



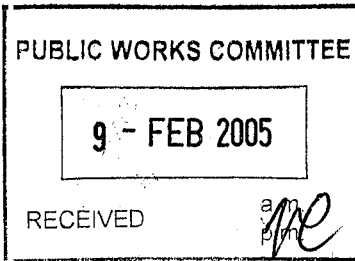
**Councillor Norm Wyndham**  
McDowall Ward Office

Shop 5 & 6 Rode Shopping Centre  
271 Appleby Road, Stafford Heights Q 4053  
Telephone: 3403 7690 Facsimile: 3403 7693  
E-mail: mcdowall.ward@ecn.net.au



7 February 2005

Ms Vivienne Courto  
Inquiry Secretary  
Parliamentary Standing Committee on Public Works  
House of Representatives  
Parliament House  
Canberra ACT 2600



SUBMISSION 5

Dear Ms Courto

Re: New Housing for Defence Housing Authority at McDowall, Brisbane Qld

As the Councillor for the Ward of McDowall where the new Defence Housing Authority development is proposed, I would like to congratulate Defence Housing Authority for their handling of the development by keeping me informed and for their consultation with the public.

I would like to outline my main concern that I understand is being addressed independently by Brisbane City Council.

The Parliamentary Standing Committee on Public Works should be aware Brisbane City Council is proposing to upgrade the intersection of Rode Road and Ifield Street, McDowall with the installation of traffic signals – a much needed upgrade. The enclosed correspondence outlines Council's view to this proposal in detail.

McDowall Ward has seen large increases in traffic volumes over past years and this will continue as housing development in the area is expanded. The need to upgrade this intersection to cope with demand is of the utmost importance. It is a common request received from residents who feel their lives are at risk when entering Rode Road, an arterial road, adjacent to the proposed development.

Council would appreciate this matter be considered at Defence Housing Authority's earliest convenience to ensure that the best outcome is achieved for the wider community.

Yours sincerely

**NORM WYNDHAM**  
Councillor for McDowall Ward

Enc.

Your Ref:

Our Ref:

15 December 2004

Defence Housing Authority  
Army Housing And Removal Centre  
Gallipoli Barracks  
**ENOGGERA QLD 4052**

ATTENTION: Coral McCreery

Dear Madam,

**INTERSECTION UPGRADE AT RODE ROAD/IFIELD STREET, MCDOWALL**

**PROPOSED ACQUISITION FOR ROAD PURPOSES  
932 AND 946 Rode Road, McDowall  
Described as Part of Lots 34/35 on RP.90821**

Council is proposing to upgrade Rode Rd in association with installing signals for accessibility and congestion reasons at the intersection with Ifield Street, McDowall.

Currently Ifield, Voigt and Brynner Streets are unsignalised "T" intersections with Rode Rd providing the only egress to a 0.75 Km2 landlocked residential precinct. Residents have complained of the difficulty of getting access out of these streets and onto Rode Road. Rode Rd has a single through traffic lane in each direction, together with a parking lane on the western leg and a short pocket for right turns into Ifield Street on the eastern leg.

The proposal seeks to widen Rode Rd, providing 4 through lanes plus lengthen the right turn pocket, in order to signalise the intersection with Ifield St. The proposed road works will improve access through the corridor, improve access to the local road network, improve pedestrian and traffic safety for the area, improve amenity to local streets, and improve safety and capacity at the Ifield Street / Rode Rd intersection.

To facilitate construction of this proposal however, it will be necessary for the Council to first undertake a Land Acquisition Program, including part of land in your ownership situated at 932 Rode Road and 946 Rode Road described as part of Lots 34/35 on RP.90821 as shown on the attached SUR plan #####

Some aspects of the acquisition process can be complex and Council would appreciate the opportunity to discuss this proposal with you personally and in that regard it is suggested that you contact Mr Jonathan Skelton, Asset Officer on telephone [07] 340 36958 to arrange a meeting at your earliest convenience.

**Planning & Delivery  
Infrastructure Management**  
Urban Management Division  
Level 4, Brisbane Administration Centre  
69 Ann Street  
GPO Box 1434  
Brisbane Qld 4001

Contact Jonathan Skelton  
Telephone 340 36958  
Facsimile 340 39087

**COPY**

Also attached is a copy of the layout plan for the proposed intersection improvement works.

Thank you for your time in considering this matter.

