



sustainability

innovation

community dividend

design excellence

Our ref: 16-002

29 July 2016

Newstead North Neighbourhood Plan
City Planning & Economic Development
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Via email: newsteadnorth@brisbane.qld.gov.au

Dear Sir / Madam,

Re: Submission about the Newstead North – Draft Renewal Strategy

Congratulations on releasing the draft Newstead North – Draft Renewal Strategy and the significant community consultation that Brisbane City Council has undertaken to date about this important inner urban precinct.

We support your efforts to engage with the community in this vital discussion about the Newstead North Neighbourhood, and together create a vision for this part of our city to grow and prosper in a thoughtful, reasoned, measured and sustainable way.

YIMBY Qld

YIMBY Qld, or Yes In My Backyard Queensland, is all about encouraging good development outcomes that enhance everyday life. We believe good development outcomes feature at least one of these four YIMBY Qld qualities: Design Excellence, Sustainability, Innovation and Community Dividend.

We recognise the importance of this precinct to the City, being within 3km of the CBD, with over 1.2km of frontage to the Brisbane River and Breakfast Creek. Projects showcasing design excellence and innovation should be encouraged and facilitated at the gateway to

Brisbane's CBD from our domestic and International airport. Showcasing unique and vibrant global precincts is also at the essence of the Lord Mayor's New World City 2022 vision for Brisbane.

With this in mind, we have reviewed the Newstead North – Draft Renewal Strategy and support the following strategies:

- Newstead North's intent as a hub for innovative and creative start-ups
- Facilitating redevelopment of the Breakfast Creek Wharf as a key development site and local destination
- Providing attractive higher-density residential living through sensitive/incremental infill and redevelopment of mixed-use sites
- Streetscape improvements and revitalisation projects such as the 'City of Lights' to create an exciting and attractive night-time arrival experience that is sensitive to heritage values
- The provision for a plaza on Breakfast Creek Road providing an active urban space that has a relationship with the surrounding network of spaces including Newstead Park, Ross Street Park and Breakfast Creek waterfront
- Allowing opportunities to improve and create a continuous connection along Breakfast Creek (both private and publicly owned) between the Virgin Australia headquarters and Newstead Park and
- Allowing opportunities for facilities and amenity for non motorised water-based activities in Ross Street Park in line with the River's Edge Strategy.

We believe, however, that the strategy could better promote innovative, vibrant development outcomes for this neighbourhood, in line with the vision for Brisbane.

Promoting Good Development

To facilitate and inspire good development outcomes, with design excellence, innovation, sustainability and community dividend, we recommend that the strategy give further consideration to:

1. Land use Mix, Built Form and Density

We are of the view that further consideration needs to be given to land use, built form and density in this important inner urban precinct at the gateway to Brisbane's CBD. This is exactly the location where increased opportunities should be made available for higher density residential and mixed use development. Heights and densities should be unlocked to take advantage of the precinct's locational attributes, including walkability to the Gasworks precinct and Teneriffe, nominated as one of Brisbane's Global Precincts, integral to helping Brisbane become Australia's New World City.

Being only 3km from the Brisbane CBD, Newstead North is a prime location to support higher density development in order to improve efficiency and sustainability in our use of land, promote walkable neighbourhoods, improve access by proximity, improve affordability and increase vitality in the inner city area.

The draft plan states, “*much of the Medium density residential zone has already been developed for units, leaving limited opportunities for increased growth*” (page 20). This may appear to be the case under the current planning scheme, however this issue is at the core of the key land use and density matters which need to be further explored and considered under this Neighbourhood Planning process.

The current planning provisions have not prevented growth through higher density outcomes, as is evident by an approved 9 to 13 storey project in Evelyn Street, however this development outcome appears to be ignored under the draft strategy, with substantially lower building heights identified.

It is also important to recognise that the strategic positioning of this land has over time transformed from perhaps what was once traditional industrial land to a much more diverse precinct with mixed business and housing now the dominant use, the Virgin Australia building an obvious case in point.

To encourage vibrant uses and employment to continue to grow in this inner urban area, we are of the strong position that the planning framework needs to facilitate mixed use development with sufficient density to incentivize lower levels of mixed use buildings to be available for creative business and employment opportunities. It is likely that many of the sites proposed to remain zoned for industry have uses and built assets worth more than the raw industrial land value and therefore implementation of a strategy to transition this land back in industrial will do nothing more than stifle innovation and potentially sterilize or land bank this important inner urban land.

Greater diversity in land use to incentivize this to occur is encouraged. It is recommended that levels of assessment be reduce to facilitate a broader base of employment generating land uses including creative industries, art galleries and spaces, educational uses, incubator activities, indoor sport and recreation, boutique theatres and the like, beyond the traditional low impact industry uses.

The combination of the proposed zoning and intended building heights of up to 8 storeys leave very little room for longer term future growth in the area.

2. Design excellence, Innovation, Sustainability and Community Dividend

We believe further consideration needs to be given to way in which the precinct can encourage and facilitate leading projects and development showcases that inspire the community and visitors alike and positively contribute to Brisbane's competitiveness on the world stage.

The combination of the proposed zoning and intended building heights of up to 8 storeys do not give adequate consideration to the incentives and flexibility required to inspire projects of this nature, that deliver above and beyond minimum standards.

Recommendations

We recommend:

- Extending the areas identified for Mixed Use zoning to allow for inner urban growth and ensure there is sufficient capacity to facilitate redevelopment of key sites
- Incorporating incentives for excellence in design, innovation and sustainability through reduction in levels of assessment and / or introduction of height bonuses built into acceptable outcomes, to better embrace local and global opportunities when they arise
- Incentivising the delivery of improved community dividend, for example additional open space, plazas, public art and connectivity, through a reduction in levels of assessment and / or recognition as a performance outcome for building form and scale to better facilitate leading development outcomes and
- Facilitating a broader base of potential employment generating land uses within mixed use developments.

Role of YIMBY Qld

We offer our input as a positive voice in the urban development conversation, celebrating good development and the important community benefits that flow as a result. We would appreciate the opportunity to be further involved in the Neighbourhood Plan consultation.

Please do not hesitate to contact me should you have any queries.

Yours sincerely,

YIMBY Qld



Natalie Rayment

Co-Founder