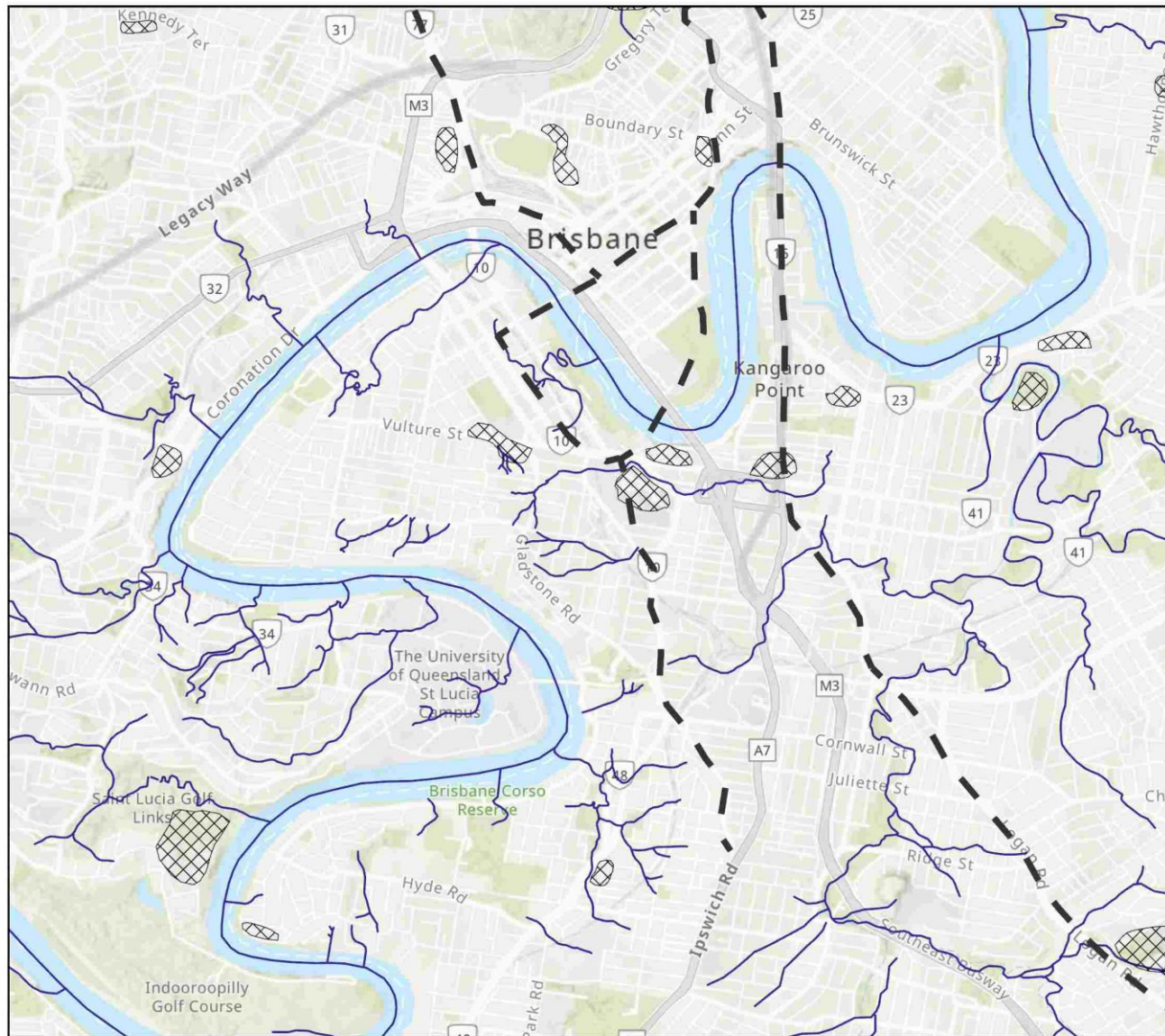


CHARACTER CONTRADICTION?

Rachel Gallagher



- ■ Pathways
- ▣ Campsites
- Watercourses

0 0.5 1 2 Kilometers

ABORIGINAL CAMP SITES OF GREATER BRISBANE

..... An Historical Guide

Dr Ray Kerkhove

BEFORE FORMAL PLANNING

Undue Subdivision

[21 OCTOBER.]

of Land Prevention Bill.

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The HON. A. J. THYNNE said he congratulated the Hon. Mr. Pettigrew upon his amendment. Since yesterday another reason had occurred to him why it would be advantageous to reserve a larger area. In 16-perch allotments, with a residence or house built upon them, there was never to be found any room for the young people to kick their heels about, and the consequence was that those children were driven into the streets and became at the earliest age street arabs. As he had said yesterday, he should support his hon. friend Mr. Pettigrew.

- Undue Subdivision of Land Act 1885 (Qld)
- Tenements and cottages on small parcels of land were viewed as increasing the risk of disease and fire
- Required residential dwellings to be constructed on land of at least 16 perches (405m²).



Queensland's outhouses (Source: Queensland State Library)

“SLUMS”





