**Draft Dutton Park Fairfield Neighbourhood Plan Submission**

**10 March 2017**

Dear Team

I am writing to make a submission regarding the Draft Dutton Park Fairfield Neighbourhood Plan.

Council has failed to listen to the very clear feedback from Fairfield, Annerley and Yeronga residents during consultation on the Plan Strategy.

The Draft Plan fails to properly plan for immediate and long term service, facility and infrastructure upgrades for the plan area, particularly in the suburbs covered within Tennyson Ward.

The lack of an enhancement plan or LGIP to support the Neighbourhood Plan is a fundamental failing of the Plan. It was clear from the community feedback that residents who participated in the previous public consultation were looking for improvements to local infrastructure and services to promote a vibrant, connected and accessible community.

The statement on page nine of the draft Plan regarding the LGIP is misleading. To say that no changes are needed, to an LGIP that contains nothing for Fairfield, is offensive and misleading. The proposed LGIP does not include a single infrastructure upgrade for Fairfield over the next 10 years. NOT ONE. And no changes are planned despite extensive feedback during public consultation.

This approach stands in stark contrast to other neighbourhood plans currently underway or recently approved by Council, including Hemmant, Coorparoo, The Gap, Ferny Grove/Upper Kedron and others. All include provision for new infrastructure including bikeways, new parks, upgraded parks, new footpaths and many other community infrastructure upgrades. For example:

1. The Gap Neighbourhood Plan, states the Plan’s key driver to “ensure adequate transport infrastructure is provided to support walking, cycling, private vehicle access and public transport” and “support services and facilities to meet the needs of the community.”
2. The Hemmant Lytton Neighbourhood Plan, approved only days ago by Council, promises to deliver “extending (sic) Bill Benham Park, a new park along Aquarium Avenue and upgrading Paul Conti Park”.
3. The Coorparoo and District Neighbourhood Plan states “investigate opportunities for extra facilities at Thompson Estate Reserve and ways to increase community access to Stephens Mountain”.

To fail to include any improvements to community infrastructure, facilities and services in the Dutton Park Fairfield Neighbourhood Plan area of Tennyson Ward, following clear and consistent feedback during public consultation is wrong and disrespectful to the community I represent. All three of these current or recent Neighbourhood Plans, noted above, are located in LNP Wards. Residents in Tennyson Ward pay rates and deserve to be treated fairly by Council when it comes to investing in their future.

Council’s preferential treatment of other Neighbourhood Plan areas reinforces that neighbourhood planning is a political and top down process.

Council has seriously botched this Neighbourhood Plan by rushing to create an artificial, manufactured Neighbourhood Plan area based around a redundant infrastructure project, the BAT Tunnel. The boundaries do not reflect communities of interest nor my advice and that of the former Local Councillor, Helen Abrahams.

It is obvious the Draft Plan focuses around the South Brisbane hospital and business precinct to the detriment of the surrounding residential areas.

As below, I have made a number of suggestions regarding Council’s proposed zoning changes and further upgrades that are needed to support the community within the plan area. These suggestions reflect widespread consultation with residents over the past two years.

1. **Zoning**

Retention of the Traditional Character zoning in Annerley and Fairfield is supported. All pre-1911 houses in the plan area should be identified and protected under the pre-1911 Overlay.

In Annerley, several streets are included in the Character Residential 2 (infill) zone, which will not protect the intact tin and timber homes in the street. CR2 will allow large unit blocks to be built in the backyard, destroying the traditional pattern of development, which is predominantly stand alone tin and timber homes.

Brisbane St, Carville St and Young St (northern side) should be reclassified as CR1 to ensure these intact, traditional tin and timber homes are protected from over development and the encroachment of units. The Neighbourhood Plan should be updated to reflect this area as a significant character precinct.

In other areas of Fairfield classified as CR2, DAs should be listed in the Neighbourhood Plan as impact assessable to ensure public notification of any new house or units to be built.

All pre-1946 houses, regardless of their zoning, should be mapped and protected in the pre-1946 mapping overlays.

Cornwall St

Some residents have written and spoken to me regarding the removal of character protections along Cornwall St, Annerley.

There are a number of intact pre-1911 homes that should be protected from any zoning change. In particular Mrs Janet Allison, 47 Cornwall St Annerley, believes her house was built in approx. 1910-11 and should be protected.

I urge Council to look closely at Cornwall St to ensure that any pre-1911 and pre-1946 homes in good condition retain character protections.

Any future infill should still be required to meet the Traditional Building Character Design Code.

