URBAN RENEWAL BRISBANE

20 year celebrations

Dedicated to a better Brisbane
For more than twenty years, Brisbane City Council’s unique Urban Renewal Brisbane (URB) program has been breathing new life into derelict, forgotten parts of Brisbane, helping to sustainably manage the growth of Australia’s ‘New World City’.

Brisbane is an urban success story, a modern, thriving metropolis of two million people on Australia’s Eastern seaboard. The ‘Gen Y’ of international cities, it’s a rising international star, ranked by fDi Magazine as one of the top ten Asian cities of the future.¹

Yet in the early 90s, Brisbane was still a big country town, a sprawling city struggling with economic stagnation and urban decay.

Two decades of innovative planning and urban revitalisation, coupled with steady economic growth, have transformed Brisbane into a diverse, sustainable city of global standing.

URB has been central to this evolution.

Established in 1991 and tasked with revitalising five run-down suburbs in Brisbane’s inner north-east, URB has grown into one of Australia’s most influential and celebrated planning agencies.

¹ fDi Magazine, 2009-2010
Today, URB is a lead agent for change in all of Brisbane’s inner-city growth areas, including the CBD itself. Around 1000 hectares are now under URB management, with 120 hectares of obsolete industrial land now redeveloped or under construction.

An estimated $8.75 billion has been invested into URB areas of responsibility.

After twenty years of extraordinary achievement, it is fitting we pay tribute to this remarkable initiative. URB’s influence on Brisbane has been profound.

At a time when Brisbane was viewed as a sleepy, cultural backwater, URB introduced new ways of thinking about the city. It saw Brisbane as a city on the cusp of greatness and helped it find its feet as one of the world’s great easy-living cities, renowned for its cutting-edge subtropical architecture and relaxed, outdoor lifestyle.

URB reformed the city’s former adversarial approach to planning, pulling private and public sector funding into lasting renewal projects of national significance. Through creative partnering with the private sector, URB has achieved lasting microeconomic reform.

Highly respected for its ‘real world’ focus, URB redefined what it meant to slash ‘red tape’. URB has always considered commercial realities, balancing aspiration with economics. This is the secret to much of its success.

URB’s first chairman, the late Trevor Reddacliff, brought to the role a wealth of private sector experience which was embedded into URB’s culture and modus operandi. Today, a high-profile board of architects, urban designers and other professionals continues to build upon Trevor’s legacy, offering unfiltered, fearless and considered advice on all of URB’s renewal plans and projects.

The Urban Futures Brisbane board remains integral to URB’s operations.

URB’s structure, leadership and even name have changed over the years, but the group has remained true to its original purpose. It is a supplier of ideas, a facilitator between government and the development sector, a galvaniser of community opinion and the source of boundless energy and enthusiasm.

Today, many of the city’s most complex planning problems and challenging renewal projects are tasked to URB.

Many fine planners, urban designers, architects, transport engineers, environmental scientists, marketers and other professionals have contributed to URB’s exemplary inner-city renewal projects and I congratulate you all on your success.

I also acknowledge Brisbane City Council’s numerous development partners, many of whom have been with URB from the very beginning. Without you, URB’s outstanding achievements would have been impossible to realise.

Cr Amanda Cooper

Chair, Neighbourhood Planning and Development Assessment
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Looking over the silent wharves, graffiti-scarred factories, strip joints and the ‘concrete and weed-infested wasteland’ that was Brisbane’s inner north-east in the early 90s, even Urban Renewal Brisbane’s (URB) most ambitious planners doubted that plans to transform it into an urban oasis would be realised.

The scale of the challenge was immense. Five suburbs were targeted for renewal – the single largest urban renewal project ever attempted in Australia – yet despite their proximity to the CBD, there was little appetite for redevelopment.

The inner north-east was blighted by chaotic traffic, extensive industrial obsolescence, crime and population drift towards the expanding suburban fringe. Highly-contaminated sites scarred the landscape, with major investments required to upgrade ageing local infrastructure.

Journalists at the time described URB’s master plan for a new high-density community of 30,000 people as ‘audacious’.

Urban Futures Brisbane board member and Delfin Lend Lease’s General Manager, Queensland, Guy Gibson, was Brisbane City Council’s first Project Manager, Urban Renewal. He vividly recalls the development sector’s mixed response to URB’s vision for the suburbs of Teneriffe, Newstead, New Farm, Fortitude Valley and Bowen Hills.

“It was a bold plan presented at a time of great economic instability. Many developers were sceptical and unwilling to embrace what they considered to be ‘risky’ strategies such as rezoning commercial properties to residential. Even I wondered how it could all be achieved.”
The industry however was soon won over by URB’s practical understanding of the marketplace and commitment to investing in key infrastructure.

URB directed government funds into a major upgrade of the main S1 sewer line and a $220 million motorway to divert non-essential regional traffic from Fortitude Valley, the largest engineering project undertaken in Queensland for decades.

Millions were poured into public transport improvements, streetscape upgrades, landscaping works, local traffic calming measures, park upgrades, mall refurbishments and new open space, including riverfront parkland.

“URB quickly established a reputation and track record as a highly effective and independent broker, which could facilitate appropriate private sector development proposals, while coordinating investments by the public sector in infrastructure and environmental improvements,” says Gibson.

URB actively researched commercially-viable investment opportunities, liaising with landowners and investors to facilitate development, even to the point of pursuing owners of catalyst sites.