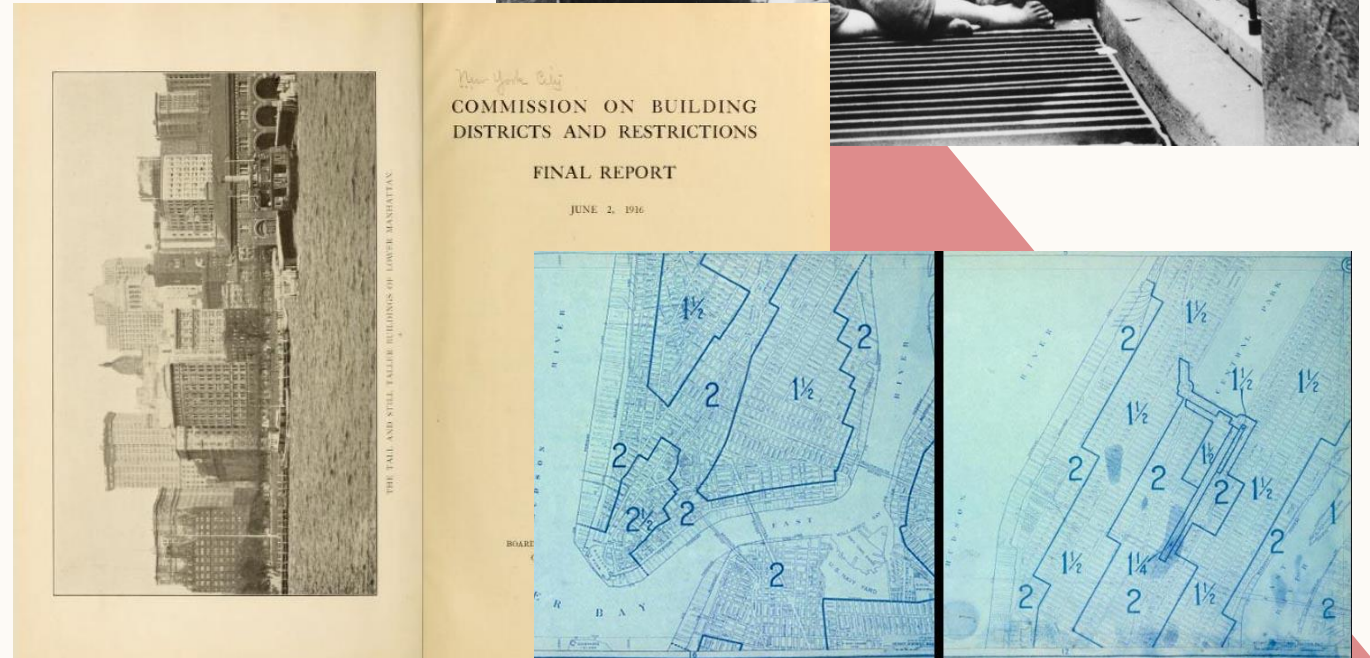
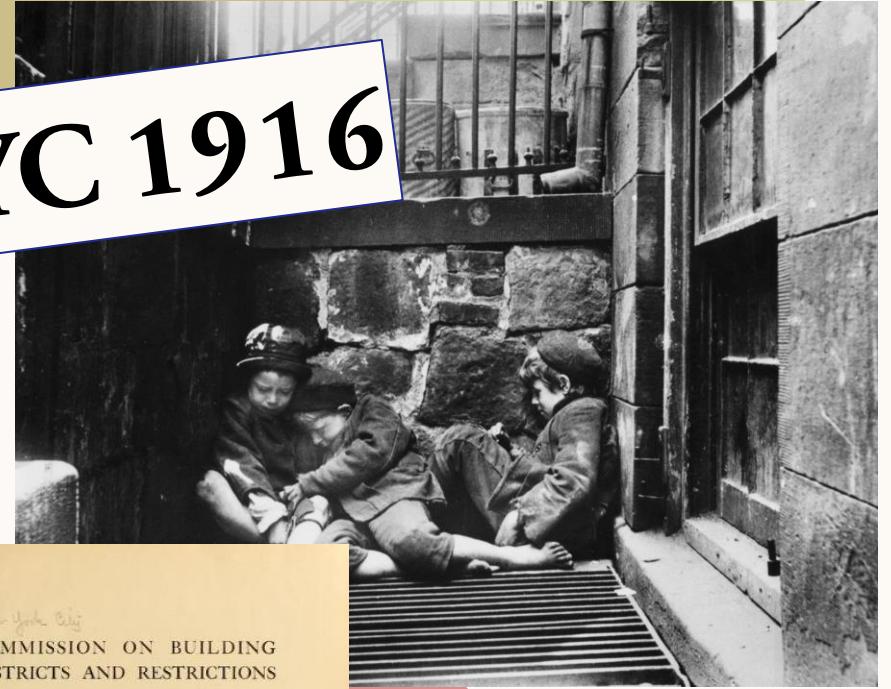
- *Undue Subdivision of Land Prevention Act 1895*
- Largely why Brisbane lacks the inner city rowhouses of Melbourne and Sydney
- Contributed to Brisbane's tin and timber vernacular



ZONING: A BRIEF HISTORY

- Influenced by utopian ideals e.g., Garden City
- Ills of the industrial city
- Separation of land uses
- Human health

