

Nathan, Salisbury, Moorooka Neighbourhood Plan

Draft Strategy Feedback

[Redacted]
[Redacted], MOOROOKA
JULY 2021





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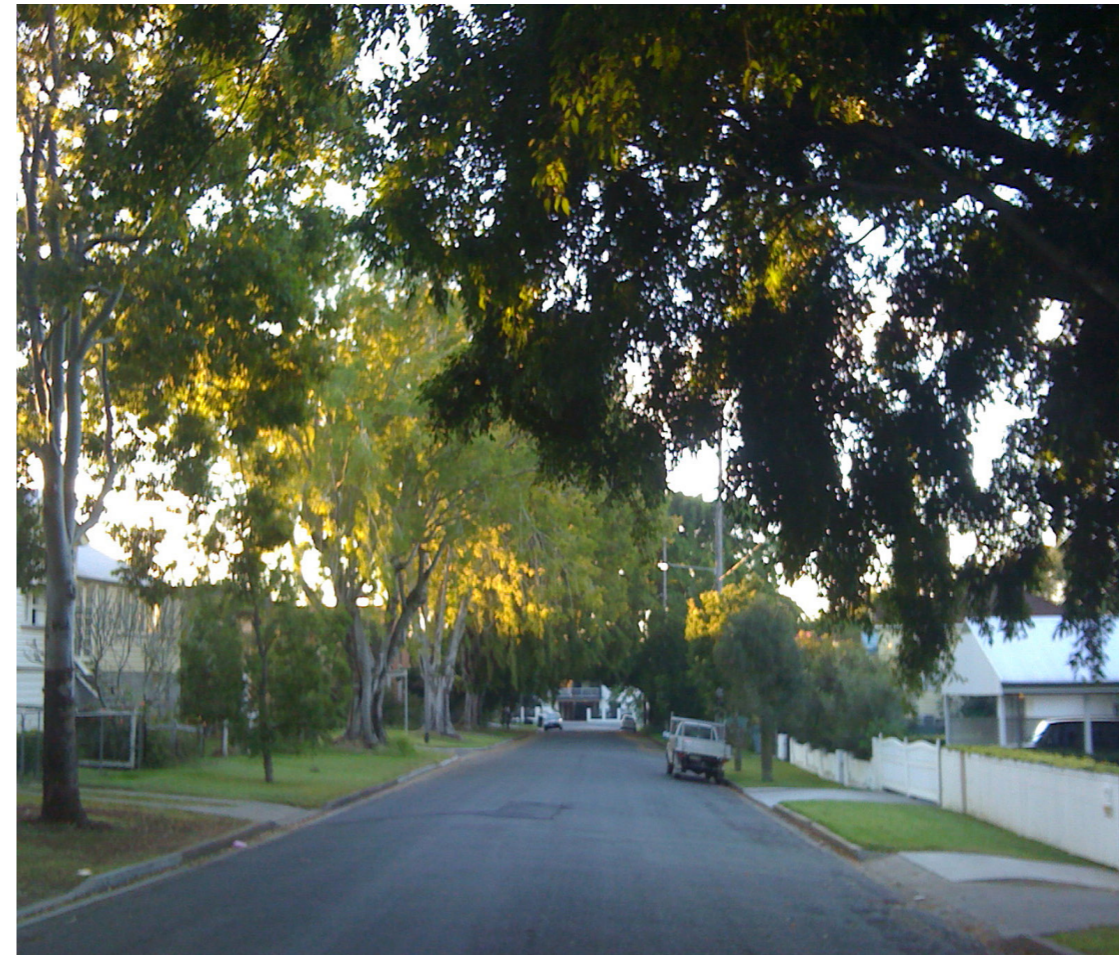
Response to Salisbury, Nathan & Moorooka Neighbourhood Plan (SNMNP)

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Blackburn St. Moorooka





Introduction

We are the home owners at [REDACTED], Moorooka. We bought our house 13 years ago, our first home, when we fell in love with how special she is, a 1930's art deco tudor cottage. Our home, along with over 200 other homes are currently character listed in line with the BCC's 2031 vision for Brisbane. The BCC 2031 vision and strategy aspires clearly, as noted in the, "our well-designed, subtropical city " chapter, to provide increased tree shade cover to the city's bikeways and footpaths and to deliver open space and character protection through 36 neighbourhood plans completed or underway since 2006. Furthermore, the BCC 2031 Vision notes that all new residences provided will be infilled within 5km of the city.

