



Hon Jeff Seeney MP

Deputy Premier

Minister for State Development, Infrastructure and Planning

Our ref: MC12/4000
NL 021112

Your ref: 10.4 Petitions

2.9 NOV 2012

Mr Neil Laurie
The Clerk of the Parliament
Parliament House
Corner of Alice and George Streets
BRISBANE QLD 4000

Dear Mr Laurie

Thank you for your letter of 1 November 2012 about petition 1984-12 received by the Queensland Legislative Assembly.

The petition is regarding the urgent rescinding of a ministerial directive and request Brisbane City Council (council) not approve any development applications for the Riverside South Precinct of West End until a full and thorough community consultation on the proposed changes to height restrictions in the precinct has occurred.

On 23 May 2012, the Right Honourable the Lord Mayor of Brisbane, Councillor Graham Quirk, wrote to me advising of Brisbane City Council's intention to amend the South Brisbane Riverside Neighbourhood Plan. The proposed amendment was to reinstate a maximum building height of 12 storeys on sites of a hectare or more, and to return the area classification of the School of Distance Education site at 419 Montague Road, West End, to medium density residential and multi-purpose centre as originally proposed.

On 13 August 2012, I advised council that, in accordance with section 2.2.2 (1)(f) of Statutory Guideline 01/12 (Making and amending local planning instruments), I considered the amendment to be minor on the basis that I was satisfied the amendment had involved adequate consultation with the public and the state. In arriving at this view, I have taken into consideration the following:

- The draft Renewal Strategy for South Brisbane Riverside (which provided for building heights of up to 12 storeys in the Riverside South Precinct) was prepared in collaboration with stakeholders and a community planning team, and was subject to consultation with the public between 19 August 2009 and 17 September 2009.

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- Council received 493 submissions and eight petitions on the renewal strategy. Council's community feedback report on the draft strategy stated 68 submissions and one petition opposed the intended 12 storey building height allowance in the Riverside South Precinct.
- The draft South Brisbane Riverside Neighbourhood Plan was publically notified from 16 August 2010 to 28 September 2010.
- Prior to public notification of the neighbourhood plan, the former Planning Minister required the maximum height in the precinct to be reduced to seven storeys due to the perceived lack of access to social infrastructure and community facilities. It is noted that the former Minister did not direct council to change the precinct intent, so for the purposes of public notification the relevant precinct intent for the draft neighbourhood plan referenced a predominant height of seven storeys, with up to 12 storeys on supported larger sites. The acceptable solution within the table referenced seven storeys.
- Of the submissions received on the draft plan, 127 were supportive of a 12 storey building height on larger sites in the Riverside South Precinct and 11 submissions were opposed.

On the basis of the above, I concluded that council had completed steps 1, 2 and 4 of the process for amending a planning scheme, in accordance with Statutory Guideline 01/12. Accordingly, I advised council on 13 August 2012, under step 5.1, that it may adopt the proposed minor amendment and proceed to step 11 of the process without conditions.

I remain satisfied that an adequate community consultation process was undertaken by council, in accordance with the relevant state planning instrument, to enable this amendment to the neighbourhood plan to proceed as a minor amendment. Development applications can therefore be assessed and determined by council in accordance with the provisions of the amended neighbourhood plan.

Yours sincerely



JEFF SEENEY MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning