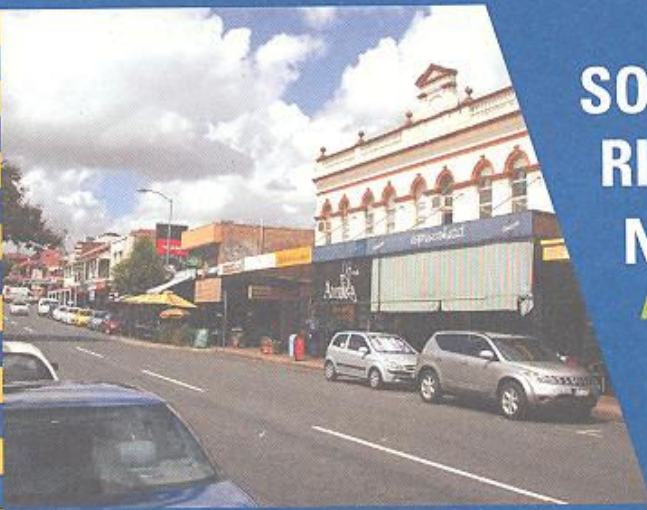


SOUTH BRISBANE RIVERSIDE NEIGHBOURHOOD PLAN

AUGUST 2009



URBAN RENEWAL BRISBANE

Dedicated to a better Brisbane

PLANNING FOR THE FUTURE OF SOUTH BRISBANE RIVERSIDE

By 2031, the population in South East Queensland is expected to grow from 2.8 million to 4.4 million people. The Queensland Government's South East Queensland Regional Plan targets 156,000 new dwellings in Brisbane by 2031 to accommodate this growth. Of the new dwellings, 138,000 are to be accommodated in established urban areas.

As the population continues to grow, Brisbane City Council is committed to ensuring the preservation of Brisbane's unique character and quality of life. Through the Neighbourhood Planning process, Council actively works with local communities to create a vision for their area and develop a framework for managing growth through sustainable and responsible development.

Council has been working with the community in South Brisbane and West End to develop a Neighbourhood Plan for the South Brisbane Riverside area. A City Smart Fair, Community Planning Team meetings and several online surveys have provided feedback that has shaped the vision and the precinct intents. From this input, Council has developed a draft renewal strategy for the area.

The purpose of this newsletter is to briefly summarise the proposed draft renewal strategy and invite further community feedback.

