

SUPPLEMENTARY INFORMATION

ITEM1: LOCATION MAP





ITEM 2: AERIAL VIEW OF THE SITE



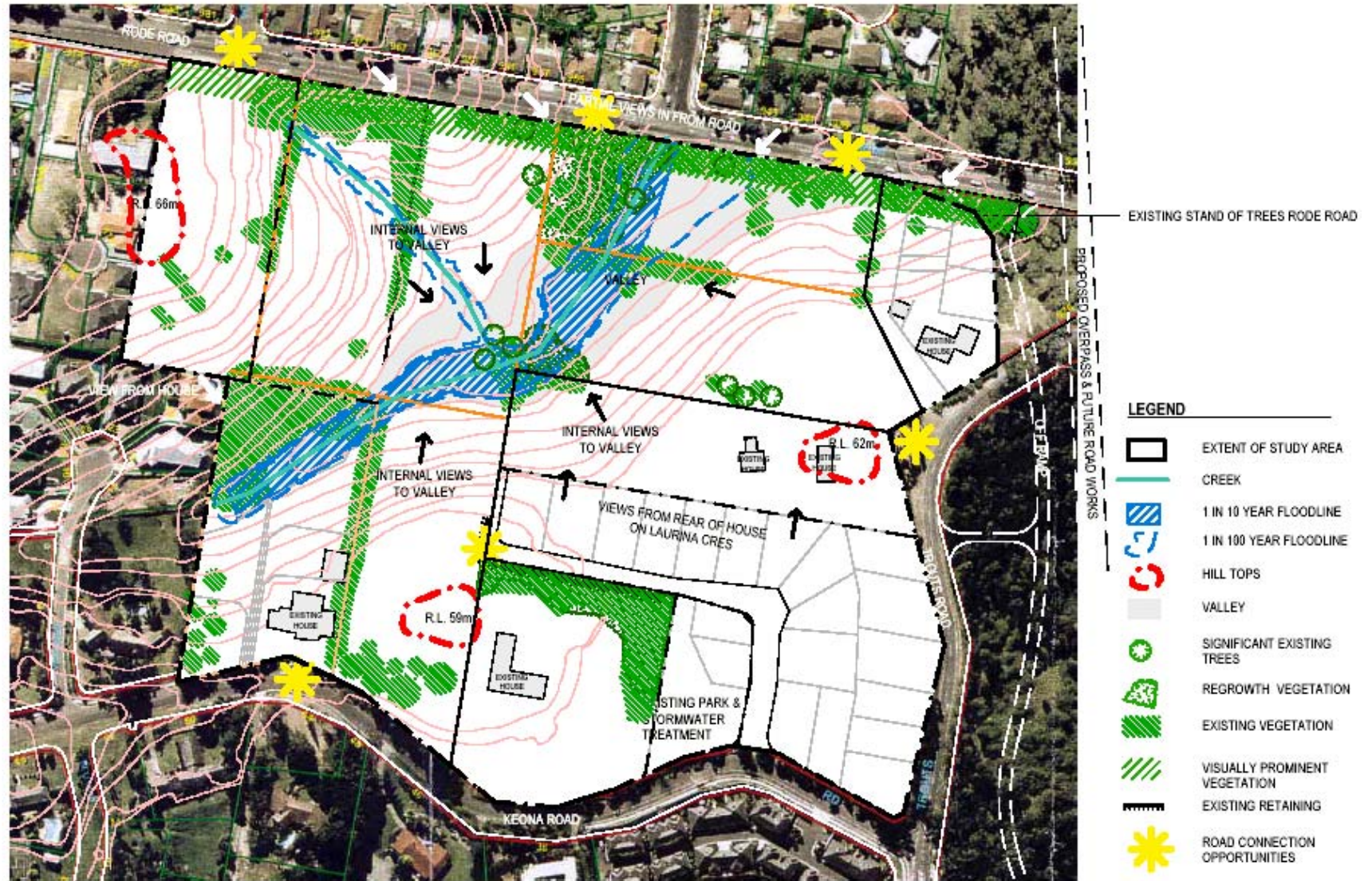
ITEM 3: STUDY AREA



LEGEND

-  DHA BOUNDARY
-  ADJOINING OWNERSHIP BOUNDARIES

ITEM 4: CONSTRAINTS PLAN



ITEM 5 : STRUCTURE PLAN



NO VEHICULAR ACCESS TO RODE ROAD
ACOUSTIC TREATMENT ON LOT BOUNDARY

PROPOSED STORMWATER TREATMENT & OPEN SPACE
CENTRE MEDIAN SWALE AND BOULEVARD PLANTING TO IMPROVE GROUND WATER ABSORPTION, PROVIDE HIGH AMENITY INTERFACE WITH ADJOINING LAND OWNER AND ENHANCE LINKS TO PUBLIC TRANSPORT FACILITIES IN RODE ROAD.

PROPOSED ENTRY ROAD SHARED BETWEEN TWO PROPERTIES, NEW INTERSECTION TO TROUTS ROAD

MAINTAIN VISUALLY PROMINENT REGROWTH VEGETATION AT HILL CREST

NEW INTERSECTION TO KEONA ROAD
EXISTING DETENTION
ENLARGE LAURINA CRESCENT SUBDIVISION PARK

STRUCTURE PLAN

ITEM 6 : SUBDIVISION PLAN



PROPOSED INTEGRATED PARKLAND WITH STREET FRONTAGE AND DWELLING FRONTAGE ON ALL SIDES.

PROPOSED INTEGRATED PARKLAND WITH STREET FRONTAGE AND DWELLING FRONTAGE ON THREE SIDES

PROPOSED FAUNA FRIENDLY STORMWATER CULVERTS

NO VEHICULAR ACCESS AS PER OUTCOME OF COMMUNITY CONSULTATION, RESERVE WIDTH MAINTAINED AS PER LIVEABLE NEIGHBOURHOODS CODE TO ENSURE PEDESTRIAN SAFETY

LEGEND

- Small lots 400m² - 449m²
- 450 + Allotments
- Parkland
- Q5 and stormwater treatment
- Q50 floodline
- Retain existing groups of trees
- Existing significant trees to be retained
- Proposed boulevard planting
- Pedestrian Accessway
- Q50 floodline
- Acoustic Fencing to Rode Road

