

Date:
City Planning and Economic Development,
Brisbane City Council,
GPO Box 1434, Brisbane QLD 4001
Email: CPAdmin@brisbane.qld.gov.au

Re: BCC Draft Local Government Infrastructure Plan

Dear Sir/Madam

This is a submission to The Brisbane City Council (BCC) regarding the Draft Local Government Infrastructure Plan (DLGIP). I welcome the opportunity to make a submission on future development for the Kurilpa Peninsula.

Background

The suburbs of West End, South Brisbane and Highgate Hill have significant population growth and development. City Council projects an additional 25,000 to a total of 38, 500 residents. The 2016 ABS Census data details densification within the peninsula as:

- 16% increase in population in 4101 from 2011 to 2016
- 24% increase in South Brisbane
- 16% gain in West End and 5% growth in Highgate Hill.
- The age group with highest increase in population in 4101 are school aged children: Primary school (40%) and High-school (35%), and
- Families with pre-school and school aged children increasingly living in apartments in 4101:
 - In 2016, 40% of pre- school kids lived in apartment/units compared to 27% in 2006
 - In 2016, 39% of primary school kids lived in apartment/units compared to 27% in 2006
 - In 2016, 42% of high school kids lived in apartment/units compared to 32% in 2006

In accordance with Council parkland rate of 1.12 ha per 1000 population within centres, the planned provision of only 2 hectares of extra green space is well below the 13.2 hectares required.

Furthermore, the distribution of green space would not satisfy current practice of 400m within a walkable catchment.

The provision of social infrastructure (green and open space, recreational and community facilities) is grossly inadequate for projected populations. The demand for these services is amplified by volume school aged children living in apartments.

Impacts

Developers have been levied and paid infrastructure contributions based on their yield to Council for **Community Purpose, Stormwater and Transport infrastructure**. Council's practice of diverting these charges into general revenue is proving problematic. Any diversion of these charges outside the locality or neighbourhoods from which they are charged is highly questionable, and may be open to legal challenge. Specifically, Council has failed to deliver on their promises of upgrading Davies Park and implanting road closures of Riverside Drive as per master planning exercises.

There is a lack of transparency regarding the amount of money developers have contributed to the peninsula and the spending of these funds. The community is experiencing the impact of densification without the infrastructure to ameliorate these impacts as per the provisioning of the developer contribution charges.

Opportunities

I urge Council and State Government to remedy this situation by including the following amendments in the DLGIP:

- Guarantee that the amount of money that Local Government levies developers is sufficient to meet all subsequent costs created as a result of the development impacts;
- Mandate that Council spend 100% of developer infrastructure contributions in the postcode they are generated from;
- Make publicly available and accessible the amount of developer infrastructure contributions being charged, paid and spent within a postcode area within any given financial year;
- Implement the award winning Green Space Strategy 2015 designed by a collective of local landscape architects and community groups. The following priority projects could be implemented over **2018-2020** from Council budget;
 - Sussex Street Parklets: planning, design and construction at \$400,000 each
 - Revegetation of the gullies: planning, design and construction at \$500,000 over 2 years
 - Hampstead Common: planning and consultation - \$40,000 & detailed design-\$200,000
 - Vulture Street streetscape works: planning, design and construction - \$ 1 million
 - Parklet at Victoria St and Montague Road: planning, design and construction \$250,000
 - Russell Street (Boundary Street- Merivale Street) streetscape works: planning, design and construction at \$ 1 million
 - New Riverside Park at the end of Boundary Street and Ryan Street: planning, design and construction -\$750,000- 1 million. This portion could be doubled with the addition of 1-3 Dudley Street (L77-78RP12088). The State Government could gift / lease to Council. Accordingly, the site zoned Park by Brisbane City Council in regular City Plan amendments.
- Allocate resources for a Community Centre is required in the high density area (South Brisbane/off Montague Road)
- Upgrade Davies Park as per the Master planning exercise Council conducted in 2009-2010;
- Implement the Riverside Masterplan 2008. This citywide asset could be delivered immediately through staging based on the adjacent apartment development to a portion of parkland;
- Reinstate the provision of a Ferry Terminal (formerly Victoria Street);
- Fast track bicycle infrastructure (pathways and End of trip facilities);
- Reject the 750m walkable catchment for parks. The current 400m standard is deemed too far given the aging population;
- Increase the provision of community and recreational facilities in a variety of built forms across the peninsula. eg outdoor cricket nets, sporting fields/courts, skateboard and indoor pools and sporting courts etc in medium rise buildings
- Provide Parks (Publicly owned lands in perpetuity) not POPS (Privately owned public space) especially on large development sites. Modify zoning and neighbourhood plans accordingly in regular City Plan Amendments.
- Reinstate the mandatory provisions of Temporary Park for sites where demolition has occurred and construction ceased, in regular City Plan Amendments.

Regards

Signature

Name:

Address:

Please hide my details on online. Yes No.