



MEDIA RELEASE
STUDY PANS OVER-DEVELOPMENT IN INNER BRISBANE

Findings just released after a year-long study by local community action & advocacy group, Kurilpa Futures (KF), has revealed some startling evidence of overdevelopment in Brisbane's inner suburbs of West End, Highgate Hill and South Brisbane. Speaking about the paper "Towards an Integrated Planning Strategy for the Kurilpa Peninsula", which can be read in full on the Kurilpa Futures website, planning spokesperson Phil Heywood said "Our work shows that Neighbourhood Plans being used by Brisbane City Council to administer development for these three parts of the Kurilpa Peninsula permit development that would exceed currently planned infrastructure provisions by a factor of four and amount to gross city cramming."

Work done by the KF team – consisting of concerned residents from a variety of backgrounds, including planning, architecture and a local developer- has established that site coverage and permitted heights in current plans will allow, and even encourage, an extra 60,000 households to move into the area, indicating a total population increase of 120,000 persons. This is half that anticipated for the city as a whole in the 2017 *Shaping SEQ* Regional Plan report- on an area of less than 0.1% of the city's total extent. This increase is also double the Priority Infrastructure Plan's estimates of *ultimate* provisions for open space, transport and social facilities

In fact council has often permitted development that actually exceeds these standards -on the basis of meeting the plan's general objectives. Not surprisingly the KF's team's detailed case study of outcomes already occurring in one precinct, Riverside South, finds that new schemes have rapidly become over crowded, sadly homogenous and underserviced dormitory areas lacking sufficient public open space, community gathering places and traffic and transport infrastructure.

Because the existing plans are heading towards a predictable train wreck of too many people being confronted by too little space or facilities, a new integrated strategy is needed. This should establish commitments for accompanying infrastructure for more appropriate current and future population levels. This new strategic plan should be prepared with participation from the local community, combining face to face engagement and on line inclusion.

A successful model of how this can be done has already been established by Kurilpa Futures in its highly successful 2016 Community Forum which produced an overall alternative vision for the 25 hectares Kurilpa Point site which supplanted the city council's proposal and still holds the ground for this locality, after nearly four years.

Kurilpa Futures has written to the Lord Mayor and local councillor and state and national representatives to seek their support to meet this pressing need for more realistic and participatory planning for the entire Kurilpa Peninsula. Political commitment is required to rein in overdevelopment in the Kurilpa Peninsula to balance long term growth needs with realistic infrastructure requirements to support a sustainable and habitable community.

The full report and supporting and general information are all available on the Kurilpa Futures website at: <https://kurilpafutures.org/>

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