 dwellings by 2015–16. The MCA leasing program achieved 62 direct leases to expand the total MCA portfolio to 425.

Defence has indicated that, when the MCA portfolio reaches 1,000 dwellings, MCA and rent band choice properties will be interchangeable. This will give more flexibility in meeting the housing needs of Defence members.

### Major land acquisitions

The acquisition of suitable, cost-effective land for Defence housing is an ongoing priority. As in previous years, DHA has responded to a general shortage of retail land in reasonable proximity to Defence bases and establishments by acquiring greenfield development sites. This continued in 2013–14 with several significant land purchases. These will ensure that sufficient, well-located and competitively priced land is available for the construction program in key locations for the medium-term.

Land acquisitions that took place in 2013–14 are listed in Table 1.

**Table 1: Land acquisitions in 2013–14**

Location	Expected number of properties	Nearby Defence establishments	
		Name	Distance
Hunter Valley, NSW	437 allotments	RAAF Base Williamtown	30 kilometres
Sydney, NSW	61 allotments	Holsworthy Barracks	11 kilometres
Darwin, NT	405 allotments	RAAF Base Darwin	13 kilometres
		Robertson Barracks	15 kilometres
		Larrakeyah Barracks	16 kilometres
Rockingham, WA	340 dwellings	<i>HMAS Stirling</i>	3 kilometres
Fremantle, WA	182 apartments	Campbell Barracks	10 kilometres
Ipswich, QLD	73 allotments	RAAF Base Amberley	16 kilometres

## State and Territory Government agreements

To help meet the housing needs for Defence members in major cities, an innovative approach has been taken to source land in prime locations. As part of an agreement with the Queensland Government, DHA has acquired land close to Gallipoli Barracks in Brisbane that will provide 49 units for Defence members. In turn, DHA is constructing 17 apartments for the Queensland Government.

Discussions are ongoing with State and Territory Governments and other organisations regarding access to land close to Defence bases.

## Portfolio management

### Overview

The housing portfolio is managed over a full life-cycle, from establishment of the housing requirement with Defence, to exiting when leases expire or properties are surplus to requirement. Ownership of some properties is maintained for strategic purposes and used as a financial benchmark to determine the makeup of the portfolio. Properties are also selected for DHA's property investment programs with the sale proceeds being the largest source of capital for financing business. DHA works closely with investors to manage their properties through the leasing cycle, from purchase, lease extensions/renewal to the return of their properties at lease end.

DHA is committed to ensuring that the quality and diversity of housing are improved as properties are replaced and refreshed. While this places demands on the capital program it ensures properties meet Defence and community standards. Success is measured by member satisfaction with DHA-provided housing exceeding the KPIs.

Housing is classified for provisioning and allocation purposes. This enables Defence members to select housing solutions in accordance with their rank and family composition entitlements. Since 1 July 2007, the system of housing classification has been based on market rents with properties assigned to rent bands by region. These are determined by Defence, in consultation with DHA, and updated annually. This system enables location to be factored into property classifications.

The majority of DHA's portfolio is detached three and four-bedroom houses. Townhouses, courtyard-style houses and apartments are increasingly being supplied in selected locations where detached housing is not available. These housing types are suited to members who prefer well-located inner city living over a larger property and garden. Approximately 46% of Defence families for whom DHA provides housing have no children and a further 18% have only one child under the age of four.



In 2013–14, Defence allowed DHA to offer 100 inner-city apartments in Sydney to Defence families with selected compositions. This policy change enables properties of this nature, that would not previously be deemed suitable by Defence, to be offered to eligible Defence members.

### Total stock under management

As at 30 June 2014, a total portfolio of 18,577 properties worth approximately \$10 billion was managed across Australia. These properties accommodate Defence families. They also include off-base accommodation for Defence members, newly acquired properties, properties being refurbished or off-line for maintenance and those at the end of lease about to be disposed of. In addition to housing stock supplied to meet Defence requirements, properties are managed for the Australian Maritime Safety Authority and Australian Customs and Border Protection Services. DHA's total portfolio is summarised in Table 2.



