

CONCERNED RESIDENTS AGAINST MILTON'S EXCESSIVE DEVELOPMENT (CRAMED)

THE BATTLE TO SAVE OUR SUBURB

Public Meeting about Draft Milton Tennis Centre Plan at Milton State School Monday 8th of February at 6:30pm



The Brisbane City Council (BCC) has received a proposal for the Old Milton Tennis Courts site that includes breaking the site up into nine separate allotments that can then be individually developed. What the developer is planning to do is to get these sites approved for medium to high density and then on sell them to another

developer who will then develop to those densities or attempt on a site by site basis to get permission for greater density on their individual site.

The suggested density by the developer on these allotments is as follows:

3 allotments along Milton Road 8 – 16 stories

4 allotments in the middle of the site 8 – 20

2 allotments at the rear of the site closest to Haig Road 3 – 6 stories

Proposed Facilities at 315 Milton Road Precinct:

Commercial Office	30,000m2 NLA
Retail	3,800m2 NLA (includes cafes/Restaurants)
Residential	667 apartments
Hotel	120 rooms

A copy of this development application (Application Ref. - A002694787) is available on the Brisbane City Council web site at www.brisbane.qld.gov.au . This plan has not been publicly advertised at this time but because it is such a large development we need to get organized well in advance to get the maximum number of public submissions that we can during the short advertising and submission period.

There has been no public consultation about this plan. CRAMED will be holding a public meeting at Milton State School in the undercover area facing Gregory Park on Monday the 8th of February at 6:30 pm. We have invited our local Councilor Peter Matic along to answer questions about this proposal.

It is estimated that at least 2,000 extra people could be living in the area as a result of this rezoning. Not to mention extra traffic etc as a result of the commercial retail and hotel development.

There are several reasons why you should take the time to look at this plan as it will have an adverse affect on the amenity of the local area.:

- A huge increase in the density of the site
- No infrastructure to cope with extra population
- The height & bulk of the buildings
- The increase in traffic on local streets and near Milton State School
- Current lack of green space
- The area is a flood plain

- This is a huge increase in density for this site. Once this change in zoning goes through there is no way the Council can change it to a lesser density without VAST expense to the ratepayers because of land owners compensation for loss of land value claims.
- Where is the infrastructure for this extra population and where are they going to build it. The water, sewerage, power not to mention telephone infrastructure in this area needs to be updated to cope with the number of people here now, never mind 2,000 more.
- These building will be totally out of scale with the surrounding houses and will overshadow just about every building in the vicinity. They will interfere with the prevailing breezes. They will also interrupt many local city views that you have paid thousands of dollars for.
- Traffic which is already an issue in this area will become much worse as will parking. The main exit and entry for the residential component of this development will be onto Haig Road. This will make an already dangerous crossing to the Milton State School even more so.
- It is still zoned for sport and recreation. As we all know Gregory Park is a much loved but over used green space. Both Paddington and Auchenflower have insufficient green and recreational space available to their present population.
- This area is a known flood plain and is clearly marked as such on Council maps. Planners that approve buildings on those sites should be personally liable. Why should ratepayers be paying compensation when those sites are affected by future flooding. To confirm this check the BCC web site at the following URL www.brisbane.qld.gov.au/bccwr/_assets/main/lib927/flooding_milton_flood_flag_map.pdf
- Parts of this site is in a Demolition Control Precinct which appears to mean very little in this case. The majority of these buildings are not sustainable buildings as they are too tall to rely on anything other than air-conditioning.
- **CRAMED needs your support financial and otherwise!!** If you can offer any assistance or expertise that might further **support our case** or you just have any questions/queries regarding CRAMED's activities could you please email Elizabeth Handley on handleye@bigpond.net.au or telephone 0404 833057.

WE ARE FIGHTING TO PREVENT MASSIVE OVERDEVELOPMENT IN OUR NEIGHBOURHOOD AND TO MAINTAIN AND INCREASE GREEN SPACE WE NEED YOUR SUPPORT.

Please attend the public meeting at Milton State School on Monday the 8th of February at 6:30 pm in the undercover area. Or if you can't make the meeting contact Elizabeth Handley on handleye@bigpond.net.au or telephone 0404 833 057 to become involved and support CRAMED

Please look at the proposed Old Milton Tennis Court Plan on the BCC website web site at www.brisbane.qld.gov.au Application Ref - A002694787 and make a submission during the advertised period.