NEWSTEAD NORTH

DRAFT RENEWAL STRATEGY
JUNE 2016
Brisbane City Council is preparing a renewal strategy to guide the future of the Newstead North area. To find out more visit www.brisbane.qld.gov.au/newsteadnorth or call (07) 3403 8888.
Introduction

Using this document

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

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Newstead North has a fabric shaped by its history as a desirable place to live and for businesses to prosper. It is continually evolving, responding to the changing needs of the city and reinventing its niche over and over again.
Introducing Newstead North
Introducing Newstead North

IN.1 STUDY AREA

The Newstead North study area is located approximately three kilometres north of the Brisbane City Centre and includes parts of both the Bowen Hills and Newstead suburbs. The area is located on an outer bend of the Brisbane River with significant frontage to both the Brisbane River in the east and Breakfast Creek in the north, both of which form natural boundaries to the area. The study area is bisected by Breakfast Creek Road, a major trade and logistics route from Australia TradeCoast into the inner city. Notable features of the area include the heritage listed Newstead House and Newstead Park on the river, RiverWalk, a mix of fine grain industries and larger business, medium density apartments along the river and character housing and heritage places in low-medium density residential zones on Bowen Hill.
Newstead North’s strategic position affords it a key role within the city as not only a northern gateway to the inner city but also as one of few remaining inner-city industrial areas. Bisected by Breakfast Creek Road, it is strategically located on one of the city’s busiest routes connecting the city’s largest trade and logistics area – the Australia TradeCoast (including the Brisbane Airport and Port of Brisbane) and emerging precincts of the inner north, such as Northshore Hamilton to the city centre. It has also established itself as a precinct with a predominance of automobile-related uses that is strongly utilised by the inner-city community. Newstead North’s location at the merging of Breakfast Creek and the Brisbane River brings important flooding considerations.

As Brisbane’s inner-city has been reinvented into desirable lifestyle, business and residential precincts much of the industrial activity that used to occur in the inner-city has moved on. While other inner-city areas have wholly transitioned to become a residential community, industrial uses have continued to coexist with new residential developments in Newstead North. The importance of retaining inner-city industrial land to provide a range of essential industry services for the inner-city community has been recognised by Council through the identification of Strategic Inner City Industrial Areas, including a cluster in Newstead North, Bowen Hills and Albion. As Newstead North continues to evolve, it will be essential to maintain a balanced industrial and residential community.
The focus of this renewal strategy is on supporting the ongoing economic growth of Newstead North as a diverse inner-city precinct by balancing industrial, business and residential uses.

As Brisbane continues to develop as Australia’s New World City, the demand for industrial uses that support the inner city will continue. Newstead North’s point of difference to surrounding renewal precincts is its thriving industrial areas. These industrial areas need to be protected from encroachment by sensitive uses to maintain their long-term viability. Small-scale business uses play a role in supporting industrial activities in this area, along with centre activities that provide for the convenience needs of the local residential and worker population. Residential growth is balanced with protection of important character precincts and the need to ensure the ongoing viability of industry while providing a high level of residential amenity. Residential growth is focused in areas close to existing open space and the waterfront.
Newstead North’s proximity to both the Brisbane River and Breakfast Creek, and its predominantly low lying land, means a significant proportion of the study area is flood affected. These flooding constraints are an important factor in land use decisions in Newstead North, and any intensification on flood affected land must manage the impacts of flooding without detracting from the amenity of the public realm.

Legend

- Study area
- Areas where flooding may significantly constrain development and access*
- Extent of known flood prone areas

* Note: Reflects Brisbane River flood planning areas 1, 2A, 2B and 3. Please refer to City Plan Flood overlay code for more information.
IN.4 COMMUNITY ENGAGEMENT

Council has undertaken community and key stakeholder consultation to inform the preparation of the draft Newstead North Renewal Strategy. At the commencement of the project a survey was made available on Council’s website to seek feedback on the issues and opportunities in Newstead North. Some of the common themes raised in the survey included:

- the proximity to dining, cafes and bars, recreational activities and the CBD were the most valued aspects of Newstead North
- there was a strong desire to preserve riverside parks and other parks as well as heritage places and character housing in the area
- a large portion of respondents were keen to see bicycle and pedestrian access and parking improved, along with more trees and green space and better access to the river.

