

Edited Speech – Brisbane City Council meeting 7th June 2011

Toombul/Nundah District Neighbourhood Plan

Chairman: Councillor FLESSER.

Councillor FLESSER: Thank you, Madam Chair. The Toombul Nundah area is a great place to live. It's an area that I've represented for many years as the local councillor. As Councillor QUIRK mentioned before, I've spent plenty of time in this area. As a matter of fact, I was born and raised in the area and have never lived more than a couple of kilometres from Nundah.

Now, Madam Chair, the community infrastructure there at the moment is not bad. There's two railway stations, two large shopping centres and a pretty good bus service. But, Madam Chair, this Toombul Nundah Neighbourhood Plan that's been brought here by this LNP Council Administration isn't good enough.. Campbell Newman would never have brought this, to this Chamber.

Back in 2003 Campbell Newman was promising, neighbourhood plans were going to deliver. He wrote in *The Courier-Mail*, he talked about what neighbourhood plans are going to have in them.

“And it's all going to be fantastic, commitments by Council to look at determined lot sizes, environmental assets, commitments regarding the creeks and the bushland, the significant trees, commitments as far as footpaths are concerned, lighting, street features, character precincts and green space and infrastructure needs and recreation needs.”

Madam Chair, what's in this neighbourhood plan? There is no commitment by Council to undertake the necessary infrastructure that's required in this area to accommodate 2200 units that will come into the area.

And, Madam Chair, when you look at this proposed 2200 units, at the current developers' contribution fees, that's about \$77 million. There's going to be a windfall profit for this Council, plus rates to be collected from each unit once people move in.

So I want to make it quite clear to this LORD MAYOR Graham Quirk - he'll have a great opportunity tomorrow in tomorrow's budget and there'll be other LORD MAYORS in the future who will have great opportunities as well, to make sure that that \$77 million is delivered to the residents who live in Toombul and Nundah now, and future residents moving into the area. And I'll talk about what those infrastructure needs are that have been left out of this neighbourhood plan.

So, Madam Chair, we know that Council has to get the right balance regarding urban planning decisions. And, Madam Chair, I can live—

Chairman: Order, councillors. There's too much audible noise across the Chamber. Thank you.

Councillor FLESSER: Madam Chair, I can live with the decision that this Council is going to make on this plan, with some caveat. And I'll talk about those caveats in a minute. But, Madam Chair, I want to make a

very important analogy between this plan and the one at Chermside, which also is in my ward, Madam Chair.

Eight thousand people moving into Chermside, where there are no railway stations. There's not enough community infrastructure. The bus service is not good enough.

Chairman: Councillor FLESSER, back to the Toombul Nundah Neighbourhood Plan, please, that is before us today.

Councillor FLESSER: Madam Chair, you let the LORD MAYOR talk about the Story Bridge when he was asked a question on CityCycle for two minutes.

Chairman: Councillor FLESSER, my ruling is you come back to this item or I will sit you down.

Councillor FLESSER: Thank you, Madam Chair. So, Madam Chair, we've got \$77 million will be coming to the Council's coffers. It's really important that, if we're going to increase the density to a higher level than it is at the moment, well then there's got to be infrastructure put in place by this Council.

And, Madam Chair, as I said, I'm prepared to accept this today. But I will put on notice to this Council, as the units go in, if the Council does not start committing to that infrastructure, I'll be coming back here and calling on Council to relook at this plan and make changes if that infrastructure doesn't come forward.

So, Madam Chair, some of the infrastructure issues that were raised by residents on the consultative committee during this planning process were traffic and transport issues. And I acknowledge there are worse transport and traffic issues in my ward, particularly around Chermside, which you said I'm not allowed to talk about.

But some of the particular matters raised during the meetings were: Buckland Road and the crossing across the bridge across the train line is nowhere near wide enough; the failure by Council to actually fix the problems in Melton Road, especially between Buckland Road and Toombul Road. Many residents have raised with me and it was certainly raised at the consultative committee meetings about the need for a pedestrian walkway between the Toombul bus station and Grace Street, across Sandgate Road to link into Toombul Railway Station.

And I've obviously been putting these matters in my submissions to the LORD MAYOR for budget funding over the last few years. And hopefully Councillor QUIRK will deliver on that very much needed piece of infrastructure that needs to be provided for the residents of Toombul.

Another big issue of course is the Nundah Library. And it's very important, if we're going to be moving in an extra 2200 units, with the residents that are going to come with that, there's a desperate need to move the Nundah Library into the main centre at Nundah. And of course, there's a need for much better pedestrian links and bike links throughout the area of this neighbourhood plan as well.

So, Madam Chair, as I said, I'm prepared to live with what clearly is going to be pushed through this Council today by the LNP administration. But I do want to place on notice that that \$77 million needs to start coming into this area as soon as possible in Council budgets. And if it doesn't, I will be coming back and

asking Council to relook at the Toombul Nundah Neighbourhood Plan and make amendments to make sure that the growth there, the number of residents, is not outstripping the infrastructure that's there for the people living there at the moment and those moving into the future.

So, Madam Chair, I will support this motion today. But I really do ask Councillor QUIRK tomorrow to make sure he's putting in some of the infrastructure that's needed in Nundah. And I put on notice future LORD MAYORs need to be delivering for the people who live in this area, to make sure that that \$77 million coming from developers is actually spent in the area. Thank you.