Incongruously, in the NSMNP, the areas highlighted for redevelopment in Moorooka target the oldest part of the neighbourhood, nominating over 200 character homes to be rezoned to allow for demolition, the removal of heritage listed fig trees on Blackburn Street to make way for 8 storey apartment buildings and provides an insincere response to the allocation of more green space for the community. Furthermore, Moorooka, Salisbury and Nathan are 7-10 kilometres from the CBD. While we appreciate the BCC and Qld State Government need to generate jobs, more homes and collaboratively fund the infrastructure projects the city requires to remain sustainable, we strongly oppose the rezoning of any character homes in Moorooka or Salisbury to achieve these targets. In line with the BCC 2031 vision, high rise development should not be imposed in any part of Brisbane which has a rich history and heritage, well established character homes and established natural assets. We all know communities like these take hundreds of years to establish. The demolition of historical parts of Brisbane has been too prevalent over the last 10 years. We are now seeing the legacy of performance planning in the inner city suburbs of Brisbane. Mono-culture multi-residential apartment buildings, grossly overscaled on the sites they are placed, with no additional green space and limited gardens to the streetscape. The streetscapes in these inner-city suburbs of Fortitude Valley, West End, Newstead and Woolloongabba have been destroyed through overdevelopment. We want a greened sustainable city with history, character and texture retained throughout the suburbs of Brisbane. This aspiration cannot be built.

In the words of Pritzker Prize winner Anne Lacaton, "Transformation is the opportunity of doing more and better with what is already existing"

Below is the link to the article on our home on Trove

<https://trove.nla.gov.au/newspaper/article/205737817?searchTerm=moorooka%20beautiful%20home>



Our currently sustainable, greened, character neighbourhood
Hamilton Rd, Blackburn Street, Keats St, Holmes St & Lyon St.

I have included these photos taken over the last 2 weeks to highlight the potential loss of established trees and character homes in the area targetted by the NSMNP



Theme 01

Places for everyone

We understand that Brisbane's population is both growing and aging. It appears that the actual statistics around population growth are being escalated by the Queensland State Government and the BCC to justify the need to rezone character homes throughout Brisbane. *According to an article by Dr Phil Heywood, Associate Professor in Urban & Regional Planning at QUT, the South East Queensland Regional Plan called for a population increase of 110,000 people for Greater Brisbane over the next 15 years, however, BCC's 24 inner city neighbourhood plans allowed for an increase of at least 240,000 residences, in the inner city itself.* Furthermore, the national approach to aged care now focuses on care for the elderly in their own homes. This provides a happier and more dignified aged care solution. The need for more aged care homes is now outdated thinking. Moorooka is already diverse in its housing mix offering a mix of apartments, duplexes, terrace houses and units over shops with older character houses and heritage places. The NSMNP proposes rezoning of all the character homes located near the train station to make way for demolition. This proposal means that the character part of Moorooka central, near the Moorooka train station, is essentially to be demolished and replaced with multi level buildings up to 8 storeys. This completely contradicts the overall vision for Brisbane 2031; to retain and protect the heritage character of the city. Established over hundreds of years, this part of Moorooka is rich in greenery with ancient fig trees, jacarandas, poincianas and an abundance of native fauna.

Moorooka Central is the most dense part of Moorooka as a whole, with narrow street connections. Parking is already dense. The new planning approach to allow for apartments to be built without car parks will create further congestion. Building multi-residential housing near a train station does not mean people will forgo a car even if they use public transport to commute to work. These cars will end up parked on the streets and create further congestion. The incentives for better use of public transport are affordability and frequency, still yet to be adopted in this city. The proposed heights of the multi level buildings will tower over existing homes, preventing sun access to gardens, streets and solar panels. Again this completely contradicts the State Governments initiatives to increase the generation of solar power from individual homes. Pop up communities, inserted into established communities through the demolition of character homes, provide no character, texture or vibrancy. Alternatively, it creates a monolithic built environment and erodes the visual quality of the suburbs. The NSMNP only seeks to destroy the heritage and character of this part of Brisbane. It provides no benefit for the existing community or neighbourhood. The proposal should be in line with the BCC's 2031 vision for Brisbane. It is completely nonsensical to suggest disrupting an established, character driven part of Brisbane with great potential when there is so much unused land around Brisbane which could be utilised instead. This proposal is a benefit to BCC / State Government targets and developers only.

Providing better amenity and green space to Ipswich Rd is an excellent idea, however we do not trust the proposal provides this. On viewing the plan it appears a tokenistic green line has been drawn down Ipswich Rd. The proposed building density to the Moorooka Magic Mile clearly indicates there will be no green space provided at all. Greening of traffic islands, while important for pollution management, is not green space. We agree with the community feedback collected over two years which requests, more green space and parks, no more apartments, a library, a dog park and the inclusion of an adaptive reused mixed use commercial and retail precinct to activate the Moorooka Magic Mile. It is extremely disappointing to discover the community feedback is not captured in the NSMNP draft strategy.