Council also formed a Community Planning Team (CPT) comprising approximately 25 residents, business owners and community representatives. The CPT met in the early stages of the project to identify issues and opportunities in the area. They met for a second time to brainstorm strategies to improve the area around the themes of economic role and function, land use and built form, public realm and transport.

Individual feedback provided through emails and one-on-one discussions with the project team has also been used to inform the draft renewal strategy.
RENEWAL STRATEGY FORMULATION PROCESS

This renewal strategy provides the framework for investment in Newstead North’s ongoing growth and evolution. It includes a vision defining the future role and function, strategies for implementation towards the future condition, and enhancement projects to facilitate revitalisation of this important precinct. The draft renewal strategy will inform the preparation of the statutory neighbourhood plan and provide a basis for infrastructure planning and local improvement projects.

Status of the renewal strategy

<table>
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<td>Current stage</td>
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Newstead North will be home to a unique and diverse economic environment, unlocking the potential for businesses and the creative economy to thrive.
Renewal strategy framework
Newstead North is a showcase of our industrious vitality. As a celebrated inner-city precinct, it is home to a distinctive combination of high-amenity living and a diverse mix of essential and home-grown businesses. It plays a central role in making Brisbane a liveable city and cultivating an economic environment that embraces innovation and unlocks the potential for our evolved economy to thrive.

The unique mix of residential choice and vibrant business economies brings life and energy to the parks, streets and rich building fabric. As a hub for small businesses and start-ups in Brisbane’s inner north, it will continue to deliver products and services for the ever-changing needs of our growing population. Set within an urban landscape of adaptable buildings and complemented by lively streets, engaging parks and a truly spectacular waterfront, it will create a memorable entry gateway on the journey into Brisbane’s burgeoning city heart.
## STRATEGIES FOR DELIVERY

The following strategies underpin the vision for Newstead North and provide the framework for delivering the renewal strategy.

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Support the ongoing role and continued evolution of inner-city industry and business activity

Newstead North is at the nexus of significant growth precincts of the inner city. This, combined with its close proximity to the city centre and its broader role within the city offers the ingredients to transform it into a hub of small businesses focussed on making, fixing and servicing.

Rationale

As Brisbane’s inner city has undergone dramatic renewal over the past two decades, Newstead North has emerged as a desirable location for industry and businesses that still are important to the inner-city. With unprecedented growth occurring throughout the inner city, now is the time to ensure the precincts that play a key role in servicing of city centre are supported and given the opportunity to evolve with the changing nature of business and inner-city industry. Council’s strategic framework recognises the need to protect this area as one in a network of industrial areas that provide a service function for the growing inner-city population. In this process of facilitating and supporting economic growth, the potential flood risk in Newstead North must also be considered. This strategy provides a framework for safeguarding and creating a thriving economy that supports the evolution of Newstead North’s industrial zones to diversify the economic base and encourage investment that will allow the area to continue to grow. Newstead North will encourage growth and emerge with a clear identity as a precinct that houses a diverse mix of industry, innovative start-ups and small businesses.

Renewal sub-strategies

A.1 Support the evolution of industrial activities to service the changing needs of the inner city

A.2 Focus business activity in defined locations that service the growing local population and create opportunities for emerging small businesses
Legend
- Study area
- Low impact industry [A1.1, A1.3]
- District centre - Key development site [A2.1]
- Mixed use - Key development site [A2.2]
- Mixed use [A2.2, A2.3]
- Heritage building [A2.3]
Why

The industrial economy’s contribution to the city is an integral part of supporting the community and a New World City’s make-up. The nature and form of industrial uses in the inner city is changing but there remains a need to preserve industrial land to support this evolution. As demand changes and the pressure on inner-city industrial land grows, industrial businesses require stability and certainty to invest and evolve. Newstead North’s role within the strategic framework and the retention of industrial land will provide certainty to landowners and businesses to facilitate and encourage investment and growth of industry that supports the inner city.

