

The Green Space Strategy

West End, Highgate Hill and South Brisbane

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Ideas, collaboration and support from hundreds of local residents through:

West End Community Association (WECA)
Kurilpa Futures
Transition Kurilpa

August 2015





West End peninsula neighbourhood has undergone a dramatic increase in population over the last ten years. The development has not been matched by improvements to our parks and streets and has led to a large shortfall of green spaces. This will become exacerbated by the current boom in apartments.

The big idea in our strategy is that we can reclaim at least 11 hectares of unused public spaces to create the public realm that the community needs now and into the future. This space is available now on unused road reserves and crown lands within the peninsula and should be used to build the existing shortfall of open space created.

We urge the Brisbane City Council to consider, adopt and implement the Green Space Strategy, and to then resource, finance and build new green spaces to fulfil the burgeoning need for green spaces in the West End peninsula.

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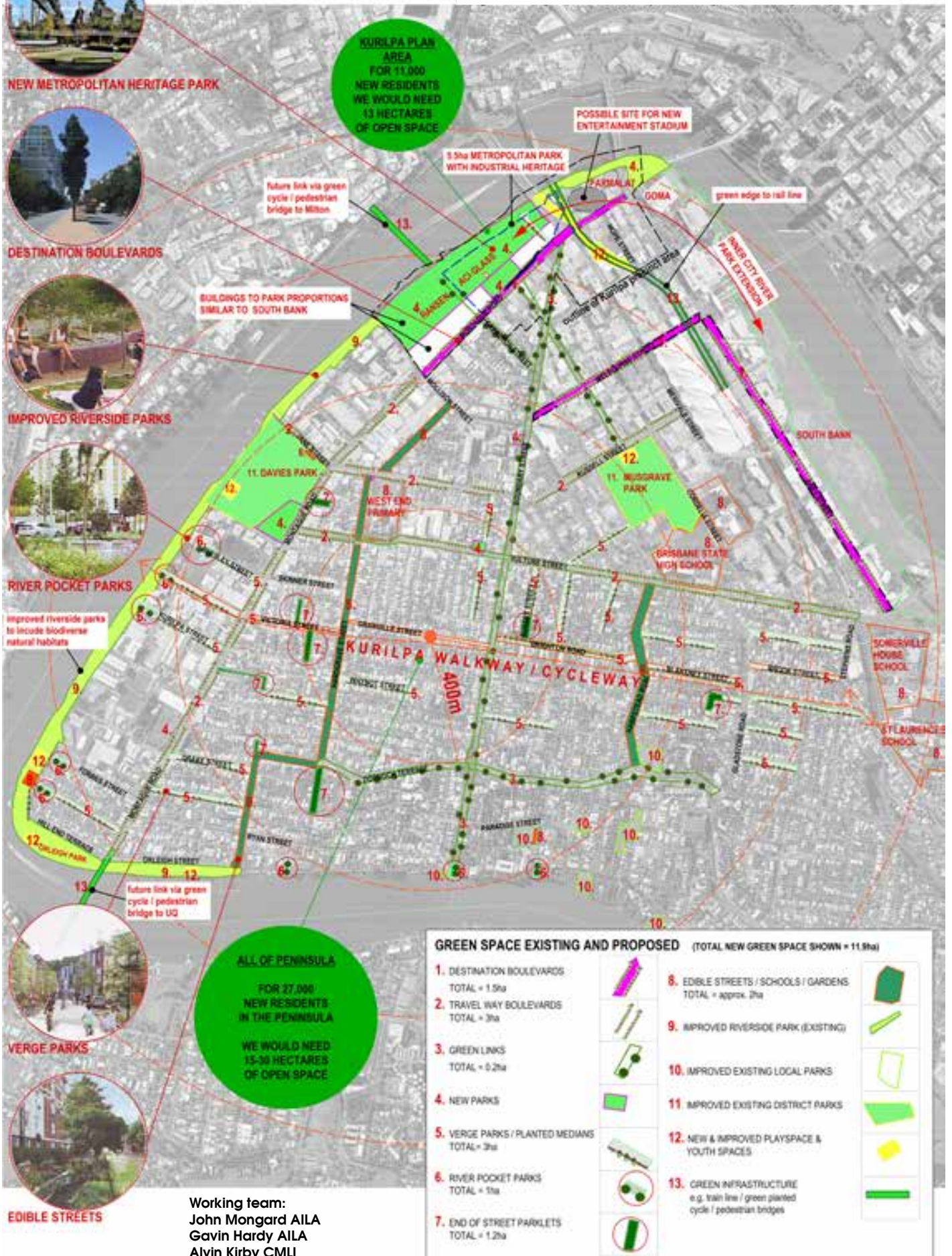
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GREEN SPACE STRATEGY

WEST END, HIGHGATE HILL & SOUTH BRISBANE



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A Summary of The Green Space Strategy

The Green Space Strategy represents twenty years of community planning and thinking, developed over the course of five community forums involving hundreds of local residents. A lack of green open space has been a dominant concern in this community in the last twenty years. Local landscape architects have collaborated over these years with community groups and this strategy summarizes their collective thinking for the future.

The West End, Highgate Hill and the South Brisbane peninsula is a model neighbourhood of urban living for Queensland and Australia. There are probably only a handful of other places that have the diversity of people, housing, work, culture and city landscape that characterises this place. This vibrant and dynamic character is currently under threat from urban policies and planning which are not keeping up with community needs or development pressures.

The peninsula, comprising the suburbs of West End, Highgate Hill and South Brisbane, is projected to grow to a population of 47,620 by 2031: that's more than double what its population was in 2011. One of the things that local residents enjoy about the peninsula is access to quality green space. Popular green spaces such as Orleigh Park provide sought after informal space for picnicking, relaxing, exercising or kicking a ball. These spaces are at capacity on the weekends, when regular park-goers must compete for space with programmed events. By 2031 it is highly likely that the vast majority of residents in the peninsula will be apartment dwellers without private gardens. For these reasons and more, it is critical that the peninsula provides an adequate supply of quality green space to meet increasing demand.

The Kurilpa Precinct development plans of 2014 foreshadowed an increased population of 11,000 people. The Kurilpa Precinct Area cannot deliver the 13.2ha green space required for its projected 11,000 population due to a lack of space, so let's create a green space strategy that can deliver the equivalent amount of quality green space not only in the development area, but also across the entire peninsula. This approach should be applied to other development areas in the neighbourhood, thus delivering to this community the same benefits as any new growth area in the city would get.

Kurilpa Precinct Area green space needs:

**11,000 NEW RESIDENTS
= 13.2 ha of open space₁**

Whole Peninsula green space needs:

**47,620 RESIDENTS PROJECTED
FOR PENINSULA BY 2031
(an additional 27,000 people from 2011)
= 15ha to 30 ha of new green space₂**

1. Based on Brisbane City Council's parkland rate of 1.12 ha per 1000 population within centres

2. At conservative to normal suburban green space rates of 0.55ha to 1 ha per 1000 population

The strategy shows that we can build an additional 11 hectares of great green spaces throughout the peninsula's streets, verges and unused crown lands. The community envisions the kinds of public realms that we find in the great, walkable cities of the world like Paris, where every green space is valued. Some of these 11 hectares of unused land can be planned to be open spaces as contributions to development in the Kurilpa area right now. For example, the Hampstead Common area would deliver a hectare of parkland built on unused bitumen with no loss of private land or movement area required for roads.

In the bigger picture, by 2031 the peninsula will require a total of 15 to 30 hectares of new green spaces for 27,000 new residents based on a modest rate of 0.55 to 1 hectare per 1000 residents (new development areas actually require 1.12 hectares per 1000 under the City Plan 2014). Aside from creating new green space, we can also remediate the riverbanks and gullies, upgrade parkland facilities and repair the aged walkways and bikeways of the neighbourhood using the balance shortfall of funds dedicated to parks through planned and forecasted development contributions.

An Integrated Plan

Currently there is no plan for the whole peninsula that tells the community how the impending buildings, traffic and people will be properly accommodated; nor how water, energy or heat gain will be sustainably dealt with. There is no well-considered, rigorous and properly consulted plan to show how a dense city neighbourhood is to provide for green spaces and active public realms.

This Green Space Strategy is a primer for the community, business and government to endorse an integrated plan that provides real, new green spaces. The big idea in our strategy is that we can reclaim at least 11 hectares of unused public spaces to create the public realm that the community needs now and into the future. This space is available now on the streets and crown lands within the peninsula and should be used to build the existing shortfall of open space created by the boom in multi-unit dwellings over the last 10 years.



How many new parks were built in Highgate Hill / West End in the last thirty years?One
Pocket Park in The Gully, Highgate Hill



Paradise Street Permablitz: community organised park improvements and edible gardens

Why do we need a strategy?

- Increased population projections
- Currently no green space plan to meet increasing demand
- Under allocation of parks
- Rapid pace of development

Who does the strategy serve?

- Residents and workers of West End, Highgate Hill and South Brisbane
- Visitors to the area
- The business community, including developers
- Local and State Government agencies

In the next 20 years, we will need a football pitch sized open space for every 1000 new residents, an eventual space the size of twenty six football pitches. If we failed and only achieved 50% of this, we will still need another Southbank sized open space. The challenge is for Brisbane City Council and the Queensland Government to provide the funds from development and provide the planning direction to fulfil these un-met community needs.

The Green Space Strategy

The following principles drive the strategy:

- Community inspired and led
- Flood resilient design
- Delivers at least the minimum open space provisions of 0.55 hectares per 1000 new residents
- Walkable to every resident in the peninsula
- High quality, useable open spaces
- A funded program of open space implementation

Where can the open space be made?

The whole of the peninsula has a shortfall of open space, so the increased density of redevelopment areas such as the Kurilpa precinct site can be compensated by direct funding, through infrastructure and open space contributions, to assist other nearby areas needing parks.

Highgate Hill has the biggest shortfall of open space, being the densest populated area currently. One idea is to convert Hampstead Road, in the centre of Highgate Hill, into a destination boulevard: its wide road reserve can allow a kilometre of north facing linear parklands, whilst still maintaining current vehicular movements. Hampstead Common, as it could be named, would be one of a number of parkways created out of unused crown land and road reserves. Hampstead Common on its own could provide for at least a hectare of park and open space in this manner. This would provide nearly a tenth of the shortfall open space from the Kurilpa precinct (one of the 11 hectares that are currently not provided in the 2014 plan).

