

**Question on Notice
No. 443
Asked on Thursday 24 March 2005**

Ms STONE asked the Minister for Public Works, Housing and Racing (MR SCHWARTEN) –

QUESTION:

With reference to Department of Housing units proposed to be built in Norton Drive, Shailer Park -

- (1) Do the plans conform to the Logan City Council Town Plan?
- (2) Have Logan City Council raised concerns with the department?
- (3) Have any Logan City councillors voted against this application?

ANSWER:

The Department of Housing plans to construct seven, two-bedroom apartments at 62 Norton Drive, Shailer Park in the 2004-05 financial year.

(1) While the State Government is exempt from the provisions of planning schemes, the department is required to give local governments information about proposed developments and assess its developments in accordance with the public housing provisions of the *Integrated Planning Act 1997* (s5.6). Projects which are substantially inconsistent with the planning scheme are required to be publicly notified. The project at 62 Norton Drive, Shailer Park was determined as 'not substantially inconsistent' with the Logan City Council planning scheme, and was not required to be publicly notified.

The development conforms to the Logan City Council planning scheme except for the amount of car parking to be provided. The development will provide seven car spaces. This is based on departmental standards which have been devised using Australian Bureau of Statistics data and site characteristics including land cost, land availability, public housing availability and public housing demand.

It is noted that the development complies with all the other planning scheme provisions of site area, site cover, maximum building height, population/unit densities, setbacks, open space and landscaping and that the development will have site coverage and residential density less than that permitted in the planning scheme.

(2) The Logan City Council raised some concerns about the development in a letter dated 5 January 2004 to the Department of Public Works. Council stated that the proposed development was not consistent with the surrounding area and that the increase in density on the site would increase traffic volume and associated noise. Other planning concerns were raised in relation to the location of windows and associated screening, the limited amount of car parking spaces, landscaping along the road frontage, courtyard/patio size and fencing. It is noted that all of these additional planning concerns had been complied with, except for car parking.

(3) The Department of Housing has no information pertaining to the Logan City councillors' votes in relation to this matter.