Sandgate District Neighbourhood Plan draft strategy

October 2019
The Sandgate district study area is located approximately 18 kilometres north of the Brisbane city centre and includes the suburbs of Sandgate, Deagon and Shorncliffe.

Please note: This document contains maps not of a technical nature and is optimised for online viewing. If printing, all details may not be readable.
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Have your say

Provide feedback.

Complete an online feedback form.
Visit brisbane.qld.gov.au and search ‘Sandgate District Neighbourhood Plan’.

Attend an information session.
Thursday 24 October 2019  
1-3pm and 6-8pm  
Sandgate Town Hall, cnr Cliff and Seymour streets, Sandgate

Saturday 26 October 2019  
9am-12pm  
Sandgate Scout Hall, 134 Brighton Road, Sandgate

Email
neighbourhood_planning@brisbane.qld.gov.au

Post a submission to:
Neighbourhood Planning (Sandgate District Neighbourhood Plan)  
Brisbane City Council  
GPO Box 1434, Brisbane Qld 4001.
Introduction

Every day, Brisbane City Council works with residents and local communities to grow our city while maintaining the character of our suburbs and planning for the future.

Since March 2019, Council has been working with local communities in and around Sandgate, Deagon and Shorncliffe to update the Sandgate District Neighbourhood Plan.

This draft strategy combines initial community input, including online survey responses and insights from a Community Planning Team, with the findings of background research and technical studies undertaken by Council.

A draft strategy:

- is produced so community members can consider the future of their neighbourhood
- introduces key themes for consideration in the future development of the area
- seeks community feedback on ideas for consideration in preparing a draft neighbourhood plan
- provides a guide for implementing key themes.

Community feedback received on the draft strategy will be used to prepare a draft neighbourhood plan. Once completed, neighbourhood plans form part of Brisbane City Plan 2014 (City Plan), which sets out how land can be used and developed across the city.

The Sandgate District Neighbourhood Plan is just one way Council is ensuring Brisbane is a city of neighbourhoods, where residents are close to the services they need and the lifestyle and leisure opportunities they want.
Sandgate district

As a historic coastal settlement, the Sandgate area has some of the region’s best natural attractions, including the foreshore, lagoons and wetlands. The area also has several significant heritage places and traditional character streetscapes, contributing to its unique appeal. Local centres, low impact industry areas, and the Deagon Racecourse are key to the local economy.

The Sandgate district’s bayside character attracts visitors from across Brisbane to enjoy the natural environment, dine by the water, or attend a local event. Opportunities, such as more retail experiences and improved connections, will maximise the benefits of tourism for the local economy.

The Gateway Motorway provides easy access from Sandgate to the Brisbane Airport and northern industrial area, allowing Sandgate to provide a supporting role to these economic hubs. A potential redevelopment of Deagon Racecourse by Racing Queensland presents a further opportunity to elevate the role of the Sandgate district in the region’s economy.

What you’ve told us so far

Locals have told us that they love:
- parks and foreshore
- bayside lifestyle
- character housing and heritage places
- recreational activities (e.g. walking and cycling)
- access to public transport
- sense of community.

The community indicated its priorities for the future to be:
- protecting traditional character housing in the area
- providing more retail experiences in the area such as cafes, dining, shopping and markets
- improving recreational facilities and open spaces
- resolving flooding and drainage in the area
- improving the amenity of lagoons in Sandgate
- increasing pedestrian and cycle connections in the area by improving bike and footpaths.

For further information on what you’ve told us so far, visit Council’s website and search ‘Sandgate District Neighbourhood Plan’
Vision

Council has combined ideas from the community and stakeholders into a vision that identifies opportunities to manage how the area will change over the next 10 years and beyond.

This vision statement was created with the community and is an important element of this draft strategy, guiding future planning and development in the area.

The Sandgate district is well known for its strong community, character housing and bayside lifestyle. Inclusive housing choices are located close to public transport and centres. A vibrant cultural scene helps to connect the community and support local businesses and employment opportunities. The local environment of the foreshore, lagoons, wetlands and estuaries are unique to this area and much valued by the community.

This vision is supported by three themes.
Vision

Bayside living

A rich local history contributes to the character of the area and is highly valued by residents and visitors. Sandgate, Deagon and Shorncliffe are well-established residential areas with traditional character streetscapes that contribute to the attraction of the area. The draft strategy seeks to reinforce the local history by identifying traditional character streetscapes and individual historical places to be protected, allowing for adaptive reuse.