Hampstead Common is an idea developed within the West End community over a number of years, in consultation with adjacent residents and arising from community led workshops (refer appendix A). The concept has broad acceptance in the community and would be a precedent for new parkways in the area. Parkway however could be built on any wide road reserve. Montague Road in its entirety would provide a significant area of urban open space in this manner. To enable this to happen, Brisbane City Council has to take leadership in the progressive construction of co-ordinated spaces. An urban movement strategy is needed to create an integrated system allowing pedestrians, cyclists, public transport and vehicles to move easily and safely through the precinct as a whole.

The Elements of The Green Space Strategy

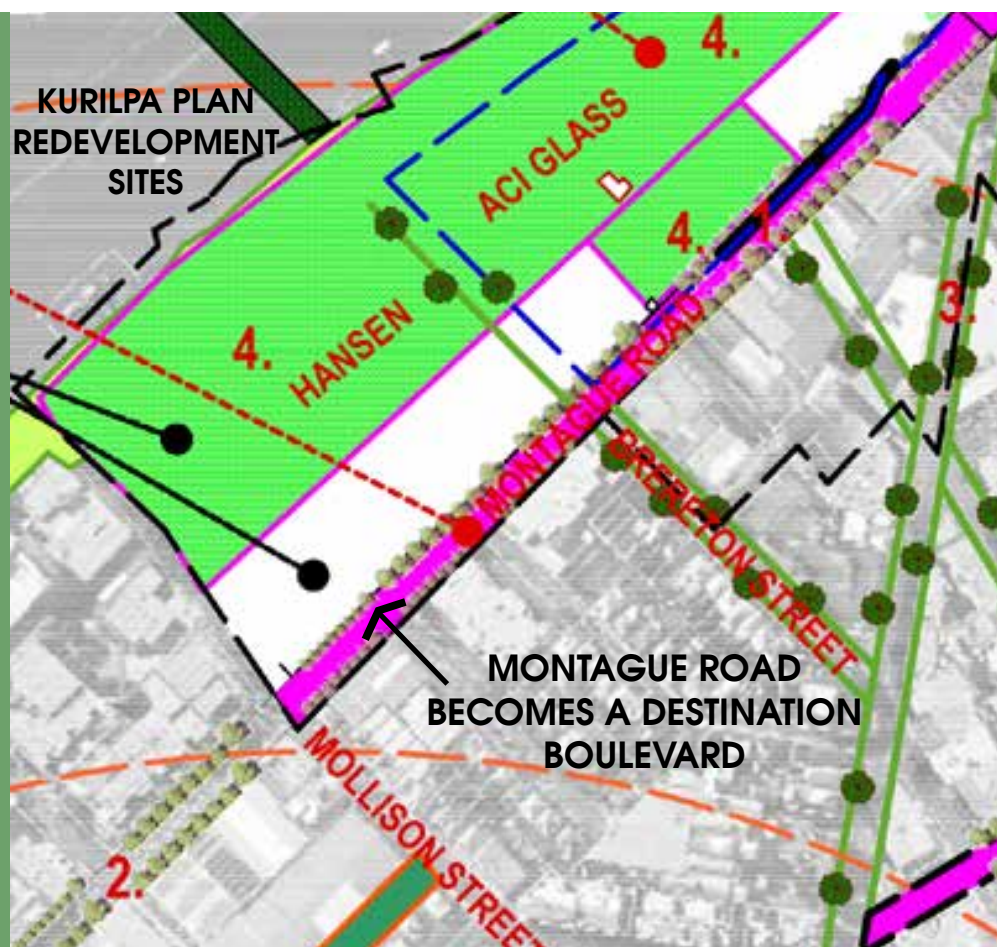
Aside from existing parks, gullies and sporting areas, the following new open space types would contribute to the eleven hectares of space that will be required in the neighbourhood and are shown on the Green Space Strategy:

- Destination boulevards
- Travel-way boulevards
- Green links
- Pocket parks
- Riverside park improved
- New parks
- Edible parks, streets and community gardens
- Sport and recreation spaces
- Natural green spaces

Destination Boulevards

These are vibrant pedestrian oriented streets that could be located in mixed use centres (areas of combined residential, entertainment, commercial and retail functions). They include a high level of detailing and quality of finishes in all street components from ground level to the third floor including building facades. The destination boulevard streetscape is located on a minimum verge width of 6.5-metres that includes furniture, pavements, garden beds and colourful sub-tropical trees. Where possible, traffic signs are minimised, kerb and channel removed and asphalt replaced with high quality concrete finishes to create 'shared streets'. Horticultural structures such as arbours, trellises and pergolas are promoted. Trees are planted at regular intervals to create avenues and have a soil volume of at least 15 cubic metres per tree (soil cell technology would be used under road and footpath pavements). These boulevards are maintained to the highest standard and include irrigation. As the name suggests these streets are destinations in their own right and give a high priority to pedestrians as places of exchange for onstreet meeting, eating and trade. The Grey Street boulevard and arbor spine is the best precedent for new destination boulevards in the peninsula.

The northern end of Montague Road could be redevelped into a destination boulevard



Grey Street in South Brisbane is our best model for new destination boulevards in the peninsula v

v Shared streets in Auckland city centre



Travel-way Boulevards

These are comfortable and delightful mixed traffic corridors with iconic subtropical flowering trees and predominantly mown grass verges a minimum of four metres wide and with broom finished concrete paths. Garden beds are kept to a minimum and are located at key intersections and other travel crossing paths only. Public transport and private motor vehicles dominate the movements but active transport (walking and cycling) is also catered for. These boulevards primarily have a movement function. An example is the southern end of Montague Road.

Green Links

These are local movement corridors with significant offerings to pedestrians including five metre wide verges and continuous tree or awning shade, plus garden beds and street furniture. Regular safe crossing points are provided via 'zebra crossings' or pedestrian traffic lights. Green links include the following sub-categories:

1. **Parkways** – Streets that allow connections to nearby district parks and the river. They may include centre median planting where the existing street width allows.
2. **Edible Streets** – Streets where the verges are planted with an edible landscaping component where it is safe to do so. Edible streets could connect directly with the West End State School (where a school garden is currently located) and potentially to other local schools.



Street verges could be planted with productive trees



The Hampstead Community Orchard: a stepping stone to a larger park common on Hampstead Road



Hampstead Road could provide rest places, small pocket parks and a green link

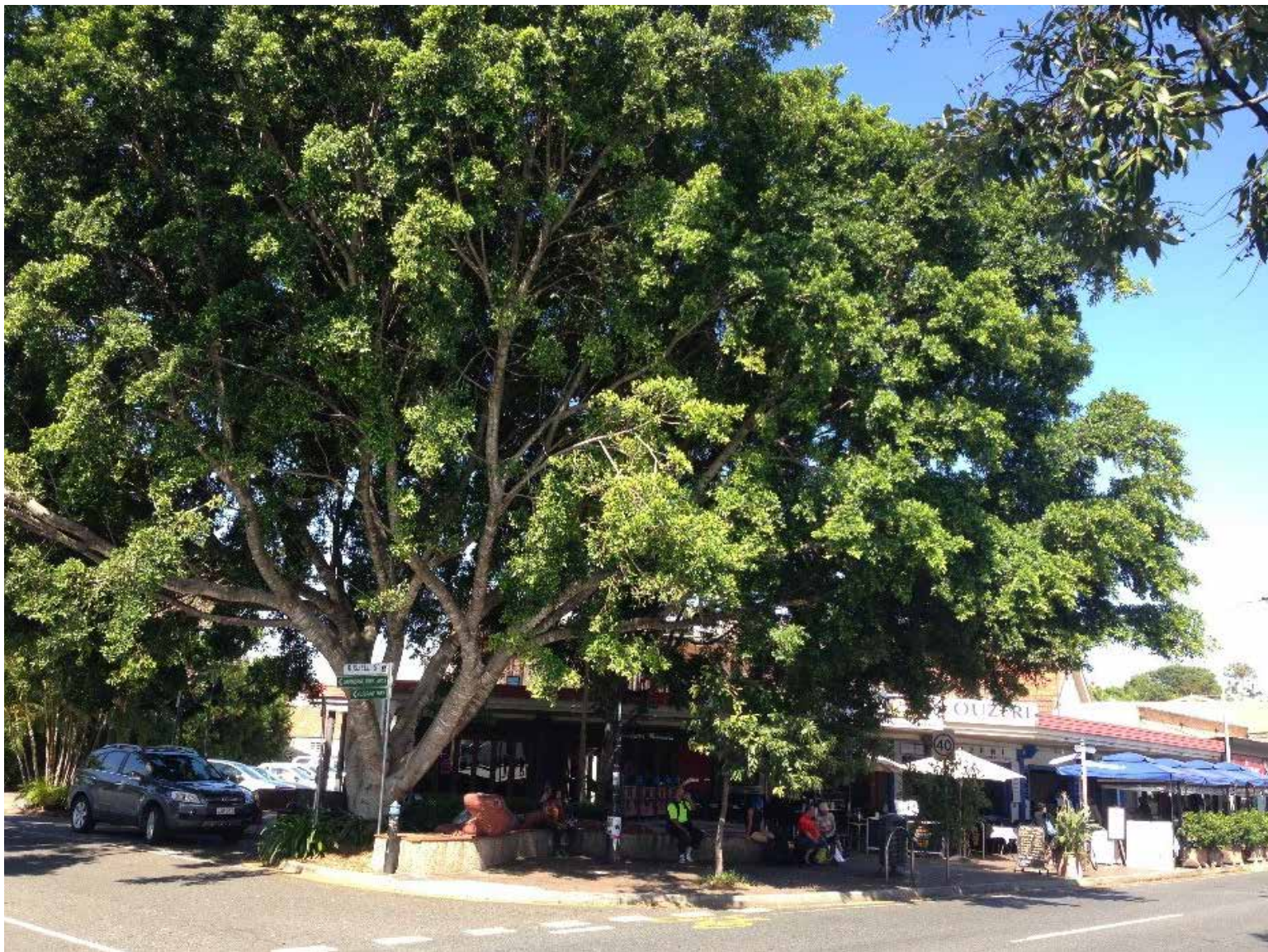


Concept plan for Hampstead Common which could be a major green link and an edible parkway

