

Gaythorne and Mitchelton Urban Taskforce (GAMUT) Submission to the PWC Inquiry into DHA's proposed "Redevelopment and construction of housing for Defence at Samford Road, Enoggera, Brisbane, Queensland"

PREAMBLE: GAMUT's President (Mr Howard Gibson) and Vice-President (Mr Ian Ferrier) attended the community consultation evening regarding this development that was held at Bronco's Leagues Club around May 2012. Both Messrs Gibson and Ferrier made written submissions to DHA's town planning consultant (Buckley Vann) following this meeting. Mr Ferrier has had subsequent meetings with DHA and Buckley Vann representatives on 8 May 2013 and with Mr Raja Narayanasamy of DHA on 5 June 2013, to clarify issues raised by GAMUT concerning this development.

GAMUT's UNDERSTANDING of this PROJECT: It is our understanding that this project entails:

- Replacement of 7 DHA single storey houses with 55 medium-rise apartments in 3 'building pods', 2 of which are 5 storeys high;
- The provision of a total of 124 car parking spaces, 14 of which are for visitor parking. It should be noted that the size of this parking facility is of the same order of magnitude as that provided by Queensland Rail in their facility off Samford Road at the adjacent Gaythorne Station.
- Access and egress to the new facility from Samford Road shall be via 'Left Turn Only' provisions;
- Garbage collection shall be from a designated area within the site;
- Initially there was no provision for resident Defence personnel to access the Army Base as pedestrians or cyclists but we are now advised that an electronic ID card controlled access gate is proposed for these personnel off Samford Road to the East of Sandy Creek.
- Vehicular access to the Base for residents would currently be through the Wanimo Street Gate (accessed via LH turn into Samford Rd/ LHT Grays Rd/ LHT Newman St/ RHT Bliss St/ LHT Wanimo St to the Gate. GAMUT expects that this would most likely result in an additional 55 to 70 vehicle movements along this path during the morning Base traffic peak which occurs between 6.00 hrs and 7.45 hrs on weekdays. Please see our later comments under 'GAMUT Concerns'.

PLUSSES PROVIDED by the DEVELOPMENT: GAMUT considers that the development has several positive aspects:

- It overcomes the existing dangerous RH turns that can be executed from the existing housing into Samford Road and from Samford Road (inbound) into the housing;
- The weekly rubbish removal operation will be relocated from kerb-side on Samford Road to within the complex;
- The project allows for housing of some 55 married Defence personnel right on the boundary of the Base;
- Pedestrian access for these personnel into the Base is now to be provided. [GAMUT is quite sceptical that this will result in many personnel opting to use this option, rather than use their motor vehicles, given the extensive area covered by Gallipoli Barracks.

- Non-Defence partners housed at this complex have excellent public transport options available to them via bus and rail.
- The additional number of people housed here should provide a fillip for Gaythorne small businesses, plus those located in Blackwood Street and Brookside in Mitchelton.

CONCERNS RAISED by GAMUT:

- GAMUT's over-riding concern lies with the ongoing impact that traffic entering and leaving Gallipoli Barracks via the 'defacto' main gate in Wanimmo Street is having on the amenity of residential areas of Mitchelton and Gaythorne located to the South of Samford Road. We have been promised relief from the dangers and frustrations, faced by residents and Army personnel alike, created by this situation for some 15 years now.
- Recommendation 7 of the PWC report into ELF2 of November 2009 approved the \$820 million funding of ELF2B subject to Defence designing an entrance to the Base off Samford Road (to the approval of DTMR and with Defence meeting its fair share of the cost of its implementation). Local residents are heartily sick of the succession of delays and broken promises in letters dished up over the past 3 years by Defence and the Parliamentary Secretary for Defence, Senator the Hon David Feeney.
- A copy of GAMUT's latest letter to Senator Feeney (dated 20 April 2013) and his response (dated 28 May 2013) will be attached to this emailed submission for your information. GAMUT is heartily disgusted by the delaying tactics being used by Defence in not implementing this pivotal piece of infrastructure. This despite DTMR having finalised its plans and commenced construction works for the upgrade of Samford Road, between Pickering Street and Wardell Street, which would enable the implementation of the Samford Road Entrance.
- GAMUT has recently been involved in collecting in excess of 300 signatories for a Petition organised by the federal Member for Brisbane (the Hon Ms Teresa Gambaro) calling on Defence to get on with this Entrance. GAMUT understands that this Petition is to be presented to the House of Representatives on 6 June 2013. Your Committee may be interested to note that less than 1% of people approached to sign this petition in the South Mitchelton/Gaythorne area were against the proposal.
- GAMUT is concerned that the new DHA development will exacerbate the existing local traffic issues caused by the use of the Wanimmo Street Gate as long as it remains open to the 70% of Base personnel who reside in areas to the North and North-West of Brisbane. [Figure supplied by Base Manager Mr Nicholas Davis recently.]
- GAMUT calls on the PWC to only approve this DHA project subject to Defence immediately committing to the implementation of a workable main entrance to Gallipoli Barracks directly off Samford Road, such that its final design and construction is integrated into the current DTMR upgrade works schedule for Samford Road.

Ian Roger Ferrier, Vice-President, Gaythorne and Mitchelton Urban Taskforce

5 June 2013