



PROVIDING COMMUNITY SPACE IN MEDIUM & HIGH DENSITY DEVELOPMENT AREAS.

The intention of successive SEQ Regional plans to intensify residential development around transit orientated nodes within the existing urban footprint is applauded, but it needs to be accompanied by provisions to ensure the habitability and access to local open space of all new and newly intensified settlements.

Areas of proposed new development

Local governments should therefore ensure that adequate open space is provided to promote livability. In all residential developments of 4 storeys or more, ownership of not less than 10% of the total area of sites exceeding 2,000 square metres, should be transferred to the local government, without the possibility of diversion into financial contributions. Maintenance responsibilities should rest either with the local authority itself or with local environmental and community groups. Such reservations should include useable frontage as well as connecting open spaces.

In areas of redevelopment

In existing areas designated for intensive residential redevelopment, local government should ensure that planning provisions are made for local open space at or above 1 hectare per 1,000 estimated future population. These should be located either on newly acquired small parcels of land, or on land already in under-used public ownership such as existing superfluous road space which can be re-allocated and developed in collaboration with local community or environmental groups, or the authorities' own Parks Departments, to create local spaces including pocket parks, playgrounds, community gardens and areas of repose and contemplative seating and scenic viewing.