What are the key actions?

**A1.1 Retain the Low impact industrial zoning to reflect the strategic inner-city industrial land designation**

Industrial land in Newstead North carries a designation as a Strategic Inner-City Industrial Area within the City Plan strategic framework and is to be retained. New industrial activities in this area are to be designed to coexist with nearby residential and other potentially sensitive uses.

**A1.2 Review on-street car parking timeframes to support local emerging businesses and the service industry**

In order to support small businesses that operate with customers visiting the workplace, a review of car parking will be undertaken to assess the current parking restrictions, kerbside markings and redundant crossovers to ensure that customers and visitors to Newstead North have convenient access to a range of parking options.

**A1.3 Continue to support ancillary uses and creative industries in Newstead North, that support evolution of industry**

Within Low impact industrial zones, allow for ancillary creative industries and uses that support the local population and continue to build on the evolution of industrial activity and do not detract from the local functioning and nature of Newstead North.

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**Strategy example**

The Work shop located on Austin Street epitomises Newstead North as a place for fixers, creators, crafters and makers. The small local business manufactures a range of hand-crafted timber objects and furnishings that contribute to Newstead North’s intent as a hub for innovative and creative start-ups.
Why

With a distinctive mix of land uses, in conjunction with its position as both a gateway to the city and a strategic inner-city industrial area, Newstead North requires a flexible approach to encouraging investment in businesses. It has the capacity to provide a high-quality urban outcome in its existing Mixed-use and Centre zones that facilitate activation and provide essential services that support the local community. In addition to this, the evolution of industrial uses allows for new businesses to emerge and define Newstead North as a creative and innovative industry and service hub.

What are the key actions?

A2.1 Facilitate redevelopment of the Breakfast Creek Wharf as a key development site and local destination

Allow for redevelopment of the Breakfast Creek Wharf that:
- connects Newstead Park to Ross Street Park and enhances the publicly accessible waterfront experience along Breakfast Creek;
- provides activation at ground plane that encourages activity into the surrounding public realm;
- respects the gateway experience from Breakfast Creek Road and its context to surrounding areas and views.

A2.2 Facilitate high-quality mixed-use development along Breakfast Creek Road

To minimise encroachment on industrial areas, provide additional mixed-use development along Breakfast Creek Road that:
- presents a high-quality urban edge to Breakfast Creek Road;
- respects the character of Bowen Hill and does not detract from views to and from local landmarks and heritage places;
- creates additional supply of office and retail space.

A2.3 Celebrate and support the industrial heritage by allowing mixed-use development and investment

A fine example of Newstead North’s industrial past is the heritage-listed building at 161 Breakfast Creek Road. The provision for Mixed-use zoning in this location will support investment for future uses and commercial activity in close proximity to the existing Mixed-use zone.

Refer to key design considerations on pages 42-43.

Strategy example

Maud Creative is a fine art and photography studio and gallery situated on Maud Street that celebrates Brisbane’s creativity. The investment in the interior and exterior of the building and the nature of the business provides an example of a high-quality outcome that contributes to both the urban fabric and character of Newstead North.

Related actions:
- B2.3
- C1.1, C1.2, C1.3, C3.2
- D1.1

Focus business activity in defined locations that services the needs of the growing local population and creates opportunities for emerging small business

Refer to key design considerations on pages 44-45.
Newstead North offers diverse residential accommodation, waterfront amenity, and access to parks and public transport. Close proximity to the city centre and lifestyle hubs come together to provide a vibrant and diverse living location for people at all stages of life.

Rationale

Newstead North has all the ingredients of a successful inner-city neighbourhood. Its potential to grow as a distinctive residential community will be balanced with protection of the unique character of Bowen Hill and Newstead North’s role as a strategic inner-city industrial precinct. Much of the Medium density residential zone has already been developed for units, leaving limited opportunities for increased growth. Further opportunities for unit development will be supported where they can coexist with nearby industrial activities and where the effects of flooding can be managed while achieving an attractive built form outcome.