Table 2: Housing portfolio 2013–14

Cities/locations	Purchases		Sales	Handback of Defence-owned properties			Leases			Housing stock	Total housing stock							
	Acquisitions	Constructions		Sale and leaseback	Disposals	Leases	Direct lease	Lease options	Lease conversion		DHA owned	Leased from investors	Defence off-base annuity	On-base Defence stock	Other managed stock	Total housing stock		
Adelaide	21	18		12	7	1				0	59	6	166	770	6	13	0	955
Brisbane	65	23		149	9	0				15	68	67	343	1,615	1	18	0	1,977
Cairns	10	0		8	1	1				10	32	7	22	207	2	0	0	231
Canberra	56	0		48	3	0				33	60	85	186	1,678	0	176	0	2,040
Darwin	27	74		80	12	1				26	134	46	836	1,098	9	314	4	2,261
Hunter Valley	2	5		13	1	3				7	96	24	130	865	45	0	0	1,040
Ipswich	17	64		38	0	2				6	38	1	136	803	13	64	0	1,016
Melbourne	10	18		34	7	13				10	71	10	285	570	120	407	0	1,382
Nowra	7	0		0	0	2				8	9	10	17	293	23	23	0	356
Perth	59	0		56	5	0				53	76	13	321	730	19	9	9	1,088
Sydney	108	118		169	41	0				68	106	95	1,018	1,958	10	51	0	3,037
Tindal	2	9		0	0	5				0	13	0	3	79	102	193	0	377
Toowoomba	5	0		22	0	2				3	24	5	9	202	12	5	0	228
Townsville	23	40		100	29	0				25	127	26	344	1,545	33	7	0	1,929
Wagga Wagga	4	0		0	0	11				0	29	0	9	209	85	56	0	359
Wodonga	5	0		0	0	2				0	14	2	20	261	20	0	0	301
<b>Total</b>	<b>421</b>	<b>369</b>		<b>729</b>	<b>115</b>	<b>43</b>				<b>264</b>	<b>956</b>	<b>397</b>	<b>3,845</b>	<b>12,883</b>	<b>500</b>	<b>1,336</b>	<b>13</b>	<b>18,577</b>

## On-base housing

DHA's portfolio includes 1,336 houses located on Defence bases and establishments around the country (40% are in the NT). They are owned by Defence or financed by DHA under annuity arrangements.

Defence pays DHA fees to cover the cost of management and maintenance for 61 heritage listed houses. Approximately 380 houses are vacant and are assigned to separate management arrangements.

Work continued on the \$300.0 million program to upgrade and replace Defence-owned houses to ensure they meet minimum Defence standards by 2017.

After the successful construction of 97 new houses on Larrakeyah Barracks, Darwin (NT), a project to upgrade another 48 houses is now under way.

Work continued on upgrading 193 houses on RAAF Base Tindal (NT), with 103 completed as at 30 June 2014. This will ensure that the houses meet the Defence minimum standard for the next 15 years. Work continues on upgrades of on-base housing at *HMAS Cerberus* and Puckapunyal Army Base (VIC), Kapooka Village and RAAF Base Richmond (NSW) and 65 remote houses in Western Australia and North Queensland.

Defence received Parliamentary Standing Committee on Public Works approval in May 2014 for the construction of 50 tropically-designed houses on-base at RAAF Base Tindal (NT). This development project also involves the provision of infrastructure services and the delivery of parks, green spaces and community facilities. Completion of the project is expected in 2015–16.

In June 2014, the project to redevelop houses on RAAF Base Darwin was referred to Parliament. This project will replace 78 non-compliant houses with 80 three and four-bedroom compliant tropically-designed houses. The project will be carried out under annuity funding arrangements provided by DHA to Defence. Provided this is approved by Parliament, the project is expected to be completed in 2016–17.

