FIGURE 1: Study area map

Spring Hill is a relatively contained inner-city neighbourhood of approximately 125 hectares. The existing neighbourhood plan within Brisbane City Plan 2014 includes both the suburbs of Spring Hill and Petrie Terrace, however this project focuses on Spring Hill and does not include a review of the Petrie Terrace component of the current neighbourhood plan.

Have your say

Share your feedback by:

- filling in the online survey at www.brisbane.qld.gov.au/springhillplan

or

- writing to: Spring Hill Neighbourhood Plan
  Neighbourhood Planning and Urban Renewal
  Brisbane City Council
  GPO Box 1434
  Brisbane QLD 4001

Feedback closes Friday 21 November 2014.
INTRODUCTION

Using this document

This renewal strategy provides an overarching framework for the renewal of Spring Hill. For ease of reference it has been organised into three key sections:

1 A STRATEGIC OPPORTUNITY 4
   An overview of the strategic opportunity for renewal in Spring Hill.
   1.1 Renewal strategy formulation process 4
   1.2 A new plan for Spring Hill 5
   1.3 City context 6

2 RENEWAL STRATEGY FRAMEWORK 8
   An overarching vision for Spring Hill and the four strategies that underpin this. Sub-strategies outline the initiatives, projects and additional studies to realise this vision.
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3 IMPLEMENTATION PLAN 36
   An implementation plan identifies the three key catalyst projects to attract investment in Spring Hill.
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B SUPPORT BRISBANE AS AUSTRALIA’S NEW WORLD CITY 14
C CREATE PLACES FOR PEOPLE 21
D CONNECT TO EVERYTHING 30
1.1 Renewal strategy formulation process

A renewal strategy is a blueprint for change, containing a vision, strategies for delivery and a list of implementation and enhancement projects for a local area. It informs the preparation of the statutory neighbourhood plan and forms the basis for infrastructure planning and local enhancement projects.

A STRATEGIC OPPORTUNITY

The purpose of this renewal strategy is to facilitate sustainable growth in this important part of inner-city Brisbane.

Spring Hill has all the components of a desirable, inner-city neighbourhood. It’s a place with a special character, located on the doorstep of the city centre, fringed by parks and with access to high-frequency public transport. As Brisbane’s population and employment grows, inner-city locations such as Spring Hill will play a greater role in accommodating new residents, workers and visitors. Changing lifestyle needs, resident demographics and a finite land supply all contribute to the need to undertake further detailed planning to achieve a sustainable future. Council is committed to ensuring the preservation of our city’s quality of life. Through the renewal strategy and neighbourhood planning process, Council is actively working with the community to create a vision for Spring Hill and develop a framework to ensure future growth is complementary to Spring Hill’s character.

We are here

Feedback from key stakeholders and the community will inform the preparation of the draft neighbourhood plan which is anticipated for release in 2015.

Updates to the statutory neighbourhood plan and City Plan 2014 will be completed in 2015/16.
1.2 A new plan for Spring Hill

In 1982, Council prepared the Spring Hill Development Control Plan (DCP), the first plan of its kind in Brisbane. The intent of the plan was to reinvigorate Spring Hill at a time when residential population was on the decline, while seeking to retain and protect the residential nature and amenity of the suburb. Brisbane City Plan 2000 contained a local plan for Petrie Terrace and Spring Hill which reflected the outline of the 1982 DCP. In 2014 a new city plan, Brisbane City Plan 2014, was adopted, which refers to all local plans as neighbourhood plans.

Thirty years on and Brisbane has undergone substantial change, population growth and development. Nowhere is this more evident than in Brisbane’s inner-city neighbourhoods and centres. Guided by a series of master plans, renewal strategies and neighbourhood plans, Brisbane’s inner-city has been transformed, fundamentally changing the structure of our city and influencing the way we think about planning for the future. Our city centre has grown, facilitating significant residential and commercial development in Fortitude Valley and South Brisbane. Inner-city neighbourhoods such as New Farm, Newstead and West End have seen significant investment, making them some of the most desirable locations to live. However, throughout this time Spring Hill has remained, to a large degree, unchanged. And so has the local plan.

It is time for a new neighbourhood plan for Spring Hill. One that considers the changes in our city since 1982 and sets a clear direction for the future of this important part of Brisbane.
1.3 City context

Spring Hill is located on the doorstep of Brisbane’s city centre and is the most central inner-city neighbourhood. It is surrounded by many of the city’s major cultural and entertainment precincts and employment and education centres. It is fortunate in having access to Brisbane’s major transport services and several of the city’s most valued public open spaces.

A globally competitive economy
Brisbane’s city centre is growing. The City Centre Master Plan 2014 identifies Spring Hill as one of four precincts in the inner-city that will support the growth and expansion of the city centre.

In the heart of Brisbane’s knowledge corridor
Spring Hill is home to some of Brisbane’s oldest and most significant health facilities and educational institutions. This heritage, combined with Spring Hill’s positioning in the heart of Brisbane’s knowledge corridor, will continue to define a unique role for Spring Hill’s economy moving forward.

