Brisbane City Council is preparing a renewal strategy to guide the future of Brisbane’s dynamic City West area.

To find out more visit www.brisbane.qld.gov.au/citywest or call (07) 3403 8888.
Contents

Preface and vision

Page 4

Section 1
Community and context

Page 6

Section 2
Transformative projects

Page 18

Section 3
Residential character

Page 40

Section 4
Planning directions

Page 46
Preface

Brisbane City Council is preparing the Draft City West Renewal Strategy to guide future development and new opportunities.

What is the purpose of a renewal strategy?

The purpose of a renewal strategy is to identify future projects and actions that will help revitalise an area. The Draft City West Renewal Strategy identifies a number of transformative projects and planning changes that will help shape the future of City West.

The Draft Renewal Strategy will also inform the preparation of a new City West Neighbourhood Plan which will set out statutory changes to Council’s City Plan and whereby guide future development and promote economic and cultural activity in the area.

Why a renewal strategy for City West?

The City West area has a rich history and an attractive landscape that makes it a highly desirable location to live, work and visit. Local businesses and residents enjoy excellent access to the city centre, and other major employment, cultural and recreational destinations. It is an important entertainment and recreation destination and plays host to major sporting and cultural events.

Council’s City Centre Master Plan 2014 identified a need to revitalise the City West area as an integrated lifestyle hub. Given the current local plan for City West the Petrie Terrace and Spring Hill Local Plan was developed more than 28 years ago, it’s time for Council to review and update the policy ensuring it reflects current community needs and aspirations.
Vision

The City West Vision

City West will be nationally recognised as a unique cultural quarter, featuring historic landmarks, major events, dynamic street life and convenient connections to the CBD and surrounds.

Connect

The streets of City West provide key connections through the neighbourhood, linking the western suburbs to the central business district (CBD), Spring Hill and South Brisbane. The city’s green spaces will be connected through City West, with landscapes linking Paddington, Roma Street Parkland, and the Brisbane River.

The City West pedestrian experience will be shaded, accessible, safe and active. Brisbane’s community will be invited to walk through the streets of City West, to discover the diverse range of parks, businesses, and people.

City West has a diverse cultural profile in a compact geographical setting, with strong community support both from within the precinct and in the surrounding neighbourhoods. Renewing this area will celebrate and strengthen community ties and share skills, perspectives and stories.

Discover

Brisbane’s residents and visitors will rediscover City West as a dynamic lifestyle hub, with local artisans and businesses revitalising under-used spaces as key cultural and tourist destinations.

City West’s location provides a key connection to the growing artisan trails of Paddington, providing opportunities to incubate new businesses, promote entrepreneurship and sustain existing businesses through co-location of mutually supportive uses.

Discovery of the area will be enhanced by enlivening under-used spaces for public access and adding to the public realm with park and streetscapes linking through City West’s urban fabric. It will become a part of Brisbane’s living, breathing outdoor gallery and performance space.

Renew

Heritage places and under-used spaces in City West will become home to cultural events, creative expression and business activity. The area’s tight-knit geography, established dining streets and proximity to the CBD provide the opportunity to enhance cultural experiences in the inner city and facilitate social and economic renewal.

The renewal of streets and lanes will increase active transport connections and feed City West’s cultural revival. Amenity and access for greater numbers of people will create a connected urban village experience in City West. Investment in public realm improvements will be a catalyst for and support a live/work/play environment centered around beautiful public spaces and cultural facilities.
Section 1
Community and Context
Introducing the City West study area

Diagram above: map showing City West study area and its proximity to other city locations.
City West is an important mixed use area; the gateway between Brisbane’s city centre and the inner-western suburbs. It includes many iconic destinations including Petrie Terrace, Caxton Street, Suncorp Stadium, Victoria Barracks and the Normanby Hotel.

The history, growth and future of City West is linked to its inner-city location, its relationship to the CBD, surrounding infrastructure and underutilised land assets.

**City West community snapshot**

- 71% of private dwellings are separate houses
- 13% of dwellings don’t have a car
- 26% of residents walk to work
- 3% of residents cycle to work
- 36.4% of families in City West have children
- 35.3% of residents are attending tertiary education institutions
Context analysis

The City Centre Master Plan 2014 identified City West as an important cultural destination and a future integrated lifestyle hub where residents will live, work and play.

The following section explores City West within its inner-city location, identifying contextual linkages, land use and growth patterns.

Inner-city Brisbane is made up of a series of neighbourhoods, each with their own distinct character, land uses and activity. The renewal strategy for City West will consider the site as both a destination and as a node within the network of Brisbane’s inner-city neighbourhoods.

Transport and access

The City West site is situated at the north-western edge of the CBD adjacent to Roma Street Parkland and bounded by Kelvin Grove Road, Countess Street and Milton Road.

An important gateway site, the City West area includes several major roads: Musgrave Road, Caxton Street, Hale Street, and Petrie Terrace. The study area is located within walkable distance from passenger rail and the Inner Northern Busway.

