

Consultation report

Nathan—Salisbury—Moorooka neighbourhood plan Draft neighbourhood plan – major amendment package

Brisbane City Council

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This report has been produced by:

Neighbourhood Planning

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Glossary

Acronym/Abbreviation/Term	Description
City Plan	<i>Brisbane City Plan 2014</i>
draft plan	Draft Nathan—Salisbury—Moorooka neighbourhood plan (advertised)
draft strategy	Nathan—Salisbury—Moorooka neighbourhood plan draft strategy
LGIP	Local government infrastructure plan
LTIP	Long term infrastructure plans
the amendment	Proposed draft Nathan—Salisbury—Moorooka neighbourhood plan (post-consultation)

1.0 Introduction

Statutory public consultation of the Draft Nathan—Salisbury—Moorooka neighbourhood plan (draft plan) as an amendment to *Brisbane City Plan 2014* (City Plan) was undertaken between 13 May 2024 to 16 June 2024. Council received 170 properly made submissions, and a further 4 submissions which were not properly made. This document summarises submissions received from the community about the draft neighbourhood plan. It also outlines how Council has considered these submissions in preparing the final Nathan—Salisbury—Moorooka neighbourhood plan (the amendment).

The report is structured as follows:

- Section 1 – Introduction – overview of report;
- Section 2 – Engagement activities – details of the public consultation events and activities;
- Section 3 – Submissions by topic – details submissions received during the public consultation period and provides a response to the issues. Submissions have been arranged into sections by topic; and
- Section 4 – Conclusions and next steps.

It is suggested this report be read in conjunction with the draft plan that was publicly notified. Download the amendment by visiting www.brisbane.qld.gov.au and searching 'Nathan—Salisbury—Moorooka Neighbourhood Plan'.

Every submitter to the draft neighbourhood plan has been allocated a submitter reference number. Submitters can find how Council has responded to their individual submissions by searching the submission reference column in the tables in **section 3**.

It is important to note the amendment may be subject to further changes required by the Queensland Government during the Minister's consideration period.

2.0 Engagement activities

Community feedback has helped shape the amendment since the commencement of the project in 2019. Community feedback was collected via various events and activities undertaken by Council, including an online survey and feedback form, in person at information kiosks, by phone and by email.

Specific events and activities supporting the public consultation period in mid-2024 are outlined in **Table 1** below.

Table 1. Community engagement events and communication activities.

Method	Information
Newspaper notification	A public notice appeared in <i>The Courier-Mail</i> , on Monday 13 May 2024.
Council website	Web pages providing details of the proposed amendment were published and maintained from Monday 13 May 2024 onwards.
Letter	Letters were sent to all residents, absentee owners and businesses in the neighbourhood plan area on Monday 13 May 2024.
Signage across the neighbourhood plan area	30 A4 corflutes were placed on display across the area during public consultation.
Email updates	An email was sent to City Plan update subscribers on 13 May 2024. An email was sent to Nathan—Salisbury—Moorooka Neighbourhood Plan project update subscribers on 13 May 2024, and an additional email update was sent on 12 June 2024.
Talk-to-a planner	Friday 31 May 2022 (2 sessions) – Moorooka Community Hall – 31 attendees.
	Saturday 1 June 2022 – Salisbury State School – 27 attendees.
	Virtual meetings were available from Monday 13 May 2024 to Friday 14 June 2024.

3.0 Submissions by topic

Information about submissions and how Council has considered and responded to submissions is provided in the tables below. Submissions are arranged by topic.

3.1 Zones

Submission reference	Submission summary	Response	Change required
3.1.1 General			
NSMNP – 022, 150	Submitters support increased building heights in areas close to transport corridors and train stations to provide for greater housing choice and supply.	Support noted.	No change
NSMNP – 053	Submitter supports 5 storey buildings to limit urban sprawl and impacts on wildlife habitat.	Support noted.	No change
NSMNP – 093, 094, 153	Submitters support the adjustment to the area near the Salisbury train station and the maintenance of the low density area and character homes.	Support noted.	No change
NSMNP – 015	Submitter supports more taller buildings and more retail in Evans Road, Salisbury.	Support for more retail and taller buildings in Evans Road, Salisbury noted. These areas were not identified for change in the draft strategy or draft plan as released for public consultation.	No change
3.1.2 Medium density residential			
NSMNP – 003, 008, 013, 014, 024, 030, 032, 045, 055, 063, 064, 065, 066, 076, 082, 084, 085, 100, 121, 133, 140, 169, 170	Submitters support the Medium density residential zone in the Ipswich Road locality (capped to 5 storeys to limit overshadowing), subject to improved infrastructure.	Support noted.	No change
NSMNP – 004	Submitter supports the draft plan as it applies to Glen Street, Moorooka. The area is well serviced by infrastructure and is near major health, education and sporting facilities.	Support noted.	No change
NSMNP – 068	Submitter seeks the inclusion of 41 Chaucer Street, Moorooka in the “up to 5 storeys residential area” consistent with the draft strategy and in accordance with the <i>ShapingSEQ 2023</i> Regional Plan.	Expanding the Medium density residential zone was examined as part of the draft strategy released in 2021. Community feedback on the draft strategy led to a refinement of the proposed zones in the draft plan. The site at 41 Chaucer Street, Moorooka, is proposed to be rezoned from the Low-medium density residential (2 or 3 storey mix zone precinct) to the Low-medium density residential (Up to 3 storeys zone precinct) to provide for a range of 3 storey	No change

Submission reference	Submission summary	Response	Change required
		multiple dwellings such as apartments and row houses.	
NSMNP – 134	Submitter seeks inclusion of 84 Hansen Street, Moorooka in a zone that provides for 4 storeys, consistent with nearby areas.	The draft plan retains the Low-medium density residential (2 or 3 storey mix zone precinct) for the site. This zone is consistent with the zone on the other side of Hansen Street. Development in the District centre zone does provide for development up to 4 storeys however there is no proposal to extend this zone into this residential area.	No change
NSMNP – 089, 149, 167	<p>Submitters support the expansion of the Low-medium density residential (3 storey zone precinct) and Medium density residential zone between Ipswich Road and Beaudesert Road for new cost effective dwellings. Other specific recommendations in this area include:</p> <ul style="list-style-type: none"> • Gainsborough, Chaucer and Keats Streets Medium density residential zone should be extended east from Ipswich Road to Carson Street • upzoning land directly adjacent to Woolworths. 	The draft plan provides for increased housing supply within the walking catchment of the Moorooka rail station, which is a growth node in the Strategic framework of City Plan. A range of building heights adjoining the Moorvale shopping centre and Moorooka Magic Mile are provided to manage building height transitions between the precincts and adjoining residential zones.	No change
NSMNP – 149	Submitter proposes commercial uses along main roads and residential uses on “second streets” to mitigate impacts of noise and congestion on future residential uses.	The draft plan proposes built form outcomes to assist the mitigation of impacts such as noise from Ipswich Road. These provisions support existing City Plan provisions such as the Transport noise corridor overlay code to manage impacts to future residential dwellings from transport corridors like Ipswich Road.	No change
NSMNP – 119	Submitter objects to proposed Medium density residential (5 storey) at 32 Keats Street, Moorooka on the basis that it will be over-shadowed by adjoining developments. Submitter requests that shadow maps be prepared for the property.	<p>The draft plan proposes to change the zoning of the site and surrounding land from the Low-medium density residential (2 or 3 storey zone precinct) to the Medium density residential zone.</p> <p>The draft plan proposes a mix of expansion of residential areas and employment areas by:</p> <ul style="list-style-type: none"> • intensifying residential density in established residential areas within the walking catchment of the Moorooka and Salisbury railway stations; 	No change

Submission reference	Submission summary	Response	Change required
		<ul style="list-style-type: none"> managing change by application of the residential design codes when considering development applications. <p>Future development applications in the proposed Medium density zone area will need to address development codes in City Plan. Light and air access is considered in the development codes and the design and placement of the medium density residential buildings.</p>	
NSMNP – 096	<p>Submitter objects to the draft plan on the basis that the proposed Mixed use zone adjoining residential properties in Blackburn Street, Moorooka will be impacted by on-street car parking associated with the increased densities in the broader Magic Mile precinct (NPP-003).</p> <p>The draft plan does not address the lack of additional public transport services needed to service the expected growth in residents and employees.</p>	<p>Council manages requirements for on-site car parking on a citywide basis through the development assessment process in accordance with the relevant provisions with of City Plan, including the Transport, access, parking and servicing planning scheme policy and the Transport, access, parking and servicing code. If compliance is an issue, increased enforcement can be requested by residents via Council’s Contact Centre on (07) 3403 8888.</p> <p>Council is committed to encouraging and making public and active transport the transport mode choice. This is why sites proposed for higher residential densities, or increased commercial activity within the draft plan area are strategically located near major public transport nodes. Future planned road upgrades also include provision of high quality pedestrian and cycle infrastructure, particularly along Ipswich Road, to support these outcomes.</p>	No change
NSMNP – 058, 132, 133, 160	<p>Submitters do not support the Medium density residential zone (area east of Ipswich Road) and the increase of 19,000 residents due to impact on suburb. Suggests that the middle of area of Moorooka has a maximum height of 3 storeys.</p>	<p>The draft plan proposes an increase of approximately 3,000 dwellings (5,000 residents) and a projected employment growth of 12,000 employees focussed on the growth nodes identified in City Plan. The draft plan leverages infrastructure investments in the local area, including education, employment, sporting, and public transport facilities.</p>	No change
NSMNP – 088	<p>Submitter seeks medium density residential areas be capped to 5 storeys on the western side of Ipswich</p>	<p>The draft plan supports future growth identified by the growth nodes set out in the Strategic framework of</p>	No change

Submission reference	Submission summary	Response	Change required
	Road to limit overshadowing and 3 storeys on the eastern side of Ipswich Road.	City Plan. A range of building heights are provided to manage building height transitions between the precincts and adjoining residential zones.	
NSMNP – 012, 070	<p>Submitters seek rezoning to allow medium or high density residential development in areas near local employment, education and local amenities (e.g. Griffith University, QEII Hospital and CSIRO), including:</p> <ul style="list-style-type: none"> • 2 – 100 Kessels Road; • 44 – 100 Kessels Road; • 3 – 27 Norval Street; and • 2 – 8 Althea Street. 	The draft strategy and draft plan did not identify these sites as potential growth areas.	No change
3.1.3 Low-medium density residential			
NSMNP – 086, 087, 150	<p>Submitters support the plan as it will:</p> <ul style="list-style-type: none"> • help the growth of south-east Queensland; • support the upgrade of the neighbourhood and the provision of 3 storey units; • provide for greater housing choice and affordability. 	Support noted.	No change.
NSMNP – 145, 155	Submitters seek inclusion of 61 Durack Street, Moorooka, in the Low-medium density residential (Up to 3 storeys zone precinct) to address consistency with surrounding properties and location close to transport and shops.	The property, 61 Durack Street, Moorooka, is proposed to be retained in the Low-medium density residential (2 or 3 storey mix zone precinct) and subject to the Traditional building character overlay. Council is committed to retaining the pre-1947 building character where character streetscapes can be identified.	No change
NSMNP – 151, 152	<p>Submitters object to 42 and 46 Gaba Tepe Street and 65 and 67 Beaudesert Road being retained in the Low-medium density residential (2 or 3 storey mix zone precinct) and support a change to Low-medium density residential (Up to 3 storey zone precinct).</p> <p>The sites are near the shopping centre precinct and transport options.</p>	<p>The draft plan retains substantial parts of Gaba Tepe Street in the Low-medium density residential (2 or 3 storey mix zone precinct) and the Traditional building character overlay to reflect the current pattern of pre-1947 houses.</p> <p>Council is committed to retaining the pre-1947 building character where supporting streetscape can be identified. The proposed retention of Low-medium density residential areas reflects a recent assessment of traditional building character.</p>	No change

