Dutton Park - Fairfield
Draft Neighbourhood Plan Strategy

Brisbane City Council has prepared a draft strategy to guide the future of the Dutton Park-Fairfield area.

To find out more or have your say visit www.brisbane.qld.gov.au and search for ‘Dutton Park-Fairfield Neighbourhood Plan’ or call (07) 3403 8888.
INTRODUCTION

About the draft strategy for the Dutton Park-Fairfield area

Brisbane City Council is developing a neighbourhood plan for the Dutton Park-Fairfield area, which covers the suburbs of Dutton Park and Fairfield and some parts of Annerley, Highgate Hill, South Brisbane, Woolloongabba and Yeronga.

Neighbourhood plans help guide future development, protect locally valued elements and coordinate land use and infrastructure over a 10-year period. They ultimately become part of the Brisbane City Plan, which sets out the potential uses for each and every block in the city.

Why the Dutton Park-Fairfield area?
Local health, research and education precincts will grow over the next 10 to 20 years as demand for health services and specialist knowledge increases. Future development must be carefully managed so it’s well designed, has good supporting infrastructure and respects the area’s history. Neighbourhood planning can help protect what the local community values and improve the area for everyone.

The draft strategy may affect your property
Now is the time to have your say about the future of your neighbourhood by telling us what you think of the draft strategy. This draft strategy, along with your feedback, will be considered when Council prepares the draft neighbourhood plan in 2016.

Once prepared, the draft neighbourhood plan will be sent to the Queensland Government for review. Following this review, you will have the opportunity to provide additional feedback to Council before it becomes a legal document guiding development in the Dutton Park-Fairfield area over the next 10 years.

Have your say
Come along to our Talk to a Planner sessions and information kiosks. You can talk one-on-one with a Council officer, ask specific questions or get more detail on how to have your say. You can:
• call the neighbourhood planning team on (07) 3403 8888
• email us at neighbourhood_planning@brisbane.qld.gov.au
• visit www.brisbane.qld.gov.au, search for ‘Dutton Park-Fairfield Neighbourhood Plan’ and complete the online submissions form.


Come and talk with us
Information kiosk, Boggo Road Markets, Dutton Park
Sunday 8 November 2015

Talk to a Planner session
Diana Plaza Hotel, Woolloongabba
Tuesday 10 November 2015

Information kiosk, Fairfield Gardens, Fairfield
Thursday 12 November 2015

Talk to a Planner session
Yeronga Services Club, Yeronga
Wednesday 25 November 2015

For more information, visit www.brisbane.qld.gov.au/neighbourhoodplanning
ABOUT THE AREA

Close to the city centre, the Dutton Park-Fairfield area is popular for both living and working. The area naturally divides into two distinct halves. The northern half, just across the Brisbane River from the Central Business District (CBD), is considered part of Brisbane’s inner city. Large hospitals and a bustling commercial precinct define the identity of this precinct, though neighbourhoods of small character homes flourish beyond the main roads. The southern half of the area is more residential in nature, with green, open spaces, riverside parks, sporting fields and quiet neighbourhoods of large character homes.
Gateway to the CBD

The Dutton Park-Fairfield area is a southern entry point to the CBD and city frame areas of business, entertainment, education, and health services. Many people pass through the northern part of the area on their way to other parts of the city.

A hub for health and knowledge

Brisbane is emerging as a world leader in knowledge-based, innovative and creative industries. The northern portion of the Dutton Park-Fairfield area forms part of Brisbane’s knowledge corridor, a spine of tertiary campuses, research precincts, cultural facilities and medical institutions.

Many institutions in the plan area provide statewide services and are at the forefront of new industries like medical research and biotechnology. These facilities are likely to grow in state, national and international importance, contributing greatly to our economy.
Brisbane’s early suburbs

Some of Brisbane’s oldest suburbs fall within the plan area. South Brisbane’s development as a commercial centre mirrored that of the CBD in early years and many heritage buildings and high streets from the 1800s remain intact. Homes appeared on Stanley Street by the 1850s with residential development booming in nearby neighbourhoods in the 1880s and again post-World War I. These older suburbs lined with humble workers’ cottages and gracious Queenslander gives the Dutton Park-Fairfield area its character and are highly valued by residents and visitors alike.

