Brisbane City Council is renewing the Albion Neighbourhood Plan. Albion was Council’s first neighbourhood plan and was adopted in 2008.
Checking in on the progress of the Albion Neighbourhood Plan

Planning for the future is an ongoing process. Since the plan was adopted, there have been changes in the global and local economies.

There are new opportunities we need to respond to in the neighbourhood plan. With this in mind, Council has been investigating how the Albion Neighbourhood Plan can be updated and improved.

Recent development applications and community and industry feedback during the public exhibition of the draft new City Plan have also been considered.

As a part of its review, Council will develop better, simpler and more consistent ways to achieve the community’s vision for Albion.

**DID YOU KNOW?**

Recent plans in the inner city have successfully trialled new approaches to regulate development. These new approaches offer opportunities to simplify the Albion plan. Industry feedback has indicated complexity and sequencing issues in the statutory plan have contributed to slower than expected renewal in Albion.

Without redevelopment, many of the proposed improvements of the plan, such as new public spaces and cross block links, won’t be delivered.

**‘Talk to a Planner’ events**

Council will host two ‘Talk to a Planner’ events in Albion. The events are an opportunity to speak face-to-face with Council officers about the project and provide your feedback.

**When:** Saturday 9 November 10am-noon

Wednesday 13 November 4-6pm

**Where:** On the footpath, corner of Albion Road and Sandgate Road
Albion Neighbourhood Plan vision

In developing the original Albion Neighbourhood Plan, Council worked with the local community and property owners to create the following plan vision.

Albion will showcase the principles of high-quality urban design, creating an urban community with easy access to opportunities for living, working and playing. Renewal of Albion will build on the current mix of land uses, character values and transit opportunities to provide a greater and more diverse range of employment, residential uses, entertainment, recreation opportunities and services. Albion will be a vibrant, inclusive and accessible community while retaining a strong sense of place.

This vision is supported by the following key characteristics and development principles.

• Making the most of Albion’s prime inner-city location.
• Integrating development with the rail station and encouraging the use of public transport.
• Promoting Albion’s village as a centre of activity.
• Improving access to existing high-quality open space.
• Improving pedestrian and cycle linkages.
• Protecting key view corridors and retaining important heritage and character buildings.

The Albion Neighbourhood Plan review will retain this vision and continue to implement it through updated planning controls.

The maps over the page show proposed changes that Council is consulting on in the Albion Neighbourhood Plan update.

DID YOU KNOW?

Brisbane’s FloodSmart Future Strategy 2012-2031 is Council’s integrated plan to manage flood risk in our city to ensure that flooding is expected, planned and designed for. This includes smart land use planning and smart building design.

Council’s draft new City Plan will include flood planning provisions that will apply on a citywide basis to new developments only. This means assessment criteria related to flooding can be removed from the neighbourhood plan code.

To understand flood risk for your property and how you can be prepared visit [www.brisbane.qld.gov.au/beprepared](http://www.brisbane.qld.gov.au/beprepared). For building and development purposes download a FloodWise Property Report to understand any flags or conditions related to flooding.
Station precinct
- Some sites currently have no specified maximum building height.
- Current approvals exist for development between eight and 14 storeys.

Future mixed-use sub-precinct
- The intent for the sub-precinct is not consistent with the current zoning.
- Recent approvals for residential uses indicate this area is ready to develop.

Village precinct
- Sites have a mix of maximum building heights up to five storeys.
- Sandgate Road is proposed as a ‘main street’ with fronting development of one to two storeys.

Lever Street
- Proposed as a key pedestrian link from the train station to the North precinct and Crosby Park.

North precinct
- Intended for residential development after the concrete batching plant operation ceases.
- Development application for residential use indicates development interest in the precinct.
- Recent expression of interest for the sale of the concrete batching site.

Commercial precinct
- Intended as a buffer between residential and industrial uses.

Crosby Park
- Cricket, rugby and informal recreation.

Raceway precinct
- Albion Park Raceway.
- Some land able to develop with buildings of up to five or seven storeys.
- Pedestrian and cycle network improvements proposed.

New local road connections proposed

New urban commons
- New urban spaces for public use are proposed to be delivered through development.

Area not in precinct
- Land currently zoned and used for industrial uses.

Industrial precinct

Hunt Street precinct
- Some land able to develop with buildings up to eight storeys.