The industrial / residential site on Cornwall St, Fairfield facing South Brisbane Cemetery is proposed to be rezoned up to eight storeys. This site is severely constrained by the road network, including a blind corner at Fairfield Rd and Cornwall St. There is limited parking in this street and in nearby Princess St. Eight storeys may be an overdevelopment of this site given the access problems.

Appropriate redevelopment of this site that recognises the safety and egress challenges of the site would be supported, ensuring no additional pressure regarding on-street parking in Fenton St. It may be that community use zoning is more appropriate than residential to support the hospital and / or university precinct in future years.

Ashby St

Changes to protect character houses in Ashby St are supported. This is an intact character street and the character residential zoning should be extended to include all houses in Ashby Street, including those near the rail line end of the street. There are several significant pre-1946 houses that should be protected.

A closer house by house inspection of pre-1946 houses should be undertaken in Gilbert St, Brassey St, Bledisloe St and Sunbeam St to retain traditional character protections over intact pre-1946 houses in this precinct. Obviously existing units can be excluded from these protections.

Fairfield Gardens

The Plan fails to give any consideration to a precinct around Fairfield Gardens and the surrounding blocks, despite its significance in Fairfield.

Cross River Rail

The Plan fails to recognise the need to increase connectivity from the northern end of Annerley around Heffernan Park and Dutton Park Station to the proposed Cross River Rail project. Given this Neighbourhood Plan was proposed for a similar purpose, the failure to integrate better pedestrian connectivity and access into the Plan is very telling about Council’s genuine intentions.

1. **Tables of Assessment**

One of the key planning outcomes of the Plan is to “protect the character and heritage buildings which make Dutton Park-Fairfield unique” (p4). The proposed demolition of any pre-1946 or pre-1911 homes, in all zones, should be classified as impact assessable development to ensure public notification and allow for statutory comments to be submitted.

1. **Significant Sites**

Cornwall St Industrial Precinct

It may be that this site is suitable for rezoning, but safe access to the site is a major consideration in any potential rezoning. The intersection of Cornwall St and Fairfield Rd is a blind corner and access from any future driveways involving an intensification of use would be very dangerous. And as above re zoning.

RSCPA Site, Fairfield Rd Yeronga

Council should urgently purchase the RSPCA site at 295 Fairfield Rd, Yeronga as parkland for recreational and community use purposes. There is still time to do so before any construction onsite commences.

Council recently purchased industrial land at Coorparoo for $13 million for drainage and parkland purposes. The total cost of acquiring the land and building the drain and park was $26 million. Again this is an LNP Ward where Council has gone out of its way to spend a huge sum of money to achieve an infrastructure outcome.

**Several years ago the site was offered by the State Government to Council for free** and in an appalling betrayal of our community, Council rejected the offer of free land, with Council only to pay any future remediation costs, estimated at $400,000.

This site is flood prone and constrained by the lack of infrastructure in the area including road access and capacity, a lack of bus services and inadequate drainage. It is not suitable for major residential development.

Given that Council has spent $23 million on Frew Park, $15 million on Ken Fletcher Park and $8.3m on acquiring and remediating the Witton Army Barracks site, all for clearly specified park purposes, acquisition of the RSPCA site by Council should be a priority.

The site should be zoned as parkland with some community use, such as for local sporting clubs.

The decision by Council to approve a five storey development on the RSPCA site, contrary to the existing and now proposed future zoning, makes a complete mockery of Council’s town planning regime.

This was one of, if not the single biggest issue raised by residents in my ward during public consultation and it is disappointing to see Council is ignoring community concerns.

Yeronga TAFE Site

Retention of the Yeronga TAFE site in Villa St, Yeronga as community use zoning is supported and a good idea. Reuse by another school or for community purposes, for example, is well supported by the community.

1. **Parks**

Fairfield Park and Norm Rose Park

Both Fairfield Park and Norm Rose Park have been excluded by Council for any further upgrades. This is a significant oversight by Council.

Norm Rose Park is listed for a new footpath and lighting for people walking from the Shopping Centre, BUZ route hub or rail station to other parts of Fairfield. These upgrades should be included in the plan.

I have used Ward Parks Trust Funds to upgrade the dog-off leash area in Fairfield Park but further work should be done to extend the DOLA area and install two shelter sheds for protection from the elements.

A lengthy footpath through Norm Rose Park is also sought by visually impaired residents who live nearby to avoid the very narrow and often cluttered footpath on Fairfield Rd.

Robinson Park

An upgrade to Robinson Park including power for community events, an upgraded playground for children and new public toilets. This is District level parkland that should be upgraded, as Council is doing in district parks in other current neighbourhood plans underway.