Submission reference	Submission summary	Response	Change required
NSMNP – 005, 077, 089, 101, 108, 122, 167	Submitters seek expansion of Low-medium density residential areas (Up to 3 storeys zone precinct) or Mixed use zone in Salisbury near the Salisbury railway station, along Muriel Avenue, Leah Avenue, Lillian Avenue, Toohey Road-Orange Grove Road and Courtland Street, to address housing shortage.	The Low-medium density residential area proposed for parts of Salisbury addresses community feedback provided on balancing growth with protection of the area's character.	No change
NSMNP – 036, 042, 046, 050, 056, 062, 091, 097, 117, 123, 124, 127, 135, 154, 159, 163	Submitters object to increased areas of Low-medium residential zones (particularly adjoining Salisbury State School), as it will increase traffic congestion.	<p>The draft plan provides for balanced growth in residential areas that are well connected to public transport and existing services.</p> <p>Brisbane City Council works with schools and local communities to promote safe active travel. Part of this includes working with schools to develop tailored traffic management plans to help ease traffic congestion and increase safety around schools. For more information on Council's Active School Travel program phone Council's Contact Centre on 07 3403 8888.</p>	No change
NSMNP – 011, 097, 102, 168	Submitters do not support Low-medium and Medium density residential areas based on reduction of solar access for energy generation/vegetation growth.	Any development application for low or mid-rise multiple dwellings will need to comply with the planning requirements in the City Plan. The design and siting of buildings including solar access is addressed in the Multiple dwelling code.	No change
NSMNP – 135	Submitter opposes the rezoning of Gaba Tepe, Mackie and Helles Street from Low-medium density residential (2 or 3 storey mix zone precinct) to Low-medium density residential (Up to 3 storeys zone precinct) and the removal of the Traditional building character overlay. Submitter seeks inclusion of these streets in the Character residential (Infill housing zone precinct).	The draft plan retains substantial parts of Gaba Tepe and Mackie Streets in the Low-medium density residential (2 or 3 storey mix zone precinct) and the Traditional building character overlay to reflect the current pattern of pre-1947 houses. The removal of the Traditional building character overlay from parts of Helles Street reflects the substantial amount of established post-1947 dwellings and units in this location.	No change
NSMNP – 147	Submitter opposes rezoning of Low-medium density residential (2 or 3 storey zone precinct) in Blomfield Street, Moorooka to allow up to 4 storeys near schools.	The draft plan proposes to amend the zone of land adjoining Moorooka State School from Low-medium density residential (2 or 3 storey mix zone precinct) to either Low-medium density residential (2 storey mix zone precinct) or Character residential (Infill housing zone precinct). Both proposed zones permit building	No change

Submission reference	Submission summary	Response	Change required
		heights up to 2 storeys adjoining Moorooka State School.	
3.1.4 Centre			
NSMNP – 016 and 167	Submitters request the establishment of a Neighbourhood centre in proximity to Salisbury rail station (e.g. corner of Fairlie Terrace and Lillian Avenue).	Expanding the areas of Neighbourhood centre zone near the Salisbury rail station was examined as part of the draft strategy released in 2021. Community feedback indicated a lack of support for a new centre being established adjacent to the Salisbury railway station.	No change
3.1.5 Mixed use (Corridor zone precinct)			
NSMNP – 160, 167	Submitters support the Mixed use (Corridor zone precinct) zoning along Ipswich Road and the Medium density residential zoning around Gainsborough Street.	Support noted.	No change
3.1.6 Industry			
NSMNP – 040	Submitter supports mix of industry, club and indoor sports in industry zoned areas.	Support noted.	No change
NSMNP – 126, 129, 141, 148, 156, 157, 158, 162, 164	Submitters do not support nightclub or other businesses that are not consistent with the family friendly culture of the area. Noise pollution is a concern given the unique geological and topographical features of the area.	The draft plan proposes a range of uses in the Heritage renewal precinct (NPP-004) (Bar, Community use, Education establishment for trade and industry, Function facility, Garden centre, Indoor sport and recreation, Market, Office, Theatre), that are compatible with the low impact industries and other businesses established in that precinct. Noise impacts are managed by development conditions and regulation. For issues of excessive noise please contact Council's Contact Centre on (07) 3403 8888.	No change
NSMNP – 040	Submitter seeks rezoning of 31 Standish Street, Salisbury from Industry (General industry B zone precinct) to Mixed use (Corridor zone precinct) to support mix of industry, club and indoor sport and recreation.	Retention of established industrial areas to support economic activity is consistent with the <i>ShapingSEQ 2023</i> Regional Plan and the Strategic framework in City Plan. The Mixed use zone is not appropriate in this location as it could provide for the establishment of sensitive uses (e.g. residential uses) which may impact on the continued operation of an industrial business.	No change

Submission reference	Submission summary	Response	Change required
NSMNP – 163	Submitter does not support employment expansion in proposed precincts.	<p>Established industry areas in Moorooka and Salisbury are part of Brisbane’s Major Industry Areas. These industry areas support economic activity and employment that are well located in terms of transport and support a mix of industrial activities that can evolve, diversify and expand.</p> <p>The proposed Magic Mile precinct (NPP-003) supports the growth of employment opportunities supported by access to high frequency public transport centred on the Moorooka railway station.</p>	No change
NSMNP – 020, 102	Submitters seek less industrial areas due to impacts on amenity such as odour and use of chemicals.	Established industry areas in Moorooka and Salisbury are part of Brisbane’s Major Industry Areas. These industry areas support economic activity and employment that are well located in terms of transport and support a mix of industrial activities that can adapt, diversify and expand.	No change
3.1.7 Community facilities			
NSMNP – 072	Submitter proposes rezoning of 279 Lillian Avenue and 58 Golda Street, Salisbury from Low density residential zone to Community Facility (Health care purposes zone precinct) to reflect the current aged care facility. Submission also opposes the extension of the Industrial amenity overlay over the site.	<p>The Retirement facility adjoins low density residential dwellings on parts of the eastern, western and southern boundaries. The draft plan retains the Low density residential zone to ensure proposals for the expansion of the Retirement facility are publicly notified (impact assessable), to enable the community and adjoining residents to review plans and have their say.</p> <p>The proposed amendment to the Industrial amenity overlay map was undertaken to reflect the identification of existing industrial uses which may have off-site impacts within the industrial land bounded by Musgrave Road and Riawena Road. The purpose of this overlay is:</p> <ul style="list-style-type: none"> to protect health and wellbeing by ensuring that sensitive uses do not intensify in areas that are already at risk of industrial impacts from existing, lawful businesses; and 	No change

Submission reference	Submission summary	Response	Change required
		<ul style="list-style-type: none"> to protect existing, lawful businesses that may have off-site impacts from encroachment by incompatible sensitive uses. 	
NSMNP – 149	Submitter notes that there are no areas zoned for community purposes near Ipswich Road.	Council continually monitors changes in demand to meet the city's future needs and regularly reviews its community infrastructure program to ensure it is focused on the needs of a catchment.	No change

3.2 Precincts

Submission reference	Submission summary	Response	Change required
3.2.1 Clifton Hill war service homes estate (NPP-001)			
NSMNP – 043	Submitter supports retention of character in the Clifton Hill war service homes estate precinct (NPP-001).	Support noted.	No change
NSMNP – 118	Submitter does not support restriction on residential houses, including in the Clifton Hill war service homes estate precinct (NPP-001). Heritage is perceived to restrict people from renovating old unsafe anti-environmental houses to liveable structures.	The existing settings for the Clifton Hill war services homes estate precinct (NPP-001) from the Moorooka-Stephens neighbourhood plan are being applied in the draft plan. The land is already included in the Character residential zone and subject to the Traditional building character overlay. The draft plan does not propose any Heritage overlay requirements for the Clifton Hill war service homes estate precinct (NPP-001).	No change
3.2.2 Moorvale shopping centre (NPP-002)			
NSMNP – 003, 014, 025, 028, 042, 048, 052, 054, 063, 076, 078, 116, 133, 143, 145, 155, 160	Submitters support Moorvale shopping centre precinct (NPP-002), subject to improved urban realm, retention of existing tribute, celebration of diverse cultures/shops, more greenery, safety, public transport, pedestrian connections, new shops and restaurants, along with accommodation.	Support noted.	No change
NSMNP – 167	Submitter supports Moorvale shopping centre precinct (NPP-002) and increase in the extent of the District centre zoned land.	Support noted.	No change

Submission reference	Submission summary	Response	Change required
NNMNP – 018	Submitter does not support extension of Moorvale shopping centre precinct (NPP-002) as the retail and commercial space is already struggling.	The minor expansion of the District centre zone proposed as part of the draft plan is intended to reflect existing uses and achieve a cohesive centre streetscape whilst accommodating for future economic growth in the plan area.	No change
3.2.3 Magic Mile (NPP-003)			
NSMNP – 149	Submitter supports increased building heights in Magic Mile precinct (NPP-003) so that the precinct can become an exemplar of denser mixed use, surrounded by gentler density.	Support noted.	No change
NSMNP – 080	Submitter supports the change to a 7 storey maximum building height for the Gow Street renewal sub-precinct (NPP-003a) for residential development when all industrial activity in the Gow Street precinct (NPP-003a) has ceased.	Support noted.	No change
NSMNP – 080	Submitter supports, in part, the car parking provisions for the Gow Street renewal sub-precinct (NPP-003a) as it is already captured by current Commercial character building overlay.	Support noted. The draft plan does not propose to retain the Commercial character building overlay over sites located in the Gow street renewal sub-precinct (NPP-003a).	No change
NSMNP – 008, 009, 013, 014, 019, 024, 026, 027, 028, 030, 031, 032, 038, 039, 045, 046, 047, 048, 049, 052, 053, 054, 059, 060, 064, 066, 074, 076, 081, 082, 083, 084, 085, 088, 092, 097, 099, 100, 115, 116, 121, 125, 127, 130, 132, 133, 135, 140, 142, 145, 147, 154, 155, 163, 168, 169, 170	Submitters request provision of an overhead (or underpass) pedestrian crossing of Ipswich Road to the Moorooka railway station due to volume/type of traffic on Ipswich Road. An overpass is necessary to address safety concerns, stream traffic flow, improve accessibility for elderly and people with disability, may lead to the removal of traffic lights and may enhance the aesthetics of the area.	<p>Council has indicated its support in principle for the Queensland Government’s proposal to construct an Ipswich Road pedestrian overpass at Moorooka, between Keats Street and Moorooka railway station.</p> <p>While Council recognises the potential benefits, it is conditional on the State providing funding for planning, design, and construction. Should funding be made available for this project, Council is committed to working with the State to ensure it delivers the highest possible benefit to the local community. The existing signalised pedestrian crossing will remain in place, to ensure continued safe, direct road crossings for rail and bus patrons.</p>	No change

