

CLOUD COVER Issue 9

1st June, 2008

Greetings, what a great start to the month with all the wonderful rainfall. Fingers crossed, the dams will fill. May proved to be eventful, and with so many articles to publish I just hope they will all fit!! I attended the ARAMA (Aust. Resident Accommodation Manager's Association) members' conference the weekend just gone and caught up with all the latest industry news and changes that lie ahead. A myriad of speaker's attended, ranging from the General Manager of the RTA, to President of Community Titles Institute of Qld were present. It was certainly a beneficial seminar. Winters surely coming on fast and have really started to miss that extra hour of daylight in the afternoon!!! On a final note I would like to thank Chris Mills for his Newstead Riverpark article and the many issues which concern us all. If you have articles to share, we would love to hear from you!

NEWS FROM MAY

- **Speeding is still causing major problems for those trying to reverse from their Townhouse driveways. Please remember that the speed limit is 10km. Please write down the car rego. no. & report to site manager any vehicles you witness speeding repeatedly which is a real safety concern.**
- **An attempted motorcycle theft has occurred in Bowen Pt Carpark, but fortunately was unsuccessful. Several cars were however broken into at the same time. If you have any information regarding this please contact site manager.**
 - **Fortunately the stolen car from last month was recovered and found in the neighbouring Street a few days later.**
 - **Body Corp has forwarded a letter to the Fortitude Valley Police giving them permission to remove suspicious people around the complex vicinity. Bowen Hills is the latest 'Hot Spot' for criminal activity.**



FIRE ALARMS

It is becoming increasingly trying for residents residing in 'Nebula' for those who regularly set off the fire alarm caused from cooking, smoking, etc. Maybe extra care is needed to prevent these false alarms as Nebula residents are becoming complacent and ignoring these warnings as 'just another false alarm'. If you set it off, please own up & advise other lots that it was actually a false alarm & some sort of apology would be the neighbourly thing to do. Also in the event, report down to the 1st lvl near the panel & advise the warden that it was you that set it off & call #400 site manager. Qld Fire & Rescue Service urge everyone to treat fire alarms just as fire crews do – every fire alarm they respond to is treated as a real-life emergency until proven otherwise. Thank you Pat for all your efforts.



Concerned neighbours' of Victoria Tce & Cowlshaw St are requesting Cloudland Complex fence off underneath the viewing platform and in front of lap pool which homeless people have set up as shelter.

PRIVATE SALE

BOWEN POINT – U 132
Large 3 bdrm/2bthrm
2 x Car spaces
Excellent Views
\$675,000
Ph: Anthony 0409818710



THANK YOU DAVID

A big thank you to David Huntley who lives in the Nimbus Precinct kindly donated an array of plants to the Complex. Aloe Vera, a large Palm Tree & happy plants to name a few of the plants that have found a home on the common areas of Cloudland. Thank you for your generosity & community spirit.

CLOUDLAND LUNA PARK BALLROOM - 1956

Marie Warnock nee Hansen, actually met her husband to be Trevor Warnock at 'Cloudland' Ballroom in 1956. (pictured above)

Marie & 'Big Red' went on having a family of 2 boys and a girl with the extended family swelling the ranks to 6 grandchildren. In 1997, they couldn't keep away from their beginnings and purchased one of the penthouse's in 'Cumulus', having done the full circle so to speak... Ironically, the first night of their honeymoon was spent at the Bellevue Hotel - demolished by the Dean Brothers (now Marriott) as was 'Cloudland' Ballroom. Thank you for sharing this beautiful love story with everyone Marie.



Most residents and lot owners of the Cloudland residential community have some knowledge of the proposed Newstead Riverpark development, a joint project by three developers, Mirvac, FKP and Watpac. After the developers engaged in what can be described as limited community consultations at the end of 2007, the development has received minor media attention in 2008. However what is the current situation and what are the facts?

For years the Brisbane City Council (BCC) has clearly communicated that the Newstead and Teneriffe precincts were bound by an eight (8) storey limitation on new buildings as per the still current Newstead & Teneriffe Waterfront Local Plan (NTWLP). In fact this limitation was well known by developers prior to the remediation works and has been adhered to in previous Newstead Riverpark masterplan submissions in 2002 and 2006. However, what do we make of the recent BCC media announcement that thirty (30) storey buildings are “reasonable” within Fortitude Valley? And what is the truth about a proposed thirty (30) storey building within the Newstead Riverpark precinct?

