

KURILPA

— *riverfront renewal* —

Draft Master Plan

LORD MAYOR'S FOREWORD



Brisbane is at the centre of one of the fastest growing regions in Australia. Our Central Business District (CBD) is broadening its commercial focus and transforming into a vibrant place to live, work and play. As it continues to grow, neighbouring precincts are joining the city centre to accommodate more workers and residents and provide exciting new visitor experiences.

In the 1990s, Brisbane City Council began the revitalisation of the city's former industrial waterfront at Newstead and Teneriffe. Today these areas are thriving riverside communities. After the enormous success of this renewal, Council is now turning its attention south of the river to Kurilpa – Brisbane's largest inner-city renewal precinct in more than two decades.

Kurilpa offers a generous one kilometre stretch of riverfront, and is Council's most significant opportunity to deliver on our River's Edge Strategy – our vision to improve access and activity on and alongside the inner-city reaches of the Brisbane River over the next 10 years. The Kurilpa Riverfront Renewal project has seen Council and the Queensland Government work in partnership with key landowners to facilitate the staged relocation of industrial uses and create a draft master plan that will enable the transformation of this 25 hectare precinct into a world-class riverfront destination.

Kurilpa has something to offer everyone.

For investors, Kurilpa represents a new part of the city centre that has unique opportunities in its large, flexible development sites on the doorstep of the CBD and Queensland's finest cultural facilities.

For residents and the broader community, Kurilpa gives us the rare opportunity to open up the river like never before. The doubling of public open space, an urban playground under the viaducts, a new cultural facility of national significance and new ways to connect to and engage with the river will make this precinct one of Brisbane's most sought-after destinations.

The draft Kurilpa Riverfront Renewal Master Plan presents a shared vision for Kurilpa and sets out a framework for development, public realm and infrastructure investment and implementation by the government and private sector.

I encourage you to provide your feedback on the priority projects outlined in the following pages. Your input will contribute to realising our vision of transforming Kurilpa into a remarkable riverfront precinct for Brisbane, Australia's New World City.

Graham Quirk
Lord Mayor

DEPUTY PREMIER'S FOREWORD



Our State Government is committed to driving economic growth, creating business opportunities and growing jobs for this and future generations of Queenslanders.

As Brisbane is the cultural and economic heart of the state, we recognise that our capital city needs significant ongoing investment in new facilities and infrastructure to boost business and attract visitors.

Our government and Brisbane City Council are committed to working together to support this growth through the Kurilpa Riverfront Renewal project, which presents a joint vision for a world-class riverfront destination.

Neighbouring Queensland's cultural precinct, Kurilpa offers tremendous opportunity to seamlessly expand our state's cultural offering by delivering a new, premier cultural facility in a unique riverside setting. Mixed-use development, along with investment in recreational, cultural and supporting infrastructure, will transform this former industrial precinct into one of Queensland's most appealing destinations.

The Queensland Government has been working closely with major industrial landowners to facilitate their staged relocation, enabling their continued contribution to Queensland's economy, and in turn unlocking this significant riverfront development opportunity.

I thank these landowners for their valuable and continued input into the Kurilpa Riverfront Renewal project and the key role they have played in delivering this landmark precinct back to the community.

I encourage you to provide feedback on the draft master plan priority projects to ensure targeted investment in this precinct delivers community benefits well into the future.

The Honourable Jeff Seeney MP

Deputy Premier and Minister for State Development,
Infrastructure and Planning

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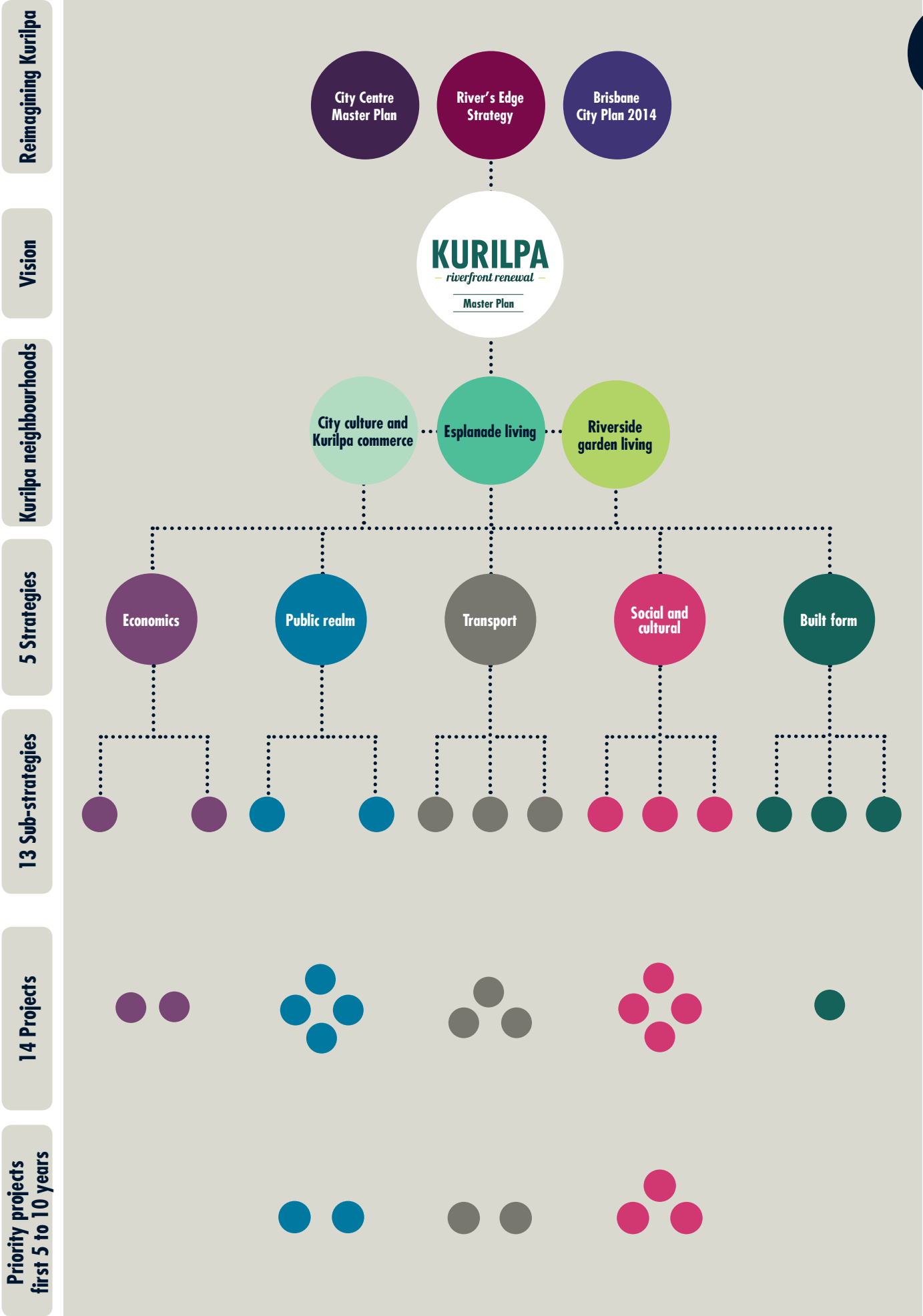
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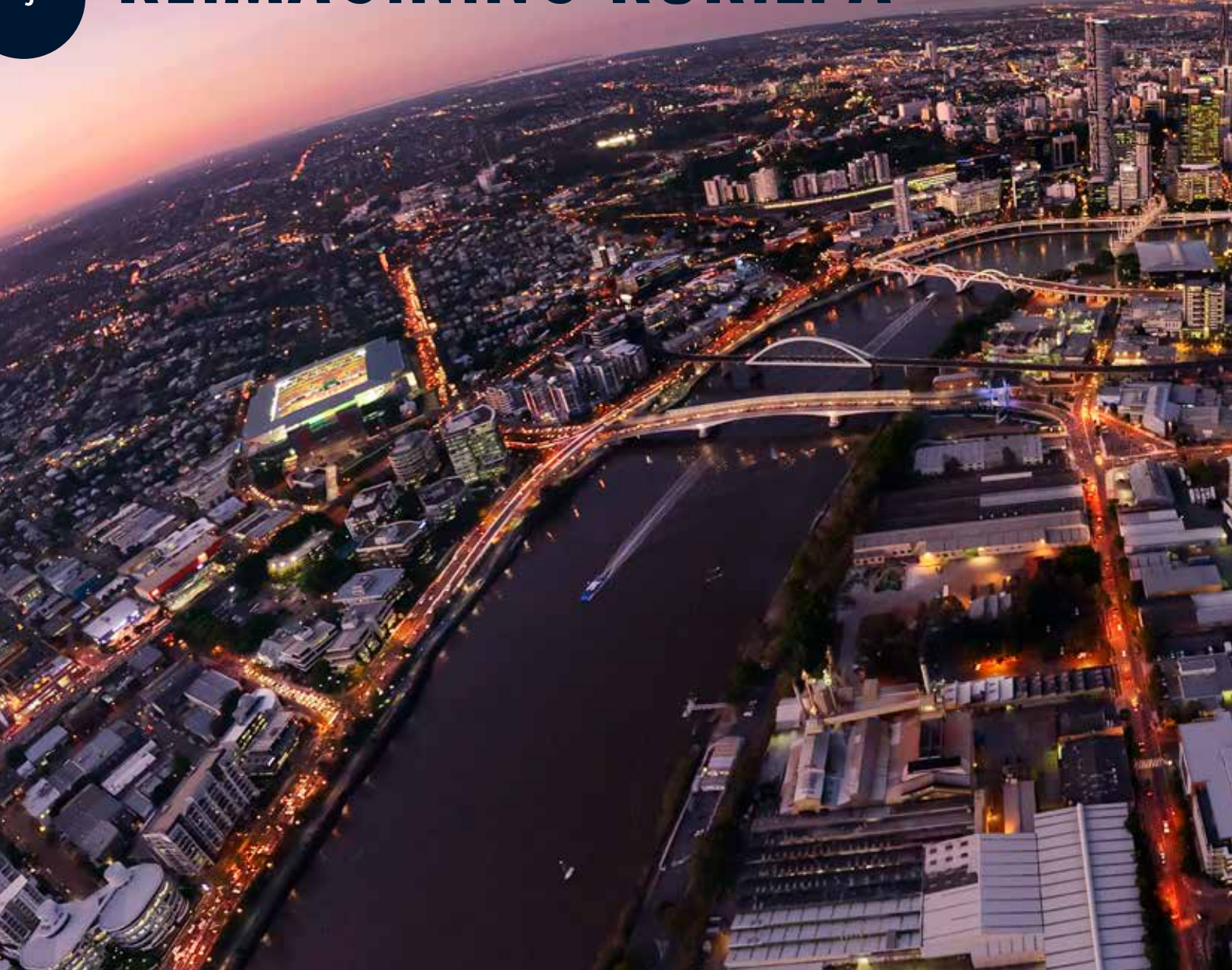
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REIMAGINING KURILPA



Cities rarely have the opportunity to significantly reshape their future, yet by virtue of its location, scale and diversity, Kurilpa provides Brisbane with the means to create an exciting and transformative urban community close to its very centre. Just across the river from the Central Business District (CBD), and at 25 hectares, Kurilpa represents an urban regeneration area of immense scale and strategic importance.

Circumstances have previously quarantined this century-old industrial precinct, which Brisbane has long outgrown. Now an ambitious, far-reaching master plan has been developed to unlock inaccessible areas and open up an entire one kilometre stretch of the river to reconnect Kurilpa with the people of Brisbane.



REDEFINING URBAN LIVING IN THE NEW WORLD CITY

Over the coming years, Kurilpa will emerge as a vibrant new urban community, confident of its place in Brisbane's heart. Open, diverse, energetic and dynamic; Brisbane will exemplify the aspirations and values of Australia's New World City – global in ambition yet distinctively local in character and style.