Access to high-frequency transport infrastructure
Spring Hill is near some of Brisbane’s major transport services. However, access to many of these services is harder than it needs to be due to poor pedestrian connections. Small-scale improvements to pedestrian connections around the edge of Spring Hill will make these services more accessible.
Things to see and do
Spring Hill’s central location means there is lots to see and do. It is near many of the city’s major cultural and entertainment precincts, employment centres and educational institutions. The area’s rich heritage, unique topography and inner-city location create an opportunity for Spring Hill to become a vibrant destination for visitors.

Brisbane’s outdoor lifestyle
Spring Hill is surrounded by some of Brisbane’s most significant and loved parks. Its undulating topography affords some expansive views and access to sunlight and cooling breezes that provide the essential amenity for higher-density residential living. It has the potential to offer urban living with the relaxed-outdoor lifestyle Brisbane is renowned for.

A contained, walkable inner-city neighbourhood
At the centre of Spring Hill is Boundary Street, a local centre that has, at times, struggled to sustain itself. An increase in the residential and worker population within Spring Hill is an essential component to ensure the viability of an expanded range of local services and facilities.

Brisbane’s first suburb
Spring Hill includes many places of heritage value. The area contains sites of significance to the Aboriginal and Torres Strait Islander people, including Victoria Park. In the early years of the Brisbane settlement Boundary Street formed part of the town limits, within which Aboriginal people were forbidden after 4pm every day and all day Sunday. The area contains many buildings from the 1800s, including the convict-built Windmill Tower, which is Queensland’s oldest building, and the Spring Hill Baths, which were Brisbane’s first in-ground public baths. There is an opportunity to build on Spring Hill’s strength as a heritage visitor destination.
Spring Hill’s mixed-use lifestyle is for everyone. An entrepreneurial business population works alongside health and educational institutions to drive a diverse and innovative economy. People from all walks of life make the most of Spring Hill’s outdoor lifestyle and cultural history. Visitors come to explore its rich building fabric and capture a view of its evolving story.

Spring Hill is a place where everything is at your doorstep and the unexpected is everyday.
2.1 Strategies for delivery

The following strategies underpin the vision for Spring Hill and provide the framework for delivering the renewal strategy.

**A**
**ACCOMMODATE A GROWING AND DIVERSE COMMUNITY**

Grow the residential population and support its diversity by facilitating a variety of residential housing options.

**B**
**SUPPORT BRISBANE AS AUSTRALIA’S NEW WORLD CITY**

Facilitate a sustainable economic future for Spring Hill that supports and complements Brisbane’s city centre and our growth as a New World City.

**C**
**CREATE PLACES FOR PEOPLE**

Invest in a network of attractive, vibrant and accessible places for people to meet, occupy and enjoy.

**D**
**CONNECT TO EVERYTHING**

Stitch Spring Hill into the networks and fabric of our inner-city neighbourhoods, connecting to major facilities, employment hubs and entertainment destinations.
Accommodate a growing and diverse community

Spring Hill is a bustling, vibrant and inclusive inner-city neighbourhood which offers attractive residential accommodation for people from all walks of life.

Rationale

Spring Hill is Brisbane’s most central neighbourhood. It has a rich variety of living options including character housing, short-term accommodation, hotels, boarding houses, townhouses and apartments. Development opportunities are limited by the ownership structure of existing apartments and townhouse buildings, and the areas of largely intact character housing. It is therefore essential that developable land is used in a way that best allows intact character areas to be retained. This strategy ensures Spring Hill will be able to grow its residential population to provide more local services and facilities for residents. This strategy will support an inclusive community by providing a full range of housing options for people at all stages of life.

Sub-strategies

| A1 | Focus higher-density residential development in locations with good accessibility to jobs, shops and services |
| A2 | Retain character housing precincts |
FIGURE 2: A growing and diverse community strategy plan

LEGEND

A1 Focus the highest-density residential in the principal centre with great access to jobs, shops and services

A1 Focus high-density residential among commercial development within areas with good access to jobs, shops and services

A1 Mixed-use zoning allows for diverse housing options

A2 Low-medium density residential allows for appropriate infill development

A2 Character residential areas enable heritage and character to be retained

Renewal strategy boundary
A1 Focus higher-density residential development in locations with good accessibility to jobs, shops and services

Why
The appeal of inner-city living is all about convenience. Increased population densities in and around activity and employment nodes help to improve local services for existing residents while protecting the character and amenity of character residential areas. Amenity is also a major attraction and driver for higher-density, inner-city residential development. Spring Hill benefits from unrivalled proximity to the city centre and a high level of amenity provided by the parkland that frames it. It is one of the few areas in Brisbane’s inner city with significant potential to deliver desirable, higher-density residential accommodation with great access to existing amenity and services.

How we will achieve this

A1.1 Encourage higher-density residential development near amenity and within centres
Amend zoning and increase building heights to facilitate higher-density residential development in key locations including:

- heights of up to 30 storeys in close proximity to Central Station and Astor Terrace
- heights of up to 20 storeys overlooking Wickham Park
- heights of up to 15 storeys around the new neighbourhood centre at Boundary Street
- heights of up to 10 storeys in the north-east of Spring Hill, including the Fortitude Valley fringe.

Refer to the zoning and building height intent maps on pages 38-39 for further information.

A1.2 Facilitate supporting accommodation for education and health
Amend zoning to allow for supporting residential and accommodation uses in close proximity to education and health institutions including student, key worker and visitor accommodation.

