

Submitted by

This ninth day of March 2010

Mr Dallas Beaufort

  
Jindalee Queensland 4074

Submission to the Commission of enquiry order (No.1) 2011

To the commissioner and commission deputies,

I, Mr Dallas Beaufort, represent a properly made Impact Assessable development application (MCUI-73-2004), made to deliver housing in an area which is 45 -65 meters above sea level on land which is “not flood prone” and does not trigger any agency policies response of “no support” within their statutory information requests as this application which is properly made to meet all of the desired outcomes within all governments their concurrent and referral agencies and their policy documents at the time of lodgement.

The site is now on the wrong side of the boundary of the urban footprint, situated in the regional landscape and rural production area, within the new regional plan, adjacent to sporting facilities leased to the private sector by the owners, Local Government.

In 1977 the applicants decided to purchase and then develop this site for housing, other sites were canvassed, one in particular was in the moss street area within the Albert shire, now Logan city area and was not acted on because of its previous flooding via the 1974 flooding events.

A formal whole of government consultation process (WOG) was undertaken prior to lodgement, which was facilitated by the Queensland Government.

What part of impact accessibility is too hard for this state and their local governments, their agencies and their land use planners to understand?

It seems that local and state governments continue to reinforce past mistakes and will not listen to reason even when proper applications are lodged via a so called accountable development application process post the Fitzgerald reforms.

I don't expect justice any time soon as it seems nearly everyone has a vested interest in making sure a housing supply shortage continues to supports their own housing values, but you would think reasonably that if someone had taken some 10 years to address proper housing construction before making an application someone would care and not expect the applicants to resort to the wasteful planning at great expense to sort out a mess made by governments.

Inigo Jones (RIP) a Queensland private sector long-range weatherman forecasted this drought just past, some 60 years ago, and where is the result?

Who said we wouldn't get a wet season next year and who said we wouldn't receive a bigger one in the 3<sup>rd</sup> year after this one, why wouldn't it be a one in a 250 or 500 or 1000-year event, who's to consider, when information is corralled for political and other uses.

Density in the flood plains to protect the so called ridgelines and its precious foothills and their amenity is looking up while residents in the 1974 floods stood on their roofs waiting to be rescued and feeling pleased that they have a nice sustainable view contemplating their possible existence.

Yours Truly

Dallas Beaufort