As Australia's gateway to Asia, Brisbane is on track to become one of the world's most prosperous cities. It has every reason to be optimistic about the future. With a sophisticated modern economy of more than A\$135 billion (GDP) that is set to double over the next 20 years, Brisbane is outperforming many global competitors as the destination of choice for international investment and development. Progressive and energised, and with an open and collaborative business culture, Brisbane offers a strong, stable and competitive commercial environment.

Kurilpa will extend the scope of Brisbane's commercial heart across the river, making it even easier to do business in our New World City.

DOUBLING

THE AMOUNT OF PUBLIC

OPEN SPACE



8,000

MORE EMPLOYEES



11,000

MORE RESIDENTS

TRIPLING

THE NUMBER OF
connections TO THE

RIVER



Connecting Kurilpa

BRIDGES:

Go Between / Merivale
Rail / William Jolly
Kurilpa / Victoria

Kurilpa
a short stroll to



CBD

South Bank
QLD Cultural Precinct
Suncorp Stadium
West End

261

SUNNY DAYS
A YEAR



15-25°C

one kilometre
river frontage

25
hectares
of land

EXPANDING

THE
CAPACITY
OF THE
CBD

Brisbane's
GDP

TO DOUBLE IN

20 YEARS

\$ 270 BILLION

VISION

A short walk from the CBD, Kurilpa will be a new riverfront destination, a sophisticated inner-city community with a mix of contemporary apartments, state-of-the-art offices and world-class cultural venues. It will be a place to shop, dine, visit and celebrate. A natural extension of the Queensland Cultural Precinct, it will be an incubator of ideas and a powerhouse of creativity.

Kurilpa will capture the rhythm and spirit of Brisbane's outdoor lifestyle, opening up an entire one kilometre of riverfront to the people for play, relaxation and civic events.

Showcasing the best in contemporary design, Kurilpa will retain strong links to its rich heritage. Chimney stacks and industrial relics will stand as landmarks to the past.

Kurilpa will celebrate the best of our river city.





KURILPA NEIGHBOURHOODS

At Kurilpa, three defined neighbourhoods will offer different ways of living, working and playing.

A

CITY CULTURE AND KURILPA COMMERCE

At its northernmost point, it's inevitable that Kurilpa will be influenced by the CBD just across the river. Like the city itself, in this corner of Kurilpa the pace won't slow when night falls.

This will be a dynamic commercial and tourism hub that draws on the creative energy of South Brisbane and the adjoining cultural precinct.

Hope Street will become a busy high street lined with shops and cafes, above them, offices, hotels and apartments. A new crossroads, created by extending Hope Street beyond Montague Road, will sit at the precinct's centre, with links down to the river. Here, on opposite corners, the former Coronation Hotel, built in 1891 as the Montague, and the old Paul's Ice Cream and Milk office building, embody the spirit of Kurilpa's past. New buildings here will reimagine and integrate this valuable architectural heritage to anchor its future.

In the shadow of the Merivale Bridge viaduct, an urban playground will emerge, connecting South Brisbane through Kurilpa's northern end to the river's edge.

B

ESPLANADE LIVING

Curving south past the bridges, the river landscape takes on a different mood, and so will Kurilpa. This will be the place to be for kerbside dining along the long stretch of the Riverside Esplanade, a people-focused promenade of shady trees that sits above the busy parkland with views out across the river. Shops, restaurants and cafes will spill out onto the street and outdoor spaces with wide footpaths and high awnings will embrace our beautiful climate. Rooftop bars, venues and elevated gardens will become the place to enjoy city celebrations, fireworks and festivals.

Residential apartment towers above this 'eat street' will do justice to the riverside location and make the most of the spectacular views. Responding to the climate, they will benefit from cooling breezes and optimise access to natural light. Collectively, they will present a dynamic and permeable edge to the river.

Set behind the riverside apartments, Montague Road, revitalised as a subtropical boulevard, will extend Kurilpa's northern commercial hub deep into the precinct alongside apartments, shops and cafes. The heritage-listed Stewart and Lloyd's factory wall, built in 1937 for the British-owned steel company, will be retained as an architectural landmark and an iconic reminder of Kurilpa's industrial past.

C

RIVERSIDE GARDEN LIVING

At Kurilpa's southern tip, a quieter residential neighbourhood will emerge. This true riverside community will enjoy all the features of a traditional river's edge such as boating facilities, moorings, fishing spots and places for children to play.

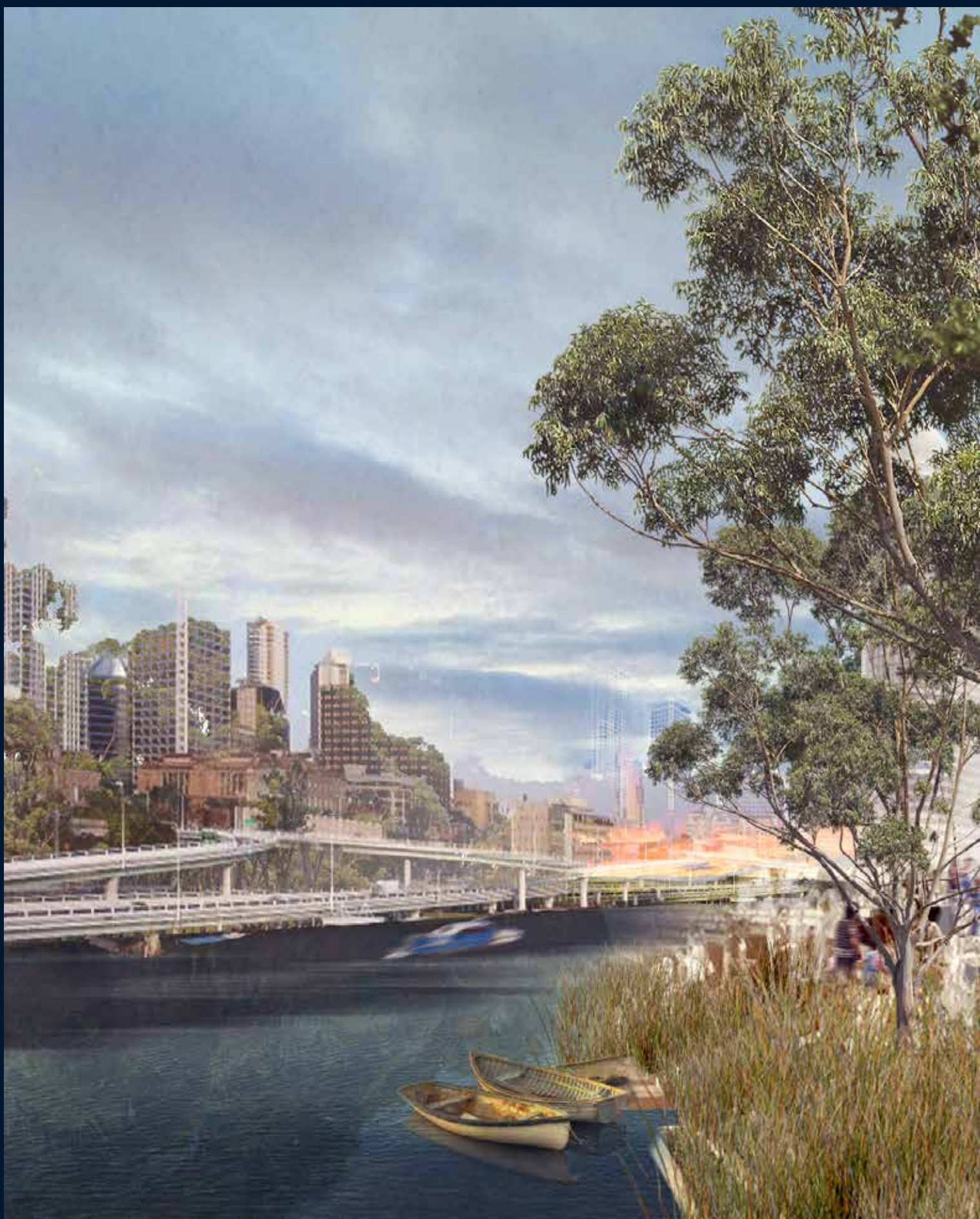
In this part of Kurilpa, buildings will be sited to open up views and make space for landscaping. Making the most of the local climate and Brisbane sunshine, subtropical garden courtyards and streetscapes will wrap around apartment buildings, creating a cool microclimate. Lines will blur between private gardens and public space to create a green haven for everyday living.



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STRATEGIES



1

Economics

OPENING UP THE CITY ECONOMY

2

Public realm

TRANSFORMING THE RIVER'S EDGE

3

Transport

A CONNECTED RIVERSIDE ADDRESS

4

Social and cultural

A NEW STAGE FOR URBAN LIFE

5

Built form

BUILDINGS THAT INSPIRE

1

Economics

OPENING UP THE CITY ECONOMY

Enterprising, open to bold ideas, and early to recognise the potential of the knowledge-based economy, Brisbane has become an international hub for technical, scientific and creative industries. As the city's newest creative precinct, Kurilpa will lure the brightest and best from around the world – young professionals and entrepreneurs with imagination and ambition.

Kurilpa will have plenty to offer enlightened modern businesses that recognise the importance of an attractive lifestyle in enticing and keeping a talented workforce. It will be a place of opportunity.

This will be delivered through the following sub-strategies:

1.1 Part of the city centre

1.2 Focus for renewal





Projects

- E1 Unlock strategic sites
- E2 Implement the Digital Brisbane Strategy

Other projects that support the economics strategy include:

- P4 Enable public and private investment in the public realm
- B1 Review regulation

1.1 PART OF THE CITY CENTRE

The Brisbane CBD has become the focus for an increasing number of national and international headquarters, sparking unprecedented growth that has seen it expand into surrounding areas. Kurilpa offers a logical extension to the CBD. Just across the river, accessible by the Kurilpa, Go Between, William Jolly and Victoria bridges, and integrated into the city's high-frequency public transport system, Kurilpa allows easy connections to the city heart and beyond. Recent rezoning means Kurilpa can deliver commercial buildings of a significance and quality that will meet CBD expectations.

CITY COMMERCE

At its northern end, Kurilpa will become a substantial commercial precinct directly linked to the CBD. Now part of the city centre zoning, and identified in the City Centre Master Plan as part of the Inner City Stitch City-making Move, Kurilpa is capable of meeting the demands of international corporations wishing to co-locate multiple business entities.

Large strategic redevelopment sites with wide street frontages – unheard of in an inner-city setting – will cater for a diverse range of commercial and complementary uses. With broad investment appeal, these sites offer unique opportunities for new commercial, retail, entertainment and short-term accommodation. Kurilpa is perfectly positioned for those businesses wishing to capitalise on Brisbane's dynamic, year-round calendar of local and international events, world-class cultural festivals and sporting events, and a location close to one of the world's top three convention centres.

CAPITALISING ON CREATIVITY

Leveraging off its prime location next to the Queensland Cultural Precinct, Kurilpa will become Brisbane's newest knowledge hub – a meeting place for creative industries and an economic incubator. South Brisbane's key learning institutions and the inner-city's universities and science and research hubs are all within close proximity.

CONNECTED COMMUNITIES

Kurilpa will offer a highly interconnected inner-city lifestyle for workers, residents and visitors with easy transport to all key destinations.

It will benefit from the Digital Brisbane Strategy that is supplying digital services and data access across the city. This includes the new wayfinding system that integrates mobile digital technology with signs, maps and city venues.



E1

Unlock strategic sites

Work collaboratively with key landowners to facilitate the staged relocation of industry.

1.2 FOCUS FOR RENEWAL

Brisbane has a proven track record of successful riverfront urban renewal. Northern inner-city renewal areas such as Teneriffe, Newstead, New Farm and Fortitude Valley have become some of the city's most sought-after urban living communities. Now, the focus has turned to Kurilpa, Brisbane's most significant renewal opportunity in two decades. The stage is set for this 25 hectare precinct to become one of the city's most desired urban addresses.

UNLOCK KEY SITES

Relocating existing industry to alternate sites so these businesses can continue contributing to Queensland's economy is a priority. Council and the Queensland Government will continue to work collaboratively with the key industrial landowners to enable their staged relocation out of Kurilpa, opening up catalyst sites that have been quarantined for decades.