“The Colonial Sugar Refining Company, for example, was initially disinterested in redeveloping its 1893 main refinery building in New Farm which originally stored and processed sugar cane from all over Queensland. Now, the heritage-listed building houses loft-style apartments and forms the centrepiece of the $250 million Cutters Landing residential precinct.”

Within a decade, URB’s vision for the inner north would be fully realised. Hip retail, living and entertainment precincts would replace industrial decay and stylish apartments, landmark buildings and public walkways would line the riverfront where old wharves once lay idle.

Residents returned eagerly, drawn by the incredible lifestyle opportunities on offer in URB’s new communities.

Brisbane’s inner north-east traditionally included much of the city’s low income and subsidised housing and today it remains a diverse and inclusive community.

During planning, URB identified suitable sites for affordable housing, using $8 million of Commonwealth Government funding to deliver demonstration projects including the multi-award winning Church Street Public Housing Project. More recently, URB has targeted government land holdings, working with developers and Brisbane Housing Company to deliver mixed-use housing projects such as the landmark sustainable development ‘Green Square’ in Fortitude Valley.

More than 700 new affordable dwelling units now provide homes at below-market rates to low-income earners. These developments are of the highest quality, scooping national awards for their design and construction.
OUT WITH THE OLD,

辞旧迎新 :: 난은 것을 버리고, :: 古きに別れを告げ
What was once home to a bus depot and Coca-Cola bottling plant in Brisbane’s Fortitude Valley is now a thriving retail and commercial cluster, specialising in high-end home furnishings, design and youth fashion outlets.

Amidst depreciating land values, vacant heritage buildings, retail chain stores moving out to the suburbs and significant retail and commercial vacancies, Brisbane City Council saw potential for the area through its Urban Renewal Brisbane program.

URB’s master planning helped to identify Fortitude Valley’s northern entrance as a prime location for new retail and commercial developments. Surrounded by busy roads and lacking river views, these sites held little attraction for residential development, but URB believed retailers and businesses could benefit from the high visual exposure and large lot sizes. The site also boasted a prime location on the CBD fringe with excellent transport services.

Master plans served to ignite the conversion of these industrial areas to vibrant high-density, mixed-use developments, and specified environmentally sustainable urban design standards to ensure their future market appeal.

URB also managed the redevelopment of key Brisbane City Council landholdings to create a distinctive gateway to the city.

Today, James Street, Citygate and Emporium are major cosmopolitan, commercial and entertainment destinations underpinned by a vibrant café culture. New music, design, art, fashion and multimedia clusters now jostle for place alongside state-of-the-art business complexes and luxury car showrooms.

Economic activity is thriving with Fortitude Valley’s workforce increasing by 70 per cent since urban renewal began in 1991.
Fortitude Valley has become the place to be for young professionals with imagination and ambition. Thanks to the high-quality living and working environments brought about through the work of URB, the area has become a magnet for knowledge workers and creative industries.

Once Brisbane’s retail nucleus and the main employment centre for local communities, Fortitude Valley had deteriorated into a tired collection of empty shop fronts, run-down commercial premises and seedy nightclubs by the time URB began revitalising Brisbane’s inner northeast.

While the ‘Valley’, as it is affectionately known, remained a colourful incubator for live music talent, hosting venues such as the Tivoli, Waterloo Hotel and Jubilee Hotel, its wider appeal was limited. For many, the Valley was just too unsafe and unsavoury.

URB introduced strategies to strengthen the Valley’s long-established function as the city’s cultural hub and revive the local nightlife. Emphasis was placed on art and sculpture in public spaces.

Brisbane City Council Neighbourhood Planning and Development Assessment Chair Councillor Amanda Cooper, says securing the long-term future of the music scene without exposing residents to unreasonable levels of amplified music noise was a core focus of URB’s renewal efforts.

“In 2005, the Valley was designated as the nation’s first dedicated entertainment precinct, which saw restrictions on live music volumes relaxed and regulations introduced requiring apartments to be noise insulated.”

URB also facilitated Brisbane City Council’s $17 million refurbishment of Brisbane’s first municipal power station, Brisbane Powerhouse, into a live arts precinct, and a major refit of two historical commercial buildings into Australia’s first integrated creative arts space, the Judith Wright Centre.

Public safety in entertainment precincts was addressed through crime sensitive design and by encouraging outdoor dining, markets, live music and mixed-used development.

These efforts have paid off. The Valley’s status as one of the nation’s most important breeding grounds for original music has now been cemented. In 2007, US Billboard magazine named Brisbane as one of five international music hotspots, a direct reflection of the Valley’s growing influence on the global music scene.

The Valley has become the place of choice for the revelry of youth, the avant-garde and devotees of festivals, quirky flea markets and a smorgasbord of East-meets-West eateries. It’s also attracting a new wave of professional consulting firms seeking a high-energy, inner-city location for their employees.
Fortitude Valley’s revamped Chinatown Mall is a hub of activity drawing in both locals and visitors.
RENEWAL POWERS A NEW GENERATION

重建驱动新生代 :: 再生は新世代を活気づける
재개발을 통해 새로운 세대가 자라납니다 :: 再生是新世代被激发
Twenty years after Brisbane’s first power station closed its doors, a $17 million redevelopment by Brisbane City Council saw it reopen as an iconic Brisbane destination, renowned for its industrial design and dynamic entertainment offerings.

Aptly named ‘Brisbane Powerhouse’, the redevelopment is a cultural hub of creativity that boasts two theatres, rehearsal rooms, office space, dance studios, a restaurant, café bar, function facilities and a large forecourt for outdoor activities.

