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6th September, 2017

Hon. Jackie Trad,
Minister for Infrastructure, Local Government and Planning

SUBMISSION AGAINST APPROVAL OF BCC'S "Aged Care Amendments"

Dear Minister,

I realise that this amendment from Council sits with your office seeking approval. I would like to put a case for non-approval and, therefore, ask for your consideration as a matter of urgency.

We believe there are sufficient State interests to either reject or, at least, place a hold on the proposal, while conducting a major review of this Amendment.

I have included in the submission direct reference to your State Planning Policy regarding Sport and Recreation land and open space. I hope these provisions will be of assistance in identifying the community support that is vested in them, and they provide a basis for our position.

PUBLIC AWARENESS:

There has been little realisation of the consequences of the Amendment and the potential loss of private Sport and Recreation Land in the public arena. No press coverage or Council notification has exacerbated the lack of information to the community. It could be a case of not realising until we have lost these public assets and then a belated reaction, after the event.

We wonder about the influence exerted by the for-profit Aged Care sector has had in the development of the proposed policy.

It has also come to our attention that the City of Brisbane Development Corporation has been consulting with the Aged Care Development sector regarding potential development of PUBLICLY owned Sport and Recreation land.

The public has not been fully informed on the implications to the protection of our open space in Brisbane, which is moving in degrees towards a major loss of our open space and therefore liveability in Brisbane and the region.

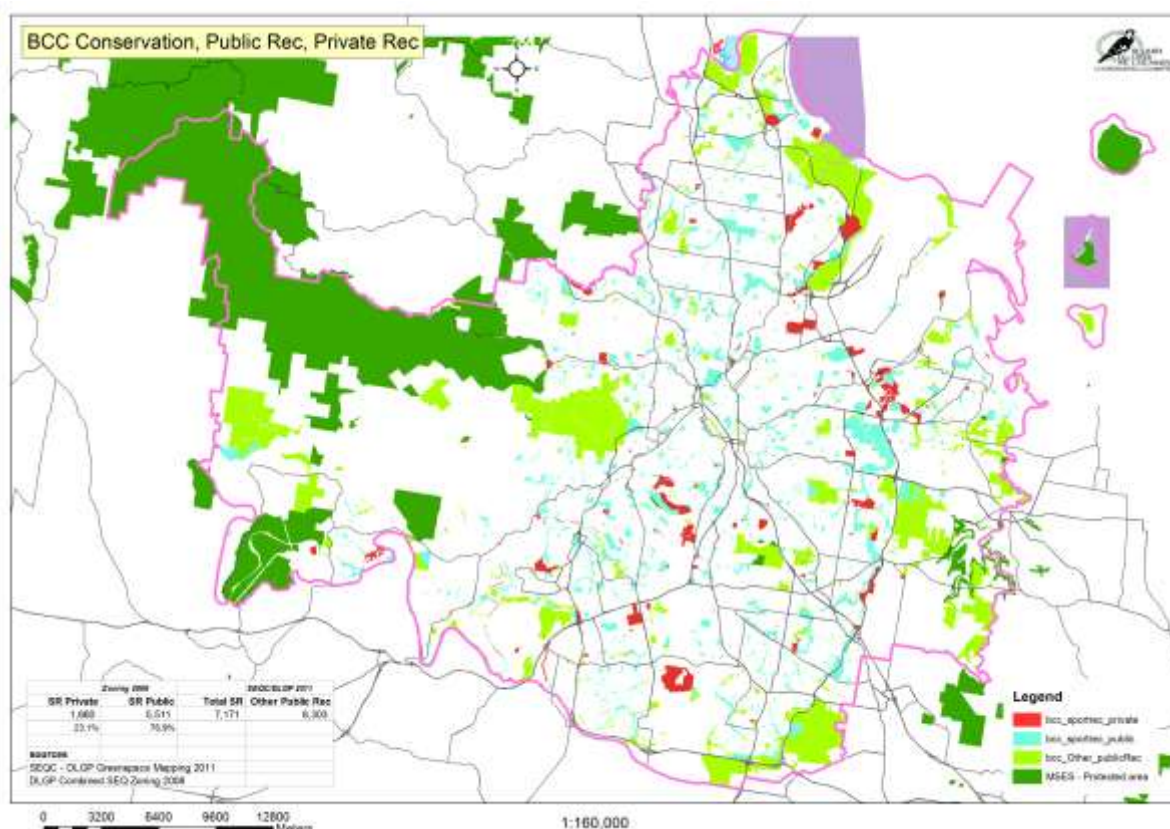
STATE INTERESTS (key points from State Government policies, in part):