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Submission reference	Submission summary	Response	Change required
NSMNP – 163	Submitter object to the draft plan based on the design and land requirements for an overhead pedestrian crossing of Ipswich Road to the Moorooka railway station.	Requests for current design options for this proposed infrastructure should be directed to the Department of Transport and Main Roads on phone 132380, or online at https://www.transport.wa.gov.au/aboutus/contact-us.asp .	No change
NSMNP – 059, 060, 130, 135	Submitters outline that building heights should be limited to 5 storeys around Ipswich Road to limit overshadowing. Buildings should be provided with green space at the base of buildings to ensure the leafy green character of the area is maintained. A submitter outlines all other areas away from Ipswich Road should have a maximum height of 2 to 3 storeys.	The draft plan proposes a range of building heights (4 to 7 storeys) within the proposed Magic Mile precinct (NPP-003). The draft plan code develops these ideas further to support future building designs that can achieve the development goals of each precinct. Where new development adjoins a residential zoned areas building height transitions are to be provided as detailed in the development codes of City Plan.	No change
NSMNP – 010, 018, 110, 112, 125, 127, 135, 154	Submitters seek lower building heights in Magic Mile precinct (NPP-003) than those proposed in the draft plan due to concerns regarding overshadowing, loss of views, impact on property values and increased traffic. Submissions request: <ul style="list-style-type: none"> • 3 storeys along Forest Street; • 3 storeys between Moorooka railway station and Moorvale shopping centre; • 4 to 5 storeys west of the railway station; • no increase in current heights along Hamilton Road. 	The draft plan provides for a range of building heights (4 to 7 storeys) within the proposed Magic Mile precinct (NPP-003). Where new development adjoins a residential zoned areas building height transitions are to be provided as detailed in the development codes of City Plan.	No change
NSMNP – 044	Submitter seeks rezoning of 10 Lyon Street, Moorooka from the current Low-medium density residential (2 storey mix zone precinct) to Mixed use (Corridor zone precinct) to align with the amalgamated car sales activity on the adjoining site at 994 Ipswich Road, Moorooka. The submission notes that both lots are owned by the same owner and that the prior development approval for commercial use (outdoor sales) has been actioned on 10 Lyon Street and the previous dwelling house removed.	The pre-existing dwelling has been demolished by approval and development approved for large format retail – car yard. The currency of the development approval extends to mid-2028, and the site is used for vehicle sales, in accordance with the development approval. The development application was impact assessable and subject to public notification. Based on the approved demolition/removal of the residential building and use of the site for vehicle sales, in accordance with the development approval, it is proposed to amend the zone to reflect proposed Mixed use zone (Corridor zone precinct). The site is	Change this property from Low-medium density residential (2 storey mix zone precinct) to Mixed use zone (Corridor zone precinct) and include the site in the Magic Mile

Submission reference	Submission summary	Response	Change required
		also proposed to be included in Magic Mile precinct (NPP-003) and Durack Street sub-precinct (NPP-003d) to align the site with the adjoining 994 Ipswich Road, Moorooka.	precinct (NPP-003) and Durack Street sub-precinct (NPP-003d).
NSMNP – 051	<p>Submitter proposes amendments to the draft plan to permit industrial, residential, commercial, and recreational uses on the site and across the broader Magic Mile precinct (NPP-003) to facilitate a new suburban enterprise typology.</p> <p>Proposes inclusion of 1020 Ipswich Road, Moorooka into the Mixed use core sub-precinct (NPP-003e).</p> <p>Proposes increased building heights up to 8 storeys for the Mixed use core sub-precinct (NPP-003e), and up to 6 storeys for the Durack Street sub-precinct (NPP-003d) and Mixed use frame sub-precinct (NPP-003f).</p> <p>Proposes uses such as rooming accommodation, short term accommodation, residential care facilities and retirement facilities to be permitted in the Magic Mile precinct (NPP-003), particularly in the Durack Street sub-precinct (NPP-003d) and Mixed use frame sub-precinct (NPP-003f).</p>	<p>The Magic Mile precinct (NPP-003) includes six sub-precincts which achieve a range of residential, industrial, commercial, and recreational outcomes. The Mixed use core (NPP-003e), Mixed use frame (NPP-003f) and Durack Street (NPP-003d) sub-precincts are intended to facilitate uses compatible with existing residential land east of Ipswich Road. The Gow Street renewal (NPP-003a), Employment core (NPP-003b) and Employment frame (NPP-003c) sub-precincts are intended to facilitate uses compatible with industrial activities currently present within the Moorooka Magic Mile and west of the plan area.</p> <p>Building heights and zoning patterns east of Ipswich Road were considered to ensure they balance the need for increased housing supply while managing building height transitions to sensitively transition to nearby character streetscapes. No change is proposed to the building heights in the draft plan. Additionally, no change is proposed to include 1020 Ipswich Road, Moorooka in the Mixed use core sub-precinct (NPP-003e).</p> <p>Properties in both the Durack Street sub-precinct (NPP-003d) and Mixed use frame sub-precinct (NPP-003f) are proposed to be included in the Mixed use (Corridor zone precinct). This zone supports uses such as rooming accommodation, short term accommodation, residential care facilities and retirement facilities. As the zone already accommodates these uses, no change is proposed.</p>	No change

Submission reference	Submission summary	Response	Change required
NSMNP – 049, 088, 160, 163	Submitters do not support 5 to 8 storey buildings in the Magic Mile precinct (NPP-003) along the Ipswich Road corridor or elsewhere in the plan area.	A range of building heights (4 to 7 storeys) are proposed within the Magic Mile precinct (NPP-003) to provide for additional employment and residential dwellings in a well located part of the city, consistent with the Strategic framework of City Plan.	No change
NSMNP – 139	<p>Submitter does not support the proposed zoning change affecting 5 - 11 Hamilton Road, Moorooka due to potential impacts on business. The submitter notes the corner of Ipswich and Hamilton Road is ideally suited for increased high-density residential development given proximity to the railway station and seeks:</p> <ul style="list-style-type: none"> • high-density residential zone (8 storeys) instead of Mixed use zone along front of Ipswich Road and Hamilton Road; • inclusion of adjoining sites between Hamilton Road and Kenway Street within the residential zone increases. 	<p>The proposed Magic Mile precinct (NPP-003) supports the growth of employment opportunities supported by access to high frequency public transport centred on the Moorooka railway station and has a range of building heights from 4 – 7 storeys. It is supported by areas of medium density and low-medium density zoned residential areas within walking distance of the Moorooka railway station.</p> <p>The draft strategy explored concepts that included high density mixed use commercial and residential areas. Community feedback to the draft strategy did not support the proposed mix of uses nor the extent of Medium density residential area.</p>	No change
NSMNP – 080	<p>Submitter does not support a reduction in industrial building heights in the Gow Street renewal sub-precinct (NPP-003a).</p> <p>Submitter does not support higher residential building heights in proximity to existing industrial areas as it may result in impacts to existing industrial operations.</p>	<p>The proposed building heights for the Gow Street renewal sub-precinct (NPP-003a) are suitable for the intended redevelopment of the area.</p> <p>The draft plan code includes proposed provisions to manage setback distances from Ipswich Road for sensitive (e.g. residential) dwellings. Additionally, the proposed amendment to the Industrial amenity overlay map was undertaken to reflect the identification of existing industrial uses which may have off-site impacts. The purpose of this overlay is:</p> <ul style="list-style-type: none"> • to protect health and wellbeing by ensuring that sensitive uses do not intensify in areas that are already at risk of industrial impacts from existing, lawful businesses; and • to protect existing, lawful businesses that may have off-site impacts from encroachment by incompatible sensitive uses. 	No change

Submission reference	Submission summary	Response	Change required
NSMNP – 048	Submitter does not support industrial or commercial uses in the Magic Mile precinct (NPP-003). Supports only residential uses in this locality to ensure additional housing is provided in a modern living area consistent with the principles of the ShapingSEQ 2023 Regional Plan.	The proposed Magic Mile precinct (NPP-003) supports a balance of well-located residential and employment areas via zone changes on either side of Ipswich Road to capitalise on the proximity to the Moorooka railway station. Retention of established employment areas and their future use to support economic activity is consistent with the ShapingSEQ 2023 Regional Plan.	No change
NSMNP – 131	Submitter objects to 24 Dexter Street, Moorooka being in the Specialised centre (Mixed industry and business zone precinct) zone and seeks the site's inclusion in the Mixed use zone to support future development opportunities in recognition of the site's location.	<p>The draft plan includes the site within the Specialised centre (Mixed industry and business zone precinct) and within the Employment frame sub-precinct (NPP-003c). The retention of established employment areas and their future use to support economic activity is consistent with the ShapingSEQ 2023 Regional Plan.</p> <p>The draft plan does not propose to include this sub-precinct in the Mixed use zone. The Mixed use zone provides for the establishment of sensitive uses which are not appropriate in this location due to the proximity of existing industrial uses which may have off-site impacts.</p>	No change
NSMNP – 149	Submitter seeks broad upzoning so that all locations within a short walk of Yeerongpilly, Moorooka, Rocklea and Salisbury railway stations and bus stops along Ipswich Road should at minimum be zoned for Mixed use (Corridor zone precinct) or Medium density residential.	The draft plan proposes support for future growth in employment opportunities based on re-purposing existing industrial and large format retail areas within the Magic mile precinct (NPP-003). Retention of established employment areas and their future use to support economic activity is consistent with the ShapingSEQ 2023 Regional Plan.	No change
NSMNP – 167	Submitter outlines impact of zone changes to the future existence of car sales yards in the Magic Mile precinct (NPP-003).	City Plan provides for the sale of vehicles in the Specialised centre (Large format retail zone precinct) and on sites where continuing lawful vehicle sales activity is established. Amending the zone of a property does not extinguish a lawful development approval nor require a landowner to redevelop their property.	No change
NSMNP – 167	Submitter does not support the proposed Mixed use (Corridor zone precinct) and Specialised centre (Mixed industry and business zone precinct).	The proposed Medium density and Low-medium density residential areas adjoining the Magic Mile precinct (NPP-003) supports the growth of residential	No change

