

Our ref: 17-009

08 December 2017

Neighbourhood Planning and Urban Renewal (Kangaroo Point)
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Via email: kangaroopointpeninsula@brisbane.qld.gov.au

Dear Sir / Madam,

Re: Submission about the Kangaroo Point Peninsula Draft Renewal Strategy

Congratulations on releasing the Kangaroo Point Peninsula Draft Renewal Strategy and the significant community consultation that Brisbane City Council has undertaken to date about this important inner urban precinct.

We support your efforts to engage with the community in this vital discussion about the Kangaroo Point Peninsula Neighbourhood, and together create a vision for this part of our city to grow and prosper in a thoughtful, reasoned, measured and sustainable way.

YIMBY Qld

YIMBY Qld, or Yes In My Backyard Queensland, is all about encouraging good development outcomes that enhance everyday life. We believe good development outcomes feature at least one of these four YIMBY Qld qualities being: Design Excellence, Sustainability, Innovation and Community Dividend.

We recognise that the Kangaroo Point Peninsula is an area rich in history and features one of Brisbane's most iconic structures, the Story Bridge. However, the area is also located less than 1km from the CBD making it highly accessible to employment,

educational and shopping precincts and as such, an ideal location to accommodate growth.

With this in mind, we have reviewed the Kangaroo Point Peninsula Draft Renewal Strategy and support the following strategies:

- The intent to create better public and active transport links both city-wide as well as with surrounding inner-city precincts;
- Facilitating the peninsula's evolution into a retail, dining and lifestyle destination, with a focus on Main Street becoming the peninsula's high street;
- Investigating the potential for future redevelopment of Dockside to strengthen local retail and mixed-use activity;
- Encouraging creative and well-designed new buildings that embrace our subtropical lifestyle;
- Investigating the potential for the future redevelopment of St Vincent's Private Hospital; and
- Improving access to the river through better green spaces, places and experiences which will create an inviting and active waterfront that celebrates the Brisbane River.

We believe, however, that the strategy could better promote innovative, vibrant development outcomes for this neighbourhood, in line with the vision for Brisbane.

Promoting Good Development

To facilitate and inspire good development outcomes, with design excellence, innovation, sustainability and community dividend, we recommend that the strategy give further consideration to:

1. Land use and Density

We are of the view that further consideration needs to be given to land use and density in this important inner urban precinct in proximity of the CBD. Being less than one kilometre from the Brisbane CBD, Kangaroo Point Peninsula is a prime location to support higher density development to improve efficiency and sustainability in our use of land, promote walkable neighbourhoods, improve access by proximity, improve affordability and increase vitality in the inner-city area.

The recently released, *Shaping SEQ – The South East Queensland Regional Plan 2017* identifies that an increased number of infill dwellings are required to accommodate the region's growth. As such, we question whether the proposed maximum building heights; particularly in the areas located outside of the proposed Main Street Precinct, will be sufficient to accommodate future growth.

2. *Design excellence, Innovation, Sustainability and Community Dividend*

We believe further consideration needs to be given to the way in which the neighbourhood can encourage and facilitate leading projects and development showcases that inspire the community and visitors alike and positively contribute to Brisbane's competitiveness on the world stage.

The proposed maximum building heights do not give adequate consideration to the incentives and flexibility required to inspire projects of this nature, that deliver above and beyond minimum standards.

Recommendations

We recommend:

- Increasing proposed maximum building heights throughout the neighbourhood to better facilitate density in the right locations, such as an inner-city suburb within 1km of the Brisbane CBD;
- Incorporating incentives for excellence in design, innovation and sustainability through reduction in levels of assessment and / or introduction of height bonuses built into acceptable outcomes, to better embrace local and global opportunities when they arise and
- Incentivising the delivery of increased community dividend eg. additional open space, plazas, public art and connectivity through reductions in levels of assessment and / or recognition as a performance outcome to support development otherwise not anticipated under the planning scheme.

Role of YIMBY Qld

We offer our input as positive voice in the urban development conversation, celebrating good development and the important community benefits that flow as a result, and would appreciate the opportunity to be further involved in the Neighbourhood Plan consultation.

Please do not hesitate to contact me should you have any queries.

Yours sincerely,

YIMBY Qld

A handwritten signature in black ink, appearing to read 'N Rayment', with a long horizontal flourish extending to the right.

Natalie Rayment

Co-Founder