NYC 1916



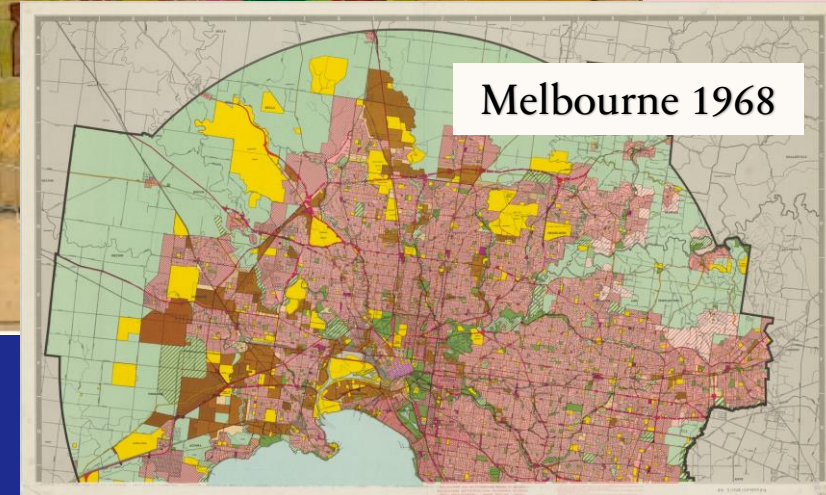
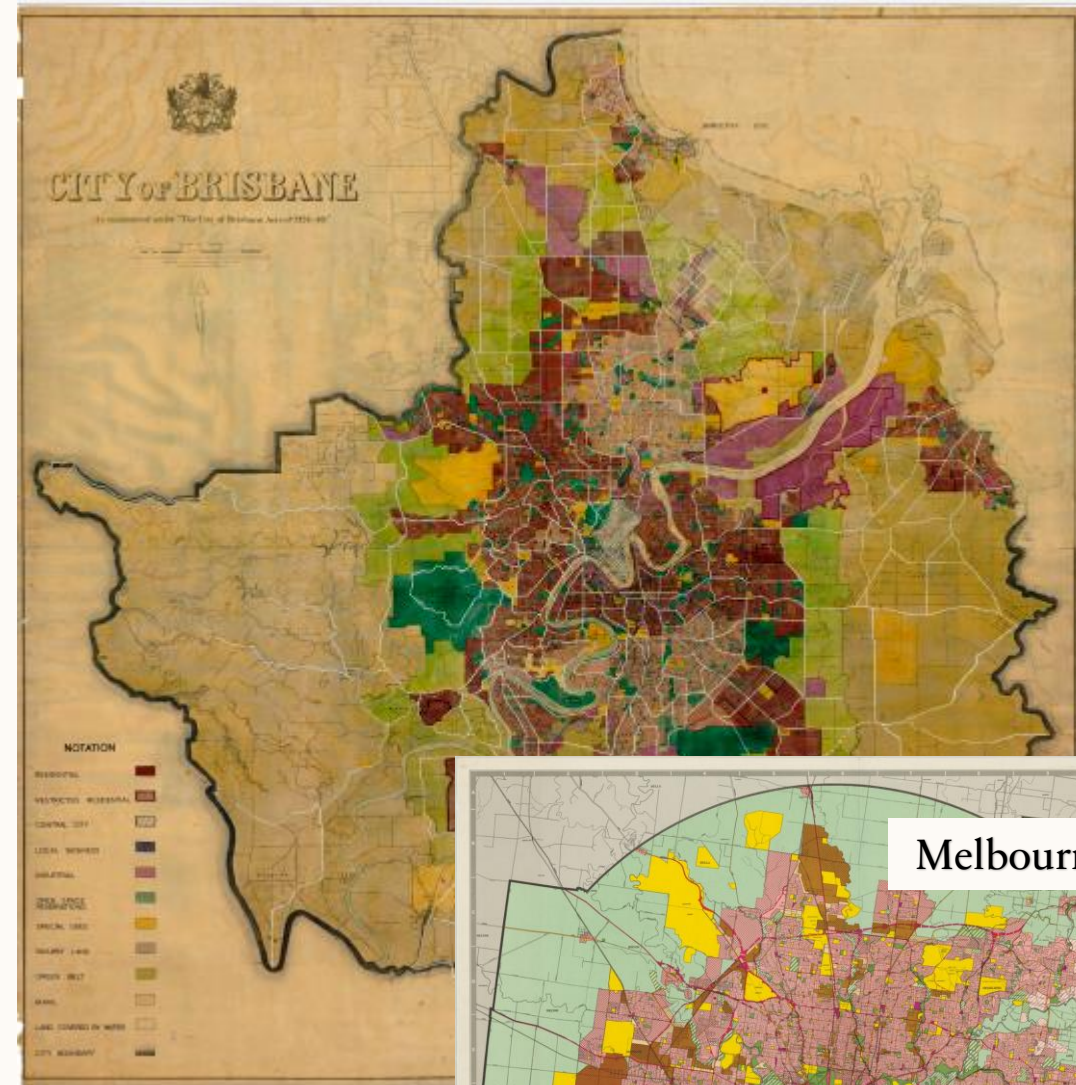
BUT...

First planning schemes

- Sydney: 1951
- Gold Coast: 1953
- Melbourne: 1954
- Brisbane: 1965



Houses under construction in Mount Gravatt c 1958. Queensland State Archives



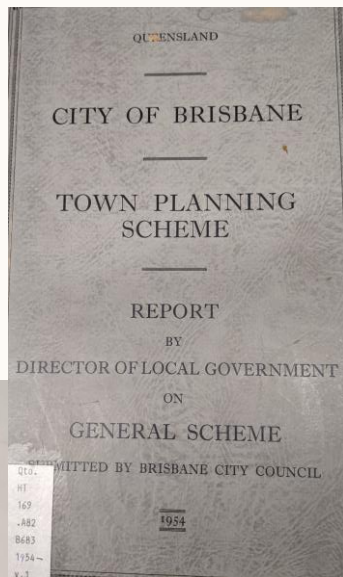
AMERICAN INFLUENCE WAS HIGH

What was happening in
the US at the time?

