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West End Community Association Inc.

ABN: 38 338 933 037

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The Gabba Ward Candidate

Dear

The Gabba Ward candidate letter

Thank you for your participation in the Meet the Candidates Forum hosted by WECA and the Westender. As we stated on the night this is a critical and defining time to navigate through the extremely high growth of our area.

It was great to see such strong engagement from the community in terms of questions, and there were many we did not get to, both from the audience, and from questions that were sent to us electronically. I expect you also did not get as much of a chance to answer the questions with as much consideration as you would ideally like.

We have a number of specific questions that have been gathered from members and groups we engage with. We would very much appreciate you providing us with your position on these. We intend to circulate to our members.

Parks/ Open/ Green Space

1. Reinstate 7 parks in South Brisbane Riverside Neighbourhood Plan (SBRNP)

The Local Plan of City Plan 2000 had identified seven locations for new parks (public open space). The Local Plan of City Plan 2014 and corresponding Infrastructure Map (Community Purpose Network 192) has only four parks identified. Two have been removed and one downgraded to a plaza.

Would you and your party support the reinstatement of all seven parks in the South Brisbane Riverside Neighbourhood Plan and Priority Infrastructure Planning?

What actions will you undertake to ensure that all seven of the parks in the South Brisbane Riverside Neighbourhood Plan are zoned and gazetted in the coming financial year to ensure they are delivered for the community?

What timeline will you work to in the delivery of these parks for the community?

What undertaking will you make to ensure a high-quality public realm for the existing resident community and people who invest in the area?

Greening of our streets or the formation of “green boulevards” has recognised impacts that reduce heat island effects and improve the use of active transport options. If elected will you work to increase the greening of our streets?

Will you strengthen the protection of our trees? And if so, how?

Green Space Strategy:

Will you:

- Endorse the principles, elements and strategy of the green space plan, subject to detailed planning by council?

Thomas Street Park:

Will you:

- Endorse the Thomas Street park design, elements and activities as developed by 7 local landscape architects working with over 350 residents during the West End Festival 'voice of the people' community design process?
- Endorse the design, funding and building of the new Thomas St Park within the next financial year?
- Ensure that the next design stage involves the community in detailed design?
- Endorse the provision of a universal access toilet facility in the Thomas St Park. Models for this concept include self-cleaning individual toilet blocks that are found in number of cities across Australia.
- Endorse retaining and renovating the existing kiosk and toilet block in the current configuration and location in Boundary Street People's Park?

Development

The Local Area Plan calls for sites over 10,000m² to provide a minimum of 20% to be publically accessible.

How would you undertake to ensure that Council enforces the Local Plan?

What actions will you take to help support housing affordability in the area?

Public Assets /Land

We have lost many public assets due to State Government sales. Whilst Council does not own as many properties, will you pledge to retain them in public assets and work with the community to have them used by the public?

Significant developments – former Absoe site 111 Boundary St

There are two mega developments in the peninsula - the former Absoe site and the former Distance Education site. Key community concerns that have been used in submissions on these sites are found in an attached background document.

Former Absoe site 111 Boundary St

The former Absoe site due to its scale and position in the heart of West End is critical to be developed with sensitivity to community needs, as well as an imaginative design. The developer is seeking significant relaxation of the guidelines with regard to density, provision of public open space and commercial space.

If elected will you undertake to ensure that the development complies with all relevant plans and guidelines?

- specifically will you ensure the reinstatement of the park in the Local Area Plan?
- will you ensure that the requirement for 20% public open space that has 24 h accessibility is delivered to the community?
- will you ensure that the supermarket tenancy is a maximum of 1500m² as specified in the Local Area Plan?
- The developer is seeking a reduced level of assessment regarding heritage and adjoining heritage properties. Will you ensure that the level of assessment for the development is maintained?
- will you require that there is full traffic studies and upgrades in pedestrian infrastructure to ensure safety?

Former Distance Education site (403 Montague Rd)

The area on Montague Rd is undergoing significant redevelopment and is 90% on flood prone land. The site was formerly zoned for education purpose. The developer is seeking significant relaxation of the guidelines with regard to density, provision of public open space and commercial space.

