Opportunities & Challenges
As one of Brisbane’s most highly anticipated urban renewal opportunities, the Kurilpa Riverfront Renewal project aims to unlock this catalyst precinct and guide its transformation from industry and factories to the city’s most vibrant and diverse inner-city riverside community.

On the doorstep of the city centre, framed by the iconic Brisbane River and Queensland’s most popular cultural and lifestyle precincts, Kurilpa has the enviable opportunity to support the richest mix of uses. A joint initiative of Brisbane City Council and the Queensland Government, integrated master planning for the precinct will explore the potential for high-quality commercial, residential and retail set amongst world-class public spaces, cultural offerings and river experiences unique to Kurilpa.

Master planning will seek to optimise development opportunities, provide developer certainty, and coordinate private and public sector investment for the delivery of essential infrastructure and new and enhanced public spaces and streets. A key element of the project will be working with key landowners in the precinct to facilitate the staged relocation of existing industry to alternative sites.

Comprising almost one kilometre of river frontage and more than 25 hectares of land, the Kurilpa renewal opportunity is on a scale not seen by the city since the Teneriffe waterfront revitalisation in the mid to late 1990s. It’s exciting, and we’ve only just started the journey.

The first two phases of the master planning journey involved a series of workshops with key stakeholders and a range of technical studies and background research into key opportunities and challenges. The key opportunities and challenges identified are presented in this document, across a series of five themes including:

- Economics
- Built Form
- Transport
- Social and Cultural
- Public Realm

The key opportunities and challenges identified for each theme will be explored further as part of detailed master planning for the precinct.
An unprecedented opportunity

Adjoining the Cultural Precinct at South Bank, home to Queensland’s leading arts and cultural institutions including the Queensland Art Gallery and Gallery of Modern Art, Queensland Museum and Science Centre and Queensland Performing Arts Centre, attracting more than 4.8 million visits a year.

Situated just a short stroll from the heart of Brisbane’s city centre and Brisbane’s most popular cultural and lifestyle precincts including the Cultural Precinct, West End, South Bank, Convention Centre, Caxton Street and Suncorp Stadium.

Large redevelopment sites facilitate the opportunity to create a new city-defining neighbourhood supporting 11,000 residents and 8,000 employees.
for riverfront renewal

Brisbane’s mean annual temperature range from 15 to 25 degrees Celsius and 261 sunny days every year provides the enviable opportunity to support a diverse waterfront precinct offer with tremendous outdoor lifestyle appeal, attracting investors, locals and visitors alike.

1300 events
Within minutes of the Brisbane Convention and Exhibition Centre at South Bank playing host to 1,300 international and national events each year, including the 2014 G20 Leaders Summit.

$270 billion
As the largest urban regeneration opportunity within Brisbane’s inner-city, Kurilpa will contribute to and benefit from the expected doubling of Brisbane’s GDP to $270 billion in the next 20 years.

261 DAYS
25°
A catalyst development opportunity in the heart of the fastest growing mature city in the world.
A CITY-DEFINING NEIGHBOURHOOD

Significant freehold landholdings totalling more than 25 hectares of premium north-facing riverfront land providing the rare opportunity to deliver a precinct of city-shaping significance. The master plan will guide the transition of the precinct into a vibrant new inner-city neighbourhood, with a range of land uses including commercial, residential, retail, short-term accommodation and cultural offerings. This will leverage the highly unique drivers of the precinct including:

- significant river frontage
- immediate proximity to the CBD
- adjacency to Queensland’s most prominent cluster of arts and cultural uses
- high quality transport infrastructure connections (rail, bus, road, bicycle)
- flanked by Brisbane's most dynamic and interesting demographic and cultural mixes from West End to South Brisbane.

The master plan will ensure new development across the precinct maximises these unique precinct drivers, that development is considered holistically, and delivered in a way that successfully integrates new uses introduced to Kurilpa. This provides the necessary platform for the achievement of the vision for Brisbane’s most important catalyst inner-city precinct.

INNER-CITY RIVERSIDE LIVING

The high level of demand for residential dwellings within the South Brisbane peninsula has been driven by a number of unique factors. Proximity to a dynamic mix of industry, arts, culture and retail uses, renowned secondary and tertiary educational facilities and the employment growth nodes of the city centre; South Brisbane is fuelling demand from both investors and owner-occupiers alike.