A prominent example of art deco industrial design of its era, the power station was identified as historically significant during URB’s master planning process for the inner north-east. By strategically blending old with new, and fusing past and present architectural philosophies, a creative balance between heritage conservation and contemporary design was achieved.

Designed by architect Peter Roy in collaboration with URB, Brisbane Powerhouse combines bold industrial structures, raw textures and graffiti walls with contemporary performance, entertainment and social spaces. The design preserves the twin histories of the old powerhouse – as an industrial site, the engine of the city, and as the derelict building, where people found refuge, staged parties and scarred the walls with pictorials of their lives.

Brisbane Powerhouse is still evolving but has already cemented its role as a multi-purpose facility critical to the cultural life of the city. It also hosts seasonal, fresh produce markets every weekend, taking advantage of the site’s enviable riverside location and proximity to one of Brisbane’s favourite parks.
URB redefined Brisbane’s inner north-east without destroying the fabric of existing communities or the area’s industrial heritage.

Quaint timber and tin cottages sit happily alongside award-winning, medium-rise apartments, and once idle factories, warehouses and wharves now stand tall in the landscape, reconnected with a new age and a new generation.

The inner north-eastern suburbs are home to some of Brisbane’s oldest, most impressive heritage buildings. URB saw these grand and robust buildings as major assets for the future community and their reuse as essential to retaining the character of new precincts.

“Inner-city development need not be at the expense of a city’s history. In fact, new development should highlight and preserve heritage elements,” Councillor Amanda Cooper says.

“URB worked closely with developers and the heritage units of Brisbane City Council and the Queensland Government to deliver high-quality conversions that retained their heritage value.

“Master plans were created for each of the suburbs to ensure new buildings were compatible with the established built form, while encouraging innovation in design. The result is a series of unique living spaces distinguishable for their harmonious blending of ‘old’ and ‘new’.”

Key heritage redevelopments include:

- Teneriffe’s historic woolstores: revamped for living, retailing and business premises
- the 1920s Queensland State Canning Factory in Teneriffe: rejuvenated as the centrepiece of The Cannery, a village-style complex of apartments
- an 1880s gasometer frame: retained as the central feature of Newstead Riverpark’s plaza
- the former McWhirters: revitalised as a lively retail and residential complex
- the 1893 Colonial Sugar Refinery main refinery building: converted into loft apartments as part of Cutters Landing residential precinct
- Fortitude Valley Post Office: transformed into the GPO Hotel, a stylish restaurant and bar
- the former Sun Newspapers building in Fortitude Valley: converted into the Sun Apartments.
The GPO Hotel, formerly the Fortitude Valley Post Office, shows how sensitive design can protect heritage buildings while breathing new life into the inner city.
Historical Landmarks

The Place to Live

Teneriffe Wharves, a catalyst project of URB, was the first residential complex constructed along the Teneriffe waterfront. This historical mixed-use redevelopment comprises 383 apartments, businesses, restaurants, cafes, a public plaza and a significant riverfront promenade. The riverfront, once inaccessible and unappealing, is now a valuable asset enjoyed by the wider community.

The 1926 Mactaggarts Woolstore was a similar catalyst project that inspired the redevelopment of the largest collection of portside woolstores in Australia.

Built between the early 1900s and 1950s, the Teneriffe Woolstores are an historical reminder of the decades when wool was Queensland’s most profitable export. In the 1970s, major port activities were forced either down or upstream, resulting in the demise of the woolstores.

The Mactaggarts Woolstore was converted into 155 residential apartments, with an open air atrium through the centre of the building. The strict heritage controls requiring retention of original facades have ensured the woolstore precinct remains an iconic feature of Brisbane.
一度曾为二十世纪早期主要的昆士兰羊毛业中心（左），羊毛店现已成为非常抢手的住宅（上）。

1900年代初头时是昆士兰羊毛业的中心地（左）；现今是住宅区（上）。

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Once a major centre for Queensland’s wool industry in the early 1900s (left), the woolstores are now a highly sought-after residential address.
URB helped Brisbane turn back to face and embrace its river. Much maligned and polluted, the Brisbane River had only just begun to garner public attention in the early 90s. URB harnessed this interest with an ambitious strategy to reconnect Brisbane with its river.

Brisbane’s defining natural characteristic has always been its river. It dominates the city and has shaped settlement patterns since the 1820s. Mention Brisbane today and visitors will picture the snaking river, overlooked by forested hills dotted with historic timber homes and glittering high rises.

After World Expo 88, development in the CBD began to open up river sections hidden behind buildings, car parks and wooden wharves. This was rapturously received, sparking further development interest in riverfront sites.

URB seized upon this enthusiasm.

Bevan Lynch, Urban Futures Brisbane Board Chairperson describes this time.

“When I started practicing architecture in the City of Brisbane in the early seventies there was little to distinguish Brisbane from other cities around the world that were experiencing growth,” Lynch says.

“The City’s greatest asset, its river, was largely ignored and certainly not utilised to positively contribute to the lifestyle of the city. Brisbane was once an important shipping port for South East Queensland, but the relocation of port facilities had left large areas of disused infrastructure dominating river frontages in and near to the city centre.

“By the eighties, the river was still Brisbane’s ‘great divide’, splitting the city in two and limiting both the expansion of the CBD and redevelopment interest in the inner city.”