SUBDIVISION PLAN

NEW SUBDIVISION
RODE ROAD, MGDOWALL

DEFENCE HOUSING AUTHORITY
03053 PWC 10 1:2000 A4

NOV 2004

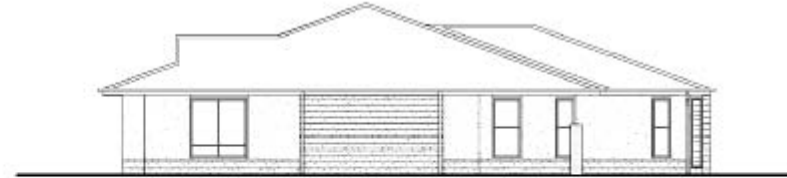
ITEM 7 : HOUSE TYPES



ITEM 8: HOUSE TYPE 2



ELEVATION 1



ELEVATION 2



GROUND FLOOR PLAN



ELEVATION 3



ELEVATION 4

ITEM 9: HOUSE TYPE 18



ELEVATION 1



ELEVATION 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ELEVATION 3

ITEM 10: HOUSE TYPE 33



FIRST FLOOR PLAN



GROUND FLOOR PLAN



ELEVATION 1

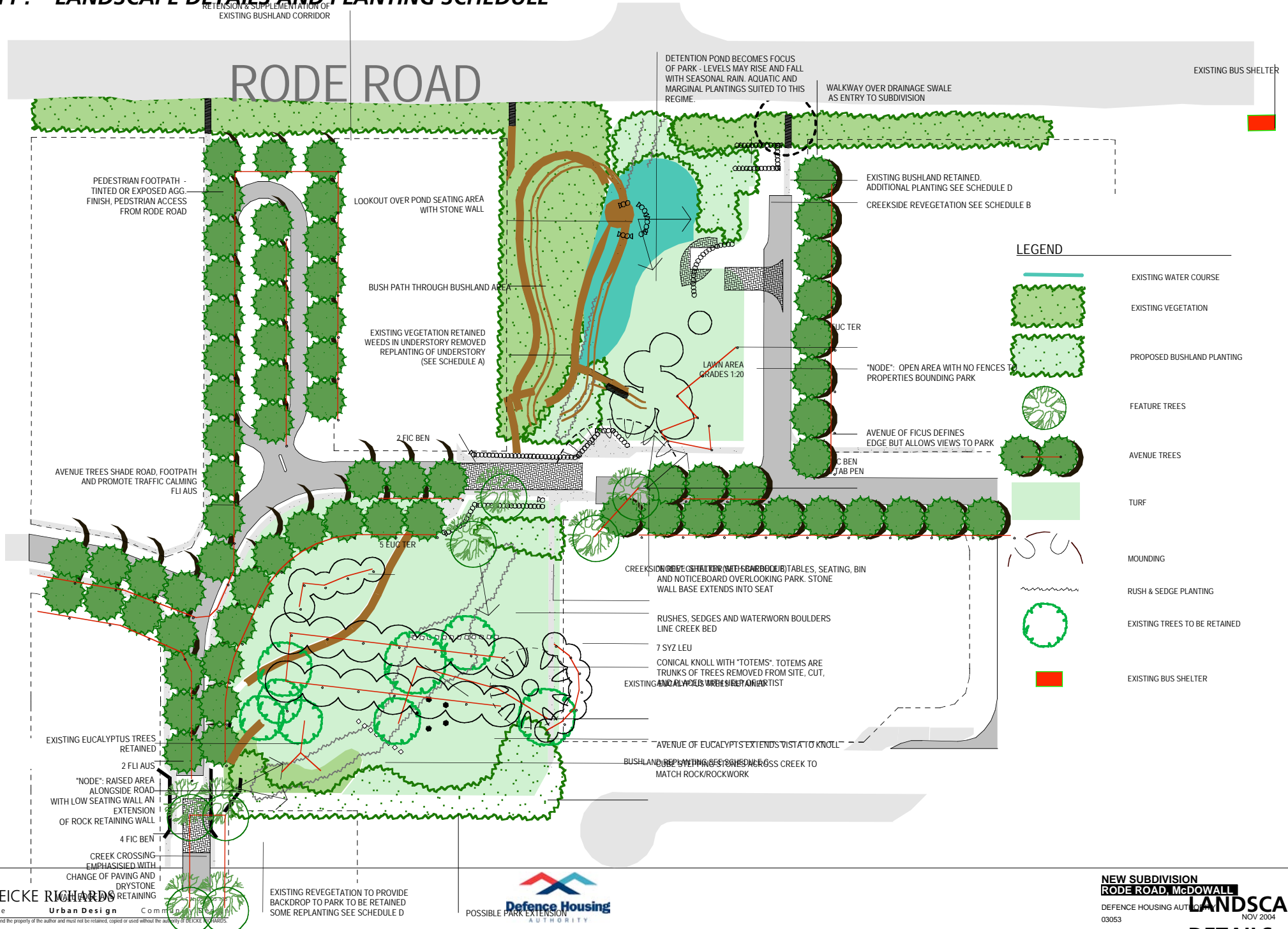


ELEVATION 3



ELEVATION 2

ITEM 11 : LANDSCAPE DETAILS AND PLANTING SCHEDULE



03053 PLANTING SCHEDULE

CODE	NAME	SIZE
Sched A Understory		
ADI AET	Adiantum aethiopicum	Maidenhair Fern 140mm
ADI HIS	Adiantum hispidulum	Rough Maidenhair Fe 140mm
ALL LIT	Allocauarina littoralis	Black She-oak 180mm
ALO BRI	Alocasia brisbanensis	Cunjevoi Lily 180mm
ALP COE	Alpinia coerulea	Naive Ginger 300mm
ALP EXC	Alphitonia excelsa	Soap Tree 300mm
ARC CUN	Archontophoenix cunninghamia	Bangalow palm 45L
AUS DUL	Austromyrtus dulcis	Midjim Berry 180mm
BLE CAR	Blechnum cartilagineum	Gristle Fern 200mm
COR CON	Cordyline congesta	Native Cordyline 200mm