Green, leafy spaces and signature parks

The Dutton Park-Fairfield area has a beautiful collection of riverside walks, green open spaces and well-used parks, including one of Brisbane’s oldest and largest inner-city parks. Most are located in the area’s southern half. While large green spaces were not included when the northern half was developed, signature city parks including the popular South Bank Parklands, historic City Botanic Gardens and cliff-top park at Kangaroo Point are just a short bike ride or bus trip away.
Connecting people and places

Many people in the Dutton Park-Fairfield area live or work within 10 minutes' walk of a busway or railway station. Like local roads, these public transport services connect directly to regional and inner-city transport networks, giving local residents and workers excellent transport options. This also means the area’s public transport is at capacity during peak hour as commuters make their way through the area. Peak hour traffic volumes are also projected to grow as trips to and from the city centre increase.

An active, outdoor lifestyle

Thousands of people walk or cycle to the area’s universities, hospitals, research centres, specialist health services and other businesses each day. Many more pass through on their daily commute to the CBD or en route to a sunny picnic at South Bank or a local park. Evening walks along the river or on weekends are also popular. Stanley Street is the busiest road for active transport, used by more than 6000 pedestrians and 1200 cyclists daily.
Map 2: The Dutton Park-Fairfield area’s busy main streets have shaped the development and character of the area.

Key roads in Dutton Park-Fairfield

- **Stanley Street** is a busy commercial precinct with a mix of traditional, commercial, character and heritage buildings and large-scale institutions including hospitals and schools.

- **Annerley Road (north)** offers a transition from the 18-hour activity of the hospitals and Stanley Street to the quieter southern areas.

- **Annerley Road (south)** has a mix of stand-alone homes and low to mid-rise units surrounded by a primary school, police station and the heritage listed Boggo Road Gaol buildings and grounds.

- **Annerley Road/Gladstone Road** extends from the intersection of Annerley Road and Gladstone Road, and heads south through major intersections, past Dutton Park railway station and through character housing before joining Ipswich Road.

- **Gladstone Road** is lined with pockets of stand-alone character homes, low-scale units and a cluster of commercial, character buildings.

- **Cornwall Street** provides an important link between Buranda and Annerley Road, and forms the southern boundary of the Princess Alexandra Hospital campus.

- **Fairfield Road** has suburban streetscape character and a leafy, green identity that is reinforced by adjacent parks and open space.
BACKGROUND ON BRISBANE’S HEALTH AND KNOWLEDGE ECONOMY
A city of innovation

Brisbane is recognised internationally as a hotspot for innovation and experimentation. It’s a city of ideas and exporting our intellectual property brings economic growth and jobs.

The health and community services sector is the largest provider of jobs in the Dutton Park-Fairfield area, representing approximately one third of jobs. Growth expectations from 2011 to 2031 indicate that the number of jobs in the health and community services sector could double (as shown in Figure 1). Not only do knowledge industries employ people directly, they act as catalysts for wider economic growth.

Fostering, commercialising and exporting knowledge will be central to Brisbane’s continued economic prosperity.

Figure 1: Jobs in knowledge-intensive occupations are expected to grow substantially over the next 20 years

Did you know?

Knowledge-intensive occupations (including those in the health and community and education sectors) already account for 35% of Brisbane’s total employment. These industries are growing faster in Brisbane than across Australia as a whole.

1 Brisbane City Council (2012), Brisbane Economic Development Plan 2012-2031, p.6.
Building Brisbane’s knowledge corridor

As early as the 1990s, Brisbane started developing ‘knowledge clusters’ around its universities and hospitals. Co-locating similar businesses within industry clusters offers the benefit of enabling organisations to collaborate on projects as well as share resources such as skilled workers, suppliers and infrastructure. International experience also shows that these hubs in turn attract new shops, restaurants, cafes, entertainment and cultural venues which enliven the whole area.

Many of the city’s creative, cultural, education and research precincts now sit within a corridor that stretches from the Royal Brisbane and Women’s Hospital to The University of Queensland (see Map 3).
Local health and knowledge hubs

The Dutton Park-Fairfield area’s hospitals, research centres and Ecosciences Precinct form a significant part of Brisbane’s knowledge corridor. Local hospitals and allied health institutions care for patients from across Queensland, with specialist roles in maternal and children’s health, spinal care and radiation therapies.

The area’s major facilities have also raised Brisbane’s international profile as a specialised centre for medical and life science research. The Translational Research Institute, for example, is one of only a few large institutes in the world dedicated to translating scientific discoveries into applications for medical practice.