In particular, Kurilpa’s north-facing riverside amenity, location at the doorstep to the CBD, and access to outstanding transport infrastructure will further drive demand for residential product within the precinct. The master plan will explore opportunities to ensure new residential development draws on these strengths to offer an exceptional inner-city lifestyle for residents that is genuinely unique and provides a strong sense of local identity.

A PROMINENT COMMERCIAL ADDRESS

Kurilpa has the potential to benefit enormously from the successes of the strongest performing near-city commercial office precinct, South Brisbane. Being adjacent to this precinct, provides immense potential to be harnessed, particularly with the availability of prime commercial development sites becoming limited in recent years. The South Brisbane commercial office market currently has the lowest vacancy rates in the inner-city, and is likely to be one of the earliest precincts for new supply as the market enters a new cycle of development. With the South Brisbane market already largely built out, new supply will shift to adjoining precincts where sites are available. This presents a strong opportunity for Kurilpa as the next closest precinct to the Brisbane CBD.

In order to attract new investment and sustain commercial demand over the long term, the master plan will identify opportunities to set this precinct apart from other inner-city nodes. Investment in key infrastructure is essential to realising the precinct’s enormous commercial potential. This includes investing in high quality public transport to forge stronger connections with the city centre and neighbouring business and lifestyle precincts.

NICHE TOURISM MARKET

Brisbane’s hotel and short-term accommodation market has historically been among the strongest performing in Australia. This has driven a new wave of hotel supply that is now well underway and will see Brisbane springboard to a new level. New globally significant attractions such as the 2014 G20 Leaders Summit and the 2018 Commonwealth Games and a major new multi-billion dollar integrated resort at Queens Wharf in the CBD will all serve to drive new hotel investment opportunities within Kurilpa. Further drivers include the only urban renewal area adjacent to Queensland’s hub of cultural and event-based facilities. This includes the neighbouring Brisbane Convention and Exhibition Centre, Cultural Precinct, Suncorp Stadium, and South Bank. The master plan will leverage this tremendous proximity to millions of visitors each year by identifying new and enhanced connections to these iconic destinations to create opportunities to deliver new hotel and short term accommodation.

SHOPPING AND DINING DESTINATION

The extraordinary north-facing riverside location and long street frontages, combined with Brisbane’s subtropical climate, create an enviable opportunity to deliver a destination-style retail, dining and entertainment offering for locals and visitors.

With a rich tapestry of unique food, beverage, retailers and entertainment venues located in neighbouring West End, including the highly successful weekly local market and an emerging fashion scene, Kurilpa is set to build on this foundation and become an even more important retail location within Brisbane. West End is bohemian, multicultural, organic and an important cultural location for artists and musicians, and showcases the best of Brisbane’s local talent. Conversely, Kurilpa will be influenced by South Brisbane’s contemporary offering, with new and dynamic retailing outlets that reflect the commercial and destination cultural and event-based activities that form the heart of the precinct. The master plan will guide future retail development for Kurilpa to leverage these unique and diverse influences to enhance and shape a strong retail identity that plays a highly destination and local role for greater Brisbane.
A distinctly Kurilpa built form embracing our enviable subtropical climate.
The riverfront at Kurilpa is the city’s greatest untapped asset offering a stunning setting for new development set amongst quality open space and subtropical landscaping. Here more space will be provided between buildings to allow for optimum outlook, public access and views to the river, as well as light and breezes to penetrate through to Montague Road.

Moving away from the river’s edge to the key spine of Montague Road, new development will have a more compact, urban and close-knit feel which overlooks and engages with the street. The master plan will consider different built form typologies and requirements for the river’s edge and the Montague Road / Kurilpa street-grid to reinforce their distinct qualities.

The significant scale of redevelopment presents the opportunity to move outside the traditional zone of creating sustainable buildings to creating a renowned modern and sustainable precinct. In addition to the environmental and economic efficiency benefits, an integrated subtropical ‘green precinct’ offers a distinct marketing edge within a growing market for well-designed energy efficient development. The master plan will explore opportunities for an integrated, affordable approach to sustainability, including robust yet flexible mechanisms for new development to incorporate best practice subtropical design.