Detroit 1940s

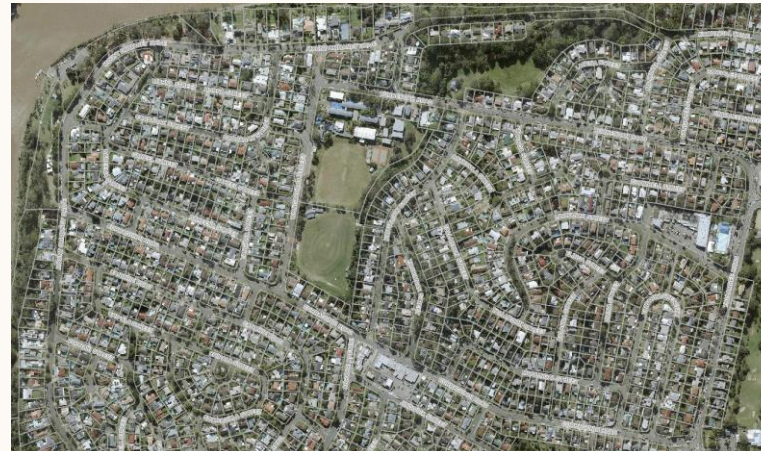
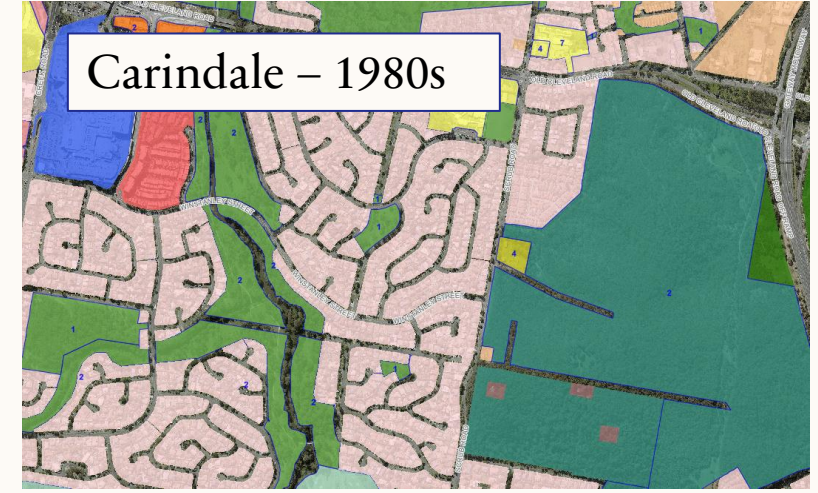
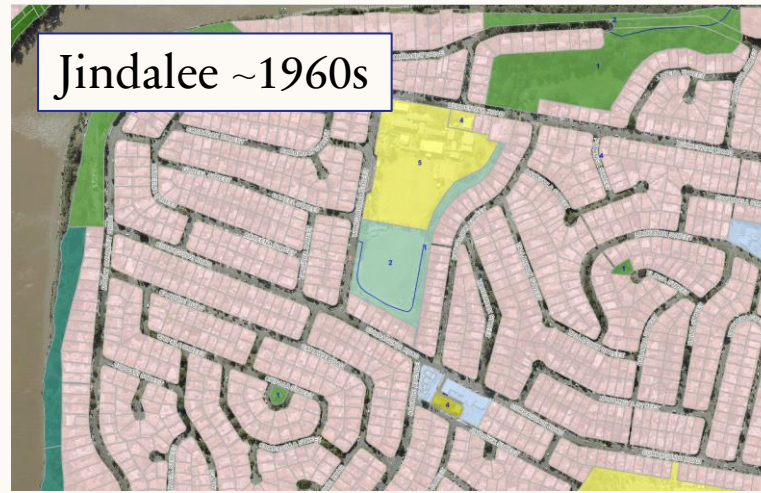
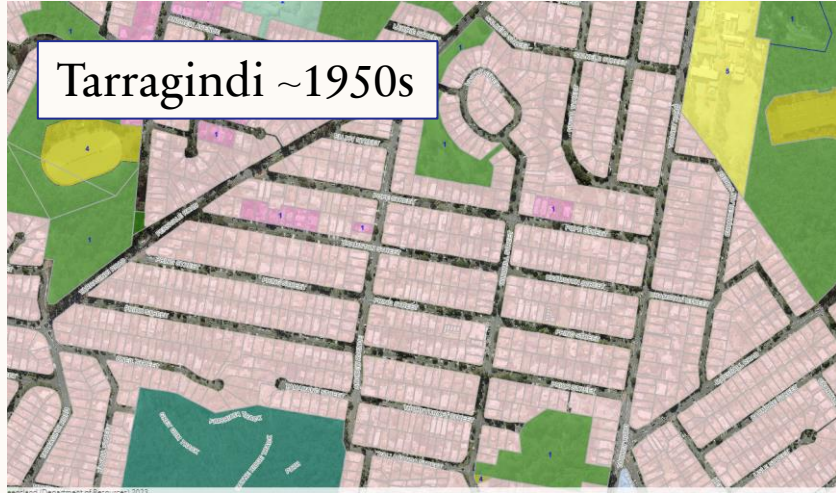