## Heritage housing

DHA manages 61 heritage listed properties across the Defence estate. These properties are located at the Royal Military College, Duntroon and *HMAS Creswell*, Jervis Bay (ACT); Garden Island, *HMAS Watson* and Victoria Barracks, Sydney (NSW); *HMAS Cerberus*, Mornington Peninsula (VIC); and Anglesea Barracks, Hobart (TAS). Since completion of a major upgrade program in 2010, minor upgrades continue to be undertaken as required. In 2013–14, a series of minor upgrades (new kitchens, bathrooms and laundries) were managed at *HMAS Watson* (NSW) and new fences provided for properties on Garden Island (WA).

In June 2013, a heritage site known as the Fremantle Gunners Cottages was acquired from Defence. These 10 properties will be renovated in keeping with the heritage requirements and turned into 16 homes for Defence families.

## Sustainable housing

DHA's approach to sustainability looks beyond individual buildings. It incorporates direct design changes to buildings and urban precincts for environmental performance and encourages behavioural change in tenants for a healthier, more sustainable lifestyle. This holistic approach evaluates and then implements innovations in the following categories:

- better business—optimising business operations to meet ongoing sustainability objectives
- smart housing—key design changes that provide positive environmental effects while providing desirable features and
- enhanced communities—urban design that creates healthy, resilient communities.

With a view to being an innovative leader in the residential development industry, DHA seeks to meet the requirements of six leaf EnviroDevelopment certification from the UDIA. DHA focuses on investing in sustainability within individual buildings and by taking a holistic approach to urban planning.

In June 2014, DHA hosted the Government Land Organisation's sustainability network meeting in Sydney where each State gave a presentation on innovative trials they had run within their developments. At the meeting DHA launched a collaborative scoping project on compact housing. The study provides an opportunity for States to share information in this growing market. It also enables participants and the general community to work at a Government level, driving change around planning laws to encourage compact housing. The aim is to help meet the growing demand for affordable housing while meeting Defence rent band requirements.

### Innovative housing

The Creating Homes of Choice (CHOC) working group is a new platform to collaborate on innovation across DHA. Within this group, proposals are assessed and tested for practicality, engaging all stakeholders to ensure initiatives are evaluated across all areas of the business. They are then rolled out as pilots within projects and, if successful, are incorporated into building specifications and business-as-usual processes.

CHOC currently oversees projects within the following areas:

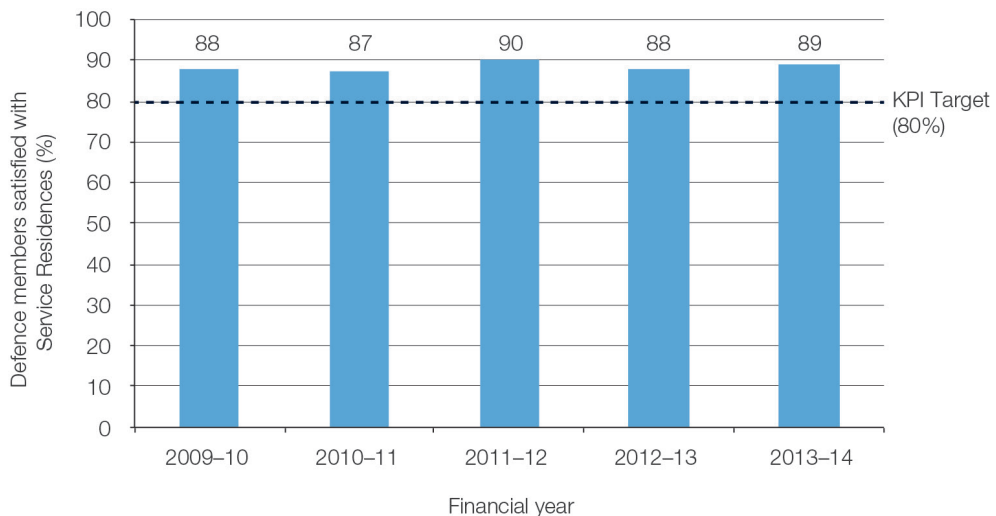
- Compact housing—exploring innovative design for housing on blocks under 200m<sup>2</sup> and working with Government land organisations to develop best practice from existing projects.
- Housing specifications—reassessing housing specifications and inclusions, focusing on innovative design to build desirable properties.
- Defence policy—developing a submission to assist Defence in streamlining its policy.
- Strata and body corporate management—ensuring that policies and procedures benefit both investors and Defence members as DHA's housing portfolio grows in medium and high-density areas.