REALISING DEVELOPMENT POTENTIAL

Council will actively facilitate innovative partnerships between the private and public sector to achieve positive development outcomes.

Public and private investment in essential infrastructure such as fast, frequent public transport and world-class riverfront parkland will provide the initial springboard for Kurilpa's transformation into a prosperous business and living precinct over the long term.

Council will encourage new business investment and undertake regulatory change to create a clear framework for development and infrastructure provision, offering certainty for future developers and the community. Streamlined processes will attract investment and facilitate timely, high-quality development.

KEY RETAIL AND LIFESTYLE PRECINCT

Kurilpa will become a vibrant new precinct on one of the most central and desirable points on the Brisbane River. A showcase for Brisbane's distinctive brand of relaxed, outdoor lifestyle, it will be a place that excites and inspires. With its apartments, shopping, restaurants and a wealth of activities and cultural facilities, it will provide an attractive environment for a diverse market from commercial investors to families, students and professionals.



E2

Implement the Digital Brisbane Strategy

Implement Council's Digital Brisbane Strategy in Kurilpa to provide accessible digital platforms, foster innovation and enable businesses to connect with people and places.

- Private sector
- Brisbane City Council
- Queensland/Australian Government



2

Public realm

TRANSFORMING THE RIVER'S EDGE

Commanding a kilometre frontage of the Brisbane River, Kurilpa gives us the rare opportunity to create a vast new open space right at the very heart of the city; an essential retreat from the pace of busy urban life.

Reimagining this strategic part of the city will open up the river like never before. Nowhere will it be as intimate, informal and as interactive as at Kurilpa. A living, liquid landscape in constant motion; an ever-changing theatre of sound, movement, light and colour, the river at Kurilpa will become the setting we choose to meet, play and celebrate our city.

It will be a river for the people.

This will be delivered through the following sub-strategies:

2.1 An expansive new parkland

2.2 A diverse river edge



Projects

- P1** Close Riverside Drive
- P2** Deliver a new park at the river end of Hope Street
- P3** Deliver a new park at the river end of Brereton Street
- P4** Enable public and private investment in the public realm

Other projects that support the public realm strategy include:

- T2** Investigate the delivery of a river-based transport stop
- S2** Investigate the delivery of a new riverfront amphitheatre
- S3** Deliver an urban playground under the viaducts
- S4** Investigate the delivery of flexible, event-ready spaces

Brisbane's population is growing. We need more places for relaxation, play and celebration. Kurilpa will deliver an incredible network of new open spaces that will double the existing amount of public space for the community. This significant increase will allow for an exciting new parkland on the river's edge, incorporating green landscaped spaces, urban plazas and a world-class adventure playground that combined offer a myriad of ways to engage with the river. Where possible, over-water spaces and boardwalks will widen the parkland even further.

New boardwalks and platforms

**New
3000 m²
open space**



Convert
1200 m²
of road space
into open space

Unlock
5000 m²
existing space
under the Merivale
Bridge

New
10,000 m²
open space



CLOSING RIVERSIDE DRIVE FOR PARKLAND

Kurilpa will unlock the under-utilised riverbank and bring it into full view. Riverside Drive, the long, straight road that now closely hugs the riverbank, will be closed and transformed to substantially broaden and expand the existing riverfront parkland. Relocating the boat ramp and public carpark to the end of Hockings Street will free up additional riverfront space for recreation and play in this area.

TWO NEW RIVERFRONT PARKS TO BOOST PUBLIC SPACE

The master plan locates two new parks – required as part of the redevelopment of strategic industrial sites – along the riverfront. Combined, they will add 13,000 square metres to the existing river's edge parkland.

A 10,000 square metre park, with a strongly urban theme, will open Hope Street to the river. A large, riverfront amphitheatre, ready to host events and exhibitions, will be the central feature.

At the end of Brereton Street, a new 3000 square metre park will link together existing riverside space to create a wide, continuous, riverfront stretch. Surrounding the base of the landmark smokestacks, the Brereton Street Park will allow for long river vistas down the extended Brereton Street from Montague Road.

TRANSFORMING VIADUCT AREAS FOR URBAN PLAY

The under-utilised spaces beneath the Merivale Bridge viaduct will be opened up and activated to become safe and accessible public areas. About 5000 square metres of viaduct space linking the river to South Brisbane will be developed for urban play. Intimate, flexible and playful, these spaces will bring people together to share the best of urban life.



P1

Close Riverside Drive

Close and reclaim Riverside Drive for parkland.



P2

Deliver a new park at the river end of Hope Street

Deliver a 10,000 square metre riverfront park through the redevelopment of strategic sites.



P3

Deliver a new park at the river end of Brereton Street

Deliver a 3,000 square metre riverfront park through the redevelopment of strategic sites.



Private sector



Brisbane City Council



Queensland/Australian Government



2.2 A DIVERSE RIVER EDGE

At Kurilpa, visitors will experience the river and its banks as never before. Beautiful riverfront spaces will connect via a network of shady pathways and plazas with scenic views. Open areas will invite active play, leafy parks will be places to stroll and quiet corners will inspire contemplation. Riverfront terraces and grassy lawns used for daytime relaxation will come alive with markets, festivals and city celebrations.

ALIVE AND ACTIVE

Day or night, Kurilpa will be a place for play, healthy outdoor activity and positive, shared experiences. Large, green spaces perfect for yoga in the park or an early morning jog will easily transition into venues for outdoor events, exhibitions, riverside markets or urban art galleries. Smaller spaces ideal for throwing a football around with friends and an all-ages adventure playground will offer yet more reasons to get out and be active. An extensive network of paths and cycle ways will connect these spaces within Kurilpa, and provide easy connections to the CBD, Queensland Cultural Precinct and surrounding precincts.

WATCHING THE RIVER GO BY

Viewing the river will be an important part of the parkland experience, whether glimpsed through trees or in its entire broad expanse. Landscaping will frame the water, and river touch points, elevated public viewing platforms, rooftop gardens, and restaurants along the riverside 'eat street' will provide river and city skyline views. Lush green lawns, shady seats under magnificent old fig trees and boardwalks will become new places to admire the water. Here are perfect spots for family picnics, lunchtime breaks and leisurely afternoon strolls.

UP CLOSE AND PERSONAL

Multiple pontoons, boardwalks through existing mangroves, a boat ramp, fishing pier and launching points will provide plenty of opportunities to get up close to the river and in some places, out over the water. A river terrace will be perfect for cheering on the rowing and watching other water sports, while day-use boat moorings, storage for small craft and a kayak beach, will make the dream of kayaking to work, or paddling to the parkland for a quick lunch, a reality.

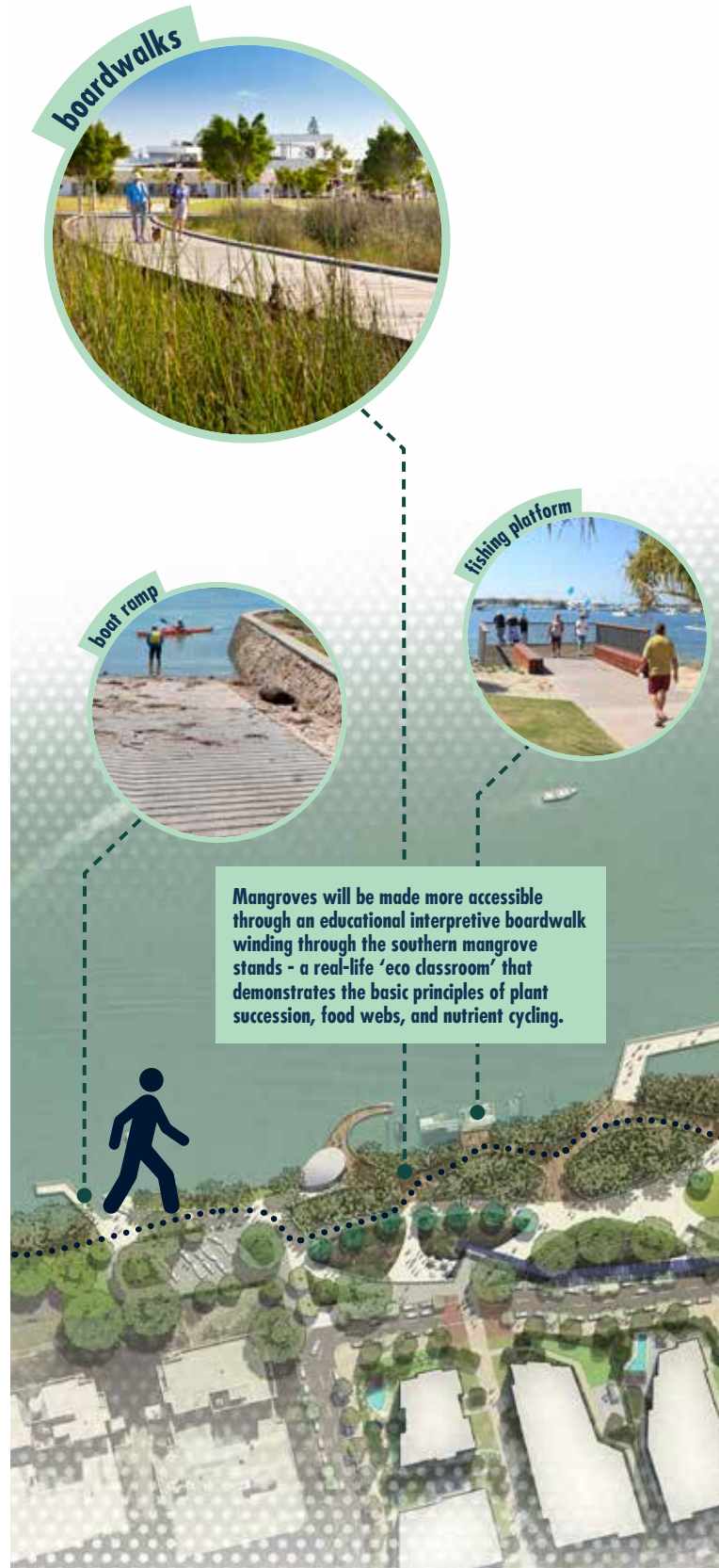


P4

Enable public and private investment in the public realm

Facilitate public and private investment in river-based infrastructure and activities.

- Private Sector
- Brisbane City Council
- Queensland/Australian Government



green lawn



river-based transport stop



public boat mooring



kayak beach



adventure playground



river steps



viaduct urban playground



riverfront amphitheatre



mangroves



viewing platform



river touch points



flood-smart design and resilience

In Brisbane, we're adept at living with our river. We're masters at managing stormwater and flooding, and Brisbane has proven itself to be resilient to natural disasters. At Kurilpa, the latest technology and best practices will be adopted to ensure flooding is expected, designed and planned for.

Designing buildings, facilities and infrastructure for flood resilience is a fact of life for Brisbane. Kiosks, boardwalks, pontoons and buildings, can also be made to withstand weather extremes through the use of robust construction materials. Appropriately located services and power systems can hasten recovery.

boardwalks



river's edge strategy vision

The draft Kurilpa Master Plan supports Council's River's Edge Strategy – our vision to improve access and activity on and alongside the inner-city reaches of the Brisbane River.

The inner-city reaches of the Brisbane River are a distinguishing feature of our city's identity and a major focus for business, tourism and leisure. The river and its edges are inviting places that are accessible to everyone: locals and tourists, individuals and groups, children and adults. Riverside parks, places and paths are destinations open for all to experience for fitness, feasting and festivities, where people go for play, reflection and connection to nature. The river is celebrated as an economic opportunity by businesses and enterprise where it is possible to realise ideas, from humble to visionary. It is the focus for the city and connects and integrates neighbourhoods, institutions and businesses.

cultural precinct master plan



**QUEENSLAND
CULTURAL PRECINCT**

www.qld.gov.au

3

Transport

A CONNECTED RIVERSIDE ADDRESS

Kurilpa's strategic location just across the river from the CBD underpins its importance for renewal. A key part of the precinct's appeal is that it will be easy to get to and, once there, easy to get around. Connecting Kurilpa – linking people, business and great experiences – is essential to its future.

