



Future Kurilpa Vision

Future Kurilpa will stretch along the banks of the Brisbane River between the cultural hubs of Brisbane and West End. The precinct will be an attractive, sustainable home for people from a diverse range of backgrounds. A green setting of welcoming parks and public spaces will help meet the needs of a city lacking open space. A range of uses including housing, education, community facilities, business, arts, entertainment and tourism will be set within swathes of open public space. Kurilpa will be accessible by active and public transport and be the embodiment of dynamic, cultural, subtropical inner-city living.

1. Nature & biodiversity

The Kurilpa development provides a rare opportunity to develop a green urban corridor - increasing natural biodiversity and contributing to the environmental health of a vibrant, modern city. Kurilpa's Riverside parklands and open space will link along Brisbane River from Orleigh Park to Kangaroo Point, creating a distinctive linear open space. As well as recreational value, this space will provide critical habitat, food, nesting sites and movement for terrestrial and in-stream wildlife including a myriad of bird species, brush tail and ringtail possums, water dragons and black flying foxes. Also important are the lesser-seen species including the bush stone-curlew, micro bats and the water rat (from which Kurilpa takes its name) as well as threatened species such as the grey-headed flying-fox and water mouse. Enhancing the ecological values of the site will be a mosaic of trees and mulched gardens and large, open, recreational spaces. Landscaping will utilise the many riparian and dry rainforest tree species endemic to the area that make excellent street and parkland trees as well as provide food and shelter for wildlife. Not only are natural landscapes conducive to positive mental attitude, they counteract the 'heat islands' that are created in our hard surfaced cities. The creation of this green corridor will also provide opportunity for local indigenous groups to demonstrate their cultural interaction with the landscape. A detailed fauna and flora survey is required to recognise the existing and potential biodiversity of this ecosystem.

"Biodiversity nurtures our wellbeing at an essential level. Biodiversity can and must be integrated into planning for a healthy city."



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2. Strong communities

Future Kurilpa will add a vibrant new element to Brisbane, by ensuring the built form and surrounding public space is designed as an inclusive community environment. Kurilpa will be a sustainable urban village with plenty of affordable housing and equitable access to quality community services. Kurilpa will reflect the diversity of the local community and the rich indigenous history that connects Aboriginal people to the area. Planning that welcomes community input and good design from a variety of developers and professionals is vital in order to develop an environment that truly reflects the diverse needs of the community. There is an obligation to include a mixture of housing options to ensure the area remains affordable for renters and buyers of all ages, social and tenure groups. A minimum of 10% social housing is required. The community must have access to quality public spaces, transport options, education, accommodation and services - this is integral to the success of Future Kurilpa. The district already hosts a variety of important cultural and tertiary education facilities, and these institutions should play key roles in future priorities and development in education services in order to alleviate pressure on existing providers. Initiatives such as the collocation of community facilities that could combine primary and secondary schools with facilities such as a library, community centre, childcare and sporting facilities, not-for-profits and adult education classes will further strengthen the community, and will minimise costs through sharing resources and support systems.

"Where is the recognition of demographic / population diversity and the community dividend? What are the impacts on existing schools / libraries / healthcare?"



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3. Culture, tourism & local economy

New development should build on existing artistic, cultural and creative activities. This could include conversion of the Parmalat factory and the old ACI works heritage listed buildings, which are well suited to conservation and recycling purposes. These spaces are ideal as start-up spaces for information technology, media and creative industry professions. Development could foster art, design, communication and other industries that meet the interests and needs of this already creative hub. Kurilpa has the potential to become a unique cultural, shopping and entertainment destination, attractive to both tourists and locals, strengthening the local economy. The northern third of Kurilpa adjoining the cultural district of GOMA, the State Library, QAG and QPAC, is a natural extension for cultural and tourism purposes. This could include facilities such as an Entertainment Centre, an Aboriginal Cultural and Arts Centre, art galleries, hotels and backpackers. Elsewhere, spaces for professional and commercial services could have active street frontages of less than 10m wide at street level, supporting commercial services and office spaces above. Given the close proximity to the city centre, there is the opportunity to grow small retail businesses such as designer boutiques and specialist stores such as gourmet foods and artisan wares to create a vibrant shopping destination, of a kind that is currently lacking in the south-western quadrant of Brisbane. This will be in addition to the retail businesses needed to provide for the everyday needs of the incoming population.

"Growth may be inevitable – let's take the opportunity to be world class in how we go about it."



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4. Public realm & open space

The public realm and open spaces of Kurilpa should be welcoming, attractive and safe in order to meet the needs of local community users and visitors. Kurilpa is one of the last remaining areas close to the city centre that can provide open space to accommodate West End and South Brisbane's projected population growth. There is a need for active play areas in the form of large open spaces, tennis courts, basketball/netball courts, swimming pool, a skateboard park and other recreational facilities. The community already enjoys the informal open spaces that currently wrap the river at Orleigh Park and this should be linked to new open space. Open space planning for Kurilpa needs to promote opportunities to participate in healthy activities such as walking and cycling, therefore planning should incorporate parks, exercise trails and riverside walks. Attractive landscaping that provides a combination of river and city views plus more intimate tree-enclosed spaces is desired, including a small river forest area restored to its original native vegetation. Kurilpa will have places where people can take time out, rest and watch the world go by with access to shaded, comfortable seating and quiet contemplation areas. Kurilpa will be a place where everyone can enjoy the outdoors including provisions for barbecues, playgrounds, picnic tables and shelters. There will be opportunities to share spaces and experiences—from street sculpture and outdoor performances to community activities and special events.

