

Protect Taringa  
Community Group  
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17 July 2018

Cr Julian Simmonds  
Councillor for Walter Taylor Ward  
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cc: Cr Graham Quirk  
Lord Mayor, Brisbane City Council  
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cc: Michael Berkman MP  
State Member for Maiwar  
[michael.berkman@parliament.qld.gov.au](mailto:michael.berkman@parliament.qld.gov.au)

Dear Cr Simmonds

**Planning & Environment Court Appeal: 4646/17 TRICARE (PT VERNON) PTY LTD -V- BRISBANE CITY COUNCIL**

As you would be aware, on 18 June 2018, the Planning and Environment Court made orders regarding this appeal, namely that TriCare must deliver any amended plans to the Brisbane City Council (BCC) by 13 July 2018 and that the parties must meet by 27 July 2018.

**Meeting community expectations**

As representatives of hundreds of concerned community members, we are writing to you to reaffirm our expectation that the BCC will continue to act in the best interests of the community in this matter. As you stated in your [letter of 10 November 2017](#), *“the Council has the resources, on behalf of ratepayers, to comprehensively defend its decision to the Court.”*

Further, the BCC’s [refusal of 10 November 2017](#), outlined many instances where TriCare’s revised application failed to comply with the codes, including:

- failure to reflect the local character in scale, bulk and height
- failure to support high level of local amenity for nearby dwellings
- failure to retain any vegetation and to protect significant landscape trees on site
- failure to transition sensitively to surrounding topography through built form, adequate boundary setbacks and height transitions
- failure to provide a pedestrian-friendly interface
- failure to prevent significant impact on the safety, efficiency, function and convenient use of Whitmore Street
- failure to provide the required number of on-site car parking spaces.

We expect that the BCC will not enter into an agreement with TriCare unless the developer's revised plans demonstrate compliance with all the necessary codes, as summarised in the Council's refusal, and that such compliance reflects the community's expectations as outlined in the almost 1000 objections submitted, including a substantial reduction in height, bulk and scale.

### **Your public commitment**

At our community meeting of 13 August 2017, [you spoke about Council's expectation for the site](#), stating unequivocally that "... *the surrounding area is defined by one to three storeys and that is what we expect.*"

Such assurances, along with the strength of Council's refusal, have given rise to an expectation in the community that their reasonable aspirations for the site will be met and that Council will not make any agreement that might conflict with such wishes. We trust, therefore, that Council will act in good faith and balance the need for additional retirement accommodation with the aspirations of the ratepayers of Taringa and surrounding suburbs.

### **Review of TriCare's new plans**

As concerned community members seeking to represent the expectations of our community, we would like to view any new plans TriCare submits, and as such, we ask that you provide them to us once Council is in receipt of them.

We trust that you will convey our expectations, as outlined in this letter, to Council representatives and that, thanks to yours and Council's advocacy, the site at 52 Seven Oaks Street can be developed in a way that meets the needs of our elderly population along with the expectations of the local community.

Kind regards

Protect Taringa