The river will be Kurilpa's most defining feature, a place for play as much as travel. Kurilpa's streets and pathways will have their own unique identities that reflect the historic, social and cultural heritage of the precinct while creating a new dynamic. People-focused, its movement networks will celebrate the best of modern city life.

This will be delivered through the following sub-strategies:

- 3.1 An effortless commute
- 3.2 The river in easy reach
- 3.3 A hierarchy of streets



Projects

- T1** Implement a high-frequency bus service
- T2** Investigate the delivery of a river-based transport stop
- T3** Amend the regulatory framework

Other projects that support the transport strategy include:

- P4** Enable public and private investment in the public realm
- S3** Deliver an urban playground under the viaducts

3.1 AN EFFORTLESS COMMUTE

Public transport, whether by river, road or rail, will be the best way to commute between Kurilpa and the rest of the city. High-quality services to connect Kurilpa directly into Brisbane's sophisticated, existing inner-city public transport network have been identified as a priority for significant investment.

As Brisbane has rediscovered its river, so too, river travel has become increasingly popular. Quick and comfortable, it offers a further dimension to the daily commute and a memorable experience for visitors.

RIVER-BASED TRANSPORT AND WATERCRAFT

The river will be the focus for the development of new key facilities to ensure smooth travel for public and private services and recreational watercraft. A new river-based transport stop will provide for water taxis and ferry services, while pleasure boats and non-motorised watercraft, such as kayaks, will be supported by different types of launching points and day-use moorings. Storage facilities will be located nearby. A new boat ramp is planned for the end of Hockings Street, safely away from the kayak beach and non-motorised watercraft launch points.

HIGH-FREQUENCY BUS TRANSPORT

Brisbane's inner-city area is serviced by a high-frequency bus network that includes the popular CityGlider and BUZ services. This network will link Kurilpa to the city centre and inner-city neighbourhoods, with premium bus stops in key locations along Montague Road. CityGlider and BUZ routes typically run every 10 minutes in peak periods. They also link to key transport hubs, such as the city's busiest busway station, the Cultural Centre Busway Station, allowing easy transfers directly onto Brisbane's busway network for congestion-free bus travel to the north, south and east of the city.



T1

Implement a high-frequency bus service

Implement a high-quality and high-frequency bus transport service to directly connect Kurilpa with the CBD and inner-city locations.



T2

Investigate the delivery of a river-based transport stop

Investigate the delivery of a new dual-berth, river-based transport stop along the river's edge, offering the potential to support both ferry and water taxi services.

3.2 THE RIVER IN EASY REACH

Opening up the river to provide ready access from across the Kurilpa precinct will be a priority. New streets, and dedicated pedestrian and cycle links at least every 100 metres along Montague Road, will put the river in easy reach, anywhere along its length.

As the major landmark, the river will also be an important geographical touch point. Water glimpses, even at the very centre of the precinct, will help visitors find their bearings and residents feel at home.

PEDESTRIAN AND CYCLE LINKS

Walking, cycling and running will be convenient, safe and comfortable, supported by new end-of-trip and mid-journey facilities. Kurilpa already has CityCycle facilities, which are expected to grow in popularity.

A generous, well-designed pedestrian and cycle network will cater for commuter and recreational users, incorporating a continuous, riverfront pathway for picturesque travel along the river's edge. Widening Montague Road will open up space for dedicated cycle lanes, giving cyclists a safe, direct route through the precinct to the Kurilpa and Go Between bridges.

Wayfinding signage will assist visitors to navigate through the precinct and connect to the neighbouring suburbs of South Brisbane, West End and travel across the Brisbane River.

CONNECTIONS TO RAIL

New and improved pedestrian and cycle paths will make it easier and safer to access rail services, with the South Brisbane Railway Station just a short walk or CityCycle trip away.

Kurilpa Bridge, the pedestrian and cycling bridge linking South Brisbane to the CBD, leads directly to the region's primary transport hub at Roma Street Station. From here, it's easy to connect to all inner-city and long-distance train services.

Roma Street Station will also become the place to hop on the underground Bus and Train (BaT) tunnel. Stretching from Spring Hill to Dutton Park, with underground stations at Roma Street, George Street and Woolloongabba, the proposed, double-decked tunnel is expected to become operational in 2021.

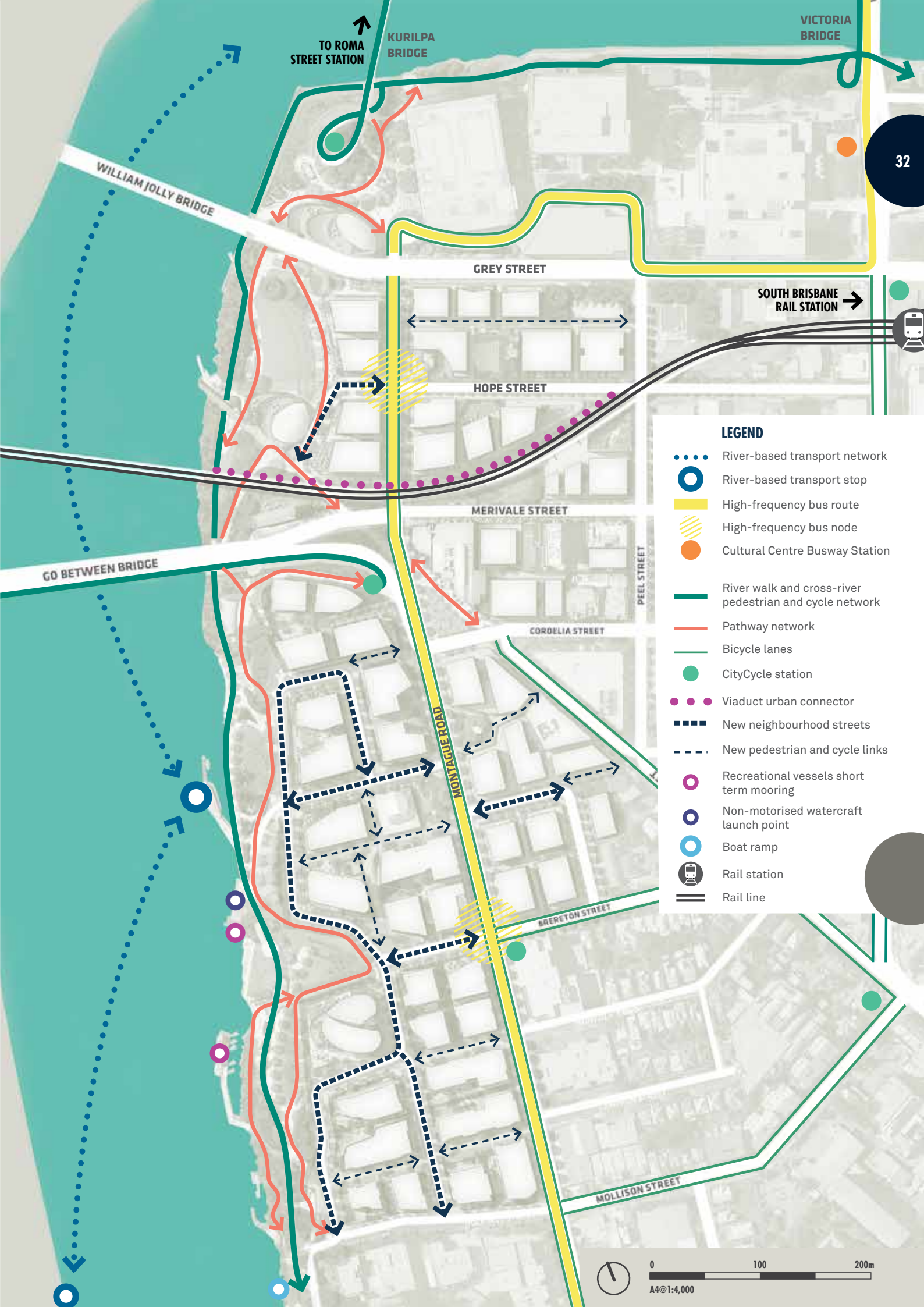


T3

Amend the regulatory framework

Amend the *South Brisbane Riverside Neighbourhood Plan* and supporting infrastructure provisions to require the delivery of new and enhanced roads and pedestrian links.

- Private sector
- Brisbane City Council
- Queensland/Australian Government



LEGEND

- River-based transport network
- River-based transport stop
- High-frequency bus route
- ▨ High-frequency bus node
- Cultural Centre Busway Station
- River walk and cross-river pedestrian and cycle network
- Pathway network
- Bicycle lanes
- CityCycle station
- Viaduct urban connector
- New neighbourhood streets
- New pedestrian and cycle links
- Recreational vessels short term mooring
- Non-motorised watercraft launch point
- Boat ramp
- 🚂 Rail station
- == Rail line

