



18 August 2023

Committee Secretary
Senate Standing Committees on Rural and Regional Affairs and Transport
PO Box 6100
Parliament House
Canberra ACT 2600

Dear Committee Secretary,

RE: Response to the relocation of East Brisbane State School

This letter is in response to our initial submission to the Queensland Minister for Education and their subsequent response. We would like to further articulate our concern regarding the removal of the Primary School Facility, as the assertion that Coorparoo Secondary College campus is within a walkable distance to the community of Woolloongabba, Kangaroo Point and East Brisbane is problematic given the commonly used distances for a walkable catchment:

"A walkable catchment analysis typically compares the theoretical versus actual walkable catchment within 5 minutes (400m) or 10 minutes (800m) walk from a destination, however, catchments up to 20 minutes' walk may also be used if appropriate."

<https://www.tmr.qld.gov.au/Travel-and-transport/Pedestrians-and-walking/Guidance-and-Resources/Pedestrian-and-Walking-Guidance-and-Resources/Planning-for-walking>

For a Primary school parental drop-off, it would be expected that a 400m catchment would result in much higher participation rates than over 1km. A true walkable catchment would also take into account: topography; major roads or barriers; and amenity. Where we can provide an easy, comfortable walk that has little to no barriers, people may be inclined to walk longer than if the journey is hilly, uncomfortable and crosses major roads. Both Buranda State School and Coorparoo State School present difficult physical journeys.

The current school locations, with 400m, 800m and 1km catchments are shown on page 2, and while Buranda State School and Coorparoo Secondary College are relatively close by car, they are not within the walkable catchment of Woolloongabba or Kangaroo Point. The mapping underlay that has been used shows the Brisbane City Council (BCC) zoning to demonstrate the likely density of these suburbs in the near future. The red and orange zones being High Density residential or mixed Use with allowable height of 15-20 (currently), with the potential for that limitation being removed with the new BCC Inner City Strategy and Woolloongabba Olympics Precinct planning.



Even prior to the Olympics being announced for Queensland, the expected population growth for adjacent suburbs is massive, with an expected increase over 100% (BCC Planning Scheme: SC3.1 Planning Assumption Tables). With Kangaroo Point and Woolloongabba expected to have a population of 30,000 people:

| Projection area (Statistical Area 2, ASGS, 2011) | Development type | Existing and projected population | | | | |
|---|----------------------|-----------------------------------|--------|--------|--------|----------|
| | | 2016 | 2021 | 2026 | 2031 | Ultimate |
| East Brisbane | Dwelling house | 3,291 | 3,180 | 3,065 | 2,960 | 2,830 |
| | Multiple dwelling | 2,586 | 2,702 | 3,090 | 3,151 | 4,676 |
| | Non-private dwelling | 169 | 169 | 169 | 169 | 169 |
| | Total | 6,046 | 6,051 | 6,324 | 6,280 | 7,675 |
| Kangaroo Point | Dwelling house | 1,227 | 1,147 | 1,092 | 1,055 | 868 |
| | Multiple dwelling | 6,351 | 7,984 | 9,198 | 9,623 | 13,037 |
| | Non-private dwelling | 398 | 398 | 398 | 398 | 398 |
| | Total | 7,976 | 9,529 | 10,688 | 11,076 | 14,303 |
| South Brisbane | Dwelling house | 699 | 670 | 647 | 624 | 578 |
| | Multiple dwelling | 5,432 | 13,849 | 15,559 | 24,024 | 29,647 |
| | Non-private dwelling | 725 | 725 | 725 | 725 | 725 |
| | Total | 6,856 | 15,244 | 16,931 | 25,373 | 30,950 |
| Woolloongabba | Dwelling house | 2,975 | 2,939 | 2,914 | 2,884 | 2,665 |
| | Multiple dwelling | 2,813 | 5,728 | 6,573 | 11,935 | 16,515 |
| | Non-private dwelling | 145 | 145 | 145 | 145 | 145 |
| | Total | 5,933 | 8,812 | 9,632 | 14,964 | 19,325 |

Queensland State Government has published several documents that support Diverse & Walkable Communities:

- Planning for walkable communities and places (Department of State Development, Infrastructure, Local Government and Planning (DSDILGP), 2019)
- Walking to School: Action Summary 1.2, Action Plan for Walking 2019–2021
- Walking Network Planning Guidance (Department of Transport and Main Roads, 2021)
- QDesign (Queensland Government Architect, 2018)

The Action Plan for Walking 2019–2021, Action 1.2 Walking to School notes it's achievements as:

"Encouraging more school users to walk to school will reduce car trips for school drop-off/pick-up and school related congestion.

DSDILGP reviewed the Ministerial Infrastructure Designation process for new state school planning to identify options for improving walkability.

The Planning Minister is responsible for making an infrastructure designation, which provides an alternative process to lodging a development application with local government. A Ministerial Infrastructure Designation allows for the delivery of essential community infrastructure such as a new school.

The aim of the review was to encourage the use of the Walkability Improvement Tool to identify opportunities to improve walkability.

Through its review, DSDILGP worked with the Department of Education to encourage the use of the Walkability Improvement Tool (see Action Summary 1.4 and Action Summary 1.5) in the planning and design stage of new state schools. In response, the Department of Education has agreed to undertake an assessment of a new school planned for Brisbane against the tool to identify and prioritise improvements to walkability in the surrounding neighbourhood."

The intent of QDesign is to guide design, development and decision making to improve the quality of built form in Queensland, as well as enabling good urban design outcomes. Direct reference to its Principles can be applied in this situation:

- **Principle 05: Create Great Places for People to Live**
 - o Offer choice, diversity and mix. All development, no matter the scale, should offer choice, diversity and mix to ensure a vibrant and socially diverse community is supported.
 - o Make mixed use viable. Ensure complementary and contrasting land uses are well located and that residential and commercial densities are appropriate and make mixed use viable.
 - o Easily accessible. Ensure that the community's daily needs are easily accessible by providing a safe environment that promotes walking and active mobility for all.
 - o Prioritise the needs of children and the elderly. Create places that respond to the diverse needs of society, in particular, prioritise the needs of children and the elderly. If proposed housing options, land-use activities, parks, streets and transport options respond to the specific needs of the young and the elderly, it is more likely to accommodate the whole community throughout life.
- **Principle 08: Lead by Example.** Urban development occurs over extended time frames, and contemporary urban challenges require places to be capable of accommodating a rapidly growing urban population in a sustainable way. To create better solutions to meet these urban challenges it is important to innovate. Innovation requires a supportive culture of risk-taking.

It is our understanding of State Government's vision that a vibrant, sustainable urban solution is desired for Queensland's future. It is our assertion that the removal of schools from high density communities is working against that goal, rather than supporting it. The reliance on private vehicles will be increased and/or the diversity of our community will decrease as families will be no longer welcome in our inner-city, which in turn, adds to urbanised sprawl and housing market pressures.

Whether the Primary School remains in its currently location or not, there remains a need for diverse community facilities locally, schools being among that, to cater for a burgeoning population.

We ask that consideration be given to including primary education facilities that service Woolloongabba and Kangaroo Point in any precinct planning and development, whether that be in its current location or as part of the Cross River Rail Priority Development Area.

Thank you for the opportunity to further express our priorities and our advocacy for a more sustainable, green and walkable city. We would welcome any further opportunities to discuss this matter, please contact Melanie West, AILA Queensland Chapter Manager on 0417 666 622 or melanie.west@aila.org.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tessa Leggo', followed by a period.

Tessa Leggo
Queensland Chapter President
Australian Institute of Landscape Architects