Date:

To: neighbourhood\_planning@brisbane.qld.gov.au

Dear Brisbane City Council,

**Re: Nathan, Salisbury, Moorooka Neighbourhood Plan draft strategy - Submission**

I object to and do not support the actions contained in “*Strategy 1.1 Provide greater housing choice*”, of the *Nathan, Salisbury, Moorooka Neighbourhood Plan draft strategy.* These actions do not actually provide housing choice, but instead solely focus on increasing high rise and high-density unit development by the removal of character and single dwelling houses.

The draft Strategy increases residential development heights, scale and density but does not provide any housing diversity, does not provide any aged care or childcare facilities.

The part of Moorooka earmarked for zoning changes to increase density and building heights, already has housing diversity. It has low-rise units (appropriately at the human scale in terms of height and density), duplexes, terrace homes, in-fill dwellings, pre-1946 character (tin and timber) dwellings and single dwellings. Council’s proposed development strategy will reduce this diversity by eliminating character houses and single dwellings and replacing them with one type of development – units.

The residential area of Moorooka between Beaudesert Road and Ipswich Road is the oldest and most historic part of Moorooka. The remaining Queenslander style character houses in this part of Moorooka are some of the oldest in the suburb. They reflect the character of the suburb and importantly, the history and heritage of our local area and Brisbane as a whole. Some of these houses are 100 years old. Preserving the Queenslander style buildings, character buildings and history in this part of Moorooka is very important to our local community. I urge the Council to change the strategy to protect these remaining character houses from demolition instead of proposing a strategy to demolish these houses in order to build high rise, high-density monoculture unit development. It is very disappointing that the Council appears to have already made up its mind to wipe Moorooka’s heritage and history off the map in this important part of our suburb.

I request that Council involve the residents of Moorooka in an inclusive and real way to develop the actions of the draft Strategy from the ground up, rather than Council’s current top-down approach. Let us contribute meaningfully. Council’s community involvement process has not been satisfactory to date. Hold community workshops to obtain ideas and solutions. For example, alternatives could include restricting high-density development to directly along the major transport corridor of Ipswich Road, to enable the protection of the historic houses, low-density character and diversity in the area between Beaudesert Road and Ipswich Road.

I do not support the proposed zoning changes listed on the Theme 1 map. Specifically, I do not support the changes to and increases in zoning and the increased building heights. Accommodating growth does not have to be done in the extreme way Council intends to in the draft Strategy. I object to the building heights proposed by Council. Eight and five stories are too high in this area. Urban density should be kept at the human scale to improve community connectivity.

There are no parks or public open space in the areas where Council wants to increase residential density. This is not consistent with the objectives of *Theme 3 – A grid of green and blue of the draft Strategy*. I do not support density being increased without providing parks and open space for the future residents of these areas. The draft Strategy needs to be amended to address this issue.

In conclusion I believe this strategy and the zoning changes will result in a significant and irreversible negative impact on the residents of Moorooka and on our suburb’s character and history. It will also create an unsatisfactory living environment for future residents.

Yours sincerely