3.3 A HIERARCHY OF STREETS

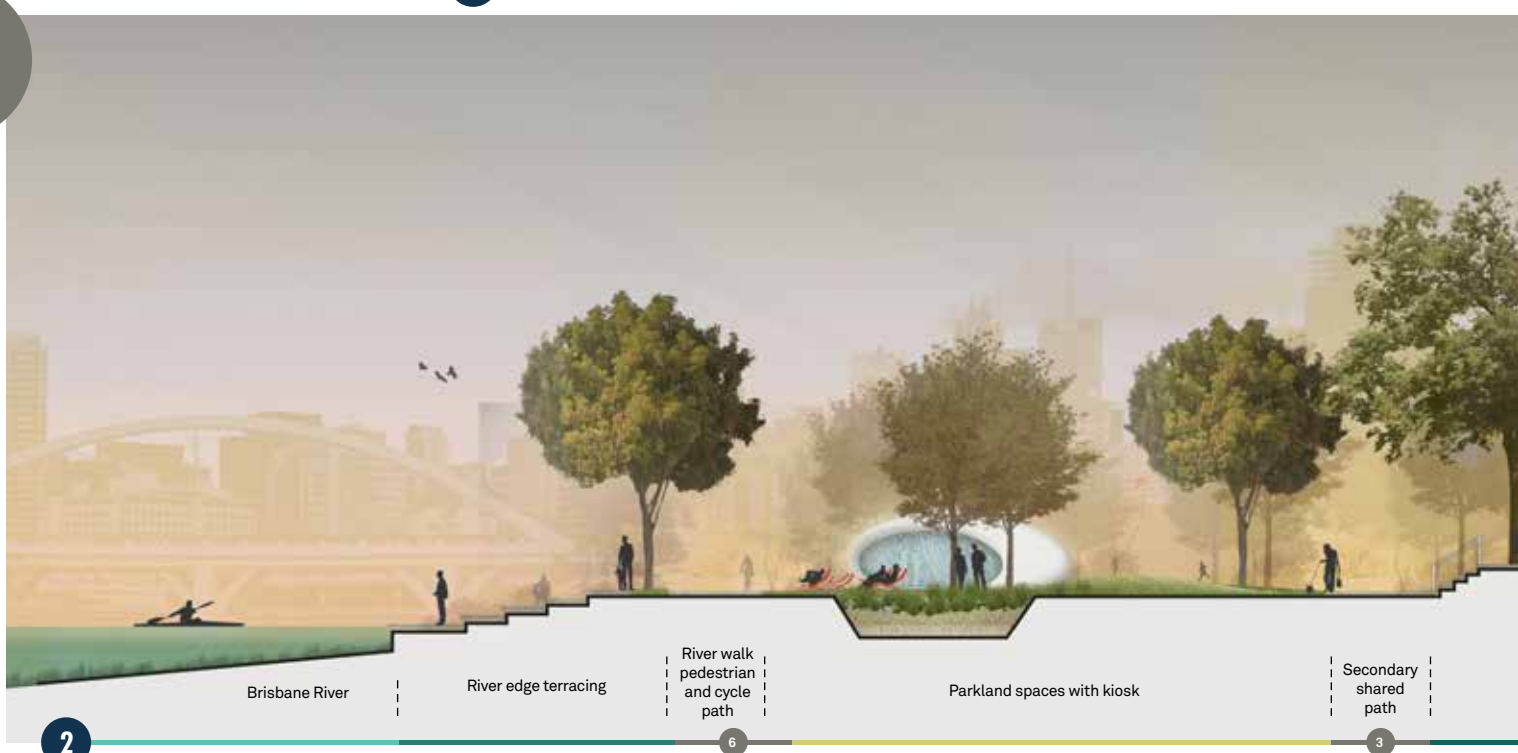
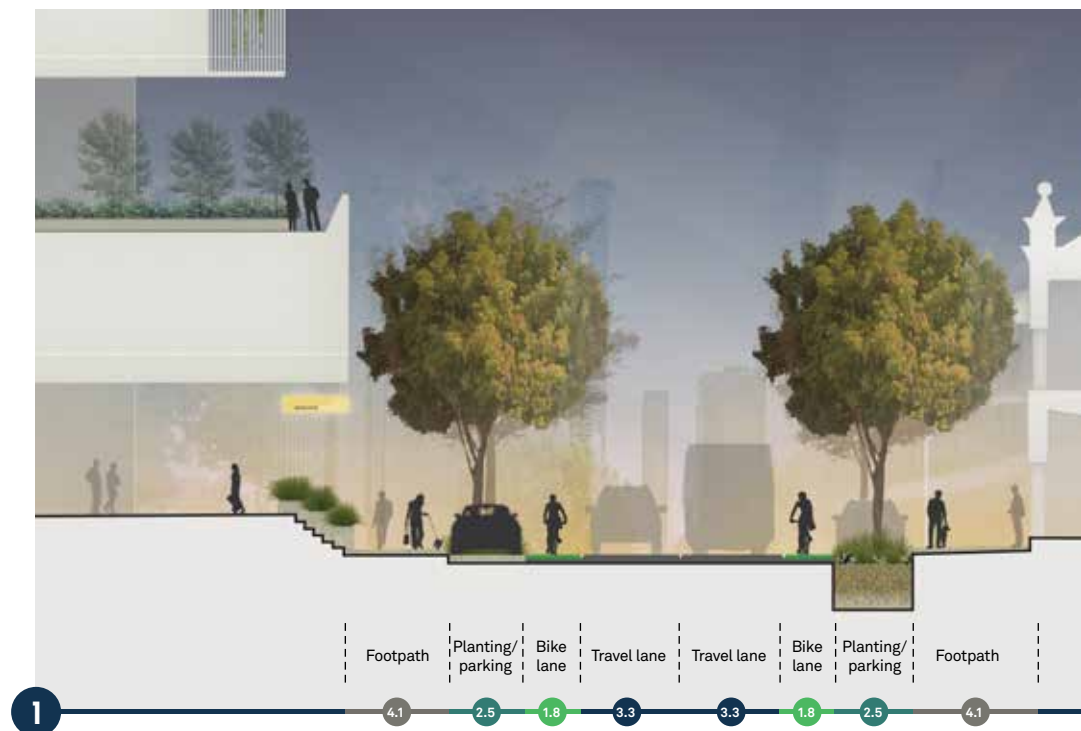
A highly-connected network of safe streets and pathways, with a clear hierarchy, is the hallmark of a well-designed community. This ensures through-traffic is channelled via key arterials to minimise traffic on neighbourhood streets, keeping them safe, enjoyable and pedestrian-friendly.

From the busy main thoroughfare to quieter residential streets and the network of pedestrian and cycle paths, awnings, shade trees and deep planting will ensure getting around is comfortable and easy, whatever the weather.



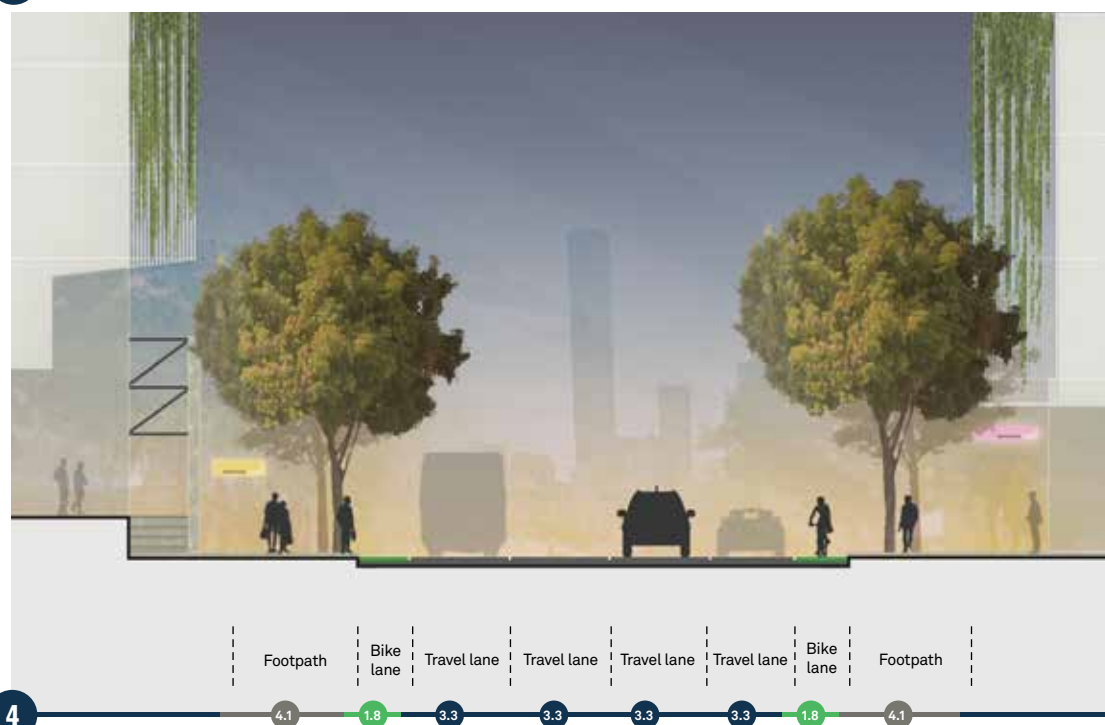
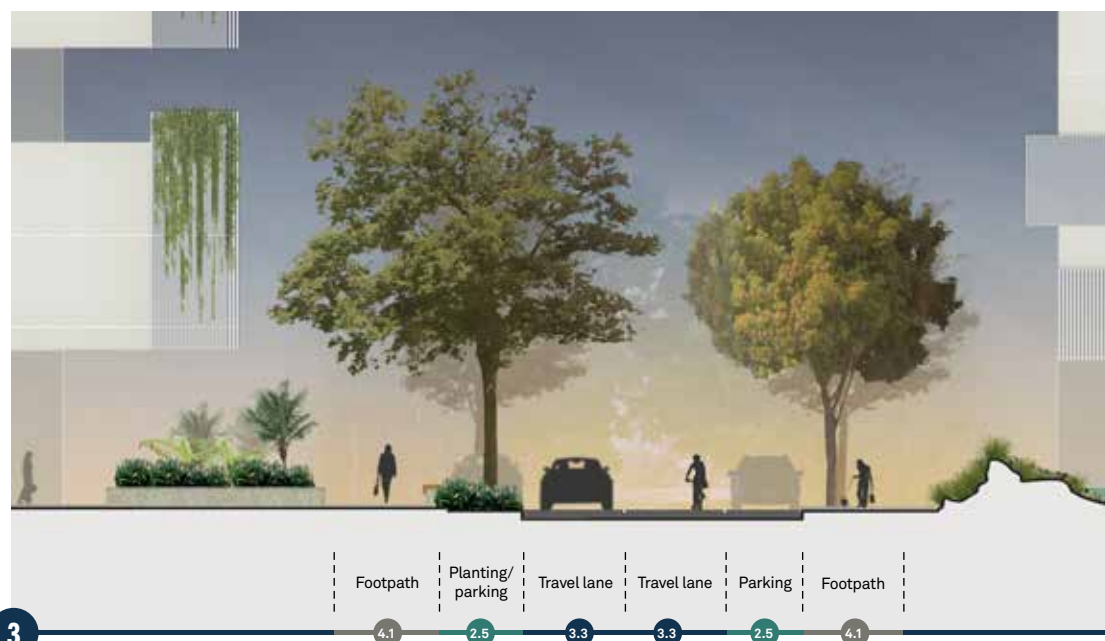
SHARED SPACES

Some parts of the river's edge parkland and public plazas will need to be shared by vehicles, pedestrians and cyclists. Low-speed, shared zones will provide easy access for delivery vans, service vehicles and cars towing recreational watercraft to the boat ramp and launch points. Out of hours, these paved plazas can become pedestrian-only spaces for markets, performances and larger civic events.



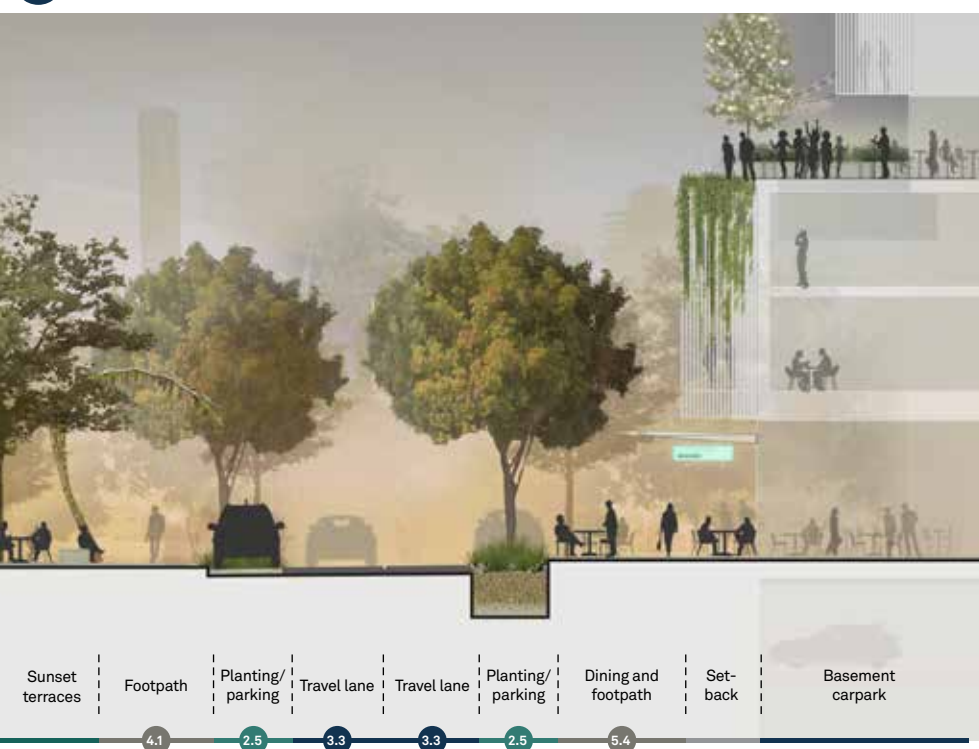
NEIGHBOURHOOD STREETS

A network of new neighbourhood streets, combined with improvements to existing local streets, will ensure motorists, cyclists and pedestrians move safely and easily through Kurilpa. These streets will be well-designed to make them legible, attractive and walkable.



MONTAGUE ROAD

Kurilpa's main access is Montague Road, the gateway into the precinct and an important link between the CBD – via the Go Between, Merivale, Kurilpa and Victoria bridges – and South Brisbane and West End. Destined to become one of Brisbane's premier, inner-city addresses, Montague Road will be widened to cater for high-frequency bus services and dedicated cycle lanes and transformed into a signature subtropical boulevard. Generous footpaths, landscaped verges and deep-tree plantings will encourage footpath dining. Turning lanes will be added to accommodate new roads.