Milton train station to the south-west is a major port of access for people attending games and events at Suncorp Stadium, as well as employees working within Milton.

The Maroon Glider bus route runs through the site along Caxton Street, providing a high frequency link to the Cultural Centre.

Cycle and pedestrian linkages through Roma Street Parkland to Brisbane CBD and along the river via the Bicentennial Bikeway are within several hundred metres of City West.
Entertainment streets and cultural districts

The entertainment district of Caxton Street is iconic in Brisbane as a nightlife precinct for the western suburbs, and the nearby backpackers precinct on Upper Roma Street.

The Normanby Hotel located in the northern end of the City West area is one of Brisbane’s oldest pubs. The Normanby is a significant entertainment destination in the area attracting both pedestrians from the local area and vehicle trips from the broader city region.

Brisbane features a number of entertainment destinations within the inner-city suburbs, often centred on an activity street that has become synonymous with its neighbourhood. These important entertainment streets including:

- Boundary Street and Little Stanley Street in West End and South Bank
- Brunswick Street and Wickham Street in Fortitude Valley
- James Street in New Farm.

History and heritage

The City West area contains a large number of important cultural and social heritage buildings and spaces, that help to provide understanding and appreciation of Brisbane’s history for residents and visitors.

The Victoria Barracks site is historically significant at the national, state and local levels. Established in the 1860s, the site consists of many buildings varying in age and significance.

The Albert Park Flexible Learning Centre (also known as The Baroona Special School) holds the address of 1 Hale Street, and operates within heritage listed buildings dating back to 1867 and 1874.

The Normanby Hotel was built in 1890, replacing an earlier hotel on the same site that had opened its doors in 1872. The fig trees adjacent to the Inner Northern Busway are visible in photographs of the hotel in 1929.

The unique character housing style and architecture in Petrie Terrace, most of which is pre 1911, defines the character of the area and is an impressive reminder of Brisbane’s settlement.
Sports and recreation

Recognising and promoting City West as a key sporting and recreation destination for the inner west is an important step in completing Brisbane’s green spine.

Situated at the western boundary of the City West area, Suncorp Stadium is a major sporting and large-scale outdoor entertainment destination for Brisbane. Its location on Caxton Street has helped to establish and support this street as an entertainment district. Opposite the stadium, Neal Macrossan Park, Ithaca swimming pool and Paddington skate park service the local communities’ sporting and recreational needs.

On City West’s doorstep, Roma Street Parkland is one of Brisbane’s important metropolitan parks and features an extensive walking and cycling network as well as formal and informal recreation facilities.

Combined with Roma Street Parkland, Suncorp Stadium and Neal Macrossan Park represent an important sports and recreation node for the inner west.

Brisbane walks

City West has historically suffered from limited pedestrian and cyclist connectivity due to topographical constraints, infrastructure and road corridors surrounding the City West area.

Connecting City West to broader Brisbane walkable routes is a key initiative of the renewal strategy. The improvement of active travel connections to the city’s wider network will encourage more people to visit the City West area.

Brisbane has been developing and connecting extensive walkable routes throughout the inner-city areas, linking open spaces, destination areas and places of interest. These routes act as both recreational and commuter routes for cyclists and pedestrians.
Character suburbs

As one of Brisbane’s earliest residential neighbourhoods, Petrie Terrace features predominantly low-rise detached housing, terrace-style housing and a high percentage of pre-war homes that are protected under the Traditional Building Character Overlay in the Brisbane City Plan 2014. The street patterning also includes a number of laneways and a dense urban fabric featuring detached allotment sizes of down to 150 square metres in size.

The topography of the area, its built-form history and urban fabric combine to create a very distinct residential neighbourhood with very clear boundaries.

Local Business

Caxton Street has historically featured a number of local businesses and licensed premises that over time have helped to establish Caxton Street as an entertainment and dining destination, expanding the retail and commercial tenancies to including restaurants, cafes and bars.

The Barracks development, completed in 2008 on the former Petrie Terrace Gaol site, has provided the area with a full line supermarket, cinema and expanded specialty retail and restaurant offerings.

The neighbouring suburb of Milton features substantial employment areas centred around the commercial and industrial area north of the XXXX Brewery and the employment areas centred around Park Road.
Challenges

The key challenge for City West is its sense of disconnection.

Intersecting transport corridors have created physical barriers between different parts of City West and its surrounds. Social connections are also disrupted around large single-use sites, like Suncorp Stadium and Victoria Barracks.

Transport corridors
City West is fractured by transport infrastructure, which creates physical barriers through the site limiting pedestrian permeability and creating safety and wayfinding issues.

Activity generation
Employment opportunities and hours of activity are limited to primarily night-time entertainment on Caxton Street, and programmed events at Suncorp Stadium with limited alternative activity generation.

Under-used spaces
Public spaces within City West are limited and underutilised, including Hardgrave Park and Neal Macrossan Park. Private and semi-public spaces within Suncorp Stadium and Victoria Barracks currently offer little activity outside of programmed events.