Renewal sub-strategies

B.1 Protect the character of Bowen Hill and views to and from it

B.2 Provide attractive higher-density residential living through sensitive/incremental infill and redevelopment of mixed-use sites.
Why

Bowen Hill is a defining feature of Newstead North. The combination of its dramatic topography, character housing, prominent heritage places and mature trees, define its visual character, which should be protected through future development.

What are the key actions?

**B1.1 Accommodate sensitive infill residential development on Bowen Hill that retains the semi-detached, low-rise built character**

New residential development on Bowen Hill is to be of a form and scale which complements existing character houses.

Refer to intent plans on pages 46-47.

**B1.2 Ensure development along Breakfast Creek Road maintains the visual character and topographical change of Bowen Hill**

Development along the western edge of Breakfast Creek Road and along Montpelier Road at the base of Bowen Hill should be of a height sensitive to maintaining the visual prominence and leafy backdrop of Bowen Hill and key viewshed to the city and the Hamilton reach of the Brisbane River.

Strategy example

Cowlishaw Street and Down Street have seen a number of small-scale developments occur that provide high-quality examples of sensitive infill development that retains the Bowen Hill architectural style.
Why

Newstead North has capacity for more people to live in this desirable inner-city location which provides residents with convenience and living amenity. Within the existing Medium density residential zone, Breakfast Creek Wharf and the Mixed-use precinct to the west of Breakfast Creek Road, Newstead North can deliver higher density residential developments that contribute to the precinct’s character and overall function.

What are the key actions?

**B2.1 Allow for intensification in Medium density residential zone east of Breakfast Creek Road**

Allow for an increase in maximum building heights to eight storeys in certain locations to facilitate intensification of residential living in proximity to amenities and existing development.

Refer to intent plans on pages 46-47.

**B2.2 Manage the issues of flooding in a well-designed built form that enhances the public realm**

Higher density intensification should not occur in areas at high risk of flooding such as Austin and Evelyn streets. Where appropriate, future development must provide a flood immunity approach to its built form through ramped up basement access. All essential services are to be located above flood levels and raised floor levels at the ground plane should be integrated with stepped landscaped edges to minimise the visual impact of walls.

Refer to City Plan Flood overlay code.

**B2.3 Manage the interface with existing industrial activities**

New development is to be appropriately designed to ensure that it can coexist with nearby industrial activities.

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**Strategy example**

A number of apartments along Newstead Terrace deliver a high quality outcome that provides for higher-density living. The design that manages the impacts of flooding includes raised landscaped garden beds, articulated built form and scale to create an attractive streetscape.
The public realm plays an essential role in embodying the identity of a precinct and enhancing the working environment and lifestyle of the community. Newstead North has a diverse mix of attractive streets, enchanting open spaces and a continuous waterfront for residents and workers to occupy the outdoors and relish Brisbane’s enviable climate.

Rationale

In order to achieve a vibrant and active environment, access to amenity is not enough. Public spaces, parks and streets must provide a higher level of functionality to promote opportunities for recreational activity. Newstead North has a unique opportunity to improve and diversify the recreational opportunities, to connect key places along shady, attractive and generous streets and to open up the waterfront to the community. This strategy that encompasses a combination of revitalisation projects and their connections, will enhance Newstead North’s role as a city gateway through improved streets and public spaces.

