

Nathan—Salisbury—Moorooka neighbourhood planDraft Strategy – Summary of Feedback Report

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1. Introduction

Brisbane City Council (Council) is creating a new neighbourhood plan for Nathan, Salisbury and Moorooka to coordinate land use over a 10-year period and beyond. The neighbourhood plan is being prepared to plan for the needs of existing and future communities.

Council commenced the project in 2019 with a background research phase and initial community engagement to understand the key opportunities in the area. In June 2021, Council released the draft Strategy for the Nathan, Salisbury, Moorooka Neighbourhood Plan (<u>draft Strategy</u>) for community feedback on the vision, action and strategies. Throughout these two phases, community feedback was provided through various events and activities including online surveys and feedback forms, in person at information kiosks, and by phone and email. These phases of consultation are not required by the Queensland Government under the *Planning Act 2016* but are undertaken by Council to better understand matters of importance to local communities in shaping new planning policies.

Feedback on the draft Strategy has helped to inform the preparation of the draft Nathan, Salisbury, Moorooka Neighbourhood Plan (the draft plan). This draft plan has been released for statutory public consultation following review by the Queensland Government. Following a review of the submissions on the draft plan it will be adopted and form part of *Brisbane City Plan 2014* (City Plan).

1.1 Purpose of this report

This report has been prepared to outline the results of community consultation on the draft Strategy, which was available for community feedback from 7 June 2021 to 26 July 2021. This report also provides:

- background to the neighbourhood plan project;
- the objectives, approach and timeframe of the community consultation;
- an overview of the communication tools and engagement methods used; and
- a summary of the key feedback themes, based on an analysis of community feedback and how the draft plan responds to the feedback.

It is suggested that this report is read in conjunction with the draft plan. Download the draft plan by visiting www.brisbane.gld.gov.au and searching 'Nathan, Salisbury, Moorooka Neighbourhood Plan'.

2. Background

2.1 About the Nathan – Salisbury – Moorooka neighbourhood plan project

The Nathan, Salisbury and Moorooka neighbourhood plan area includes the suburbs of Nathan, Salisbury, and Moorooka (refer to Figure 1: Neighbourhood plan study area and boundary). Nathan, Salisbury and Moorooka will continue to grow in popularity as a place to live and work as the area is close to major employment, health, education, sporting and public transport facilities. A new neighbourhood plan will ensure the area continues to feel and look familiar, while planning for current and future community needs.

Key drivers for change in the area include <u>Brisbane's Sustainable Growth Strategy</u>, Brisbane Industrial Strategy (<u>Brisbane: Our Productive City</u>) and City Plan which identifies Growth nodes (Moorooka and Salisbury railway stations) and well located areas where growth in dwellings and jobs are to be concentrated. The project provides an opportunity to review housing densities, consider the use of land along the Moorooka Magic Mile corridor and to consider the needs of the community and the role this precinct plays in relation to the broader Brisbane Local Government Area (LGA).

Council is working with the local community and businesses to:

- review the development potential of industrial, commercial, and residential areas to facilitate employment growth and enhance liveability;
- provide for a mix of housing densities and types to increase dwelling supply for a broader range of households;
- protect character residential areas in key locations;
- capitalise on the significant infrastructure investment, including the world class education and sporting facilities in the area;
- protect and enhance the environmental and biodiversity values of Toohey Forest and the area's creek corridors; and
- enhance streetscapes and walkability between major employment areas, residential areas and public transport infrastructure.

The draft plan was submitted to the Queensland Government for a review of state interests in late 2022. The Queensland Government has now approved the draft plan to be released for public consultation.

Once adopted by Council, the Nathan, Salisbury, Moorooka Neighbourhood Plan will regulate development in the area as part of Brisbane's planning scheme, *Brisbane City Plan 2014* (City Plan).



Figure 1 - Neighbourhood Plan area and boundary.

2.2 Previous communication and engagement activities

Prior to the draft Strategy, community feedback was provided via various events and activities since the commencement of this project, including an online survey and feedback form, in person at information kiosks, as part of the Community Planning Team (CPT), by phone and by email. Key community information events are identified below.