As the population is expected to age over the next 10 to 20 years, greater housing choice is proposed within Sandgate centre and around the Sandgate and Deagon train stations.

Established trees are an important element of local character. The draft strategy proposes protection of trees of significance and seeks community feedback about trees along streets, parks and public spaces that may hold local significance.

Work by the water

Centres are the heart of a community, transforming a simple shopping precinct into places for the community to work, gather, dine, relax and celebrate. Allowing the Sandgate centre to grow as the main centre for the area will ensure its strong performance into the future as a vibrant attraction and destination for visitors.

Industry underpins Brisbane’s economic prosperity. The draft strategy proposes to support the local industrial economy and local jobs by maintaining the existing supply of industrial land.

The area is well serviced by road and rail, with three train stations to provide for local commuters.

With the beautiful Moreton Bay on its doorstep, the Shorncliffe Marina is well placed for small-scale tourism operations with a focus on nature-based experiences.

Play by the bay

With internationally significant wetlands to the north and south of the area, and Moreton Bay along the east, this area attracts visitors from all over Brisbane to relax and recreate. Protection of, and connection with, these ecological assets is important to the local community.

Locals and visitors enjoy the natural environment by walking around the lagoons and on the foreshore. This encourages the protection of the natural environment while supporting leisure activities for the community and visitors.

Improving pedestrian and cyclist connections between natural attractions, with continued support for local dining, events and festivals will enhance the bayside experience.
Theme one: Bayside living

Bayside living

Character streetscapes, heritage places and shady trees are key elements of the appeal of these well-established suburbs. The draft strategy proposes to protect intact character areas and heritage places, including strengthening protection in key focus areas.

To ensure appropriate choices for residents into the future, opportunities for greater housing choice have been identified around the Sandgate centre, and the Sandgate and Deagon train stations.

Significant landscape trees in parks, on footpaths and on private property are often highly visible from the street and are a prominent feature of the local landscape, contributing to the leafy and green character of the area. The draft strategy seeks community feedback about trees that may hold local significance.

Bayside living snapshot

This map provides a visual snapshot of some of the key places and proposed strategies.
Strategies and actions

Strategy 1.1 Strengthen protection of traditional neighbourhood character and streetscapes.

Maintain protection of existing traditional character streetscapes that contribute to the area’s charm and bayside lifestyle, while strengthening protection in key focus areas.

1.1.1 Maintain existing low density residential character for the majority of the area.

1.1.2 Continue to protect valuable streetscapes by maintaining appropriate protection provided by the zoning and Traditional building character overlay over pre-1947 character homes in Sandgate, Deagon and Shorncliffe.

1.1.3 Strengthen character protection along the foreshore in Shorncliffe and Sandgate, as well as streetscapes along the avenues in Sandgate.

1.1.4 Strengthen character protection over streetscapes in Sandgate, Deagon and Shorncliffe which have properties zoned for units but contain intact character streetscapes.

Strategy 1.2 Protect places that contribute to the history of the local area.

Continue to protect places that contribute to the history of the local area such as heritage places, commercial character buildings and stand-alone buildings constructed before 1911, while investigating additional places of significance.

1.2.1 Continue to investigate potential heritage places, while ensuring that existing places already recognised for their contribution to local history are maintained through the Heritage Incentives Scheme.

1.2.2 Identify and investigate places throughout the study area where additional protection may be applied to protect existing heritage values and allow for adaptive reuse.

Want to nominate a place for local heritage status? Visit brisbane.qld.gov.au/heritage for more information.

“Love the memorial, the beautiful trees, the pavilion and how it faces across to the beautiful town hall.”
Strategy 1.3 Encourage housing choice for people at all stages of life.

Provide housing diversity within Sandgate centre, and around the Sandgate and Deagon train stations to offer choice to residents as their housing requirements change over time. This will include design provisions to protect residential amenity in adjoining low density and character areas, and to complement important streetscapes and places.

Within the Sandgate centre, the current provisions of City Plan allow for four-storey buildings including residential development above ground floor retail. To further support the centre and provide housing choice close to services, the draft strategy proposes to increase maximum building heights to six storeys in specific areas in the Sandgate centre, while introducing design provisions to maintain vibrant streetscapes along Brighton Road. To maximise the benefit of public transport, the draft strategy proposes to rezone certain areas around the Sandgate and Deagon train stations to allow for attached housing up to three storeys.

1.3.1 Continue to allow attached residential developments, which transition to adjoining low density and character housing, as part of the current zoning for the Deagon centre.