- If elected will you undertake to ensure that the development complies with all relevant plans and guidelines?
- specifically will you ensure the reinstatement of the park in the Local Plan?
- will you ensure that the requirement for 20% public open space that has 24 h accessibility is delivered to the community? The site only delivers 8.6%
- will you ensure that the supermarket is not granted in compliance with the Local Plan and Lord Mayors undertaking for this precinct?

Traffic, transport and mobility

Increasing traffic congestion issues cause the most challenge and stress to local residents, highlighted by the formation of a specific working group of WECA, called Little Streets. There is a lack of integrated traffic management planning in this small peninsula.

- If elected will you undertake to ensure that an Integrated Traffic Management Plan is created and implemented here?

What strategies will you introduce to encourage and support the use of more active transport?

What strategies will you implement to manage “commuter” and construction parking issues?

Will you work to:

- Require developer and construction organisations to provide their own parking that does not impact on neighbouring areas?
- Reduce speed limits in small streets and around the schools?
- Reengineer streets for increased safety and provide traffic calming solutions?

Events

Currently community events are treated the same as commercial or construction organisations when streets are closed. Would you undertake to waive the street closing fees of community-organised events? Additionally allow the community to use our own volunteers to close the street? Pay for the insurance required to run events?

Our local Councilor has been a consistent and generous supporter of local festivals and events by WECA including the Kurilpa Derby, the West End Festival and the West End Film Festival. If elected will you continue to financially support these events?

Local Commercial Retail

A critical part of West End’s character is its diverse independent retail and business community.

What actions will you undertake to help support a sustainable thriving independent business community in West End?

We greatly appreciate your time and consideration of these issues that are important to the community. I am available to discuss these queries and issues at any time.

Sincerely,

Dr Erin Evans, President,
West End Community Association
Att: Significant sites background document

Background information on West End peninsula mega-developments

There are two mega developments in the peninsula - the former Absoe site and the former Distance Education site. The major concerns about these are listed below. Additionally there is major concern about the cumulative impact of multiple developments on amenity including traffic management, school capacity, child-care capacity, facilities such as medical centres, post-office and community space, accessible green space, impact on small business, and flood mitigation

The following outlines key concerns that the community has raised in development application submissions on these sites.

The former Absoe site (111 Boundary St)

Override the Planning Scheme

1. Site cover: The Preliminary Approval is seeking a Site Cover of 95%, which exceeds the Local Plan by 18%.
2. Commercial tenancy (supermarket) is excessive. The development requests the Local Plan maximum of 1500m² floor area for a Supermarket be increased three fold to 4500m². This has significant traffic, refuse and delivery impact.
3. Level of assessment - the preliminary approval is seeking to reduce the level of required assessment, which may impact Heritage on site and adjoining.

Built form and loss of amenity for the neighbourhood.

1. Unsustainable and excessive density. The proposal is for more than 500 dwellings per hectare when the City and Local Plan allows for 75 dwellings per hectare based on infrastructure capacity.
2. Lack of provision of the required Public Open Space. As a development is greater than 10,000m² it is required to have minimum of 20% of the site, 24 hours publicly accessible. This equates to 5,828m². The developer is proposing approx. only 1/3 of this is delivered.

Impacts

1. Traffic impacts states the development will accommodate an estimated 2,200 vehicles to access/exits. There is insufficient traffic material for a comprehensive assessment of large traffic volumes nor does it outline upgrades in pedestrian infrastructure to ensure safety.

The former Distance Education site (403 Montague Rd)

1. Unsustainable density: the setbacks, building distances and unit sizes do not comply and add to the packed in density of the development. Population density is 60,000 people/km²
2. Lack of provision of required open space. The site is required to have 20% publicly accessible open space however there is only 8.6% in the development.
3. Supermarket out of step with area: the Lord Mayor committed that there would only be one supermarket in the Riverside South Precinct. This is already provided. There is no feasibility for additional retail.
4. Impact of >7 storey buildings: the Local Plan stipulates that the area be predominantly 7 storeys whereas it is dominated by 11-12 storey buildings
5. Loss of public asset to private sector – a site zoned for education
6. Traffic impacts: the 440 car parks will exacerbate the traffic pressure on the area already heavily congested.
7. Flood risk and public safety: The site is 90% flood prone and Council has publicly stated that it does not support development on flood prone land.