URB drove change along the inner reaches of the Brisbane River through a series of plans that embedded river-focused strategies into locality-specific outcomes. Early directions were set by URB’s Riverside Study (1992) which explored ways to give the entire riverfront back to the people of Brisbane and called for a return to river-based transport.
This daring proposal ignited the imagination of the city. Developers of new high-density residential and mixed-use precincts partnered with URB to construct an incredible network of riverfront bikeways, promenades, public parks and natural spaces, sparking a flurry of development interest in Brisbane’s riverside suburbs. Construction of the Goodwill and Kurlpa pedestrian and cycling bridges gave residents new avenues to experience the river and when Brisbane City Council’s high-speed CityCat ferry service started up the river quickly became integral to the city’s transit system.

“The contemporary rediscovery of the Brisbane River has seen a huge amount of urban renewal in the former industrial areas close to the city centre,” says Lynch. “Newstead, Teneriffe, New Farm, Bulimba, South Brisbane and West End have become some of the city’s most sought after residential addresses and this river focus continues through URB’s work in Milton, Toowong, Auchenflower, Taringa and St Lucia.”

“Brisbane has moved irreversibly from a big country town to its current self-declared status as Australia’s New World City. The confidence this declaration requires is underpinned by Brisbane’s reconnection with its river.”

Cruising down the Brisbane River on one of Brisbane City Council’s 18 CityCats or nine CityFerries is now an essential experience for residents and visitors alike, with recent figures showing around 1.54 million trips are made each quarter. Investments in riverside pathways, bridges and public transport are also bringing economic benefits, enabling the expansion of the CBD across the river into South Brisbane.

Today, the Brisbane River stands proud as a symbol of Brisbane’s reinvention. Having turned its back on the river for so long, Brisbane now defines itself as ‘the River City’.
Each day, a growing number of workers swap their cars for a healthy bike ride or walk to work along the network of pedestrian and cycling paths. The numbers are staggering. In one section alone, the Bicentennial Bikeway, pedestrian and cyclist numbers have more than tripled since 1991 to over 5000 per day.
Riverside paths have become a critical component of Brisbane’s transit network. Linking inner-city neighbourhoods with the CBD, they provide easy access to workplaces, cultural destinations and green spaces.

Between 1991 and 2011, more than 14 kilometres of RiverWalk were delivered by URB and its development partners, connecting Newstead in the north, through the city centre to Toowong and West End in the south. This has enabled residents to quite literally walk, run or cycle on water, enhancing their relationship with Brisbane’s iconic river.

During the January 2011 flood event a large section of Brisbane’s floating RiverWalk was damaged. Following these floods the community rallied to support Brisbane City Council in the recovery and rebuilding process, reflecting a growing awareness of the river’s role as the lifeblood of the city. The process of urban revitalisation along the Brisbane River over the last 20 years has helped foster this positive reconnection. Despite the damage caused to the RiverWalk in the January flood, there remains a strong network of bikeways and riverside walkways in Brisbane that are popular with residents and visitors alike.
URB saw the river as a connecting spine between large public areas and smaller, more intimate spaces, needed to enrich new inner-city communities. Through time, this vision has been realised. Riverside docks and piers, once a hive of industry, have now become places for people and the network of urban spaces grows daily.

Living in densely populated neighbourhoods often means trading off green spaces for inner-city convenience. This is not so in Brisbane’s new riverside communities.

As larger sites were redeveloped, the sizeable and hugely popular riverside spaces of New Farm Park, South Bank Parklands and the Brisbane City Botanic Gardens were bolstered by new public recreational spaces and pocket parks. Contributions from smaller developments were assembled to purchase new parks and older parks were given a facelift through exciting master plans and capital works projects.

The refurbishment of the Brisbane Powerhouse provided an opportunity for an extra 1.5 hectares of prime riverside land to be added to the park network, which will be further enhanced through the new Howard Smith Wharves and Newstead Park redevelopments.

The importance of urban spaces to inner-city communities cannot be overstated given the smaller areas of private open space in higher-density neighbourhoods.

“Public spaces beyond the balcony become people’s backyards. They are vital for well-being and quality of life,” Councillor Amanda Cooper says.

“URB’s determination to knit together a ‘green web’, consisting of big parks, sports and recreational spaces, pocket parks and boulevard treatments all linking to the river, has remained a constant driver throughout its 20 years of renewal activity.”

URB has ensured every new riverside development, large or small, has a landscape element and where possible, green spaces. Local streets have been greened, footpaths widened and seating added, opening up new opportunities for riverside recreation.

Views from the river have also been considered. When Australia’s largest collection of portside woolstores was progressively redeveloped, URB ensured that surrounding development was low-rise to preserve views of the historic buildings from the river itself.

Today, new local plans set height limits on riverside developments and designate public access areas around the waterfront. Developments must also consider the river in their orientation and design.
Urban renewal has reconnected people to the river and delivered a ‘green web’ of parks and open spaces.

도시 재개발은 사람들을 강과 재결합시키고, 공원들과 열린 공간들이 연결되는 ‘그린 웹’을 가져다 주었습니다.

都市再生により人と川が再び出会い、周辺には公園やオープンスペースなどが「緑の網」のように点在する。

城市重建让人们再次与河流亲近，形成一张由公园和绿地组成的“绿网”。
Wharf redevelopment balances inner-city growth

码头的再开发使内城的发展更为均衡。波止場の再開発により都市人口増加を均衡化。
One of Brisbane’s last, undeveloped riverfront locations is about to undergo a facelift.

