




Speech By
Hon. Mark Bailey

MEMBER FOR YEERONGPILLY

Record of Proceedings, 29 November 2016

MATTER OF PUBLIC INTEREST

Tarragindi, Proposed Development

 **Hon. MC BAILEY** (Yeerongpilly—ALP) (Minister for Main Roads, Road Safety and Ports and Minister for Energy, Biofuels and Water Supply) (12.40 pm): There is considerable concern in my constituency in the suburb of Tarragindi about a five-storey development application which has now gone live on a very important community site—the Tarragindi Bowls Club at Tarragindi. It might be privately owned at this point, but it is zoned sport and recreation. This land is zoned ‘community sport and recreation’ and the application is from Retire Australia, although I think it is important to note that this is a not an aged-care facility and there are no health services facilities provided for it. It is a 95-unit complex which has the local community in considerable opposition to it given that it is a low-density residential area.

I acknowledge the work of the Tarragindi Resident’s Alliance, who have been informing the community about this proposal which has bumped around now for 12 months because the Brisbane City Council have clearly entertained and allowed for something akin to this to go on the site. The Tarragindi residents absolutely oppose it. I oppose it. I know the federal member opposes it. Sadly, the local councillor appears to support it. She was certainly justifying the process and the proposal at a public meeting two weeks ago of about 120 people who made it very clear that they did not want it in their suburb.

I am certainly not opposed to diverse housing styles. We do have alternative forms of housing in nearby Annerley and Moorooka. There is certainly choice in the area. People live in Tarragindi because it is a low-density suburb. It is noted in the city plan as that. They want to see that preserved. I absolutely support the local residents’ opposition to this application which has now gone from six storeys to five storeys. It is a minimal change when clearly the scope of the application should be akin to what the city plan outlines for the area.

In that regard, it is certainly in conflict with the city-wide desired environmental outcomes expressed in the Brisbane City Plan 2014. It is in conflict with the strategic framework’s preferred dominant land use for the site under the same Brisbane City Plan 2014. It is in conflict with the sport and recreation zoning, which envisages the site being used only for sport and recreation purposes. It is the intent of the sport and recreation zone that built form should be no more than two storeys. It is very close to a range of community facilities as well—the Tarragindi kindergarten, the Scouts and the Girl Guides. It has a very narrow access point along a low-density residential street. It has some remnant bushland nearby.

This is a site used by many of our local residents. They do not want to see a high-density precedent set in Tarragindi, because we all know that once it is there other people who then take applications to court for similar sized buildings will have them approved. That is the precedent that operates under planning and development. We all know that. It is time the council rejected this

application. I call on Councillor Quirk and the Brisbane City Council to reject this as being out of keeping with the Tarragindi area and out of keeping with the city plan, which they themselves passed only two years ago for this area. It is important that the nature of the Tarragindi suburb is preserved.

I call on Councillor Krista Adams, the new councillor for the area, to back her local residents and their concerns and make sure that this development application is rejected. I was the councillor for Tarragindi for nine years. I was a backbencher during that time. I was very effective in making sure that development outcomes were akin and consistent with the nature of the area, the nature of the city plan. Councillor Krista Adams is a cabinet member in the Brisbane City Council, an experienced councillor. She has more power in this administration than I ever had when I was the local councillor. I call on her to use that power and back her local residents which she has refused to do to this point.

It is crunch time. It is time she stood up for Tarragindi residents, rather than selling them out. I call on her to meet with the Tarragindi Resident's Alliance, accept their points of view and start backing them in the council and do her job as the local councillor for the area, just as I did for nine years, just as any decent councillor should do. This development application should be rejected by the council. I call on Councillor Adams to back her local residents as soon as possible.