RIVERSIDE ESPLANADE

Following the closure of Riverside Drive, a new road will be constructed further back from the river on higher ground through the redevelopment of strategic sites. The new Riverside Esplanade will become Brisbane's foremost inner-city riverside dining and retail strip – a 200 metre 'eat street' with clear views of the river and the river's edge parklands. The new road design will balance the needs of vehicles, pedestrians, cyclists and businesses.

4

Social and cultural

A NEW STAGE FOR URBAN LIFE

Kurilpa will become known as the place to go for the best in contemporary arts – from events that have the world talking to the original, live and local. Whether big or small, new cutting-edge venues will draw in crowds of all ages, inspiring people to take part in city life, day and night. Heritage buildings will be reimagined for contemporary activities.

Streets and outdoor spaces will become exciting open-air galleries and stages for performance and art that never stands still.

An open, welcoming and inclusive community, Kurilpa will become a place for the people.

This will be delivered through the following sub-strategies:

- 4.1 World-class cultural destination
- 4.2 The past informs the future
- 4.3 Urban outdoor play



Projects

- S1** Investigate the delivery of a major new cultural facility
- S2** Investigate the delivery of a new riverfront amphitheatre
- S3** Deliver an urban playground under the viaducts
- S4** Investigate the delivery of flexible, event-ready spaces

Other projects that support the social and cultural strategy include:

- P2** Deliver a new park at the river end of Hope Street

4.1 WORLD-CLASS CULTURAL DESTINATION

Kurilpa will leverage off its position between the civic arts spaces of the Queensland Cultural Precinct and the informal, creative and cultural activities of South Brisbane.

It will be both an extension and counterpoint to the galleries and plazas of its neighbour, the Cultural Precinct, offering its own uniquely-branded venues for the best in global and local contemporary arts and performance. It will also set the scene for a rich informal urban culture, with indoor/outdoor spaces that allow spatial flexibility for creative expression and innovation.

Kurilpa's streets and public spaces will be a place for adventure in art, a people's gallery that is constantly changing from one day to the next so that exciting finds will always be made. Yesterday's masterpiece may be gone but another will take its place. This ephemeral culture will make walking through Kurilpa an inspiration.

A NEW CULTURAL FACILITY OF NATIONAL SIGNIFICANCE

As Kurilpa takes shape over the coming years, so too will its neighbour, the Queensland Cultural Precinct, be further developed and enhanced. Together they will form one of the largest and most significant arts precincts in Australia.

The Queensland Cultural Precinct, the state's premier arts and cultural destination, has earned a reputation as an innovator of international importance by consistently attracting the world's leading exhibitions, artists and performers. An important new draft master plan now sets the framework for the transformation and expansion of this outstanding cultural destination.

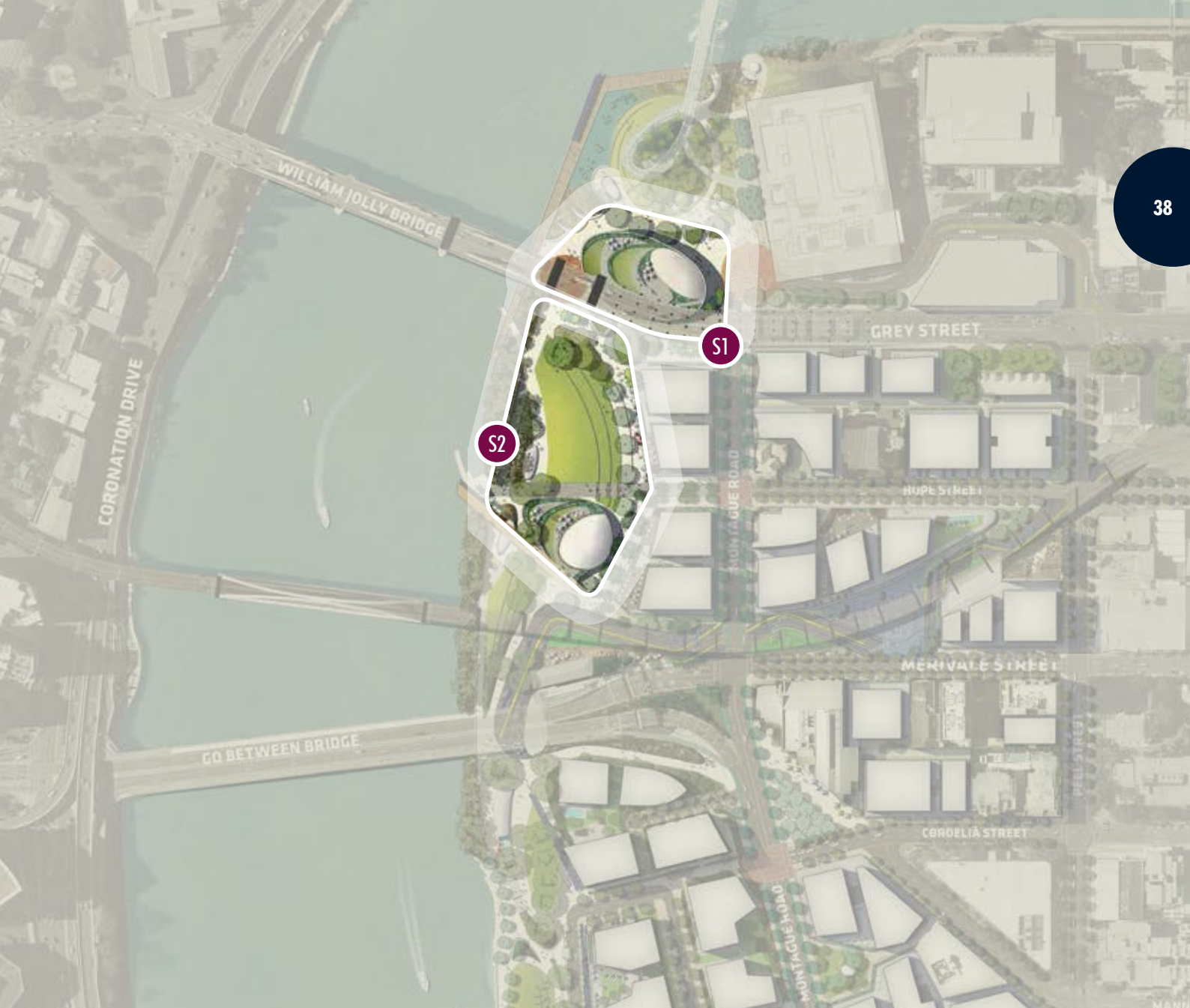
This Cultural Precinct Master Plan, prepared by the Queensland Government, identifies the opportunity for a new cultural facility on the state-owned land adjacent to the William Jolly Bridge. Next to the Gallery of Modern Art (GOMA) at Kurilpa Point, this site is included within the Kurilpa Master Plan boundary. This new cultural facility will be unlike anything in Australia and will attract audiences from around the globe.

A NEW RIVERFRONT AMPHITHEATRE

The energy and activity of the Queensland Cultural Precinct will also flavour Kurilpa around the river's bend, with a new riverfront amphitheatre at the end of Hope Street – and opportunity for a smaller, supporting cultural venue – activating the public realm both day and night.

- S1 Investigate the delivery of a major new cultural facility**
 Investigate the delivery of a new cultural facility of national significance on the Queensland Government owned land adjacent to the William Jolly Bridge.
 - S2 Investigate the delivery of a new riverfront amphitheatre**
 Investigate the delivery of a riverfront amphitheatre within the new Hope Street Park.
- Private sector
 Brisbane City Council
 Queensland/Australian Government





4.2 THE PAST INFORMS THE FUTURE

Kurilpa is defined by the rich and complex character of the South Brisbane riverside peninsula with its mix of Indigenous, industrial, working class and migrant histories.

Kurilpa is a place of deep significance for Indigenous communities, the traditional custodians of the land. The home of the Turrbal and Jagera people, this is a place of ancient pathways, hunting grounds and spiritual and ceremonial sites.

Industry has dominated this wide strip of the riverside since the early 1900s. Conveyors and gantries line its banks and the chimney stacks that pierce the sky have long been familiar landmarks to Coronation Drive commuters on their western approach to the CBD. These industrial foundations are a vital link with the past and give Kurilpa its authenticity and individuality.

Experience has demonstrated there is an important progression that relies on acknowledging the past when creating new communities that are distinctive and have a strong sense of place.

TRADITIONAL CUSTODIANS

Ensuring continuity of Indigenous culture is essential to Kurilpa, a place of special significance to the Turrbal and Jagera people. Traditional customs and beliefs in the form of arts, rituals and performances have been passed from one generation to the next and should continue to be honoured.

Kurilpa presents a unique opportunity to celebrate and showcase the richness and diversity of Indigenous culture and provide a tangible expression of the area's Aboriginal heritage. Consultation with Traditional Custodians will be essential to realising this vision.

HERITAGE BUILDINGS AND INDUSTRIAL RELICS

History is in itself a unique resource and at Kurilpa we have the opportunity of working with the heritage of the area to reuse and adapt many of these industrial relics. By retaining and reimagining the heritage-listed brick walls along Montague Road and the area's iconic smokestacks, steel frames and tanks – the raw bones of the industrial past – we can create a unique and distinctly Kurilpa setting to inspire and stimulate the highest-levels of built design.

Heritage buildings including the Electrical Substation, Stewart and Lloyds factory, Foggitt, Jones & Co. warehouse, Paul's Ice Cream and Milk office building, and the former Coronation Hotel will be adapted and reimagined for future generations.

The Foggitt, Jones & Co. warehouse at the river end of the viaduct offers the perfect opportunity to bring people together to connect, create, learn and share. Its brick walls, high spaces and surrounding courtyards present the perfect setting for a host of social interactions such as cafes, microbrewery, cooking schools and specialty food retailers.



**In looking ahead we
will recall the physical
legacy left by the human
endeavour that shaped
Brisbane's prosperity.**

KURILPA, PLACE OF WATER RATS

When Europeans first arrived in the Brisbane River they soon learnt that South Brisbane and the surrounding areas were known to local people as 'Kurilpa' because of the abundance of water rats. Here was a place of dense subtropical forest of giant trees, ferns, palms, elkhorns and staghorns, overrun by wild passionflowers. The newcomers borrowed the jungle pathways already used for generations by people who at night travelled with a blazing torch in one hand. Gradually, these paths were widened into tracks and eventually they were paved. Some have become Brisbane's key roads. One pathway wove its way from the 'sandy beach' at Kurilpa out to the West End jungle along a creek. Today, this path is Montague Road.



4.3 URBAN OUTDOOR PLAY

Kurilpa will be a place for the people, a living, breathing, outdoor arts environment alive with creative energy and expression, an exciting mix of the planned and the impromptu and an urban playground for all ages.

Art in all its forms will be played out on the streets and parklands and taken right to the river's edge. Kurilpa's public spaces will be event-ready and the settings for an ever-changing array of pop-up activities – music, markets and food vans.

VIADUCT URBAN PLAYGROUND

The uncompromising concrete bulk of the Merivale Bridge viaduct asserts itself high above the streets of Kurilpa. As it carves its way almost half a kilometre from the river to the South Brisbane Rail Station, it will become Brisbane's most talked-about urban playground and connecting link.

It will be transformed into a corridor of adventure that is high-energy and ever-changing. Its concrete piers will provide the canvas for an outdoor gallery and a framework for urban sports and play – multi-purpose ball courts, climbing walls and skateboarding within pocket parks and greenery.

At night, architectural lighting will bring a new drama to the massive concrete columns creating an ever-moving, living sculpture and a new icon for Brisbane.

The unique environment of the railway viaducts gives us the exciting opportunity to bring together a synergy of commercial activity into a focused corridor. Buildings will address the viaducts, with some of the world's most cutting-edge and coolest commercial enterprises sitting alongside start-up industries. This will be the place for urban creatives, retailers, pop-up food vendors and performers. The viaduct corridor community will bring activation and life to these once lifeless and off-limit spaces.



S3

Deliver an urban playground under the viaducts

Deliver an urban playground under the Merivale Bridge viaducts, such as concrete pier art, urban play infrastructure and pocket parks through a staged process.