In summary, we agree with the BCC 2031 vision for Brisbane, which clearly articulates the retention of our cities rich history and heritage, character homes and established natural assets. It is clear this level of density is fundamentally not required in Brisbane. We therefore are opposed to any height increase in the Moorooka Central or Salisbury neighbourhoods. We are also opposed to the detail of the plan as a whole. It does not capture community feedback and contradicts the overall BCC vision and strategy for the city.





Theme 02

Local Industries and Employment

We agree with the idea that *“as work arrangements continue to change, including work from home, neighbourhood centres will become more important. Revitalising these centres by encouraging retail, health care, entertainment, education and other essential services will provide local employment and a focus for community life. These lifestyle and amenity improvements will help keep the area’s competitive advantage.* However, once again the approach I am reading BCC wants to take is to knock down and build again. Again the industrial areas in Moorooka and Salisbury have character and appeal. The Moorooka zone is already seeing strong adaptive reuse and the integration of retail experiences mixing in. The most beautiful industrial area I have ever been to was in Milan. The factory made furniture, it was built in 1825. The building had been retained and was adapted by the family for different industrial use over 200 years. The current factory is fitted out with robots making the furniture with humans overseeing the process.

The knock down and rebuild approach is not environmentally sustainable and is destroying the texture and history of our city.

The Magic Mile requires rejuvenation. If the owners of this land are happy to sell then this is a fantastic opportunity for the Moorooka community to integrate a vibrant retail and commercial precinct.

But again, there are buildings on this site that can be adapted for use and purpose in a more sensitive and sustainable manner.

The existing buildings should be retained where possible and adapted for commercial and retail use. The land which is currently used for car display can take more smaller buildings and be planted out to create a significant integration of green public space within the precinct. Furthermore, the greening of Beaudesert Rd looks beautiful. Ipswich Rd has been left desolate. The islands require planting same as Beaudesert Rd.

Next to the train station an existing warehouse has recently been demolished. The site is now to be home to another petrol station and a large storage facility.

This site has full frontage access to the side street off Ipswich Rd, called Unwin St. This site is the perfect location for mixed use residential. It is adjacent to the train station and has its own street frontage.

I cannot imagine that anyone would want to live directly on Ipswich Rd. The proposed residential offering on Ipswich Rd, is a low grade poor offering, ill considered and not driven by any community feedback.

Ipswich Rd should be upgraded and retain commercial and retail zoning only.







Theme 03

A Grid of Green and Blue

The NSMNP offers no new green space. The green space noted on the plan exists and is already heavily utilised by the community.

This proposal is counter intuitive to providing better, greened living experience as requested by the people of Brisbane. We do not want, more density, less green space, low quality multi-residential developments dominating our suburbs. The entire inner city of Brisbane has been destroyed over the last 10 yeras since the introudction of zero lot alignment. The result no space for any greenery. This has been voiced extensively by the public. Please listen to your residents and benchmark the best international examples on greening cities to be able to offer city plan ideas which actually offer improved living experiences, rather than benefits to developers and council rates only. We all know intuitively that nature is good for us. Immersive, nature, rich environments strengthen a connection with natural light, views on nature, plants, natural materials, textures and patterns. An important new study, by Aarhus University Denmark, has found that when children live surrounded by green space they grow up to be healthier, happier adults. The long term benefits of providing sustainable greened cities is right there. Happier, healthier people means less strain on the health system, a stronger, more adaptable workforce, more innovation and a city which will truly attract both national and international tourism and investment.





Theme 04

Connecting Places and Spaces

The NSMNP proposes some expansion of cycle and pedestrian paths, but the impact that these proposals will have on natural assets needs further study to ensure a symbiotic approach is achieved.

The bikeway adjacent to the freeway at Tarragindi is an example of exactly how a bike path should not be integrated into the surrounding natural environment.

The mature trees which were removed to make way for an over engineered bike path was so insensitive, I actually felt sick watching this happen. The bike path has no shade at all and new trees have now been planted to replace the old. Kingsford Smith Drive is another example of unusable pedestrian / bikeway integration. There is no shade at all which makes it unusable during summer.

It is possible to build around or through existing natural assets. Toohey Forest is an example of how the intervention of pedestrian and cycle paths should take place. The success of any pedestrian or cycle pathway comes down to greening and shading. We live in the country with the highest rate of skin cancer in the world. The BCC's continued resistance to providing shading to these amenities is unconscionable.

A distinctive and unique, character rich, greened city ready to welcome the Olympic Games.



