Date:

To: neighbourhood\_planning@brisbane.qld.gov.au

Dear Brisbane City Council,

**Re: Nathan, Salisbury, Moorooka Neighbourhood Plan draft strategy**

I wish to make the following submission on the *Nathan, Salisbury, Moorooka Neighbourhood Plan draft strategy*.

I very strongly do not support the actions listed under *Strategy 1.1 Provide greater housing choice* (page 10) and the *Theme 1 Places For Everyone Map* (page 12).

The draft Strategy 1.1 and Theme 1 map do not reflect our community priorities because they do not protect character buildings and they do not improve housing diversity. On the contrary, this strategy and the zoning changes will result in a significant and irreversible negative impact on our suburb’s character and on our community.

The actions listed in draft Strategy 1.1 and the zoning changes illustrated on the Theme 1 map, will result in a significant loss of character buildings and character streetscapes and will create increased traffic and parking problems. They will create greater demand on community infrastructure such as greenspace, parks and community facilities. The draft Strategy increases residential development heights, scale and density but does not provide any housing diversity, does not provide any aged care or childcare facilities and does not provide any additional parks, sporting facilities or community facilities.

I object in the strongest possible way to the proposed zoning changes listed on the Theme 1 map. Specifically, I do not support the changes to and increases in zoning and the increased building heights. Many of the streets earmarked for increased building heights and density contain a lot of pre-1946 character houses that will not be protected by these changes. The proposed changes will remove character protections and result in the destruction of these character houses, which are highly valued by our local community, and which define the character of our suburb.

I ask that:

1. The zoning and building heights not be changed in Gaba Tepe, Helles, Durack, Lyon, Hansen, Vale, Forest, Dora, Gainsborough, Chaucer, Amery, Glen, Fairy, Keats, Holmes, Blackburn (with trees protected under NALL: National Asset Local Law), Piers, Anson, Kenways Streets, Hamilton, Newman Roads and Blackburn Lane. I would also recommend provisions be introduced to provide greater protection for the large number of existing character houses in these streets.
2. The zoning and building heights not be changed in Moorshead and Kipling Streets.
3. The only change in zoning and building heights in the vicinity of the Moorooka train station occur on land that is directly lining Ipswich Road and is not already residentially zoned. Also building heights be restricted to no greater than 5 stories.
4. Greater protections be introduced to protect the history, heritage and character of the Clifton Hill Estate.
5. The Moorooka Bowls Club be repaired by Council and reinstated for community (not business) use.
6. Parks, greenspace and community facilities be enhanced and increased.

Yours sincerely

Name

Address

Email