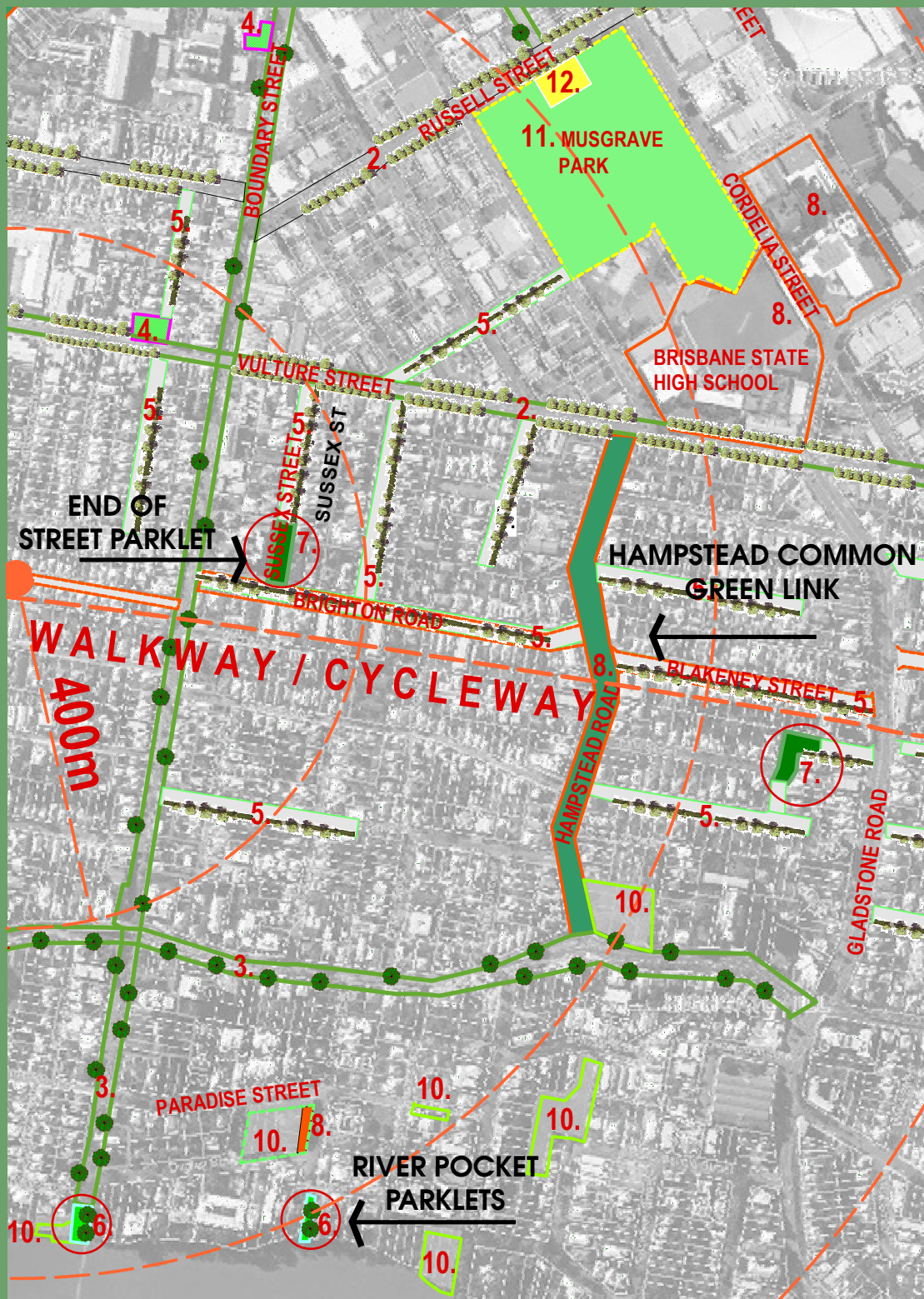
Pocket Parks

Micro sized green oases catering to local residents and workers within walkable distances (up to 400 metres). They are typically underused left-over spaces located on the road reserve that do not serve transport needs. These spaces provide opportunities to create cool, shady tree-lined places with outdoor furniture, garden beds and community gathering space. New pocket parks would include:

1. **End of Street Parklets** – these are places where a cul-de-sac or single lane through-way is created to allow most of the road reserve (including the asphalt pavement) to be transformed into much needed green space. Access to homes and for waste trucks would be retained. Car parking would be retained in some areas.
2. **River Pocket Parks** – these are exciting mini parks that typically connect to West End Riverside Park on the Milton Reach. They provide an elevated vantage for local residents and workers to enjoy the river scape. These are end of street facilities that extend the riverside open space into the surrounding street network. An example includes the end of Victoria Street.
3. **Merivale Viaduct and Undercroft** – this space, identified in Brisbane City Council's Kurilpa Master Plan (2014), is transformed into a series of interconnected arts and youth spaces and could be used to provide a green cross-link through the precinct.



The stage and goanna on Boundary Street, West End: a pocket park on a 150m² area of road



Portion of the Green Open Space Strategy showing some of the new park types

Brisbane City Council could create a pocket park strategy targeting all the unused crown lands, and this could provide for some of the 8 remaining hectares shortfall of open space provision. Unused road space can be reclaimed all around the peninsula, creating small, urban gathering places in the manner of the reclaimed road plaza at the goanna sculpture and fig tree community space on Boundary and Russell Streets. This plaza takes up only 150m² of space in the road. Twenty of these small public plazas would add 3000m² (0.3 ha) of urban public open space to the peninsula.

Riverside Park Improved

West End Riverside Park, extending from Forbes Street to Bouquet Street, is enhanced with high quality facilities such as public toilets, outdoor gym and recreational equipment (gym stations, outdoor table tennis, basketball half courts and the like). Better and increased seating and shelters are provided to cater for the high density residential population that is emerging west of Montague Road.



New parks and open spaces to the west of the peninsula



Tree canopies and broad lawn areas is a simple treatment along the riverside parks (Hyde Park, London)



Gathering areas with cafes and loose furniture could provide valuable community focal points (Luxembourg Gardens, Paris)



Small urban plazas with alfresco areas can easily reclaim parts of the wide roads of the neighbourhood (The Marais, Paris)



Play and active areas can be clustered throughout the peninsula even within dense urban settings (Place de Vosges, Paris)

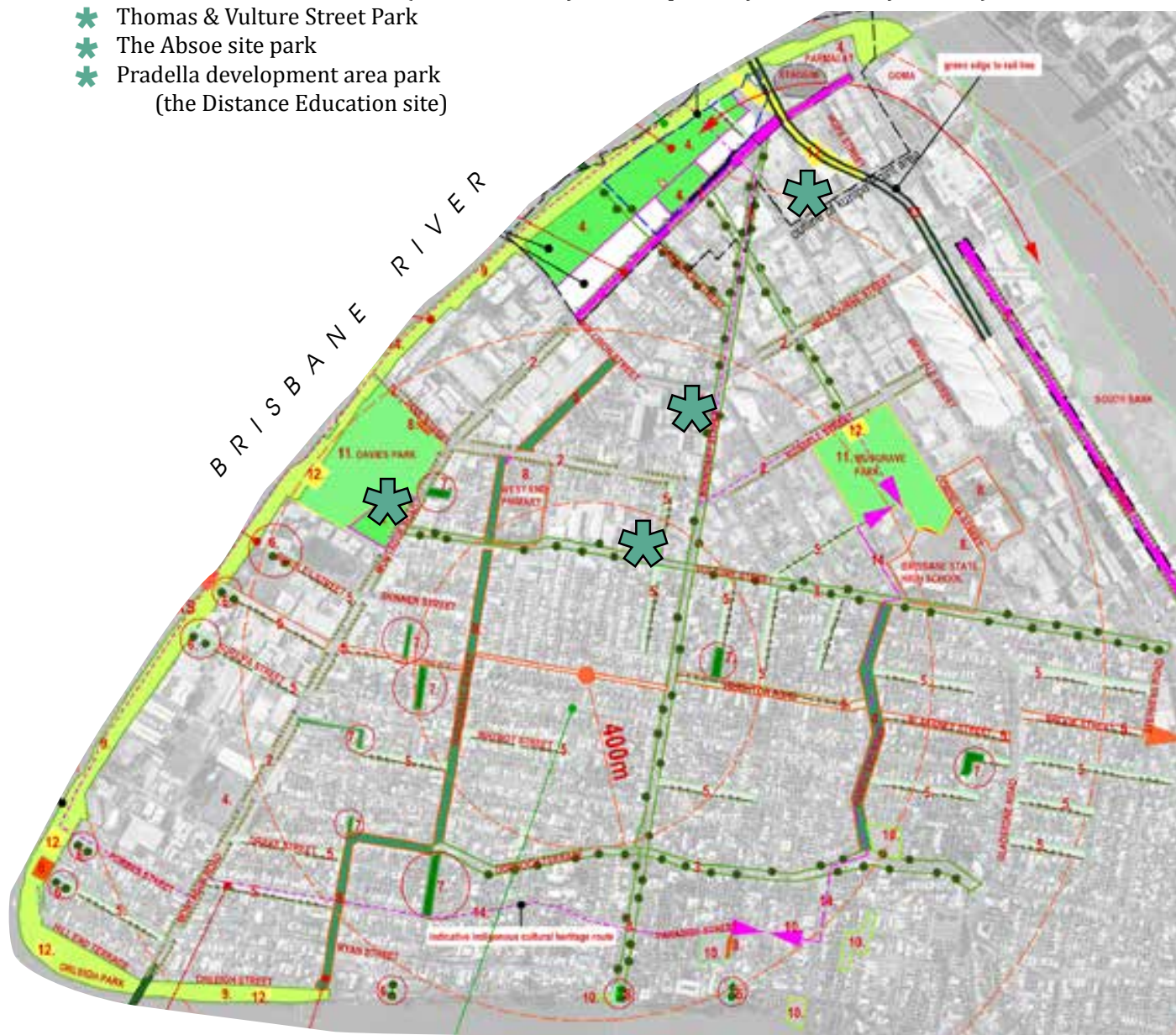
New Parks

Within the Kurilpa Precinct the parkland widens to a minimum of 100 metres and is edged by medium rise towers with Montague Road behind. This will be the major new parkland to provide for the increased population of the precinct area. East of Montague Road, taller towers could be located. This is a similar development pattern to the Southbank/Grey Street area: broad parklands fronting the river with mixed-use towers creating a boulevard spine.