A1.3 Unlock potential
Remove the Traditional building character overlay from properties within the mixed-use and centres zones to provide clarity on areas that are suitable for redevelopment. Continue to protect heritage-listed and pre-1911 buildings.

A1.4 Prepare built form guidance to manage interfaces
Review and amend built form guidance for higher-density residential development to address interface issues between existing and new development.

The success of the Roma Street Parkland development is a great example of the attractiveness of high-density residential development with excellent access to amenity and transport infrastructure. Located on the fringe of Spring Hill, it highlights the significant opportunity for accommodating residential development in Spring Hill.
Why
Spring Hill was Brisbane’s first suburb and is home to some of our city’s oldest residential buildings. Complemented by a distinctive topography and narrow streets, it has the most intact character residential streetscapes in the city. The presence of detached houses so close to the city centre helps to provide a mix of dwelling types and sizes, ensuring Spring Hill remains a neighbourhood with a diverse social mix and community feel, where all people are welcome.

How we will achieve this

A2.1 Retain intact character residential areas
Adopt appropriate planning controls (Character residential zone and Traditional building character overlay) to preserve residential areas where pre-1946 character houses predominate.

A2.2 Encourage investment and improvement in housing
Allow for the refurbishment and sensitive extension of existing houses to support Spring Hill as a location for families.

A2.3 Identify key heritage and character buildings
Undertake a review of potential heritage buildings in Spring Hill and update the pre-1911 building overlay.

Did you know?
Spring Hill contains some of Brisbane’s smallest residential lots (less than 10 perches or 250 square metres in area). Most of Spring Hill was already subdivided by 1885, prior to Queensland Parliament passing legislation that imposed minimum lot sizes of 16 perches (405 square metres) across the state. By the end of the 1880s Spring Hill had the highest residential density in Brisbane.

Source: State Library of Queensland, John Oxley Library
Support Brisbane as Australia’s New World City

Spring Hill is a hub for innovative and entrepreneurial businesses. It offers diverse, collaborative and adaptable spaces that support new businesses to start-up and grow with unrivalled access to our city centre. Major health and educational institutions continue to grow, supporting the development of a diverse and sustainable economy. Unique accommodation, coupled with the suburb’s rich cultural heritage and vibrant creative industries, offer a distinctive destination for visitors that brings to life the story of Brisbane’s past, present and future.

Rationale

Brisbane’s city centre is expanding into Fortitude Valley and South Brisbane, which offer large floor plates that are attractive to big businesses. Spring Hill, with its heritage fabric and mixed-use urban form, provides a great opportunity for smaller businesses to grow while providing excellent access to larger businesses in the city centre and Fortitude Valley. It has a bright future as a centre for education, technology and creative businesses. Spring Hill’s health, education and community sectors are of city-wide importance and will continue to grow and evolve.

Sub-strategies

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<table>
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<td>B1</td>
<td>Expand the city centre into the south-eastern area of Spring Hill</td>
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<td>B2</td>
<td>Develop a network of activity centres for local residents and workers</td>
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<td>B3</td>
<td>Protect and grow our health, educational and community sectors</td>
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<td>B4</td>
<td>Unlock Spring Hill’s potential as a creative, collaborative and innovative business hub</td>
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<td>B5</td>
<td>Build on Spring Hill’s strength as a heritage visitor destination</td>
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FIGURE 3: Support Brisbane as Australia’s New World City strategy plan

LEGEND

B1  Principal centre zone (City centre) expansion area
B2  Astor Terrace and Boundary Street activity centres
B3  Major institutions and facilities
B4  Residential mixed-use areas - retain existing heritage and character buildings while facilitating start-up and incubator business
B4/B5  Mixed-use - small and medium business and accommodation with some retail uses
Renewal strategy boundary
Why
Located adjacent to the city centre and on the doorstep of Central Station, Spring Hill is perfectly positioned to support the ongoing expansion of the city centre. With the highest intensity of commercial, government, administration, office and cultural uses in Queensland, the Principal centre (City centre) zone is intended to contain the tallest buildings and a mix of uses. This is in keeping with the existing nature of uses in this area and makes efficient use of well-located land, allowing character areas elsewhere in Spring Hill to be protected.

How we will achieve this

B1.1 Expand the Principal centre zone into Spring Hill
Amend zoning to accommodate the expansion of the Principal centre (City centre) zone into the south-eastern portion of Spring Hill centred around Astor Terrace.
Refer to the zoning and building intent maps on pages 38-39 for further information.

B1.2 Accommodate higher density development
Increase building heights up to 30 storeys in the expanded Principal centre zone to reflect its location and suitability for the highest-density commercial, administration and business uses.

AM60 by Donovan Hill is a 23-storey, five-star green star building incorporating masonry elements which provide character, scale and more substantial solar control. Ground level and roof areas provide occupiable outdoor spaces that suit our subtropical climate.
B2 Develop a network of activity centres for local residents and workers

Why

A sustainable, attractive and walkable neighbourhood where people want to live and work requires a range of services, facilities and conveniences that extend activity beyond the working day. Spring Hill already has a hierarchy of local activity centres which can be supported and enhanced to provide a complementary network, each with its own identity, role and function. Boundary Street is the ‘heart’ of Spring Hill, with the greatest range of local services and conveniences. Astor Terrace is a dining and entertainment-focused street servicing the high density expansion of the city centre in southern Spring Hill. Water Street is a small activity centre providing for local needs.