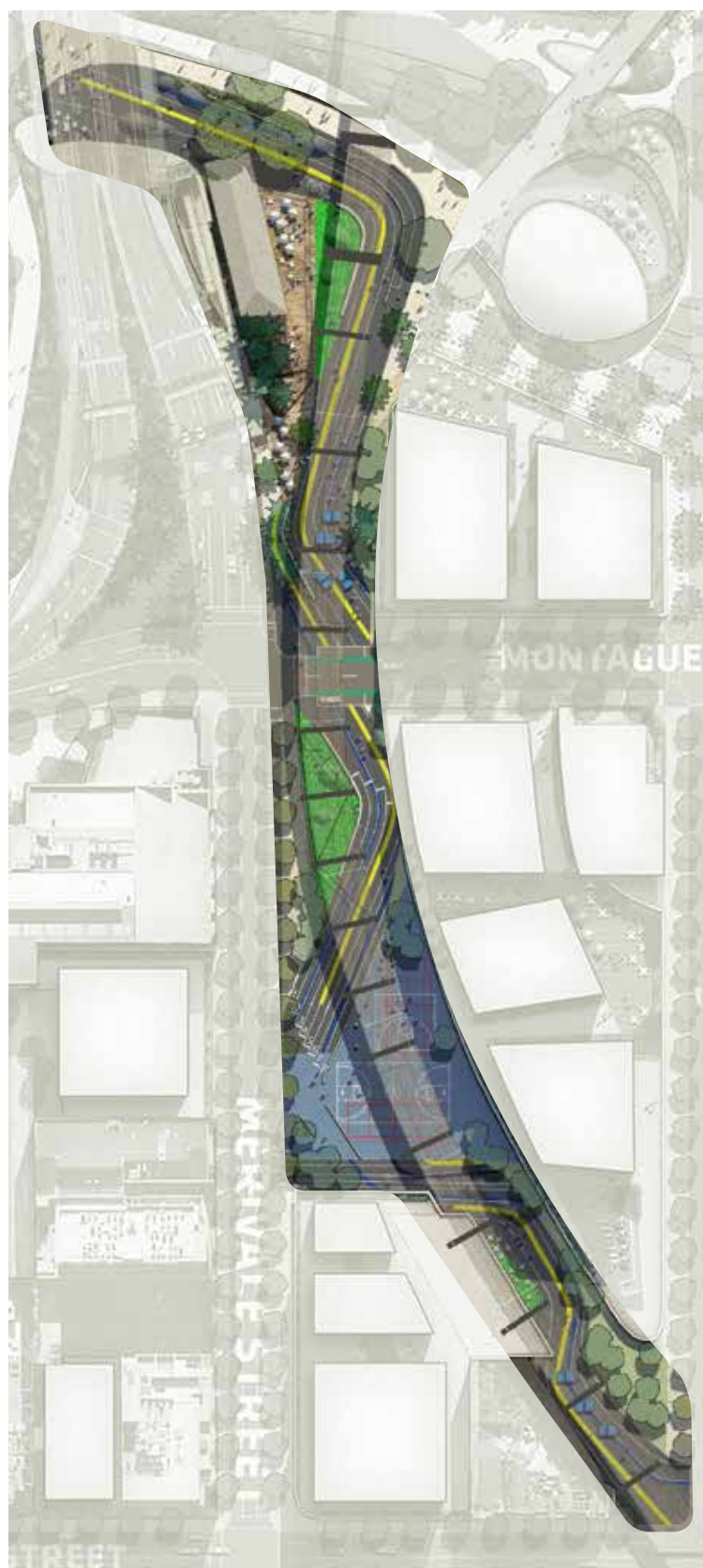


S4

Investigate the delivery of flexible, event-ready spaces

Investigate the delivery of a network of event-ready spaces, including performance stages and outdoor gallery infrastructure throughout Kurilpa's public realm.

- Private sector
- Brisbane City Council
- Queensland/Australian Government

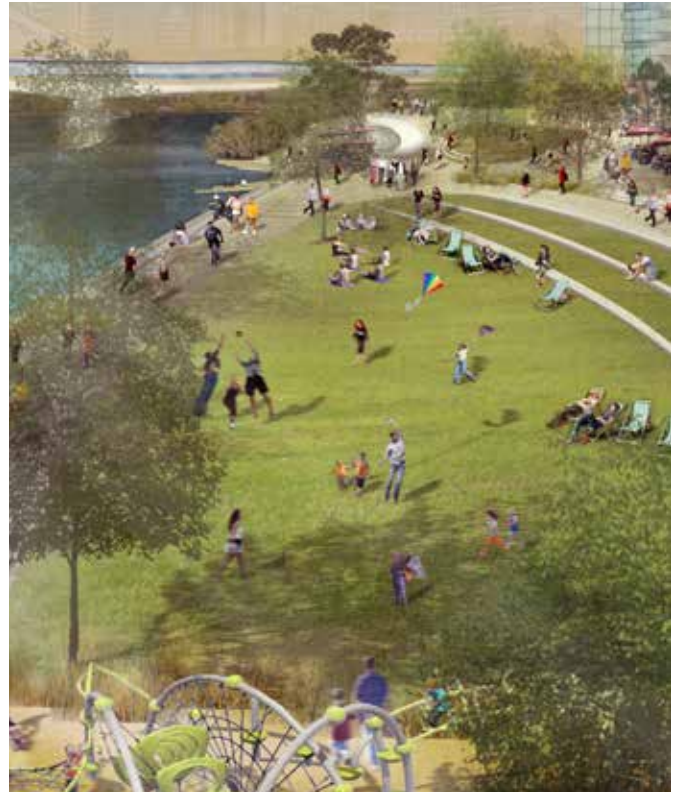


INFORMAL CULTURAL SPACES

Multi-purpose, outdoor performance spaces will provide the setting for creative events and art installations. Informal and flexible, they will offer inspirational settings for performance, temporary installations and short-term exhibitions, blending indoors and outdoors to take the entertainment into the open air. Art afloat will open up new possibilities in wetland and river-edge areas. Kurilpa will be a place where creativity can flourish on land and on water.

ENABLING PLAY

Outdoor relaxation and entertainment are staples of Brisbane life. Well located kiosks, power, water, lighting and other essential services throughout the riverfront parklands will facilitate and enable the smooth programming of both small and large, day and night-time events and activities. Everything from mobile food vendors and markets to city cultural festivals and live concerts in the park will keep Kurilpa buzzing.



5

Built form

BUILDINGS THAT INSPIRE

Kurilpa's scale and scope deliver a generational opportunity to define and celebrate the very best contemporary thinking in sustainable urban communities. The scene is set for Kurilpa to take its place as one of the world's most desirable urban precincts. Innovative architecture will integrate seamlessly with the public realm to deliver dynamic streets and spaces that are a pleasure to inhabit.

Within its boundaries, Kurilpa will undergo an evolution in form and character to blend with its diverse neighbouring suburbs and, critically, retain a robust individuality and a strong identity of its own.

This will be delivered through the following sub-strategies:

- 5.1 Distinctly Kurilpa
- 5.2 Lively neighbourhoods
- 5.3 Building typologies





Projects

B1

Review regulation

5.1 DISTINCTLY KURILPA

Kurilpa will link some of the city's most culturally diverse and strongly individual communities. Here, the energy of the city centre will meet the creativity of South Brisbane. Absorbing some of the character of each yet creating a powerful original identity all of its own, Kurilpa will draw on its industrial past to provide a unique 21st century setting for enterprise, urban living and creative expression.

Riverside areas that have been off-limits for decades will be opened up as premium north-facing sites with long river frontages to take advantage of the expansive new parkland.

ACHIEVING SUSTAINABILITY

Kurilpa will embody innovative design principles to optimise sustainable development outcomes. Climate resilience will be embedded into buildings through careful orientation and design elements such as shading and windows that provide natural ventilation while allowing the benefit of solar heat gain. These buildings will establish the foundations for the Kurilpa community to live sustainable, resource-efficient and healthy lives.

A COMMUNITY IN A GARDEN

Kurilpa will become known as a community in a riverside garden. From terraces and plazas to rooftops, building edges and even vertical walls, spaces will be given over to creative planting, landscape and water features, and transformed into lush spaces that offer visual relief in the urban streetscape.

BUILDINGS THAT BREATHE

Kurilpa will embrace Brisbane's year-round outdoor lifestyle with buildings that respond to the climate. Innovative contemporary design will merge indoors and outdoors, employing balconies, rooftops and open-air spaces to allow the outside in and integrate the public and private realms. Development will be sited and landscaped to provide a breathing space between buildings, especially at the river's edge. Subtropical design will be reinforced by ensuring that buildings are surrounded by light and air. Safe, connected links will enable easy pedestrian movement, social interaction and cross-flow between and through urban blocks.





5.2 LIVELY NEIGHBOURHOODS

The master plan provides flexibility for variety in development outcomes within a community-friendly, permeable, landscaped setting. It is defined by the key urban components of the riverside parkland, street boulevards and pedestrian and public transport networks.

A well-structured urban grid defines adaptable development lots that can be scaled and delivered over time in response to the prevailing market forces.

NEIGHBOURHOOD HUBS AND ACTIVE GROUND FLOORS

Neighbourhood hubs of activity are focused on Hope Street, as the retail 'high street', and at the 'eat street' along the Riverside Esplanade. These streets define strong destinations and are the anchors for successful and diverse community development. Elsewhere, ground-level tenancies will be occupied by smaller retail and micro-business activities to complement and contribute to the vibrancy of the area.

LANEWAY ACCESS AND SERVICING

A designated laneway will run parallel with the river along the natural ridge of the precinct. From this laneway, flood-free access into basements can be discreetly provided into new lots, effectively removing vehicular cross-overs and servicing entrances from the primary frontages of Montague Road, the Riverside Esplanade and key connecting streets. Within the plan there is also the opportunity for the co-locating of servicing and parking openings within single buildings and/or with adjoining properties along this laneway, as well as access for courier deliveries and taxis in order to reduce pressure on kerbside space.

BASEMENT CARPARK AND DEEP-PLANTING ZONES

All new lot sizes are to be established with a minimum width of 45 metres to allow for efficiently planned basement car parking. This in turn will ensure sufficient space for large shade trees to be planted in natural ground, optimising conditions for their growth and contributing to the realisation of a rich landscape setting across Kurilpa.

B1 Review regulation

Review the *South Brisbane Riverside Neighbourhood Plan* to:

- increase development capacity to recognise Kurilpa's elevated role as a part of the city centre
- provide development certainty and encourage and attract investment
- support dining and retail hubs and public realm activation
- identify new internal connections and links to the river
- identify opportunities for infrastructure investment
- establish minimum design standards.

- Private sector
- Brisbane City Council
- Queensland/Australian Government

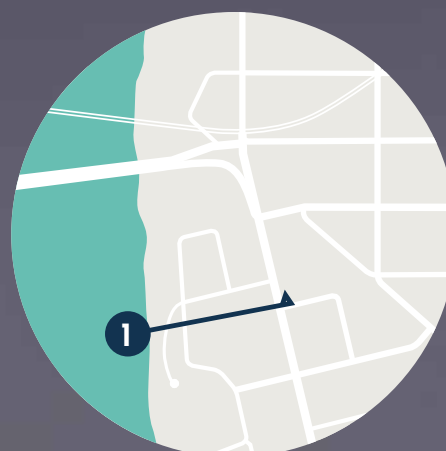
PEDESTRIAN PERMEABILITY

The master plan goes beyond the requirements of previous planning documents to triple the number of publicly accessible links to the river. Paths will be no further than 100 metres from each other to ensure walking is easy and safe across the precinct. These laneways and pathways effectively link the river to Montague Road and beyond.

The design and siting of buildings between Montague Road and the river will maximise space for landscaped gardens and courtyards at ground level, as well as providing interlinked pedestrian pathways and streets to deliver a vibrant and safe walkable neighbourhood.

FLEXIBLE DEVELOPMENT

The master plan presents a range of development parcels, offering value and diversity suitable to accommodate a broad market. Small lots have the potential to be amalgamated and the large industrial sites can be configured to enable a range of development scales, types and forms. This will enable development as individual lots, appropriate for residential developments, or combined to suit multiple tower or large footprint commercial developments.



