

# Nathan, Salisbury, Moorooka Neighbourhood Plan

PUBLIC CONSULTATION 13 MAY-16 JUNE 2024



*Dedicated to a better Brisbane*



Artist's impression that illustrates how proposed changes can support a vibrant shopping area along Beaudesert Road, Moorooka.

Brisbane City Council is working with the community to create a new neighbourhood plan for Nathan, Salisbury and Moorooka that ensures the area continues to look familiar, while planning for the growing needs of the current and future communities.

Once complete, the Nathan, Salisbury, Moorooka Neighbourhood Plan will become part of *Brisbane City Plan 2014* (City Plan) to guide future development, land use and infrastructure over a 10-year period and beyond.

## Read the draft plan

Read proposed changes in [City Plan online](#) or the [project page](#) for more information including downloadable maps of proposed zones and overlays. Visit [brisbane.qld.gov.au](http://brisbane.qld.gov.au) and search 'Nathan, Salisbury, Moorooka Neighbourhood Plan'.

## Objectives

### Create more housing choice

Support people at all life stages by providing opportunities for a mix of housing types close to centres and public transport.

### Attract new industries

Improve the development potential of industrial and commercial areas to encourage employment area renewal and job growth.

### Leverage transport upgrades

Make the best use of significant infrastructure investments, including new Moorooka and Salisbury station facilities and more services.

### Keep our rich character

Protect intact traditional character streetscapes.

### Protect our natural areas

Protect Toohey Forest and creek corridor environmental biodiversity.

### Make walking the way to go

Enhance streetscapes and walkability between major employment areas, residential areas and public transport.

# Summary of proposed changes

The draft plan includes proposed changes to the strategic framework, tables of assessment, precincts, zones, neighbourhood plan codes (new code and updates to the Holland Park–Tarragindi district and Moorooka–Stephens district neighbourhood plans), overlays, planning scheme policies and associated maps.

## Precincts

Precincts and sub-precincts are smaller areas with more specific guidelines within a neighbourhood plan area. The draft neighbourhood plan includes proposed precincts and sub-precincts with specific provisions for future development that could vary land uses, built form, heights and more.

### Clifton Hill War Service Homes Estate (NPP-001)

This precinct continues existing protections for this valued character area. Development is limited to alterations and additions that contribute to the character of war service housing, which is 'timber and tin' style on large lots (800m<sup>2</sup> minimum).

### Moorvale shopping centre precinct (NPP-002)

A vibrant and diverse shopping strip with an attractive public realm up to 4 storeys (unchanged). The code encourages and supports diversity of centre activities, including shopping, food and drink, offices, education and health care. It encourages high-quality subtropical design and safety.

### Magic Mile precinct (NPP-003)

Six sub-precincts with different uses, building heights, built form and car parking rates. The code for this precinct includes active frontages, setbacks from Ipswich Road and arcades that link blocks and promote walkability. It also provides for the creation of a tree-lined sub-tropical boulevard along Ipswich Road and increased setbacks for deep planting throughout some sub-precincts.

### Heritage renewal precinct (NPP-004)

The draft code encourages innovative adaptation of local heritage places and supports the area's transition to a vibrant precinct with a mix of creative, community, office and industry uses. Creative industries that support the night and weekend economies and complement surrounding uses are encouraged. Additional uses under the code could include bar, community use, educational establishment, indoor sport and recreation, function facility, garden centre, market, office and theatre.

### Residential renewal precinct (NPP-005)

The code for this precinct supports its transition from industrial to residential use through the Emerging community zone and an approved structure plan. Changes intend to support creation of an attractive housing precinct with a mix of townhouses, row houses and villas up to 3 storeys and detached dwellings up to 2 storeys.

### Gow Street renewal sub-precinct (NPP-003a)

Mixed industry and business uses up to 4 storeys. If current industrial uses cease, structure planning may support the transition to new housing up to 7 storeys (applied to non-industrial uses only).

### Employment core sub-precinct (NPP-003b)

Mixed industry and business uses up to 5 storeys.

### Employment frame sub-precinct (NPP-003c)

Mixed industry and business uses up to 4 storeys.

### Durack Street sub-precinct (NPP-003d)

Mixed use development including sensitive uses (such as residential) up to 4 storeys.