A stone’s throw from Fortitude Valley and the CBD, the 3.52 hectare Howard Smith Wharves site will be redeveloped as a vibrant public space, providing local residents and workers with community facilities, commercial space and cultural facilities, as well as offering panoramic views of the Brisbane River and Story Bridge.

Eighty per cent of the currently disused, derelict land will also be retained as accessible, public open space.

Upon completion, the public open space will host cultural events and activities, while new low-rise buildings will house restaurants, shops and galleries.

Due to the recent Brisbane floods and damage to the floating RiverWalk, Council’s parklands development, originally planned as part of the Howard Smith Wharves Restoration Project, has been put on hold.

Constructed in the 1930s in conjunction with the Story Bridge, the Howard Smith Wharves previously played a major role in the state’s exporting industry. Five original World War II air raid shelters still stand today and these will be retained and used as shops, restaurants and community spaces.

To highlight and retain the heritage value of the wharves, interpretive signage will be installed to explain the maritime history of the site and the geological values of the cliffs.
Once seen as a constraint, the Brisbane River now forms the backbone of Brisbane’s urban renewal efforts. It’s an investment attractor, with most of Brisbane’s contemporary high-density housing within walking distance.

Viewed from the water, the river is a showcase for exemplar residential development. The early developments of Waterline at Bulimba, Cutters Landing at New Farm and Mariner’s Reach, Mactaggarts Woolstore and the Catalina Apartments at Newstead set new standards in quality design and construction in Brisbane. Today riverfront development remains at the forefront of architectural style.

Pradella’s luxurious new riverfront complexes Flow and Waters Edge in cosmopolitan West End are the city’s latest offerings, with work also well underway on Meriton’s ground-breaking Soleil and Infinity Apartments. At 74 and 77 levels respectively, these ultra-high rise developments will take CBD residential living to new heights.

Expansive river views and unparalleled lifestyle amenities are also on offer at Mirvac’s Waterfront, part of the 17 hectare Newstead Riverpark urban renewal site currently under construction. Waterfront consists of six precincts – Pier, Park, Lake, Shore, Sky and Waterloo – linked by tree-lined Skyring Terrace, which ultimately will form a high street similar to those found in many big cities. Waterfront adjoins FKP Property Group’s flagship mixed-use development, Gasworks.

On completion, Waterfront will comprise approximately 650 residences, extensive parklands and a boutique quarter of quality cafes, restaurants and retail outlets in a mixed-use development. Half of the development will be set aside as open space for public use.

Mirvac has played a pivotal role in the transformation of the riverfront, partnering with URB to provide signature residential projects, high-quality public spaces and outstanding community facilities to waterfront communities.

Responsible for Waterline and the old CSR Sugar Mill at Cutters Landing, Mirvac also developed the Queensland Tennis Centre and adjoining residential precinct, Tennyson Reach, and the industrial Hornibrook site in Bulimba, which has become the prestigious Waterline, Bulimba development.
Mirvac’s Waterfront development (left) and Cutters Landing (below) have delivered new apartments and public walkways on the edge of the river.
Brisbane’s largest urban renewal project, the 17 hectare Newstead Riverpark, will see the creation of a contemporary commercial and residential hub from a derelict industrial site – a new ‘suburb within a suburb’.

Jointly developed by FKP Property Group and Mirvac, Newstead Riverpark will accommodate over 1000 residential dwellings when complete, complemented by five hectares of new parks, a one-hectare lake, and a network of pedestrian and cycling pathways, with a pedestrian arc spanning the lake.

Originally developed for industrial uses in the 1880s, the site was home of the Brisbane Gas Company until the 1990s. The renewal project will celebrate the legacy of the gasworks, with the heritage-listed gasometer to become a central focus of the new development, soaring above a public piazza.

Part of the development also takes its name from the historical significance of the site, with FKP Property Group’s ‘Gasworks’ to comprise a mix of residential and commercial development, including shops and restaurants, set to attract shopping enthusiasts and food lovers from across the city.

The development will be connected to Brisbane’s existing riverside precincts through CityGlider and CityCat services, continuing Brisbane City Council’s commitment to creating an inclusive and accessible city.

Construction of this new urban village is well underway with the completion of Waterfront and the six-star energy-efficient Greenstar Energex office building in 2010.

Photograph: Gasworks (1949), John Oxley Library
从工业废地到城市绿洲

布里斯班燃气公司于十九世纪八十年代至二十世纪九十年代期间的原总部（左）以及新建的水畔公寓（下）。

The original home of the Brisbane Gas Company from the 1880s to 1990s (left) and the recently built Waterfront apartments.
Brisbane has awoken from its country town slumber to become a dynamic global city. URB’s visionary inner-city renewal plans have been instrumental in this evolution.

Fifteen years after URB began its transformational work in Brisbane’s inner north-east, the city found itself poised on the brink of an even greater change. Interstate migrants, mostly from the southern states, had been streaming into South East Queensland for more than two decades, helping to earn it the title of Australia’s fastest growing region. The region’s first statutory plan set ambitious targets for infill residential development, with Brisbane City targeted for an additional 156,000 new dwellings over 20 years.

URB was charged with planning for much of this growth. In 2006, URB released a comprehensive 20 year vision for the CBD, the City Centre Master Plan. Long-term Renewal Strategies for 12 inner-city growth precincts, covering more than 1000 hectares, were also generated, together with detailed, accompanying statutory ‘Neighbourhood Plans’.

