

Infrastructure, Planning and Natural Resources Committee

From: Dianne Cazey
Sent: Friday, 11 December 2015 10:43 AM
To: Infrastructure, Planning and Natural Resources Committee
Subject: Planning Act

As a long time resident of Grange which is supposedly a low density suburb but which has recently had a very high density development approved, I ask you to ensure the new Planning Act contains the following:

1. All development applications that are not in line with the Building Code must be advertised by a notice on the site when the Plan is finalised or when preliminary discussions between the developer and the local authority take place, whichever is the earlier. Time for submission must be adequate and submissions should be given weight when a decision is made on the outcome.
2. All applications for development that decrease open space will be rejected and any new development must include open space of a type and size in line with the applicable regulations.
3. If any measurement on a development application deviates from the relevant code by more than 10%, the application will be denied. If the deviation is less than 10%, the assessor may allow it, if there are sufficient countervailing advantages e.g. a slight increase in height can be balanced by a larger setback.
4. If any development will result in increased traffic and/or increased need for public transport and/or more educational facilities, the developer will pay the amount that the State Government and the local authority assesses will be needed to pay for the changes needed to cope with the increase. These funds must be dedicated to making such changes to public transport etc. as will remedy the problems that have been caused.
5. Community consultation about any large scale projects e.g. any changes to Community Infrastructure Designations must be early, open and documented and the opinion of the local community must be an important factor in deciding whether the project is approved. Ensure developers stick to the rules – and don't let town planners be swayed away from those same rules.

Brisbane is gradually losing much of its heritage, new designed buildings are dropped in beside Queenslanders. There are suburbs which suit this sort of development – character areas don't. In the future we will be overwhelmed by the 2015 and on version of the 70's "six pack" which we all abhor and ridicule now. Be brave and stand up to the developers who only want the maximum return on their money while the government overlooks the wishes of residents. The BCC's Building Code enforcement appears to be currently based on nothing other than what ongoing revenue the proposal will bring to the Council's coffers.

Yours sincerely

DIANNE CAZEY