- Technology—expanding through innovative and mobile support applications to expand service offerings and contractor management.
- Innovation initiatives:
  - > delivering pilots such as geothermal energy, keyless entry and home energy management systems
  - > delivering more efficient utilisation of utilities (electricity and gas) in the house and
  - > working with telecommunications providers to facilitate the provision of land-line and broadband capability.

### Tenant satisfaction

Defence members are surveyed annually to measure satisfaction with their current DHA-managed property. In 2013–14, 89% of 3,248 participants were satisfied with their current Service Residence. This result is similar to that in 2012–13.

**Figure 1: Defence member satisfaction with current housing, 2009–10 to 2013–14**



Newly constructed, acquired and leased housing must satisfy Defence criteria in terms of quality and level of amenity, inclusions and fittings. Examples include security, heating, cooling and covered outdoor areas. Satisfaction of Defence members living in new properties has been consistently high. In 2013–14, among 37 Defence families satisfaction with newly constructed properties was 89%. In the same survey, among 64 Defence families satisfaction with newly-acquired homes was 89%.

## 02 Major developments

### AE2, Ermington – Sydney

AE2 has expansive views across the Parramatta River to Sydney Olympic Park and the Millennium Parklands.

The 16.3 hectare riverfront residential development incorporates a mixture of detached and terrace houses. On completion, the new community will feature more than 700 dwellings; of these, 210 will be retained to house Defence members and their families.

The development was named in recognition of the efforts of those on-board the *HMAS AE2* submarine that paved the way for Allied submarines by crossing the Dardanelles during the Gallipoli campaign in the First World War.

Construction is expected to be completed in 2015 to coincide with the centenary of the Gallipoli landings.

#### Fast facts

- UDIA six leaf EnviroDevelopment certified in November 2013
- 18 kilometres to Sydney CBD
- 5 kilometres to Parramatta CBD
- 6 kilometres to University of Western Sydney (Parramatta campus)
- 4 hectares of parkland and cycle way links to Rhodes and Sydney Olympic Park
- Convenient road and public transport access; including ferries to Circular Quay













## Bayriver, Largs North – Port Adelaide

Bayriver is a vibrant waterside community located on the Lefevre Peninsula.

The 8.8 hectare residential development incorporates a mixture of detached houses and townhouses. On completion, the new community will have 160 high-quality, contemporary dwellings. Of these, at least 40 will be retained to house Defence members and their families with the remainder sold to the public. As at 30 June 2014, a total of 83 land lots had been sold.

As part of the UDIA six leaf EnviroDevelopment accreditation, the development has been recognised for its commitment to sustainability, featuring drought-resistant native landscaping and open spaces to complement the surroundings.

### Fast facts

- UDIA six leaf EnviroDevelopment certified in March 2014
- 18 kilometres to Adelaide CBD
- Close to schools, shops and recreational facilities
- Walking distance to public transport
- Open spaces including children's playground
- Drought-resistant native landscaping to complement local surrounds



## Bluewattle, Rasmussen – Townsville

Located next to the Ross River, Bluewattle is a masterplanned development, surrounded by the natural vistas of Mt Stuart to the east and Hervey Range to the west.

The 98 hectare residential development will predominantly incorporate detached houses, offering a diverse mix of quality houses on a variety of block sizes. On completion, the new community will have 1,300 dwellings; of these, 430 will be retained to house Defence members and their families, with the remainder to be sold to the public.

