Brisbane City Council works with communities every day to build long-term plans for the future so that our city continues to be a great place to live, work and relax.

We are working with residents, businesses and other stakeholders connected to the Banyo-Northgate area (which also includes parts of the Nundah, Nudgee, Hendra and Virginia areas) to prepare a neighbourhood plan to guide where and how we grow over the next 10 years and beyond.

The community shared ideas and comments about what the area should look like in the future through workshops, information kiosks, surveys, industry groups, emails and over the phone.

Combining this community feedback with technical input, we’ve developed a draft strategy and would love to hear your feedback to make sure it’s heading in the right direction.

There are lots of ways to have your say on the future of your local area, and you can provide feedback until Friday 8 December 2017.

Why plan for the Banyo-Northgate area?
The Banyo-Northgate area has always been a great place to live. Older, established neighbourhoods are embracing younger families once again as new generations discover the spacious, affordable homes, green leafy streets and strong sense of community that have drawn people to the area for decades.

Neighbourhoods in Northgate and northern Nundah are becoming sought-after inner-urban living precincts as Nundah blossoms into a major centre on the city’s north side with more than 62 cafes, restaurants and bars. Thriving industrial precincts anchored by the iconic Golden Circle cannery are attracting talent, interest and investment, strengthening the city’s economic prosperity and broadening local job options.

As the Banyo-Northgate area’s popularity grows, balancing the demand for land for new homes, businesses and industrial operations will become important. Planning today can help ensure the area keeps its much-loved character into the future.
The next stage is for Council to listen to and review your thoughts on the strategy and prepare a Draft Neighbourhood Plan for further feedback. Have your say at brisbane.qld.gov.au/neighbourhoodplanning

What is neighbourhood planning?

Neighbourhood plans are created by Council, with input from residents and business owners to guide development in an area and become part of Council’s planning scheme, Brisbane City Plan 2014 (City Plan).

Neighbourhood plans within City Plan can:
- change zoning or the rules for new development at specific locations
- state what types of housing or development are appropriate and where
- encourage local centres with new shops, cafes or businesses
- improve protections for local heritage and character
- identify and encourage services needed in the area
- lead to better local parks, public spaces and infrastructure.

Neighbourhood plans cannot:
- reduce the scale of development or make it harder for property owners to lawfully develop their existing property
- stop already-approved development, even if building has not commenced yet.

Achieving the vision - a snapshot of how we get there

We’ve had lots of locals share thoughts and ideas about the Banyo-Northgate area to help us form a draft strategy and we’d love to hear what you think.

So far, we’ve had community and stakeholder input from:

1100+ community survey responses

30 community planning team members

30 industry forum attendees

47 information kiosk attendees

24 people contacted council officers

You told us you value:

better public transport, including railway station and bus access

refreshing older industry areas around railway stations

keeping places of employment in the area

quality paths, shade, safe crossings and bike lanes for active travel

retaining current character housing and commercial buildings

a broader mix of housing types to support residents at all stages of life

retaining and improving green spaces

improved lifestyle opportunities in community hubs.
A vision for the Banyo-Northgate area

Our vision was created together with the community and guides how and where the area could grow in the future.

‘Banyo-Northgate is a well-connected community, with frequent public transport services, easy access to Brisbane’s CBD and the rest of southeast Queensland, and comprehensive walking and cycling networks. Local centres offer residents plenty of housing, commercial and recreational opportunities and the much-loved character and heritage of neighbourhoods is celebrated and protected. Lively commercial, industrial and education precincts are hubs for innovation and research that support business and industry. The area’s many green spaces, community facilities, schools and community hubs give locals plenty of opportunities to meet and connect.’

**VISION THEMES**

**Industry and employment**
- Preserve land for business and industry employment and transition some land around stations for business and industry.
- Expansion of Banyo district centre.
- Continued transition with new residential around the rail line, including fronting Nudgee Recreation Reserve and opposite the train station.
- Maintain intact pre-1946 character housing

**Character and housing**
- Maintain protections over character housing.
- Encourage better housing choices close to railway stations.
- Guide good design of future developments.

**Centres and community hubs**
- Maintain and enhance the village feel at the Banyo centre expands.
- Support small community precincts around Northgate and Nudgee railway stations.
- Support creative industries and community use at Northgate and Bindha.
- Plan for footpath and street tree improvements in neighbourhood hubs.

**Transport**
- Improve pedestrian accessibility around railway stations.
- Identify key neighbourhood connections for walking and cycling opportunities.
- Continue to review rail networks to support growth.

**Green space**
- Identify better ways to access and use open space and sporting facilities.
- Plan for additional facilities or upgrades to current open space and recreation facilities.