- Liveability – The availability of Open Space to interact with nature and other people.
- Enhance Liveability – Provide a continuous supply of recreational and sporting opportunities.
- Specific outcomes: Privately owned and operated community facilities, open space or recreation venues that preferably integrate with the greenspace network.
- Regional Expressions of State Interests: Strategy 4: Liveability enhanced by integrating urban greening networks. Also: Provide urban-scale recreation resources (page 94).
- Regional Greenspace: To ensure the community has access to a range of quality open space, recreation opportunities. (page 161).

STATUS OF OUR OPEN SPACE LANDS IN BRISBANE CITY:

Brisbane does not have the percentage of publicly owned open spaces that cities like Sydney have. 19% compared to 43%. Details (from our research): Sport and Recreation land in Brisbane – 7171ha or only 5% of the total area of Brisbane. 77% is publicly owned and 23% privately owned. It is constantly under threat of being eroded by urban development and growth with an estimated increase in population of 662,000 more people by 2031.

These statistics alone show that we should not diminish our greenspace, but, as Jemima Dunn, Chief Executive of Southbank Corporation has stated publicly: *“Green Space is going to be absolutely critical because we’re going to have higher density development than we’ve ever seen before, and people need to get out and experience the city, but they also need areas of sanctuary”*. With this in mind, **it is a responsibility of the State Government to ensure that planning policies by both the State and local government are not subverted or eroded to allow the future viability of greenspace and the liveability of the people living in the city to be lost to a development sector working too closely with a local government.** As seen below, Brisbane’s greenspace map is minimal and fragmented. This amendment will ensure its eventual demise over time, especially if it is added to by actions by the City of Brisbane Development Corporation moving on Publicly-owned Sport and Recreation lands.



CASE STUDIES:

- 1. Coorparoo Bowls Club:** A current oasis in a heavily developed built environment. Catering for working class or low income people, young people and retirees. No poker machines, low key casual facilities, low cost meals and a community meeting place with live music provided regularly. This unique community facility is currently in the sights of Bowls Qld and Aged

Care developers to turn into a financial windfall, if the amendment is approved. This is the extinguishing of social diversity and open space – “adequate access to sport and recreation opportunities (Shaping SEQ, Pg. 94 and SSP Guidance Liveability Pg 17-18 – and Pg 25 “The availability of open space to interact with nature and other people”.)

- 2. Pacific Golf Club, Carindale:** This Golf Course is in a critical central section of Bulimba Creek Waterway Corridor, which also links to Belmont Hills Nature Reserve through Spring Creek (which is also part of the Golf Course). Apart from its social and recreation roles, it has a key role in the ecological integrity of the Bulimba Creek Catchment and its greenspace networks. It performs the functions of flood mitigation, drainage, heat island amelioration, wildlife movement and biodiversity conservation. Add to this current state of disrepair of its slumping and eroding waterway, which need rehabilitation and protection.
- a. A development proposal has been put to members by the Club and developer Retire Communities for 150 to 180 retirement homes on private Sport and Recreation land.
 - b. It includes a new Golf Club facility also, with an additional 270 carparks and unspecified retirement parking lots. The retirement component is over 1.5ha and is proposed under a 99 year lease to the Golf Club.
 - c. No Concept Plan, renders or master plan including location of the proposal was available at the information evening.
 - d. No rehabilitation or master planned greenspace plan was provided, even though the Bulimba Creek section closest to the development at Pine Mountain Road is the site of a serious creek slumping and erosion problem. We have provided a plan for remediating this problem by a professional hydrologist company (attached to the email).