Alison Quinn, Urban Renewal Brisbane Chairperson says public and private sector endorsement of URB’s plan for the CBD has led to unparalleled investments in public infrastructure and continuing commercial growth, despite the recent global financial crisis.

“The City Centre Master Plan presented a vision of the CBD as a place to live, learn and play, not just work. It recommended more ‘green’ bridges, shady boulevards, mid-block pedestrian links and bikeways to transform the CBD into a walkable, pedestrian-friendly centre and opening up the heart of the CBD to greater development.”
The City Centre Master Plan abolished maximum building heights in the CBD core and identified 12 signature projects to tangibly demonstrate URB’s vision and showcase exemplary design. Many of these signature projects have now been delivered.

“Due to high land costs, the master plan sought creative ways of enhancing the public realm such as upgrading existing squares and malls and unlocking the potential of forgotten spaces and back alleys. This work is already reshaping the public domain,” says Quinn.

The City Centre Master Plan was awarded the nation’s most prestigious planning award by the Planning Institute of Australia within a year of its release. In the ensuing years, high-quality commercial clusters have begun mushrooming in key precincts such as Albert Street and George Street’s North Quarter.

Research now shows that demand for CBD space is projected to increase beyond expectations as local businesses expand and international businesses seek sites upon which to establish operations.

Urban Futures Brisbane Board Chairperson Bevan Lynch says URB’s current planning is enabling Brisbane’s CBD development to expand beyond the traditional confines set by the river and surrounding topography.

“The South Brisbane Riverside Neighbourhood Plan, for example, provides the framework to allow significant commercial development to jump across the river to take advantage of this area’s proximity to the central business district and the South Bank cultural precinct, with brilliant direct connection to an emerging residential renewal area in the old industrial areas of West End.

“Developers and their architects will be challenged to deliver contemporary design responses which define how new world buildings integrate with and respect the urban relevance of the protected character buildings they adjoin.”
South Brisbane Riverside a Hot Spot

An eclectic, inner-city riverside community supporting a diverse and growing population. This is the vision for the South Brisbane Riverside area, and through Council’s Urban Renewal program, this vision is firmly on its way to becoming a reality.
Located near the Queensland Performing Arts Centre and the Gallery of Modern Art (GOMA), South Brisbane Riverside is a unique part of the inner city that is already developing into one of the city’s prime residential and commercial locations.

Urban Futures Brisbane Board Chairperson Bevan Lynch says URB’s renewal activities have encouraged high-quality new residential and commercial development into previously industrial areas.

“This has allowed the existing character residential areas to be retained whilst offering an opportunity for more people to live and work in South Brisbane Riverside,” says Lynch.

“The Kurilpa area in South Brisbane Riverside will deliver an important precinct in Brisbane’s history as it allows the CBD to expand across the river.”

“The completion of the Go Between and Kurilpa Bridges has immeasurably improved accessibility to the area and in combination with the recently adopted South Brisbane Riverside Neighbourhood Plan, this vibrant precinct within the City of Brisbane has increased its appeal for residents and visitors alike.”

With capacity for an additional 25,000 residents by 2031, renewal in the area is vital in meeting South East Queensland’s growth targets. The focal point for growth and revitalisation in South Brisbane will be the Kurilpa Precinct, which is located at the bend in the river and frames the cultural district.

The Kurilpa Precinct will encourage high-density, mixed-use development and will support the Brisbane CBD as a Primary Activity Centre in South East Queensland under the Queensland Government’s Regional Plan.
Brisbane has become a recognised leader in sustainable, subtropical design, with local architecture professionals leveraging their expertise to break into the growing markets of Asia and the Indian subcontinent.

URB’s advocacy of innovative, climate responsive design has been embraced by the development sector, with subtropical design elements such as sustainable orientation, cantilevered balconies, cross-ventilation, filtered light, water harvesting and outdoor living spaces becoming commonplace.

Stylish and open public spaces now fill the inner city, reflecting the unique subtropical architectural style that has become synonymous with the city. Private spaces blend seamlessly with public, integrating new developments into the urban fabric with unparalleled expertise.

Lecturer, educator and commentator on modern cities, Vancouver-based Gordon Price says Brisbane’s mixing of restored heritage buildings with the best in emergent subtropical design is one of the city’s most appealing aspects.

“The examples of this interplay are abundant: a glass canopy that covers an historic intersection, a flight of stairs where exuberance plays off the dignity of a nearby church, a left-over space between modernist buildings that becomes a gathering place, a streetscape with an eccentric rhythm of new and old.”

“Brisbane is a place where human-scaled planning and a priority on the public realm are combined with style in architecture and lifestyle,” Price says.

“Brisbane does colour so well. Of course it really helps to have lush subtropical flora to work with. But Brisbane goes further: the subtropical light makes the crisp play of colours – solid planes of blue, red and yellow – pop out.”

An Independent Design Advisory Panel provides URB with incisive advice on the aesthetics, functional planning, sustainability and heritage aspects of all proposed major developments considered strategically important to Brisbane’s growth. As well as lifting design standards, this has stimulated new ways of thinking about how the city functions and is experienced by visitors and communities.

Price considers South Brisbane to be the best example of Brisbane’s newly-formed architectural style.

“In addition to being a showcase for the City’s cultural infrastructure, it is a laboratory for subtropical design and the integration of public spaces, from beaches to bars. It’s where a response to climate is integrated with high design.”

