



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 to housing rules in our local area.

1. The height and bulk of houses and units will increase significantly;
2. Small lot sizes of between 180sqm and 300sqm with frontages of just 6m will be allowed; and
3. 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

- Council has retrospectively designated the Sherwood and Corinda as "planned growth corridors" signalling these suburbs are targeted for future growth
- Urgent drainage works for Corinda, Chelmer and Sherwood 20 years away from being built and Graceville 10 years
- Urgently needed off-road bikeways along Sherwood Road are 20 years away
- Oxley Rd upgrade to four lanes planned but silent on the choke points at the Corinda low rail bridge and Walter Taylor Bridge
- 5 storey zoning in Sherwood and Corinda residential areas retained

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

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 lowered to 180 - 300 sqm with a 6m frontage in all areas
- Gross floor areas 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

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

More Infrastructure Needed Now

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

Send the Lord Mayor a message that our community supports:

- clear plans for Oxley Rd that deal with choke points at the Corinda low rail bridge and Walter Taylor Bridge
- major drainage improvements for Chelmer, Graceville, Sherwood and Corinda to prevent regular flooding
- backflow valves to prevent localised flooding
- rehabilitation of local 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 and Rocklea and suburbs beyond
- return of RSPCA and Yeerongpilly DIP as parkland for community use
- new culvert/bridge for Pratten St and Cliveden Ave Corinda to improve access for residents

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



Help Save Traditional Backyards and Character Homes

One of the most frequently raised concerns by local residents in our district is the loss of character houses and subdivision of blocks into small lots.

Currently suburbs in Tennyson Ward's residential areas are classified or zoned as Low Density, Low to Medium Density, Medium Density or Character Residential. While these zones stay the same in the new plan, the criteria about what can be built within them is changing.

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

I urge residents to strongly oppose the Lord Mayor's plans for:

1. The removal of objection rights for the demolition of character homes;
2. Houses or units on small lot blocks of 180sqm- 300sqm;
3. Medium Density 5 storey zoning – fight to restore Low to Medium Density.



LAST CHANCE

Send the Lord Mayor a clear message that you do not support the 5 storey buildings in Corinda and Sherwood residential areas and his retrospective designation of these suburbs as a "growth corridor"

How to Have Your Say

Brisbane City Council will be conducting a public consultation period of about two months.

The plan is now available on line, but is a lengthy and complex document. 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

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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