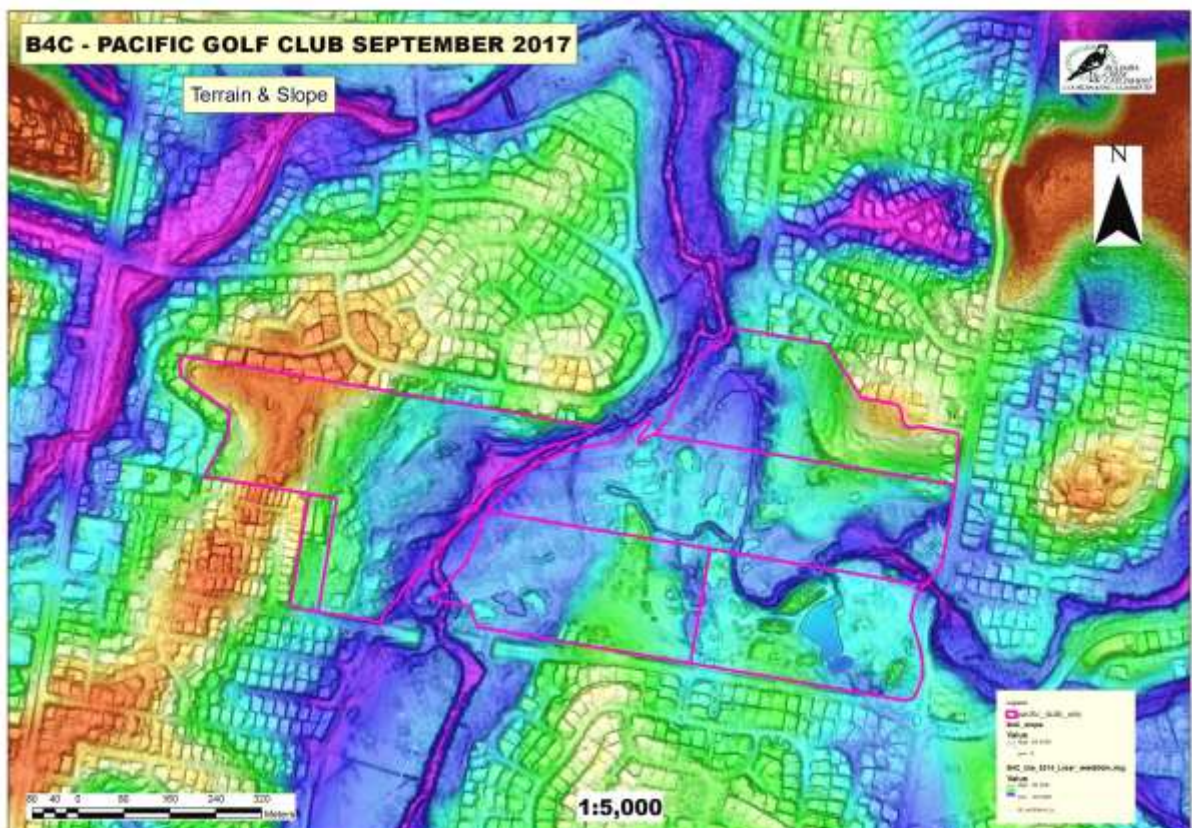
The piecemeal carving off of Sport and Recreation land leaves the degraded creek at risk from even more direct run off from hard surfaces, high on the western side of the worst slumping areas.

The key provision for the State, in our opinion is in State Planning Policy – Guidance Liveability – recreational and sporting opportunities and Specific Outcomes “Privately owned community, cultural, open space and recreation facilities – privately owned and operated community facilities, open space or recreation venues that preferably integrate with the Green space network.” This Golf Course in a critical part of the SEQ Regional Plan 2017 – Values, see attached Map “B4C – Pacific Golf Club September 2017 Map” (on page 5). The golf course is in a central and key area in the creek corridor greenspace network and is mentioned in Shaping SEQ on open space/recreation/urban greening – Element 4: Working with natural systems “The liveability and sustainability of SEQ’s urban environments are enhanced by incorporating Urban Greening Networks (*see page 4 - key map is SEQ Regional Plan 2017 – Values*).

Compiled by



Wayne Cameron (B4C Catchment Manager)





Pacific Golf Course – Bulimba Creek major slumping near Pine Mountain Road, Carindale. This section of the creek is directly to the east of the proposed Retirement Development, which is in the carpark area (see maps above) and substantially elevated above the creek system.