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AN OPPORTUNITY TO GET IT RIGHT  
MINISTER FOR PLANNING MUST ENFORCE THE LEGAL PLANNING SCHEME

Planning Minister Jackie Trad MP has “called in” the noncompliant development application for a massive retail and residential complex in the heart of West End that had earlier been irresponsibly approved by Brisbane City Council. She now has the opportunity to enforce the current legal planning scheme.

The West End Community Association reserves its judgment on the merit of this decision until the public sees the final scheme that is conditioned by Minister Trad.

“The true value of this review will only be measured by the conditions of the final approval issued by Minister Trad,” said WECA President Dr Erin Evans.

It should be noted that the Minister’s decision today effectively kills off the appeal that is currently running in the Planning and Environment Court. Call-in of the DA spares Sekisui House and Brisbane City Council from the level of scrutiny and transparency created by cross-examination in an open court.

The Minister has the opportunity to include expert material prepared for the court appeal in her assessment of the development application. WECA demands that the Minister request and review that material, which reveals the extent to which Council has evaded its responsibility to assess the DA on its merits.

“WECA, and the general public, is expecting enforcement of the planning law applicable to this site, and that this particular development application will be made wholly compliant with the local area plan” said Dr Evans.

Specifically that would include:

- **Master Plan** – the developer must undertake and document a full and proper process that delivers a Master Plan for the site, not the vague high level sketch without any dimensions that was submitted.
- **Maximum 80% site cover** – enforce the planning requirement that the maximum amount of built form over the entire site NOT exceed 80% of the total area.
- **Minimum of 20% public open space** – enforce the planning requirement that requires a minimum of 20% of the site be public open space, excluding the claimed rubbish truck and service vehicle area that is a public danger.
- **Make good on the Park** – the developer purchased the site with a requirement for a park: whilst Council may be willing to horse-trade that “community infrastructure” away, the local community is not.
- **Abide by the Density assumptions** – this site has a density assumption of 75 dwellings per hectare. The approved 500 dwellings/ha is an ambit claim and should be rejected.
- **Commercial Space as per the Law** – the proposed 4,500m<sup>2</sup> commercial space is far in excess of the allowable 1,500m<sup>2</sup>. Enforce the law.

WECA will continue to seek compliance with planning law and a world class planning outcome and design for this site – Brisbane deserves better.

Dr Erin Evans, President, West End Community Association

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