

We The People  
Program 315 October 8, 2018  
We the People 315 More Stupid Development



**Good Day to You.** Urban planning is a specific science where planners should hold the needs of citizens paramount. Growth, just for the sake of it is illogical and unsustainable as there is no benefit from more chaos in this crowded world. The Gold Coast has much going for it but its assets are being devoured by greed and this is occurring through bad city planning in some cases, compromised councillors and poor governance. The developers appear to be in charge and the unspoken word inside the Council's Planning Department is to approve everything that comes through and code assessable projects makes it much harder for the public to lodge a meaningful objection. This algorithm, this obscure paradigm is ripe for corruption, producing very poor outcomes and the Council and State government are complicit. If you don't mind raising children without a back yard then you too are part of the larger problem. Here today is another case of shoddy activity in development planning.

This latest example is in Main Beach where yet again this pretty high rise area is under threat. The epicentre is at 3547 Main Beach Parade where a development application has yet again been submitted to Council. It's a beach side block where a home is to be demolished to make way for ..... you guessed it....more concrete, more shadows and more battery hen living. Thank goodness for the Main Beach Association which is fighting the current proposal and they have a very compelling story. The people who run the association are well known to me and are good Australians living in this, the capital of poor governance. In enlisting the services of town planners they incur unnecessary expense but that appears to be the price '**we the people**' pay. Their report finds that....

- The building density is a massive 350% greater than the city plan allows.
- This density places more pressure on water supply, sewage, local parking and traffic.
- Lost amenity adjacent to the site and the building is not aesthetically pleasing.
- The development does not meet the performance outcomes of the city plan.
- The visual impact is not in keeping with community expectations or common sense.
- Pressure on street parking and more shadows on the beach.

Main Beach has plenty of high rise but it's generally an open environment with vegetation and gardens to soften the visual impact of the area. Mayor Tate wants to have a cruise liner terminal nearby and all the problems and disruption that brings. As we know he favoured high rise on the Spit against the requirements of the City Plan and he wanted the wretched tram to go through the middle of the Main Beach shopping enclave and along Tedder avenue. In fact it appears Tom Tate has given birth to a new culture within Council focused on the developer and not on the people and I won't be surprised if he is gone soon when all the chickens come home to roost. The outcome of poor planning is becoming clear and if the Komune proposal at Coolangatta was bad then this is its twin sister.

Grummitt City Planning sum it up and I quote... "**The proposed development would result in a large, bulky, high intensity building, thereby changing the long-established character of what is a relatively open and green residential area**" end quote. Why is the Gold Coast being overcrowded and its general amenity lost. Why is the false mantra of jobs, jobs, jobs so often used inappropriately. Why is it we are being forced to lose the amenity and living standards we have as this Council charges toward a crowded and miserable future complicit with the State Government. The path the Gold Coast is on will destroy this place unless we chuck out the current lot and put in place a better Council and a better city wide plan where the people can have a genuine say. I applaud the Main Beach Association for their effort to see intelligent and suitable outcomes in development and I suggest all Councillors grow some back bone and fight for the people. Watch the result of the Komune development at Coolangatta. Watch the current application for a change of land use at Bains Road in the beautiful Currumbin Valley and most importantly watch the outcome of 3546 Main Beach Parade at Main Beach and let's see if the Councillors are worth their \$185,000 a year pay packet and **vote no to unsustainable and undesirable development.**

**Until next time this is Kent Bayley**