CRI PED	Crinum pedunculatum	Spider Lily 300mm
CUL DUB	Culcita dubia	Rainbow Fern 140mm
CYM REF	Cymbypogon refractus	Wire Grass 140mm
DIA CAE	Dianella caerulea	Flax Lily 140mm
DOO ASP	Doodia aspera	Gristle Fern 140mm
EUS LAT	Eustrephus latifolius	Wombat Berry 140mm
GAH ASP	Gahnia aspera	Saw Rush 180mm
GLO FER	Glochidion ferdinandii	Cheese Tree 180mm
GRE ROB	Grevillea robusta	Silky Oak 300mm
JAG PSE	Jagera pseudorhus	Foambark Tree 45l
LOM LON	Lomandra longifolia	Matt Rush 150mm
MAL PHI	Mallotus philippinensis	Kamala Tree 3000mm
MIC DIV	Microsorium diversifolium	Scented Fern 200mm
PHA CLE	Phalaria clerodendron	Phalaria 180mm
PIT RHO	Pittosporum rhombifolium	Native laurel 45l
Sched B Creek Channel		
BAU JUN	Baumea juncea	bare twigrush tube
BAY RUB	Baumea rubignosa	soft twigrush tube
BLE IND	Blechnum indicum	bungwall, waterfern 140mm
CYP EXA	Cyperus exaltatus	tall flatsedge, giant se tube
CYP LUS	Cyperus lucidus	sedge tube
ELE EQUI	Eleocharis equistina	spikerush tube
JUN USI	Juncus usitatus	rush tube
LEP ART	Lepironia articulata	RUSH tube
PHY LAN	Phyllidrum languinosa	Frogsmouth tube
SCH MUC	Schoenoplectus mucronatus	bogrush tube