Ongoing private and public investment in these health and knowledge hubs will see them continue to grow in the future.

From hospitals to healthcare precincts

Local hospitals are actively evolving into holistic healthcare precincts.

Mater Hospital plans to create Australia’s most renowned hospital and healthcare precinct, mixing health services with research and education centres for excellence, while the Princess Alexandra Hospital wants to be a globally recognised health, research and academic community. Remaining a centre for locals is also important to both.

These hospitals recognise that the surrounding area must also become a lifestyle destination to lure the best and brightest from around the world.

Did you know?

The Child Health Research Centre, located next to the Lady Cilento Children’s Hospital in South Brisbane, is Queensland’s only dedicated child and adolescent research centre. With more than 450 staff, the centre focuses on childhood cancer, infectious diseases, obesity, burns and wound repair.

Talking point: A Melbourne health hub

On the edge of Melbourne’s CBD, the Royal Melbourne Parkville Hospital Precinct has established itself as a leader in global research and is among the top five biomedical precincts in the world.

- 10,000 scientists/researchers
- 23,700 workforce population
- 24% of residents live and work within Parkville
- Incorporates heritage buildings in its modern campus
- Access to train, tram and bus services
- High proportion of land used for accommodation
- Nearby major health and research organisations
WHAT YOU’VE TOLD US SO FAR
Community engagement activities

In March 2015, Council distributed a newsletter to local homes and businesses to let people know about neighbourhood planning and how to be part of the process by completing a survey, nominating for a Community Planning Team or attending other engagement activities.

Three Community Planning Teams (CPTs), made up of residents and business owners, shared their insights and valuable local knowledge with us. For those who didn’t nominate for a CPT, we held information kiosks at Buranda Village Shopping Centre, Fairfield Gardens Shopping Centre and Boggo Road Markets between April and July 2015 so we could talk with locals about the planning process. Three ‘Talk to a Planner’ sessions, held in May 2015, gave community members additional opportunities to talk to Council officers about the local area. An online survey was available between March and August 2015. More than 200 responses were received.

Broad summary of community feedback

A. Community engagement activities
1. Increased residential densities are okay around public transport stops (not in character areas) if they have appropriate infrastructure.
2. The demographics of the area are changing so there should be a wider choice of housing suited to older people, families and students.
3. The local road network could be improved as there is local ‘rat-running’; it’s difficult to get across roads (especially at roundabouts); and there are safety concerns for pedestrians and cyclists.
4. The area lacks a central place for the community to meet.

B. Online survey
1. Protect the character housing and heritage places, and celebrate the history of the area.
2. People love their parks, trees and shade, and would like improvements to public places, community facilities and streetscapes.
3. It’s important to improve safety and connectivity for pedestrians and cyclists, and to improve access to public transport.

Figure 2: A sketch from a Community Planning Team activity

Figure 3: Survey respondents nominated their three most important issues for the Dutton Park-Fairfield area
VISION FOR THE DUTTON PARK-FAIRFIELD AREA

We’ve drafted a vision to describe what the Dutton Park-Fairfield area will be like in 20 years. It combines community ideas with Council’s plans and technical studies, and will be used to guide future planning and development.
The Dutton Park-Fairfield area boasts world-leading, innovative health, research and education precincts, vibrant businesses and attractive residential streets. Health and knowledge hubs are connected by subtropical boulevards and convenient public transport. Local heritage and character homes and buildings are highly valued, protected and enjoyed, contributing to the area’s identity and appeal.

Planning themes for the Dutton Park-Fairfield area

The four themes below describe how Council intends to achieve this vision. All of the planning ideas proposed by the Dutton Park-Fairfield Neighbourhood Plan Draft Strategy sit within four themes and are detailed in the following sections.

Growing a health and knowledge economy
Support Brisbane’s economy and generate more local jobs by enabling health, research and education hubs to grow.

Character and built form
Better protect character houses and retain heritage buildings for their contribution to the area’s identity and appeal. Improve local housing options by allowing larger developments on a few, select sites.

Providing places for people
Reinvigorate and beautify public spaces to attract knowledge workers and give people more places to meet and enjoy their community.

Making it easier to move about
Make it easier and more pleasant for people to walk, cycle or get to public transport at any time of the day or night.