

Fact Sheet

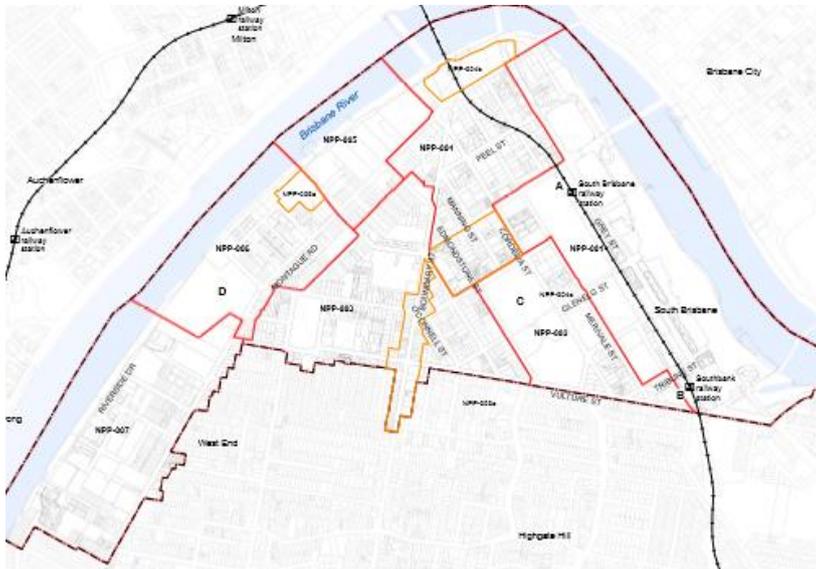
West End Community did not support SBRNP in spite of LNP comments

Objective

It is important to make sure our history is not rewritten to suit our pro-development Council. Local residents objected, loudly and in unprecedented numbers, to the residential and commercial densities permitted by the South Brisbane Riverside Neighbourhood Plan (SBRNP). The true impact of the number of units, the heights of the buildings **and the lack of social, transport and parkland** infrastructure is now becoming obvious.

Background

The SBRNP was approved in March 2011. It proposes, by 2031, a population of 55,000 residents and 25,000 workers within the boundaries of the plan. The current population is estimated as 7,000 residents.



The facts

There were 900 submissions opposed to the population density and 10 storey building heights proposed in the West End Woolloongabba Local Plan in 2005

Labor Councillors moved to have land between Montague Rd and the River south of Davies Park removed from the SBRNP to reduce the social and traffic impacts on the existing West End community. The LNP voted down this amendment.

The 1st phase of community consultation for the SBRNP was a Community Reference Committee of approximately 25 people but only 6 residents. Members of the Committee had to sign a confidentially agreement preventing them discussing with the community what was proposed.

The majority of comments on the public Online Chat and canvassed at Davis Park market stalls were opposed to proposed high density.

The SBRNP was approved in 2010 in spite of over 3000 signatures of petitions and 493 formal submissions opposed to what was proposed. A total of 4000 signatures were received.

Overwhelmingly the submissions supported building heights of 6-8 storeys not 20-30 storeys. **These submissions were ignored.**

Previously, Minister for Local Government and Planning, Stirling Hinchliffe, at the State Government interest check, refused to approve the building heights proposed for the Riverside South Precinct of the SBRNP due to the level of community objections and the lack of appropriate infrastructure.

The new LNP State Government immediately reinstated the 12 storey building heights in 2012 without any consultation.

It is not true to say the community supported the SBRNP.

What the media headlines said at the time

Planning needs give and take

Glen Searle

The new west end plan allows for 15 to 30-storey buildings on large sites. Worryingly, a number of these sites are next to Boundary St and nearby vintage housing. These high-rises will overwhelm the existing attractive character of the streetscape.

Worse, recent studies show that residential buildings above eight storeys are less sustainable in their use of energy because of lighting in common areas, the extra use of lifts and security needs.

Proposal to increase population under fire

PLANS for a population the size of Mackay to be housed in South Brisbane were rattled in Brisbane City Council this week despite community concern over high density.

More units planned for flooded area

CSJ 10.2.11

DEVELOPMENT applications for group titled residences along West End's Montague Rd are still being considered by Brisbane City Council, despite much of the area being inundated by floodwaters in January.

are still unable to return to their units," Cr Abrahams said. "Units are still without power, some without sewage services and so property managers have no option but to advise owners not to move back in.

High-density plan survives backlash

TARYN DAVIS
davis@qst.newsthd.com.au

THE controversial South Brisbane Riverside Neighbourhood Plan received final approval in council this week, despite significant community opposition to the proposal for increased density in the heavily flood-impacted suburbs.

the old industrial areas along Montague Rd," Cr Cooper said.

A non-statutory flood guidance note was included in the plan to allow for changes subsequent to the results of the Queensland Floods Commission of Inquiry.

West End Community Association president Darren Godwell said he was pleased

vote on the plan in council due to a conflict of interest, but said she did not support the plan. "Everyone knows the South Brisbane Riverside Neighbourhood Plan was very contentious, so I was dismayed when I could not participate so the wishes of the local community could be heard," she said.

"More than 3000 petitions objected to the