The historic development of the precinct with large industrial sites has provided limited pedestrian connections through the precinct, particularly from Boundary Street and Montague Road through to the river’s edge. The master plan will consider how buildings can be designed to create new and enhanced links within large redevelopment sites and between key streets and the river. Built form provisions will ensure these links are safe, shaded and legible, and allow for the efficient movement of pedestrians and cyclists.

Acknowledgement of the fact that the precinct floods, flood resilience needs to be incorporated into the design response for built form, especially for basements and ground floors. The master plan will explore innovative and adaptable responses for structures and landscaping to ensure the delivery of high quality built form and public realm outcomes while being resilient to flood events.

The existing South Brisbane Riverside Neighbourhood Plan rezoned the precinct for significant mixed-use development and set the direction and framework for renewal and redevelopment. The master plan will support and review this established framework, including further exploring building heights, types, footprints, massing and setbacks. The desire is to achieve a unique Kurilpa identity with enlivened public realm and permeability outcomes, while ensuring new development is economically viable and appealing to the market.
Connecting Kurilpa - linking people, business and great experiences.
NEW AND ENHANCED PEDESTRIAN AND CYCLE CONNECTIONS

A truly great and liveable riverside precinct provides safe, comfortable and legible connections for pedestrians and cyclists. Active connections need to be improved in all directions to enhance relationships with surrounding precincts including the Cultural Precinct, city centre, Milton, Paddington, West End and South Brisbane. The master plan will explore opportunities for new pedestrian and cycle links to and throughout the precinct, including to the riverfront from Boundary Street and Montague Road. Enhancements to existing connections will also be considered, including along the popular riverside path linking to the Cultural Precinct and key river crossing points of the Go Between and Kurilpa Bridges.

NEW AND IMPROVED PUBLIC TRANSPORT

High quality public transport to service new residents, workers and visitors is fundamental to attracting investment and forging stronger connections with the city centre, Fortitude Valley, Newstead, Milton, Toowong, South Bank, West End and other surrounding precincts. With limited public transport currently servicing the precinct, the master plan will give consideration to rerouting the CityGlider bus service and new river-based transport options to link to key inner-city destinations, as well as connect to the extensive public transport network at the precinct’s doorstep.

BETTER CONNECTIONS TO RAIL

Kurilpa has the opportunity to develop stronger, more legible connections to the neighbouring South Brisbane and Roma Street Rail Stations and the proposed Bus and Train (BaT) Station at Roma Street Parklands. The master plan will consider improved active and public transport connections to these stations to create easy accessibility to the precinct for residents, workers and visitors.

REIMAGINING RIVERSIDE DRIVE

Riverside Drive is underutilised in its current form, primarily providing access to a boat ramp and accommodating roadside parking. The master plan will carefully consider the future of Riverside Drive to ensure it will play an important role in the creation of Kurilpa’s individual character, either as a slow-moving but active retail and food ‘boulevard’ along the river shared by cars and pedestrians, or through the full or partial conversion to activate riverside public open space.
An eclectic, inner-city riverside community for life, business and recreation.
DISTINCTIVE KURILPA IDENTITY

Kurilpa is flavoured by the rich and complex character of the South Brisbane riverside peninsula, with its mixture of Indigenous, industrial, working class and migrant histories. The master plan will explore ways to incorporate this unique character into new buildings, open spaces and public art to create a distinct and iconic Kurilpa identity that captures the attention of locals and visitors alike. The opportunity to reuse and adapt existing industrial buildings and relics for new uses will also be explored.

NEW CULTURAL EXPERIENCE

Kurilpa is surrounded by many of Brisbane’s most popular and renowned cultural, entertainment and dining precincts, including the iconic Cultural Precinct and South Bank Parklands, the world-class Brisbane Convention and Exhibition Centre, West End’s vibrant and eclectic Boundary Street, Milton and Paddington’s trendy restaurants and bars, and Brisbane’s home of football, Suncorp Stadium. The master plan will seek to leverage off these major inner-city cultural hubs by identifying better connections and exploring opportunities for public and private investment in new cultural facilities, events and experiences, both big and small, temporary and permanent.