1.3.2 In Sandgate centre Area A (see Figure A), allow for a mix of commercial and residential development up to six storeys, while maintaining the appearance of the streetscape along Brighton Road through ground floor retail and dining and upper storey setbacks (see Figure B). Design provisions will provide appropriate setbacks to adjoining character residential.

1.3.3 In Sandgate centre Area B (see Figure A), allow for a mix of commercial and residential development up to six storeys, while enhancing the streetscape amenity to Einbunpin Lagoon and protecting heritage values.

1.3.4 Investigate opportunities to allow new attached residential development of up to three storeys through zoning changes to selected areas around the Deagon train station (refer to Bayside living snapshot on page 8).

1.3.5 Investigate opportunities to allow new attached residential development, of up to three storeys, on the former gas works site on Towner Street and next to the Sandgate train station. Any future development must demonstrate land remediation, improved connections from the train station through to the park and how ecological features including biodiversity and waterway corridors are preserved and protected.

Figure A: Sandgate centre housing choice

Potential cross-section for Brighton Road to increase building heights from four storeys to six storeys in Sandgate centre

Figure B: Brighton Road cross section
Strategy 1.4 Retain and enhance the area’s leafy, green suburban character.

Trees contribute to the character of a neighbourhood in many ways. They can be visually prominent, provide shade, contribute to the attractiveness of an area and be historically symbolic or important in providing local habitat. Throughout Brisbane, many trees are identified as significant landscape trees as part of the planning scheme as well as being protected under Council’s Natural Assets Local Law 2003.

Council is reviewing the species of street trees that will thrive in coastal conditions in the future and will be easy to maintain.

1.4.1 Identify and protect significant landscape trees.
1.4.2 Identify opportunities for shade tree planting as part of development.
1.4.3 Design a street tree palette using species suited to the coastal location. These species could include tuckeroos, figs, Australian tulipwood, brush boxes and melaleucas.

If you would like to nominate any trees for protection, please identify them in your feedback.

“Love Yundah Street, Eagle Terrace and the park. They are beautiful tree-lined streets with magnificent vistas of the bay from the clifftop.”
Theme two: Work by the water

Work by the water

Few centres across Brisbane compare with the natural and historic features of the Sandgate area. Over the last few years, Council has worked with the Sandgate community to enhance the local centre through new wayfinding signage, tree lighting, a heritage trail, small business support and free public Wi-Fi. These initiatives are intended to support existing commercial businesses, including retail and industry, to remain viable and attract both locals and visitors. Not only are these businesses providing goods and services that residents need and want, they also provide employment, allowing locals to live and work in the community they love.

The draft strategy supports the growth of the existing commercial centre at Sandgate, as well as nurturing and facilitating new business ideas and commercial opportunities in strategic locations. The draft strategy proposes to allow new commercial opportunities around the Einbunpin Lagoon and foreshore, as well as facilitate job creation and industry at the Deagon Racecourse, to enhance the local economy and visitor experience.

Work by the water snapshot

This map provides a visual snapshot of some of the key places and proposed strategies.
Strategies and actions

Strategy 2.1 Encourage the growth and vibrancy of the Sandgate centre.

Allow the Sandgate centre to enhance its role as a vibrant economic and community hub by providing a range of activities (see Figure C). Additional design criteria will ensure new development contributes to the centre’s vibrancy.

2.1.1 Investigate opportunities to increase building heights from four to six storeys in selected locations within the Sandgate centre to encourage development and new businesses. Development would include ground floor retail to activate the street and provide opportunities for commercial space above (see Bayside living strategy 1.3 for further detail).

2.1.2 Investigate ways to encourage an appropriate mix of commercial, office and residential development. This will create a vibrant centre that has a strong daytime, night time and weekend economy.

2.1.3 Explore opportunities to increase public recreation activity along the Brighton Road edge of Einbunpin Lagoon, promoting a vibrant centre.

2.1.4 Encourage the continuation of a laneway in the Sandgate centre to increase existing pedestrian connections at the rear of Brighton Road, supporting vibrancy and business activity.

“We love the small town feel of Brighton Road and hope that it remains.”

Figure C: Sandgate centre opportunities
Strategy 2.2 Make it easier to get to the Sandgate centre.

Improve pedestrian, cyclist and vehicle connections between the Sandgate centre and other destinations to reinforce its role as a central hub.

