



Hon. Robert Swarten MP  
Member for Rockhampton



Queensland  
Government

Ref: H01526/05

Minister for Public Works,  
Housing and Racing

= 7 APR 2005

Councillor N Wyndham  
McDowall Ward Office  
Shops 5 and 6  
Rode Shopping Centre  
271 Appleby Road  
STAFFORD HEIGHTS QLD 4053

Dear Councillor Wyndham

I refer to the Petition No. 438-05 of residents regarding the sale of a Department of Housing-owned parcel of land at Rode Road, Stafford Heights.

I am advised that the department carried out extensive investigations of the opportunities for and constraints on this land and, on the basis of the advice received by the department from independent environmental advisors, all the relevant Australian, Queensland and local government legislative requirements in relation to the preservation of significant flora and fauna can be properly addressed within a significant development of this site. I am further advised the advice the department obtained does not assign any high level overall environmental importance to this parcel of land.

While it is understandable that local residents will be disappointed at the prospect of losing access to some of this department-owned land, the issues for the department are not more complex. The Department of Housing has a statutory duty to provide housing for all Queenslanders in need, and the sale of its land generates vital funding for the construction of affordable housing throughout the State.

In consideration of the long-term growth of Queensland, which enjoys the highest interstate migration rate of any state, the increasing demand for development land requires that every level of government take a strategic view of diminishing land resources. At Rode Road there is an opportunity to provide much needed community facilities, and retain the real environmental values of the land which will be preserved to compliment the Raven Street Reserve.

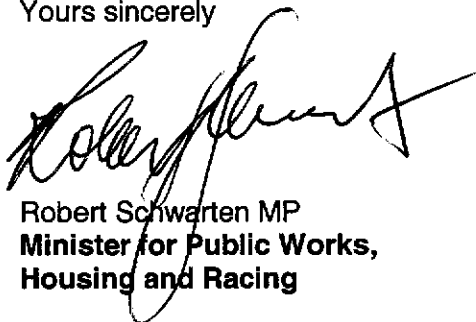
The department has advised me that the successful purchaser, who was not the highest bidder, has proposed a development which will take cognisance of the real biodiversity issues of the site and provide a low -impact, community service-focussed outcome. All of the issues relating to the development of the site will be submitted to the scrutiny of Council officers as part of the development application process under the provisions of the *Integrated Planning Act 1997* and the various environmental legislation.

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I made every attempt to facilitate the transfer of this land to the Brisbane City Council within the constraints of the land disposal policies which bind all levels of government, however the offer was not accepted.

If you require further information, please telephone Mr John Cooke, Manager, Portfolio Review Branch, Property Portfolio Management, on 3227 7282, who will be happy to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Robert Swarten', written over the typed name below.

**Robert Swarten MP  
Minister for Public Works,  
Housing and Racing**