Bluewattle will include connected walkways, cycle ways, exercise zones and tropically-inspired community spaces. State-of-the-art playgrounds, picnic and barbeque areas will encourage neighbours to mingle, while children play safely and securely in the parks.

The butterfly is the inspiration for the name 'Bluewattle' as Rasmussen is home to nearly half of all known butterfly species in Australia, including the 'Wattle Blue'.

### Fast facts

- UDIA six leaf EnviroDevelopment certified in March 2014
- 17 kilometres to Townsville CBD
- 11 kilometres to Lavarack Barracks
- 4 kilometres to Willows Shopping Centre
- Walking distance to established local shops
- Close proximity to schools and childcare facilities











Breezes

## Breezes Muirhead – Darwin

Positioned in Darwin's northern suburbs, Breezes Muirhead brings together tropical living and sustainability.

The 167 hectare residential development incorporates a mixture of detached houses and townhouses. On completion, the new community will have 1,150 dwellings that incorporate open plan designs and outdoor living areas that are tailored to the tropical environment. Of these, 339 will be retained for Defence members and their families with the remainder to be sold to the public. As at 30 June 2014, a total of 369 land lots had been sold.

Breezes Muirhead is an award-winning development that has been designed for the tropical environment with strategically planned street layouts and sweeping green spaces. This urban design technique, taking advantage of the prevailing cross-flow breezes for cooling the houses, inspired the name of the development.

### Fast facts

- UDIA six leaf EnviroDevelopment certified in December 2013
- Planning Institute of Australia award-winning residential development
- 16 kilometres to Darwin CBD
- 16 kilometres to Larrakeyah Barracks
- 3 kilometres to Casuarina Shopping Square
- Specifically designed for the tropical environment
- Close to schools, shops and public transport
- Vast open spaces for gatherings and recreational activities





## Crimson Hill, Lindfield – Sydney

Crimson Hill adjoins the Lane Cove National Park on Sydney's North Shore. The elevated site has views of the natural landscape and includes open spaces and sustainable designs.

The 13.8 hectare residential development will incorporate a mixture of detached houses, townhouses and apartments. On completion, the new community will have a mix of 345 architecturally designed dwellings, including 10 land lots that blend sympathetically into the surrounds. Of these, 153 will be retained to house Defence members and their families and the remainder sold to the public. As at 30 June 2014, a total of 109 contracts had been exchanged on off-the-plan apartments and 10 land lots had been sold.

The idea behind the Lone Pine icon in the development branding is to commemorate the Battle of Lone Pine; a First World War battle in which seven diggers received Victoria Cross medals; five of which were on one day. The five precincts, the nature trail and the community cottage at Crimson Hill have been named after these recipients. Crimson is the colour of the Victoria Cross ribbon.

### Fast facts

- UDIA six leaf EnviroDevelopment certified in May 2014
- 15 kilometres to Sydney CBD
- 3 kilometres to Chatswood CBD
- Convenient road and public transport access
- State-of-the-art community centre
- A new, purpose built, FIFA 2-star accredited synthetic sports field







## Fetherston Ridge, Weston – Canberra

Fetherston Ridge is located in the nation's capital on an elevated site. It offers uninterrupted views across an arboretum to the Brindabella Ranges.

The 8.3 hectare residential development will incorporate a mixture of detached houses and townhouses. On completion, the new community will have 117 dwellings that will complement the existing Weston community. Of these, 50 will be retained for Defence members and their families, with the remainder to be sold to the public.

Fetherston Ridge was named to complement the neighbouring Fetherston Gardens and to honour their founder, Tony Fetherston. He was an educator, a pioneer of horticulture in the Canberra community and served in the Royal Australian Air Force from 1934–44.

### Fast facts

- 12 kilometres to Canberra CBD
- 5 kilometres to Woden Town Centre
- 13 kilometres to the Russell Offices Defence complex
- 2 kilometres to the Australian Defence College
- Close to schools, public transport and recreational facilities
- Adjoins the Fetherston Gardens Arboretum





## Heartwood, Voyager Point – Sydney

Heartwood borders native bushland and the waterways of Williams Creek and the Georges River.

