

21 September 2008

The Hon. Anna Bligh MP
Premier Queensland Government
PO Box 15185 City East
Queensland 4002

Dear Premier

**Re: Proposed North Bank Development
Feedback to the Enquiry by Design**

At the outset, I agree that the existing North Bank, through neglect, requires upgrading.

I am not anti-development, anti-high rise or a greenie.

Before retirement, I was the architect in charge of several high rise CBD commercial buildings, including the Commonwealth Bank Headquarters, Queen Street.

Enquiry by Design proposals, such as the activation of Queens Wharf Road, a visitor centre, the heritage precinct, and improved public access have considerable merit.

However, the brief for the Enquiry by Design process has ensured the retention of the unacceptable principles of the original proposal:

- The project depends on the creation of a site from the river.
Like our national parks, our river is simply not real estate to be sold off by the Government.
- There is still a platform – now 300 metres by 50 metres – extending into the river.
- On this platform are four high rise buildings parallel to the river, blocking existing views of the river and South Bank.
- Only a single developer, Multiplex, is to be given the opportunity to build the multi million dollar project.

The following is a suggestion for an approach to allay present widespread community concerns, and ensure that North Bank does not remain an unused wasteland:

- Put aside the Enquiry by Design proposals.
- Conduct an ideas competition, limited to a maximum of four architectural firms with proven expertise.
- Prepare a competition brief based on:
 - minimal encroachment into the river;
 - the retention of existing views of the river from the city and the Expressway;
 - on the river side, no structure to extend above the level of the Expressway;
 - any concentration of development from Queens Wharf to beyond the line of the Expressway to minimize interruption to the river flow;
 - emphasis on public access to areas at the City Cat landing area, and the historical precinct at the Commissariat Stores; and
 - the inclusion of appropriate viable commercial components to encourage public usage.
- Appoint the competition winner to prepare a master plan and tender documentation.
- Call tenders for competitive prices.
- Project costs to be borne by the public purse.
- Stage work to suit the availability of funds.

Your Government is to be commended for seeking further feedback from the community on such an important development in our capital city.

Yours sincerely



Ian Charlton B.Arch. F.R.A.I.A.

Copies: The Hon. Paul Lucas MP, Deputy Premier & Minister for Infrastructure and Planning
The Project Manager North Bank