Yours faithfully

Jonathan Skelton  
**Asset Officer**

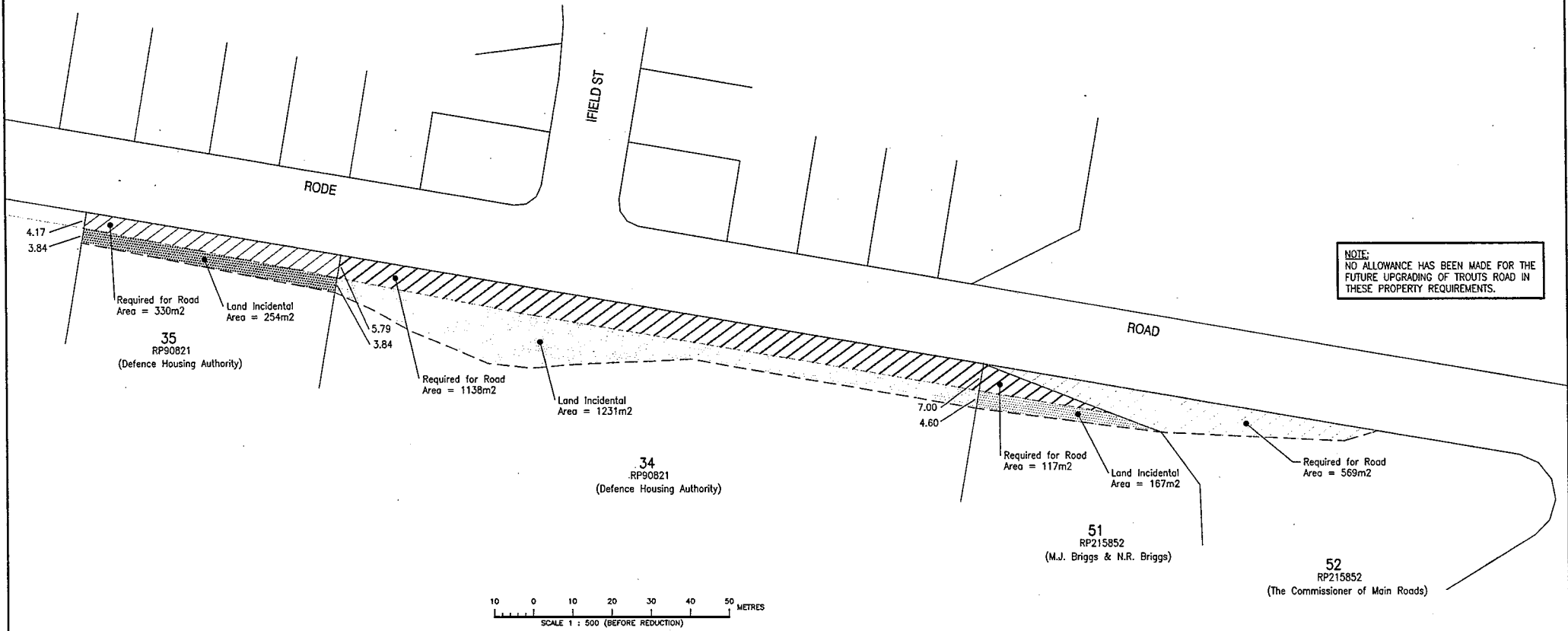
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City Design



City Business



**NOTE:**  
NO ALLOWANCE HAS BEEN MADE FOR THE FUTURE UPGRADING OF TROUTS ROAD IN THESE PROPERTY REQUIREMENTS.

**PROPERTY REQUIREMENTS FOR ULTIMATE (1.5m MEDIAN)  
RODE ROAD @ IFIELD STREET  
MCDOWALL  
DRAWING No. CD 050180/SK2**



Brisbane City Council

ABN 72 002 745 795

Your Ref:

Our Ref: 202/11-KS750/932

8 February 2005

Defence Housing Authority  
26 Brisbane Avenue  
**BARTON ACT 2600**

**Planning & Delivery**  
**Infrastructure Management**  
Urban Management Division  
Level 4, Brisbane Administration Centre  
69 Ann Street  
GPO Box 1434  
Brisbane Qld 4001

Contact Jonathan Skelton  
Telephone 340 36958  
Facsimile 340 39087

ATTENTION: Gavin Kemp / Raja Narayanasamy

Dear Sir,

**COPY**

**INTERSECTION UPGRADE AT RODE ROAD/FIELD STREET, MCDOWALL**

**PROPOSED ACQUISITION FOR ROAD PURPOSES**

**932 AND 946 Rode Road, McDowall**

**Described as Part of Lots 34/35 on RP.90821**

Further to my letter dated 21 December 2004 and my e-mail message with attachments forwarded on 2 February 2005 I wish to propose a process to address the valuation (compensation) and Town Planning (approval modification) issues arising from the proposed acquisition of land for road purposes from the above-described land in your ownership.

The suggested process given that the proposed development of the land is reasonably advanced is as follows:

- The Brisbane City Council will meet the reasonable costs and associated application fees associated with valuation, legal, survey, engineering and town planning consultants (if applicable) engaged by the DHA to assist in complying with the suggested process. The BCC will also be responsible for all Titles Office and Stamp Duties directly associated with the process;
- The Brisbane City Council will prepare a survey plan suitable for registration in the Titles Office that shows as new road the road dedication identified on the approved subdivision plan dated 12 August 2004 and the additional land required for road purposes as shown on BCC drawing CD050180/SK2 with the balance land shown on this plan being the balance of the DHA holdings. Once agreement is reached on compensation and other issues DHA will be required to execute the back of the plan and the plan will be lodged for registration;
- The DHA will arrange for the preparation and lodgement of a new or modified development approval over the balance land (taking into account the new property descriptions for the balance land resulting from the above survey);
- The current approved plans of subdivision and associated development costs are to be considered by our respective valuation consultants and if they agree that the proposal and associated costing represents the highest and best use of the above-described properties then a hypothetical development analysis (gross realisation

less costs of development equals land value) will be undertaken and the resultant land value will represent the 'before value';

- The new or modified subdivision layout and associated development costs are also to be considered by the valuation consultants and if they agree that the proposal and associated costing represents the highest and best use of the above-described properties (taking into account the dedication of land as road) then a hypothetical development analysis will be undertaken and the resultant value will represent the 'after value';
- The difference in value between the 'before and after' values would represent the compensation to be paid to the DHA by the BCC;
- As an alternative valuation methodology particularly as agreement cannot always be reached on the variables associated with a hypothetical development is for the additional land required for road purposes to be valued by our consultants on the basis of a rate per square metre using comparable englobo land values. Council would also be responsible for the costs associated with modification of the existing development approval;

Can you please consider the suggested process and alternate valuation methodology and provide your comments so that a process can be agreed and commenced.

Council does not take this interruption to your interests lightly and your assistance in this matter is greatly appreciated.

Yours faithfully



Jonathan Skelton  
Asset Officer