Table 1– Community engagement activities (pre-strategy).

Event type	Date and location	Number of people/ information
Online issues survey	26 August to 6 October 2019	757
Interactive 'drop a pin' map	26 August to 6 October 2019	430
CPT meetings	21 October 2019	30 members
	4 November 2019	
	5 December 2019	

As well as the engagement activities outlined above, there were several communication methods used to inform local residents, business owners, and visitors to the plan area about the project:

- a project newsletter was distributed to every home and business in the area and also sent to registered homeowners who did not live in the area;
- a project webpage was established at the project launch to provide an overview of the project, key dates, and ways to contact the project team; and
- an email database was established to allow individuals to register their email addresses to receive project updates.

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2.3 Summary of initial feedback and ideas

Community members shared many ideas for the future of the area, the qualities of the area that were already valued, and opportunities for improvement in the area. A summary of this previous feedback (pre-strategy) is provided below.

Local qualities that were valued

- the wildlife and nature of Toohey Forest;
- heritage buildings and character housing, particularly the Clifton Hill War Service Homes Estate:
- · local parks and open space areas; and
- local cafes and businesses.

Opportunities for improvements in the area

- the amenity and functionality of local parks;
- pedestrian connections and crossings, particularly across major roads in Moorooka and Salisbury, such as Ipswich Road;
- active and public transport connections particularly towards the city, Griffith University, and Oxlev:
- a wider variety of services and retail and dining uses at Moorooka and Toohey Road shops;
- potential for different land uses along the Moorooka Magic Mile and around Moorooka and Salisbury train stations;
- impacts from industrial uses on residential areas; and
- greenspace and water quality along Rocky Waterholes Creek, Stable Swamp Creek, and Moolabin Creek.

3. Draft Strategy - Consultation approach

3.1 Purpose and objectives

The purpose of the consultation on the draft Strategy was to share initial ideas and a vision for the area. The vision outlined in the draft Strategy was:

Nathan, Salisbury and Moorooka have proud and culturally diverse histories. Development in the area creates new opportunities for the future, with more jobs close to home, renewal of employment areas, greater housing choice, improved amenity, restored creeks and better transport connections.

Council's key objectives for this phase of consultation were to:

- present initial ideas and proposals for the future of the area before the draft plan was developed;
- seek detailed community feedback on the draft Strategy to help inform the preparation of the draft plan;
- further understand community and stakeholder values, concerns, and opportunities; and
- provide a variety of channels for residents and stakeholders to give feedback and share ideas.

3.2 Methods and timeframes

The draft Strategy was released for community feedback from 7 June 2021 to 26 July 2021. A range of activities were undertaken during this time to reach as many people as possible and to provide multiple avenues for feedback.

These methods fall into two broad categories:

- Communication and media: A program of communication and media activities were designed to create awareness and communicate project features, benefits, and timeframes amongst the broader community. Opportunities for the community to provide feedback were also promoted via these methods (refer **Table 2**); and
- Community consultation and stakeholder engagement activities: A series of consultation
 activities provided the opportunity for the community to learn more about the project and give
 feedback on the project (refer **Table 3**).

Communication and media

This section outlines the communication activities undertaken to raise awareness of the draft Strategy and the opportunities for the community and stakeholders to provide feedback during the consultation period.

Table 2- Summary of communication tools.

Activity		Description	Distribution tools
Draft document	strategy	An A4 full colour draft Strategy document was produced. The draft Strategy contained details of the proposal against the four themes, and instructions on how to provide feedback.	Community information
		The four themes were: 1. Places for everyone 2. Local industries and employment	