At the ACI glass site the parkland extends to Montague Road to create a metropolitan park with an industrial heritage theme: conserving the existing emissions towers, the administration building, the electrical substation and other important items. The existing milk factory (owned by Parmalat) could be transformed into an entertainment complex to replace the aging and poorly located Boondall Entertainment Centre.

Other new parks which are planned by Brisbane City Council through local neighbourhood plans but are yet to be realised include:

- ✱ An extension to Davies Park (this has recently been acquired by Brisbane City Council)
- ✱ Thomas & Vulture Street Park
- ✱ The Absoe site park
- ✱ Pradella development area park (the Distance Education site)



Edible Parks, Streets and Community Gardens

The West End community has compensated for Council's failure to provide adequate additional green space by creating a number of community run gardens. These include Paradise Street Community Garden, the Jane Street Community Garden, and The Hampstead Community Orchard. These spaces are created from underutilised crown land and provide productive spaces for dozens of local people who do not own a garden. These gardens should be



Jane Street Community Garden, West End: designed, built and maintained by local residents

Sports and Recreation Spaces

The increased population will balloon the need for active and recreation spaces. The local schools will need to provide or share additional sporting facilities and this is problematic since sports fields require large footprints that cannot be absorbed from unused road reserve or crown land. As such, existing facilities such as Davies Park and parts of Musgrave Park will need to be creatively looked at to maximise co-use. Davies Park has been the focus of numerous masterplans, including a major community based plan which Council prepared but never adopted. Recently, landscape architects Dunn Moran have worked with South's Rugby League Club and other stakeholders to develop a renewal plan which retains all existing user groups, including all the sporting clubs as well as The Jane Street Community Gardens. (Refer appendix E).

Natural Green Spaces

The peninsula has a series of gullies and waterways with remnant riverine trees and ecosystems. These gullies, to the south, are steep, weed infested and neglected. Resources are required to rehabilitate the natural green spaces of the neighbourhood and to provide appropriate access and paths where required. The fauna in these remnant pockets use these areas as refuges and in combination with trees in private lands they provide wildlife corridors. The large park areas required in the north around Kurilpa Plan Precinct provide opportunity for green spaces which create natural waterways and wildlife corridors. Woodland and subtropical forest thickets would be incorporated into these new parks to create refuge and biodiversity. Land mounding could be creatively incorporated to reduced the risk of flooding in the manner of New York City's proposed waterfront (appendix G).

Conclusion

The Green Space Strategy details many opportunities to upscale the green space offering throughout West End, Highgate Hill and South Brisbane. It includes the creation of new public open spaces on the existing road reserves and through the expansion of parks created by major redevelopments.. It also advocates for the improvement of existing parks in response to the increasing demand. The Green Space Strategy offers innovative, out-of-the-box solutions that will improve the lives of existing future resident workers, visitors and business people in the area.

West End, Highgate Hill and South Brisbane



Part B: Supporting the Strategy

Twenty years of community planning

The Green Space Strategy is a summary of the best ideas and research undertaken by the local community and assisted by local experts. Strategies embedded into the plan incorporate the ideas of three local community groups and over ten local landscape architects.

In the 1990's the active community group named The Local Push held three community design forums. Open space emerged as the dominant concern and The Hampstead Road Common idea was developed as a test case for building new parks out of left-over asphalt. The Hampstead Common was then developed from a community design event held at the Lookout Park on Hampstead Road, assisted by three local landscape architects. The Hampstead Common has been presented to hundreds of people as a model for community led design for sustainable parks and food landscapes.

In the 2000's the West End Community Association (WECA) took on from The Local Push and held further community forums on the future of the area. WECA developed a Green Open Space initiative as a major idea to promote open space thinking and action in the area. In this time thousands of apartments were built but no new parks emerged. Transition Kurilpa was a group that developed and helped build community food gardens in the peninsula, with a permablitz event creating the Paradise Park Community Garden and a permablitz creating The Hampstead Community Orchard. Meanwhile, the Jane Street Community Garden was designed, built and maintained by locals, again assisted by local landscape designers.

In 2015 WECA created Brisbane's *greenheart.org*, a forum to create ideas for the Kurilpa Point redevelopment. The ideas collected show examples of cities around the world that have been able to create sustainable inner city precincts. Kurilpa Futures, a group formed to also lobby for a better Kurilpa precinct, developed strategies for sustainable planning in the Kurilpa area and then ran a successful community ideas forum in May 2015. Over 160 people attended and yet again open space emerged as a dominant community concern as the neighbourhood moves towards a doubling of the population.

Recent history of open spaces in West End peninsula

The West End peninsula has not fared well in regards to open space and the public realm in the last twenty years. During this period, despite a dramatic increase in population, there has been little increase in the provision of park or public space. Not since Boundary Street was renovated in the early 1990's has a new urban park been created.

The only major public space improvement in the 2000's has been the Melbourne Street Boulevard. Both the Melbourne Street Boulevard and the Boundary Street landscape works have become neglected due to insufficient ongoing maintenance. The largest local authority in Australia, Brisbane City Council could do a lot more to implement strategic policy about the public realm in the inner city, particularly in regard to local and district parks.

The West End Peninsula has three other active main streets aside from Boundary Street, including retail precincts on Hardgrave Road, Gladstone Road, and also emerging on Montague Road. None of these main streets have received any public improvements over the last twenty years, apart from street tree planting. It is apparent that there is a poor level of urban place infrastructure (including furniture, public art, trees and garden beds) in these existing main street precincts. More proactive policies, procedures and programs are required to improve these highly used open spaces and streetscapes within the peninsula.

In Brisbane new development in the suburbs must contribute at least 10% public open space in each new site, and usually up to 20% on a variety of public spaces and parks within larger housing areas. When new suburban subdivisions are created, these places are required to create a system of integrated parks and walkways of differing sizes and needs. The developers who have built the houses and units for the thousands of new residents in the West End Peninsula over the last twenty years have not built the required percentage of new public space.



The Absoe site fronting Boundary Street was designated to include a public park as part of any redevelopment



Will the future park become a privately controlled urban plaza?

Many of the new high-rise apartment developments contribute little to the public realm in the West End neighbourhood, since the main goal is often to create secure, semi-private internally landscaped precincts. Even when a developer wants to contribute to the public realm this is generally not encouraged. For example, several years ago when a developer wanted to build an active street edge with an arbor in the West End peninsula, Council declined the works because Council's works department did not want to maintain it.

In the most recent local area plans, new parks were identified to be created to provide for the increasing population. Council purchased the land for one pocket park on the corner of Vulture and Thomas Streets. The community had to fight to retain this space due to development industry pressure. On the Absoe site, a park fronting Boundary Street on the existing lawn was identified in the local area plan, however these open space allocations may end up as privatised open spaces in the form of plazas, which are controlled in time and use by landholders.

Open spaces planned in the Kurilpa Precinct

Brisbane City Council's recent Kurilpa Master Plan of 2014 generously provided park and riverfront that was already utilised by residents. Council has delivered significant new parkland areas of quality in other areas of the city over the last 15 years such as Rocks Riverside Park at Seventeen Mile Rocks and Calamvale District Park. New parks through the peninsula should be of an equivalent quality.

The proposed population of the 2014 Brisbane City Council Kurilpa Precinct Plan is 22,000 residents and 8,000 workers, irrespective of the new population to be created through redevelopment in the other two thirds of the peninsula. The whole of South Brisbane peninsula is estimated to now grow to an additional 17,734 people by 2031. This equates to 19 ha of open space using BCC standards of 1.12 ha per 1000 residents (reference City Plan 2014).

The Kurilpa Precinct area is 25 hectares and, with a projected resident population of 11,000, the Kurilpa plan site alone should provide 12.3 ha of park and open space (based on 1.12 ha per 1000 residents). Currently, only 1.3 ha of new parks are proposed in the 2014 plan. This is on top of the existing 2.3 ha which makes up the Riverside Drive Parklands which provides for current residents needs.



What does the community want most? Informal parks with large trees, places to play, relax and recharge in a natural setting as well as day and night public access to green space

As such, we should be planning for larger parks of up to 12 hectares, just within the Kurilpa Plan area, or at least one continuous waterfront parkland the same width as Orleigh Park nearby to the east (this park is 60 metres wide from river to road). This continuous green space could be best spread equally across the three large industrial sites.

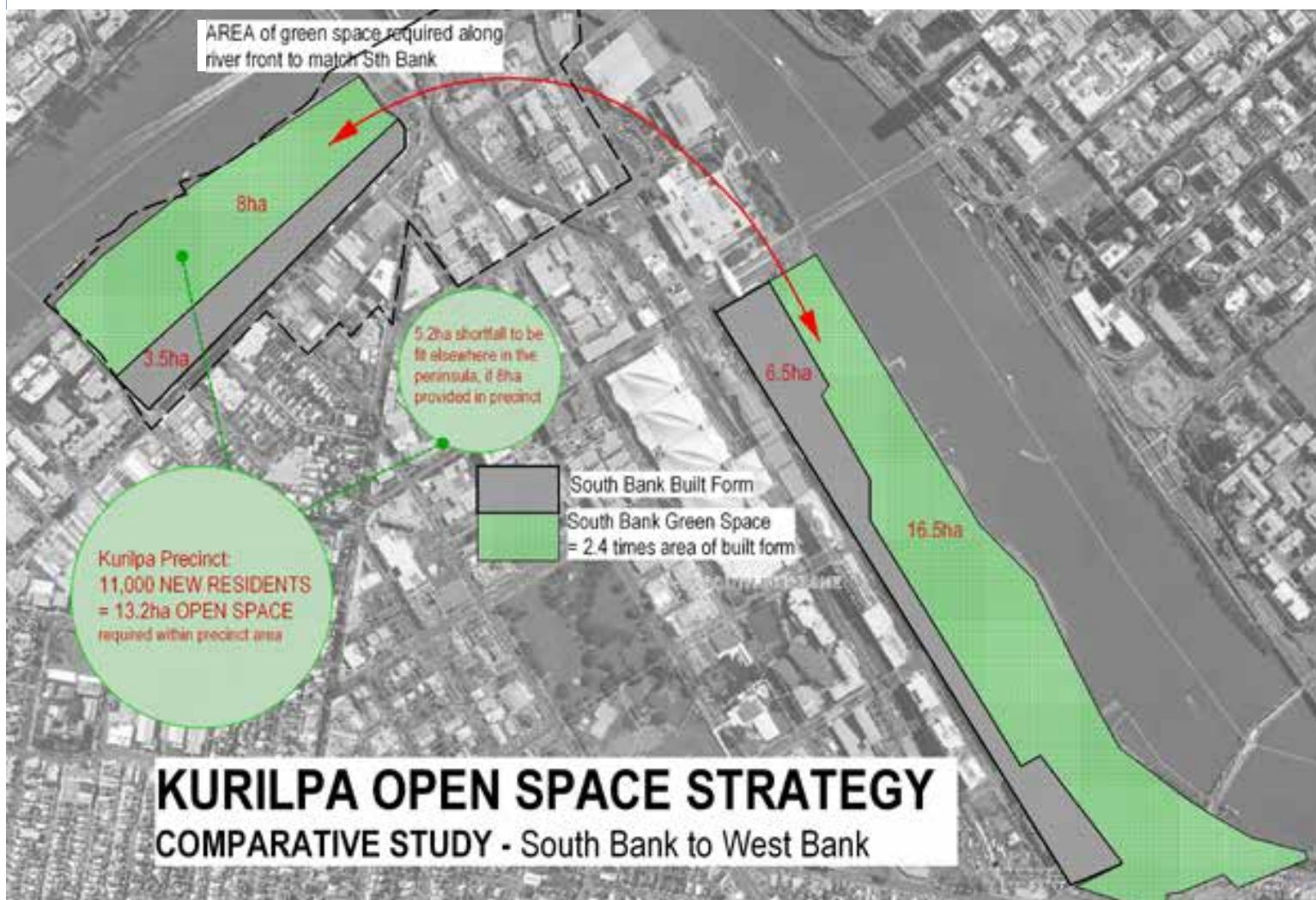
The land to the west of the large industrial sites comprise many smaller lots and landowners. Open spaces will not be easily delivered in these places, except for retail earning plazas privately owned and fronting active streets. These are not considered public space since they are privately regulated, as is soft landscape comprising body corporate areas within apartment complexes.