Submission reference	Submission summary	Response	Change required
	Supports Medium density residential areas within 500 metres of Moorooka railway station to support new dwellings and public transport use.	opportunities supported by access to high frequency public transport centred on the Moorooka railway station. Community feedback on the draft strategy did not support medium density residential development in that location.	
NSMNP – 163	Submitter supports continued industrial uses in Magic Mile precinct (NPP-003) between Ipswich Road Moorooka and the railway line, also in industrial areas in Salisbury, Rocklea, Nathan.	Support noted.	No change
NSMNP – 030, 043, 069	Submitters note that increased densities should provide for affordable housing or provide greater housing choice including more sustainable community housing projects. Another submitter seeks the delivery of fast-tracked housing.	The draft plan includes provisions to provide a mix of housing densities and types, including affordable and social housing outcomes and supports ageing in place.	No change
NSMNP – 021, 025, 027, 028, 030, 039, 063, 122, 132, 143	<p>Submitters support the proposed Magic Mile precinct (NPP-003) to provide additional residential and commercial opportunities close to public transport.</p> <p>Support for proposed Magic Mile precinct (NPP-003), Gow Street renewal sub-precinct (NPP-003a) and the conversion of this industrial area into housing.</p>	<p>Support noted. The proposed Magic Mile precinct (NPP-003) supports the growth of employment and residential opportunities supported by access to high frequency public transport centred on the Moorooka railway station. The draft plan nominates areas of Medium density and Low-medium density zoned residential areas east of Ipswich Road within walking distance of the Moorooka railway station.</p> <p>The proposed Gow Street sub-precinct (NPP-003a) supports a mix of industry and business activities in a Specialised centre (Mixed industry and business zone). The Gow Street sub-precinct (NPP-003a) may support sensitive uses once a number of criteria are met, including when nearby industrial activities that have the potential for off-site air, odour or noise emissions have ceased operation.</p>	No change
NSMNP – 099	Submitter does not support 7 storeys in the Magic Mile precinct (NPP-003) due to proposed new development causing increased traffic, impacting road capacity and bus services. 4 storeys would be more suitable.	<p>The proposed Magic Mile precinct (NPP-003) provides for growth of employment opportunities supported by access to high frequency public transport centred on the Moorooka railway station.</p> <p>The general requirements of the precinct are detailed in each sub-precinct and variations in building height</p>	No change

Submission reference	Submission summary	Response	Change required
	<p>The submitter does not support the Magic Mile precinct (NPP-003), Durack Street sub-precinct (NPP-003d) – due to proposed new development causing loss of views, road capacity and development within flood affected areas.</p>	<p>are consistent with expected outcomes. Future development applications will need to assess and respond to local flood impacts, site constraints and access issues. There are no significant views or vistas identified in the draft plan for protection.</p> <p>Ipswich Road is a major road corridor that forms part of the strategic road network in the south-west. The road corridor supports the delivery of freight and general transport. Council monitors road usage continually and planning to support future capacity of the strategic road network is included in the Local government infrastructure plan and Long term infrastructure plan. The planned upgrade of Ipswich Road in Moorooka, to provide 6 general traffic lanes will accommodate proposed growth under the draft plan. The intersection of Ipswich Road and Gainsborough Street would also need to be signalised to support this growth.</p>	
NSMNP – 077, 088	<p>Submitters support the Magic Mile precinct (NPP-003), with support for 7 storey built form, including areas not fronting Ipswich Road. Supports an extension of the plan area boundary to include the rail marshalling yards adjoining Moorooka railway station.</p>	<p>Support noted for the Magic Mile precinct (NPP-003) including up to 7 storey development outcomes. The proposed expansion of the plan area boundary is out of scope for this draft plan.</p>	No change
NSMNP – 010, 011, 074, 166	<p>Submitters object to the increased noise, traffic and air emissions from new development (e.g. impacts arising from a recent development at Hamilton Road and rail works at Clapham Junction - Moorooka railway station, Moorooka).</p>	<p>Noise emissions from construction activities are managed by hours of construction and for uses that have plant and equipment or loading areas by the design and operation of equipment and operational areas. For any noise issues arising from industrial or commercial plant and equipment or operational areas please contact Council's Contact Centre on (07) 3403 8888.</p> <p>Air emissions generated by works at the Clapham Junction rail yard (Moorooka railway station) are managed by Queensland Rail as part of the Cross-River Rail project, controlled by the Queensland Government. All enquiries regarding site works and</p>	No change

Submission reference	Submission summary	Response	Change required
		operations can be directed to the Cross River Rail project team by either calling 1800 010 875 or by contacting info@crossriverrail.qld.gov.au	
3.2.4 Heritage renewal (NPP-004)			
NSMNP – 020, 025, 028, 049, 065, 126, 143, 165	Submitters support the proposed Heritage renewal precinct (NPP-004) as it will provide for a diverse and creative community with a range of cultural venues (e.g. churches, gyms and cafes). Suggest additional streetscape improvements to support change.	Support noted.	No change
NSMNP – 015, 050, 062, 079, 091, 124	Submitters propose: <ul style="list-style-type: none"> residential uses in the Heritage renewal precinct (NPP-004) in the form of multiple dwellings (loft apartment style renovations); mixed uses (5-8 storeys); or establishment of family friendly uses. 	The proposed Heritage renewal precinct (NPP-004) supports adaptive reuse of local heritage places through creative industries and industries that support the night-time and weekend economy. The precinct and surrounding industrial land, forms part of the South-west industrial gateway, one of Brisbane's Major Industry Areas and as such a broader range of non-industrial uses is not proposed.	No change
NSMNP – 126, 129, 141, 148, 156, 157, 158, 162, 164	Submitters do not support the Heritage renewal precinct (NPP-004) based on incompatible industrial uses being established near sensitive areas. Submitters seek additional provisions to manage the transition of the precinct.	The Heritage renewal precinct (NPP-004) and surrounding industrial land, is currently zoned Industry (General industry A zone precinct or General industry B zone precinct) and forms part of the South-west industrial gateway, one of Brisbane's Major Industry Areas. The Heritage renewal precinct (NPP-004) supports a range of industry uses that will need to comply with the requirements of the Industry zone code and Industrial amenity overlay to protect residences and other sensitive uses from air and noise emissions.	No change
NSMNP – 055	Submitters do not support encroachment from commercial or non-industrial uses that may diminish the importance of the industrial area.	The Heritage renewal precinct (NPP-004) provides for a limited range of complementary land uses to support redevelopment of the precinct (e.g. bars) and adaptive reuse of heritage buildings.	No change
3.2.5 Residential renewal (NPP-005)			
NSMNP – 143	Submitter supports the proposed Residential renewal precinct (NPP-005) as it will provide more housing.	Support noted.	No change

Submission reference	Submission summary	Response	Change required
NSMNP – 081	<p>Submitter supports multi-storey dwelling units due to the need for more housing, however 3 storeys is highly conservative considering Brisbane's recent historic growth and Australia's housing crisis.</p>	<p>Support for residential renewal precinct (NPP-005) noted. Additional building height in this location is not proposed.</p>	No change
NSMNP – 061	<p>Submitter opposes the Residential renewal precinct (NPP-005) precinct and zone change from Low impact industry zone to Emerging community zone due to impact on existing uses and development feasibility. Submission seeks:</p> <ul style="list-style-type: none"> • retention of the Low impact industry zone; • increase the proposed height to 5 storeys; or • remove the site from the Residential renewal precinct (NPP-004); • increase the density outcomes to a maximum of 75 dwellings per hectare. 	<p><i>Brisbane: Our Productive City</i> outlines Council's industrial strategy for managing industrial land across the city. This strategy combines industry and community feedback with Council's policy of delivering industrial land to meet demand and enabling industrial precincts to advance, renew and evolve. As part of the industrial strategy, land was identified to transition to other uses, the land at Fairlawn Street, Nathan was one of those sites</p> <p>The land at Fairlawn Street, Nathan was included in the Residential renewal precinct (NPP-005) to provide strategic direction for any future proposal to redevelop. While the proposed zone change to the Emerging community zone supports a transition to non-industrial uses, any existing lawful industrial use can continue operating within the bounds of their development approval. A zone change cannot extinguish an existing development approval.</p> <p>The proposed maximum building height of 3 storeys and residential dwelling density of 25 dwellings per hectare were established to enable housing growth that remains in keeping with the low density residential character of Nathan.</p>	No change
NSMNP – 003, 023, 028, 036, 065, 098, 103, 106, 113, 120, 123, 127, 136, 138, 144, 146, 156, 165	<p>Submitters do not support the proposed Residential renewal precinct (NPP-005) on basis of:</p> <ul style="list-style-type: none"> • impact on Planning and Environment Court Appeal (QPEC 08/2022) which found for the refusal of the Preliminary Approval development application (A004679280); • additional residential growth (densities/heights) in an established suburban area is not supported due to need for new infrastructure/parks; 	<p><i>Brisbane: Our Productive City</i> strategy has recently identified this locality as an area suitable to transition to a non-industrial future. The proposed building heights, dwelling densities and built form mix were established to reflect the established suburban nature of Nathan.</p> <p>The proposed Residential renewal precinct (NPP-005) will require structure planning that demonstrates</p>	No change

Submission reference	Submission summary	Response	Change required
	<ul style="list-style-type: none"> • lack of additional road access to support current Nathan traffic demands and any proposed growth, as well as responding to bushfire/fire hazards; • lack of public transport access; • car parking and traffic issues generated from an existing service station (corner Fairlawn Street and Toohey Road); • stormwater infrastructure issues in Fairlawn Street; • need to provide a new public secondary school as the existing enrolment is likely to be increased by the proposed housing densities; and • potential site contamination issues. 	<p>how future development will incorporate roads and pedestrian pathways that provide safe movement, connect the precinct with adjoining land uses and respond to any bushfire risk. This includes the requirement for development to ensure safe and efficient evacuation and access routes are provided.</p> <p>Any development application for the site will be required to include a Transport Impact Assessment Report which addresses factors including, but not limited to on-site parking supply, access, as well as potential impacts to the capacity of the intersection of Fairlawn Street and Toohey Road. Council must be satisfied that the identified impacts can be mitigated by proposed development/s for approval to be granted. Public transport planning and service delivery is managed by Translink (Queensland Government’s transport planning agency).</p> <p>Any proposal to redevelop the Residential renewal precinct (NPP-005) will be required to demonstrate compliance with the Stormwater code in City Plan. This includes demonstrating the development has an adequate stormwater management system that does not adversely impact flooding or drainage for up slope, down slope or adjacent properties.</p> <p>Potential for site contamination will need to be investigated as part of the structure planning process and remediated prior to the conversion of any industrial land to a sensitive or residential use.</p> <p>Planning and monitoring demand for schools is a Queensland Government responsibility, managed by the Department of Education and in conjunction with any relevant non-government school bodies.</p>	