Riverside parkland through to Montague Road

Neighbourhood hubs and active ground floors

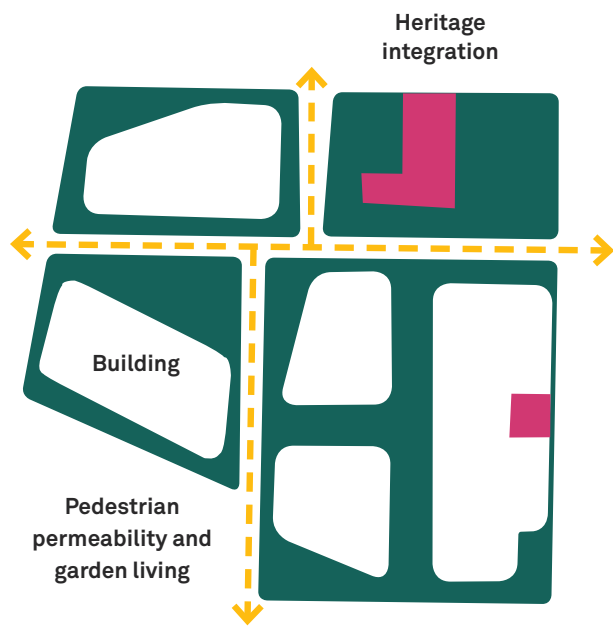


Brisbane River

Riverside parkland

Riverside Esplanade

DIAGRAM ILLUSTRATING POTENTIAL LOT FLEXIBILITY



5.3 BUILDING TYPOLOGIES

The master plan defines a diverse range of building types that respond to the evolving characteristics of the Kurilpa precinct. New development will reflect the riverside parkland setting, the urban influences of the nearby CBD, Brisbane's outdoor lifestyle and quality contemporary architecture.

URBAN CORE

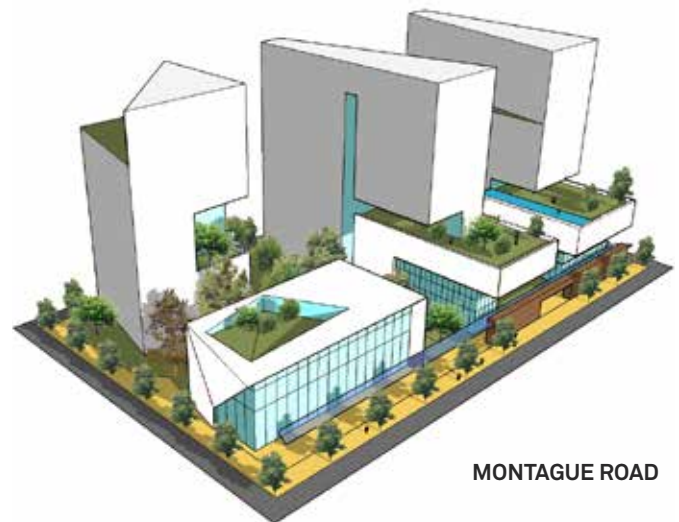
At Kurilpa's northern point, commercial and residential towers will reflect the city skyline across the river. Large lots will allow for development of height and substance. The existing neighbourhood plan already allows for towers up to 30 storeys, and towers up to 40 storeys will be encouraged south of Montague Road and east of Cordelia Street to complement the city centre. At their feet, the new buildings will be open to the surrounding streets, allowing easy pedestrian through-movement and encouraging social interaction and activation of the streets and spaces they define. The towers above will be set back to reinforce the principles of subtropical design and ensure an open aspect.



URBAN CORE

MONTAGUE ROAD

As a well-proportioned street with a good proximity to surrounding public spaces, Montague Road will become one of Brisbane's signature subtropical boulevards. Clusters of commercial development will punctuate its length with buildings up to 6 storeys defining a strong street address. Towers of 20 storeys and above will be further set back from the street, side and rear boundaries to create more space. Importantly, buildings will engage the street at ground level with shops, cafes, foyers and re-purposed heritage places to ensure continuity of activity. Above street level, buildings will be permeable and subtropical, with louvres, balconies, awnings and vertical landscapes drawing the lush, river parkland landscape of Kurilpa up into the building. As a transition between the Urban Core and River's Edge, towers up to 30 storeys are supported where fronting onto Bouquet Street.



MONTAGUE ROAD

RIVER'S EDGE

A patchwork of green spaces will enrich Kurilpa's riverside garden community. Each building will present a narrower profile to the river to maximise views out into the landscape. Along the new Riverside Esplanade, riverfront cafes, restaurants and shops will occupy the first three storeys and activate the parklands, with towers up to 15 storeys well set back – the perfect spot to watch the sun go down.



RIVER'S EDGE

ICONIC CULTURAL AND LEISURE BUILDINGS

Two new cultural buildings will be created that add to and enhance Brisbane's mix of arts and entertainment destinations. Low-rise, sculptural in form, and closely integrated within their parkland settings, the design will be original to each and expressive of the cultural activity taking place within. They will deliver a range of useable outdoor event spaces and incorporate publicly accessible rooftop garden terraces.

KURILPA
BRIDGEVICTORIA
BRIDGE

WILLIAM JOLLY BRIDGE

GREY STREET

HOPE STREET

MERIVALE STREET

CORDELIA STREET

GO BETWEEN BRIDGE

RIVERSIDE ESPLANADE

MONTAGUE ROAD

BOUNDARY STREET

BRERETON STREET

MOLLISON STREET

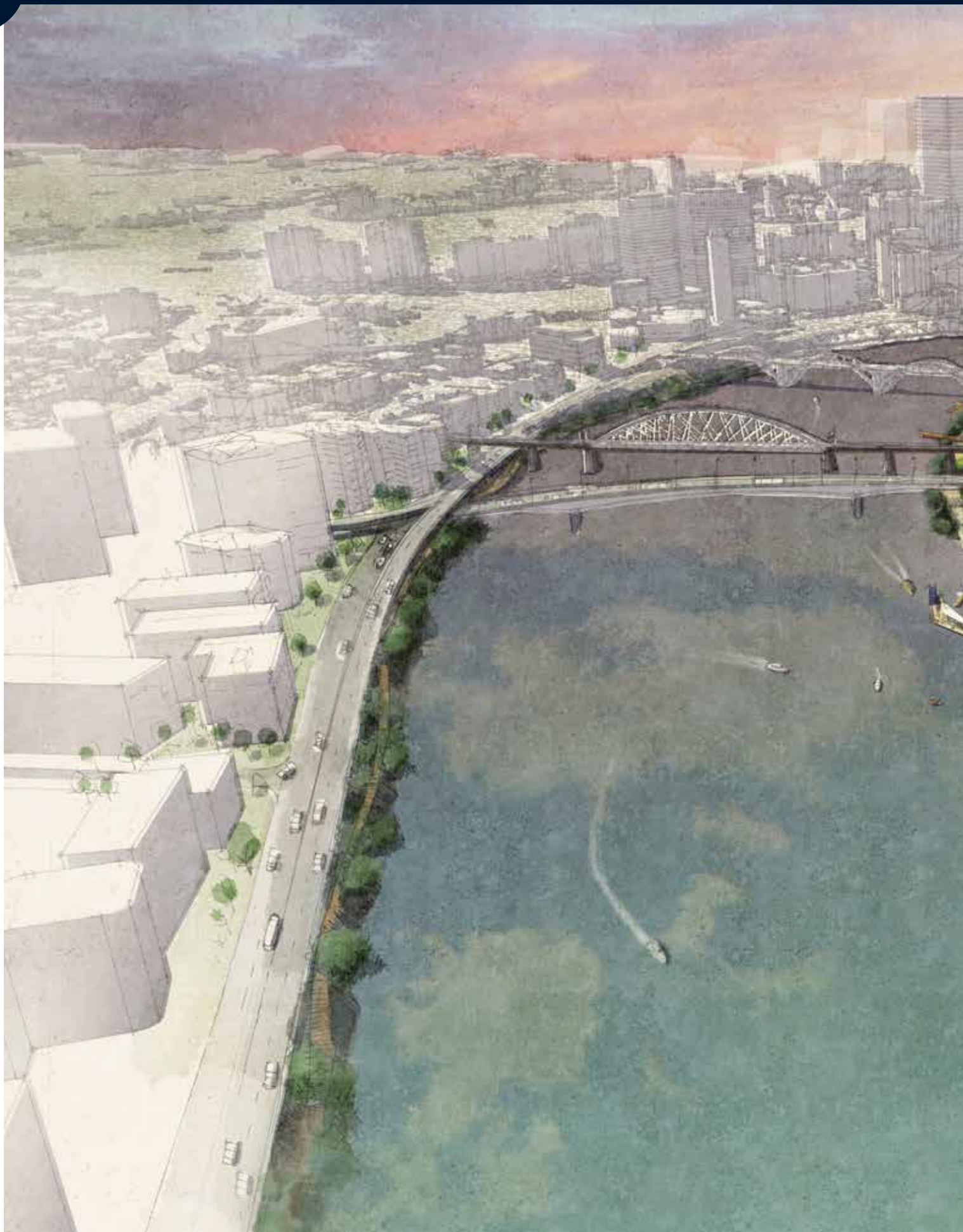
LEGEND

- Urban core
- River's edge
- Montague Road
- Iconic cultural and leisure buildings
- Heritage



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PRIORITY PROJECTS

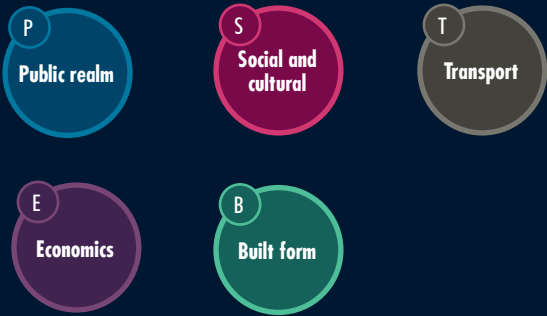




PRIORITY PROJECTS FIRST FIVE TO TEN YEARS

Implementation of the Kurilpa Master Plan is a shared responsibility between the government, private sector and community.

The Master Plan will kick-start the transformation of Kurilpa through the delivery of seven priority projects. These projects will commence during the next five to ten years to revitalise Kurilpa's riverfront and better connect Kurilpa with the city centre and the Queensland Cultural Precinct. Key to delivering the master plan vision and strategies, these projects also offer value for money and will unlock significant private investment.



P1

Close Riverside Drive



Close and reclaim Riverside Drive for parkland.

S1

Investigate the delivery of a major new cultural facility



Investigate the delivery of a new cultural facility of national significance on the Queensland Government owned land adjacent to the William Jolly Bridge.

P2

Deliver a new park at the river end of Hope Street



Deliver a 10,000 square metre riverfront park through the redevelopment of strategic sites, and investigate the delivery of a riverfront amphitheatre within this space.

Investigate the delivery of a new riverfront amphitheatre

S2

S3

Deliver an urban playground under the viaducts



Deliver an urban playground under the Merivale Bridge viaducts, such as concrete pier art, urban play infrastructure and pocket parks through a staged process.

Next Steps

Planning for redevelopment

T3

E1

B1

An effective planning framework is necessary to harness and guide development, optimise community benefit and help deliver the vision for Kurilpa. The *South Brisbane Riverside Neighbourhood Plan* and supporting infrastructure provisions will be updated and amended to incorporate the directions of the Kurilpa Master Plan. Council and the Queensland Government will continue to work collaboratively with the key industrial landowners to facilitate their staged relocation from Kurilpa.

54

T1

Implement a high-frequency bus service



Implement a high-quality and high-frequency bus transport service to directly connect Kurilpa with the CBD and inner-city locations.

T2

Investigate the delivery of a river-based transport stop



Investigate the delivery of a new dual-berth, river-based transport stop along the river's edge, offering the potential to support both ferry and water taxi services.



have your say

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