Renewal sub-strategies

C.1 Celebrate Newstead North as a gateway to the inner city
C.2 Optimise and connect the network of public spaces
C.3 Unlock the amenity of the waterfront
Legend

- Study area
- Parks within study area [C2.1, C2.2]
- The Boo
- Key development sites [C1.3]
- Breakfast Creek Road gateway streetscape [C1.1, C1.2]
- Existing green link
- Improved green links [C2.3]
- Improved waterfront connection [C2.3]
- Existing waterfront connection
- Potential waterfront connection
- Perry Park
- Virgin Australia head office urban plaza
Why

Newstead North is strategically positioned as a gateway to the inner city, welcoming visitors traveling from the airport and Gateway Motorway. Newstead Park, Breakfast Creek Wharf and Breakfast Creek Road together contribute to the entry and exit sequence of the inner city. The views and vistas to and from these gateway components play a key role in celebrating arrival and enhancing the perceptions of the city’s image. Through development, revitalisation and small-scale localised improvements and responses, Newstead North will capitalise on its unique setting and contribute to the arrival sequence worthy of a New World City.

What are the key actions?

**C1.1 Implement street tree planting and streetscape improvements along Breakfast Creek Road**

Implement streetscape improvement works to Breakfast Creek Road in alignment with its intent and designation as a subtropical boulevard. Improvements to the streetscape should focus on planting that includes both trees and garden beds to create a ‘green’ arrival that is complemented by lighting.

**C1.2 Implement ‘City of lights’ along Breakfast Creek Road and Newstead Park**

In conjunction with streetscape improvements and revitalisation projects, implement a series of lighting interventions in alignment with the Brisbane City Centre Master Plan 2014 (CCMP) ‘City of lights’ to create an exciting and attractive night-time arrival experience that is sensitive to heritage values.

**C1.3 Create a small urban plaza along Breakfast Creek Road**

As part of the development from 140-180 Breakfast Creek Road, the provision for a 750 m² plaza on Breakfast Creek Road will provide an active urban space that has a relationship with the surrounding network of spaces including Newstead Park, Ross Street Park and Breakfast Creek waterfront. It will invite people to stop and enjoy the place rather than journey through.

**Strategy opportunity**

Council is in the process of implementing its ‘City of lights’ strategy across various locations in Brisbane. Whether it be of buildings, bridges or landscapes it provides an exciting and attractive night-time experience that helps define Brisbane as a vibrant, memorable city.
C.2 Optimise and connect the network of public spaces

Why

A key aspect of a successful working and living neighbourhood lies in the community’s ability to comfortably access high-quality amenity. A major component to enhancing Newstead North’s public realm is attributed to creating and connecting a diverse set of experiences and opportunities for engaging with the outdoor environment. By connecting public places such as Ross Street Park, Breakfast Creek Wharf, Newstead Terrace Park and Newstead Park to nearby spaces including Perry Park and Waterfront Park, these connected public spaces will collectively form a valuable inner-city open space network.

What are the key actions?

C2.1 Investigate opportunities for small-scale interventions in Newstead Park that improve waterfront activation while respecting the heritage setting

Develop a master plan of Newstead Park that focuses on celebrating its heritage significance for the city while providing opportunities for greater recreational usage and park activation by the residential and working community of Newstead North. The revitalisation master plan should also address safety and access through the park and to the waterfront and explore opportunities for new facilities and informal spaces.

C2.2 Investigate opportunities for revitalisation of Ross Street Park

Investigate opportunities for improving the amenity of Ross Street Park to create an open space that provides a respite for local workers and for the existing and future residential population. Revitalisation of Ross Street Park could utilise the stub road of Ross Street to expand the size of this park and improve the interface between the park and Breakfast Creek Wharf. Refer to key design considerations on pages 44-45.

C2.3 Establish an open space loop through improved connections between Breakfast Creek, Ross Street, Maud Street and the Riverwalk

Implement streetscape works and their connections in alignment with the streetscape hierarchy to create ‘green links’ that connect open space destinations. The recreation open space loop that works in conjunction with a waterfront connection from Riverwalk to Breakfast Creek will continue along Ross Street and Maud Street.

Strategy example

At its peak operating period, the Breakfast Creek Wharf’s connection along the waterfront provided an active public realm with aspect over Breakfast Creek towards the iconic Breakfast Creek Hotel. The future of this site holds significant relevance to the experience and connection to Newstead North’s waterfront.