### Mixed use core sub-precinct (NPP-003e)

Mixed use development including sensitive uses (such as residential) up to 7 storeys. Car parking rates for multiple dwellings that encourage more public or active transport use.

### Mixed use frame sub-precinct (NPP-003f)

Mixed use development including sensitive uses (such as residential) up to 4 storeys. Car parking rates for multiple dwellings that encourage more public or active transport use.

## Zones

Brisbane is divided into zones that guide how land can be used and the types of development permitted on sites. For more specific developments, some zones are divided further into subcategories called zone precincts that provide more specific information about development intended for each location.

## Building heights

City Plan includes information about building heights for an area. These heights are described as storeys or metres above ground level and can be prescribed in zones, overlays and neighbourhood plan codes. Council uses these various codes to assess and approve development applications.

## Character streets

Our city has a rich and unique character worth protecting. Our Local planning scheme can use overlays to help keep traditional streetscapes intact. The draft plan proposes changes under 3 key character overlays.

- Traditional building character - houses built before 1947.
- Pre-1911 building - houses built before 1911.
- Commercial character building - compatible use of traditional neighbourhood shops.

## Other proposed updates

The draft neighbourhood plan also proposes changes to the Strategic Framework that sets growth planning requirements, and consequential changes to the former Moorooka-Stephens district and Holland Park-Tarragindi district neighbourhood plans. Other proposed changes to City Plan as part of the draft neighbourhood plan include:

- Tables of assessment
- Dwelling house character overlay
- Industrial amenity overlay
- Road hierarchy overlay
- Significant landscape tree overlay
- Streetscape hierarchy overlay
- Transport air quality corridor overlay
- Infrastructure design planning scheme policy
- Structure planning planning scheme policy.

## What could it look like?

The planning scheme sets requirements for how land can be developed, and guides businesses and individuals when they develop properties. Council assesses private and industry development applications against the adopted zones, overlays and other features of the local planning scheme.

## Why do we need a neighbourhood plan?

City planning enables Council to work with communities on local plans that meet their expectations, and provide for housing, services, facilities and infrastructure to meet the region's growing needs.

For example, Moorooka and Salisbury train stations are along identified select transport corridors to support future growth, including more housing, employment and access to services, facilities and infrastructure.

Last year, the Queensland Government released ShapingSEQ 2023, a long-term vision for sustainable population growth across 12 local government areas including Brisbane. The plan focuses on creating more places to live that are close to well-serviced and accessible locations. By 2046, South East Queensland is expected to grow by 2.2 million people to a population of 6 million, requiring almost 900,000 new homes and one million new jobs.

Each local government within the regional plan area must therefore plan to increase the region's overall dwelling supplies over the next 25 years. Neighbourhood planning helps preserve what we love about our areas while creating opportunities for residential growth and jobs will allow residents to live, work, play and age in the places they prefer to call home.



# Have yoursay

Before having your say, please visit the project page to:

- read the draft plan
- book a 'talk with a planner' session (in person or online)
- learn how to make a properly made (formal) submission.

Visit [brisbane.qld.gov.au](https://brisbane.qld.gov.au) and search 'Nathan, Salisbury, Moorooka Neighbourhood Plan'.

Council can receive properly made submissions via:

- City Plan online (visit [cityplan.brisbane.qld.gov.au/eplan](https://cityplan.brisbane.qld.gov.au/eplan) and click 'submissions' to begin)
- [neighbourhood.planning@brisbane.qld.gov.au](mailto:neighbourhood.planning@brisbane.qld.gov.au)
- Neighbourhood Planning (Nathan, Salisbury, Moorooka Neighbourhood Plan)  
Brisbane City Council,  
GPO Box 1434,  
Brisbane QLD 4001.

Following a review of submissions, Council will write to everyone who made a properly made submission and will publish a copy of the consultation report online.

## Associated amendments

### Local heritage amendment

Right now, Council is also asking for community feedback on the Qualified state interest amendment - Local heritage to protect historically significant places citywide, including 182 properties that form the Moorooka War Workers' Housing Estate (former), proposed as Brisbane's first Local heritage area.

For more information and to have your say about the Qualified state interest amendment - Local heritage, visit [brisbane.qld.gov.au](https://brisbane.qld.gov.au) and search 'Local heritage amendment'.

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