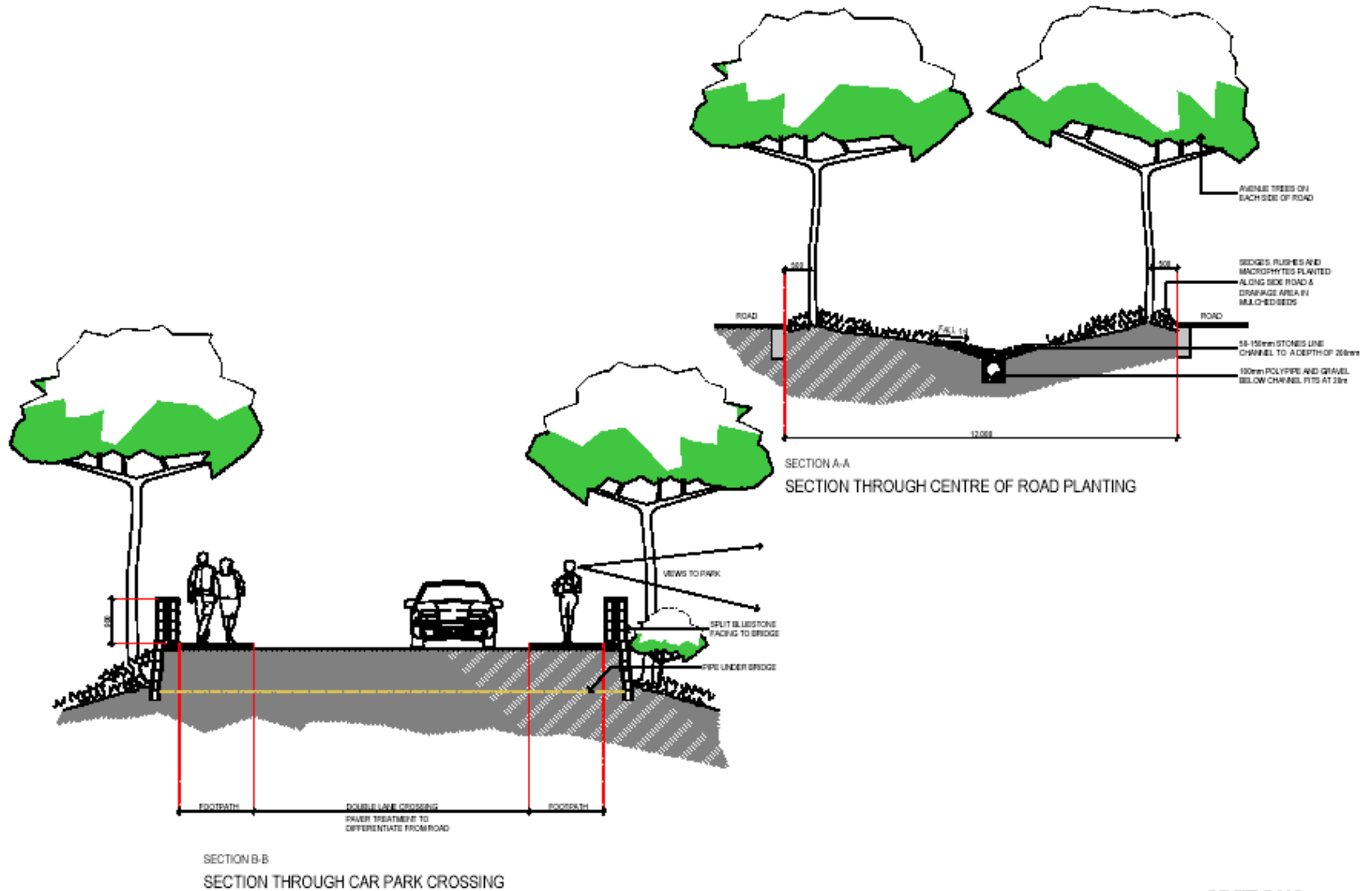
Sched C Bushland Revegetation		
ACA FIM	Acacia fimbriata	Brisbane Wattle 140mm
ALL LIT	Allocauarina littoralis	Black She-oak 180mm
ALL TOR	Allocauarina torulosa	Rusty She-oak 180mm
ALP COE	Alpinia coerulea	Naive Ginger 300mm
ALP EXC	Alphitonia excelsa	Soap Tree 300mm
ANG COS	Angophora costata	Apple Gum 180mm
ANG WOO	Angophora woodsiana	Rough barked Apple 180mm
BRA ACE	Brachychiton acerifolium	Illawara Flame Tree 45l
COR INT	Corymbia intermedia	Pink bloodwood 140mm
COR CIT	Corymbia citrodora (maculata)	Spotted Gum 140mm
CYM REF	Cymbypogon refractus	Wire Grass 140mm
EUC TER	Eucalyptus tereticornis	Forest Red Gum 140mm
GLO FER	Glochidion ferdinandii	Cheese Tree 180mm
GRE ROB	Grevillea robusta	Silky Oak 300mm
JAG PSE	Jagera pseudorhus	Foambark Tree 45l
LOM LON	Lomandra longifolia	Matt Rush 150mm
LOP CON	Lophostemon confertus	Brush Box 45l
MAL PHI	Mallotus philippinensis	Kamala Tree 3000mm
MEL AZE	Melia azederach	White Cedar 45l
PHA CLE	Phalaria clerodendron	Phalaria 180mm
PIT RHO	Pittosporum rhombifolium	Native laurel 45l

