

ATTACHMENT

BRISBANE CITY COUNCIL RESPONSE

TO

Westgate Strategic Plan, November 2005

1.0 General

- Council is concerned that planning for this significant part of Brisbane City should be done in the context of both the SEQ Regional Plan and the yet to be formulated Local Growth Management Strategy (LGMS).
- There is insufficient supporting material to allow an evaluation of the components of the 4 options to demonstrate that they first, respect the site constraints and secondly, the extent to which they support the core strategies. For example, the footprint of the proposed "*Restricted zone for Police Academy and buffer area*" varies from 53 hectares on relatively flat cleared land to 82 and up to 106 hectares on sloping vegetated river front sites, but without elaboration or explanation.
- The land use allocation tables for each of the 4 options only accounts for 6 land use categories namely Institutions, Residential, Mixed Business, Police, Community Use, and Private School, with totals ranging from 470 to 561 hectares. The balances of the land uses nominated in the legend for each option are not quantified.
- There is a need to take a strategic view about the timing of new development areas throughout Brisbane and the metropolitan area. The delivery of infrastructure necessary to serve major development areas must be undertaken within a similarly strategic framework, namely the SEQRIIP and the Brisbane Long Term Infrastructure Plan.

2.0 Statutory Planning

- The Western Gateway Local Plan set out Council's desired land use outcomes in a statutory framework. It requires that locations with identified environmental and scenic significance at the regional scale be retained in public ownership and designated as parkland or reserves, and that these reserves are linked by natural area corridors. In particular, it requires a publicly accessible corridor be provided along the Brisbane River.
- Council initiated and publicly advertised an amendments to the Western Gateway Local Plan to reinforce these desired land use outcomes, but has put these on hold at the request of State Government agencies until the current Westgate Strategic Plan is formulated.
- The statutory status of the Westgate strategic plan is unclear.

3.0 Transport and Traffic

- The important issue from a transport perspective is that an appropriate analysis is undertaken to show what the transport demands are of the proposals in the preferred Westgate strategic plan, and how they can be accommodated with existing and planned infrastructure.
- An unsatisfactory TOD development causing motorway congestion, in this location, may impact on acceptance of the Western Corridor proposal in the SEQ Regional Plan.
- All 4 options show 2 bridge crossings of the Brisbane River. The *Transport Plan for Brisbane 2002-2016*, which has been adopted by Council, shows a single bridge crossing as part of a potential western bypass of Brisbane to ensure the corridor is preserved pending further investigation. Notwithstanding, the Lord Mayor does not support this aspect of the Transport Plan for Brisbane.
- The ongoing investigations will involve an update of the Transport Plan for Brisbane.
- Council is currently represented on the Project Advisory Board of the Western Brisbane Transport Network Study being undertaken by the State Government. This is a broad consultative study investigating transport needs in western Brisbane.
- Council supports a continuous River Front multi use path. Pedestrian and cycle connections should be provided to key public transport nodes, employment areas and the Centenary Highway bikeway. Road elements and shared pathways should be designed incorporating latest experiences from Council.

4.0 Biodiversity

- It is unclear how the 4 options are complying with the policies of the Regional Plan related to the protection of biodiversity. It has assumed in this response that the ecological studies undertaken by the State to determine the land use layouts have applied contemporary biodiversity assessment methodologies in order to conserve significant assets.
- The land known colloquially as “Pooh Corner” should be regarded in its entirety as a reserve for nature conservation purposes. This will reflect the planning intent of the existing Western Gateway Local Plan. It will also reflect the recent commitment by the Lord Mayor, Councillor Campbell Newman and the Hon Teresa Gambaro MP to protect this land, and the biodiversity values mapping of both the Queensland Environmental Protection Agency and Brisbane City Council. The 4 options show this land as “significant vegetation” which is an inadequate land use description. Council's preferred approach would be to amend the Area Classification of this land in the City Plan to "*Conservation*".

- Other significant habitats and the corridors that link with 'Pooh Corner" should be protected. Due to previous land uses, many of the habitats and corridors on the Westgate site are fragmented. The preferred Westgate strategic plan must commit to ensuring that these habitats and corridors are protected in-situ and where required, re-established. A continuous ecological corridor currently exists from Pooh Corner, around the Sir David Longland Correctional Centre to other habitat patches adjoining the Brisbane River. It is essential that this corridor is protected and restored. It is not clear how the various options will achieve a sustainable biodiversity outcome for this vital corridor.
- The suggested environment centre and associated track infrastructure should be removed from the preferred Westgate strategic plan. The proposed infrastructure represents a significant impact upon the values of Pooh Corner and is not supported by any contemporary needs assessment of such services in this part of the city. Trails and trail networks are important although they need to be appropriately located. In addition to this, the Department of Defence is yet to advise of the risk of unexploded ordnance on this site and the proposed Options create a public expectation, which may not be deliverable.
- The proposed roads identified in Options 2 & 3 traversing through Pooh Corner should be deleted. The construction of roads and other infrastructure is in conflict with the commitment from Council and the Commonwealth to dedicate this land for nature conservation.
- Functional connectivity for wildlife movement between lands with identified environmental significance and the Brisbane River is not currently adequate in the options. Wildlife movement must be accommodated through both 'wet' and 'dry' links, connecting and consolidating these key habitat areas with the Brisbane River and associated habitats.
- The protection and restoration of waterway corridors for wildlife movement needs to be clearly mapped and articulated in the final plan. Wolston Creek in particular is a key waterway-based wildlife movement corridor and the setbacks articulated in the local plan for securing this outcome needs to be clearly presented.
- The final plan will need to identify fauna infrastructure that will be required to facilitate wildlife movement through the peninsula, in particular addressing barriers represented by existing and proposed transport infrastructure. Connectivity to and from Pooh Corner, as the major habitat node, is required.
- The significant vegetation patches identified vary between options without any explanation. If these locations are identified as significant, then the final plan should ensure their protection.
- Cockatoo Island supports endangered remnant vegetation, and therefore the location of any proposed recreation facilities will require further detailed assessment.