Heritage
City West is rich in cultural heritage, boasting a wide range of significant places, such as Victoria Barracks. Considerable investment is required to refurbish and renew heritage buildings within City West in order to unlock their potential as new spaces for employment and activity.
Opportunities

City West offers unique heritage places, open spaces waiting to be revitalised and a fantastic location that can be unlocked with key connections.

Developing closer links with surrounding areas will be an important initiative to enhance City West’s address, amenity and viability as a key inner-city destination, outside of Suncorp Stadium events.

Streets for people

City West features a number of well-known and important destination streets that have the opportunity to be revitalised as streets for people.

Discover/reconnect

A new focus on wayfinding and permeability between spaces, connectivity to transport and pedestrian comfort will help to reconnect the site to surrounding land uses and improve the internal journey through the site.

Urban renewal

Unlocking key sites for development will help to transform underutilised or inaccessible areas into welcoming mixed use places for people to live, work and recreate, diversifying and layering the opportunities and activity within City West.

Activation

Activation of under-used spaces will foster creativity and community recreation as part of the renewal process in the area. Activation of spaces requires legible pedestrian spaces to be integrated throughout the urban fabric as part of renewal.
The planning process

The Draft City West Renewal Strategy will guide future development and promote economic and cultural activity in the local area. At this stage of the process, Brisbane City Council is seeking community feedback on the draft renewal strategy.

The draft renewal strategy has been prepared following a program of formal and informal community engagement events which encompassed a wide range of people including residents, workers, business owners, community groups and visitors to the area. More than 150 people attended the combined events, with additional information gathered from online community surveys.

Following feedback from the draft renewal strategy, Council will develop the Draft City West Neighbourhood Plan for public notification.

City West planning process timeline.

- **2014/15**
  - October - January
  - Background research.

- **2015**
  - February - March
  - Community engagement on the City West Vision.

- **Now**
  - 2015
  - July - September
  - Draft City West Renewal Strategy prepared and released for public consultation.

- **2015**
  - September - Early 2016
  - Draft neighbourhood plan preparation and consultation.

- **Next**
  - Mid 2016
  - Adoption of the City West Neighbourhood Plan.

Photographs above: community consultation events.
Vision community consultation

The City West Vision consultation process encouraged local residents, business owners, community groups and major land stakeholders to have their say on the future of City West.

As part of the City West Vision consultation, two formal initiatives were implemented; the creation of a Community Planning Team (CPT) and a suite of community engagement events.

Community Planning Team

The City West CPT consists of 24 local community members and business representatives. Throughout the renewal strategy process the CPT will meet three times – prior to the release of the City West vision document (19 March 2015), following the City West Vision community consultation (7 May 2015) and at the release of the Draft City West Renewal Strategy.

Community engagement events

Three public community engagement events were held and the community was invited to provide feedback on the vision document, issues occurring in the area and ideas to enhance the future of City West. A summary of the City West community engagement events is listed below.

Event 1
Location Neal Macrossan Skate Park, Paddington
Date Saturday 21 March 2015
No. participants 25 people visited the City West engagement tent and 35 people attended the coinciding skate park event

Event 2
Location The Barracks (pedestrian overpass), Petrie Terrace
Date Tuesday 24 March 2015
No. participants 60 people visited the City West engagement tent

Event 3
Location Suncorp Stadium Plaza, Paddington
Date Friday 27 March 2015
No. participants 30 people visited the City West engagement tent

A summary of the key re-occurring ideas from the community engagement process has highlighted a series of challenges and opportunities as recognised by the community. These challenges and opportunities can be summarised within eight big ideas:

1. Connect Petrie Terrace and Roma Street Parkland (pedestrian/cyclist foot bridge).
2. Improve Petrie Terrace (street), more mixed use business, street scaping.
3. Decrease traffic speeds and improve traffic calming.
4. Include more public parks/community gardens/green space/children’s play area.
5. Promote the area’s cultural history i.e. heritage trail.
6. Upgrade Hardgrave Park and improve access (pedestrian crossing across Petrie Terrace).
7. Improve the diversity of businesses along Caxton Street i.e. introduce retail and commercial uses, better pedestrian amenity.
8. Promote temporary activations i.e. markets, events.

There is a community desire to knit together the key places within City West and to create stronger links with surrounding transport, education, parks and destinations.
Section 2
Transformative projects
Transformative projects

Brisbane’s residents and visitors will re-discover City West as a dynamic lifestyle hub.

Transformative projects and urban renewal developments will stimulate economic activity and deliver stand-out cultural destinations within City West.

The transformative projects are a mix of public realm and private sites, streets and parks. These projects aim to stimulate positive change and renewal through improved and more pleasant connections, the celebration and adaptive re-use of heritage places where appropriate, and the discovery and activation of under-used spaces.

The ultimate success of these projects will benefit from strong involvement from local businesses, community groups and residents, facilitated by all levels of government.