Submission reference	Submission summary	Response	Change required
NSMNP – 081, 136, 137	<p>Submitters are supportive of the Residential renewal precinct (NPP-005) subject to:</p> <ul style="list-style-type: none"> • provision for adequate car parking spaces (2 cars per dwelling) included within the dwelling boundaries; • parks with facilities such as playgrounds and toilets, that are proportionate to the population increase; • allocations for native plants and trees included in the development zone in keeping with the surrounding environment; • enhanced traffic infrastructure to support transit through the Nathan suburb, particularly in the event of a bush fire; • revision of the speed limits set throughout the suburb due to the increase in vehicles and the potential threat to wildlife they pose; • development provides protection for the habitat of animals, and their corridors, which currently utilize the area; • there is a Fire protection zone between the development and the new residential dwellings; • provision is made to protect the wildlife adjacent to Toohey Forest (including boardwalks to accommodate additional visitors and provide a wildlife corridor); • that population limits agreed upon in 2019, regarding the previous redevelopment application for 53 Fairlawn Street, are observed and all planning requirements highlighted by the Brisbane City Council for this development are adhered to. 	<p>Support in part noted. City Plan sets out on-site car parking requirements for residential, centre and industrial activities.</p> <p>Draft amendments to the Local Government Infrastructure Plan (LGIP) were advertised in 2023. The LGIP proposes a future upgrade of park infrastructure for Toohey Forest Park.</p> <p>The Streetscape hierarchy overlay in City Plan identifies requirements for new development to provide verges and street trees to improve shade, walkability and pedestrian amenity in the public realm to contribute a subtropical city. Council’s street planting program includes native and non-native vegetation.</p> <p>The draft strategy identified nominated ‘shadeways’ for future street tree planting projects. In response to this identified need, Council undertook planned street tree planting in Moorooka and Nathan in 2022 to increase tree canopy cover in these suburbs. As these trees grow, they will deliver all the environmental, social and economic benefits that trees provide to these local communities.</p> <p>Road speeds are determined by the role and function of the road within the road network hierarchy. Road speed limits reflects the hierarchy and is amended in local circumstances to account for signals, intersections and changes in traffic operations. Existing posted speeds are not changed as a part of a development application. However, residents may submit requests to Council for the reduction of posted speeds on local roads. Council’s Transport Planning and Operations branch will consider requests in this regard against the Department of Transport and Main</p>	No change

Submission reference	Submission summary	Response	Change required
		<p>Roads' <i>Queensland Road Safety Technical User Volumes (QRSTUV): Guide to Speed Management</i>.</p> <p>The Bushfire overlay in City Plan identifies vegetation areas that may constitute a bushfire risk in specific weather events. Assessable development occurring within the Bushfire overlay is required to be located, sited, designed and managed to minimise and mitigate bushfire hazard risks to people and property. This includes the requirement for development to ensure safe and efficient evacuation and access routes are provided.</p> <p>Toohey Forest is a significant natural asset within Brisbane's southern suburbs, supporting a wide diversity of plant and animal species, including a healthy population of koalas. Toohey Forest is protected and managed by Council as a conservation reserve. The Residential renewal precinct solely relates to land outside of Toohey Forest.</p> <p>The Biodiversity areas overlay in City Plan is the principal means of identifying and protecting habitat within the suburban living areas of Brisbane. The Biodiversity areas overlay requires that new development is designed to conserve important remnant native wildlife habitat and ecological corridors.</p>	
NSMNP – 034, 138	Submitters objects to the draft plan based on insufficient hazard modelling of bushfire impacts on safe traffic movement in Fairlawn Street, Nathan and area around Toohey Forest.	The Bushfire overlay in City Plan identifies vegetation areas that may constitute a bushfire risk in specific weather events. Assessable development occurring within the Bushfire overlay is required to be located, sited, designed and managed to minimise and mitigate bushfire hazard risks to people and property. This includes the requirement for development to ensure safe and efficient evacuation and access routes are provided.	No change

Submission reference	Submission summary	Response	Change required
		<p>Future development applications will be assessed in accordance with the relevant policies and codes of City Plan including Transport, access, parking and servicing and Subdivision codes.</p> <p>Any applicant/s will be required to submit a <i>Transport Impact Assessment Report</i> which considers various factors including, but not limited to on-site parking supply, access (including for emergency vehicles), as well as potential impacts to the capacity of the intersection of Fairlawn Street and Toohey Road. Council must be satisfied that the identified impacts can be mitigated by proposed development/s for approval to be granted.</p>	

3.3 Character (Traditional building character overlay and Character residential zone)

Submission reference	Submission summary	Response	Change required
NSMNP – 007, 025, 029, 046, 050, 059, 060, 062, 065, 083, 090, 091, 097, 100, 110, 117, 124, 127, 133, 135, 153, 160, 163, 168	Submitters do not support the loss of any protections to character dwellings and/or streetscapes due to their contribution to the character and history of the area. Some submitters identify additional places for character listing.	As part of the draft plan, Council conducted a review of pre-1947 dwellings and their contribution to the streetscape. The review of traditional building character dwellings identified additional pre-1947 houses to be added to the Traditional building character overlay that are currently not protected. The review also identified some properties that were isolated from other character or altered by prior renovation that warranted removal from the overlay.	No change
NSMNP – 001, 075, 089, 128, 155, 167	<p>Submitters oppose rezoning of sites from the Low-medium density residential zone to the Character residential zone or existing Character residential zone, including:</p> <ul style="list-style-type: none"> • Goodwin Terrace and Koala Road, Moorooka; • 41 Bracken Street/5 Medina Street, Moorooka; 	Council conducted a review of pre-1947 dwellings and their contribution to the streetscape as part of the draft plan. The review of traditional building character dwellings identified additional houses to be added to the Character residential (Infill housing zone precinct) and Traditional building character overlay.	No change

Submission reference	Submission summary	Response	Change required
	<ul style="list-style-type: none"> • 1 Robinson Street/65 Hamilton Road, Moorooka; • 23 Vendale Street, Moorooka. 	<p>The Character residential (Infill housing zone precinct) facilitates a mix of existing and new housing choices (e.g. dual occupancy, 2 storey low rise multiple dwellings such as row houses), while retaining the character housing.</p> <p>The Traditional building character overlay works with the Character residential zone to maintain traditional character in streets where several houses built pre-1947 contribute to a collective traditional character streetscape. Some homes built after 1946 may be included, where they form part of a traditional character streetscape. Any future redevelopment is to address the Traditional building character (design) overlay code, with development to be compatible in form, scale, materials and detailing.</p>	
NSMNP – 001, 089, 145, 153	<p>Submitters oppose the expansion of the Traditional building character overlay and do not support the Traditional building character overlay on the following sites:</p> <ul style="list-style-type: none"> • 144 Lillian Avenue, Salisbury (noting the removal of the overlay from 174 and 176 Blackwood Street); and • 1 Robinson Street/65 Hamilton Road, Moorooka. 	<p>As part of the draft plan, Council conducted a review of pre-1947 dwellings and their streetscape. The review identified streetscapes that exhibit traditional character and require continued protection.</p>	No change
NSMNP – 147, 163	<p>Submitters support post-1947 houses to be included in the Traditional building character overlay, around 1950s. These homes also support our traditional urban character, history and place identity.</p>	<p>City Plan defines traditional building character as those dwelling houses built pre-1947 that denote a range of building styles and materials that best describe the character of Brisbane’s housing in the early 20th Century. This definition is used as the type and materials of these dwellings is unique as compared to other Australian capital cities.</p> <p>Post War (1947 and later) dwellings have a broader range of design styles and use of materials, that is represented across post-war urban areas in Australia, due to changes in construction, design and available materials.</p>	No change

Submission reference	Submission summary	Response	Change required
NSMNP – 166	<p>Submitter comments on the accuracy of the Traditional building character overlay mapping. Cited support for Traditional building character and possible heritage listing of 43 Kellett Road, Salisbury, noting 16 Kellett Road is included in overlays.</p>	<p>Brisbane’s Local heritage places and areas of Traditional building character are identified and protected differently. The Traditional building character overlay aims to retain intact streetscapes comprising houses built pre-1947.</p> <p>The streetscape on Kellett Road, between Blackwood and Henson Roads comprises homes built after the end of 1946 and are not suitable for inclusion in the Traditional building character overlay. 16 Kellett Road was created from the subdivision of 54 Blackwood Road into two lots. The Traditional building character overlay was in place prior to this subdivision.</p> <p>Members of the public, including property owners, can nominate places for inclusion in the Heritage overlay. If you would like to nominate a place for inclusion in the Heritage overlay as a Local heritage place, please submit your nomination via Council’s online form. Once completed, the nomination will be received by the Heritage Policy team for review and investigation.</p>	No change
NSMNP – 089	<p>Submitter notes that the Character residential zone and Traditional building character overlay should be limited in the neighbourhood plan to ensure more housing is provided close to major transport infrastructure. The only areas where the Traditional building character overlay should be retained includes the west side of Sinclair Street, southern side of Hansen and Forest Streets between Vale and Luxworth Streets and north side of Keats Street, between Carson and Caskey Street. In other areas the extension of the overlay should be limited.</p>	<p>City Plan defines the Character residential zone and traditional building character as representing areas of pre-1947 dwelling houses that denote a range of building styles and materials that best describe the character of Brisbane’s housing in the early 20th Century.</p> <p>The draft plan provides for modest growth in residential areas that are well connected to public transport and existing services.</p>	No change
NSMNP – 161	<p>Submitter objects to the removal of the Scout Hall at 180 Blackwood Road, Salisbury as it was an important part of Salisbury’s history.</p>	<p>The site at 180 Blackwood Road (which was formerly owned by The Scout Association of Australia Queensland Branch Inc) is included in the Character residential zone and Traditional building character overlay.</p>	No change

Submission reference	Submission summary	Response	Change required
		<p>Development approval for demolition of the scout hall building was not required to be issued by Brisbane City Council due to the age of the scout hall. It is understood that the small building evident on the site in the 1946 aerial image was removed to allow for the scout hall.</p> <p>A development application seeking approval to subdivide the site into 5 lots was lodged with Council on 28 March 2024. If you would like to view details of this application, please visit Council's development application portal 'Development.i' at https://developmenti.brisbane.qld.gov.au and search on application reference number A006494550.</p>	

3.4 Transport

Submission reference	Submission summary	Response	Change required
3.4.1 Road access / connectivity / congestion			
NSMNP – 069, 074, 154, 160	Submitters object to the draft plan on the basis that proposed population increase of 17,000 people will cause road congestion and impact public transport.	<p>The draft plan proposes an increase of approximately 3,000 dwellings (5,000 residents) and projected employment growth of 12,000 employees focussed on the high frequency railway station at Moorooka.</p> <p>The urban area between the rail corridor and Beaudesert Road has been an employment corridor and low-medium rise (2 to 3 storey) residential growth area since the 1970s. The draft plan is supported by high frequency public transport has confirmed the locality's role aligning with City Plan's Strategic framework and ShapingSEQ 2023 Regional Plan.</p> <p>Council monitors road usage continually and planning to support future capacity of the strategic road network is included in the Local Government</p>	No change