Sched D Creekside Revegetation		
ALO BRI	Alocasia brisbanensis	Cunjevoi Lily 180mm
ALP COE	Alpinia coerulea	Naive Ginger 300mm
ARC CUN	Archontophoenix cunninghamia	Bangalow palm 45L
CAL VIM	Callistemon viminalis	Weeping Bottle Brush 180mm
CRI PED	Crinum pedunculatum	Spider Lily 300mm
CYA COO	Cyathea cooperi	Coopers Tree Fern 300mm
EUC TER	Eucalyptus tereticornis	Forest Red Gum 140mm
GAH ASP	Gahnia aspera	Saw Rush 180mm
LOM LON	Lomandra longifolia	Matt Rush 150mm
LOP SUA	Lophostemon suaveolens	Swamp Brush Box 45l
MEL AFF	Melastoma affine	Native Tibouchina 180mm
MEL AZE	Melia azederach	White Cedar 45l
PAE SCA	Paesea scabra	Paesia Fern 140mm
WAT FLO	Waterhousia floribunda	Creek Lillypilly 45l

Sched E Pond		
MAR MUT	Marsilea mutica	Nardoo tube
NYM IND	Nymphoides indica	Water Fringe tube
PHY LAN	Phyllidrum languinosa	Frogsmouth tube

Street and Park Trees		
FIC EXO	Ficus benjamina 'Exotica'	Weeping Fig 45l
FIC HIL	Ficus hillii	Hill's Fig 45l
LOP CON	Lophostemon confertus	Brush Box 45l
FLI AUS	Flindersia australis	Ash 45l
EUC TES	Eucalyptus tessellaris	Moreton Bay Ash 140mm

ITEM 12: LANDSCAPE SECTIONS



SECTIONS

ITEM 13 : STREET PERSPECTIVE



PERSPECTIVE TOWARDS STREET TWO

ITEM 14: SUBDIVISION MONTAGE



ITEM 15: SUPPORTING LETTER COMMANDER OF 1ST DIVISION/DJFHQ, ENOGGERA BARRACKS



HEADQUARTERS 1ST DIVISION AND DEPLOYABLE JOINT FORCE
HEADQUARTERS
Gallipoli Barracks, ENOGGERA QLD 4051

227-1-25
DJFHQ 12 646/04
COMD 49/04

Mr Richard Bear
General Manager
Construction and Development
Defence Housing Authority
26 Brisbane Avenue
BARTON ACT 2600

Re: PROPOSED HOUSING DEVELOPMENT AT MCDOWALL

Dear Mr Bear,

In my capacity as Commander of the 1st Division/DJFHQ, I would like to offer my strong support for the Defence Housing proposal to provide fifty-one new residences at McDowall.

I would like to stress the point that successive Defence White Papers issued by Government have recognised the unique requirements of Service life. The Profession of Arms is significantly different to civilian employment, affecting Service families in various ways. Besides being subject to strict disciplinary requirements, arduous and often dangerous physical conditions, ADF personnel can be relocated at short notice and are subject to frequent and extended absences from home. Spouses share fully in the consequential family disruption.

On the part of the Service member, these restrictions can make for a difficult employment situation, and it will often require a continual sense of duty, dedication and esprit de corps to overcome these challenges. Family support is both necessary and important. Proximity of the home environment to the base is important to reduce time pressures and stress. It is critical for family support, individual and unit morale and essential for retention of personnel in the Army. Services that are available in McDowall add further weight to the argument for such housing. There are schools, shopping centres, excellent public transport networks, only 7km from Gallipoli Barracks and 10km from Brisbane CBD. All of these factors contribute to family morale and ultimately retention.