Temporary and affordable activations such as markets or community sports will also re-invigorate under-used heritage places and public spaces to attract investment.

The transformative projects will provide the catalyst for renewal of other lesser known sites and places within City West, as the precinct undergoes change.
Diagram above shows opportunities for transformation.
Transformative project goals

Six renewal strategy goals will drive transformative project outcomes for City West.

These goals are the collective drive for City West, formed through community and stakeholder engagement.

Connected

A safe, connected place that promotes equal opportunities for all modes of transport including cycling and walking, within an easy to navigate environment.

Thriving

A thriving local business scene where people work, create, share and contribute.

Engaged

An engaged and empowered community that showcases creativity and inclusiveness.
Healthy
A healthy and positive community that provides public spaces for recreation and relaxation.

Layered
A richly layered place of tangible heritage, openly celebrating the beauty of the old and the new.

Iconic
An iconic and accessible destination, within a larger integrated network of neighbourhoods and places that together make Brisbane a world-class place to live and visit.
Petrie Terrace and Hardgrave Park

The terrace houses along Petrie Terrace are one of Brisbane’s iconic elements, recognisable and beloved by many.

Key initiatives for this key site include:
- a balanced street
- safer connections
- a strong community space
- enhanced vibrancy
- celebrate history through adaptive reuse.

The past development of the road network has hindered the Petrie Terrace streetscape from being a walkable and enjoyable place for pedestrians. An important opportunity exists to improve the Petrie Terrace pedestrian and cycle experience. A safer, more enjoyable streetscape will also help to support the establishment of more local businesses and a mix of uses along this corridor.

Hardgrave Park sits to the east of Petrie Terrace and is recognised as being a significantly underutilised inner-city green space.

There are few safe links between the established residential to the western side of Petrie Terrace, and Hardgrave Park to the east.

The renewal strategy addresses this key movement issue with a number of initiatives that seek to improve accessibility, comfort and safety.
Petrie Terrace and Hardgrave Park initiatives

A balanced street

Two of the strongest themes to emerge from the community consultation process were those of traffic for the suburb of Petrie Terrace, and dealing with all four modes of transport (public transport, pedestrian, cycling and cars). In recognising these themes, Petrie Terrace as a street will be improved to better facilitate cycle and pedestrian uses on both sides of the road, and provide clear and safe crossing points across to Hardgrave Park and the revitalised Victoria Barracks.

The existing street width has the potential to support a safer, more inclusive transport and pedestrian based public realm, without reducing traffic capacity. There is also potential to relocate on-street parking on Petrie Terrace to better connect with local shops and businesses.

A revitalised Victoria Barracks will need a safe new access point for both pedestrians and vehicles at the northern end of the site. There is potential for a new signalised intersection to also provide better access to Hardgrave Park, while maintaining appropriate traffic flow along Petrie Terrace.

Potential changes to intersections and traffic arrangements will need further investigation by Council and these will consider the Brisbane Bicycle Infrastructure Plan, the need for increased footpath dining areas, and public transport set down points.

Indicative plan: Investigate the potential for a safer crossing point for the revitalised Victoria Barracks.

Indicative plan: investigate improved pedestrian amenity, while maintaining traffic capacity.

Indicative section: Petrie Terrace as a subtropical boulevard.
Safer connections

New pedestrian crossing points are needed to provide safe movement across Petrie Terrace. These could be in the form of kerb build outs, signalised intersections or a combination of these.

As part of the renewal strategy’s vision to connect people to City West, cycle connections along Petrie Terrace will provide an important link between the inner-western suburbs and key surrounding locations such as Roma Street Parklands, QUT Kelvin Grove Campus and the CBD.

Build outs and street trees

The installation of new street trees along Petrie Terrace would provide pedestrians with a sense of separation from traffic, and shade along footpaths. Where road widths permit, landscaped build outs within the parking lane around pedestrian crossing points will help to visually narrow the street and demarcate pedestrian priority areas prompting vehicle traffic to slow down in anticipation.

Introducing on-street treatments such as painted street entrances will also help define residential street environments.

A park with a view

Hardgrave Park has an incredible view of the city of Brisbane, particularly at sunset. This is a park which has the potential to be famous for a place to take ‘postcard moments’ of the city. As one of the oldest parks in Brisbane, Hardgrave Park is a local heritage place that holds many stories of the evolution of our city.

Park landscaping and access

Hardgrave Park’s topography could be improved with level terraces, and public access could be facilitated with safer pedestrian connections across Petrie Terrace.

Creative lighting

Creative lighting will be incorporated into the Petrie Terrace streetscape and Hardgrave Park to improve safety and surveillance for pedestrians.

A heritage boulevard

Adaptive reuse of heritage housing along Petrie Terrace will be encouraged for small scale commercial and local business uses.

An artisan’s outdoor market

In order to activate the park, and attract visitors to City West, Council and the community could establish a local artisans’ outdoor market that showcases the talents and businesses in the area in the form of a festival.