Map key:
- Urban common
- Precincts
- Improved streetscape and pedestrian connection
- Cross block link
- Neighbourhood Plan boundary
**New Albion Village precinct**
- Combine the Village and Station precincts into one ‘Albion Village’ precinct.
- Implement more consistent maximum building height controls including on sites that are currently unlimited.
- Development of the Albion Mill will provide an urban common.
- Cross block link proposed between Hudson Road and Sandgate Road.
- Ensure development fronting Sandgate Road maintains the character and lowest nature of the ‘main street’.
- Precinct extended to Frodsham Street.

**Traffic and pedestrian investigations ongoing**
- Continue to investigate the long-term future of Sandgate Road and ways to deliver a more people-friendly ‘main street’ in the heart of Albion while improving network efficiency for this important through-route.
- Plan and deliver improvements to Lever Street as a key east-west pedestrian link from the train station and heart of Albion to the North precinct and Crosby Park.

**Land not in a precinct**
- No changes proposed.

**North precinct**
- No major changes.
- Building heights to remain under six storeys or 33 metres above sea level (33 AHD), whichever is lower.
- Review residential development sequencing provisions.

**Commercial precinct**
- Continues as a buffer between industrial and residential uses.
- The TAB site is proposed within the new Corunna Street precinct.

**Crosby Park**
- Continues as open space for sport and recreation with cricket, rugby and informal use.

**Kingsford Smith Drive upgrade**
- Council is working on upgrading Kingsford Smith Drive. To find out more about the project visit Council’s website and search for ‘Kingsford Smith Drive upgrade’.

**New precinct**
- Convert the existing ‘future mixed-use sub-precinct’ into a new Corunna Street precinct.
- Zone for mixed-use and high density residential uses.
- Specify a maximum building height of up to 10 storeys for larger development sites (consistent with existing approvals).
- Require cross block links of any future redevelopment of the TAB site.

**Consolidate activities into the Industrial precinct**
- Transition land that was previously identified as the ‘future mixed-use sub-precinct’ to residential and mixed-use zoning consistent with recent development approvals and market demand.
- Extend the Industrial precinct to include all remaining industrial land and ensure this is protected for uses like vehicle servicing that provide an important role for the inner city.

**Raceway and Hunt Street precincts**
- Combine into a single precinct.
- Albion Park Raceway to remain.
- Standardise and limit maximum building heights of any new development to 10 storeys – consistent with recent development in the area.
- 3D modelling shows key views to the Brisbane River from Lapraik Street will be maintained.
- Zone the Breakfast Creek Hotel site for mixed-use development.
- Development will provide an urban common around Amy Street.
Community engagement and opportunity to have your say | Statutory planning process

BACKGROUND STUDIES (Completed)
• Review the existing plan
• Understand the current situation
• Information gathering and identification of opportunities and constraints.

COMMUNITY ENGAGEMENT November 2013
This stage will include:
• two local ‘Talk to a Planner’ events, website and newsletter
Have your say by 30 November
• by email, post, or phone.
Register to be kept up to date on progress of the plan by email.

DRAFT NEIGHBOURHOOD PLAN AND STATE INTEREST REVIEW Mid 2014
• Community feedback is considered and a draft Neighbourhood Plan amendment written
• Council sends the draft to Queensland Government for review.

PUBLIC NOTIFICATION Mid to late 2014
• Council publicly exhibits the plan amendment
• Submissions may be made by community and property owners
• Council amends the plan as required and resubmits to Queensland Government for review and approval to adopt.

ADOPTION AND GAZETTAL Early to mid 2015
• Once approved by Queensland Government, Council adopts the plan amendment
• Once adopted the updated Albion Neighbourhood Plan will form a part of the new City Plan
• Council uses the plan to assess development proposals in the area.

Neighbourhood plan steps
The plan will continue to guide new development and coordinate land use and infrastructure. Now is the time to have your say and provide your feedback. The feedback received will influence how the Albion Neighbourhood Plan will be amended.

The technical and statutory amendment process of the Albion Neighbourhood Plan will occur in 2014 with some studies ongoing, such as for future long-term road infrastructure improvements.

How to have your say
During the current phase Council would like to know what you think and what could be improved in the current plan. Council is seeking your feedback on the proposed plan in the newsletter to help inform the statutory amendment package in 2014.

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More information
Find out how to have your say or register to receive updates on the Albion Neighbourhood Plan update:
visit www.brisbane.qld.gov.au/urbanrenewal
call Council on (07) 3403 8888
send an email to albion@brisbane.qld.gov.au
write to: Albion Neighbourhood Planning
Urban Renewal Brisbane
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001