The truth is that Newstead Riverpark development **applications have already been officially lodged for multiple highrise buildings including one thirty (30) storey highrise!** According to site plans available through the BCC, a thirty storey highrise will be built in the centre of the precinct and close to the water. Furthermore, the proposed Newstead Riverpark 2008 masterplan proposes additional highrises reaching heights of 16, 16, 19, 20 and 25 levels. But wait there is more! At the time of publishing this newsletter, only the Mirvac and Watpac development applications have been lodged to BCC with further highrises to be proposed within the FKP portion of the 2008 masterplan.

A recent media interview with FKP project director Peter Rossi indicated that FKP are proposing Towers of up to 32 storeys and intend to build between 850 and 900 apartments. FKP's section of the Newstead Riverpark development will account for approximately 40% of the total development area. The BCC expects the FKP application to be lodged this week

There are many questions that cannot yet be officially answered by the BCC including “What are the total number of proposed highrises and what are their associated building heights?”

What are the implications of highrise buildings in Newstead Riverpark?

The proposal has received criticism from politicians, environmental groups and community members as an over-development that set a dangerous precedent for the Newstead, Teneriffe, New Farm and Bowen Hills communities. The proposal contradicts the intent of the NTWLP to highlight historical buildings such as the Woolstores. Other specific criticisms stress how the highrises reduce the current amenity (view, shade, wind, and temperature) experienced by local residents. Certainly application designs lodged with BCC show that even a nineteen (19) storey building will equal the highest point on Bowen Hill. Furthermore, it can be presumed that following this precedent more highrises could be built around Newstead and Bowen Hill as the BCC will not guarantee a stop to further highrise development. We can only wonder whether Bowen Hill will be surrounded by highrises in the future?

It has been indicated that Newstead Riverpark will provide between 1000 to 2000 apartments plus multiple highrises for mixed retail and commercial use. It is envisaged that thousands of people will live, work and commute to and from the centre each day. Although local roads are easily congested now, this development provides no integrated plan in which to assess future transport demand, evaluate transport options or manage the increased traffic demands caused by the Newstead Riverpark development. At the time of enquiry, BCC have developed no integrated plans to address transport options or manage traffic in the local area.

Every resident and lot owner of Cloudland needs to understand the implications of these proposals and the specific and personal impacts to you.

What does the Brisbane City Council think about this?

Through discussions with the BCC, it appears that the Newstead Riverpark 2008 Masterplan was developed in consultation with the Urban Planners at BCC's Urban Renewal Brisbane, the very people who review and approve the applications! The official position is that although the Urban Renewal Brisbane office acknowledges that the proposed building limits are above the current restrictions, they are planning to evaluate the three developer proposals together from a strategic perspective. It is our understanding that the proposed applications may very well be approved if there is no significant community reaction to the proposals.

Does the Community know about the facts of the proposal?

The previous “community consultations” held in late 2007 were criticised strongly as inadequate and insincere with the appearance they were engineered to reduce criticism of the development and discourage community consultation. This view is shared by session participants of the consultations and is supported by the fact that invitation letters to the sessions, that were supposed to have been sent to all residents on Bowen Hill (including Cloudlands) and many residents from the suburbs of Teneriffe and Newstead, were never received.

The resulting “consultation” report was released publicly through the BCC and includes many of the written submissions that criticise the 2008 Masterplan and the consultation process. It appears that the design of Newstead Riverpark has been driven by excessive commercial profiteering rather than being informed by community consultation appropriate to the impact of the development.

What about further Community Consultation?

The BCC and the developers are not intending to hold further consultation for the Newstead Riverpark 2008 Masterplan. According to the BCC, the Mirvac proposal is now only code assessable whereas some minor consultation may occur in relation to individual buildings contained within the FKP and Watpac applications.

It appears that the approval of the Newstead Riverpark 2008 Masterplan is occurring quietly under our noses.

What can we do about it?

There is still a window of opportunity in which we can respond to these proposals before they are approved by the BCC. However we need to respond now. As Cloudland community members have a strong interest in the **sensible development** of the surrounding area, all residents and lot owners are encouraged to help formulate a unified tactical response to the current development applications. Please contact your local Body Corporate for details. Furthermore, you are advised to contact Matt Rolley (Senior Urban Planner, Urban Renewal Brisbane, BCC) in regard to your specific questions or concerns about the Newstead Riverpark development. Telephone 07 3403 5599 | Email

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