GROWING A HEALTH AND KNOWLEDGE ECONOMY

The Dutton Park-Fairfield area’s health and knowledge hubs are critical to Brisbane’s economy. We need to carefully manage their growth and focus new development around existing hubs.
For existing precincts to generate real synergies of activity and knowledge, they should have a mix of offices, shops, restaurants, public spaces and living areas close to existing hospitals and other institutions. Businesses that support the core function of major health and knowledge facilities should be encouraged to locate within, or close to, each hub, with accommodation for visitors nearby.

Although significant development of these precincts is not expected for another 10 to 20 years, land for health and knowledge uses needs to be preserved now. We also need to start planning and investing in better connections to public transport, more places to enjoy the city’s distinctive outdoor lifestyle and a lively retail and entertainment scene.

What you told us:

“Support uses along Annerley Road that serve local residents” Talk to a Planner session

“Stanley Street pedestrian environment does not encourage patronage” CPT member

“Medical precinct focus but needs to grow other businesses; there are lots of people – staff, patients, and visitors” CPT member

“Centre should be a mixed-use precinct to service people who work in the area – provide community hubs, not just medical services with token add-ons” CPT member

“Revitalise shopping areas, provide more up-to-date, modern services such as supermarkets, cinemas, etc.” CPT member

1. **Promote and facilitate the growth of the health and knowledge economy.**

1.1. Focus development within existing centre boundaries to promote consolidation and capitalise on access to public transport (see Map 7).

1.2. Ensure that major health and knowledge facilities, and sites in close proximity, are zoned to support renewal, redevelopment and expansion (see Map 7).

1.3. Increase allowable building heights to 15 to 20 storeys to facilitate the expansion of health and knowledge and supporting uses north of Catherine Street (indicated on Map 7). Any development will need to be sympathetic to the heritage buildings and the views from Stanley Street and Annerley Road as well as the immediate surrounds. Buffers between the heritage buildings and any new development would be encouraged.

1.4. Facilitate the adaptive re-use of heritage buildings as an integral part of centre expansion.

1.5. Support mixed-use development of five to eight storeys on appropriately sized sites on Annerley Road south of Catherine Street (see Map 7).

1.6. Support the expansion of Somerville House (as indicated on Map 7), subject to the completion of a master plan which demonstrates demand for, and community access, to the proposed facilities.

1.7. Seek opportunities to improve the area’s digital infrastructure, for example, by providing free wireless internet (wi-fi) within public spaces in health and knowledge hubs.
Catalyst project: Mater health and knowledge precinct

Support the creation of a health and knowledge precinct around the Mater and Lady Cilento Children’s hospitals. Council could form a strategic partnership with the Queensland Government, Mater Hospital and other private entities to coordinate planning and governance, build alliances and attract talent and investment.

2. Facilitate an appropriate mix of land uses to support a health and knowledge economy.

2.1. Encourage the co-location of new health, medical and research facilities and complementary uses along a corridor that links Mater Hill, Boggo Road Urban Village and the Princess Alexandra Hospital.

2.2. Encourage short-term accommodation near major health and knowledge facilities to meet the needs of visitors.

2.3. Allow Annerley Road (north of Catherine Street) to develop as a mixed-use area with ancillary medical buildings, commercial offices, short-term accommodation, convenience retailing, entertainment and dining.

2.4. Consider using the Burke Street industrial area for health and knowledge ‘starts ups’.
CHARACTER AND BUILT FORM

Most of the older character housing, commonly known as ‘timber and tin’, in the Dutton Park-Fairfield area is protected from being demolished or substantially altered through a ‘Traditional Building Character Overlay’. These protections will continue.
However, while these protections apply, in a number of locations in Dutton Park and Fairfield the land is also included in the low-medium density residential zone. This allows new units or townhouses next to character houses that are retained on site. A review of Dutton Park and Fairfield has shown a low take-up of unit development in the low-medium density residential zones, that has a high level of character houses, due to a community preference to invest in houses, the small size of lots limiting the capability of new unit development, sloping land and increased property value. The community have indicated their preference that areas where character housing is intact should be protected.

Through the neighbourhood planning process Council, working with the community and heritage experts, has identified the extent of pre-1946 character housing where it remains strongly intact and requires continued protection, and where development over time has fragmented the streetscape.

