

**Infrastructure, Planning and Natural Resources Committee**

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**From:** Barry O'Sullivan  
**Sent:** Wednesday, 16 December 2015 8:44 AM  
**To:** Infrastructure, Planning and Natural Resources Committee  
**Subject:** New Planning Act

Dear Committee,

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.

*As a long term resident of Indooroopilly, Toowong and Taringa, I've been concerned for many years that developer applications which are dramatically outside a neighbourhood plan's template are "sprung" on the local community, when the developer and the Council and its planners have been having backroom discussions for many months.*

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.

*As a long term resident of Indooroopilly, Toowong and Taringa, I've seen the open space and greenery of these suburbs shrinking drastically with every development. These once well-treed suburbs are being over-run by fence to fence developments, whereby a few small shrubs are passed by Council and its planners as sufficient "green". I'm not a greenie. I'm not anti-development but I don't want my suburb's residential amenity trashed in the name of progress. Ripping out shade trees across the inner suburbs is just plain dumb.*

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.

*As a long term resident of Indooroopilly, Toowong and Taringa, I've seen developers get a green light on major variations from relevant codes based on flimsy trade-offs - that provide little or no extra amenity to residents.*

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.

*As a long term resident of Indooroopilly, Toowong and Taringa - and currently living within close proximity to Taringa Railway Station, I've watched the streets clog with on-street parking and traffic grind to a standstill. Infrastructure (such as parking, roads and open space) supporting higher density has trailed years, indeed decades, behind development approvals. The time has come for governments to draw a line in the sand or we will end up with massive loss of residential amenity.*

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.

*There is a very clear statement of “world’s best practice” on community involvement. It’s known as IAP2 - see website [www.iap2.org](http://www.iap2.org) and its guidance for governments is in plain, explicit language. As a long term resident of Indooroopilly, Toowong and Taringa, I’ve experienced firsthand, on many occasions, the facade that Brisbane City Council masquerades as “community consultation”. By comparison with the world standard offered by IAP2, the local Council’s consultation is abysmal. This needs to change.*

Best regards,  
Barry

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