A community garden in the park

One of the key findings from the community consultation process was the desire to establish a number of community gardens within the area. Hardgrave Park has a number of large underutilised areas that could be developed as community gardens, generating activity, and providing food-based education for families and children.
Cultural facilities

Hardgrave Park

Re-activate heritage elements

Character residential

Potential terracing for Hardgrave Park

Commercial character

Petrie Terrace

Artisans markets

Character and aspirational images.
Caxton Street

Caxton Street has an established reputation as a lively entertainment and night life precinct. With distinct character and steeped in history, Caxton Street has an offering unlike any other area in Brisbane.

Key initiatives for this key site include:
- a pedestrian friendly street
- a vibrant and diverse offering
- an entertainment precinct
- active laneways.

The unique character of Caxton Street will be maintained and enhanced through placemaking initiatives, opportunities for celebration and support for local businesses.
Caxton Street initiatives

A pedestrian friendly street
Street improvements, particularly to pedestrian areas and intersections, will generate greater levels of amenity and support increased movement along Caxton Street.

Bringing the community on to the street for shopping, services and recreation will enliven Caxton Street, creating a destination village street that is vibrant, active and well connected.

A vibrant and diverse offering
Caxton Street is a well-recognised place, has a large following of people, and is used for public street based festivals and events. This established following provides a strong audience for piloting new businesses and activation initiatives along Caxton Street.

New and surprising retail, cultural and educational offerings along Caxton Street could be developed as mutually beneficial activities to the entertainment zone, supporting a more diverse live/work/play environment.

A number of existing residential buildings on Caxton Street have the potential to be converted into diverse business uses.

Active laneways
Activations such as pop-up markets, performances, art works and creative lighting in laneways off Caxton Street will encourage people to discover underutilised places. These initiatives could be facilitated through an increase of the mixed use zoning area along Caxton Street.

An entertainment street
As an established entertainment district, Caxton Street is a strong anchor for City West, attracting locals and visitors to the precinct. Working with Council and community groups, Caxton Street could be transformed into a shared space street, with the view to promoting a greater number of street festivals and community events. This could include programmed street closures to benefit businesses and the community.
Built in 1867, Victoria Barracks is an important historic asset of national significance. A reminder of Brisbane City’s settlement, culture and growth; the buildings within Victoria Barracks are of great intrinsic value, steeped in history and awaiting a new lease on life.

Key initiatives for this key site include:
• a creative, activated space
• easily accessible and connected
• a community asset
• celebrate and retain heritage architecture.

Victoria Barracks is both a Commonwealth and local heritage place owned by the Australian Government Department of Defence. No decisions have been made by the Australian Government to dispose of Victoria Barracks at this time.

The Draft City West Renewal Strategy holds a strong vision to utilise this space as a creative community hub, should the Department of Defence change the ownership of the site. The site could potentially be opened up allowing public access, community activities, and encourage new businesses to revitalise the site.

The future use of Victoria Barracks and model of development needs to be investigated with the Department of Defence to determine the best and highest use for the future of this incredibly significant site.

All significant heritage buildings on the site will be retained and protected.

Artist’s impression showing potential changes to Victoria Barracks.
Indicative plan: Victoria Barracks site.

- Improved connections to Hardgrave Park
- Investigate safer pedestrian crossing points, signalised intersections, road pavement treatments and kerb build outs
- Maximise publicly accessible open space in the form of shaded, water sensitive urban design landscape plazas with seating, play and event spaces
- Opportunity for future pedestrian bridge to Roma Street Parkland as part of the transformation of Victoria Barracks
- Investigate pedestrian crossing
- Identify heritage buildings suitable for adaptive re-use including retail, commercial or community facilities
- Investigate site areas that allow for new development

Legend
- Existing buildings
- Potential development areas
- Indicative landscape and open space upgrades
Victoria Barracks initiatives

Indicative land use
As a public asset, the Victoria Barracks should become a place for the community. Heritage buildings could be used for a range of community, creative and commercial uses.

Underutilised spaces within the site could be reused and developed into commercial buildings, residential apartments or community/education facilities.

A celebration of history
Victoria Barracks contains some of Brisbane’s longest established buildings and houses countless stories from the people who have lived and worked in the Defence Force facility. These stories are incredibly important to Brisbane, and opening up Victoria Barracks, allowing this public asset to be celebrated, is one of the key initiatives of the Draft City West Renewal Strategy.

Indicative connections and public space
The Victoria Barracks site should remain largely public access to promote maximum pedestrian movement and connectivity.

Adaptive re-use
Adaptive re-use projects around Brisbane such as the Powerhouse, Teneriffe Woolstores and McWhirters have demonstrated that the city’s rich heritage can be celebrated and can facilitate new and exciting uses in underutilised spaces. These public assets also provide a tourism opportunity for the city.

The series of wide, formal areas within the Victoria Barracks provide spaces that could be immediately utilised for community gatherings and festivals, tourism initiatives and activation events.
A heritage trail

A revitalised Victoria Barracks will be a key anchor for tourism and a future heritage trail. As the largest and most significant heritage site within City West, the precinct is visible from Roma Street Parkland, providing an important wayfinding and navigation point for a heritage trail.