What Open Spaces Do We Need?

The new open spaces in the Kurilpa Plan area do not need to be highly programmed as per the 2014 Brisbane City Council masterplan. We already have one Southbank with extensive adjunct event spaces and across the river the Botanic Gardens and Roma Street gardens both provide highly programmed spaces for events. A continuous and broad open space corridor the width of Southbank would enlarge and improve the current riverside parklands to provide more large lawns for kicking a ball, with big shade trees and plentiful picnic spots. Orleigh Park is the perfect model for the Kurilpa Plan open space corridor. Residents want places where they can walk, relax and meet. They don't need a tourism park, just breathing spaces to relax within the city.

The urban structure in the Southbank precinct, particularly the ratio of parkland to private development sites, provides a useful and relevant model that can be applied to the SBRNP Kurilpa precinct. As can be seen in the plan below, green spaces comprise two and a half times the area of built form in Southbank, and this ratio could be applied to the Kurilpa precinct plan area. The parkland provided in the Kurilpa precinct should adequately reflect the proposed resident and worker populations to service their basic rights to green space. The large development sites within the Kurilpa precinct also provide an opportunity to increase the green space offering to the existing West End resident and worker population.

The parkland to private lot ratio for Southbank is based on an extent of land from the river edge to Grey Street. The total area of private lots from Grey Street to Little Stanley Street including the QUT's educational buildings and the ABC head quarters have been taken into account. At the Kurilpa precinct a similar ratio has been applied from the river edge to Montague Road.



A comparative study of South Bank green open space and the equivalent area needed at Kurilpa Point

Streets for living

Montague Road and the adjacent distributor roads are already showing signs of peak traffic congestion, even before the additional estimated 70,000 additional daily vehicle movements which are likely from the population of the new plan areas. The 2014 Kurilpa Plan shows the need for a four lane road, however there is no space for that road to continue beyond the plan area, and congestion is highly likely as that road transitions back to two lanes at the rail bridge and when it meets Mollison Street. There will also need to be a system to allow cyclists to move safely beyond Montague Road and toward South Brisbane.

The Kurilpa Plan area needs a street layout commensurate to its intended population. Only a grid of streets is likely to provide a measure of release necessary to avoid massive congestion. These streets need to be configured as boulevards to provide streets for living and to provide public open space to help remediate the large shortfall in the plan. Montague Road, as the main distributor, could have a central parkway to provide for a range of open space activities, and should be 40 metres wide to allow for all the transit and pedestrian uses, as well as to scale back the increased height of buildings and provide access to sunlight.



Boulevards are integrated streets which cater for city life in all its lively forms. Attractive green promenades with active frontages are core elements sought in the reinvention of Montague Road. (Avenue des Champs Elysees, Paris)

The Kurilpa Futures Ideas Forum

In May 2015, Kurilpa Futures ran an ideas forum for Kurilpa. Hundreds of local people contributed. The summary findings are to be found in detail at www.kurilpafutures.org. The key findings and ideas that relate to green spaces in the Kurilpa Plan Precinct area are as follows:

Nature and 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 the extensive green corridor 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 in keeping with the creation of large, open, recreational spaces. Landscaping will utilise the many riparian and dry rain-forest tree species endemic to the area that make excellent street and parkland trees and 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.

Public realm and 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 the necessary open space to accommodate West End and South Brisbane's projected population growth. In particular, 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 needs 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 should 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 exciting activities and special events.

Improving open space provision in the Kurilpa Precinct

The Kurilpa precinct, with its large industrial parcels was the focus of this forum and there was strong support for a large urban nature park the size of Southbank to cater for the unmet recreation and relaxation needs of local residents and the city. Open space and the natural environment together were two of the top three land use concerns for the site and residents suggested that jointly these open spaces should be 45% of the developable area, or about 12 hectares from the 25 hectare site. If you combine the concerns and priorities for planning controls, transport, mobility, and open space, the community's ideas predominantly focus on the public realm of streets, parks and waterways and how to regenerate them for sustainable living. The Green Space Strategy takes all of these public realms and combines them into one big integrated system.



Orleigh Park open green space and biodiverse mangroves

Three key concepts for open space emerge in the Kurilpa Point Forum:

A. Create Kurilpa Nature Park

Establish regenerated waterways, wildlife corridors and subtropical woodland and forest areas.

B. Provide Large Informal Parks

Create a park that has the equivalent open space to development ratio of Southbank park to be focused on local open space needs: informal lawns, large trees and picnicking, just like Orleigh Park, not a highly programmed space.

C. Provide Active Recreation Spaces and Facilities

Create play spaces for all ages. Provide formal and informal sporting areas and facilities shared with schools and linked to services.

KURILPA VISION

This vision statement has been developed from the assembled contributions and insights of all forum participants. Focus groups devoted to each of the forum's themes exchanged knowledge and concerns to produce preferences and priorities. Mixed interest groups drawn from each of these focus groups combined these to develop proposals. Priority has been accorded to activities and land uses scored most highly by participants, but attention has been paid to all views.

Green space and inner city life link Kurilpa to the riverfront. More than half the area consists of informal and active play space, native forest, and small ponds and waterways. Extending back from the river, this provides a natural setting for the garden apartments, which rise to no more than thirty metres to maintain continuity with the surrounding Moreton Bay figs and other urban forest trees.

The neighbourhood's activities are set within these continuous bio-diverse wildlife corridors with walkways and cycle paths connecting green corridors to clusters of housing. Children's play and learning spaces, indigenous cultural and art centres and small commercial complexes are distributed throughout the neighbourhood. Spaces for community activities include festival and market areas displaying local produce, arts and crafts. Professional offices, boutique shops and retail stores occupy ground floors of apartment blocks.

There are garden apartments, child care and primary schools, and open air dining. The clusters of start-up and pop-up structures for emerging creative industries include activities such as computer visualisation, data processing, Aboriginal art, experimental music, photography, drama and dance, including ones occupying elegant old recycled industrial buildings. Local character is celebrated by environmental and Indigenous art and sculpture, designed to reflect the spirit of the area's historic activities and spaces. The industrial heritage remains visible in iconic details, incorporated into heritage trails and expressed as artworks, ensuring a strong narrative thread of industrial history for the benefits of both residents and visitors. Sculptures vary in scale from the spectacular to the domestic, including the animals and birds of the Kurilpa Nature Park, such as the native water rat or Kuril which has given the area its name.

Around a thousand dwellings, grouped in unobtrusive clusters of green-walled eight storey buildings, rise out of their setting of surrounding trees, preserving views of the western hills and the distant Border Ranges. They themselves enjoy dramatic views across the river to the city centre and westward, over the peninsula, to the dark green mass of Mount Coot-Tha. These apartments include over a hundred community housing units managed by local housing companies and associations and distributed throughout the neighbourhood.

The area is characterised by a sense of depth, exploration, heritage and discovery. Entertainment areas cluster close to the public transport, hotels and restaurants of South Brisbane and near to the youth culture and evening venues of West End's Boundary and Vulture Streets.

The honey pot character is heightened by the many links to the city centre and wider metropolis by foot and bike paths, ferry terminals, and pedestrian bridges. Community transport shuttle services run regularly to the metropolitan busway and railway stations of South Brisbane. Waterfront paths and new Aboriginal art trails along Manning and Russell Streets link the riverside to the cultural and heritage hubs of Musgrave Park and West End. Planted pathways connect Kurilpa Park to the core of West End. Riverside open space curves around the river's southern bend to provide continuous walkways and cycle paths from the Gallery of Modern Art to Orleigh Park. This is our vision for Kurilpa.

Reference: www.kurilpafutures.org

Biodiversity in the peninsula

At the Kurilpa Futures Group (KFG) community forum in 2015, the Open Space and Environment focus group expressed a strong desire to bring more biodiversity into the SBRNP Kurilpa Precinct. Some of the ideas included creating a riparian rainforest corridor and a eucalypt woodland. Stormwater cleansing wetlands would provide habitat for birds and other wildlife. Could the habitat of the long-vanished Kuril be recreated as an iconic inner city rehabilitation project?



Ideas for the Kurilpa Precinct from the community forum in 2015. Plans emerged which identified open space as the driving concern of the local community



The dominant open space idea was for continuous riverine canopies of trees creating a series of large outdoor lawn rooms for recreation and relaxation

Local Aboriginal culture and its importance in the area

At the Ideas Forum, Aboriginal elders Uncle Des and Sam Watson talked about the long-standing knowledge and lore of the area. The stories of place held by Aboriginal people in the district should inform any open space planning. For example, the stories of the Kuril (the water rat) and the meaning of Kurilpa as the place of the Kuril. Also the Bunya Pine plays a significant role as a spiritual entity in the area, with individual trees in Musgrave Park having importance to Murri's. How do we weave the stories of these beings into the fabric of the peninsula?