DIVERSE EMERGING COMMUNITY

The precinct’s outstanding riverside location, neighbouring major employment and cultural hubs and high quality education institutions, lends itself to the development of a vibrant mixed-use precinct with a diversity of employment opportunities and households including young professionals, empty-nesters, students and families. The master plan will consider ways to encourage a rich mix of uses including new businesses, residential and creative industry clusters. A variety of housing types and styles and the creation of both active and passive public spaces will also be explored to appeal to and cater for the emerging Kurilpa community.
Almost one thousand metres of prime riverfront…
EMBRACING THE RIVER

The Kurilpa riverfront currently consists primarily of a narrow linear park used mainly for walking, running and cycling by local residents. Its future is as one of the most attractive and accessible locations on the banks of the Brisbane River, open to all for recreation, reflection and celebration. The master plan will acknowledge the topographical and locational attributes of the riverside and facilitate the development of Kurilpa as Brisbane’s premier riverside realm. It will explore opportunities for improving public access to and enjoyment of the river. This includes consideration of new and enhanced public spaces and commercial and recreational opportunities, including river-touch points, learning, event and play spaces, non-motorised watercraft and short-term mooring sites and areas for both formal and informal and active and passive enjoyment of the river.

WORLD-CLASS OPEN SPACES

Existing land uses in the precinct have limited the provision of contemporary and accessible public open space both along the river’s edge and throughout the precinct. The established planning framework requires two new parks as well as larger sites to each deliver their own portion of publically accessible open space. The master plan will review this planning framework to ensure a more coordinated and consolidated approach to the delivery of world-class open space across the precinct and along the river’s edge that offers a distinct alternative to other open space offerings across Brisbane.

ACTIVATING THE VIADUCTS

The multiple viaducts crossing onto the Kurilpa Precinct are presently purely functional structures, unattractive and uninviting environments. Potential exists to activate and enliven these spaces and structures to present a distinctive image for the precinct and to link and shelter open spaces. The master plan will explore opportunities to activate the viaducts and create a public realm unique in Brisbane.

THE STREET EXPERIENCE

The scale and use of existing commercial and industrial land uses have effectively limited the connections between the riverside, West End and South Brisbane communities. As a result access to the riverfront is difficult to navigate. The master plan will introduce a finer-grain network of active, leafy, attractive and human-scale streetscapes and open spaces that entice people in and down to the riverside. New street and lane connections will have a distinctly Kurilpa-style of built form with busy, shaded ground floors, and balconies and verandas at building edges.

SUSTAINABLE WATER

The land at Kurilpa is low lying and susceptible to flooding. The master plan will consider water sensitive urban design features and land use allocation strategies to create resilience across the precinct and to manage the environmental implications of stormwater discharge into the Brisbane River.
The delivery of a master plan for this riverside precinct will optimise the value of strategic sites, coordinate renewal opportunities and provide clear direction for future private and public investment.

In exploring opportunities for this extraordinary 25-hectare precinct with nearly one kilometre of riverfront, the master plan will celebrate and embrace the Brisbane River, consider opportunities to introduce a finer-grain network of streets and laneways to support pedestrian, cycle and transport connections and improve access to and enjoyment of the river, public open spaces and the wider city.

Master planning of the Kurilpa precinct was identified as a key initiative in both the South Brisbane Riverside Neighbourhood Plan 2011 and Brisbane City Centre Master Plan 2014. It also seeks to align with key aspects of Brisbane’s River’s Edge Strategy 2013 to improve access and activity on and alongside the Brisbane River.
INTEGRATE WITH SURROUNDING CULTURAL PRECINCTS

NEW LINKS TO RIVER AND THROUGHOUT THE PRECINCT

A MULTI-EXPERIENTIAL RIVER EDGE AND RIVER-BASED TRANSPORT

ADAPTIVE SPACES BENEATH / AROUND RAIL CORRIDOR

RECOGNITION OF HERITAGE PLACES

CONTINUITY OF OPEN SPACE AND MOVEMENT
The Kurilpa journey

PHASE 1
Project Inception & Background Review

Discovering Kurilpa's potential and an agreed path forward
Completed
PHASE 2
The Technical Studies
Confirming key opportunities, constraints and potential
Completed

PHASE 3
Draft Master Plan
Exploring Kurilpa’s future form, function and identity
Mid 2014

PHASE 4
Evolving the Master Plan
Confirming direction and providing a robust framework for future development and staging of the master plan
Late 2014
Stay up-to-date

For more information about the Kurilpa Riverfront Renewal project and to register for project updates, visit www.brisbane.qld.gov.au or call Council on (07) 3403 8888.