Submission reference	Submission summary	Response	Change required
		<p>Infrastructure Plan and Long Term Infrastructure Plan. Council undertook traffic modelling, to assess proposed land use changes in Moorooka. It confirmed that the planned upgrade of Ipswich Road in Moorooka, to provide six general traffic lanes will accommodate proposed growth under the draft plan. Modelling also identified that the intersection of Ipswich Road and Gainsborough Street would also need to be signalised to support this growth.</p> <p>Council's long-term plan for the upgrade of Ipswich Road includes strategically located signalised intersection upgrades for local connectivity, and high-quality cycle and pedestrian infrastructure between Hamilton Road and Gow Street-Colebrook Avenue. Land required for these upgrades is being secured by conditioning approved adjoining developments to provide building setbacks, or road dedications, as well as the installation of infrastructure where legislation permits.</p>	
NSMNP – 083, 163, 167	Submitters indicate that the plan should provide for improved road infrastructure, including place/road signage and a boulevard along Ipswich Road.	<p>The Streetscape hierarchy overlay in City Plan identifies requirements for new development to provide verges and street trees to improve shade, walkability and pedestrian amenity in the public realm to contribute a sub-tropical boulevard along Ipswich Road.</p> <p>Road signage is provided in accordance with the Road hierarchy and the Standard Road signs which are regulated by the Queensland Government. Please report any damaged or degraded signage to Council's Transport Network Operations team on (07) 3403 8888 or Council's 'Report-it' link online.</p>	No change
NSMNP – 153	Submitter commented that the draft plan was not supported by a traffic analysis.	Council undertook traffic modelling, to assess proposed land use changes in Moorooka. It confirmed that the planned upgrade of Ipswich Road in Moorooka, to provide 6 general traffic lanes will accommodate proposed growth under the draft plan.	No change

Submission reference	Submission summary	Response	Change required
		Modelling also identified that the intersection of Ipswich Road and Gainsborough Street would also need to be signalised to support this growth.	
3.4.2 Car parking			
NSMNP – 007, 011, 021, 037, 042, 046, 050, 052, 054, 056, 062, 074, 088, 091, 092, 097, 100, 102, 105, 109, 114, 124, 127, 132, 133, 135, 142, 154, 160, 163, 168, 169	Submitters comment that the draft plan does not provide for sufficient off-street car parking (including parking near train stations) and proposed growth will result in on-road congestion.	<p>Council manages requirements for on-site car parking on a citywide basis through City Plan, including the Transport, access, parking and servicing code and planning scheme policy which are used to guide and assess development.</p> <p>Council is committed to encouraging and making public and active transport the transport mode choice. This is why sites proposed for higher residential densities, or increased commercial activity within the draft plan are strategically located near major public transport nodes. Future planned road upgrades also include provision of high quality pedestrian and cycle infrastructure to support these outcomes.</p>	No change
NSMNP – 149	Submitter supports reduced car parking rates to encourage active transport, including one residential car park and 0.5 visitor car parks per unit regardless of the number of bedrooms.	New development will be required to address impacts on local traffic and on-site parking needs. The Transport, access, parking and servicing code and planning scheme policy within City Plan provides details on the car parking required for each type of development. A further reduction in the car parking rates is not proposed.	No change
NSMNP – 019, 050, 062, 091, 124	Submitters outline that provision of off-street or public electric vehicle charging facilities should be required in the plan.	All new multiple dwellings are now required by the National Construction Code to provide the electric capacity and distribution boards to support off-street electric vehicle charging.	No change
3.4.3 Pedestrian and cyclist accessibility			
NSMNP – 003, 019, 020, 021, 024, 026, 027, 028, 030, 031, 032, 033, 039, 045, 046, 047, 048, 049, 050, 052, 054, 056, 059, 060, 062, 063, 064, 065, 066, 069, 074, 076, 077, 081, 082, 083, 084, 085,	<p>Submitters request safe, green and shaded pedestrian infrastructure/crossings to support walking between key areas (e.g. shops, parks and all train stations) and safer school travel. A submitter also seeks wider footpaths at 2m to provide accessibility for all users.</p> <p>Key proposals include:</p>	Footpath infrastructure improvements are outside the scope of the neighbourhood planning amendment process. They are considered as part of Council's ongoing infrastructure upgrade investigations that are reviewed and proposed on an annual basis through Council's budget. Requests for any repairs required to specific infrastructure, including for footpaths, can be direct to Council's Contact Centre on 3403 8888, or	No change

Submission reference	Submission summary	Response	Change required
<p>088, 089, 091, 092, 097, 099, 100, 102, 109, 114, 115, 116, 121, 122, 124, 125, 127, 130, 132, 133, 135, 140, 142, 145, 147, 149, 154, 155, 160, 163, 165, 168, 169, 170</p>	<ul style="list-style-type: none"> • New pathways/crossing points along Ipswich Road, Beaudesert Road and Moorvale shops; • New pathways along Moolabin Creek; • New pathways to Rocklea railway station; • New pathways through parks connecting John Bright Street and Cobden Street; • New pathways to connect Muriel Avenue Park and/or Peter Scott Skate Park/Toohey Forest; • New pathways on Hamilton Road; • New pathways to provide mid-block access in streets like Helles, Durack, Lyon, Hansen, Chaucer and Keats; • New connecting routes to Salisbury railway station and Salisbury State School. 	<p>online at https://www.brisbane.qld.gov.au/about-council/contact#mail</p>	
<p>NSMNP – 003, 007, 009, 017, 019, 020, 021, 024, 027, 028, 033, 035, 045, 046, 048, 050, 055, 059, 060, 062, 063, 065, 073, 077, 083, 091, 109, 114, 115, 124, 125, 127, 130, 132, 133, 135, 147, 149, 160</p>	<p>Submitters highlight that safer cycling should be supported by lower speed limits, better infrastructure and dedicated connected cycle paths, including along:</p> <ul style="list-style-type: none"> • Andrew Avenue; • Beaudesert Road; • Cracknell Road; • Cripps Street; • Currey Avenue; • Davey Street; • Evans Road; • Fernvale Road; • Ipswich Road; • Lillian Avenue; • Mayfield Street; • McCarthy Street; • Moolabin Creek bikeway upgrades; • Oxley Creek Common to Moorooka; • Precision Street; • Rocky Waterhole Creek between Salisbury Recreation Reserve and Ipswich Road; • Tarragindi Road; • Connections to Ipswich Motorway Bikeway; 	<p>Bikeways are shown in the Bicycle network overlay in City Plan and implementation is considered as part of Council's ongoing bikeway infrastructure investigations.</p> <p>The draft plan includes a cross-section which shows a new bikeway along the western side of Ipswich Road. Land required for the potential future upgrade of Ipswich Road in Moorooka has been identified for the purpose of informing conditions for approved adjoining developments with respect to road dedications and/or building setbacks to protect options in this regard. Funding for future upgrades is subject to an assessment of their priority against other, similar citywide proposals.</p> <p>Council's long-term plan for the upgrade of Ipswich Road is to provide 6 general traffic lanes with strategically located signalised intersection upgrades for local connectivity, and high-quality cycle and pedestrian infrastructure between Hamilton Road and Gow Street-Colebrook Avenue. Land required for these upgrades has been identified and will be acquired by conditioning approved adjoining</p>	<p>No change</p>

Submission reference	Submission summary	Response	Change required
	<ul style="list-style-type: none"> • Connections to Primary and State Schools; • Connections to Riverloop via Yeerongpilly, Veloway and Ipswich Motorway Bikeway. 	<p>developments to provide building setbacks, or road dedications, as well as the installation of infrastructure where legislation permits.</p> <p>Council's draft Local Government Infrastructure Plan amendment 1B, proposes the following infrastructure to improve active transport within the plan area:</p> <ul style="list-style-type: none"> • Ipswich Road (Hamilton Road to Gainsborough Street) road corridor project (MKA-RC-001) • Ipswich Road and Gainsborough Street intersection upgrade project (MKA-RI-001); • Rocky Water Holes Creek Bikeway between McCarthy Road- Beaudesert Road, and from Beaudesert Road to John Bright Street (SAL-SP-002, SAL-SP-003, SAL-SP-004, MKA-SP-003, MKA-SP-005 and ROK-SP-007). 	
NSMNP – 048	<p>Submitter request that accessible footpaths, specifically those that comply with the <i>Disabilities Discrimination Act 1992</i> and National Disability Strategy 2010-2020, should be provided for in the plan.</p>	<p>The draft plan seeks to improve the liveability of the Nathan—Salisbury—Moorooka area for all residents by guiding future development in the right locations. The draft plan does not include specific provisions regarding all abilities access, ageing in place and car parking, as these requirements are already outlined in development codes and planning policies in City Plan. In addition, Council is implementing <i>A City for Everyone: Inclusive Brisbane Plan 2019-2029</i>. These actions aim to make Brisbane an easier city for everyone to connect, work, live, enjoy and engage.</p>	No change

3.5 Environment, Parks and Recreation

Submission reference	Submission summary	Response	Change required
3.5.1 Creeks			
NSMNP – 046, 050, 059, 060, 062, 063, 065, 083,	<p>Submitters comment that paths should be provided along Moolabin Creek and Rocky Water Holes Creek</p>	<p>Moolabin and Rocky Water Holes Creeks are local waterways that transects residential and industrial area as well as local parks. Due to the complexity of</p>	No change

Submission reference	Submission summary	Response	Change required
084, 088, 091, 100, 124, 127, 135,	(particularly between Assembly Street Park and Ainsworth Street/Russ Hall Park, Salisbury).	<p>urban environments and property ownership the creeks are not capable of establishing public right of way along their entire alignment. Where accessible, parkland has been established with recreation assets including paths and playspaces and shelters and dog off-leash areas.</p> <p>Additionally, Council's Local draft Local Government Infrastructure Plan amendment 1B, proposes infrastructure to improve active transport along Rocky Water Holes Creek between McCarthy Road-Beaudesert Road, and from Beaudesert Road to John Bright Street.</p>	
3.5.2 Parks and recreation			
NSMNP – 009, 010, 011, 019, 021, 024, 026, 032, 033, 034, 035, 038, 045, 046, 047, 048, 049, 050, 052, 056, 062, 063, 064, 065, 066, 069, 073, 074, 076, 081, 082, 083, 084, 085, 088, 091, 092, 096, 105, 114, 122, 124, 125, 127, 130, 132, 133, 135, 140, 142, 147, 154, 160, 163, 169, 170	<p>Submitters comment that the plan should provide for new parks, playgrounds, green spaces, community gardens, toilets and sports facility areas. Specifically, parks near creeks and schools.</p> <p>Submitters do not support the inclusion of the Salisbury RSL park being classed as 'new' when it already exists. Submitters oppose any change to the management of the park.</p>	<p>Council has an integrated land use and infrastructure planning process. Future new and upgraded parks are represented in Council's Local Government Infrastructure Plan, which enables Council to require infrastructure contributions through the development approval process.</p> <p>Draft amendments to the Local Government Infrastructure Plan were advertised in 2023, and within the neighbourhood plan area, proposes the following with respect to parks:</p> <ul style="list-style-type: none"> • Salisbury – a new park to be delivered between Greer Road and Tuckett Road; • Moorooka – a new park to be delivered in the vicinity of Lyon, Vale and Hansen Streets; • Nathan – a future upgrade of park infrastructure for Toohey Forest Park. <p>The draft plan proposes to rezone the Salisbury RSL Park (25 Industries Road, Salisbury) from the Industry zone to the Open space zone. The proposed rezoning of the park is consistent with the existing use and purpose of the land. The draft plan will not change the current management of the park, its maintenance or</p>	No change