- The final plan will need to clarify the intent for “Buffer Vegetation”. As this is shown in areas without existing vegetation it is assumed that revegetation is required.
- The final plan will need to specify the habitat locations that will remain accessible for native fauna, particularly the macropods on the site.

5.0 Park, Recreation and Community Facility Provision

- There needs to be clarity about which of the "Open Space" shown on the various options will be publicly accessible. Additionally, the management and tenure arrangements need to be identified.
- The SEQ Regional Plan identifies the development of regional parks as a requirement to provide outdoor recreation opportunities. This site offers great potential to develop a regional park for a range of outdoor recreation activities including water-based recreation.
- BCC has been considering the study area for some time, as it is strategically located for a regional park to service both Ipswich and Brisbane's southern and western suburbs. It is suggested that the Westgate team work with OUM, Sport and Recreation Qld, Ipswich City Council and Brisbane City Council, to progress this proposal.
- The provision of public open space and community facility areas should be guided by both parks network plans and community needs assessments, conducted as part of the planning for the site. There is no supporting information presented with the options.
- BCC in its forward open space park planning has nominated the north east section of the site for the location of a potential District Sports Park. The future park could be developed to cater for outdoor recreational activities for which difficulty is experienced in finding locations in an highly urbanised environment. There is also a need for sufficient open space for sports playing fields
- The Riverhills Parkland Master Plan should be considered in any development proposal for the site with particular reference to the proposed interface with Wolston Creek to ensure its environmental integrity as discussed above as a wildlife corridor but also to ensure public access for recreation where applicable.
- The proposed relocation of the 2 golf courses to the northern portions of the site is noted. Implementation should ensure that the new golf course provides affordable public access, will enable that the community to safely access parks on both sides of the creek, and will not alienate the effective long term use of other sport and recreational land that may be located in this area.

- In determining the parkland and other contributions for this development, at least 4 ha of land per 1000 population should be allocated to parkland, as per current Council standards of provision. This should exclude bushland and existing parkland, golf courses etc, which are normally excluded from such allocations or which already serve current residents. Such parkland should include a number of district sports parks that exceed 10 ha in area, dependent on the population characteristics envisaged.
- Similarly the draft Brisbane River Recreation Study would need to be considered to ensure maintaining the integrity of recreation needs and access along Brisbane River.
- From a park and recreation perspective, BCC has a policy of ensuring public access to and along Brisbane River and in any future development public parkland located adjacent to the Brisbane River would be considered an essential requisite.
- The potential to retain, redevelop and reuse existing buildings and facilities for community purposes requires greater examination and consideration; for example, the existing cricket field, heritage and other institutional buildings.
- The large water body (west of the Youth Detention Facility) should be included within the "Open Space" of the options as a resource for recreation and habitat area.

6.0 Landscape Amenity

6.1 Background

- This assessment is based on the regionally significant natural scenic areas for Brisbane Mapping (Dec 2005). This map was produced by combining maps of Regional Scenic Preference and Regional Visual Exposure.
- These Regional Scenic Preference Ratings were derived from interviews with 964 people from across SEQ who assessed 440 photos depicting a wide range of views spanning the natural and built environment.
- Recalibrating a map of Visual Exposure for Brisbane against a 2004 SEQ Regional Visual Exposure Map produced Regional Visual Exposure Maps.
- SEQ Regional Scenic Amenity Rating is an index of the collective benefit that the public derives from viewing the outdoor environment. The rating is applicable to natural elements of the landscape and man-made features, as seen from locations of public importance. Scenic amenity contributes to the quality of life, health and well being of residents and the recreational or tourist experience of visitors. Scenic Amenity contributes to landscape character and the overall amenity of an area.

- Base mapping for Regional Scenic Preference Maps was produced using BCC mapping sources (as at June 2005) including native vegetation maps, open space data, and the Brisbane City Plan.
- The Visual Exposure Map was derived from a 25m resolution Digital Elevation Model made available by the Department of Natural Resources and Mines.

6.2 Landscape Asset Values

- Landscape amenity values for the area include the range of services provided in terms of comfort (ie. cooling, urban relief etc) and enjoyment (eg. sense of place, character, scenic views etc.).
- The Landscape Amenity Values and Attributes (LAVA) Map 2005 indicates the locations in the Westgate study area which have has comparatively greater opportunities for increasing landscape values.
- These are in the vicinity of proposed residential areas (as shown on all options) to the north west of the site; and in the vicinity of the Wacol water treatment facility and Women's and Men's correctional centres.
- The area in the vicinity of the Moggill reach of the river to the south west of the site has a comparatively higher landscape asset value and so vegetation retention and land use activities compatible with the protection and enhancement of the landscape asset are recommended. Option 1 appears to have the least impact on the landscape asset values.

6.3 Scenic Landscape Amenity

- With regard to protection of the scenic amenity values in the study area, views to and from the river reaches (especially along the Moggill reach) and surrounding the existing golf courses are most seen and most liked. These areas have a "very high regional scenic amenity rating (8-10) are likely to qualify as 'high' scenic amenity as defined by the SEQ Regional Plan.

7.0 Buffer to Waste Water treatment Plant

- It will be necessary to provide an adequate buffer distance between residential development and the Waste Water Treatment Plant to protect residence against odour and noise nuisance.

8.0 Economic Development

- Option 3 provides the greatest area of land (142 hectares) for mixed business use, and is the preferred option from an economic development viewpoint.