

Yards shrink in city plan

Andrew MacDonald
COUNCILS REPORTER

APPLICATIONS to demolish pre-1946 homes could be decided in secret and small lots could become easier to subdivide under changes contained in Brisbane's new Draft City Plan.

The proposals have sparked concerns about the possible "slicing and dicing" of homes in Brisbane's character suburbs and the loss of backyards following a week of heated council debate over the document.

The draft new City Plan contains provisions for the

establishment of an extra 156,000 dwellings as the council area's population grows to 1.27 million by 2031, with 75 per cent of the new housing stock to emerge as a result of "infill" development.

A proposed amendment removes the need for owners applying to demolish or remove pre-1946 homes to provide public notification of their plans.

The change - which would make any such application "code assessable" rather than "code notifiable" - comes after the former state government scrapped the latter category as



The first that neighbours would know a demolition or removal had been approved was when the bulldozers show up

Opposition Leader Milton Dick

part of amendments to Queensland's planning provisions. The draft further proposes to make it easier for owners of pre-1946 homes to move the structures on their blocks to free up more land for development.

It would also make small-lot subdivision in low or medium-density residential zones code assessable.

Opposition Leader Milton Dick accused council of allowing the "slicing and dicing" of character homes and called on the applications to be made "impact assessable", which involves a more onerous approval

process. He said the first that neighbours would know a demolition or removal had been approved was "when the bulldozers show up".

A council spokesman said the changes were due to the former state government's decision but BCC would still have to assess any application to demolish or remove a pre-1946 home.

The draft City Plan reinforces previously flagged intentions to grow inner-city suburbs such as Fortitude Valley, Bowen Hills and South Brisbane as future centres of high-density living.

"Major centres" along trans-

port corridors such as Indooroopilly, Upper Mount Gravatt, Mitchelton, Cherside and Carindale have been earmarked for further development.

Northgate, Eagle Junction, Newmarket, Alderley, Enoggera, Fairfield, Yeronga, Yeerongpilly, Moorooka, Rocklea, Greenslopes and Holland Park have also been identified as "future growth nodes".

The draft City Plan is likely to be posted online this week.

A formal 60-working-day public consultation period will begin once the State Government gives its approval.