How we will achieve this

B2.1 Reinforce Boundary Street as the ‘heart’ of Spring Hill and location for highest order local conveniences
Adopt planning controls for Boundary Street between Water Street and Bradley Street that:
- accommodate a mix of residential and commercial uses up to 15 storeys to ensure new development in the centre supports the viability of local services and retail
- require active retail and local services at ground floor.

It is noted that only a limited number of sites on Boundary Street are suitable for redevelopment due to heritage and character protection and the ownership structure of apartments and townhouse buildings. Refer to the zoning and building height intent maps on pages 38-39 for further information.

B2.2 Establish Astor Terrace as a meeting place and the location for the workday and evening economy
Adopt planning controls that:
- accommodate a mix of commercial, short-term accommodation and residential uses up to 30 storeys which support the viability of retail uses at ground floor
- encourage small retail uses at ground floor, including cafes, restaurants and bars
- allow for live music and evening economy including bars and small entertainment venues.

B2.3 Support Water Street as a local activity centre
Adopt planning controls that maintain the role of Water Street as a local activity centre with a small number of shops, cafes, offices, Bedford Playground Park and schools. No expansion of commercial activities into residential areas is proposed.

Improvements to Spring Hill’s activity centres provides the potential to attract investment and encourage private sector development while creating great places for the workers and residents of Spring Hill. Refer to Section C: Create places for people for more information on these projects.
B3 Protect and grow our health, educational and community sectors

Why

Health and educational institutions have been an important part of Spring Hill for more than 100 years and need to continue to grow and evolve. To accommodate and encourage ongoing investment, these institutions need development certainty through planning parameters that allow for growth, the ability to respond flexibly to changing demand and the ability for support services to cluster around them. This also provides the community with certainty as to the potential growth of the institutions and the opportunity for better integration which can bring significant benefits including improved facilities and services.

How we will achieve this

B3.1 Protect the ongoing role of schools and hospitals
Amend zoning provisions to reflect current land uses and existing activities.
Refer to the zoning intent map on page 38 for further information.

B3.2 Support the growth of major health facilities
Amend zoning and height provisions including:
- zoning hospitals in the Community facilities zone and increasing building heights to up to 15-20 storeys
- providing mixed-use zones adjacent to existing health facilities to accommodate flexible expansion, which may include allied services and crisis and visitor accommodation.

B3.3 Encourage institutions to better integrate with the street
Identify design principles for institutions that encourage more inclusive and responsive built form including active land uses on street frontages and welcoming front entrances.

Spring Hill has a long history as a home to educational and health institutions. Brisbane Grammar School and Brisbane Girls Grammar School were both established on their present sites in Gregory Terrace by the early 1880s, while St Joseph’s Christian Brothers College, St James College and Brisbane Central State schools all date from the 1870s. Medical services along Wickham Terrace date from the 1910s.
Unlock Spring Hill’s potential as a creative, collaborative and innovative business hub

Why
Spring Hill is already home to a number of small to medium sized enterprises that are taking advantage of the smaller, unique spaces. With the city centre expansion set to continue, Spring Hill offers an alternative to the big business locations of Fortitude Valley and South Brisbane. There is an opportunity to further promote the concentration of shared workspace facilities and collaborative business hubs to attract new enterprise and establish Spring Hill as an incubator for small and medium sized businesses.

How we will achieve this

B4.1 Facilitate the adaptation of some character buildings
Allow for a greater mix of uses within character buildings south of Leichhardt Street and east of St Pauls Terrace to provide space for small businesses while protecting the history of Spring Hill.

Refer to the zoning intent map on page 38 for further information.

B4.2 Encourage the growth of small and medium enterprise
Provide mixed-use zoning which allows for appropriate spaces for small to medium sized office and studio spaces.

B4.3 Encourage the refurbishment of existing buildings
Explore opportunities for flexibility in planning standards, particularly for car parking, where associated with the conversion or refurbishment of existing buildings.

Example
HUB Adelaide is an entrepreneurial facility in the city of Adelaide which provides ready-made office space and access to a network of members. HUB provides physical, social and online infrastructure to support small businesses.

Source: www.hubaustralia.com
Build on Spring Hill’s strength as a heritage visitor destination

Why
Spring Hill’s rich heritage is its greatest asset. The best way to continue to protect the unique character and heritage elements is to bring them into active use in everyday life, celebrating local distinctiveness and allowing people to appreciate their story. With the connection between heritage, tourism, culture and education established, Spring Hill has the potential to leverage its heritage assets and enhance Brisbane’s international recognition to become a destination for tourists and locals. As Brisbane’s first suburb, Spring Hill holds much of the story of Brisbane’s growth and development within a single location. This story is contained within its buildings, the development pattern and the presence of schools and health institutions.

How we will achieve this

B5.1 Investigate ways to unlock the potential of cultural heritage destinations
Invest in and activate key heritage precincts as unique tourist destinations that attract visitors to Spring Hill. Key precincts include:
• Windmill Tower and Spring Hill Service Reservoirs
• Spring Hill Baths
• character housing areas.