A creative space

Adding to the creative community of City West, once site ownership is transferred, buildings within the Victoria Barracks could be potential spaces for business incubators, small tenancies and creative hubs.

Much as the Powerhouse has become an arts-based performance and gallery space for New Farm, the Victoria Barracks could become a creative cultural destination for City West.

A connected space

A key goal of the Draft City West Renewal Strategy is to improve external connections to and through the site for pedestrians and cyclists. Currently inaccessible to the public, the site has long been identified as a critical link in connecting City West to the Central Business District.

Footbridge

A possible future pedestrian bridge connecting Victoria Barracks to Roma Street Parkland would significantly reduce the travel distance required for pedestrians accessing the city. An iconic pedestrian bridge design would complement the Roma Street Parkland as a tourism offering.

Access from Hardgrave Park

Improving pedestrian access between Hardgrave Park and the revitalised Victoria Barracks would increase the site’s amenity and pedestrian connectivity.

An activated edge

Victoria Barracks, as a creative cultural destination, would open up its edges to Petrie Terrace and Countess Street.

Whilst respecting the existing heritage architecture, open, permeable frontages could include retail shop fronts, al fresco dining, galleries and performance spaces. Residential and commercial office spaces would also contribute to higher levels of activity and movement on these edges.
Neal Macrossan Park and Stadium Plaza

As the largest area of open space in City West, Neal Macrossan Park will be revitalised, with upgraded facilities and improved connectivity. It will be connected to Stadium Plaza, forming a community hub for the people of City West.

Key initiatives for this key site include:
• a community hub
• an activated youth space
• improved recreational facilities and open space amenities.

Future investment in new infrastructure within Neal Macrossan Park, over time, together with an accessibility strategy to improve connectivity to Caxton Street will help to open up the recreational space to all members of the local community.

Improved street landscapes across Caxton Street will help to establish Stadium Plaza and Neal Macrossan Park as a singular community hub for City West, providing a range of public realm and open space facilities for residents and visitors.

These public spaces have the potential to be enlivened with community events and facilities that encourage large groups, families and individuals to use the spaces in a safe and inclusive way.

Neal Macrossan Park is on the State Heritage Register and is a local heritage place.

Artist’s impression showing potential changes to Caxton Street between Neal Macrossan Park and Stadium Plaza, as a ‘Canopy Walk’.
Guide any future development to better activate the street corner and adjoining public spaces.

Investigate pedestrian crossing improvements.

Opportunity for cantilevered decking to widen footpath and improve safety and access to the park.

Consolidation and improvement of park facilities.

Potential for a digital screen and event-ready infrastructure to host community events in Stadium Plaza on non game days.

Future skate park upgrade.

Opportunity for new built form to enhance key corner.

Upgrades to Caxon Street will de-clutter the pedestrian space around the Hale Street Overpass.

Legend
- Existing buildings
- Potential development areas
- Indicative landscape and open space upgrades

DRAFT CITY WEST RENEWAL STRATEGY
Neal Macrossan Park and Stadium Plaza initiatives

A community hub
As social spaces, Neal Macrossan Park and the Stadium Plaza are well known in the City West community. The nature of these two spaces presents an opportunity to deliver upgrades and provide the residents of City West and surrounding areas, with an inclusive, accessible, and diverse public realm. Encouraging and facilitating the use of the Stadium Plaza space on non-event days as an extension of Neal Macrossan Park would create a vibrant, centrally located asset for the community.

An activated youth space
The Paddington Skate Park, situated in the east of Neal Macrossan Park, is known Australia-wide as a premier inner-city skate park. The facility has been flagged for future upgrade and redevelopment by Council, with assistance from a number of skateboarding associations and skate park designers. The skate park has the potential to be the anchor for other activity and recreational facilities in the park, cycle paths, and nature-based play spaces.

An outdoor gallery
On non-event days, Suncorp Stadium Plaza has the potential to be transformed into various creative outdoor spaces. Contributing to the vibrancy and creative capacity of City West, these activations could include light projections, outdoor movies, community classes and art displays. Installation of a digital screen and event ready infrastructure would allow for more diverse community use of this plaza space.

A community address
To activate the Stadium Plaza and Caxton Street edges, future redevelopment or upgrading of sites within this zone will need to address the public space and provide active and permeable edges.

A surprising place
A great pleasure of living in a city is discovering people and activities in unexpected places. Transforming the under utilised spaces around Stadium Plaza and through Neal Macrossan Park, into temporary retail nodes, food destinations or music performances will surprise and delight.

A community garden
Under a community lease model, a community garden in Neal Macrossan Park will bring residents and visitors together to participate in growing, nurturing and harvesting food. This in turn encourages the development of a culture of stewardship of the living green areas within the particularly urban areas in City West, and brings an uplift to the outputs and value of the public realm.