“The most satisfying way that subtropical Brisbane responds is simply by making the walls disappear, creating an ambiguity between private and public.”
Subtropical design on Lytton Road takes advantage of Brisbane's climate and outdoor lifestyle.
Forgotten Spaces

雅各布天梯将破败的楼梯转变为在中央商务区和斯普林山之间的一条吸引人的活力通道。

Jacob’s Ladder has been transformed from a dilapidated stairway to a vibrant and attractive connection between the CBD and Spring Hill.
Find new life

The CBD has become a place of discovery, with rich, engaging and interactive pedestrian, retail and commercial experiences and a plethora of new public spaces, thanks to key Brisbane City Council investments in forgotten small spaces, byways and neglected laneways.

URB’s City Centre Master Plan identified these sites as ripe for renewal and millions of dollars have already been invested by Brisbane City Council in their redevelopment.

Revitalised areas include Market Street, King George Square, Jacob’s Ladder, Little Roma Street and two CBD lanes, Burnett Lane and Spencer Lane.

- Consisting of a small public space, street trees and unique street art, the Market Street revitalisation created an outdoor, pedestrian-friendly meeting place which today hosts a fresh produce market and live jazz.

- The rejuvenation of one of Brisbane’s most well-known areas, King George Square, produced a space that celebrates its historic role as the ceremonial and civic heart of Brisbane, integrated with a new transit hub.

- In transforming Jacob’s Ladder, URB improved pedestrian access and safety while creating a new destination for workers and visitors to the city. By expanding the public space, installing artwork and upgrading the stairs that provide a critical link between the city centre and Spring Hill, Jacob’s Ladder has become a feature of the modernisation of the CBD.

- Little Roma Street, a neglected space underneath a busy flyover, was resurrected as a subtropical urban oasis, featuring state-of-the-art stormwater harvesting.

- Activated laneways and arcades have spawned niche retail and commercial enterprises such as Brisbane’s first small bar, The Laneway, which perches over Spencer Lane. Together with the renovated King George Square, these revived public spaces now host a coordinated year-round calendar of cultural events.
Robust and genuine community consultation is shaping communities experiencing or identified for high population growth within five kilometres of the CBD.

Brisbane City Council’s strategic-level growth plans direct intense development away from Brisbane’s leafy suburbs and historic neighbourhoods, concentrating it into growth precincts along transport lines, around major shopping centres and within the inner city.

URB is working with these inner-city communities to sustainably manage their growth.

Alison Quinn says that protecting local heritage and character while creating self-contained communities is at the heart of URB’s renewal strategies.

“URB leads local communities through four stages during the planning process – preparing a vision; identifying issues, options and development scenarios; drafting the renewal strategy; and developing the statutory Neighbourhood Plan,” says Quinn.

“This award-winning* community engagement process ensures communities can inform and drive broad development directions, participate in key decisions and give feedback on draft documents.”

“The result is better outcomes on the ground and a streamlined approval process for development. Many projects within URB’s Neighbourhood Plan areas become ‘code assessable’ which limits public submissions to planning stages and provides more certainty to developers and the wider community.

“URB’s community engagement strategy is efficient and focused, allowing Brisbane City Council to swiftly plan for rapid growth and respond to new development pressures in the city. This will become even more important as available greenfield and brownfield sites diminish and development becomes focused on more challenging infill sites.”

*URB’s Community Engagement Framework won the 2008 Award for Planning Excellence in Urban Planning Achievement from the Planning Institute of Australia (QLD).
Consulting and engaging with local communities is an integral part of Brisbane City Council’s planning process.
Close to the city centre with excellent public transport options, Woolloongabba is a suburb rich with history and immense potential.

Just two kilometres outside Brisbane’s CBD, Woolloongabba grew up around its excellent road, rail and tramway links and by the late 1800s had become a hub of business and industrial activity. It also had an active social scene, thanks to local hotels and entertainment venues.

All this changed when the railway depot closed and construction on the South East Freeway began. Traffic began bypassing Woolloongabba and local roads became one-way operations to make freeway access easier.

As a result, Woolloongabba became a somewhat forgotten place.

The expansion and upgrading of the iconic ‘Gabba’ sporting venue and construction of the South East Busway put the location back on the city’s ‘mental map’ but more was needed for true revitalisation.

Today, URB’s Neighbourhood Plan is paving the way for Woolloongabba to evolve into a higher-density, mixed-use community that exemplifies inner-city sustainability. Redevelopment in Woolloongabba will accommodate extensive living, employment, shopping, entertainment and commercial activities, with new public spaces to balance this growth.

Brisbane City Council’s rejuvenation of the Logan Road Antiques precinct, a key catalyst project, has already been completed. Streetscape upgrades enhanced the heritage retail strip between Ipswich Road and Jurgens Street with the historic brick buildings and landscaped boulevard proving the perfect setting for new cosmopolitan restaurants and retail outlets.

With a combination of subtropical, versatile and sustainable design, Woolloongabba will continue to flourish over the coming years.
古色古香的伍尔龙加伯瓦区和街景让该地区焕发出新的生机，正将人们重新吸引回该地区。

울룽가바 골동품 구역 및 거리 미화사업은 이 지역에 다시 생기를 불어넣어 주었으며, 사람들이 이 지역으로 발길을 돌리는 데 도움이 되었습니다。

アンティークや街頭の景観により生まれ変わったウールーガッバ。人の流れを郊外へ移すことに一役買っている。

The Woolloongabba antiques precinct and streetscaping have given the area a new lease on life and are helping to bring people back into the suburb.
URBAN RENEWAL: FOCUS AREAS FOR THE FUTURE

URB was originally established to address inner-city decay, obsolete industrial sites and areas that were drained of vitality. Today, the process of inner-city revitalisation is far more complex, with the focus firmly on growth precincts within established neighbourhoods.