B5.2 Market Spring Hill as a tourist destination
Identify opportunities to promote and celebrate Spring Hill’s rich history and cement its role as a tourist destination.

B5.3 Tell the story of Spring Hill through a heritage trail
Develop a heritage trail that tells the story of Spring Hill in an engaging way.

B5.4 Support the tourist economy with accommodation
Allow for a range of short-term accommodation options including hotel, serviced apartment and bed and breakfast opportunities in mixed-use areas throughout Spring Hill.

The Windmill Tower is the oldest surviving building in Queensland. Located in Wickham Park, it forms part of an important cultural heritage precinct with the adjoining reservoirs. Wickham Park has been identified as a transformative project in the City Centre Master Plan 2014, and opportunities to improve visitor access to the area around these structures is to be considered as part of any future planning for the Wickham Park precinct.
Create places for people

Spring Hill offers plenty of places for residents and workers to enjoy Brisbane’s enviable outdoor lifestyle. Local shops, cafes and restaurants are all located within a walkable network of attractive, shady streets. Opportunities for active, healthy lifestyles abound with recreational nodes and fitness trails taking advantage of the unique topography.

Rationale

While Spring Hill is blessed with a green frame of some of Brisbane’s most significant and attractive parks, there is a lack of attractive and usable places at its heart. A network of unique places for people, each with their own role and function, will provide the necessary amenity and services to support a sustainable, healthy and active community. This is essential to support the growing number of residents and workers which, in turn, provides the critical mass of people to sustain local services, retail and cafes. It is this convenience and access to amenity that makes inner-city living so attractive and will underpin the renewal of Spring Hill.

Sub-strategies

| C1 | Establish a network of green links to local destinations |
| C2 | Invest in Boundary Street as the ‘heart’ of Spring Hill and a meeting place for local residents |
| C3 | Reinforce Astor Terrace as the meeting place for workers and Spring Hill’s main evening and entertainment destination |
| C4 | Improve recreation facilities in existing parks for local residents and workers |
FIGURE 4: Create places for people strategy plan

LEGEND

C1 Invest in recreation and park facilities
C1 Improve green links to connect amenity
C2 Boundary Street ‘heart’ streetscape improvement project
C3 Astor Terrace streetscape improvement project
C4 Undertake a Bedford Playground Park Master Plan

Renewal strategy boundary
Establish a network of green links to local destinations

Why

The historic origins of Spring Hill mean many streets have a narrow footpath or none at all. While this contributes to the area’s character, poor-quality footpaths make it difficult for residents and workers to move around the suburb. Investment in a network of green links within Spring Hill along key pedestrian streets will provide legible, comfortable and safe connections for local trips in the area, including to Victoria Park and Boundary Street. These streets also have the capacity to accommodate additional street tree planting and assist with stormwater management and overland flow while providing shade and contributing to amenity.

How we will achieve this

C1.1 Implement a green links improvement program

Undertake a green links improvement program to improve key pedestrian streets, focusing on:

- pedestrian safety, including footpath width
- pedestrian comfort, including shade
- stormwater management.

Refer to the map on page 22 for the location of green link streets.

Example

Rogers Street in Spring Hill is a great example of the benefits and amenity that green links can bring to the streets. Kerb buildouts, street trees and low planting along with continuous footpaths create a shaded, safe route for pedestrians.
Invest in Boundary Street as the ‘heart’ of Spring Hill and a meeting place for local residents

Why

Boundary Street has always held an important role in the evolution and function of Spring Hill. As the street that brings the two halves of Spring Hill together, it is centrally located and provides a significant meeting place that services the whole neighbourhood. The ‘heart’ between Water Street and Bradley Street will be the location for day-to-day services and facilities, local convenience retail, and supporting cafes and restaurants, offering a walkable centre for the residents of Spring Hill. Open, active building frontages will encourage street activity, and buildings above will frame views to key wayfinding landmarks (including the Story Bridge) and allow natural light into the street.

How we will achieve this

C2.1 Prepare Boundary Street built form guidance
Prepare built form guidance to ensure:
- adequate footpath width for a high level of pedestrian traffic
- active and transparent frontages along the ground floor street front
- setback of buildings above ground floor to allow light, air and sunlight into the street
- awnings along the footpath to provide shade and weather protection
- a transition to adjoining lower forms of development.

C2.2 Boundary Street ‘heart’ streetscape improvement project
Implement a streetscape improvement program to improve the quality and amenity of Boundary Street between Water and Bradley Streets to create a place for people

See catalyst project description on the following page for more detail.

A development application has recently been submitted for the refurbishment, and conversion into a boutique hotel, of the Queensland Government’s Department of Transport and Main Roads building on Boundary Street. This includes a new restaurant and cafe along the street frontage.
Catalyst project: Boundary Street ‘heart’ streetscape improvement project

Project description
Boundary Street, between Water Street and Bradley Street, is the ‘heart’ of Spring Hill. Centrally located, it is the walkable neighbourhood centre providing the day-to-day services and facilities for the residents and workers of Spring Hill. Attractive and generous public realm and convenient parking ensure access is easy. Trees provide shade and amenity and, in combination with signage and street furniture, provide a simple palette of wayfinding elements to create an identifiable place.