The goanna stage and dreaming trail at the corner of Boundary and Russell Streets was built in collaboration with Aboriginal people and aims to blur the black/white line that Boundary Street represented in the past

One way, to build indigenous meaning into the open spaces is through an Aboriginal cultural trail that identifies important places to Murris and which tells the stories of place. The beginning of this trail was built in the mosaic paving at Boundary and Russell Streets. An Aboriginal cultural centre based at Musgrave Park is an idea central to the local Aboriginal right to recognition and cultural expression, as is Musgrave Park as a meeting place for Aboriginal people of the region. These notions need to be understood and incorporated into the further development of green space in the peninsula. Can the Bunya Pine be celebrated through cultural events and continued plantings of tree in other green spaces beyond Musgrave Park?



The community debate ideas at the forum held by Kurilpa Futures Group

Greenways and links

An exciting idea that emerged from the KFG community focus group is the concept of an aerial green link above the Merivale rail via-duct. This could be a way of penetrating the green space offering into the peninsula in a safe car-free environment that has the potential to link the Kurilpa precinct with the South Bank and South Brisbane precincts. Clearly, such a venture would be a significant spend and the concept should be explored to integrate with private development sites adjacent to the via-duct. The advantage to these sites would be the creation of easily accessible green space. The existing unsightly and noisy railway could be 'sleeved' in a sound proof structure that supports the green space above it. Below the via-duct on the ground an exciting range of youth spaces and creative industries tenancies could activate the area.

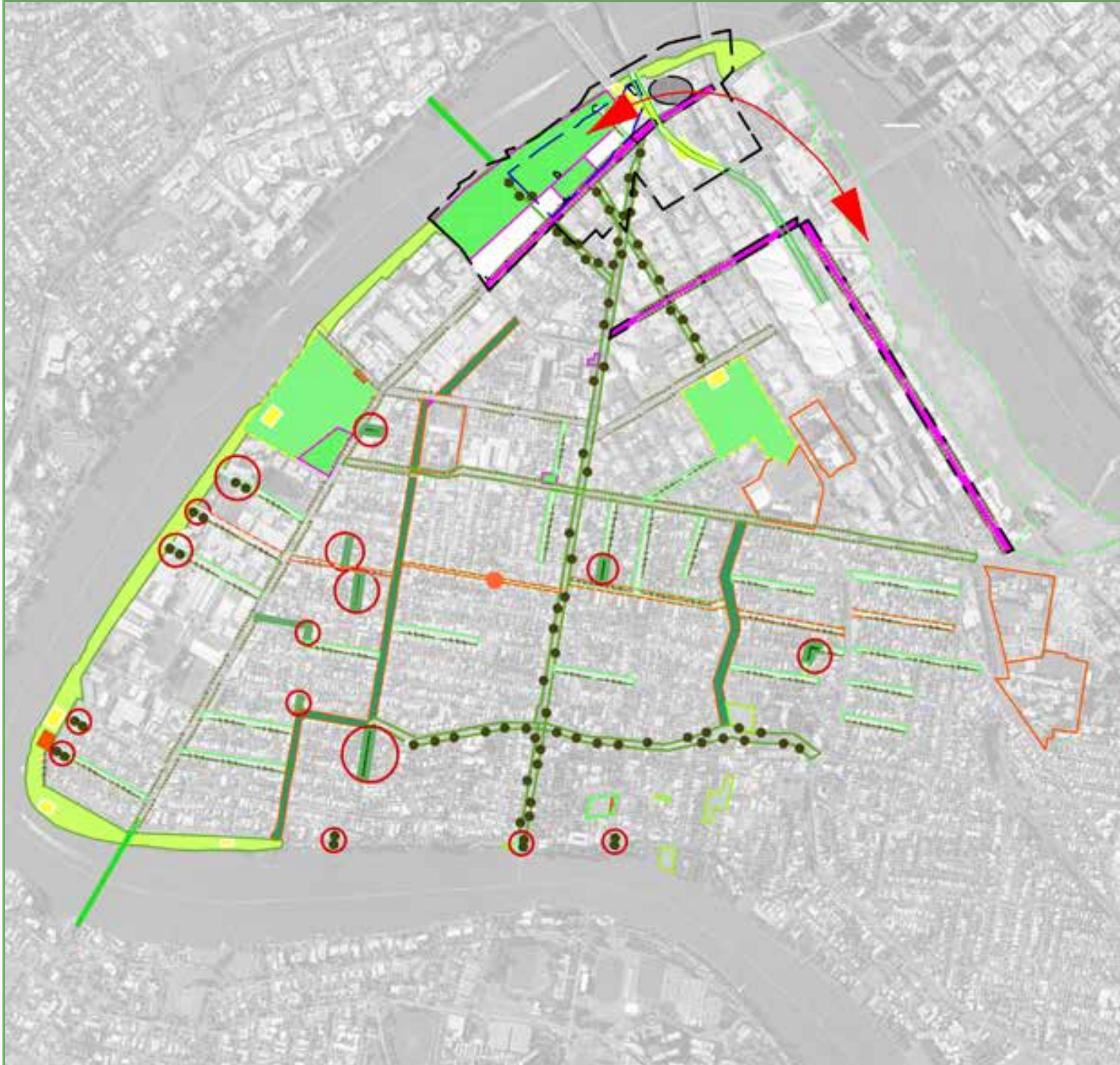
In the longer term the West End peninsula will require more cross river pedestrian and bikeway links to allow people to live locally without cars and congested streets. Green pedestrian bridges to St. Lucia and Toowong are shown in the strategy plan and these would be subject to consultation.



Green links are being envisaged over the river Thames in London. Green links to St Lucia and Toowong could be considered in the long term to provide traffic free open space based movement corridors

The Green Space Strategy

West End, Highgate Hill and South Brisbane



Part C: Appendix - Plans and Projects

Appendix A: The Hampstead Common Community Plan



Hampstead Common is an idea to create a hectare of new open space by reclaiming unused bitumen on the wide verges of Hampstead Road in Highgate Hill.

Hampstead Common?

Hampstead Road could stay two-way, maintain parallel parking and driveway access and still take up less than 60% of its current footprint!

Imagine if Hampstead Road meandered its way down the hill in a way which allowed parklands, trees and open spaces to also be created.

Hampstead "Common" could be created out of the left-over bits, as is commonly done in other towns where too much asphalt or concrete has been laid (Cleveland and Bundaberg main streets are two examples).

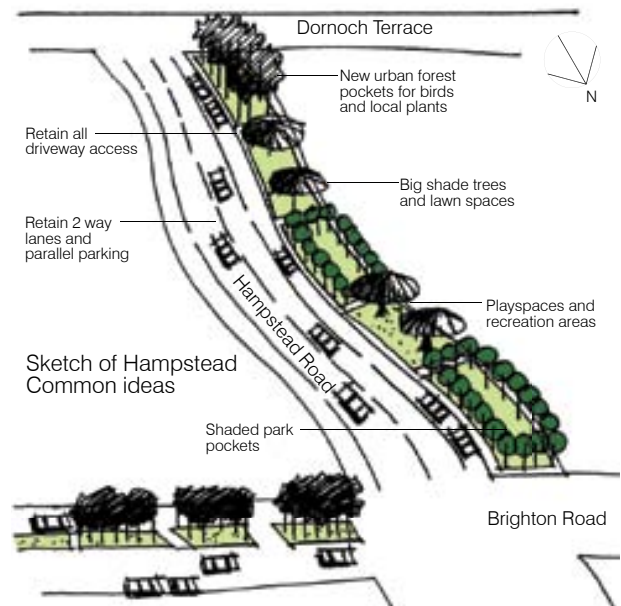
Highgate Hill and West End are likely to triple in population in the next ten years but there is no more room for new open spaces to suit. How can we create more green space to cater for the growing population?

Fact:

"We can create an extra 4,770m² of green space while maintaining the same level of service on the street. That's about 30 volleyball courts or 12 new backyards."



The Hampstead Common Community Plan



Fact:

"We can retain Hampstead Road and double the amount of green space!"

Fact:

"New total of green space = 10,355m² (that's about a hectare)."



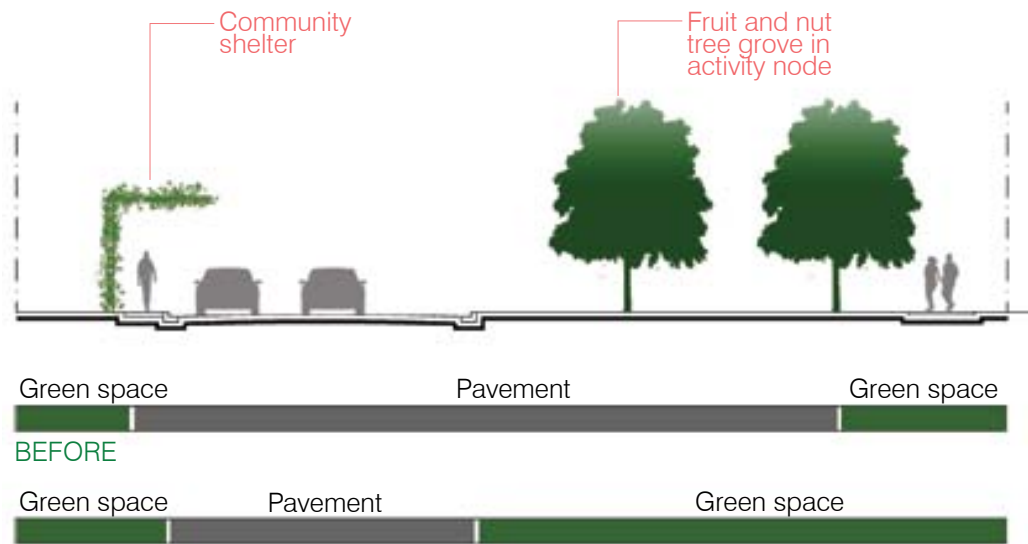
The Hampstead Common Community Plan



“We can create an extra 4,770m2 of green space while maintaining the same level of service on the street. That’s about 30 volleyball courts or 12 new backyards”



BEFORE - Street as bitumen



AFTER
INDICATIVE Section



AFTER - Street as public realm



HAMPSTEAD COMMON

Reclaiming the public realm...