A canopy walk
The fig tree canopy over Caxton Street and Neal Macrossan Park is an incredible public asset, and should be celebrated. The creation of a cantilevered walkway, that wraps around the trees, can deliver a widened pedestrian path, shaded meeting point, seating and access to Neal Macrossan Park below. The walkway can also provide the opportunity to enhance the nature based play around the spectacular root systems of the fig trees.

Equitable access
Over time, upgrades throughout Neal Macrossan Park will improve equitable accessibility between facilities and throughout the community hub. Park areas can be better connected with paths providing all abilities access.
The Normanby renewal site

The Normanby renewal site is a rare inner city mixed use development opportunity. The existing Normanby Hotel is on the State Heritage Register and is a local heritage place.

Key initiatives for this key site include:
- a creative showcase
- a village square
- a safe pedestrian access.

The Normanby renewal site initiatives

A creative showcase

Located close to QUT Creative Industries Campus, there is an opportunity at the Normanby Renewal Site to provide space for collaboration and showcase the creative industries community. A key initiative is to utilise the site’s frontage along Kelvin Grove Road for a prominent visual experience similar to the frontage along the QUT campus that involves a large-scale screen promoting the visual arts. The Normanby Renewal Site frontage could include static or rotational artwork or sculpture in combination with creative lighting, to establish a visually prominent and dynamic arrival experience.

Village square

A key component of delivering a mixed use development on the Normanby renewal site is providing the community with significant areas of publicly accessible open space. This plaza will be activated by ground floor uses, creating a safe and comfortable destination for pedestrians within the northern area of City West.

Pedestrian access and movement

The site is an important gateway destination that sits at the confluence of several major corridors. Pedestrian connectivity to, through and around the site is a key opportunity for improvement as the interfacing road environment. Improvements to the Normanby Fiveways and the intersection of Hale Street and Musgrave Road will be investigated.

Artist’s impression showing potential changes to Musgrave Road.

Aspirational images
Investigate potential intersection upgrades

Deliver shaded plaza at level accessible from Musgrave Road

Create pedestrian thoroughfares and cross site connections

Improve pedestrian environment on Musgrave Road through street tree planting and building awnings

Future development of the site should integrate with the existing heritage listed Normanby Hotel

Legend
- Existing buildings
- Potential development areas
- Indicative landscape and open space upgrades
- Pedestrian movement
Section 3
Residential character
Character and heritage

It is important to recognise that there have been people here before us, and there will be people after us.

The renewal process will celebrate the rich history and culture of the people who have shaped City West. A key deliverable of this is a City West Heritage Trail, which will celebrate the important history of the area.

A City West Heritage Trail will be promoted through wayfinding devices, signage and information markers. The trail will connect key heritage places of interest to the existing trails at Spring Hill and Milton, establishing a continuous link for the north-west.

Heritage places of interest

1. The Victoria Barracks was constructed as Green Hills Barracks in 1864 and contains many original buildings and spaces, including a tennis court, from this era.

2. Caxton Street is iconic for its unique character of family owned and operated businesses such as the Gambaros restaurant. Lined with many historically significant buildings such as the Lord Alfred (1870), the Caxton (1884) and Baroona Hall (1883), Caxton Street represents one of Brisbane’s oldest High Streets.

3. The character housing of Petrie Terrace, which features among the earliest surviving examples of housing for the area on Princess Row (1863).
Community initiatives

**Streetscape improvements**

Streetscape improvements have been identified by the community as a key initiative to enhance the amenity and vibrancy of City West.

Improved landscaping, lighting, street furniture and pedestrian and cycling infrastructure have been identified to assist with pedestrian and cyclist safety, comfort and wayfinding. On-street car parking, improved linemarking, speed control devices, and an increase in pedestrian crossing points at signalised and non-signalised intersections have also been identified to assist with traffic calming and safety.

The local community and businesses will be consulted as part of any future streetscape improvements to help guide the outcomes. For more information about Council’s Suburban Centre Improvement Projects please visit Council’s website.

**Pocket parks and community gardens**

The community can develop a plan that helps to identify how Hardgrave and Neal Macrossan parks are upgraded, what they should look like, and what facilities they have. Creation of community gardens was a strong theme identified during the City West Vision community consultation phase. Parts of public park areas could be developed as neighbourhood edible gardens.

There are a number of underutilised green spaces within City West that have the potential to become pocket parks and recreational spaces for the local residents. These kind of initiatives have the potential to become a partnership between Brisbane City Council and the City West community. For more information about how Council supports community gardens through the Lord Mayor’s Community Sustainability and Environmental Grants Program 2015-2016 - Cultivating Community Gardens Grants please visit Council’s website.

**Events and markets**

Festivals and markets were discussed during the community consultation phase, with residents revealing that a number of events used to take place in Neal Macrossan Park. These could be resurrected by the community, and expanded to more areas of City West, including Hardgrave Park and Stadium Plaza, and possibly as residential street festivals. Outdoor theatre or movie nights could be held in a number of locations including the stadium walls, outside of event days.