2.2.1 Investigate developing Third Avenue into a pedestrian and cycle-friendly street to encourage movement of visitors from the foreshore to the Sandgate centre. This may include wider footpaths, street trees, signage, pavement treatments and a low speed vehicle environment safe for walkers and cyclists. It will preserve on-street parking spaces for locals (see Figure D).

2.2.2 Investigate opportunities to improve pedestrian links to Sandgate centre from the Sandgate train station.

2.2.3 Investigate opportunities to enhance the intersection at Rainbow and Board streets, to provide a gateway marker that helps drivers identify and easily navigate routes to the town centre.

2.2.4 Investigate opportunities to make it easier for pedestrians coming from Deagon and Shorncliffe to navigate to the Sandgate centre.

2.2.5 Investigate opportunities to improve the connection between Sandgate Town Hall and the Memorial Park.

Strategy 2.3 Maintain industrial land to support local employment.

Industrial businesses are an important part of the future economy. The proximity of this area to the airport, port and freight routes means that it is well-placed to support emerging Low impact industries in the future.

2.3.1 Preserve existing Low impact industry zoned land in and around Connaught Street and along Rainbow Street, which is productive and contributes to the local economy.

2.3.2 Improve the interfaces between existing and proposed industrial and residential land uses through a review of the Industrial amenity overlay of City Plan.

Figure D: Pedestrian-oriented street concept for Third Avenue

“Better connections between the lagoons with improved pathways and signage.”
Strategy 2.4 Foster a new future for the Deagon Racecourse.

The Deagon Racecourse makes an important contribution to the local and regional economy and racing industry, as well as being an important local landmark. Racing Queensland has announced plans for redevelopment of the Deagon Racecourse for a multi-purpose State Training Centre, which presents opportunities to further enhance the local economy and visitor experience.

2.4.1 Work with the Queensland Government on the future development of a State Training Centre that meets the following outcomes:

- Identify specialised or employment-generating uses that complement, but do not compete with, the nearby Sandgate and Deagon centres, including:
  - stabling facilities
  - education and training centre for apprentice jockeys and stable hands
  - equine hospital and veterinary surgery
  - low impact industry
  - research facilities
  - community spaces.

- Identify and protect significant heritage and character features that have contributed to the history of Deagon, and encourage the racecourse to form a gateway into the Sandgate district.

- Protect and enhance significant vegetation and identified wetlands to ensure long-term ecological functionality.

- Provide new infrastructure that meets the needs of the community and designed to meet Council’s desired standards of service.

- Provide a connected network of universally designed pedestrian footpaths and bike paths that maximises access to and use of public transport and connects with adjoining networks.

2.4.2 Maintain the existing Deagon Stables precinct in the Sandgate District Neighbourhood Plan to allow for small-scale stables close to the racecourse.

Strategy 2.5 Celebrate the area’s natural attractions.

A unique characteristic of the Sandgate district is its proximity to natural attractions such as Moreton Bay, the Tinchi Tamba, Boondall and Deagon wetlands, Cabbage Tree Creek and tributary creeks. This location makes the marina at Shorncliffe a perfect base for local tourism.

2.5.1 Support for potential re-use of the existing fish co-operative building as an eco-centre or fresh seafood market.

2.5.2 Support for small-scale tourism operators such as a guided canoe trail, or dolphin or whale watching cruises.

2.5.3 Improve connections from the Moreton Bay cycleway and Tourist Drive to increase visitation to the area.

2.5.4 Develop a themed trail for pedestrians and cyclists from the Shorncliffe train station following the foreshore via Shorncliffe Marina, Shorncliffe Pier, Dowse and Einbunpin lagoons, through to the Sandgate centre and train station.

2.5.5 Investigate opportunities with the Queensland Government for development of land adjoining the southern boundary of the golf course for marine service industry and businesses, to service recreational vessels moored at the berths or that use the boat ramps to launch from a trailer.
Theme three: Play by the bay

Play by the bay

From a wander along Lovers’ Walk through to popular kite surfing spots, there are many opportunities for recreational activities in the area. Council’s refurbishment of the Shorncliffe Pier in 2016 and the Sandgate Aquatic Centre in 2019 are two of many upgrades and embellishments to the foreshore, sportsgrounds and parks in the area recently. Upgrades to existing recreational facilities include lighting, installation of exercise equipment and shade sails.

The ecological setting of the area, from the Tinchi Tamba Wetlands through to the Boondall Wetlands, are much valued by locals and visitors.

Improving active recreation opportunities and continued protection of natural assets will ensure these values can be celebrated into the future.