Brisbane post-war planning



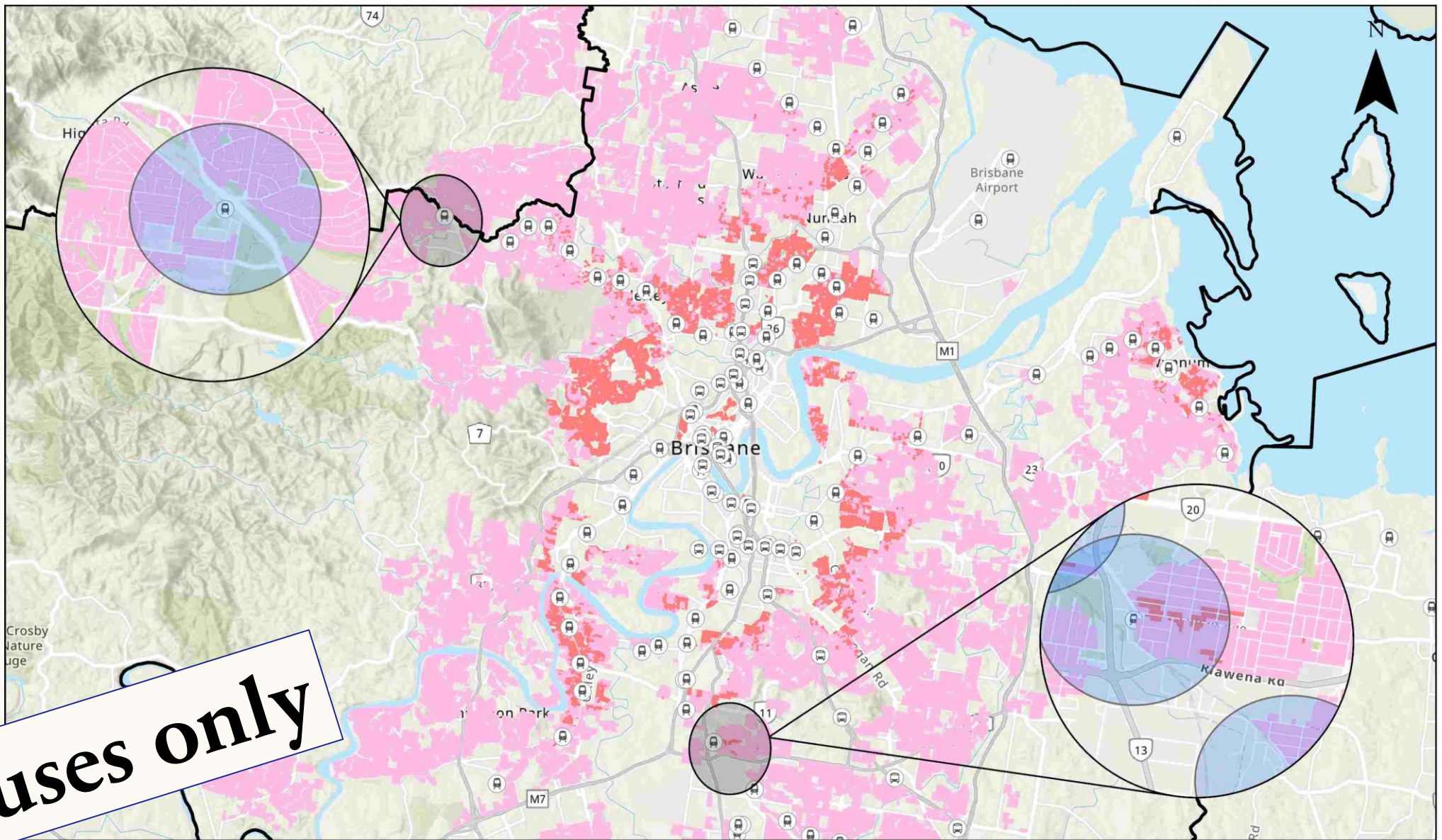
- Most of Brisbane's growth in post-war period





Houses only

Low density zones and
mass transit



- Mass transit
- Busway station
 - Railway station
 - Rail network
 - 800 meter radius

- Detached, single family house zones
- Character residential
 - Low density residential

0 1 2 Kilometers



HOW DOES ZONING INFLUENCE URBAN TRANSFORMATION?

We tracked 6000 lots containing houses in 1946 to see what happened to the houses as urban planning trends changed