"Land could be used for people not developers! Green is sooo important to quality of life!"



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5. Active transport & connections

The Kurilpa site will include well-designed, people friendly spaces that encourage walking, cycling, active recreation and the use of public space. The site is in a prime location to take advantage of city rail, road, river, cycling and walking networks. The design of the new development should extend and consolidate existing networks and connections with new and improved public transport options. Pedestrian movement will be prioritised in neighbourhood streets to promote permeability and access to shops, schools, public transport and other facilities. Kurilpa will be an inner city hub with spokes of different modes of movement that connect to the city centre, South Brisbane and West End. Riverside walks and ferries could form a central axis, connecting to the city centre, Queen's Wharf, South Bank Gardens and the inner city commercial areas of Park Road, Coronation Drive and Milton. These destinations will be serviced by frequent ferries, and easily accessible on foot and by cycling via Kurilpa Bridge and along the waterfront. Existing riverside paths and street connections in the area should be reinforced with links that promote movement to the river. Shuttle buses will run continuously to South Brisbane railway and the Cultural Centre busway stations. Hail and ride buses could ply up and down the streets to serve the cultural and shopping activities of West End. The area will become a hub in its own right, easily accessible through connections that are convenient, legible, permeable and safe for all users.

"A healthy, active, connected community... connected pathways, walking rollerblading, skateboarding, cycling, running - schools with safe active transport routes and cycling routes for faster commutes."



6. Liveability & density

Kurilpa will be a world-class subtropical precinct that will stand the test of time. Rhythm and contrast will be provided through a mix of old and new development, the interplay with nature, and the flow of the river. The spatial pattern needs to be carefully designed to ensure a versatile built form that is distinct and liveable. Varying height levels up to 12 storeys need to be accompanied by controls that reflect the best of the region's subtropical living environment, and incorporate sunlight, through flows of air, and green garden amenity to the greatest extent possible. Design should minimise overshadowing, maximise outdoor living, and preserve vistas and views to the river. The spaces between buildings will be pedestrian passages, landscaped and shaded with subtropical trees. Kurilpa will supply housing at a density appropriate to its inner city location, along with opportunities to implement clean energy designs that support carbon neutral infrastructure. Development will provide for those who are unable to afford market rents for central city housing. At least 10% of total dwellings should be provided as social housing, through policies such as inclusionary zoning. Density will be medium, with approximately 250-300 dwellings per hectare. Densities could rise to 500-600 dwellings per hectare if situated well back from the river, so views and airflows are not compromised. If 8 hectares of Kurilpa were developed this way, up to 2400 dwellings could comfortably support a population of around 5000 people.

"Go back to good practical planning principles and lessons learned internationally when planning for healthy, liveable cities."



7. Climate change resilience

Climate change will increase the likelihood of extreme weather events such as flooding, drought and heatwaves. As our knowledge of the science, impacts and potential risks evolve, our communities need to adapt and become more resilient. Kurilpa would incorporate best practice water strategies, reflecting Brisbane City Council's water management goals. Incorporating Water Sensitive Urban Design (WSUD) initiatives into the Kurilpa development will not only improve resilience to extreme weather events it will also invite wildlife and contribute to healthier waterways. The use of permeable pavements, swales, bio-retention systems and soft landscaping in drainage design could act as a natural riparian buffer providing healthier water flows to the Brisbane River and increasing Kurilpa's adaptive capacity to climate events. Initiatives such as living green walls, roof gardens, solar panels, grey water recycling, subtropical design principles and passive building design to maximise breeze and light and maintain a comfortable temperature range, will be a goal for all homes and businesses. Kurilpa's focus on public transport and active transport methods such as walking and cycling is a shift away from car dependency, this will contribute to reduced greenhouse gas emissions.

"Brisbane is the most biodiverse city in Australia. So why doesn't this plan mention environmental protection, biodiversity or climate change?"



8. Governance & community consultation

The residents of West End are proud of their heritage and are protective about its future. We all want to ensure that Kurilpa will be enjoyed by future generations. The development of Kurilpa should reflect the visions, goals and desired outcomes of the community. To deliver on this we need to ensure that it is sustainable - environmentally, socially and financially. This development has the opportunity to become a catalyst project for the West End and South Brisbane providing an economic stimulus for the area. A once in a lifetime opportunity exists to deliver better public transport, affordable housing, improved community facilities, and the continuation of West End's thriving, vibrant arts and cultural scene. Therefore, it is essential that there is open discussion between the community, the council and other stakeholders on issues directly relating to this development to ensure genuine community relations are established and to keep the community informed and involved.

"We increasingly understand the issues that confront us – unbridled growth/development that has profit band accumulation at its heart rather than people, environment/ecosystems, community, culture."