This draft strategy proposes making it clearer whether these homes should be preserved and what kind of development is appropriate within an appropriate residential zone. Protections will be lifted from a small proportion of areas with transformed character and streetscapes, but strengthened by increasing the extent of the Character Residential zone in most neighbourhoods where character houses dominate. Though development in Character Residential zones can still be allowed on the rear of some large sites, the homes themselves—and local streetscapes—will be better protected. Proposed regulations to reduce commercial building heights at the edges of health and knowledge hubs will also help preserve the character of older neighbourhoods.

As well as protecting existing living areas, Council considered new opportunities to broaden local housing options by allowing redevelopment of larger sites with good public transport. Three sites are considered suitable for residential development of up to eight storeys and two sites for two to three-storey development (see Table 1).

What you told us:

“Retain character homes and buildings” Information kiosk

“Allow high-rise unit development to avoid urban sprawl, in areas which would not be affected or be near heritage dwellings” Survey respondent

“Stanley Street shops need revitalising” CPT member

“Maintaining the character of the area is very important but with good planning this area could be an even better place for families to live and work” Survey respondent
<table>
<thead>
<tr>
<th>Site Name</th>
<th>Suitable Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site 1 - Multiple Sclerosis</td>
<td>If there is a change of use in the future, medium density residential is the most appropriate land use. The character buildings will need to be retained.</td>
</tr>
<tr>
<td>Queensland (Gladstone Road)</td>
<td></td>
</tr>
<tr>
<td>Site 2 – Hexagon (Gladstone Road)</td>
<td>If there is a change of use in the future, medium density residential is the most appropriate use, and will require appropriate transitions to the surrounding character residential area.</td>
</tr>
<tr>
<td>Site 3 - Catholic Education Office, Queensland (Gladstone Road)</td>
<td>If there is a change of use in the future, low-medium density residential is the most appropriate use, and will require appropriate transitions to the surrounding character residential area.</td>
</tr>
<tr>
<td>Site 4 - RSPCA (Fairfield Road)</td>
<td>If there is a change of use in the future, low-medium density residential is the most appropriate land use with provision for community use.</td>
</tr>
<tr>
<td>Site 5 - Cornwall Street industrial land</td>
<td>This site is close to Dutton Park railway station. Medium density residential development is the most appropriate use.</td>
</tr>
</tbody>
</table>

Table 1: Sites identified as suitable for low- to medium-rise residential development
Map 5: Character protections will be strengthened in many neighbourhoods.
1. **Retain character housing and streetscapes**

1.1. Change the zone from Low-medium density residential to Character residential (Infill housing) (for areas identified in Map 5) to protect the area’s character and streetscapes. This allows for development to occur providing the streetscape remains intact.

1.2. Retain the Low-medium density residential zone and remove the Traditional building character overlay in specific places where the streetscape has already been transformed (see Map 5). This supports two to three-storey unit development in accordance with the existing Brisbane City Plan 2014 design codes.

1.3. Continue to protect heritage buildings in commercial areas and encourage their innovative re-use, enabling them to contribute to the area’s distinctive identity.

1.4. Encourage development that supports smaller retailers, cafes and restaurants which serve local residents and workers, attract visitors and activate the street along Stanley Street (see Figure 6).

**Figure 6: Council will encourage smaller retailers, cafes and restaurants along Stanley Street**
Figure 7: Where health and knowledge hubs sit close to character streets, new commercial buildings will need to transition down in height. Taller buildings will be set back to preserve privacy and allow sunlight and breezes to penetrate.

What you told us:

“Need more communal active spaces i.e. plazas/urban commons” Talk to a Planner session

“Rail overpass along Annerley Road needs improvement (unsafe, dark, road layout, design)” Talk to a Planner session

“Develop a more attractive, ‘leafy’ pedestrian space between South Bank and Boggo Road Gaol, past the Mater Hospital. This area is very drab at the moment” Survey respondent

“Given that so much of Fairfield, in particular, is built on swampland, we are fortunate to have an amazing range of greenspaces and public parks” Survey respondent

“Encourage pedestrian friendly shopping precincts” Survey respondent

2. Focus new development along main roads and around public transport stations

2.1. Concentrate new residential development in a number of large, consolidated sites (see Table 1 and Map 7).

2.2. Support new residential development on sites close to railway or busway stations.

2.3. Improve pedestrian amenity by reducing the number of vehicle crossovers to properties directly accessible from Annerley Road through future developments.

