

Date:

**Hon Jackie Trad**

Minister for Infrastructure, Local Government and Planning  
PO Box 15009  
City East Qld 4000  
Ministerial.callin@dilgp.qld.gov.au

**Re: BCC Development Application at 111 Boundary Street and 37 Mollison Street West End  
#A004115562, Appeal 2407/2016**

Dear Minister

I am writing to request that you as Planning Minister call in the above mentioned application, for reassessment based upon merit, community consultation and compliance with local and state government planning instruments.

#### **Grounds for Call In – State Interest**

Given the scale of the project and the extent of relaxations granted by Brisbane City Council, I believe that West Village development is of state interest in accordance with the following:

- Schedule 3 of SPA a) economic or environmental interest including sustainable development;
- Schedule 3 of SPA b) efficient, effective and accountable planning and development assessment system.
- State Planning Policies –SEQRP, Liveable Communities and Housing, Infrastructure
- The impact of the development will have on the amenity and character of the area
- Extent of contraventions against the Brisbane City Plan 2014 and especially the South Brisbane Riverside Neighbourhood Plan-
  - Site Cover – proposed Site Cover 95% SBRNP 80%
  - Public open space – A plaza and 5% public open space instead of a park and 20%
  - Density –proposed 500 dwellings/ hectare SBRNP 75 dwellings / hectare
  - Commercial Tenancy (Supermarket) proposed 4500m2- SBRNP -1500m2
  - Lowering of Level of Assessment eliminates the community input for a heritage site

These attributes are shared with, and in some cases more severe, than the proposed development in the Cedar Woods development, which was called in 2015.

Furthermore the extensive relaxations have been granted by Council without any community benefit conditioned.

#### **Demand for world class sustainable development**

The 2.6 ha site held in single ownership in the civic heart of West End is a rare opportunity to provide high quality urban habitat with community benefit. We request that your proposed call in process and subsequent assessment be subject to the following:

- Open and transparent planning system which makes all submissions available for public viewing online
- Comprehensive Masterplan which outlines the building scale and uses in detail
- Compliance with South Brisbane Riverside Neighbourhood Plan – site cover , density, open space and retail tenancy size
- Park dedication, which would provide much needed open green space in public hands for perpetuity
- Subtropical design in accordance with SBRNP and Buildings that Breath Design guidelines
- Traffic assessment – with concern for pedestrian and cyclist safety; and

- Restart the IDAS process from the Information and Referral Stage to allow for greater flexibility for meaningful design/ use changes and community input during the public notification stage.

Residents in Kurilpa have demonstrated their willingness to contribute to world-class sustainable development and therefore we respectfully request that DA A004115562 be called in so as to ensure proper process is observed for this site of statewide significance and enforce council's own undertaking that the site be master planned, have adequate infrastructure, and provide appropriate community benefit through conditions for an urban infill development.

Regards

Signature

Name:

Address:

Please hide my details on online.    Yes    No.