Submission reference	Submission summary	Response	Change required
		other responsibilities established in the current Deed of Grant.	
NSMNP – 008, 032, 045, 046, 047, 048, 049, 066, 076, 082, 084, 085, 088, 100, 116, 121, 135, 140, 170	Submitters support a large new park and boardwalk along Moolabin Creek so that residents have improved connection to bikeways and green and open space.	Moolabin Creek is a local waterway that transects residential and industrial area as well as local parks. Due to the complexity of urban environments and property ownership Moolabin Creek is not capable of establishing public right of way along its entire alignment. Where accessible, parkland has been established with recreation assets including paths and playspaces and shelters.	No change
NSMNP – 035, 083	Submissions seek greater protection and expansion of Toohey Forest, including expansion of Council control over Toohey Forest by consolidation of surplus State land or acquisition of additional properties.	<p>Toohey Forest is a significant natural asset within Brisbane’s southern suburbs, supporting a wide diversity of plant and animal species, including a healthy population of koalas. Toohey Forest is protected and managed by Council as a conservation reserve.</p> <p>Council recently accepted trusteeship of the area of Queensland Government National Parks land that comprised Toohey Forest and accordingly this land is now managed by Council. There is an area of remnant bushland at Don Young Road, Nathan which is currently owned by Economic Development Queensland. Council is continuing to advocate with the Queensland Government for the transfer of this land to Council so it can be conserved and managed as part of Toohey Forest.</p>	No change
3.5.3 Biodiversity			
NSMNP – 007, 019, 020, 024, 026, 028, 035, 046, 050, 053, 056, 059, 060, 062, 063, 083, 091, 098, 102, 106, 113, 124, 127, 129, 132, 133, 141, 157, 158, 162, 164, 166, 167, 168	<p>Submitters object to the draft plan based on:</p> <ul style="list-style-type: none"> • limited nature and wildlife areas, including need for new subdivisions to have trees planted; • measures to protect and promote biodiversity are not included; • need to protect significant trees; • need to have traffic measures to support wildlife movement; 	<i>Brisbane. Clean, Green, Sustainable 2017-2031</i> highlights Brisbane’s key sustainability achievements and outlines future targets and commitments to drive us towards a cleaner, greener and more sustainable city. The establishment of 40% natural habitat cover on mainland Brisbane by 2031 is one of Council’s key targets for protecting the biodiversity and natural values of Brisbane. This is complemented by Council’s target to establish 75% of Brisbane’s natural habitat in good condition. Council is continuing to	No change

Submission reference	Submission summary	Response	Change required
	<ul style="list-style-type: none"> wildlife corridors should be provided to Toohey Forest (potential to form link to Rocky Water Holes Creek); riparian re-wilding of Moolabin Creek and Rocky Water Holes Creek is not included in the plan. 	<p>invest in the restoration of habitat to support these outcomes.</p> <p>The Biodiversity areas and Waterway corridors overlays in City Plan are the principal means of identifying and protecting habitat within the suburban living areas of Brisbane. These overlays require that new development is designed to conserve important native wildlife habitat and waterway corridors. The Significant landscape tree overlay also serves to provide for the protection of vegetation that has landscape character values, including wildlife habitat.</p> <p>Moolabin Creek and Rocky Water Holes Creek transect residential and industrial areas and local parks. Due to the complexity of urban environments and property ownership of both creeks, the full restoration of habitat along the length of these creeks is not feasible. However, Council is continuing to support local Habitat Brisbane groups and the Oxley Creek Catchment Association who are working hard to improve the condition of habitat within these local creeks.</p>	
NSMNP – 069	Submitter objects to reconfiguring lot provisions including the loss of trees.	The Biodiversity areas overlay code in City Plan is the primary means for identifying and protecting habitat in Brisbane. Tree retention is also considered as part of City Plan's Subdivision code.	No change
NSMNP – 129, 141, 157, 158, 162	Submitter objects to the continued industry activities impacting the sensitive environmental values of Toohey Forest/Mayne Estate, Moorooka which is habitat to threatened species.	The <i>Environmental Protection Act 1994</i> regulates environmental contamination and harm. Should you suspect that environmental contamination or harm is occurring, please contact Council's Contact Centre on (07) 3403 8888 or write to Council online .	No change
3.5.4 Emissions			
NSMNP – 074, 154	Submitters object to the air emissions/dust from Clapham Junction (Moorooka railway station), Moorooka.	The Cross River Rail project is a Queensland Government. Construction activities are required to follow a dust management plan to reduce dust impacts as far as practicable. If you are experiencing dust impacts, please contact the Cross River Rail	No change

Submission reference	Submission summary	Response	Change required
		project team to report the situation and request action to improve the dust management practices. All enquiries regarding site works and operations can be directed to the Cross River Rail project team by either calling <u>1800 010 875</u> or by contacting info@crossriverrail.qld.gov.au .	

3.6 Out of scope of this amendment package

Submission reference	Submissions summary	Response	Change required
NSMNP – 002, 052, 074, 083, 103, 132, 163, 168	Submitters seek greater clarity on flood mapping and associated requirements, including in the Moolabin Creek, Lucy Stret and Fairlawn Street locality.	<p>The Flood overlay code in City Plan guides development on sites at risk of flooding with defined Flood Planning Areas (FPAs) shown on the Flood overlay map. Development requirements are tailored to each FPA. Planning controls are higher in areas when flood susceptibility is more frequent, and/or to a higher depth and/or in fast flowing water. For example, FPA1 is subject to the highest development assessment requirements for any future development within that area. The draft plan has not amended any of the Flood overlay maps applying to the area.</p> <p>Council has developed the Flood Awareness Maps to provide residents with general information on flooding in Brisbane. If you would like more detail about flooding for your property, you can also download a FloodWise Property Report.</p>	No change
NSMNP – 074, 127, 132, 154	Submitters identify concerns regarding flooding of the Muriel Avenue underpass of Ipswich Road.	The Muriel Avenue underpass of Ipswich Road is an identified flood impacted part of the road network. The conjunction of the as-built road with the Oxley Creek and Rocky Waterholes Creek corridors results in inundation due to storm events and Brisbane River flood events. There are no current plans to invest in additional road infrastructure due to the height of creek stormwater and flood events and the overhead restrictions of the Ipswich Road overpass.	No change

NATHAN—SALISBURY—MOOROOKA NEIGHBOURHOOD PLAN – CONSULTATION REPORT

Submission reference	Submissions summary	Response	Change required
NSMNP – 052	Submitter commented that social housing may lead to an increase in the crime and safety impacts.	No supporting evidence has been provided on this link.	No change
NSMNP – 069	Submitter identifies concerns regarding new houses and apartments in Salisbury being constructed with black or dark coloured roofing, not in keeping with heat mitigation.	Building materials, including roof colours are not regulated by the draft plan.	No change
NSMNP – 053, 074, 088, 115, 127, 154	Submitters request additional street lighting to improve safety, particularly along key connecting streets to Ipswich Road.	Street lighting standards on the Council road network are in accordance with <i>Australian Standard 1158</i> and provide support for expected nighttime usage by all modes of transport, including pedestrian access.	No change
NSMNP – 003, 007, 017, 024, 028, 033, 034, 046, 050, 056, 062, 081, 083, 088, 091, 115, 123, 124, 127, 135, 149, 163	Submitters state that the plan should provide more frequent bus services and new services (linking Moorooka railway station / Salisbury railway station / shops / schools).	Public transport planning and service delivery is managed by Translink (Queensland Government’s transport planning agency). Council is a service provider for bus and ferry services. Requests for improvements in public transport services (routes and frequency) can be provided to Translink via phone on 13 12 30 or online via translink.com.au/contact-us	No change
NSMNP – 088	Submitter objects to on-street and on-site car parking generated from use of a site (51 Mayfield Road, Moorooka) for religious purposes.	Car parking requirements for development are outlined in the Transport, access, parking and servicing planning scheme policy of City Plan. Council is continually assessing and managing on-street parking and kerbside allocations across the entire transport network. Local road network on-street parking issues can be raised with Council via (07) 3403 8888.	No change
NSMNP – 069, 166	Submitters comment on traffic incidents at corner of Henson Road, Kellett and Tamlyn Roads, Salisbury.	Traffic incidents need to be reported to the Queensland Police Service to investigate each circumstance. Where on-street parking behaviour is causing access issues please contact Council’s Contact Centre on (07) 3403 8888 where each issue can be assessed on a case-by-case basis.	No change
NSMNP – 017, 046, 069, 073, 074, 109, 121	Submitters seek active travel infrastructure improvements and lower speed limits in parts of Salisbury, Nathan and Moorooka (Vendale Avenue, Woodlea and Homestead streets).	Footpath infrastructure improvements are outside the scope of the neighbourhood planning amendment process. They are considered as part of Council’s ongoing infrastructure upgrade investigations that are reviewed and proposed on an annual basis through Council’s budget. Requests for any repairs required to specific infrastructure, including for footpaths, can be direct to Council’s Contact Centre on 3403 8888, or	No change

Submission reference	Submissions summary	Response	Change required
		<p>online at https://www.brisbane.qld.gov.au/about-council/contact#mail</p> <p>Existing posted speeds are not changed as a part of a draft plan. Residents may submit requests to Council for the reduction of posted speeds on local roads. Council will consider requests in this regard against the Department of Transport and Main Roads' <i>Queensland Road Safety Technical User Volumes: Guide to Speed Management</i>.</p>	
NSMNP – 078	Submitter does not support e-scooters on footpaths due to safety concerns.	Personal mobility devices (including e-scooters) and bicycles are permitted on footpaths under the Queensland Road Rules. Traffic incidents need to be reported to the Queensland Police Service to investigate each circumstance.	No change
NSMNP – 015, 020, 028, 032, 034, 056, 064, 069, 074, 102, 110, 121, 127, 147, 154, 166, 169	Submitters indicate that the draft plan will lead to more traffic and associated concerns regarding road safety (especially near schools), due to trucks and on-street car parking causing reduced driver visibility.	Narrow streets form part of the road network throughout suburban Brisbane, and it is not uncommon for local streets in suburban areas, particularly near mixed use centres, to experience high levels of parking demand. Key streets in the plan area (e.g. Kipling Street) have staggered parking restrictions (no stopping one side of road then the other side) installed to enable safe local traffic movement if restrictions and road rules are observed. Restrictions between 9am-5pm Monday to Friday are considered suitable to maintain amenity and access. If compliance is an issue, increased enforcement can be requested by residents via Council's Contact Centre on (07) 3403 8888.	No change
NSMNP – 073	Submitter objects to the removal of on-road traffic control/speed devices in Homestead Street, Moorooka. The removal of devices has resulted in increased vehicle road speeds	Road safety improvements are outside the scope of the draft plan. If road safety is an issue, increased enforcement can be requested by residents via Council's Contact Centre on (07) 3403 8888.	No change
NSMNP – 073	Submitter comments on a need for improved road connectivity from Moorooka to the M1 motorway.	Private vehicle trips between these planned growth areas and the Pacific Motorway (M1) are expected to utilise Council's major road network, including Ipswich Road, Beaudesert Road, Muriel Avenue, Evans Road and Toohey Road. These trips are not expected to significantly impact traffic volumes on Mayfield Road.	No change