2.4. Ensure the design of new developments around hospitals and research facilities transitions from a commercial scale to a residential scale, where character streets are located nearby (see Figure 7).
Providing Places for People

Attractive, well-used public spaces help create vibrant, connected communities. Streets shaded by overhanging foliage, sunny outdoor spaces, bustling plazas and riverside parks are our backyard playgrounds, the places we gather as a community. They’re also what attract knowledge workers from across the globe.
This draft strategy proposes transforming key streets into subtropical boulevards and creating more places to meet and relax. Connecting major health and knowledge facilities, these boulevards will be beautiful, uncluttered spaces that move people around the area safely while offering opportunities to interact. More public art, street trees and facilities such as lighting will enliven existing parks and well-used places such as around major street intersections. Council will also look for ways to make it easier to access water-based recreation on the river, a key element of our outdoor lifestyle.

The Dutton Park-Fairfield area lacks central meeting places yet Stanley Street’s heritage precinct, on the corner of Annerley Road, is ripe for renewal. This pocket of commercial history could be redeveloped as a lifestyle hub, with refurbished heritage buildings, laneways lined with shops and cafes, shady parks and plazas for pop-up entertainment, bringing new life to the area. Innovatively adapting and activating heritage listed commercial buildings here, and in other places, would aid in their conservation so they remain strong elements of the area’s identity. Already a popular place for weekend markets, Boggo Road Urban Village could evolve into a second, central lifestyle destination.

### What you told us:

“Stanley/Vulture streets intersection – need more green time at lights to allow pedestrians and cyclists to cross” Information kiosk

“The corner of Annerley Road and Cornwall Street at Dutton Park railway station is a hazard for pedestrians and cyclists especially connecting to the bikeway behind the hospital. This could do with some better control, walkway or such” Survey respondent

“Traffic congestion and safety on Fairfield Road and Venner Road” Information kiosk

“Existing crossings of Fairfield Road are not very safe for children or for bikes, especially the Venner Road roundabout” Talk to a Planner session

“Need to increase access to Queensland Rail stations, walkways and lifts for elderly and people with prams” Talk to a Planner session

“Confusing bus route information and the changes at 9am cause confusion. The legibility of the network needs to be clearer” Talk to a Planner session

### 1. Create a heritage lifestyle hub on Stanley Street (see Figure 8)

1.1. Create a unique retail and entertainment environment through the re-use of heritage commercial buildings.

1.2. Create a network of vibrant laneways connecting Annerley Road to Merton Road and Stanley Street, behind the heritage commercial buildings.

1.3. Investigate opportunities for a public place and plazas, for example, on the western corner of Stanley Street and Annerley Road (see Figure 8).

### 2. Enhance existing public places

2.1. Extend South Bank’s landscaping elements to Dock Street Park.

2.2. Create a more pleasant pedestrian environment along Stanley Street through subtropical landscaping.

2.3. Enhance Gair Park, and the connections between Boggo Road Urban Village and The University of Queensland, as development occurs on key sites around Denbigh Street.
2.4. Promote additional subtropical landscaping along popular routes to key local destinations such as Fairfield Gardens and Dutton Park railway station, and at the intersection of Stanley Street and Annerley Road (see Map 7).

2.5. Promote opportunities for unique public art to create identity at busy pedestrian junctions.

2.6. Create small, universally accessible public places for pedestrians along Annerley Road (from Stanley Street to Dutton Park railway station) to improve amenity.

2.7. Promote options to integrate the Dutton Park neighbourhood centre with Dutton Park rail station in future public transport and road improvement projects.

2.8. Investigate opportunities to improve access for water-based activities to the Brisbane River from the Brisbane Corso Park.
3. Create an attractive urban environment for workers, residents and visitors

3.1. Facilitate the development of Boggo Road Urban Village as a lifestyle hub and transport interchange for the northern half of the area, including providing for a new, small-scale supermarket and retail centre.

3.2. Maintain Fairfield Gardens as the district centre and local heart of the southern half of the area.

3.3. Encourage new development to include high quality design and green building elements such as green walls and roofs to beautify, shade and cool the area.

Figure 9: Council will look for opportunities to make it easier and more pleasant to walk along Stanley Street between Woolloongabba and South Bank