The situation presently exists where military personnel are often driving forty minutes one way to work from their service residence. This situation is unacceptable. The opportunity now exists to help alleviate these pressures on many families by constructing new residences in McDowall and this opportunity should be actioned.

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As the Commander of 1st Division/DJFHQ, I can only applaud DHA's intention to provide new dwellings at McDowall. I believe the initiative will not only provide modern housing but also assist in maintaining morale, and facilitate family support for what is always a challenging career choice.

Yours sincerely

I.B. FLAWITH, CSC
Brigadier
Commander 1st Division
(07) 3332 7070

18 June 2004



A voice for Defence Families

1 December 2004

Mr Richard Bear
General Manager
Construction and Development
Defence Housing Authority
26 Brisbane Avenue
BARTON ACT 2600

Dear Mr Bear

RE: REDEVELOPMENT OF RESIDENTIAL AREA AT McDOWALL, BRISBANE

In my capacity as National Convenor for Defence Families of Australia (DFA), I would like to comment on the Defence Housing proposal to provide a significant number of new Service Residences in the Brisbane suburb of McDowall.

Due to the unique working and lifestyle conditions of Australian Defence Force (ADF) members and their families, I believe there are several points which need to be considered in regard to location when providing Services Residences:

- Providing a choice of residence in close proximity to the Gallipoli Barracks allows ADF members to live close to where they work, thus minimising travel time. Due to unusual working hours, this is particularly important as it increases time for families to be together, where long hours and extended periods of absence takes its toll on family life.
- As ADF personnel are deployed for lengthy periods of time, being able to live in a community close to other service families and close to the Barracks provides both a family support network and security.
- Often ADF members are required to work any time of the day or night, including weekends. This puts enormous strain on family life, especially if the family has only one car. Close proximity to the Barracks really does alleviate this strain.