Related actions:
- A3.2
- C1.1, C1.2, C1.3, C2.2
- D1.1
Why

The Newstead North waterfront, made up of both the Brisbane River and Breakfast Creek, provides an unparalleled opportunity for residents and workers to move around and enjoy Brisbane’s enviable climate. The precinct is blessed with a variety of publicly accessible waterfront locations that create an opportunity to engage with both the river and creek. In order to capitalise on this unique and desirable attribute and unlock the amenity, localised improvements at key locations such as Ross Street Park, Breakfast Creek Wharf and Newstead Park will create a connected series of spaces that contribute to the overall experience of the waterfront.

What are the key actions?

C3.1 Establish a safe, attractive and usable shared pedestrian and cycle path along the Breakfast Creek waterfront from Newstead Park to the Virgin Australia headquarters.

Allow for opportunities to improve and create a continuous connection along Breakfast Creek (both private and publicly owned) between the Virgin Australia headquarters and Newstead Park. This connection will provide a minimum path width of three metres and be complemented by natural surveillance and ground level activation and design that enhances the wayfinding and amenity of Breakfast Creek.

C3.2 Investigate opportunities for non-motorised water-based activities from Ross Street Park

Allow for opportunities for facilities and amenity for non-motorised water-based activities in Ross Street Park. Consider the potential for a commercial operator of water-based leisure activities to form part of a network of river access infrastructure proposed by the River’s Edge Strategy. This would include activities such as stand-up paddle boarding, kayaking and canoeing.

Strategy example

Riverlife is a local adventure business in Kangaroo Point focused on water-based activities which includes the hire of paddle boards and kayaks. By providing a small-scale operator out of Ross Street Park, it will allow the community to engage with Breakfast Creek and the Brisbane River in a safe location.
Working and living in Newstead North is made easy by its proximity to public transport, connections enabling active transport and its immediate access to major arterials that can conveniently take you north, south or west.

Rationale

Newstead North’s strategic location, just three kilometres from the city centre, defines it as one of Brisbane’s most accessible inner-city precincts. It is linked to multiple modes of transport and provides connections that can conveniently take you anywhere in the city. From these connections to the broader road network and access to public transport, Newstead North is well-placed and accessible, which is a benefit to businesses. There are however opportunities to improve the quality of streetscapes to enhance the pedestrian experience for the safety and comfort of the working and living community.

Renewal sub-strategies

| D.1  | Create a highly walkable neighbourhood |
| D.2  | Make it easy to connect to broader active transport connections and public transport |
Legend

- Study area
- Breakfast Creek Road subtropical boulevard [D1.3]
- Consolidated high-frequency bus stops (indicative location) servicing both inbound and outbound services
- Primary cycle route [D2.2, D2.3]
- Secondary cycle route [D2.2]
- Network nodes and barriers [D2.3]
- Primary wayfinding pedestrian streets [D1.1, D2.1]
- Secondary pedestrian street [D1.1]
- Arcade connection (indicative location) [D1.2]
- Bowen Hills Station
- Bus route and stops
Why

Newstead North’s unique mix of industry and residential living creates a distinctly different character within its streets. Regardless of their surrounding land use, all streets have the capacity to improve the amenity and create a walkable neighbourhood that contributes positively to the precinct’s character. Investment in key streets such as Ross, Folkstone and Maud streets will provide legible connections to key destinations within the precinct and links to destinations on the fringes. These key streets combined with the already pleasant Newstead Terrace and improvements to the Breakfast Creek Road streetscape will create a pedestrian-friendly network for residents and workers to move around comfortably and safely.

What are the key actions?

**D1.1** Implement streetscape works in alignment with the streetscape hierarchy to improve the pedestrian experience

Using the existing typology investigate opportunities to implement streetscape works in industrial areas, particularly on key streets such as Ross, Folkstone and Maud streets.

**D1.2** Provision for arcades at key sites to improve the network and support desired pedestrian connections

Mixed-use development along Breakfast Creek Road should provide an arcade from Breakfast Creek Road to Ross Street in close proximity to Wickham Grove. The existing designation of the arcade through the Eagers site is to remain to connect Evelyn Street with Austin Street.

