

Cr Julian SIMMONDS

Councillor for Walter Taylor Ward



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Mr Joe Zhou
Town Planner
Building and Asset Services
GPO Box 2937
BRISBANE QLD 4001

Dear Mr Zhou

As Councillor for the Walter Taylor Ward I write on behalf of the local community in relation to the concerns raised with me about the University of Queensland's (UQ) Draft Master Plan and its proposed extension of the Community Infrastructure Designation (CID).

I appreciate you taking the time to invite me as the local Councillor to make a submission to this process. Please note that my submission will focus on the community concerns generated by this proposal and that a further submission will follow from Brisbane City Council outlining Council's technical and planning concerns with the proposal.

I can advise that my office has been inundated with submissions from residents of the local community who are concerned about the draft UQ Master Plan and its proposal to extend the CID boundaries into the suburbs of St Lucia and Indooroopilly.

The concerns covered in these submissions include, but are not limited to:

- removing suburban residential properties in St Lucia from Council planning regulations;
- the proposal of the draft Master Plan to build to a height, bulk and scale which is out of keeping with the City Plan and community expectations;
- the removal of the community's existing rights to be consulted on, submit concerns and appeal development;
- the increase in congestion as a result of the significant works proposed;
- restricted access and serviceability by emergency vehicles, public transport or taxis as a result of the proposed developments;
- inadequate parking provided on campus by University of Queensland for the growth outlined in the plan, leading to further parking pressures in local streets;
- the distinct lack of community infrastructure proposed to be built and funded by UQ in order to cater of the proposed growth and mode share shift to public and active - transport journeys

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Updates on events within the Ward are also available on my website www.juliansimmonds.com.au or like me on Facebook at www.facebook.com/CrJulianSimmonds



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- the lack of detailed planning undertaken and provided to the community regarding the infrastructure, social and environment issues of the growth proposed, including parking, noise, water supply, transport and traffic;
- the inability for traffic infrastructure to cope with additional growth with no adequate UQ funded plan to cater for the traffic inevitable with increased staff and students;
- the lack of inclusion of professional recommendations made by Heritage Architect, Andrew Ladlay and recognition of Avalon Theatre's heritage listing or plans for the preservation of the original theatre;
- the locality of the proposed growth, with development falling within the Ironside State School catchment area which is understood to already be at capacity;
- the quantum of planned additional retail space on campus and the impact this will have on the viability of existing suburban retail offerings;
- the significant expansion of on campus self-catered accommodation and the impact this will have on the viability of existing residential colleges;
- the lack of any consideration of the impacts on directly impacted parties of proposed infrastructure such as the Toowong Rowing Club; and
- the lack of community consultation that has been undertaken to explain to the community all aspects of the draft Master Plan and the proposed CID expansion.

To provide further details in relation to these concerns, I have attached and commend to you a sample of the community submissions I have received as I believe they best articulate the various issues.

I have also attached my previous correspondence to the University of Queensland outlining my strong opposition to the expansion of the CID boundaries.

I wish to emphasise that as the local Councillor **I strongly support my local community** concerns regarding the proposed increased density and expansion of the CID boundaries. I have provided a number of public statements to this effect and will continue to do so at every opportunity.

I **strongly object** to the fact that the enlarged CID boundaries as currently proposed would allow UQ to undertake 'Impact Accessible' level developments in the suburb of St Lucia proper, on land zoned under *CityPlan 2014* as 'Low Density' and 'Low to Medium Density', without meeting **any** of the normal community safeguards put in place by Council through extensive consultation.

The community safeguards removed through the imposition of the enlarged CID would be incredibly significant. It exempts UQ from having to lodge a DA, from having to display that DA publicly online (via pdonline), from further community consultation and from the community appeal rights that might ordinarily have been in place.

It also exempts UQ from having to undertake any community infrastructure contributions that might have ordinarily have been conditioned on such a development or indeed from paying infrastructure charges to assist ratepayers in funding the public infrastructure needed for the growth they have proposed.

While the community accepts and understands this situation applying within the clearly defined existing campus, it rejects the notion that UQ can simply purchase any residential land within the local community and have the designation extended to encompass it.

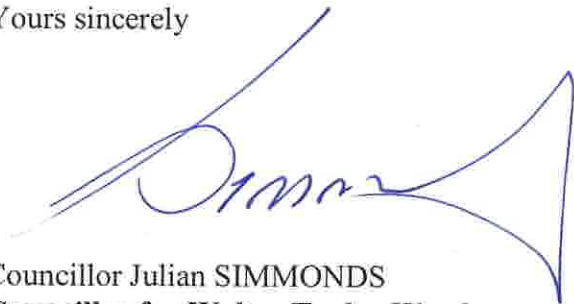
Such a disregard of residents' rights to have a say over what is built in significant portions of their suburbs cannot be supported by me.

Given the significant concerns regarding the proposal to extend the CID, I strongly urge that the Minister and State Government take these community concerns on board and **reject** the current proposal in its current form.

It remains a key priority for me that any development which occurs within the ward is sustainable and appropriately considers community expectations.

If you require any further information on this submission please do not hesitate to contact me directly on 3407 0005.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Julian Simmonds', with a large, sweeping flourish extending to the right.

Councillor Julian SIMMONDS
Councillor for Walter Taylor Ward
Chairman for Finance, Economic Development and Administration

JS:JF

Att.