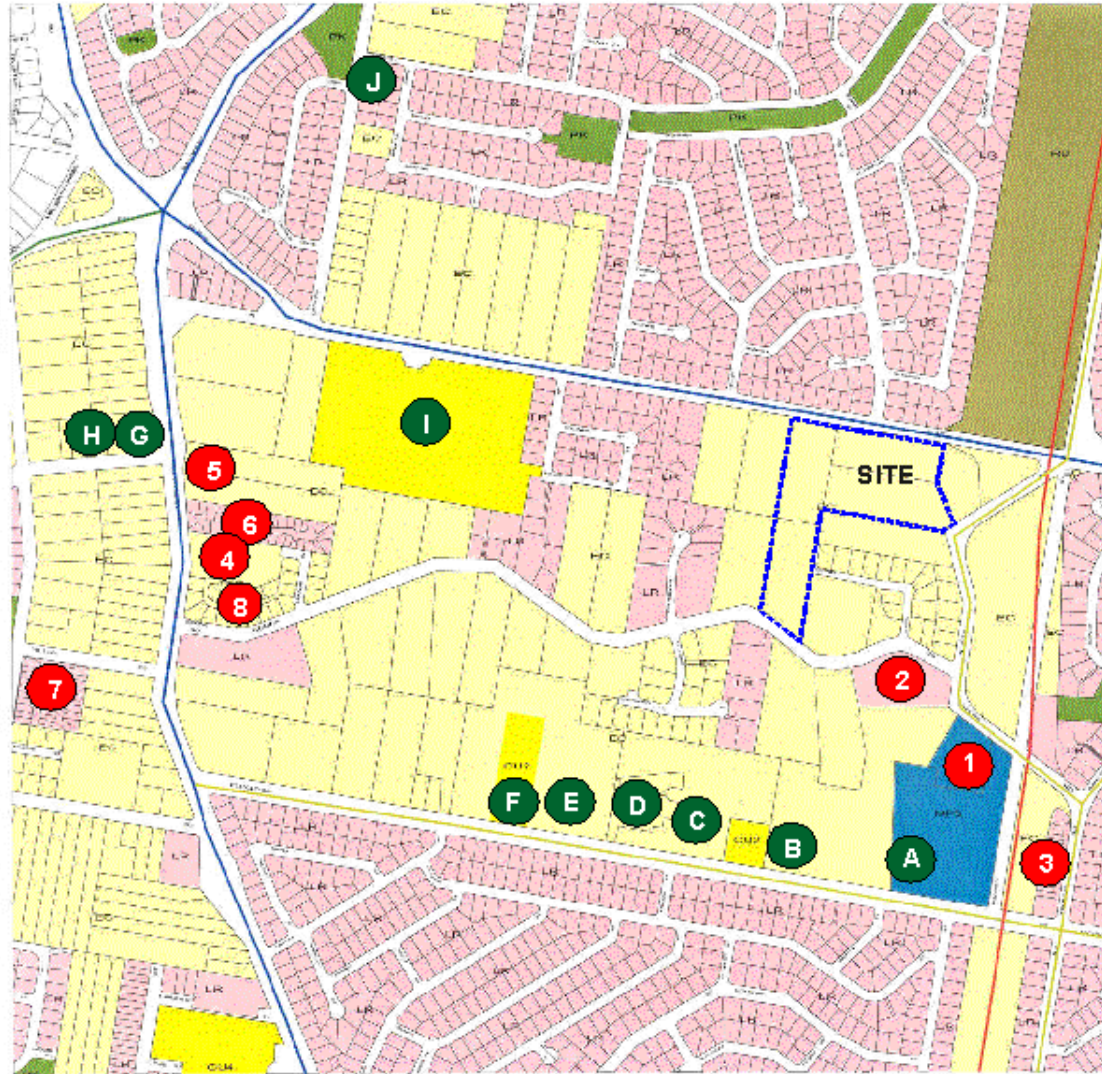
- The Barracks provides recreational and sporting facilities for use by members to maintain the required standard of physical fitness. These facilities also provide a social platform for spouses and a safe environment for their own exercise, which in turn alleviates stress. The Barracks also offers spouse and community activities throughout the year. During the East Timor and Iraq deployments, the Barracks offered an extensive support network as well as information sessions for the families, which proved to be vitally important considering the uncertain times.
- By building Service Residences in established suburbs, the families have readily available access to schools and employment opportunities for spouses. This is of particular note given the Barracks' proximity to the CBD. This ideal location also provides child care options, shopping centres, hospitals, etc, all of which have been proven to assist with the retention of ADF members and their families.

As the National Convenor for DFA, I completely support the Defence Housing Authority's intention to build Service Residences in close proximity to Enoggera. I believe the initiative would not only provide modern residences which meet the ADF families' needs, but also give families an opportunity to be part of an established community. It would also facilitate family support for what is always a challenging career choice.

Yours sincerely

Maureen Greet
National Convenor
Defence Families of Australia
Mob: 0410-626-103

ITEM 17: LAND USE PLAN



Residential (Higher Density)

- 1 Everton Glades - 29 Townhouses
- 2 Villa Hermosa - 30 Townhouses
- 3 12 Townhouses
- 4 Keona Grove - 24 Townhouses
- 5 New subdivision 451m²-721m²
- 6 McDowall Manors - 28 Townhouses
- 7 28 Townhouses
- 8 22 Lots - Average Size 472m²

Community / Commercial Facilities

- A Flockton Plaza - Shopping Centre
- B Everton Park Tavern
- C North West Private Hospital
- D North West Specialist Medical Centre
- E Northside Christian Church
- F Northside Christian College
- G Medical Centre
- H Child Care Centre
- I McDowall Primary School
- J Chatterbox Child Care Centre