Key components
- kerb buildouts incorporating additional street tree planting
- review of the road corridor design to provide parking and bus stops and to facilitate safe cycle movement and pedestrian crossings
- high-quality planting, street lighting and signage
- footpath dining to create activity on the street and contribute to the street’s role as a meeting place
- consideration of the potential for community events such as street fairs.

FIGURE 5: Boundary Street centre - built form and streetscape section

Active ground floor
- Transparent ground floor facades with operable elements that open onto the street.

Trees planted in formalised buildouts
- Formal buildouts within the ‘heart’ allow for trees with a large canopy to frame the street and ensure good shade coverage.

Ground floor setback
- Minor setback from the front boundary provides additional space for pedestrian movement and retail/dining activity.

FIGURE 6: Boundary Street centre - visualisation
Why
Astor Terrace has all the makings of a local activity node with a specific role to support the business community. As it is not required to facilitate high volumes of through traffic movement, it is a great place for people to occupy. Coupled with its location at the heart of the expanded Principal centre zone, it provides opportunities for cafes, restaurants and bars to operate throughout the day and into an evening and late night economy.

How we will achieve this

C3.1 Prepare built form guidance
Provide built form guidance to:
• deliver active and transparent frontages along the ground floor street front
• improve the legibility, safety and wayfinding of pedestrian connections between Astor Terrace and Wickham Terrace and to Central Station
• capitalise on the network of minor streets and laneways in the area.

C3.2 Astor Terrace streetscape improvement project
Undertake a streetscape improvement project to improve the function and quality of Astor Terrace as a place for people.
See catalyst project description on the following page for more detail.

A number of newly-opened cafes on Astor Terrace have been designed to provide attractive outdoor dining areas, incorporate landscape planting and maintain clear pedestrian movement along the footpath.
Catalyst project: Astor Terrace streetscape improvement project

Project description
Astor Terrace is the meeting place for business and entertainment in Spring Hill. Activated by an 18-hour economy, this people-focused street is home to cafes, restaurants, bars and night-time entertainment, providing a meeting place from morning to evening. A re-designed streetscape brings subtropical planting and outdoor dining together.

FIGURE 7: Astor Terrace - indicative built form and streetscape section

Key components
- a streetscape upgrade that simplifies the public realm, parking and vehicle movement along the length of the street
- increased sub-tropical street tree planting
- active ground floor uses and footpath dining that creates a hive of energy and a meeting place for people at all times of the day.

LEGEND
- Traffic lane - width accommodates bicycles
- Parking lane with planted buildouts
- Footpath - unobstructed pedestrian movement
- Footpath - tree planting and occasional footpath dining
- Dining and retail - street activation (where possible)

FIGURE 8: Astor Terrace - streetscape illustrative plan

Catalyst project: Astor Terrace streetscape improvement project

High-quality design
Provide high-quality footpaths, street furniture and planting.

Setback at ground floor
Setback ground floor to increase public realm spaces, providing opportunities for on-street dining and footpath retail elements whilst maintaining unobstructed pedestrian movement.

Active ground floor
Operates at the level of the street and utilises transparent materials and operable doors.

Awnings
Provide awnings for shelter over on-street dining and pedestrian movement.

Footpath dining
Buildings are set back consistent with existing built form character to provide additional space for pedestrian movement and footpath dining.

Simplify pedestrian movement
Kerb buildouts and a straight-aligned footpath create an open and legible walkway for the full length of the street.

Wide lane
Provides safe movement for vehicles and cyclists.

Subtropical planting zone
Provides opportunity to introduce clusters of trees and other planting.

Corner buildouts
Provides opportunity for planting and slows vehicles.
**C4** Improve recreation facilities in existing parks for local residents and workers

**Why**
Spring Hill is blessed with significant public open space located in close proximity to residents and workers. With additional residential development planned as part of the renewal strategy, investment in local facilities and recreation nodes within these parks, focused on providing for the needs of locals, will encourage their use. One of the key opportunities is the utilisation of Spring Hill’s sometimes challenging topography to create hill climbs and undulating recreation loops which continue to build on Brisbane’s ever increasing appeal as a hub for active recreation and outdoor lifestyles.

**How we will achieve this**

**C4.1 Bedford Playground Park master plan**
Prepare a master plan for Bedford Playground Park, in partnership with the community to provide a more welcoming interface and improved facilities for residents.

See catalyst project on opposite page for more detail.

**C4.2 Victoria Park Master Plan**
Investigate opportunities to provide improved recreation facilities to create local activity nodes.

**C4.3 Roma Street Parkland**
Work with Roma Street Parkland to improve access to the parklands by creating a new public plaza/park entry at the top of Albert Street.

**C4.4 Implement a network of fitness routes**
Investigate opportunities to implement a series of fitness routes and nodes throughout Spring Hill that utilise the natural topography.

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**Example**

Box Hill Gardens multi-purpose area in Victoria provides an innovative space with a diverse range of recreational activities and events that cater for the needs of local residents and schools.