URB is working with local communities to address the contemporary challenges they face and achieve urban consolidation in a manner that provides for quality of environment and a sustainable quantity of development.

Highlights of URB’s plans for renewal areas are outlined on the accompanying map.
SITES OF INTEREST

1. Church Street public housing
2. Teneriffe Apartments
3. Teneriffe Village
4. Mariner’s Reach
5. Teneriffe Wharves
6. Central Brunswick
7. The Cannery
8. Centro on James Street
9. Cathedral Place
10. Brisbane Powerhouse
11. River Gallery Apartments
12. Freshwater Apartments
13. Goodwill Bridge
14. Cutters Landing
15. Floating Riverwalk
16. Fortitude Valley Entertainment Precinct
17. Green Square
18. Emporium
19. One Macquarie
20. Market Street
21. Kurilpa Bridge
22. Northern Quarter
23. Jacob’s Ladder
24. Albert Lane
25. Woolloongabba Antiques Precinct
26. Little Roma Street
27. HQ
28. Chinatown Mall
29. King George Square
30. Burnett Lane
31. Newstead Riverpark
32. Spencer Lane
33. Inner City Bypass
34. Go Between Bridge
ALBION (107ha)

- consolidates Albion Village as a retail, restaurant and entertainment precinct oriented around public transport
- builds on the current mix of land uses and character values to provide a more diverse range of employment, residential uses, entertainment, recreation opportunities and services
- Key catalyst project – Lever Street revitalisation

CENTRAL BUSINESS DISTRICT (251ha)

- continues Brisbane’s transformation into a New World City of international significance
- creates a vibrant mixed-use city centre with compact, high-density building forms and high-quality streets, laneways and small spaces
- Key catalyst project – King George Square upgrade (completed)

EASTERN CORRIDOR (255ha)

- establishes a series of six defined precincts offering a variety of transit-oriented development opportunities along the Eastern Busway
- delivers strong integration between landuse and transit through the unique joint development of the Renewal Strategy by Brisbane City Council and the Queensland Government
- Key catalyst project – Coorparoo Creek Park
FORTITUDE VALLEY (128ha)
• reinforces Fortitude Valley as a major entertainment, cultural, tourism, retail and business centre
• creates a design framework that supports growth and enables landmark buildings alongside heritage
• Key catalyst project – Chinatown Mall Upgrade (completed)

KANGAROO POINT SOUTH (87ha)
• focuses growth along main road corridors such as Main Street and Vulture Street and helps to rejuvenate existing commercial areas
• provides for increased residential activity to allow growth in the area while protecting the majority of existing character housing
• Key catalyst project – Raymond Park improvements

MILTON STATION (18ha)
• establishes a high-density, transit-oriented community around the Milton train station where people can live and work in close proximity to public transport
• facilitates opportunities for residential and commercial growth through increased densities and building heights
• Key catalyst project – New urban common on Railway Terrace
NEW FARM AND TENERIFFE HILL (262ha)

- preserves New Farm’s characteristic diversity of built form and unique village feel
- revitalises the derelict Howard Smith Wharves as a major public space with complementary uses that activate the site
- Key catalyst project – Howard Smith Wharves redevelopment

NEWSTEAD AND TENERIFFE (103ha)

- continues the successful renewal of this former industrial area into a mixed-used community that complements the character of the converted woolstores and the former sugar refinery site
- Key catalyst project – Waterfront Park and Brisbane Powerhouse (completed)

SOUTH BRISBANE RIVERSIDE (292ha)

- facilitates growth and renewal in and around former industrial areas to support a growing mixed-use community
- continues the transformation of South Brisbane into an emerging employment locality and cultural district of international renown
- Key catalyst project – Fish Lane revitalisation
**TARINGA-ST LUCIA (407ha)**
- focuses growth in Taringa Village and Guyatt Park Precincts to create vibrant community hubs close to public transport
- ensures that redevelopment delivers public realm improvements such as plaza spaces and dedicated pedestrian pathways for the benefit of the broader community
- Key catalyst project – St Lucia Peninsula Active Transport Corridor Improvements

**TOOMBUL-NUNDAH (108ha)**
- capitalises on the economic opportunities offered by proximity to Brisbane’s CBD, the Domestic and International Airports and Australia Trade Coast
- reinvigorates the Nundah Village to provide a vibrant, walkable centre that services the local community and offers a cosmopolitan lifestyle
- encourages renewal around Toombul Railway Station to maximise transport opportunities and improve pedestrian connections
- Key catalyst project – consolidated clubhouse facility in Oxenham Park

**TOOWONG-AUCHENFLOWER (110ha)**
- allows for a significant increase in density around Toowong Railway Station to encourage more offices, shops and residential uses to activate the centre
- encourages the development of a new medical-based centre around Auchenflower Railway Station
- promotes better public access to the Brisbane River
- Key catalyst project – Toowong Town Square

**WOOLLOONGABBA CENTRE (53ha)**
- focuses on promoting high-density, mixed-use development that takes advantage of its outstanding inner-city location and access to public transport
- provides for an intensively developed core area containing a mixed-use character and a new central civic space
- Key catalyst project – Logan Road Antiques Precinct upgrade (completed)