**D1.3** Improve connections across Breakfast Creek Road in proximity to bus stops

Implement streetscape works along Breakfast Creek Road to improve the pedestrian environment and consolidation of bus stops to enhance high-frequency public transport. Improvements to the streetscape will include:

- trees and shrub planting along kerb
- consolidate bus stops
- improved streetscape amenity in medians where appropriate.

**Strategy example**

Newstead Terrace provides a perfect example of a high-performance streetscape that truly defines Brisbane as a subtropical city. An avenue of canopy trees, lush landscape and shaded footpaths creates a desirable walking experience.
Why

Newstead North is well connected with high-frequency public transport on its doorstep and immediate access to active transport routes. It has the core ingredients to support its working population and residential community with ease of access from all directions. However, improvements are necessary to create seamless connections and increased convenience to increase usage. Enhancements such as streetscape and pathway improvements will enable cyclists and pedestrians to freely and comfortably move through the precinct and connect with public transport.

What are the key actions?

**D2.1 Upgrade east-west pedestrian connection to Bowen Hills Station**
Investigate opportunities to implement streetscape works and wayfinding that improves the pedestrian connection from the residential apartments along Newstead Terrace to Bowen Hills Station.

**D2.2 Investigate opportunities to enhance connections to the broader cycle network**
Investigate improving cycle connections to Newstead Terrace and the waterfront. Improvements to the network should provide improved amenity for cyclists and allow for ease of movement to the broader cycle network.

**D2.3 Improve connections along the waterfront**
Investigate improving pedestrian and cycle connections from Riverwalk through to Ross Street Park, including:
- wider path through Newstead Park
- improved connection under Breakfast Creek Bridge
- enhance the connection between Breakfast Creek Wharf and Ross Street Park.

Strategy example

Riverwalk is one of the most desirable locations to enjoy a casual walk, an afternoon jog or your daily commute. It allows the community to engage with the Brisbane River while passing by or sitting back and taking in the vista from Hamilton to Bulimba.
## A
Support the ongoing role and continued evolution of inner-city industry and business activity

- **A.1** Support the evolution of industrial activities to service the changing needs of the inner-city
- **A.2** Focus business activity in defined locations that services the needs of the growing local population and creates opportunities for emerging small business

## B
Encourage a residential mix that balances growth and the protection of local character

- **B.1** Protect the character of Bowen Hill and views from it
- **B.2** Provide attractive higher-density residential living and sensitive infill

## C
Breathe new life into public places, parks and streets

- **C.1** Celebrate Newstead North as a gateway to the inner-city
- **C.2** Optimise and connect the network of public spaces
- **C.3** Unlock the amenity of the waterfront

## D
Make it easy and enjoyable to get to local and broader destinations

- **D.1** Create a highly walkable neighbourhood
- **D.2** Make it easy to connect to the broader active and public transport networks
The draft Newstead North Renewal Strategy seeks to facilitate growth and investment in alignment with Brisbane’s strategic framework.
Implementation plan
Implementation plan

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.

**IP.1 STATUTORY IMPLEMENTATION THROUGH THE NEIGHBOURHOOD PLAN**

The neighbourhood plan works with the other parts of City Plan to set out area-specific guidelines for new development to comply with. 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.

**IP.2 NON-STATUTORY INITIATIVES AND PROJECTS**

All of the projects and initiatives identified within this renewal strategy are important components in the evolution of Newstead North. These projects and initiatives form the non-statutory component of the renewal strategy and have been grouped into two key categories: key outcomes for major projects (private), ongoing programs, studies and initiatives (Council).

Key outcomes for major projects

There are only a small number of potential major redevelopment projects within Newstead North. Key outcomes for these projects have been identified within the renewal strategy to ensure the delivery has positive transformative effects that support the future role and function for the area.

Minor development projects will also contribute to the area through good design and streetscape works.

Ongoing programs and initiatives

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.
## Implementation Summary Table

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**IP.4 KEY DESIGN CONSIDERATIONS**

The following pages provide design considerations and general guidance applicable to the built form and public realm outcomes that will inform the neighbourhood plan.