The Hampstead Common Community Plan



context



now



water sensitive urban design



reclaiming the road - vine whillars



water streets



context

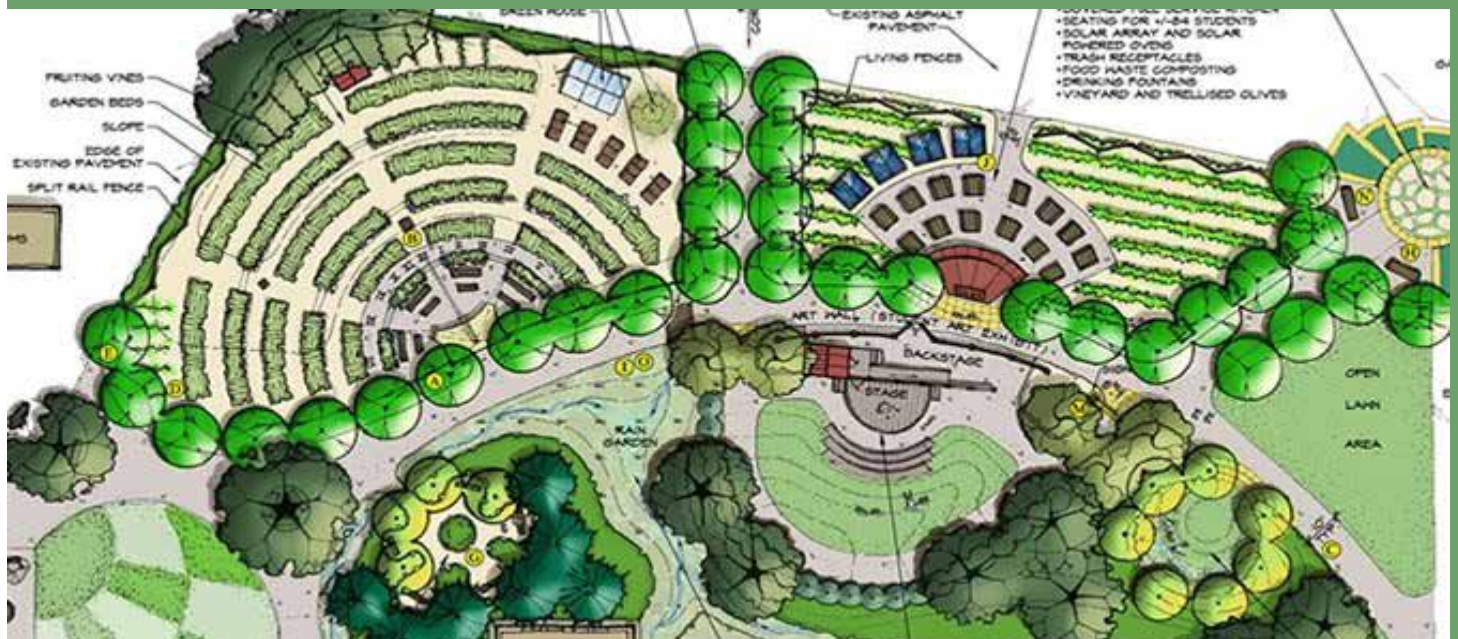


hampstead road now



hampstead common

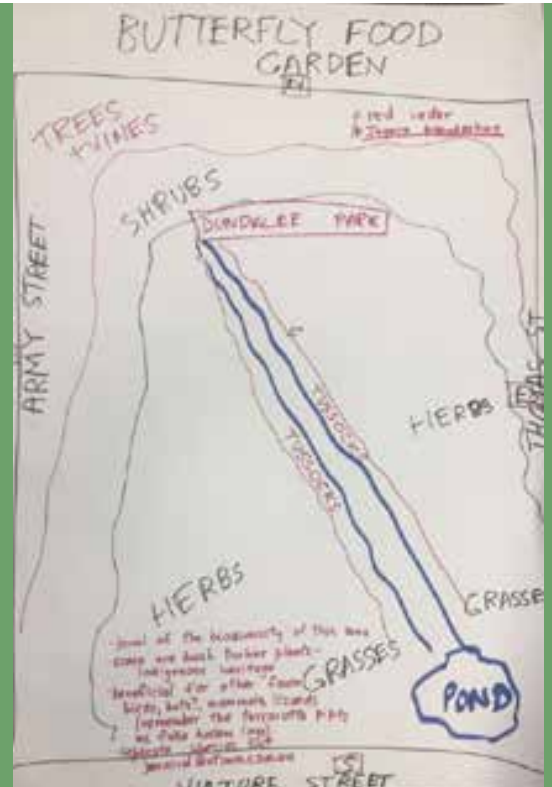
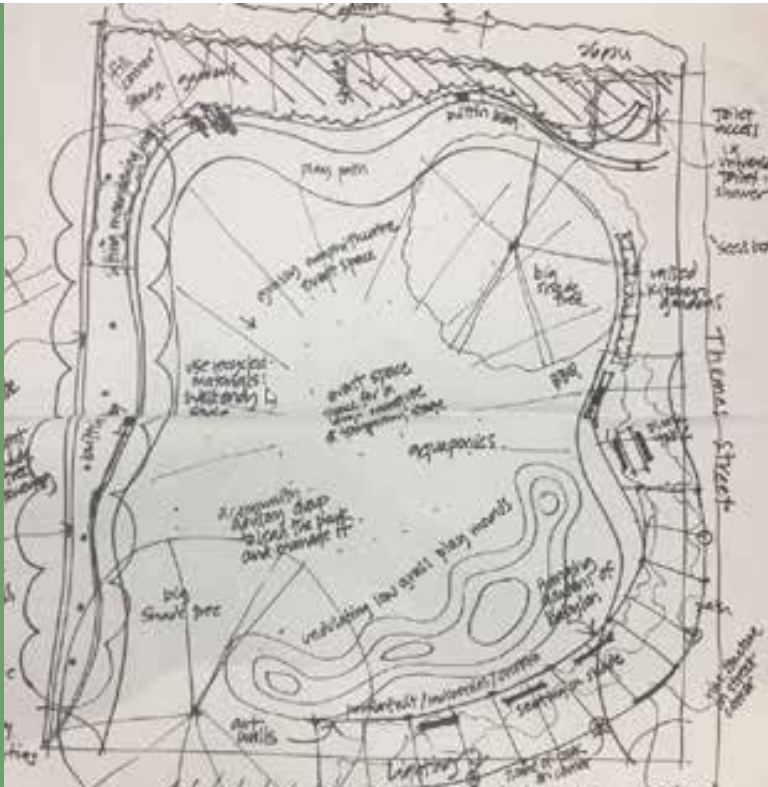
Appendix B: Brisbane State High School Edible School Grounds Project



Brisbane State High School is planning a network of edible gardens throughout the school grounds to be built in phases coinciding with the festival each year. Precedent images above show what may be achievable around Brisbane State High School's top campus.

Appendix C: A new urban park for Thomas Street

The square vacant site on the corner of Thomas and Vulture Streets is the first new park to be created in the urban heart of the peninsula. The land was acquired by Brisbane City Council as part of its local neighbourhood planning processes. A workshop run by Councillor Helen Abrahams in August 2015 with a number of local residents generated a number of emerging ideas for the park, including an events space, a safe children's grassy play area, a loop walk and a street fronting herb and vine arbour entrance. Further ideas are being brainstormed by the community to help shape the key pocket park in the heart of West End.



Ideas for the new urban park on Thomas Street from the community forum in 2015

Appendix D: Case studies of industrial heritage parks

The ACI Glass site at South Brisbane has been nominated in the Green Space Strategy as the focus for a new 8-Hectare riverside metropolitan parkland, a gift to the people of Brisbane. The site currently hosts a glass manufacturing facility and its transition to parkland represents an exciting opportunity to create a dynamic 'industrial heritage' park that incorporates industrial heritage and that can host parkland activities such as informal play and recreation, rest and relaxation, and markets and events.

Existing elements like the steel emissions towers, the pre-WW2 administration building, a large art deco style boundary fence and wall, and a heritage listed sub-station would be conserved in the park and frame the green space design. The emissions towers are key landmarks and would serve to locate the park, whilst the administration building could potentially become a building for community uses.

The case studies below describe examples where former industrial sites have been converted to parkland uses. They provide both inspiration and valuable learning material for developing the industrial sites along Milton Reach into future parkland.

Gas Works Park, Seattle, USA

Gas Works Park in Seattle, Washington is a 7.7-hectare public park on the site of the former Seattle Gas Light Company gasification plant, located on the north shore of Lake Union. The park was added to the US National Register of Historic Places January 2, 2013. The plant operated from 1906 to 1956, and was bought by the City of Seattle for park purposes in 1962. The park opened to the public in 1975.

Gas Works Park incorporates numerous pieces of the old plant. Some stand as ruins, while others have been reconditioned, painted, and incorporated into a children's "play barn" structure, constructed in part from what was the plant's exhaust-compressor building. The park also features an artificial kite-flying hill with an elaborately sculptured sundial built into its summit.

(Text sourced from Wikipedia, https://en.wikipedia.org/wiki/Gas_Works_Park, accessed: 25.09.2015)



Rocks Riverside Park, Brisbane

Rocks Riverside Park is a 26-hectare green space located on the Brisbane River at 17 Mile Rocks in south-west Brisbane. The park was opened on 7 December 2003, and features industrial artefacts from its previous use as Queensland Cement and Lime's (QCL) coral loading facility. (Coral from Moreton Bay was dredged and shipped up river in the cement making process). Public art which draws upon the park's industrial heritage are also featured throughout, as is a crop patch which reflects the site's farming days.

The parkland features include a water play area, a flying fox, shelters, lawns, bushland, gardens and electric barbecues. There are also adventure playgrounds, a climbing web, bikeways, a basketball court, a liberty swing for children with disabilities, an amphitheatre, a pavilion, and open spaces for lawn gatherings.

The park features an innovative, underground, non-drinking water recycling project. State of the art sewer grinding, ultraviolet disinfection and a reed bed treatment process were used. The treatment process has a low environmental impact, is cost-effective and low-maintenance. The system allows the park to be watered during drought when water restrictions would otherwise apply.