Source: ASPECT Studios
Project description

Bedford Playground Park is Spring Hill’s backyard, a place where residents come together to meet, play and enjoy the outdoors. Re-imagined entrances open up the park creating a welcoming, friendly space that encourages occupation of the edges and activity on the street. High-quality, multi-purpose facilities provide places for informal sports and recreation for people of all ages. Generous and colourful foliage provides shade and interest and topographic features are used for challenging recreational pursuits. It is a place that is many things for many people and is loved by all who visit.

Key components

This project could include:

- improved access to create a welcoming edge that encourages people to enter the park
- upgrades and repurposing of facilities, including the tennis courts, to create multi-purpose sporting courts to encourage wider use
- recreational facilities such as fitness nodes and equipment
- a variety of informal kick-about spaces
- improved play equipment that caters for a variety of age groups
- investment in landscape elements including planting
- improved crime prevention through environmental design features
- opportunities for improved pedestrian crossing facilities and a bus stop
- improved picnic and BBQ facilities
- opportunities for stormwater harvesting.

FIGURE 9: The people’s park: Bedford Playground Park master plan - visualisation
Connect to everything

Living in Spring Hill offers the benefits of easy access to everything. Major transport nodes are easy to find and safe to get to. High-frequency buses connect residents and workers to key destinations and employment nodes. Walking and cycling are encouraged to promote active, healthy lifestyles.

Rationale

Spring Hill is one of Brisbane’s most central neighbourhoods. In order to reach its potential as an attractive location to live and work, easy-to-find connections to high-frequency major transport services are essential. While a number of major transport nodes are located on the fringe of Spring Hill, investment is required to enhance the quality of pedestrian connections to these nodes. Supported by a network of transport services and legible, attractive walking and cycling routes, Spring Hill will offer the convenience of inner-city living.

Sub-strategies

| D1 | Improve active transport connections to major employment and public transport nodes |
| D2 | Investigate opportunities for bus network improvements to better service Spring Hill |
| D3 | Identify the role and function of Spring Hill streets to inform a program of local streetscape improvements |
Figure 10: Connect to everything strategy plan

Legend:
- Strategic corridor - investigation required
- Proposed primary cycle route
- Proposed secondary cycle route
- Proposed local cycle route
- Wayfinding spines
- Opportunity to provide signage and wayfinding elements at key nodes
- Footpath improvement projects to provide safer, more attractive and direct pedestrian connections.
- Opportunity to improve wayfinding and arrival to major transport nodes
- Investigate potential for improved bus services connecting Spring Hill to major destinations and services
- Renewal strategy boundary

[Map showing proposed cycle routes and wayfinding elements]
D1 Improve active transport connections to major employment and public transport nodes

Why
Spring Hill’s central location means many places are within walking or cycling distance, including major, high-frequency public transport nodes, employment locations and destinations. However, despite this, the benefits of this location are not being fully realised by Spring Hill residents and workers due to the poor quality of some of the existing urban environment. Improvements to the quality of the public realm, the directness of pathways and connections and the safety of these routes can all help to make Spring Hill one of Brisbane’s most walkable neighbourhoods. This not only benefits the community of Spring Hill but also invites visitors to come and explore the neighbourhood, supporting local businesses.

How we will achieve this

D1.1 Implement a footpath improvement program
Undertake a footpath improvement program for Spring Hill to deliver safe, attractive and high quality connections for pedestrians to surrounding destinations including:
- along College Road to the Normanby Bus Station
- intersection of Boundary Street at Centenary Place
- intersection of Wharf Street and Turbot Street
- intersection of Water Street to Brunswick Street.

D1.2 Provide a front door to strategic transport nodes
Create identifiable entrances to major transport nodes in conjunction with any redevelopment proposals, including:
- Central Station and Wickham Terrace car park
- Roma Street BaT (Bus and Train) Station and Parklands to Wickham Terrace/Albert Street.

D1.3 Upgrade key pedestrian spines
Implement streetscape, signage and public realm improvements and investigate improved crossing opportunities along the two key way-finding spines of Boundary Street and Water/Little Edward/Upper Edward Streets.

D1.4 Improve cross-block links
In partnership with developers and building owners, investigate opportunities to undertake improvements to existing and create additional pedestrian connections from Wickham Terrace to Astor Terrace.

D1.5 Improve the active transport network
Review the primary and secondary cycle network to provide a network of on-street and off-street routes that facilitate safe, comfortable, identifiable and direct connections.

Example
In 2002, Council transformed Melbourne Street in South Brisbane into a subtropical boulevard. The streetscape incorporated a series of planting and seating nodes to provide shady resting places to transform the space into a safe, attractive and comfortable street that encourages more local trips by walking and cycling.
D2 Investigate opportunities for bus network improvements to better service Spring Hill

Why
Spring Hill’s central location means there are many bus services that pass through the neighbourhood. However, these can be infrequent or have limited hours of operation. With an increased residential and employment population set to be realised as a result of this renewal strategy, Spring Hill needs bus services that connect residents and workers to nearby employment and lifestyle destinations.

How we will achieve this

D2.1 Identify strategic bus routes and stops
Work with Translink to service the residential and employment growth in Spring Hill, including identifying strategic bus routes and stop locations to provide connections to the city centre, Bowen Hills, Fortitude Valley and the Herston health precinct.

Preferred corridors for further investigation include Water/Edward Streets, Boundary Street and St Pauls Terrace.