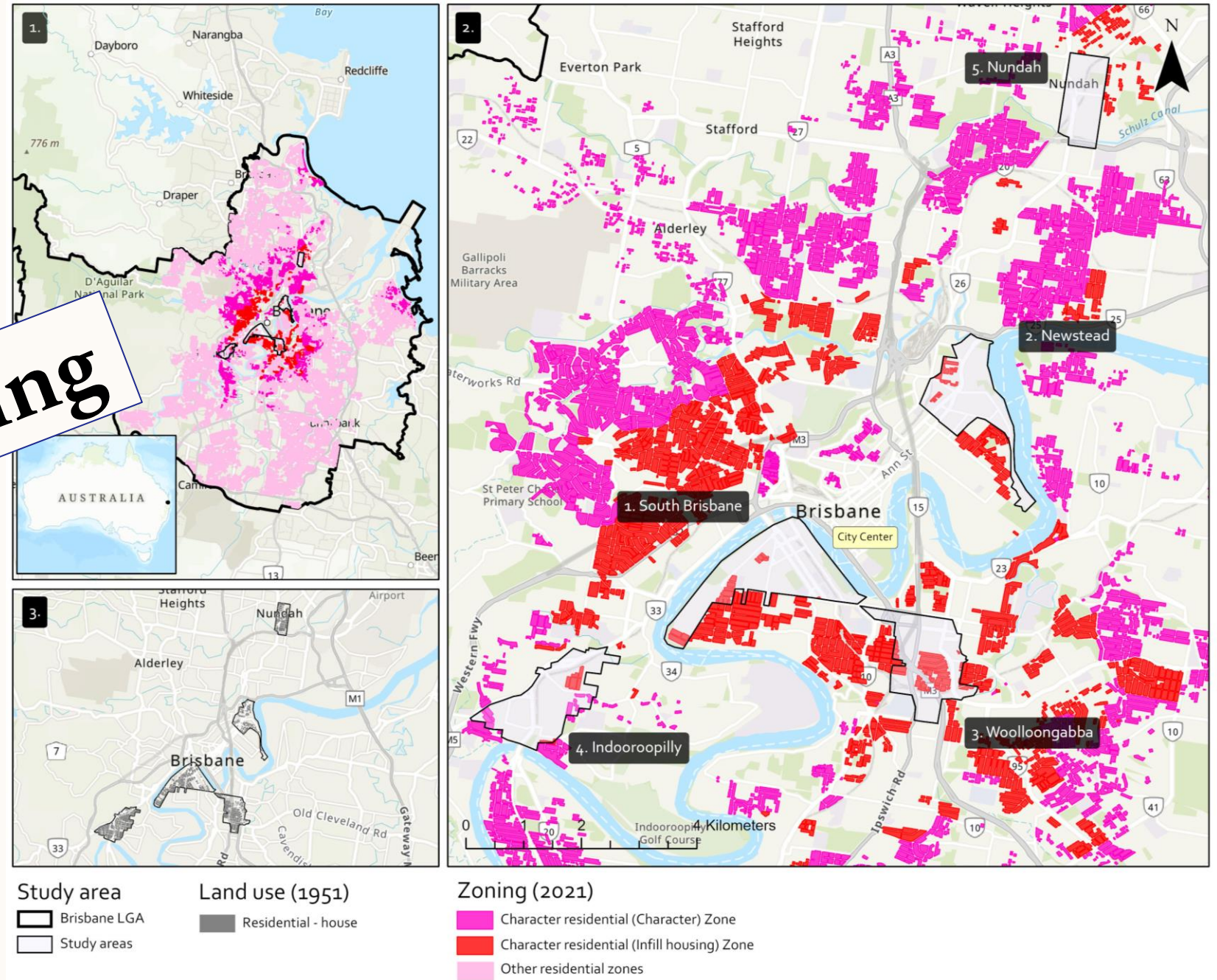
- All the lots had houses in 1946

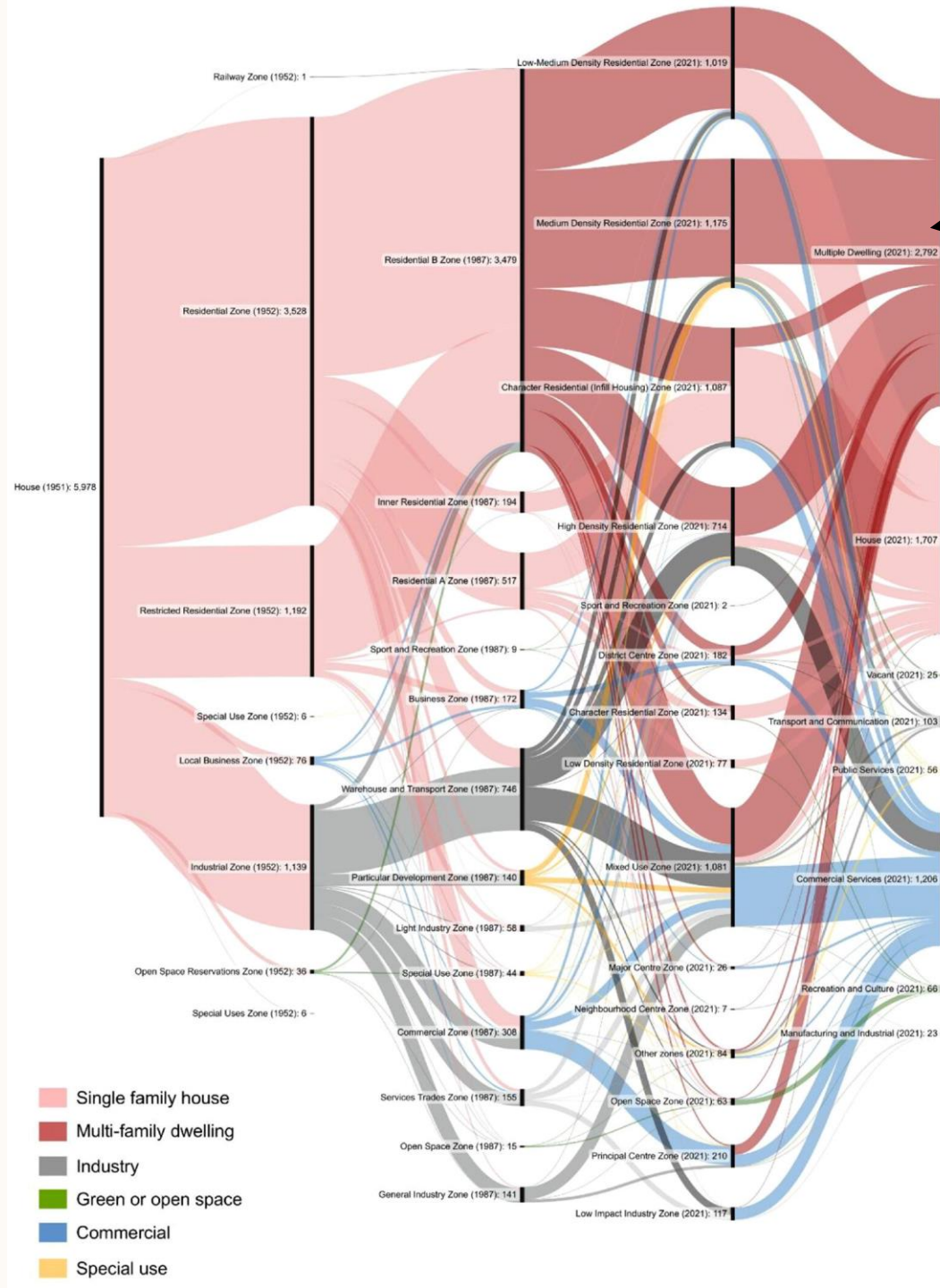


St Lucia 1946

Character zoning

Character contradiction:
The exclusionary nature
of preservationist
planning restrictions