Play by the bay snapshot

This map provides a visual snapshot of some of the key places and proposed strategies.
Strategies and actions

Strategy 3.1 Preserve and enhance the area’s network of parks and recreation spaces.

Sandgate, Deagon and Shorncliffe have an extensive network of parks and play spaces. Council continues to invest in these spaces with initiatives such as investigating water quality issues at Einbunpin Lagoon.

3.1.1 Work with the local community to expand the types of uses appropriate for existing recreation spaces such as foreshore dog off-leash areas.

3.1.2 Investigate opportunities to enable greater community use of parks, such as Curlew Park, by maintaining and upgrading facilities, relative to community needs and expectations.

“We have our daily walk with the dog to the pier in the morning. We love the fact that the walkways are kept clean.”

Strategy 3.2 Protect the area’s natural attractions.

The environmental assets in and around this area support ecosystems on a neighbourhood, national and international scale.

3.2.1 Ensure that land use in the study area does not adversely impact on feeding and resting grounds for migratory birds in nearby Boondall Wetlands, and associated coastal wetlands identified under the Ramsar Convention.

3.2.2 Continue to support nature-based activities such as birdwatching in the area.

“Shorncliffe Pier is a beautiful spot, and the picnic facilities and playground are much appreciated.”

Strategy 3.3 Support strong, creative communities.

Community events can connect locals and provide an opportunity to enjoy outdoor spaces, as well as generate a return for the local economy.

3.3.1 Continue to provide support for community events and festivals focused on the Sandgate centre, such as the Einbunpin Festival.

3.3.2 Continue to promote creativity, culture and the arts through funding opportunities for local artists and not-for-profit community organisations.

3.3.3 Continue to support young and emerging artists to access national and international training and programs.

3.3.4 Continue to offer sponsorship in the form of funds or in-kind support for organisations, events and businesses.

3.3.5 Work with the community to minimise the impact on planned events around or near Einbunpin Lagoon in relation to remedial works. (See current Council projects on page 18 for more information).

3.3.6 Explore options for small-scale dining opportunities along Flinders Parade between Second and Fifth avenues.

Strategy 3.4 Improve walking and cycling opportunities throughout the area.

Improve connections to and between natural attractions and local landmarks to enhance lifestyle experiences in the area.

3.4.1 Investigate developing Third Avenue into a pedestrian and cycle-friendly street to connect Brighton Road and Flinders Parade, making it easier to get around (see Work by the water action 2.2.1 for more detail).

3.4.2 Investigate the opportunity for an off-road shared pedestrian and bike path on Cliff Street linking the foreshore directly with the Sandgate Town Hall.

3.4.3 Investigate opportunities to provide experience-based journeys such as birdwatching routes and art walks.

3.4.4 Investigate opportunities to improve visitor movements between the foreshore, lagoons, wetlands and open space networks.
Strategies in action

Council has a number of projects active in the Sandgate area.

Einbunpin Lagoon

Einbunpin Lagoon experiences blue-green algal blooms during warm weather. Community members have told us that blue-green algal blooms are common, which is not unusual for lagoons in urban environments.

Water quality issues can be complex and are impacted by the setting of the lagoon. These impacts include incoming nutrients in stormwater, existing nutrients in sediment, the size of the water body, catchment run-off and the climate.

Funding has been allocated in Council’s Budget 2019-20 for an investigation into improving the condition of the lagoon. This will include a detailed survey, assessment and recommendation of options for addressing the multiple drivers of poor water quality.

Shorncliffe Escarpment management plan

Council has been consulting with the community about the condition and future of the Shorncliffe Escarpment. The proposed management plan will establish a vision to restore the ecological health of the escarpment, while maintaining recreational and community values.

For further information, visit Council’s website and search ‘Shorncliffe Escarpment management plan’.
Local Business Partnership Initiative

Council’s Local Business Partnership Initiative engaged with local business communities to stimulate the economy and generated a Local Business and Destination Action Plan.

Council initiatives in the Sandgate centre include free public Wi-Fi, a heritage trail and wayfinding signage to the foreshore. Council also continues to support local events such as the Bay of Lights, Sunset Run and Bluewater Festival.

For further information, visit Council’s website and search ‘Local Business Partnership Initiative’.

Foreshore dog off-leash areas

To support shorebird conservation, Council and the Queensland Government’s Parks and Wildlife Service are working together to investigate options for establishing foreshore dog off-leash areas. A reduction in shorebird disturbance to large extents of the foreshore could be achieved by providing designated areas in which dogs can be walked off-leash. These areas would also create popular recreational opportunities for dog owners.