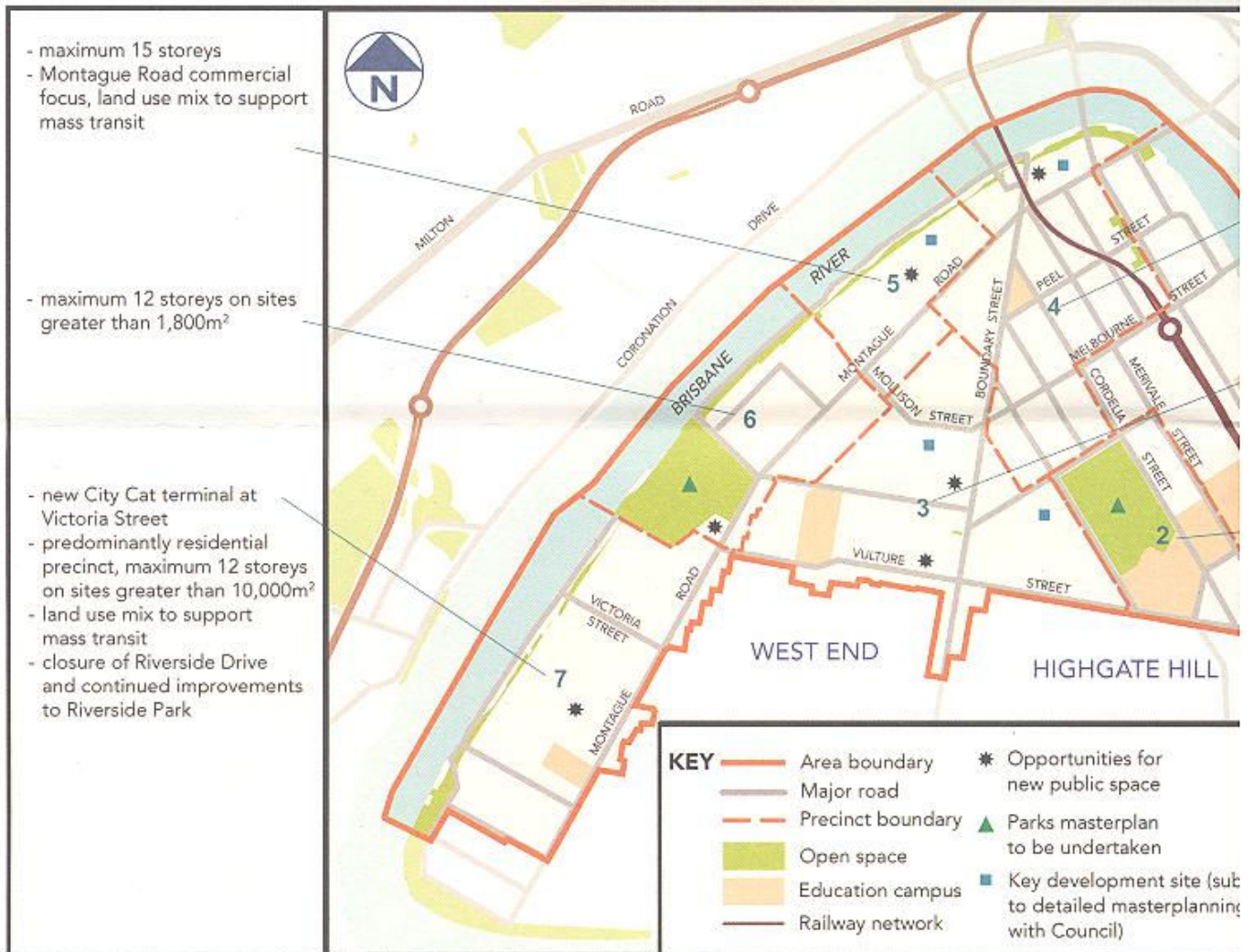


WORKING WITH THE COMMUNITY

Council has been and will continue to work with the community to develop a Neighbourhood Plan for South Brisbane Riverside. The diagram on the right identifies the various stages, time frames and levels of community involvement throughout the planning process.



SOUTH BRISBANE RIVERSIDE DRAFT RENEWAL STRATEGY



WHY SOUTH BRISBANE RIVERSIDE?

South Brisbane Riverside is a highly desirable area for living, working and visiting because of its proximity to the city, West End's Boundary Street and South Bank. This area was identified as a 'major renewal area' during the Brisbane CityShape 2026 process, when 60,000 residents had their say about the future of the city. This means that in the future, more jobs and homes will be located here with improved transport and other infrastructure to support them.

Benefits of planning in South Brisbane Riverside include the following.

- Provision of a variety of housing options to suit our growing and changing population.
- Improvement of existing public spaces and the identification of potential new spaces.
- Identification of new infrastructure required to support existing and future population.
- Management and improvement of the use of limited resources like water.
- Creation of sustainable employment opportunities.



