



CONCERNED RESIDENTS AGAINST MILTON'S EXCESSIVE DEVELOPMENT

PRESS RELEASE

15th April 2010.

STRONG COMMUNITY SUPPORT FOR STATE GOVERNMENT TO BLOCK MILTON HIGH RISE

Concerned Residents Against Milton's Excessive Development ("CRAMED") announced today that approximately **700 submissions** had been made to the State Government requesting the Government take steps to **block the proposed 31 storey development in Railway Terrace, Milton**. The proposed development **includes over 300 units with nearly 400 car parks**.

The submissions were made in a period of 4 working days since the State's Planning and Infrastructure Minister, Stirling Hinchliffe, advised he was considering exercising powers granted to him under the newly implemented *Sustainable Planning Act 2009*.

Chair of CRAMED, Elizabeth Handley, said "The fact that 700 submissions were made over such a short time frame and through a major holiday period demonstrates the **strong community sentiment** against the proposed development. We understand further submissions have been made in recent days.

"It is concerning that the State Government has passed legislation which allows a Minister to effectively remove the community's right to appeal a development decision, especially one that is demonstrably in breach of the City Plan. The Minister can only use his powers if the development is deemed to be of "State interest". It is not clear how a private residential development would be of "State interest".

"The existing City Plan allows developments of 3 storeys on the site. Brisbane City Council ("Council") is proposing amendments to the City Plan for the area, but these are not in effect and in any event the proposed development breaches the proposed amendments. Further, the proposed amendments have not been subject to **meaningful community consultation**.

"A community survey conducted for Council in 2009 showed **an overwhelming 76% of respondents strongly opposed to 20 or 30 storey buildings** in this suburban area. Copies of the results of that survey are available on-line at <http://www.zoomerang.com/Shared/SharedResultsSurveyResultsPage.aspx?ID=L23ELVKV5ZV2> and will be uploaded to our website (www.cramed.org).

"Governments are promoting transport oriented developments ("TOD"), and we support the concept; however, the proposed development is of a scale more appropriate to the CBD. We are also concerned that the proposed development



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includes an average of more than one car parking space for every unit, and are aware that **town planners do not consider the proposed development to be a TOD.**

"We are not aware of any traffic studies conducted by Council to assess the impact on traffic of its proposed City Plan amendments. It seems reasonable to assume that 10,000 new residents for Milton would **adversely impact traffic on all local roads, including the major arterial routes of Milton Road and Coronation Drive.**

"We are aware of public statements that the proposed development is "sustainable". This is inconsistent with Council's requirement that air conditioning be installed so residents are not impacted by road, rail and industrial noise, or odours from nearby production facilities.

"The surrounding suburbs already have small lot housing and multi-unit dwellings. The community accepts that increased densities around the Milton station may be appropriate; however, 20 or 30 storey buildings are not appropriate for this suburban area.

"The absence of clear town planning rules in south east Queensland means that communities are constantly fighting inappropriate developments. The current national interest in population pressure is the culmination of more than a decade of poor planning and lack of community engagement by governments. A survey conducted by the Australian National University released this week showed that **73% of Queenslanders want no further population increases.** The current crisis should not be used as an excuse to ram through inappropriate developments that will forever destroy communities across South East Queensland."

Minister Stirling Hinchliffe has until Friday 16th April to decide if he will exercise his powers under the Sustainable Planning Act 2009.

A public meeting is being held at Milton State School at 6.30pm Thursday 22nd April to discuss these issues and the proposed Milton Tennis Court Development. Interested community members and media are welcome.

For more information:

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