JF O’Grady Park

The skate bowl is cracked and is in need of urgent repairs. It is a popular location for young people and should be further upgraded to include additional facilities.

1. **Facilities and Services**

Fairfield Library

Fairfield Library should be extended and open seven days per week. If not seven days, then at least on Mondays, as the shopping centre is open. The Library is a popular hub for multiple suburbs in the plan area and beyond.

This initiative would generate employment and offer significant improvements to community facilities in the area at very little cost to Council.

Drainage

Installation of ALL backflow valves as recommended in the 2012 AECOM Independent Council Report following the 2011 floods should be completed as a matter of urgency.

In addition, Yeronga and Fairfield were listed for a major trunk stormwater drainage upgrade in 2000, which Council has failed to complete despite multiple requests from me as the local Councillor and petitions from the community. Upgrading drainage to prevent and mitigate local flooding is a top infrastructure priority that Council has neglected in Fairfield and Yeronga for years.

1. **Transport**

Pedestrian/Cyclists

A green pedestrian signal should be installed at the turn left with care intersection from Annerley Rd into Noble St, Fairfield to provide safer access to Dutton Park Rail Station. Fairfield is home to a large blind and vision impaired community and the lack of a safe crossing point to the station, which does have universal access, is a critical safety issue.

More generally, the community has overwhelmingly noted a lack of safe crossing points across Fairfield Rd, which is limiting safe movement around the suburb. To increase connectivity, Council should urgently install several new green walk crossing points including:

* Venner Rd, Fairfield,
* Brougham or Victoria Sts (across Noble St), Fairfield and;
* Fenton or Princess Sts, Fairfield.

In addition, residents have raised safety concerns about access to Dutton Park Rail Station across Cornwall St at Annerley Rd. This needs to be improved to provide safe access to the station.

The Brisbane Corso pathway network should be upgraded and widened to create separated shared pathways for cyclists and walkers due to its popularity and proximity to the University of Queensland and hospital precinct.

Footpaths along Fairfield Rd and Annerley Rd (inbound and outbound) should be upgraded and widened to create separated shared pathways for cyclists and walkers due to its popularity and proximity to the University of Queensland and hospital precinct.

Further consideration needs to be given to safe dedicated cycling lanes along Fairfield Rd. Fairfield Rd is a key part of the River City Loop a popular 35km circuit used by thousands of cyclists every week. Little or no infrastructure exits to support safe on or off road cycling in Fairfield.

The dedicated cycle lanes in the northern section of Annerley Rd should be extended to the southern section to connect through to Ipswich Rd.

This would also reflect the Queensland Coroners recommendation to Brisbane City Council following the death of a student at the intersection of Stanley St and Annerley Rd. Cyclists also travel to the University from the Southside.

Improved connectivity and way finding signage through the PA hospital precinct near the Dutton Park Rail Station and along Annerley Rd for Annerley and Fairfield residents to access the Boggo Road Urban Village should be considered. If the Urban Village is to become a future hub, it should be easily accessible for residents living to the north and south of the site.

Tennyson Ward residents have previously made written submissions about cycling infrastructure through the Neighbourhood Plan process and the Annerley Rd bike lane trials. I urge Council to carefully consider these submissions.

Bus

The 196 BUZ route times should be extended later in the evening to service the Southbank and QPAC precinct. This is a popular local service.

The 104, 105 and 107 services should be upgraded with additional services to provide more public transport to local residents and / or the 196 extended to a loop through Yeronga.

Better bus connectivity generally from the Southside to the University of Queensland should be considered.

CityCat

CityCat services should be extended upstream to Fairfield and through to several stops terminating no further than the Walter Taylor Bridge to improve public transport services.

Road

Council notes that a boulevard will be created to “reinvigorate and beautify public spaces” on parts of Annerley Rd, but excluding Annerley Rd, Annerley – surely this is a mistake? Tennyson Ward should not be excluded, as is in the current strategy, from any beautification works.

In addition, Fairfield Rd (inbound and outbound) should be added to the list of roads for boulevard treatments.

Rail

Council should work with the State Government to upgrade Fairfield Rail Station. Council should urgently build a safe crossing point across Mildmay St to get to and from the station.

The State Government should upgrade Fairfield Rail Station to include universal access to the inbound and outbound platforms.

Council should work with the State Government to improve and provide for better pedestrian connectivity across Annerley Rd and Cornwall St for pedestrians accessing Dutton Park Station.

Regards

**Nicole Johnston**

**Councillor for Tennyson**