Activity	Description	Distribution tools
	3. A grid of green and blue4. Connecting places and spaces	
	The draft Strategy was released for consultation from 7 June 2021 to 26 July 2021.	
Council website	The Nathan, Salisbury, Moorooka Neighbourhood Plan webpage was updated with a background and overview of the draft Strategy, information session details, feedback survey and a drop a pin map, along with copies of the emails and letters sent to the community.	Promoted via all communication channels
Online feedback survey	An online survey enabled the community to provide feedback on the draft Strategy. Respondents were asked to provide their overall level of support for the draft Strategy as well as comment on several specific actions.	Promoted via all communication channels
Drop a pin map	An interactive map enabled the community to provide specific feedback on character and heritage protection.	Promoted via all communication channels
Email update – launch of consultation	An email update was sent on 7 June 2021 to the relevant subscriber databases, announcing the beginning of public consultation and encouraging participation.	 Nathan, Salisbury, Moorooka project database: 455 recipients Planning and building database: 3994 recipients Your City, Your Say database: 12,096 recipients
Email update – extension of consultation	A further email update was sent on 9 July 2021 to the Nathan, Salisbury, Moorooka subscriber database, announcing the extension of public consultation to the 26 July 2021.	Distributed to 539 project database subscribers and members of the CPT
Consultation polewraps	A total of 16 polewraps were installed across the plan area to advertise the community consultation.	16 pole wraps installed in Nathan, Salisbury, and Moorooka
Consultation corflutes	A total of 8 information boards were used to help convey information and maps at the community information sessions.	8 information boards (A0 size)

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Engagement activities

This section outlines the engagement activities undertaken to provide opportunities for community members and stakeholders to meet with the project team to review the draft Strategy and ask questions.

Table 3 – Summary of engagement activities.

Activity	Description	Number of attendees/ participants
Community information sessions	Two information sessions were held on 16 June 2021 (2-4pm and 5-7pm) at the Salisbury Community Sports Club, where residents and stakeholders could view the draft Strategy and maps and talk to Council project officers.	158 people
Community information sessions	One information session was held on 19 June 2021 (9am-12pm) at the Moorooka Community Centre, where residents and stakeholders could view the draft Strategy and maps and talk to Council project officers.	66 people
Business breakfast	A business breakfast was held on 11 June 2021 at the Salisbury Community Sports Club to discuss the draft Strategy.	48 people

3.3 Reach of communication activities

This section summarises the number of people who were informed about the project or attended project specific events.

Table 4 – Number of people involved during the consultation phase.

Communication activity	Reach
Targeted mailout	Over 11,700 households and businesses
Email update to various distribution lists	16,545 recipients
Number of people who attended community	272
information sessions and/or business breakfast	

The following figure provides an overview of the consultation activities and responses on the draft Strategy.

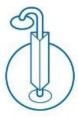


Letters were sent to residents and businesses.



272

Planners met face-to-face with interested people at Council kiosks.



Signs

We installed 2m signs at 16 high-traffic locations across the plan area.



16,500+

We sent emails to those registered for project updates, and to Brisbane planning and building databases.

We received community feedback:



1,188 submitted surveys



356 published pin map comments



271emails from people or groups

All comments received on the draft strategy were considered in developing the draft plan.

Figure 2. Summary of consultation activities and feedback.

4. Summary of feedback on draft Strategy

This section provides an overview of the key themes and issues raised during the preliminary preparation phase of the draft plan. It also provides an overview on how the draft plan responds to this feedback.

Table 5 – Overview of volume of feedback received during the draft Strategy consultation phase.

Feedback type	Number received
Online survey	1,188
Published drop a pin map comments	356
Email / written feedback	271
Total feedback received	1,815

4.1 Analysis of key feedback themes

Throughout the consultation period, Council received comments about the draft Strategy relating to a range of matters including housing, character, heritage, built form, traffic, access, movement, public transport, community facilities, infrastructure, environment and Moorooka Magic Mile. The following tables provide a summary of the key themes that emerged during this review and how these issues are responded to in the draft plan.

Table 6 – Overview of key feedback themes – Housing, character, heritage and built form.