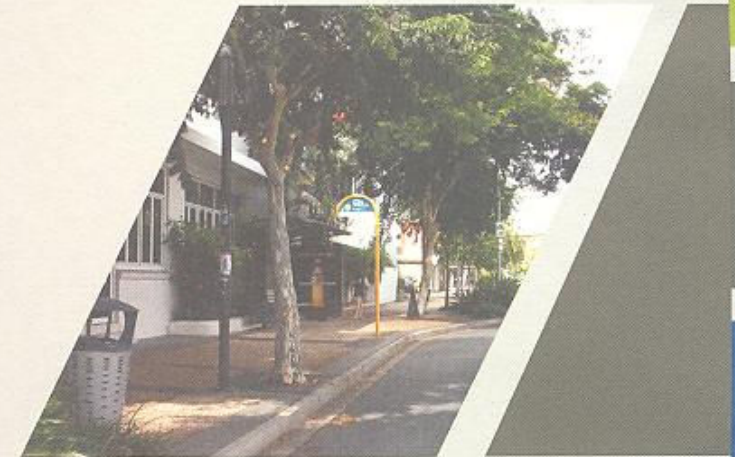


- key business / commercial / residential precinct, maximum 30 storeys
- Hope Street streetscape improvements

- character residential to be retained
- maximum 15 storeys on sites greater than 10,000m²
- retain heritage and character of Boundary Street

- Russell Street streetscape improvements linking to South Bank
- streetscape improvements to Cordelia and Merivale streets as part of the Hale Street project
- maximum 6 storeys on sites greater than 2,500m²

- PRECINCTS
- 1 South Brisbane Reach
 - 2 Musgrave
 - 3 Boundary and Vulture
 - 4 Kurilpa
 - 5 Riverside North
 - 6 Buchanan and Davies Park
 - 7 Riverside South



WHAT DOES THE DRAFT RENEWAL STRATEGY PROPOSE?

A renewal strategy is an action plan containing a vision, detailed precinct plans and key actions. The South Brisbane Riverside Draft Renewal Strategy is a plan for urban growth and change that will guide building heights, land-use mix and public realm improvements for the area.

The draft renewal strategy includes the following plan-wide outcomes.

- Facilitation of urban growth and change.
- Maintenance of intact tin and timber.
- Enhancement of public realm and streetscapes.
- Improvement of pedestrian accessibility and connectivity.
- Creation of new public spaces delivered through development.
- Support of new and existing public transport.
- Manage additional access to road network.
- Use sliding scale (height – site size) to encourage land amalgamation.



HOW CAN I GET A COPY OF THE SOUTH BRISBANE RIVERSIDE DRAFT RENEWAL STRATEGY?

If you would like to view the draft renewal strategy you can:

- visit www.brisbane.qld.gov.au/urbanrenewal and select South Brisbane Riverside Renewal and draft renewal strategy
- telephone Council on (07) 3403 8888
- email SouthBrisbaneRiverside@brisbane.qld.gov.au and request a free copy to be mailed to you.

GET TO KNOW YOUR NEIGHBOURHOOD PLAN

Council is holding 'get to know your Neighbourhood Plan' sessions to give you the opportunity to discuss the South Brisbane Riverside Draft Renewal Strategy with a member of the planning team.

You are welcome to attend any of the following sessions.

- 11am-1pm Thursday 27 August, intersection Boundary and Russell Streets (outside The Rumpus Room).
- 11am-2pm Saturday 29 August, West End Kurilpa Seniors Citizens Hall (174 Boundary St).
- 5-7pm Thursday 3 September, The West End Markets Shopping Centre (inside near Coles).



