



14 February 2005

The Hon Judi Moylan MP  
Chair  
Joint Standing Committee on Public Works  
RG 31  
Parliament House  
CANBERRA ACT 2600

SUBMISSION ..... 11 .....

Dear Ms Moylan,

**New Housing for Defence Housing Authority (DHA) at McDowell, Brisbane  
Submission No 6 – Terry Sullivan MP, State Member for Stafford**

Thank you for the opportunity to respond to the submission of Terry Sullivan MP,  
State Member for Stafford.

The submission raises a number of matters in support of the proposed development  
and acknowledges important assessment criteria met by the proposed development in  
gaining Development Application approval from the Brisbane City Council (BCC).

The submission raises specific traffic and related questions numbered one to five and  
our response focuses on these questions:

1. The DHA has, under Development Approval Condition 22(a), been required to provide a 4.266 metre widening along the Rode Road frontage. This condition is imposed on development sites where new roads are required and/or safety and capacity of existing and new roads are to be maintained. This requirement was imposed by the BCC to ensure future capacity of Rode Road.
2. The DHA has, under Development Approval Conditions 40 and 41, been required to provide concrete kerb and channel and associated drainage along the Trouts Road and Keona Road frontage.
3. The Structure Plan developed by DHA and approved by the BCC is required to acknowledge parcels of land immediately adjoining the proposed development. No information has been prepared by the DHA on the total number of redevelopments in the area as this is not a requirement of the Development Application approval process. Overall planning consideration for the area is a matter for the BCC.

4. There is a general requirement, in relation to local developments, for provision of reasonable access to adjoining undeveloped land. The approved Structure Plan shows Street 6 access to the adjoining land. The access to Rode Road is unapproved and, if included in a Development Application for this parcel of land would be subject to traffic engineering approval by the BCC.

Impact of development traffic on the surrounding road network is considered when Development Applications are made for each parcel of land. The outcome of any traffic increases and the measures to accommodate any increase are incorporated in the Development Approval for each development application.

5. DHA has been required to provide the following headworks/infrastructure works under the Development Approval:
  - a. Sewerage headworks charge in accordance with Sewerage Scheme Charge Area – S5 ASPE01;
  - b. Water supply headworks charge in accordance with Water System Infrastructure Charges Plan Area – Milne Hill/Stafford W2;
  - c. Parkland contribution at rates applicable for financial year 2004/2005;
  - d. Provision of park for public use shown as Lots 51 and 52;
  - e. Provision of street trees to lot frontages;
  - f. Provision of acoustic barriers to lots adjacent to Rode Road;
  - g. Dedication of land for a 4.226 metre future widening of Rode Road;
  - h. Dedication of all new roads in the development;
  - i. Provision of public street lighting;
  - j. Provision of underground telecommunication services, electricity supply and alterations to public mains distribution systems;
  - k. Provision of road works to Keona Road and Trouts Road accesses;
  - l. Provision of verge works to Rode Road frontage;
  - m. Provision of modified road signage;
  - n. Provision of footpath to development, Rode Road and Keona Road;  
and,
  - o. Provision of water, stormwater and sewerage reticulation systems.

The DHA has established a good working relationship with the BCC and the relevant local development concerns are being addressed. It is particularly pleasing that Mr Terry Sullivan welcomes Defence Families and I shall facilitate contact between family representatives and him.

Yours sincerely



Keith Lyon  
**Managing Director**