Feedback	Issues raised in submissions	How the draft plan responds
theme	1950C5 Tai3Ca III Subinissions	Thom the draft plan responds
Building heights, zoning, and density	 Transit-oriented development is most appropriate around Moorooka station. Both support for and against increasing building heights to 5-8 storeys around Moorooka and Salisbury railway stations. Suggestions to focus new residential dwellings in industrial areas to preserve existing neighbourhoods. Taller buildings could result in overshadowing, privacy and overlooking concerns. 	 The draft plan retains low-density residential housing in most of the plan area while providing increased housing choice and building heights in locations near schools, shops, services, parks and public transport (including Moorooka and Salisbury railway stations). The proposed rezoning and building heights in the draft plan seek to help address the housing pressures being experienced in Brisbane. Building heights and built form outcomes have been considered to ensure they are appropriate for the unique local landscape, including providing transitions to lower heights, providing a sensitive transition to nearby character streetscapes, and responding to topographical constraints. The draft plan does not support housing in proposed Low impact or General industry zoned land due to amenity and health considerations. City Plan includes provisions within existing codes to provide for good design outcomes in residential development.
Character and heritage	 Specific comments on protecting Blackwood Road and Clifton Hill local areas. Suggestions to require new residential development to incorporate traditional building 	 The draft plan continues to preserve and protect the valued Clifton Hill War Service Home Estate precinct, including minimum block sizes. Streets with strong traditional character streetscape values, such parts of Blackwood Road are generally

Feedback theme	Issues raised in submissions	How the draft plan responds
	character elements and concerns that character will be lost. Suggestions to preserve old warehouses for Teneriffe 'woolshed' type residential reuse. Questions about the definition of a character building and if it included post-1946 weatherboard homes. Opportunity to incorporate Indigenous heritage and World War II history in history trails.	proposed to be located within the Character residential zone, with the Traditional building character overlay, which protects houses built in or before 1946. Streets with a fragmented traditional character streetscape, and in proximity to public transport, services, or open space, have generally been proposed to be rezoned to allow for more housing options and diversity. • Additional dwellings are proposed to be included in the Pre-1911 building overlay to retain these buildings. • A new local heritage area and a public park, comprising the Moorooka War Workers' Housing Estate, is proposed under a separate amendment package (Qualified State Interest Amendment). See Council's website for further information on this amendment. • The draft plan proposes a new 'Heritage renewal' precinct in the Salisbury industrial area, to protect and enhance the existing Local Heritage Places in this area whilst encouraging their refurbishment and sensitive re-use as places for people to gather and connect. Residential use in this precinct is not proposed due to the industrial nature of the area. • Further information about City Plan definitions regarding character and heritage can be found on Council's website. • Council recently added a new Heritage Trail in Salisbury. You can read more on Council's website.
Housing choice	 Support for increased housing choice and opportunities for ageing in place. Concerns about housing affordability. Desire for new homes to have backyards. 	 The draft plan supports housing choice and ageing in place by unlocking more land for residential development, while ensuring it is balanced with the existing character of the area. Council through <i>Brisbane's Sustainable Growth Strategy</i> published in 2023 and the draft plan is currently employing measures to address affordability by ensuring that a range of housing typologies can be developed through different zones and precincts. City Plan includes provisions within existing codes to provide for good design outcomes in residential development, including provision for open space.
Landscaping and sustainability	 Suggestions to require new development to retain vegetation and establish deep planting. Suggestions for improve sustainability in new buildings, including: 	The draft plan proposes additional planting and verge requirements in the Moorooka Magic Mile precinct along Ipswich Road. Deep planting, site cover and setback provisions are being reviewed in other

Feedback theme	Issues raised in submissions	How the draft plan responds
	 minimise impervious surfaces to mitigate stormwater runoff and waterway pollution efficient water use use of sustainable materials and battery storage. 	 amendments to City Plan, so these changes can have a city-wide effect. City Plan includes existing requirements for landscaping, stormwater management and seeks to ensure that development contributes to local sustainability.

Table 7 – Overview of key feedback themes – Access, movement and public transport.