The Queensland Government is currently undertaking planning for the BaT (Bus and Train) project. The project includes a new Roma Street station and a connection to the existing public transport network at Victoria Park. Council is working with the Queensland Government to identify opportunities that could benefit Spring Hill.
Why
Ongoing investment in Brisbane’s wider bypass road network, including Legacy Way, is providing opportunities to manage through traffic and refocus Spring Hill’s streets for people and business activity. To realise these opportunities it is important to understand the function and roles the streets of Spring Hill will have for different users, and how these will need to be balanced.

How we will achieve this

D3.1 Undertake road network improvements
In conjunction with the strategic road hierarchy and bus and active transport network planning, identify projects to improve movement appropriate to the role of the street (see plan and sections opposite) including:

- identify key intersections for improvement to reflect the streetscape hierarchy
- review kerbside allocations at key locations to ensure a balance that matches street function, land use needs and public realm outcomes.

D3.2 Improve access and servicing
Identify, protect and improve desire lines and critical access routes/paths for key existing and likely future land uses. Preserve, protect and improve verge and road corridors to provide better streetscape access and servicing, for example set-down areas, loading and taxi zones, servicing bays, bus stops, street furniture.

Example

Bourke Street in Surry Hills, Sydney is a great example of a beautiful, tree-lined street with formalised vehicle, cycle and pedestrian movement.
Balance functional requirements of streets through streetscape improvements

Investigation of key streets is required to improve safety and amenity for all users, including pedestrians, cyclists and vehicles. The plan and diagram below demonstrate the balance required by street according to these functions.
03 IMPLEMENTATION

Ultimately, the market will be the driver for the renewal of Spring Hill.

The realisation of this change will be facilitated through two key components - changes to statutory mechanisms to provide an appropriate framework for development and the delivery of catalyst projects to unlock potential and attract development in key locations. The following implementation plan identifies the key statutory and non-statutory steps for the delivery of the renewal strategy.

3.1 Statutory implementation through the preparation of a neighbourhood plan package

Following consideration of community feedback on this draft renewal strategy, Council will prepare a statutory neighbourhood plan package for inclusion in Brisbane City Plan 2014. The overall aims and intents of the strategy will be translated into planning policy in the form of a statutory neighbourhood plan supported by amendments to zoning, overlays and the Local Government Infrastructure Plan.
3.2 Non-statutory projects

All of the projects, initiatives and programs identified within this renewal strategy are important components in the realisation of change for Spring Hill. These projects form the non-statutory component of the renewal strategy and have been grouped into three key categories:

- catalyst projects
- key outcomes for major projects
- ongoing programs, studies and initiatives.

Key outcomes for major projects

There are a number of major infrastructure and redevelopment projects identified in proximity to Spring Hill. These projects often require significant planning and investment and can have complex dependencies that sit outside the scope of a renewal strategy. However, at the time of their delivery, there are often key outcomes, the delivery of which can have catalytic effects for areas within the vicinity. For Spring Hill, there are three significant projects which have this potential, where planning is either underway or they have been identified in other initiatives. These are:

- Roma Street BaT (Bus and Train) Station
- Victoria Park Master Plan
- Central Station.

Ongoing programs and initiatives

Catalyst projects are just one component of the implementation plan for the delivery of renewal in Spring Hill. The ability to undertake ongoing investment and improvement is also essential and can help to provide incremental benefits that can respond to everyday changes, private sector projects and short-term opportunities as they present themselves. The remaining programs, initiatives and further studies identified within this renewal strategy are to be investigated, through the development of the neighbourhood plan, after consideration of public comments on this draft renewal strategy.

Catalyst projects

The implementation of these catalyst projects will offer the greatest short term improvement to attract investment and encourage private sector development. The identification of these projects is on the basis of their relative capacity to:

- provide social, environmental and lifestyle benefits for the community
- stimulate investment interest and encourage private sector development to precipitate further change
- be delivered at a proportionately low public cost in comparison to wider benefit
- be delivered early and not be dependant on the delivery of other strategic initiatives or projects.

For more information please refer to the catalyst project briefs contained within section 2 of this document.
These intent plans capture the key recommendations for the neighbourhood plan as established within this renewal strategy.

Zoning intent plan

This zoning intent plan has been prepared to support the delivery of the Spring Hill Renewal Strategy as outlined in section 2 of this document. Further detailed investigation and refinement is required to translate this into the City Plan 2014 zoning, which will be undertaken in the preparation of the statutory neighbourhood plan.

FIGURE 13: Zoning intent plan

These intent plans capture the key recommendations for the neighbourhood plan as established within this renewal strategy.
Building heights intent plan

A review of the building heights for Spring Hill was undertaken as part of the renewal strategy formulation. Further detailed investigation and refinement will be undertaken following public consultation on this draft renewal strategy and in the preparation of the statutory neighbourhood plan. This will include further consideration of interfaces between areas of different height.

FIGURE 14: Building heights intent plan

This map shows the proposed maximum building height across Spring Hill. Many properties in this area are not suitable for redevelopment due to heritage and character protection and the ownership structure of apartments and townhouse buildings.

To find out more information about heritage and character controls (including maps), refer to Brisbane City Plan 2014 www.brisbane.qld.gov.au/planning-building.