For more information on how Council supports community projects through Community Grants please visit Council’s website.

**Art and installations**

Showcasing the work of local artisans in City West’s forgotten laneways and urban spaces is a placemaking initiative that would enhance the area’s vibrancy and character.

Informed by local creatives and design businesses, City West could host an art festival similar to Toowoomba’s First Coat Festival or even establish a suburb-wide art and design trail.
Parking and traffic

As a cultural destination and a lifestyle hub, City West streets must be walkable, safe, pleasant and interesting. The community consultation process identified several issues and concerns around parking and traffic in the area.

Improvements which have been suggested include:

• re-aligning of lanes on Petrie Terrace, Caxton Street and Musgrave Road to improve pedestrian amenity and safety, while maintaining traffic capacity
• relocate on-street carparking on Petrie Terrace to better connect with local shops and businesses
• increasing street landscaping, to create a ‘boulevard’ effect for Caxton Street and Petrie Terrace
• investigate parklets along Caxton Street and Petrie Terrace – the use of car spaces for small street side parks
• introducing on-street treatments for key intersections with Petrie Terrace e.g. painted bitumen for the street entrances
• future investigations by Brisbane City Council regarding the above improvements are required.

Parking issues

Parking within City West was a key issue for the community, prompting discussions around the development of residential parking permits and better designed and managed parking time limits.

Council will consider a range of parking solutions that respond to the needs of local residents, businesses and visitors.

Any potential changes to local parking arrangements will be considered against the recommendations of the Brisbane Parking Taskforce.
Section 4
Planning directions
Implementation

Implementation of the Draft City West Renewal Strategy and its transformative projects will primarily occur through three key mechanisms.

1. **Statutory planning and private development**

   City West Neighbourhood Plan, which will recommend policy changes to Council’s statutory instruments including City Plan 2014 and interim Local Government Infrastructure Plan (if required). This statutory planning will guide future private development in the City West area, including the transformative sites.

2. **Public investment**

   Upgrades to public spaces, improved transport connections and investment in community facilities will help revitalise the area and encourage private investment.

3. **Community initiatives**

   Community events and local business activity will enliven the local area, attract visitors and stimulate economic activity.

**Statutory implementation – preparing a neighbourhood plan**

Following community feedback on the draft renewal strategy, Council will prepare a neighbourhood plan for City West, which could include amendments to zoning, building heights, Heritage overlays and the Local Government Infrastructure Plan based on the key outcomes of this document.

The following intent plans have been prepared to support the delivery of the Draft City West Renewal Strategy, and community feedback on these will inform the preparation of the City West Neighbourhood Plan.
Zoning intent

The zoning intent for City West is to increase the areas suitable for mixed use to encourage a range of small businesses and offices throughout the study area. The Victoria Barracks and Normanby renewal sites are large land holdings suitable for integrated mixed use development.

The retail and commercial intent strategy includes opportunities for new businesses to cluster on and around Caxton Street and Petrie Terrace, supporting the larger mixed use site within the Victoria Barracks. A key strategy of building and expanding upon the retail and commercial offerings is temporary, programmed and pop-up spaces within streetscapes and plazas such as markets, container retail, food vans, street performance and busking.

Legend

- City West site boundary
- Residential
- Centre/mixed use
- Mix of residential and centre
- Recreation and open space
- Special purpose
- Community use
Building heights and character intent strategy

The building height intent for the City West area is to allow medium density development on key sites, while protecting heritage places and maintaining the low-scale character of the local residential streets. Some sites on Caxton Street and Petrie Terrace could accommodate development up to 5-10 storeys. The revitalisation of Victoria Barracks and the Normanby renewal site could involve new development up to 8-12 storeys.

These heights are indicated for the purposes of community consultation and specific height limits will be determined through the City West Neighbourhood Plan.

Legend
- City West site boundary
- 2 storeys
- 3 storeys
- 2-5 storeys
- 5-10 storeys
- 8-12 storeys

Note: New development will protect and enhance heritage places.
Access and connectivity intent strategy

The intent of the access and connectivity strategy is to improve internal and external connections throughout the site, improving wayfinding and streetscapes for the safe and equitable use of all transport modes.

Legend

- City West site boundary
- Wayfinding corridors
- Streetscape improvement
- Potential cycle routes
- Potential signalised intersection improvement
- Potential pedestrian crossing point
- Pedestrian movement

Note: Public access to Victoria Barracks is contingent on future revitalisation of the site.
Open space strategy
The intent of the open space and recreation strategy is to identify the parks, plazas and key areas of public realm that will become destinations for people throughout City West, ensuring that development is balanced with high quality public spaces.

Legend
- City West site boundary
- Stadium
- Open space
- Public thoroughfare/plaza
- Investigate improved streetscapes for key streets
- Local park/green space
- Urban plaza public/private

Note: Public access to Victoria Barracks is contingent on future revitalisation of the site.