Feedback	Issues raised in submissions	How the draft plan responds
theme	100000 Fulloca III Subillissionis	
Traffic and parking	 Need for sufficient off-street parking in residential and industrial areas. Concerns about congestion caused by increased population and limited access points in and out of suburbs. Concerns about large vehicles in industrial areas. Suggestions to upgrade major roads such as Ipswich Road and Beaudesert Road. 	 The Transport, access, parking and servicing code and planning scheme policy in City Plan provides details on the car parking required for each type of development. The draft plan proposes increased density around public transport, services and shops, to help reduce car dependency in the local area. The draft plan proposes a reduction in residential car parking rates for a small area immediately adjacent to the Moorooka station. This is to capitalise on the major investment of Cross River Rail at Moorooka station, and to provide more housing options close to public transport hubs. Trucks/large vehicles are required to service industrial areas. The draft plan supports variations to the Streetscape hierarchy overlay to enhance standard streetscape treatments along lpswich Road as part of development.
Public transport	 Suggestions to improve efficiency, reliability, and frequency of existing public transport services, as well as hours of operation and connections between suburbs. Suggestion to improve station accessibility, park 'n' ride capacity, bike and scooter parking at stations, and shade/shelter at all stations/bus stops. 	 Council has undertaken a <u>city-wide review of the bus network</u>, with multiple local improvements suggested. As part of the major Cross River Rail project, both Moorooka and Salisbury railway stations are being rebuilt to provide all abilities access and better facilities. Council frequently reviews and updates facilities and shelters at bus stops, balancing upgrades against the local demand and other city-wide priorities.
Walking and cycling	Need for shade ways and subtropical boulevards that are balanced with pathways, street parking, and power lines. Other suggestions regarding walking, including:	The draft plan proposes changes to the Streetscape hierarchy overlay. This overlay provides for wider footpaths and other streetscape improvements, including street tree planting in key locations, to be delivered as part of development. The draft plan also proposes new arcades in Moorooka, to help make walking between large blocks easier.

Feedback theme	Issues raised in submissions	How the draft plan responds
	Suggestions regarding cycling, including: support for separated and safe cycle lanes on Lillian Avenue, Tarragindi Road, Beaudesert Road, Ipswich Road, Evans Road, and Fernvale Road; request for cycling connections to nearby destinations such as Rocklea Markets and Oxley Common and to Veloway 1 support for alternate routes for active travel connections identified in the draft Strategy.	Council has now released the Off-Road cycling strategy which identifies two cycling opportunities around Toohey Forest. More information is available on Council's website.

Table 8 – Overview of key feedback themes – Community facilities, parks, infrastructure and environment.

Feedback theme	Issues raised in submissions	How the draft plan responds
Community facilities and services	 Concerns about increased noise pollution created by community events. Opportunity to revitalise the Salisbury Recreation Reserve netball courts. Opportunity to use the Moorooka bowls club for different community needs such as a library, multi-sport use, cafes, micro-breweries or family space. 	 Noise pollution for events is not managed through the draft plan. Council upgraded the Salisbury Recreation Reserve to include a roller derby facility. Council has now finalised the lease at the former Moorooka Bowls Club. This site is now leased by The Clubhouse Moorooka.

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Parks and greenspace	 General support for more parks, greenspace, indoor and outdoor sporting facilities, community gardens, community centres, and hubs for retail and/or dining, with specific mention of resources for culturally diverse communities. Need for more parks and green spaces, especially where increased density is proposed, close to train stations and between lpswich and Beaudesert Roads. Need for park improvements and activations. Parks and greenspaces are highly valued, particularly Toohey Forest. Suggestion to link parks and create green spines along Rocky Water Holes Creek and to local destinations, such as Rocklea station, Rocklea Markets, and Oxley Common. 	 The draft plan seeks to protect and enhance the environmental and biodiversity values of Toohey Forest and the area's creek corridors. Council's Local government infrastructure plan is updated over time and will include future projects for stormwater infrastructure, transport, parks and land for community facilities across the city.