The 15.7 hectare residential development incorporates a mixture of detached houses and duplexes on a variety of block sizes. On completion, the new community will have 137 dwellings of which 59 will be retained for Defence members and their families. The rest have been sold to the public.

The development is named after the heartwood of the mahogany trees that surround the site.

### Fast facts

- 40 kilometres to Sydney CBD
- 9 kilometres to Liverpool Shopping Centre
- Excellent local amenities
- Only a few minutes drive from M5 and M7 Motorways
- Walking distance to public transport









## Orchard Rise, Kellyville – Sydney

Orchard Rise is located on an elevated site in the north-west Sydney suburb of Kellyville.

The 4 hectare residential development will incorporate a mixture of detached and terrace houses. On completion, the new community will feature more than 65 dwellings; of these 34 dwellings will be retained for Defence members and their families, with the remainder to be sold to the public.

The residential development is on a natural slope and is surrounded by mature bushland and nature trails. The name Orchard Rise is taken from the site's history as an old orchard from the 1940s and 1950s.

### Fast facts

- 4 kilometres to Rouse Hill Town Centre
- 21 kilometres to RAAF Base Richmond
- Wide range of public and private schools
- Less than a 15 minute drive to Norwest Business Park and M7 Motorway
- Walking distance to Small Creek, surrounding reserves and nature trails



## Samford Road, Enoggera – Brisbane

The residential development on Samford Road borders Gallipoli Barracks in Enoggera.

The 6,317m<sup>2</sup> residential development will incorporate a mixture of townhouses and apartments in three multi-storey buildings. On completion, the new community will have 55 dwellings; 48 two and three-bedroom apartments and seven townhouses. All dwellings will be retained for Defence members and their families.

The development will transform the site that was previously the location of seven, two-storey brick and weatherboard townhouses that did not meet Defence minimum standards. The development will feature initiatives that are being trialled by the CHOC working group.

The first dwellings are expected to be ready by October 2015.

### Fast facts

- 8 kilometres to the Brisbane CBD
- 2 kilometres to Brookside Shopping Centre
- Immediately adjacent to Gallipoli Barracks
- Walking distance to public transport



## Warner Lakes The Reserve, Warner – Brisbane

Warner Lakes The Reserve is a new residential development overlooking Lake Reflection and is 20 minutes from Enoggera Barracks.

The 35.6 hectare residential development was previously a clay quarry and potato farm and has been rehabilitated under the *Environment Protection and Biodiversity Conservation Act 1999*. On completion, the new community will have 466 contemporary dwellings. Of these, 130 will be retained for Defence members and their families, with the remainder to be sold to the public.

The name, Warner Lakes The Reserve, acknowledges the native habitat of local flora and fauna species in the surrounding bushland and the efforts to ensure the protection and sustainability of this natural environment.

### Fast facts

- UDIA six leaf EnviroDevelopment certified in May 2014
- Adjoins the Warner Lakes residential development
- 21 kilometres to Brisbane CBD
- 17 kilometres to Gallipoli Barracks
- 5 kilometres to Strathpine Shopping Plaza
- Walking distance to local schools and shops
- More than 20 hectares of parklands with walking trails and open spaces
- A central park that includes a playground, barbeque facilities and community dog park





## Yamanto Hills – Ipswich

Yamanto Hills is a residential development near Amberley, located close to community facilities, shopping centres, schools and public transport.

The 12 hectare residential development, which was previously vacant land, will have a new community of 134 dwellings that have been designed to capitalise on the topography of the site. All dwellings will be retained for Defence members and their families.

Homes in this architecturally-designed residential development feature excellent sound proofing and thermal ratings.

### Fast facts

- 8 kilometres to Ipswich CBD
- 8 kilometres to RAAF Base Amberley
- Walking distance to Yamanto Shopping Centre
- Contemporary architecture
- Close to schools, public transport and recreational facilities

