



**Hon. Robert Swarten MP**  
Member for Rockhampton



**Queensland  
Government**

**Minister for Public Works, Housing  
and Information and Communication  
Technology**

Ref: H00677/07

27 FEB 2007

Mr N Laurie  
The Clerk of Parliament  
Parliament House  
George Street  
BRISBANE QLD 4000

Dear Mr Laurie

I refer to your letter of 8 February 2007 enclosing a petition received by the Queensland Legislative Assembly No.774-07 from Mr J McGrath regarding the acquisition of land at 1092-1096 Gold Coast Highway, Palm Beach.

The site at 1092-1096 Gold Coast Highway, Palm Beach has been acquired by the Department of Housing under the Social Housing program for the construction of singles accommodation. The property has been programmed to commence construction during the 2007-08 financial year and is in the preliminary planning stages.

Properties acquired under the Social Housing program are chosen to be strategically placed to ensure tenants have access to support networks and services. The target locations are based on identified need areas and homelessness 'hotspot' areas affected by closures of existing residential services, caravan parks and other affordable accommodation. The provision of affordable accommodation on this site will assist in addressing the significantly high demand for social housing in the area.

The Department of Housing aims to integrate social housing developments within the community and places particular emphasis on conforming to the existing streetscape to ensure properties blend in as much as possible with the surrounding neighbourhood.

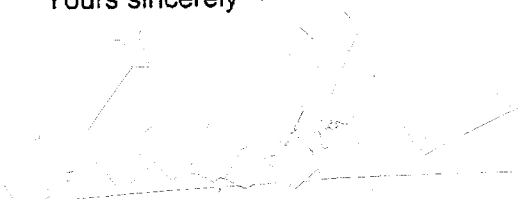
There is no evidence to support claims that social housing will have an adverse impact on local property values. Ultimately, it will be the demand in the market that will determine the actual value of any property.

Under the public housing provisions of the *Integrated Planning Act 1997*, projects are only required to be publicly notified where they are 'substantially inconsistent' with the planning scheme. As this project is still in the preliminary planning stages, the determination as to whether public notification is required is yet to be ascertained, however assessment will be made on completion of the initial design phase. If public notification is necessary, it is at this juncture that residents' concerns will be considered.

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For further assistance, your office may contact Mr Harvey Kharbanda, Manager, Portfolio Investment, Property Portfolio Management, on 3227 8155.

Yours sincerely



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