



Councillor For Tennyson Nicole Johnston

City Plan Update

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Message from Nicole

Brisbane City Council has developed a new City Plan and is now seeking community feedback. City Plan is the document that regulates how land is zoned and how it can be used and developed. It is supported by a long term infrastructure plan called a PIP, a Priority Infrastructure Plan.

The new plan will replace the current *City Plan 2000* and remain in place for the next decade or more.



Ensuring the plan reflects the views of local residents and the needs of our community is critical. I urge you to get involved by coming to a meeting, talking to your neighbours and reviewing City Plan online.

There are major changes planned for our local area.

- the Lord Mayor is planning to force significant higher density into local suburbs including Yeronga, Fairfield, Yeerongpilly and Rocklea by classifying them as "future growth zones"; and
- the proposed infrastructure is inadequate to support our community now and over the next 20 years.

I will be holding a series of public meetings around the ward to discuss these changes. Details can be found overleaf, by calling my office on 3403 8605 or on my website www.nicolejohnston.com.au. It is time to speak up for our community.

Regards

Nicole Johnston

What's changing in the new City Plan?

Local Impacts

- The existing Stephens Local Plan, the rules that apply specifically to our district, has been abolished
- The suburbs of **Yeronga, Yeerongpilly, Annerley, Fairfield** and **Rocklea** have been merged with Moorooka, Sailsbury and Tarragindi to form a major new area which has been **zoned for future growth** – with the Lord Mayor flagging higher density in a future neighbourhood
- Urgent drainage works for Yeronga and Fairfield, identified as being inadequate by Council a decade ago, are still 20 years away from being built
- Urgently needed bikeways along Sherwood Road are 20 years away
- The Venner Road Freight Bypass, promised by the Lord Mayor, has been ignored for funding altogether
- Backflow valves for Fairfield and Yeronga (for 2016 and beyond) have been ignored for funding altogether

"Backyards now under threat from new small lots of just 180sqm with 6m frontages."

City Wide Impacts

- House heights rise from 8.5m to 9.5m
- Unit and townhouse heights rise from 9.5m to 11.5m
- Small lot size reduced to 180 - 300 sqm with a 6m frontage in all areas
- Gross floor area restrictions for houses and units abolished
- Character houses (pre 1946) can be demolished without community notification or objections by residents - bulldozers will just start work
- Minimum car parking spaces for units and townhouses abolished
- Units and townhouses are code assessable and can be built as of right without community notification or objections by residents
- Despite the floods, fill levels have been increased from 1m to 1.2m in residential areas and to 2.5m in industrial areas as of right

A number of contentious aspects of existing planning rules are being retained including built to boundary walls, certifier approved variations and single unit dwellings.

More Infrastructure Needed Now

The draft City Plan includes a Priority Infrastructure Plan known as a 'PIP' which covers transport, parks, drainage, bikeways and more.

The promised Venner Road Freight Bypass, upgraded drainage and backflow valves have not been included in the PIP by the Lord Mayor.

Send a clear message that our community supports:

- the Venner Road Freight Bypass to remove trucks from local streets;
- a safety upgrade of the Venner Road and Ipswich Rd intersection;
- major drainage improvements for Fairfield and Yeronga to prevent regular flooding;
- backflow valves to prevent localised floodings;
- upgrades to local creeks and waterways including Oxley Creek, Moolabin Creek and the Rocky Waterholes to improve the environment and reduce flooding;
- a dedicated off-road bikeway along Sherwood Rd to connect Sherwood, Rocklea and suburbs beyond;
- return of the RSPCA and Yeerongpilly DPI sites as parkland for community use;
- creation of a community hall and parklands at the Yeerongpilly TOD.

Other ideas? This is your chance to speak up about the type of infrastructure our community needs.



How to have Your Say

Brisbane City Council will be conducting a public consultation period of about two months. The plan is now available online. You can comment at any time but you might like to attend one of the following information sessions first.

Tennyson Ward Briefings

Interactive discussion hosted by Cr Nicole Johnston

Thursday, 18 April, 5.30pm – 7.30pm
Yeronga Services Club, Cnr Fairfield Rd and Kadumba St Yeronga

Tuesday, 23 April, 5.30pm – 7.30pm
Junction Park State School Hall, Waldheim Street, Annerley

Thursday, 2 May, 5.30pm – 7.30pm
St Matthews Church Hall, Cnr Sherwood and Oxley Rds, Sherwood

Saturday, 4 May, 2pm - 4pm
St David's Church Hall, Chelmer St East, Chelmer

What is a Future Growth Zone?

The Lord Mayor is proposing major changes to the zoning of Brisbane's inner southern suburbs. Currently suburbs in Tennyson Ward are zoned as Low Density, Low to Medium Density or Character Residential.

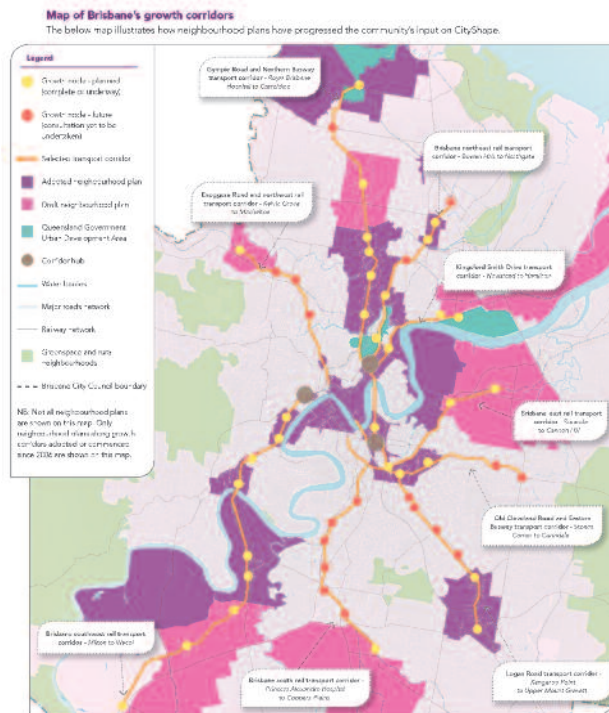
This zoning is at risk due to the Lord Mayor's unilateral decision to abolish the Stephens Local Plan and designate Fairfield, Yeronga, Yeerongpilly and Rocklea as future growth areas. I strongly opposed this decision in council.

These changes, if approved, will drastically change the nature and size of homes in our district.

This is a two-step process.

1. Designation in the new City Plan as a future growth corridor
2. The new Moorooka Stephens Neighbourhood Plan (which includes Annerley, Fairfield, Yeronga, Yeerongpilly and Rocklea) reclassifies suburbs from Low and Low to Medium density to Medium density, or higher.

I urge residents to strongly oppose the designation of our suburbs as a future growth corridor. This is the first step towards rezoning for high density.



Brisbane City Council Information Sessions

Kiosks - information only

Saturday, 13 April, 9am – 11am
West End Library, Boundary St West End

Thursday, 9 May, 8.30am – 7pm
Fairfield Gardens Shopping Centre, Fairfield Rd

Wednesday 22 May 11am – 2pm
Indooroopilly Library, Indooroopilly Shoppingtown

Talk to a planner - Council town planners available

Wednesday 10 April, 2pm – 3.30pm and 5.30pm – 7pm
City Hall Toowong Room

Wednesday 29 May, 2pm – 3.30pm and 5.30pm – 7pm
Nudgee Jnr, Riverglenn, Kate St, Indooroopilly

For More Information

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"Fairfield, Yeronga, Yeerongpilly and Rocklea are being targeted by the Lord Mayor for higher density living"