**Apartments,
townhouses**

Houses

**Breweries,
mechanics,
white good
repairers**

Offices, retail

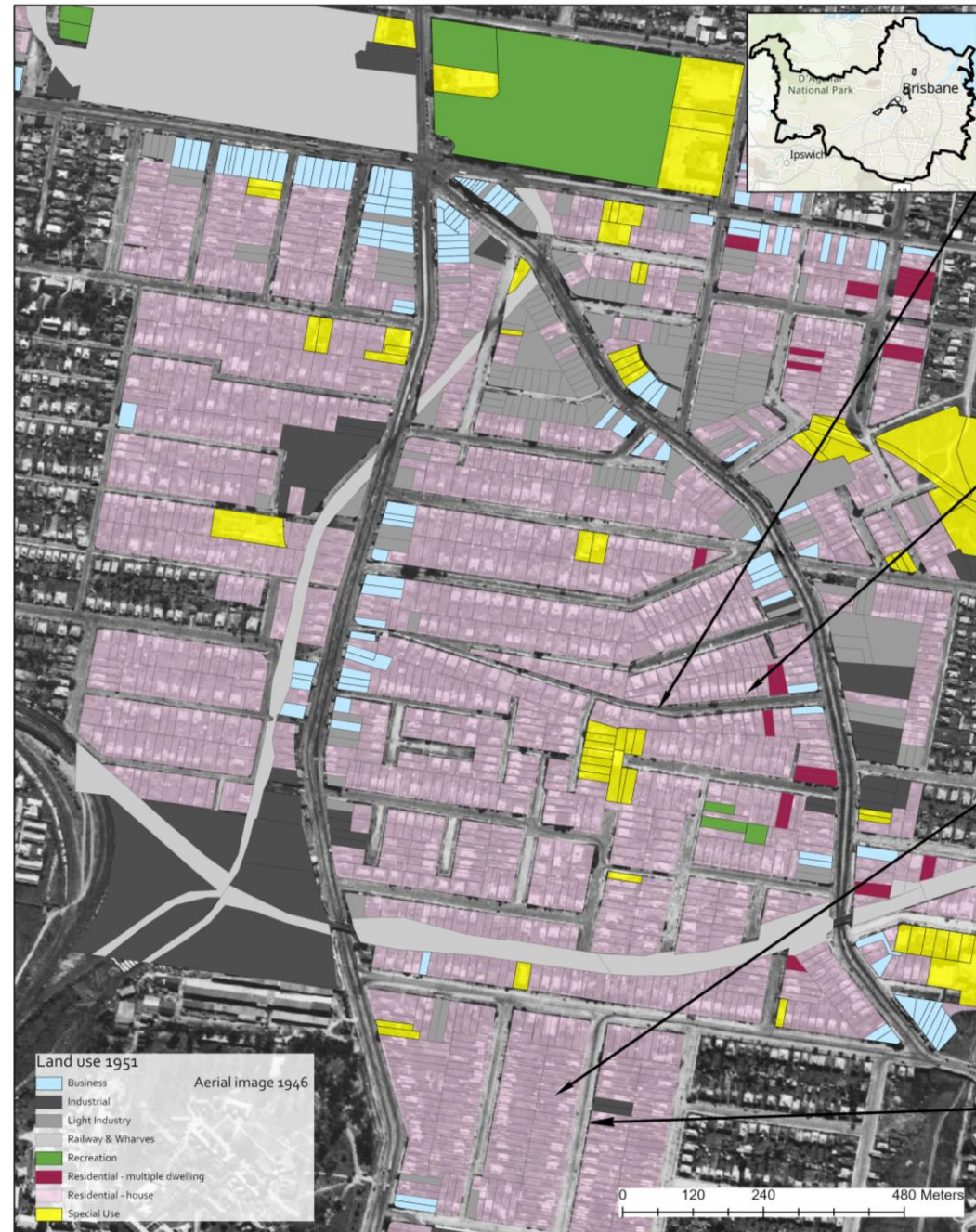
KEY FINDINGS



- Residential A (houses only) zone preserved detached houses
- Residential B zone allowed for apartment building construction.
- More flexible zoning prior to the 1980s = the construction of apartments and other multiple dwellings.
- Character protections introduced from 1990s



Examples of historical data sources



Residential A zone in 1987



Residential B zone in 1987

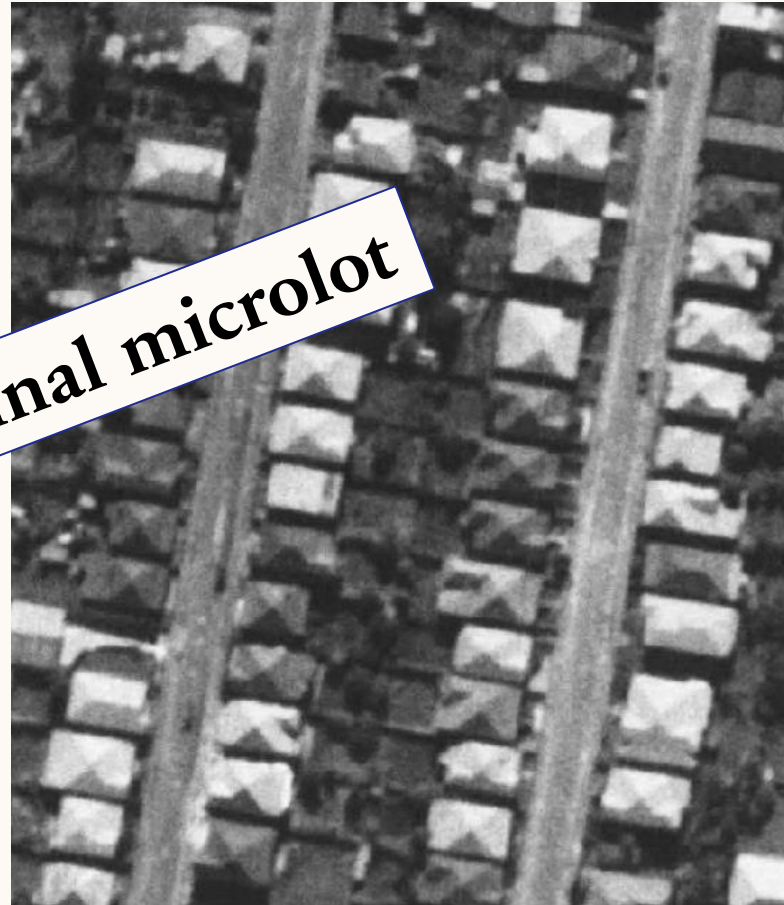


FINDINGS CONT.

