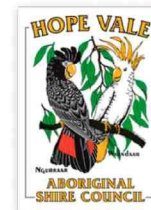


Agenda Item Submission



Submission

Agenda Section

Capital Works Manager Report

Agenda Item Subject *

Hope Vale Staff Housing

Council / Committee Name *

Ordinary Meeting

Requested Meeting Session *

Wednesday 14th October 2026

Date Requested *

06-Oct-26

Date item was requested

Item Reference Number

OM2026/10-020

Classification *

☐ Information ☒ Action ☐ Note ☐ Confidential

Details

Recommendation *

That council receive and endorse the use of Prefabricated Housing Typologies for staff housing.

Background/Summary

Purpose

To seek Council endorsement of 3A Flierl Street as the location for new staff housing and endorsement of a modular / prefabricated housing typology for the delivery of two new staff houses, with provision to investigate a third dwelling opportunity following demolition of an existing unit on the site.

Background

Council has identified a need to increase the availability and quality of staff accommodation in Hope Vale. Officers have sought indicative proposals and quotations for the design and construction of two new staff houses at 3A Flierl Street.

Following review of available delivery options, a modular / prefabricated housing approach is proposed. The primary benefit of this approach is not necessarily a lower capital cost. Rather, the key advantages are reduced construction time, repeatable design, improved program certainty and the ability to deliver multiple dwellings in a coordinated manner.

The proposed site also presents a future opportunity for a third dwelling after an existing unit is demolished. This would allow Council to consolidate three compatible dwellings within the same staff accommodation precinct.

Proposed Development

It is proposed that Council endorse the following development approach:

- Proceed with the planning and procurement of two new modular / prefabricated staff houses at 3A Flierl Street.

- Adopt a repeatable dwelling design and construction methodology to improve delivery efficiency and consistency across the site.
- Investigate a third dwelling on the site following demolition and removal of the existing unit.
- Consider the third dwelling as short-stay / overnight accommodation for visiting Council delegates, contractors, professional service providers or staff travelling to Hope Vale, subject to operational requirements and a future accommodation management arrangement.

Rationale for Modular / Prefabricated Construction

The modular / prefabricated option is recommended primarily as a delivery strategy rather than a cost-saving measure. Current market pricing indicates that modular housing is not necessarily cheaper than conventional construction; however, it offers several program and operational advantages:

- Shorter on-site construction period, with significant fabrication undertaken off-site.
- Greater certainty around construction sequencing and completion dates.
- Repeatability across multiple houses, reducing redesign and coordination effort.
- Reduced exposure to local trade availability constraints and extended on-site construction durations.
- Potential to coordinate the delivery of all three dwellings within a common program and design language.

Subject to procurement, approvals, site readiness and contractor program, the proposed delivery approach is intended to enable completion of the housing works by the end of the 2026/27 financial year.

Third Dwelling Opportunity – Short-Stay Accommodation

Following demolition of the existing unit, there is an opportunity to establish a third dwelling within the same precinct. Rather than allocating the dwelling exclusively as a permanent staff residence, Council may consider its use as flexible short-stay accommodation for approved visiting personnel.

This could reduce reliance on external accommodation for visiting delegates and staff, provide Council with greater flexibility when hosting project consultants, contractors and other approved visitors, and make productive use of the available site. The detailed operating model, booking arrangements, eligibility and any internal charging arrangements should be developed separately before the dwelling is commissioned for short-stay use.

Site and Delivery Considerations

Before construction proceeds, officers will need to confirm the following matters as part of detailed design and procurement:

- Final siting and setbacks for each dwelling, including the future third dwelling.
- Water, sewer, electrical, communications and stormwater servicing capacity.
- Access, parking, vehicle manoeuvring and waste collection arrangements.
- Planning, building and other statutory approval requirements.
- Demolition scope and timing for the existing unit.
- Final design, inclusions, transport, craneage, foundations, installation and commissioning requirements for the modular dwellings.
- Whole-of-project budget and value-for-money assessment against available procurement options.

Budget and Resource Considerations

Financial Implications

Council endorsement of this report does not constitute acceptance of a particular supplier quotation or final construction contract. Final project costs will be confirmed through the procurement process and will include the dwelling supply, transport, site preparation, foundations, services, installation, external works and any demolition requirements.

While modular / prefabricated construction is not expected to provide a significant capital cost saving compared with conventional construction, the proposed approach is considered to provide value through program certainty, reduced delivery time and repeatability across multiple dwellings.

Action Options

That Council:

1. Endorses 3A Flierl Street as the preferred location for the development of new Council staff housing.
2. Endorses a modular / prefabricated housing typology as the preferred delivery approach for two new staff houses, subject to final design, budget, procurement and statutory approvals.
3. Supports the proposed use of the third dwelling as flexible short-stay / overnight accommodation for approved visiting delegates, contractors, professional service providers or staff, with the detailed operating arrangements to be developed prior to occupation.

Appointments and Meetings

Date	Description

Link to Operational Plan

1-2

Consultation

NIL

Risk Assessment

☒ Low ☐ Medium ☐ High

Attach Supporting Agenda Materials

260915_HOPE VALE STAFF HOUSING Prelim Issue.pdf

2.68MB

Reference Document

☐ Yes ☒ Not Applicable

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Report Authorised by

Decision

☒ Approve ☐ Reject

Signature



Full Name

Lew Rojahn

Date

06-Oct-26

Comments, Questions and Rejections Notes

A full history of this Submissions journey can be found in the Action History Tab contained in the pane on the right

Commentors Name*	Choose Type of Comment*	Enter your Comment, Question or Reason For Rejection Note here*
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