



**SUBMISSION** 6

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**TERRY SULLIVAN MP**  
Member for Stafford  
Government Whip  
A MEMBER OF THE BEATTIE LABOR GOVERNMENT

Tuesday 8<sup>th</sup> February 2005

The Hon Judy Moylan MP  
Chair,  
Parliamentary Standing Committee on Public Works  
Parliament House  
CANBERRA ACT 2600

Dear Ms Moylan,

Thank you for your letter of 20<sup>th</sup> January 2005 informing me of your Committee's consideration of the construction of new housing for the Defence Housing Authority at McDowall. I appreciate your providing details of the submission process, and your invitation to attend the public hearing and to visit the site.

Please accept this letter as a brief submission to your Committee. Because the Queensland Parliament is sitting on Thursday 24<sup>th</sup> February and my commitments as Government Whip, I am uncertain whether I will be able to accept your kind invitation to attend the inspection and public hearing.

While the proposed development lies just outside my electorate (Trouts Road forming the western boundary of the Stafford electorate), the extra housing will have an impact on my electorate, particularly with respect to traffic movement and the need for services in these inner northern suburbs.

I have had the opportunity to read the DHA submission to your Committee and note that, on 31st August 2004, the Brisbane City Council granted approval for the Development Application from the Defence Housing Authority.

It is my understanding that, as per the assessment of any DA before the council, the BCC would have considered matters such as:

- The need for housing in these inner northern suburbs
- Traffic flow
- The effect on neighbouring properties
- The provision of services for the new housing blocks
- Consideration of general environmental concerns

- The consideration of local environmental concerns – specifically in relation to the Mountains to Mangrove Corridor
- The balance between local environmental needs and the requirements of good urban planning
- The proposed increase of housing density
- The provision of recreational facilities
- The economic benefit of such a project

I note that this housing proposal seems to be compatible with the principles outlined in the *Draft South East Queensland Regional Plan* jointly released last October by the Hon Peter Beattie, the Hon Terry Mackenroth and the Right Hon Lord Mayor Campbell Newman. This development appears to address the need to stop unlimited urban sprawl in Queensland's S-E corner by residential in-fill such as is proposed on this site.

While the DHA submission to your Committee is a very full submission, there are some details/issues which I raise as questions and as points for your consideration.

1. It is difficult to know from Item 5 of the Supplementary Information, the Structure Plan, what carriageway allowance had been made on the northern boundary of the property, along Rode Road. You may aware that the BCC will be constructing the western link of nearby Hamilton Road through the Chermside Hills. Whether this link is 2 or 4 lane, it will necessitate the widening of the existing Hamilton Road. I would hope that, in the planning of the DHA development, consideration is given to the future carriageway requirements of the Rode Road corridor.
2. Is it known if any improvements will be made to Keona Road and/or Trouts Road in relation to this development?
3. Items 3, 5, 6 & 7 of the Supplementary Information indicate other developments adjoining this proposed development. Is your Committee aware of the total amount of all the redevelopments in this area, both public and private? This would include DAs already approved, those pending and those proposed for the future.
4. Items 3, 5, 6 & 7 also indicate the future expansion of Street 6 in the north-western section of this current development. I note that Item 3 shows "No vehicular access to Rode Road" for the current project, but also shows a future Street 6 connecting to Rode Road. I have no objection to Street 6 connecting to Rode Road if this can be achieved in accord with sensible road safety principles. In fact, if vehicles from this totally-developed area in the future can reach Rode Road only at Trouts Road, that situation could be problematic regarding access
5. What headworks and/or infrastructure works has the DHA been required to provide or fund for this development? What is the extent of these requirements?

Chair, in Summary, assuming that the normal planning processes have occurred regarding this DA, I see no reason why this project should not proceed along the lines proposed.

If this project proceeds, as expected, I would welcome defence service families to this area with the same enthusiasm that I would welcome private purchasers, public housing tenants or those in private rental. These inner northern suburbs of Brisbane are a great place to live and to raise a family, and this development will provide wonderful opportunities for a number of defence service families.

If you require clarification of any aspect of this submission or any further information from me, please feel to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Terry Sullivan', written in a cursive style.

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Mr Terry Sullivan MP  
Member for Stafford  
Government Whip