NATHAN—SALISBURY—MOOROOKA NEIGHBOURHOOD PLAN – CONSULTATION REPORT

Submission reference	Submissions summary	Response	Change required
NSMNP – 057,097	Submitters oppose the draft plan on the basis that responses to climate change have not been stated.	<p>City Plan includes provisions to encourage development to include design elements that address the subtropical climate in Brisbane, reducing the need for artificial heating and cooling, and subsequent energy efficiencies.</p> <p>In 2021, the draft strategy identified nominated ‘shadeways’ for future street tree planting projects. In response to this identified need, Council undertook planned street tree planting in Moorooka and Nathan in 2022 to increase tree canopy cover in these suburbs.</p>	No change
NSMNP – 003, 007, 008, 024, 028, 034, 050, 056, 062, 064, 091, 105, 115, 123, 124, 165	Submitters highlight need for increased capacity of education facilities in draft plan area associated with the proposed population increases.	The draft plan proposes an increase of approximately 3,000 dwellings (5,000 residents). These projections were provided to the Queensland Government as part of their review of the draft plan. The projections may inform planning for school facilities which is a Queensland Government responsibility, managed by the Department of Education or independent schools.	No change
NSMNP – 163	Submitter outlines that no additional schools are required for draft plan area.	Planning for education is a Queensland Government responsibility and is managed by the Department of Education in conjunction with the relevant non-government schools governing bodies (i.e. Catholic education, or relevant independent schools governing bodies). Requests for changes in education services can be provided to the Queensland Department of Education.	No change
NSMNP – 057, 097, 153, 155	Submitters highlight that the draft plan should further align with the draft strategy that was released in June 2021. Further information is required on the status of the draft strategy.	<p>The draft strategy was released for consultation in 2021 to gain community feedback to inform the direction of the draft plan. Council’s response to community feedback on the draft strategy is available on the Nathan—Salisbury—Moorooka neighbourhood plan project page to download.</p> <p>The draft plan has been prepared in accordance with the <i>Planning Act 2016</i> and the Minister’s Guidelines and Rules. The draft plan was reviewed by the Queensland Government and was approved for public consultation.</p>	No change

NATHAN—SALISBURY—MOOROOKA NEIGHBOURHOOD PLAN – CONSULTATION REPORT

Submission reference	Submissions summary	Response	Change required
NSMNP – 057, 131, 149	Submitters comment that the draft plan does not align with ShapingSEQ 2023 Regional Plan or the Minister’s Guidelines and Rules.	The draft plan has been prepared in accordance with the <i>Planning Act 2016</i> and the Minister’s Guidelines and Rules. Some of the key outcomes sought from the Regional Plan (including higher densities near transport nodes or High amenity areas) have been responded to in the draft plan. The draft plan was reviewed and approved by the Queensland Government for public consultation.	No change
NSMNP – 111	<p>Submitter recommends an alternate growth strategy that creates a high-density office/business centre that supplements the central business district.</p> <p>The submitter recommends the creation of a multi-agency development authority to manage the investment in transport and other infrastructure to support high density growth precincts.</p>	<p>The draft plan proposes a mix of expansion of residential areas and employment areas by:</p> <ul style="list-style-type: none"> • intensifying residential density in established residential areas within the walking catchment of the Moorooka and Salisbury railway stations; and • amending the mix of industrial and business uses in existing industrial zoned areas. 	No change
NSMNP – 010, 055, 057, 083, 111, 138	Submitters highlight the need for a dedicated infrastructure investment plan to support improvements.	<p>Council’s Local government infrastructure plan (LGIP) identifies trunk infrastructure, including new and upgraded parks, which are required to support projected growth identified in the draft plan.</p> <p>Draft amendments to the LGIP were advertised in 2023. Within the neighbourhood plan area, the draft LGIP proposes the following parks:</p> <ul style="list-style-type: none"> • Salisbury – proposed new park between Greer Road and Tuckett Road; • Moorooka – proposed new park between Lyon and Hansen Streets adjacent to the Moorvale shopping centre precinct (NPP-002); and • Nathan – proposed upgrades to Toohey Forest to improve nature recreation infrastructure and facilities. 	No change
NSMNP – 008, 009, 014, 017, 019, 020, 021, 024, 026, 028, 030, 032, 034, 041, 042, 043, 046, 048, 054, 059, 060, 063, 064, 065, 066, 069, 074, 076,	<p>Submitters seek infrastructure to support the growth anticipated in the draft plan, including:</p> <ul style="list-style-type: none"> • community infrastructure – community space, library, parks/playgrounds/gardens and community facilities, to celebrate the area’s multi-cultural history; 	Council undertakes citywide reviews of the Local Government Infrastructure Plan every 5 years and the infrastructure plan informs the development of annual budget and future infrastructure programs.	No change

Submission reference	Submissions summary	Response	Change required
<p>078, 081, 082, 083, 084, 085, 088, 089, 096, 097, 099, 100, 104, 106, 113, 114, 115, 116, 121, 123, 125, 127, 130, 132, 133, 135, 140, 142, 149, 154, 159, 163, 165, 170</p>	<ul style="list-style-type: none"> • active travel footpaths and cycle paths; • flood proofing of Lucy Street; • overhead pedestrian crossing of Ipswich Road; and • signage on Ipswich Road. 	<p>Council is committed to providing a well-linked and readily accessible network of high quality, flexible and well-utilised community facilities that provide opportunities for a diverse range of community activities, foster community development and enhances the overall health and wellbeing of the Brisbane community.</p> <p>Council notes support for a new library in Moorooka. There are a number of Council libraries that service the Moorooka area and are within proximity, including Annerley, Fairfield and Coopers Plains libraries. The Garden City Library functions as a regional library for the southside of Brisbane due to its range of services and opening hours. Council regularly undertakes strategic planning and reviews of library facility requirements for communities across Brisbane. Currently, there are no plans for a new library in Moorooka. A district arts space for the plan area has been identified for inclusion in the draft Long Term Infrastructure Plan (LTIP).</p> <p>Council notes support for upgrading the Moorooka Community Centre at 40 Gainsborough Street, Moorooka. Council continually monitors changes in demand to meet the city’s future needs and regularly reviews its community infrastructure to ensure it is focused on immediate needs. Council also regularly monitors the condition and level of service offered by its community facilities, such as the Moorooka Community Centre, to meet the needs of our changing community. This information is used to inform forward planning and to assist in the prioritisation of facility upgrades.</p> <p>Council has provided for the embellishment of existing sports, recreation and community facilities. An amendment to the Local Government Infrastructure Plan (LGIP1B) has been prepared to</p>	

Submission reference	Submissions summary	Response	Change required
		<p>identify future trunk infrastructure investments that are financially sustainable and appropriate for the expected rate of growth in the plan area. Council undertakes regular citywide infrastructure reviews and the infrastructure plan informs the development of annual budget and infrastructure programs. The draft LGIP 1B proposes new and upgraded parks at:</p> <ul style="list-style-type: none"> • Salisbury – proposed new park between Greer Road and Tuckett Road; • Moorooka – proposed new park between Lyon and Hansen Streets adjacent to the Moorvale shopping centre precinct (NPP-002); and • Nathan – proposed upgrades to Toohey Forest to improve nature recreation infrastructure and facilities. <p>The draft plan seeks to improve the liveability of the Nathan—Salisbury—Moorooka area for all residents by guiding future development in the right locations. The draft plan does not include specific provisions regarding all abilities access, ageing in place and car parking, as these requirements are already outlined in development codes and planning policies in City Plan.</p> <p>Council is aware that Lucy Street in Moorooka/Yeerongpilly experiences flooding from Moolabin Creek. Consideration for funding to increase the flood resilience of this crossing is subject to an assessment of its priority relative to other, similar citywide proposals.</p> <p>Road signage is provided in accordance with the Road hierarchy and the Standard Road signs which are regulated by the Queensland Government. Please report any damaged or degraded signage to Council’s Transport Network Operations team on (07) 3403 8888 or Council’s ‘Report-it’ link online.</p>	

NATHAN—SALISBURY—MOOROOKA NEIGHBOURHOOD PLAN – CONSULTATION REPORT

Submission reference	Submissions summary	Response	Change required
NSMNP – 048, 057	Submitters note that First Nations history and engagement should be reflected in the neighbourhood plan.	Traditional Custodians were invited to participate and contribute to the draft plan as part of the consultation process. This aligns with Council’s Reconciliation Action Plan.	No change
NSMNP – 067	Submitter supports the maintenance of the Moorooka War Workers Housing Estate’s character and heritage values.	Support noted.	No change
NSMNP – 006, 020, 048, 071, 083, 095, 107, 143, 149	Submitters do not support: <ul style="list-style-type: none"> proposed heritage listing of the Moorooka War Workers Housing Estate; listing of 12 Medina Street, Moorooka. 	The Qualified state interest amendment – Local heritage (Local heritage amendment) is separate to the Nathan—Salisbury—Moorooka neighbourhood plan. Further information about the proposed Local heritage amendment can be obtained from the project webpage or by emailing Strategic.Planning@brisbane.qld.gov.au .	No change in this amendment
NSMNP – 056	Submitter seeks heritage listing of local schools, (buildings and grounds).	Schools are managed by the Queensland Government’s Department of Education or the relevant non-government governing body. Members of the public can nominate Local heritage places for protection through City Plan’s Heritage overlay by submitting an online form . Once completed, the nomination will be received by Council for review and investigation. If you believe a place has State-level cultural heritage significance, you can submit an application to the Queensland Government’s Department of Environment, Science and Innovation for their consideration.	No change
NSMNP – 057, 153	Submitters commented on community participation in the neighbourhood plan process. The Community Planning Team did not represent community members who support new and diverse housing and further engagement would have been supported.	Community feedback has helped to shape the neighbourhood plan since the commencement of the project in November 2019. Community members have provided feedback via various events and activities, including an online survey and feedback form, in person at information sessions, as part of the Community Planning Team, and by phone or email. The draft strategy released in 2021 attracted a high level of community response. The draft plan presented for public consultation between 13 May to 16 June 2024 represents a	No change

Submission reference	Submissions summary	Response	Change required
		balanced response to the need to support urban growth in Brisbane while respecting existing communities.	
NSMNP – 097, 160, 166	<p>Submitters commented that the statutory planning documents are too technical and hard to interpret by residents to clearly understand the draft plan.</p> <p>Comment that the time allowed to review and provide feedback on the draft plan was too short.</p>	<p>Council prepared a number of supporting documents and materials to support community consultation on the draft plan, including StoryMap, an interactive map. Council officers were also available in-person at events in the local area in May and June 2024 and also available online to discuss any aspect of the proposed changes with customers.</p> <p>The public notification period exceeded the time requirements for plan amendments of 20 business days as set out by the Queensland Government to ensure that the community had more time to consider the changes and provide a submission.</p>	No change

4.0 Conclusion and next steps

The submissions received have been considered in the development of the final package of amendments.

You can read the draft neighbourhood plan that was publicly notified by visiting brisbane.qld.gov.au and searching ‘Nathan, Salisbury, Moorooka neighbourhood plan’.

The amendment includes specific proposals such as changes to zones and overlays and is subject to review by the Queensland Government.