**BANYO-NORTHGATE NEIGHBOURHOOD PLAN AREA**

- Industry and employment
  - Preserve existing industry
  - New industry and business opportunities
  - Low impact industry and business opportunity
- Industry and employment
  - Preserve existing industry
  - New industry and business opportunities
  - Low impact industry and business opportunity
- Centres and community hubs
  - Existing hubs
  - Banyo Centre expansion opportunity
- Character and housing
  - Preserve intact pre-1976 character housing
  - New housing opportunities
- Green spaces
  - Railway station nodes
  - Railway line
- Nudgee
  - Indicative railway station walking catchment
- Northgate
  - Indicative railway station walking catchment
- Main road
- Railway line

**OPPORTUNITIES FOR REVITALISED RAILWAY STATION PRECINCTS**

**NUDGEE**
A small role of low-rise units or townhouses along Railway Street and a corner store, combined with new housing around the reserve, could inject new life and energy into this somewhat isolated station precinct, making it feel safe, both day and night.
- Continued transition with new residential around the rail line, including fronting Nudgee Recreation Reserve and opposite the train station.
- Retain a local business and industry precinct.

**BANYO**
Locally low Banyo centre’s ‘village feel’.
- More shops, cafes, restaurants, small businesses and apartments above shops along the two main streets leading to the railway station, combined with large shady trees, town street furniture and artwork, would extend the centre’s charm and broaden the range of local products and services available.
- Support expansion of Banyo district centre while maintaining village feel.
- Some opportunities for low-rise unit development around centre.

**BINDHA**
With the Golden Circle cannyery on one side, large industrial sites on the other and just one access link, the Bindha station precinct is ripe for renewal. It’s a great spot for a hub of innovative, low-impact and high-tech businesses, with attractive workshops and offices clustered around some amenities and housing opportunities.
- Support renewal of large low impact industry site with new streets and mix of uses.
- Opportunity for significantly improved access and use of Bindha Railway Station.

**NORTHGATE**
A 15-minute train ride to the CBD and two minutes from the Gateway, this industrial and living precinct is ideally suited to evolve into a lively hub for makers, manufacturers and businesses centred around a small cafe and dining precinct. In this area, links between working and living could blur, with homes spilling into the commercial and industrial precinct.
- Vibrant mixed use precinct opportunity with industry and business focus near Toombul Road.
- Other opportunities for new housing adjoining the railway line, businesses and parkland.

Are we on the right track? Have yoursay
Neighbourhood plan timeline

**BACKGROUND RESEARCH**
FROM EARLY 2016-2017

Research and community consultation was conducted to understand the key issues and opportunities affecting the Banyo-Northgate area’s future.

**DRAFT STRATEGY**
OCTOBER 2017

Council released the draft strategy, based on earlier community input, background research and technical studies, for further community feedback. This sets out some ideas for the draft neighbourhood plan.

**DRAFT NEIGHBOURHOOD PLAN**
EARLY-MID 2018

Following community feedback on the draft strategy, Council will prepare a draft statutory neighbourhood plan. This draft plan will also be advertised for public submissions following a review by the Queensland Government.

**ADOPTION AND PUBLICATION**
MID-2018

Once approved by the Queensland Government and endorsed by Council, the neighbourhood plan will form part of Brisbane City Plan 2014, which sets out how land can be used and developed across the city.

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**View a copy of the draft strategy document**
Visit brisbane.qld.gov.au/neighbourhoodplanning to download the full draft strategy.

**Have your say**
Join other locals and have a say about the future of your neighbourhood.

1. Head to brisbane.qld.gov.au to complete an online feedback form.

2. Talk one-on-one with a Council planner to find out what the draft strategy means for you and to share your thoughts.
   - Thursday 9 November – 4-6pm
     Corner of Ryans Road and Ridge Street, Northgate
     (next to Northgate Railway Station)
   - Saturday 11 November – 9-11am
     St Vincents Road next to Tuffnell Road, Banyo
     (outside Banyo Railway Station)
   - Wednesday 22 November – 4-6pm
     Railway Parade, Nudgee
     (outside Nudgee Railway Station)
   - Friday 24 November – 9-11am
     Northgate shops, corner of Northgate Road
     and Ridge Street, Northgate.

3. Email us at neighbourhood_planning@brisbane.qld.gov.au or write to Neighbourhood Planning (Banyo-Northgate), Brisbane City Council, GPO Box 1434, Brisbane QLD 4001.

**Feedback closes on Friday 8 December 2017.**
Stay up to date on the project by visiting brisbane.qld.gov.au/neighbourhoodplanning to sign up for email updates.