Feedback theme	Issues raised in submissions	How the draft plan responds
Environment, creeks and flooding	 Need to protect koalas and other wildlife with fauna crossings. Concerns that an increase in residential density may result in a loss of backyards that form habitats for local species and could result in additional or changed flooding. Need to prioritise planting of native species throughout the area, and to regenerate Rocky Water Holes Creek and Moolabin Creeks. Request for continued support to creek restoration groups. Mixed support for residential buildings oriented towards the creek. Need to investigate mitigation strategies for creek flooding. 	 The Biodiversity areas overlay in City Plan supports and protects the retention of biodiversity values, including koala habitat. The draft plan proposes to protect more trees through the Significant landscape tree overlay. Council continues to provide support to key community groups to undertake planting and rejuvenation in the draft plan area and across the city. The draft plan proposes provisions which requires development to provide windows, decks and balconies to orientate/overlook adjoining waterways. The Flood overlay code in City Plan provides requirements for managing mapped Creek/waterway areas.

Table 9 – Overview of key feedback themes – Specific areas of Moorooka Magic Mile, local industrial areas and local shops.

Feedback theme	Issues raised in submissions	How the draft plan responds
Moorooka Magic Mile	 Suggestion to include higher-storey mixed use on both sides of Ipswich Road. Encouraged retention of the existing clustering auto focussed businesses, integrated within multistorey environmentally sensitive buildings and balanced with mixeduse developments. Concerns about the local road network between Beaudesert Road and Ipswich Road. Need for clean industry definition. 	
Industrial land	 Support for the retention, development and enhancement of industrial precincts to provide employment near housing. Suggestions for industrial activity to be moved elsewhere or to be limited to light industrial activities. 	 The draft plan recognises and values the contribution of Moorooka and Salisbury in terms of providing local employment. The draft plan retains the existing industrial areas in Salisbury. The draft plan proposes to rezone the industrial area in parts of Moorooka to allow

Feedback theme	Issues raised in submissions	How the draft plan responds
пене	 Request to make industrial areas safer to walk and cycle around with more greenery. Concern that heritage protected sawtooth sheds hinder adaptive reuse and uptake. Suggestions to convert underused industrial areas into residential or commercial land. Concerns about the odour and noise pollution from existing industrial activity. Suggestions to co-locate more retail and commercial in industrial areas (e.g. coffee shops) and to support enterprises that add social capital, including co-working spaces for start-ups, freelancers, and creatives. Need to attract a mix of traditional light industry, as well as small-scale, high-tech manufacturing and services (e.g. engineering, design, and technology start-ups). Support for investing in Chrome Street so it can continue to grow as an 'arts precinct' with some concerns about air pollution. 	an appropriate mix of light industry, commercial activity and supporting businesses. The draft plan proposes a new heritage renewal precinct around Chrome Street in Salisbury, to encourage the adaptable reuse of valued heritage buildings.
Local centres and shops	 Suggestion to diversify commercial activity at Moorvale shops to create a restaurant/café hub and thriving suburban food district. Support for more supermarket facilities in Moorooka. Suggestion to encourage distinct and creative businesses to the area. Need to consider car parking, speed reductions, and additional pedestrian crossings at shops. Suggestion to encourage improvements in and around Radburn Lane, such as dining, nightlife, improved appearance, and wayfinding. 	 The draft plan proposes a limited extension to the existing District centre zone at the Moorvale shops. The draft plan retains and protects the existing 'strip' style shopping centre along Beaudesert Road. The draft plan supports the ongoing success of local centres in Salisbury. It is proposed to rezone a portion of Lillian Avenue the Neighbourhood centre zone to reflect and support existing businesses. New and creative businesses are encouraged in the draft plan, including through adaptive reuse of heritage buildings in the Heritage renewal precinct.

5. Conclusion

Feedback on the draft Strategy, technical studies, and other inputs were considered in preparing the draft plan. You can read the draft plan by visiting https://www.brisbane.qld.gov.au/ and searching 'Nathan Salisbury Moorooka neighbourhood plan'. The draft plan includes specific proposals such as changes to zones and overlays and has been reviewed by the Queensland Government before the final round of consultation.

The draft plan will be available for public consultation from 13 May 2024 to 16 June 2024.

Feedback on the draft plan will be considered prior to finalising the neighbourhood plan.