



sustainability

innovation

community dividend

design excellence

Our ref: 19-0628P

4 November 2019

Neighbourhood Planning (Sandgate District)
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

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

Dear Sir / Madam,

Re: Submission to the Sandgate District Neighbourhood Plan draft strategy

YIMBY Queensland congratulates Brisbane City Council on the release of the Sandgate District Neighbourhood Plan draft strategy and the significant community consultation that has been undertaken to date.

We support Council's efforts to engage with the community in this vital discussion about the Sandgate District, to improve housing choice, centre activity and land utilisation in strategic locations around existing centres and public transport options. We celebrate Council's vision to allow the Sandgate district 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 being: Design Excellence, Sustainability, Innovation and Community Dividend.

The Sandgate District

We recognise that the Sandgate District (incorporating the suburbs of Sandgate, Shorncliffe and Deagon) is an important area of Brisbane with its own character and a long, largely retained history. The District is well serviced internally by an established community and centres and is well connected to wider Brisbane and beyond by road and rail.

With this in mind, we have reviewed the draft strategy and provide our support on the grounds that it:

1. Improves housing choice in strategic locations
2. Facilitates walkability and rideability to existing public transport, shops, services and community facilities
3. Improves land efficiency of land through moderate height increases with heights of three to six storeys in centres where appropriate
4. Provides employment options across a variety of sectors to allow residents to live, work and play locally
5. Improves safety by activating centres with ground floor retail
6. Allows for downsizers to remain in their own community as they age
7. Protects character housing and significant street trees
8. Consolidates development to protect internationally significant wetlands
9. Maintains the intent of the current Strategic Framework of the City Plan 2014 as a District Centre and
10. Facilitates placemaking in accordance with the SEQ Regional Plan

While we support the draft strategy overall, we provide the following recommendations to further refine the draft neighbourhood plan and ultimately produce the best possible outcomes for the community within the Sandgate/Deagon/Shorncliffe district. To facilitate and inspire good development outcomes, with design excellence, innovation, sustainability and community dividend, we recommend that the final Sandgate district neighbourhood plan considers:

1. Housing choice

We are of the view that further consideration needs to be given to land use in suitable locations within the district. While the draft strategy is silent on whether attached and semi-attached housing typologies are permitted within low density residential zones, we recommend that such options are permitted in certain circumstances.

We recognise that increased heights and densities have unlocked greater housing choice in and around centres and that the draft strategy does not expressly preclude development beyond dwelling houses within low density residential areas, however we request the specific inclusion of a provision which allows the inclusion of residential housing typologies beyond dwelling houses where the prevailing residential character can be retained.

YIMBY QLD believes that providing housing choice provides options for downsizers and retirees to remain in their own community as they age. Alternative housing options also accommodate renters allowing them to remain in their own community in the event of significant economic uplift, allowing them to retain their lifestyle and their access to local employment opportunities and schools.

2. Walkability and rideability

The draft neighbourhood plan incorporates strategies and actions to facilitate improved walkability and rideability within the neighbourhood plan area and beyond however, in our view, further consideration needs to be given to developing 'active transport' infrastructure throughout the Sandgate District. Specifically, we note that streetscape improvements to safety and connectivity are proposed for Third Avenue; we encourage Council to further consider these improvements beyond Third Avenue.

Investigations to improve visitor movement connections between the foreshore, lagoons, wetlands and open space networks have been included. Improvements to the networks between these locations and stations and centres should be included to afford visitors a safe, functional and integrated active transport network.

We are of the view that further consideration is needed into the proposed walking and cycling opportunities throughout the district, especially for areas which will not otherwise benefit from improvements between the Sandgate centre and waterfront. Investing in a cycle and walking route which expands throughout the entire district, permeating into suburban streets and connecting centres and stations has the potential to facilitate a functional network which residents can use daily.

While we note existing and proposed streetscape amenity improvements between Sandgate Station and the Sandgate centre, such improvements have not been provided around Deagon Station. Intensification around Deagon Station creates an opportunity to locally invest infrastructure charges, providing existing and future residents within and beyond the uplifted area with tangible benefits of the intensification.

YIMBY QLD believes the density of an area is intrinsically linked to walking as higher residential densities bring destinations closer together and support the presence of local shops, services and public transport. Streetscape improvements, providing safe, shaded and functional routes which are accessible to all users, greater increase patronage and can improve the safety and experience of such users.

Recommendations

We recommend:

- To allow existing residents to remain in their community – expressly allowing attached housing forms, such as townhouses, within the Low density residential zone where appropriate and where the prevailing dwelling character can be retained by the inclusion of a specific provision;
- To facilitate visitor movements – improve active transport connections not only between existing open space landmarks and networks but also between the train stations, centres and other attractors;

- To improve and retain patronage of active transport networks – improve pedestrian and cyclists throughout the neighbourhood plan area, particularly around the intensified Deagon Station.

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, and would appreciate the opportunity to be further involved in consultation regarding the Sandgate District Neighbourhood Plan.

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

Yours sincerely,
YIMBY Qld



Natalie Rayment
Co-Founder