

Chairman:

Is there any debate?

Councillor COOPER:

Thank you, Madam Chair. At the Committee last week we had three items on the Agenda. One was a presentation about the University of Queensland Master Plan. This was a presentation that was of great interest to the Committee and there is certainly plenty of information outlined there in the report so that everyone can understand the mechanics of what's proposed.

But it is something I think that this Chamber should be very cognisant of. This proposal of a community infrastructure designation over that land will then render Council's planning powers null and void.

So significant development that is proposed to occur on that—those new sites, so it's an extension of the existing Community Infrastructure Designation (CID), would see over the next 15 years significant growth as is proposed in this particular community infrastructure designation, with an additional 5000, almost 5000, new students; over 1000 new additional public car parks, which is basically about a doubling of the existing student accommodation on the site.

This would see densities of up to six to eight storeys for student accommodation, but this is not on the campus as we understand it. This is to extend down Hawken Drive and within the existing residential area. So this is significant.

We've also got the Avalon Precinct, which is proposed to go to eight storey townhouses, and it would be a significant impact to that local heritage place, with the Avalon Theatre being proposed for a partial demolition, an area of course, Madam Chair—as many in the Chamber would know—was severely affected by the 2011 floods.

Certainly, the master plan doesn't talk about any flood mitigation for the site. It also does not talk about how it will deal with the infrastructure issues that this sort of growth would necessitate to be accommodated. It proposes a new pedestrian cycle bridge to Boundary Street and a signalised intersection at Carr Street and Sir Fred Schonell Drive, relocating a bus stop, and also a riverside pedestrian cycle path improvement. However, it doesn't propose how any of these improvements would be funded.

It also has an extremely optimistic estimation that 80 per cent of trips will occur via public and active transport. But there is no understanding or no proof, or any kind of understanding, of how this kind of mode share would be achieved when we see right now that after the CBD, the University of Queensland is the second largest traffic generating destination in this city. So that is a huge impact and I think something that we should all be very cognisant of.

I also note that the CID would mean that there would be no infrastructure charges payable to Council. This could be something up to the order of \$40 million towards infrastructure delivery, so that's both Council and QUU, that would be foregone if this proposal is supported.

So this is something that is of great significance to our city. I have to be upfront with everyone. I am a UQ alumni so certainly I think that it's an important education establishment for this city but it also should be a good neighbour to the surrounding area, and it should take into consideration the infrastructure impacts that it could—would be very likely to generate.

So that was a very interesting presentation and I know the local Councillor has some very firm views about what's being proposed on that site.

We also had a petition requesting reinstatement of the 8.5 metre maximum building height for houses and requesting a reduction of five storey maximum building height to three storeys in Wynnum Manly and Lota. This is a process that Council has gone through with local residents and certainly there was a prolonged period for people to provide feedback to Council and it was not supported by the majority of those property owners. I'm sure that that local Councillor would also have some commentary in relation to that matter.

Then the third item, Item C, is a petition objecting to the proposed development at 54 Sylvan Road, Towong, which is currently under assessment by Council. Thank you very much, Madam Chair.

Chairman:

Further debate?