(Text adapted from Wikipedia, https://en.wikipedia.org/wiki/Rocks_Riverside_Park, accessed: 25.09.2015)



Appendix E: Davies Park

A number of masterplans have been undertaken for upgrading this multi-use sporting facility and park. Most recently, local landscape architects Dunn Moran have developed concepts working with Souths Rugby League Club. Sporting facilities will need substantial improvement as the neighbourhood grows.

The site on Montague Road in West End was originally a dairy farm, and the land was gifted to the Brisbane City Council for the purpose of sport and recreation. As such the park has been successfully utilised as local sporting grounds and provided space for sporting clubs including rugby league, soccer, swimming and rowing. The park came into being from a selfless act, something that modern society should aspire to.

Strategically located, Davies Park is central along the peninsula, and is well connected within the existing road network. The ideal location has served the residents and businesses of West End. The inhibiting factor on access to the park is that the edges are somewhat cut off from the main entry points by pedestrians and vehicles. Three points from Montague Road, Jane Street and Riverside Drive serve as the only legible access to the park. The whole precinct would benefit from a more permeable and legible edge treatment to the park.

Existing opportunities to improve Davies Park have been considered to enhance the community destination. Improving the access to the Brisbane river through revegetation and reclamation of the river bank has already been proven successfully elsewhere along the water's edge. Expanding the park into the existing commercial site on Montague Road is a logical step to improve accessibility to the park as well as aiding to visually link the park with the main thoroughfare. The long standing West End Markets can be improved with infrastructure such as bandstands, fixed furniture, arbours and shelters.

Davies Park is an important and popular hub that has served the peninsula community for decades. Its natural development as part of the future growth of West End, Highgate Hill and South Brisbane will preserve the park and allow it to continue to function as a valuable asset. The process of urbanisation will see previously industrial and commercial land redeveloped for residential and community use. The history of sustainable management can help grow a prosperous future for the park.



Heritage Listed Gas Stripping Tower



ACCESSIBLE PUBLIC AMENITY



PERMEABLE EDGES





Service area for trucks and emergency vehicles



Overview of site looking South East



Arbour covered urban plaza and pedestrian walkway



URBAN PLAZA



10 metre wide elevated pedestrian and cycle deck with rowing facilities underneath

UPGRADED FACILITIES



Urban development adjacent will improve passive surveillance and public safety for the parklands

OPEN SPACE STRATEGY

DAVIES PARK - CONCEPT

DUNN MORAN
LANDSCAPE ARCHITECTS

15XXX00 XX-04
2015-XX-XX ISSUE A

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Overview of site, looking North-West



Central arbour with skate park behind

OPEN SPACE STRATEGY

DAVIES PARK - CONCEPT

DUNN MORAN
LANDSCAPE ARCHITECTS

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Appendix F: Boundary Street Park and Community Kiosk

The last integrated streetscape work done in West End occurred in 1995 when Brisbane City Council created an improved park, a community kiosk and the Goanna Urban Plaza and Stage area on Russell Street. These small public spaces have provided West End's community heart. The original concept was to blur the black/white line that was Boundary Street: the original border between Aboriginal people and white people. The blurring was to occur through a mosaic dreaming trail which would cross the street into the park and also extend up Russell Street to Musgrave Park. Only the mosaic around the goanna has been built to date.

The Boundary Street improvements of 1995 offer a starting point and a community design based approach which could be extended to other nearby urban precincts as the peninsula grows. Each new streetscape requires community collaboration, artistic inputs and innovative approaches to bring out the stories and values of the local community and their unique West End landscape.

The kiosk was intended to provide a small public forum for community groups to assist with community activities and events. It provides a valuable public amenity which is currently under threat since Brisbane City Council would like to remove it to build new toilets. The community feel that the toilets simply need minor repairs and fitout and that the kiosk should not be demolished.



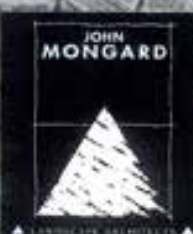
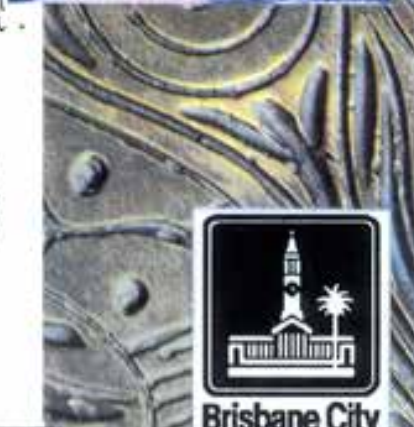
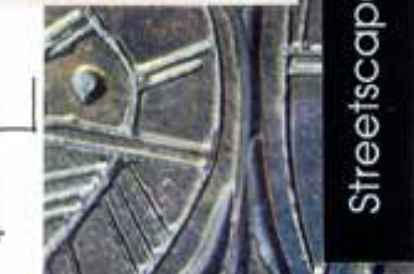
BOUNDARY STREET WEST END

■ Two Spaces Out of Nothing Make a Town Heart

The community at West End badly wanted more spaces for gathering and festivals, but the footpaths are narrow and there are no spaces left between the thriving shops.

A piece of road was reclaimed at the Russell Street intersection to become the Town Square. The street was made safer at the same time and the service station is now redeveloping into a restaurant which will spill tables and chairs into the performance stage and lizard area.

An Aboriginal dreaming trail will link the revitalised park with Musgrave Park at the other end of town, forming a cross-cultural thread which was envisaged and designed by locals.



Streetscape, town park and public art project

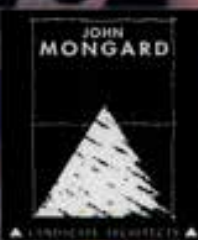
BOUNDARY STREET WEST END



■ The Town Park: From Liability to Livability

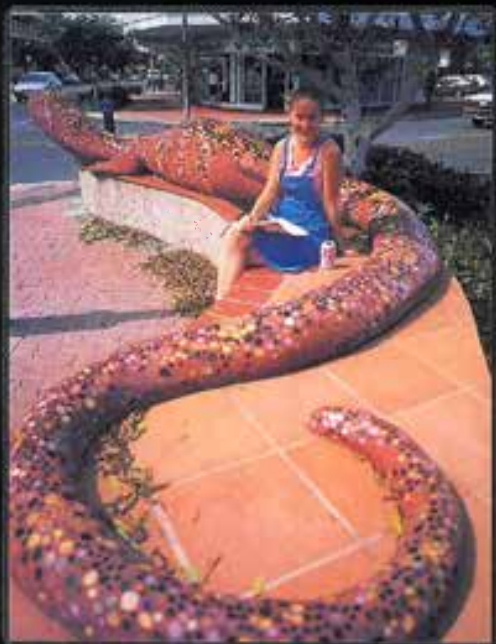
John Mongard Landscape Architects worked through a co-design process with the West End residents and park users to create a new park and toilet structure on the site of the town's problem drinking spot.

The old toilet block which blocked the front of the park was demolished and a thin structure was tucked into the side of the park. At the front, a kiosk was designed to create surveillance and activity. The Aboriginal radio station has leased the space to provide a new community asset in the town. Comfortable seats and leafy lawn areas allow refuge for lunch time visitors. Poetry poles by artist Maree Bracker and bronze reliefs enliven the space.



Streetscape, town park and public art project

BOUNDARY STREET WEST END



■ Dissolving Cultural Barriers

Boundary Street used to be the edge between black and white folk in the inner suburb of West End. The urban improvement project aimed to create symbolic bridges across the towns main street - dissolving the cultural and social 'edges' and at the same time creating two new public spaces for the celebrating of a lively community. Public art embraces landscape through a grass-roots community process.



Black White Line

A line ran through time
a street
a spine
a quiet barrier in West End

Boundary Street still has limits
for those in want
but the line dissolved
leaving a scatter of patches

A SEQEB substation
a sofa under a bridge
a bicentennial bench
behind the dunnies

Mney divides the line
more than colour

The push for coffee
is inexorable
The greengrocers feel it
as do the street people

The benches are sleeping
waiting for the flight
of the old men from Southbank

The mouths of the bins are big
so they can still go shopping
Where will they go next?
The stoic fat one with
the twiddling fingers
and loud panasonic

Sharing the line
the black folk are always moving
not always by choice

Where can they gather
in peace now
The drink is the divider
bigger than the chasms of culture

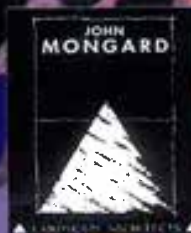
People make places themselves
and sometimes
lines are drawn around spaces

How do we share space
without closing the line
This painful question
lies under my carpet

John Mongard, 1994



Brisbane City



Streetscape, town park and public art project

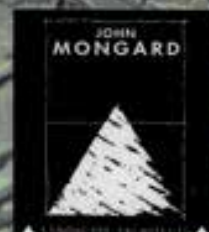
BOUNDARY STREET WEST END



■ A Whole Community Joins In

Artists Joyce Watson, Maree Bracker, Dennis Magee, Helen Broadhurst and Suzanne Holman collaborated with the community at both the design and implementation stages over a period of one year. John Mongard Landscape Architects acted as the binder between all the collaborations, ensuring that each project was integrated into the streetscape.

A demountable studio was set up behind the library, and residents worked with the artists to create mosaics, murals and bronze plaques.



Streetscape, town park and public art project

Appendix G: 2020 Vision

The 2020 vision is a mass collaboration of organisations working together to create 20% more and better urban green space by 2020. It brings industry, business, NGOs, government, academia and individuals together, and provides them with the tools, resources and networks necessary to reach our shared goal.

The 2020 Vision was started in 2013 by Horticulture Innovation Australia Ltd, funded by the Nursery and Garden Industry Australia. It has since grown into Australia's biggest network of green space experts, creators and supporters.

The network has grown to include more than 200 organisational partners, 1,000 individual supporters and 29 strategic experts all working towards one common goal. The 2020 Vision, using this network, has established a live database of methodologies, techniques, experiences and projects that can be sourced, replicated and applied to a project in a different place.

The approach to achieving 20% more and better urban green space by 2020 is to:

1. Identify the barriers
2. Identify proven, existing solutions
3. Scale, replicate and co-ordinate these solutions
4. Measure and repeat.

For more information on the initiative:

<http://202020vision.com.au/media/41904/the-202020-vision-plan.pdf>



New York City has envisaged innovative open spaces around its waterfront in tandem with providing flood barriers and elevated mounds. (BIG Architects)



image from: Weekend Notes