Brisbane City Council
Information
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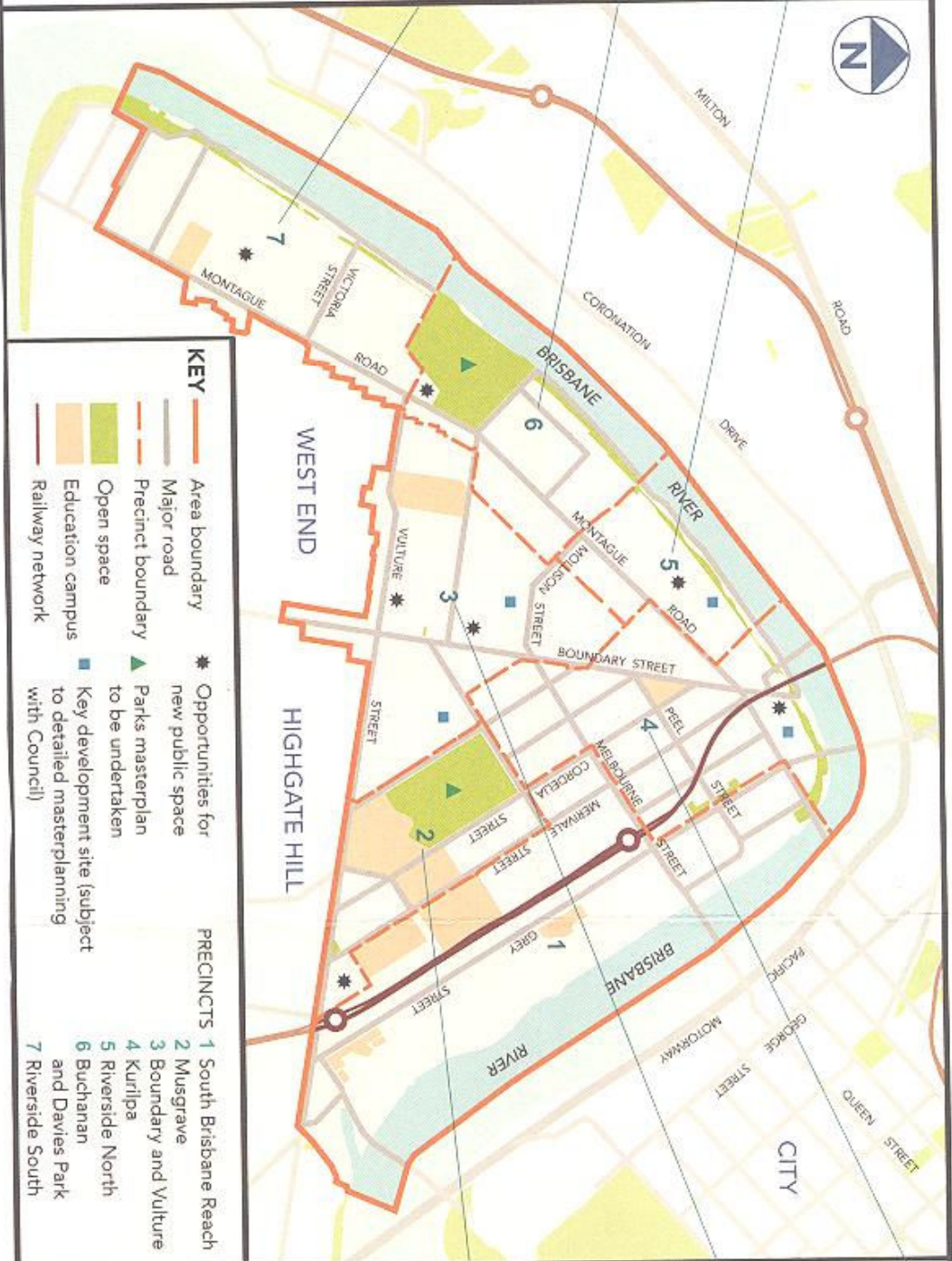
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For more information
visit www.brisbane.qld.gov.au
or call (07) 3403 8888

- maximum 15 storeys
- Montague Road commercial focus, land use mix to support mass transit

- maximum 12 storeys on sites greater than 1,800m²

- new City Cat terminal at Victoria Street
- predominantly residential precinct, maximum 12 storeys on sites greater than 10,000m²
- land use mix to support mass transit
- closure of Riverside Drive and continued improvements to Riverside Park



KEY

- Area boundary
- Major road
- Precinct boundary
- Open space
- Education campus
- Railway network
- Opportunities for new public space
- Parks masterplan to be undertaken
- Key development site (subject to detailed masterplanning with Council)

PRECINCTS

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