For further information, visit Council’s website and search ‘Foreshore dog off-leash’.

Coastal hazards adaptation

Around half of the community survey responses said they had noticed an increase in higher tides and localised flooding. Council is currently analysing options for adapting to coastal hazards as part of a long-term project. This project is currently in its research phase. A strategy will be developed that assesses the risk from projected effects of storm tide and coastal erosion on people and property over the medium to long term, and to propose adaptation measures to mitigate impacts.

For more information, visit Council’s website and search ‘Coastal hazards’.
Implementation

Council will continue to work alongside the community and local businesses to deliver enhancements to the area. This implementation plan outlines the next steps needed to realise the vision for the Sandgate district.

Implementation will involve both statutory changes to the Sandgate District Neighbourhood Plan, and the delivery of non-statutory actions to unlock potential and attract public and private investment in key locations.

These initiatives may be delivered by Council, other levels of government, the community, private businesses or individuals.

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<td>2.5.2</td>
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<td>2.5.3</td>
<td>Council</td>
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<td></td>
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<tr>
<td></td>
<td>2.5.4</td>
<td>Council/private</td>
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<td>2.5.5</td>
<td>Council/Queensland Government/private</td>
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</table>
### Theme three: Play by the bay

<table>
<thead>
<tr>
<th>Action</th>
<th>Responsibility</th>
<th>Planning scheme/policy</th>
<th>Private businesses or individuals</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategy 3.1 Preserve and enhance the area’s network of parks and recreation spaces.</strong></td>
<td></td>
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<tr>
<td>3.1.1 Council</td>
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<td>3.1.2 Council</td>
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<td><strong>Strategy 3.2 Protect the area’s natural attractions.</strong></td>
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<td>3.2.1 Council/Queensland Government</td>
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<tr>
<td>3.2.2 Council</td>
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<tr>
<td><strong>Strategy 3.3 Support strong, creative communities.</strong></td>
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<td>3.3.1 Council/private</td>
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<tr>
<td>3.3.2 Council</td>
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<tr>
<td>3.3.3 Council</td>
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<tr>
<td>3.3.4 Council</td>
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<td>3.3.5 Council/private</td>
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<tr>
<td>3.3.6 Council/private</td>
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<td><strong>Strategy 3.4 Improve walking and cycling opportunities throughout the area.</strong></td>
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<tr>
<td>3.4.1 Council</td>
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<td>3.4.3 Council/private</td>
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<tr>
<td>3.4.4 Council</td>
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</tbody>
</table>
Have your say

Are we on the right track?

Visit brisbane.qld.gov.au and search ‘Sandgate District Neighbourhood Plan’ to complete an online feedback form.

Attend an information kiosk session to find out what the draft strategy means for you and share your thoughts.

Thursday 24 October 2019
1-3pm and 6-8pm
Sandgate Town Hall,
cnr Cliff and Seymour streets,
Sandgate

Saturday 26 October 2019
9am-12pm
Sandgate Scout Hall,
134 Brighton Road,
Sandgate

Send an email to:
neighbourhood_planning@brisbane.qld.gov.au

Write to:
Neighbourhood Planning
(Sandgate District Neighbourhood Plan)
Brisbane City Council
GPO Box 1434, Brisbane, Qld 4001.

Feedback closes on 4 November 2019

Stay up-to-date on the project by visiting brisbane.qld.gov.au/neighbourhoodplanning and registering for email updates.

Next steps

Council will review and consider all feedback as part of developing a draft neighbourhood plan.
You will have an opportunity to review the draft plan and provide your comments.

Neighbourhood plan timeline

<table>
<thead>
<tr>
<th>Background research</th>
<th>Draft strategy</th>
<th>Draft neighbourhood plan</th>
<th>Adoption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Late 2018-mid 2019</td>
<td>Late 2019</td>
<td>Mid 2020</td>
<td>Late 2020</td>
</tr>
<tr>
<td>Council background research, technical studies and community input to understand the key issues and opportunities affecting the area’s future.</td>
<td>Council seeks community input on a draft strategy that will set the direction of the neighbourhood plan.</td>
<td>Council will prepare a draft plan including specific proposals such as changes to zones or overlays, which will be reviewed by the Queensland Government and released for further community feedback.</td>
<td>Adoption and gazettal of the neighbourhood plan, which will then form part of City Plan.</td>
</tr>
</tbody>
</table>