

Protect Sandgate's Character

Sandgate Centre Suburban Renewal Precinct – Early Feedback to Council

Submission Help Sheet

Background

Brisbane City Council is preparing a plan to significantly increase building height and density in the Sandgate town centre. Council has not yet released its draft plan, but it has:

- consulted with the Sandgate Bayside Chamber of Commerce
- invited community members to share their views now, to help shape their draft plan.

The Chamber of Commerce has already published their own 'preferred concept' (Activate Sandgate) which includes demolition of all current shops on Brighton Road over time, to be replaced with 8-10 storey buildings (as seen in their own [aerial view](#)). This concept is not a Council plan, but it is likely to influence Council's thinking.

For this reason, it's important that community members' views are clearly expressed to the council. A short, thoughtful, personally written submission is far better than saying nothing.

You don't have to follow this structure exactly or address every point suggested below. These points reflect recent comments by members of Protect Sandgate's Character. Pick and choose as you please or even better, come up with your own.

A few quick facts: Most of the Sandgate town centre is currently zoned for 4 storeys. However, 5 storey zoning applies to the Bon Accord centre, Woolies site, Post Office Hotel site, Jeays Hardware site and 7-11 servo site. As already mentioned, Council's draft plan is likely to propose significant increases to these heights. The State Government's definition of 'high rise' is 7 or more storeys.

Suggested Submission Structure

1. Introduce yourself

Briefly say who you are and your connection to Sandgate.

Example: *I am a local resident who regularly visits the foreshore, lagoon and local shops.*

2. State your overall position in one or two sentences

Examples:

- *I am in favour of... However, I am not in favour of...*
- *I would like to see....*
- *I support higher density development, but not high-rise buildings that eliminate the historic character of Sandgate's town centre.*

3. Explain your position on storey heights and locations, using dot points

- **Preferred locations for higher density + maximum no. of storeys in these locations + why**
 - o Say **where** you think higher density could be appropriate and state the acceptable **maximum number of storeys**. (Example locations: *Rainbow St industrial area / former Gasworks site / Deagon Racecourse precinct / other??*)
 - o List your **preferred design features** for taller buildings (e.g. *setbacks / sympathetic to heritage and sub-tropical climate, not wall-to-wall concrete / sufficient car parking etc. You could also describe or include pictures of good apartment building design elsewhere*).
 - o Explain your **reasons**. (e.g. *less impact on historic character / less impact on traffic choke points / less parking pressure / human-scale streetscape / less overshadowing / preservation of open space and visual amenity / comparison with other suburbs etc*).

- **Locations where taller buildings are not appropriate + why**

Say **where** taller buildings (**specify number of storeys**) are unacceptable in your view and give **reasons**. (You could discuss impacts on historic character / impacts on streetscape / impacts on traffic, parking, flooding, drainage, sewerage capacity / overshadowing, loss of breeze / loss of open space, loss of visual amenity / environmental factors / comparison with other suburbs etc)

4. Explain your preferred vision for Sandgate

Describe your own vision for the Sandgate town centre and surrounds. List the **positive features and enhancements** you think would improve Sandgate's *beauty / liveability / walkability / historic character / housing diversity and affordability / commercial diversity and appeal / environmental values / visitor numbers / economic activity / creative activity / connection to the bay and other natural features, etc.* You could also refer to appealing features of other suburbs/cities. Paint a mental picture (or even include actual pictures) for council planners.

5. Comment on the Chamber of Commerce's concept

The Chamber of Commerce's concept is likely to influence Council's planning; therefore, we encourage you to comment on it directly in your submission.

You could comment on:

- **Overall impression** (e.g. whether their concept reflects Sandgate's identity and character; whether it aligns with what you value about Sandgate's town centre and how you use this area)
- **Height and location of buildings + their design** (e.g. whether the loss of all existing Brighton Road shops is acceptable; whether generic, modern high rises along Brighton Rd are acceptable; overshadowing of lagoon and parkland etc)
- **Issues not clearly addressed** (e.g. whether their concept adequately considers heritage, character and suburb identity / visual amenity / affordability of future residential development / traffic and parking / flooding and drainage / bay breezes and natural light / other ways of revitalising the Sandgate town centre which don't involve the total demolition of all existing shops over time, as per their concept).

6. Comment on Council processes

You could also ask the Council to do any of the following:

- give strong weight to community submissions
- explore multiple options, not just one preferred outcome
- expand the precinct area to include more locations e.g. former Gasworks site
- treat the Chamber of Commerce's concept as one input only
- adopt a genuine 'community co-design' approach
- act transparently by giving the community access to Council's background reports on flooding and drainage, traffic and parking, environment and overshadowing, economic factors etc.
- act transparently by explaining precisely how community members' submissions will be used in the decision-making process.

7. Close with your name and address.

8. **Email to:** neighbourhood.planning@brisbane.qld.gov.au with the subject line: *Sandgate Centre Precinct Plan*

We also recommend that you Cc Councillor Jared Cassidy: deagon.ward@bcc.qld.gov.au

Feel free to Cc us as well: info@protectsandgate.org

Final Thoughts

The historic character of the Sandgate town centre is unique throughout Brisbane. If it's lost, it's gone forever and cannot be brought back. That's because if it's rezoned for high rises, this rezoning would be politically impossible to reverse.

Your submission will help Council understand what community members believe can be changed and improved in Sandgate, but also what must be cherished, celebrated and invested in, to ensure that Sandgate remains a historic, vibrant and interesting part of Brisbane long into the future.

Thanks for your efforts!