



Speech by

## Hon. Stirling Hinchliffe

MEMBER FOR STAFFORD

Hansard Thursday, 5 August 2010

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### MINISTERIAL STATEMENT

#### South Brisbane Riverside Neighbourhood Plan

**Hon. SJ HINCHLIFFE** (Stafford—ALP) (Minister for Infrastructure and Planning) (10.07 am): Yesterday, the state government provided conditional approval of the Brisbane City Council's draft South Brisbane Riverside Neighbourhood Plan. This approval supports the plan being taken by Brisbane City Council to the community for formal consultation. The draft plan includes significant proposed building height increases of up to 30 storeys, including near South Brisbane station and the Kurilpa Bridge.

After careful consideration of state and community interest related to the proposed plan, the state has required changes to proposed building heights in one of the seven precincts that fall under the plan. The state's changes refer to an area known under the draft plan as Precinct 7—Riverside South, situated south of Davies Park furthest from public infrastructure such as rail and busways and with less access to social infrastructure. For this reason draft building heights proposed by the council in that precinct will reduce from 12 storeys to seven storeys in residential zones and from eight to four storeys in mixed-use areas. The proposed heights have been reduced to the existing maximum heights for that area. This may mean a reduction of between 1,000 and 1,500 dwellings in that one precinct.

Despite these changes, the plan contains significant opportunity for further dwellings to be developed—approximately 13,000 dwellings across the South Brisbane Riverside area—and for commercial and job centres to be progressed. This is in keeping with achieving the outcomes of the South East Queensland Regional Plan. The state government will continue to progress high-density sites such as the proposed Woolloongabba urban development area nearby. Our work to master-plan the Woolloongabba urban development area will take significant development pressure off areas like South Brisbane and West End. The Woolloongabba UDA will provide an alternative location for an estimated 2,500 dwellings in an area with public and social infrastructure services such as busways.

Local government throughout the state is engaged with communities to develop draft local plans. I commend them for that work. This particular plan has attracted significant public interest, with many submissions to me from the public, council and interested parties. I urge those interested in the Brisbane City Council's draft South Brisbane Riverside Neighbourhood Plan to get involved in council's formal public consultation process.