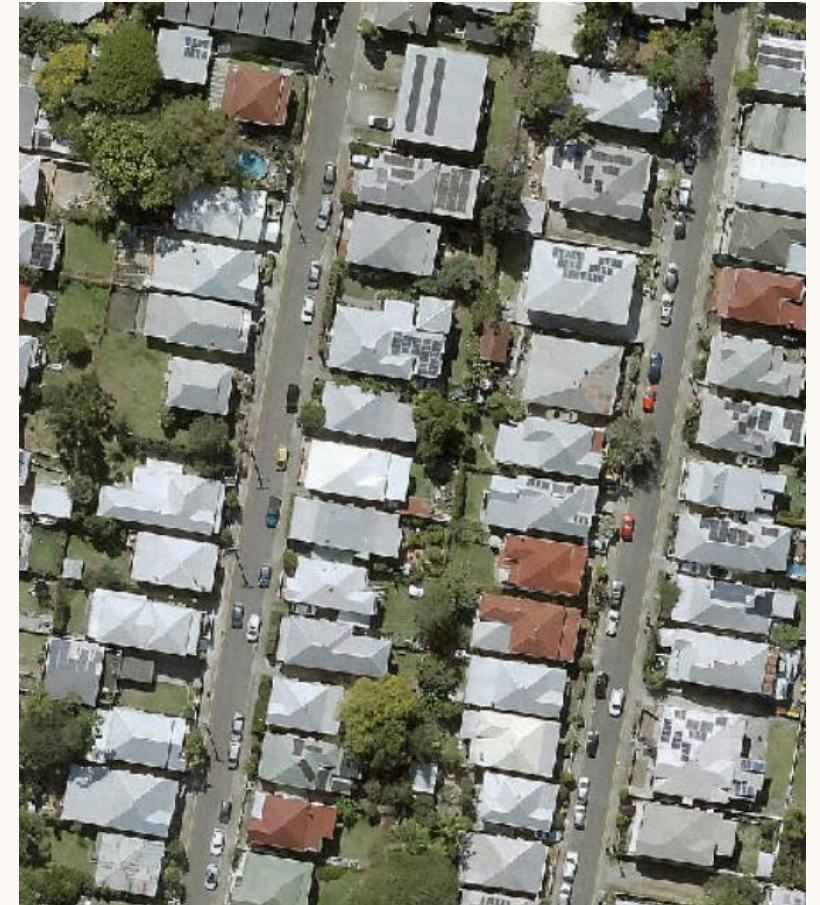


- Character retention precludes housing diversity
- Even in areas targeted for density
- New dwellings usually backyard subdivisions
- Small lot sizes (e.g., pre 1895 West End) also protect character houses from redevelopment

SMALL LOTS PREVENT REDEVELOPMENT

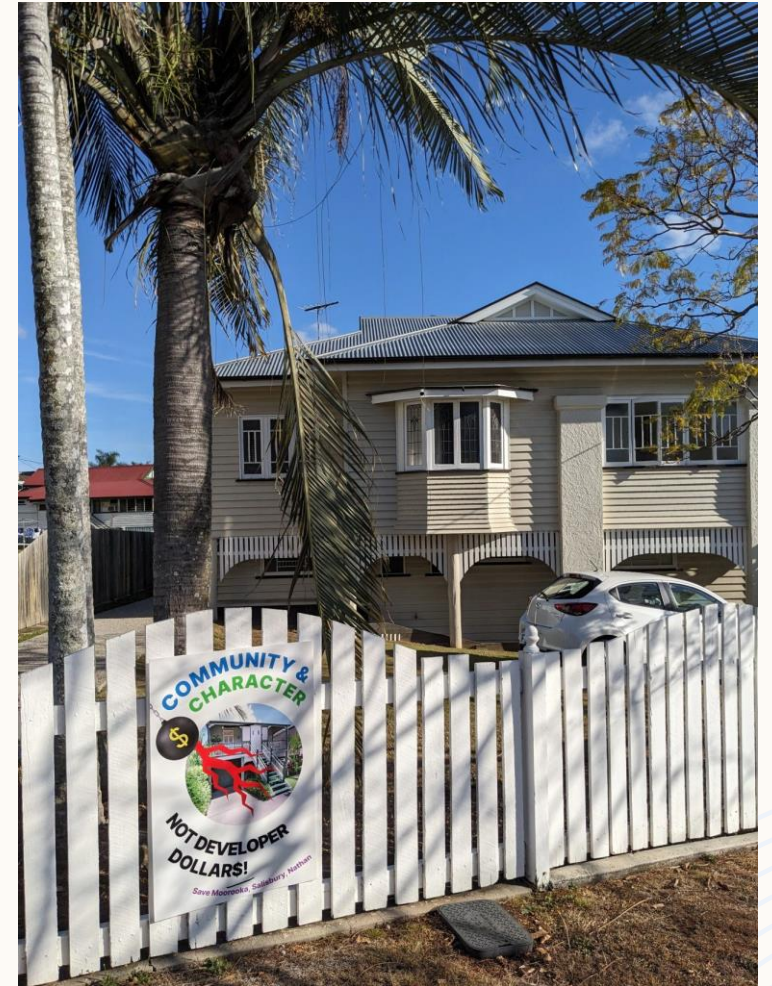


West End = the original microlot



WHAT 'CHARACTER' ARE WE PROTECTING?





Houses in the low-density zone

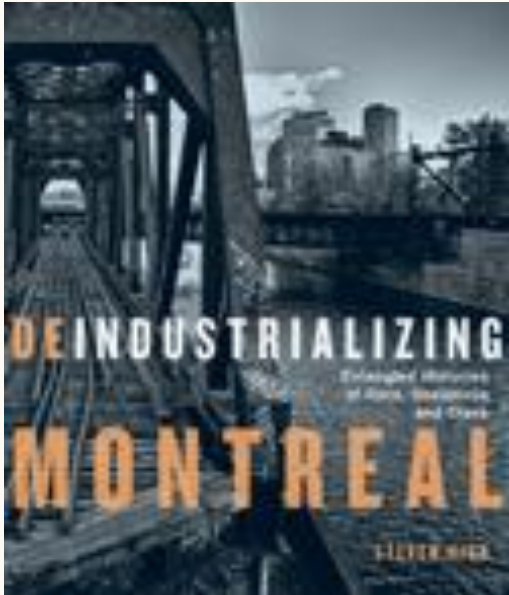




What planning purpose does this serve?



THANK YOU & FURTHER READING



Rachel Gallagher
Urban Research, Policy and GIS