**BOWEN HILL**

As discussed in the previous section, Bowen Hill is a defining element of Newstead North that requires planning guidelines to ensure its prominence is protected. The following elevation provides an indicative representation of the desired outcome that maintains key views to and from Bowen Hill.
FLOODING

In response to Newstead North’s flooding constraints, the indicative elevations below provide an example of managing flood effects in a high-quality urban outcome that includes a combination of landscape and articulation of buildings and structures to minimise the visual impact of raised floor levels.

Changes in Material

Private courtyard entries

Partially transparent courtyard fence behind allows casual surveillance of the street

3 metre setback to balconies

High-quality streetscape

*Planting bed up to 1.2 metres higher than street level. Provision for terraced planting provided where habitable floor levels are more than 1.2 metres above street level.*
BREAKFAST CREEK ROAD MIXED-USE DEVELOPMENT

Breakfast Creek Road is a key gateway experience on the journey from the airport to the city, and reflects a distinctive, open, low-scale character that contrasts with the higher density nature of Fortitude Valley and the CBD. Development bulk, scale and design complements the fine-grain character of nearby established buildings, natural features and heritage places including Newstead House and Campbell House.

Development bulk will be visually reduced through the form of a low-scale podium that reflects the scale of adjacent development and contributes to vibrant streetscapes and public spaces. Towers above the podium will incorporate generous setbacks from the street and separation between towers. Substantial articulation and variation in façade treatments and building materials will further reduce the visual bulk. The form of development will be flexible to respond to the design requirements of the proposed uses, whether these might be industrial, commercial or residential.

A large proportion of the site is flood-affected which will have a significant effect of the uses and layout of future development.

Indicative section - Newstead Park to Ross Street
Site considerations

1 Primary retail frontage
2 Secondary frontage
3 Small scale urban plaza
4 Arcade connection
5 Articulated built form
6 Subtropical streetscape

Newstead North Renewal Strategy

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BREAKFAST CREEK WHARF

Breakfast Creek Wharf is a historically iconic site in a prime position fronting Breakfast Creek and in a highly visible location on a key route. Redevelopment of this site will be contextually responsive to its location, maintain a human scale and a focus on Breakfast Creek. Development bulk, scale and design complements the fine-grain character of nearby established buildings, natural features and heritage places including the Breakfast Creek Hotel and Newstead House.

Breakfast Creek Wharf will be a convenience centre that includes a mix of uses including retail uses that will serve the local community of residents and workers. The mix of uses and their location within the development will encourage the public to use the site and enjoy the amenity of Breakfast Creek. Generous public access will be provided along the waterfront facilitating an unrestricted public connection between Newstead Park and Ross Street Park that caters for equitable pedestrian access and cyclists.

Development bulk will be visually reduced through the form of a low-scale podium that reflects the scale of adjacent development and contributes to vibrant streetscapes and public spaces. Towers above the podium will incorporate generous setbacks from the street and creek and separation between towers. Substantial articulation and variation in façade treatments and building materials will further reduce the visual bulk. The form of development will be flexible to respond to the design requirements of the proposed uses, whether these might be commercial or residential.

A large proportion of the site is flood-affected which will have a significant effect of the uses and layout of future development.
Site Considerations

1. Primary retail frontage
2. Secondary frontage
3. Small scale urban plaza
4. Waterfront connection
5. Articulated built form
6. Subtropical streetscape
These intent plans capture the key recommendations for the neighbourhood plan as established within this renewal strategy.

Land use

This zoning intent plan has been prepared to inform the preparation of the statutory neighbourhood plan. The plan supports the delivery of the strategies outlined in the renewal framework of this document and requires further investigation to be undertaken through the neighbourhood planning process.
Building heights

A review of existing permutable building heights was undertaken in process of this renewal strategy. The building heights intent plan provides early consideration to inform the neighbourhood plan. Further investigation is required through the neighbourhood planning process.