

Albert Street precinct renewal strategy

December 2020



Dedicated to a better Brisbane

Acknowledgement of Country

Brisbane City Council acknowledges the Traditional Custodians of the land and their unique relationship with their ancestral Country. We pay respect to all Aboriginal and Torres Strait Islander Elders of Brisbane, and recognise their strength and wisdom.

About this strategy

In late 2019, the Cross River Rail Delivery Authority (CRRDA) released the *Cross River Rail Precincts Delivery Strategy* which articulates the strategic aspirations for the areas surrounding Cross River Rail stations. CRRDA is responsible for delivering the rail infrastructure and development on Queensland Government-owned land immediately surrounding the stations. Council's responsibility is to plan for areas within walking distance of the stations and outside the CRRDA areas, in accordance with the city planning function that Council provides to Brisbane City.

This document focuses on renewal opportunities around the Albert Street precinct and its role in Brisbane's knowledge corridor and as a major new transit station. For further information on the broader knowledge corridor, refer to *Brisbane's knowledge corridor: a framework for connecting people, places and ideas*.

Council will work with the community and stakeholders to shape the future of the Albert Street precinct.





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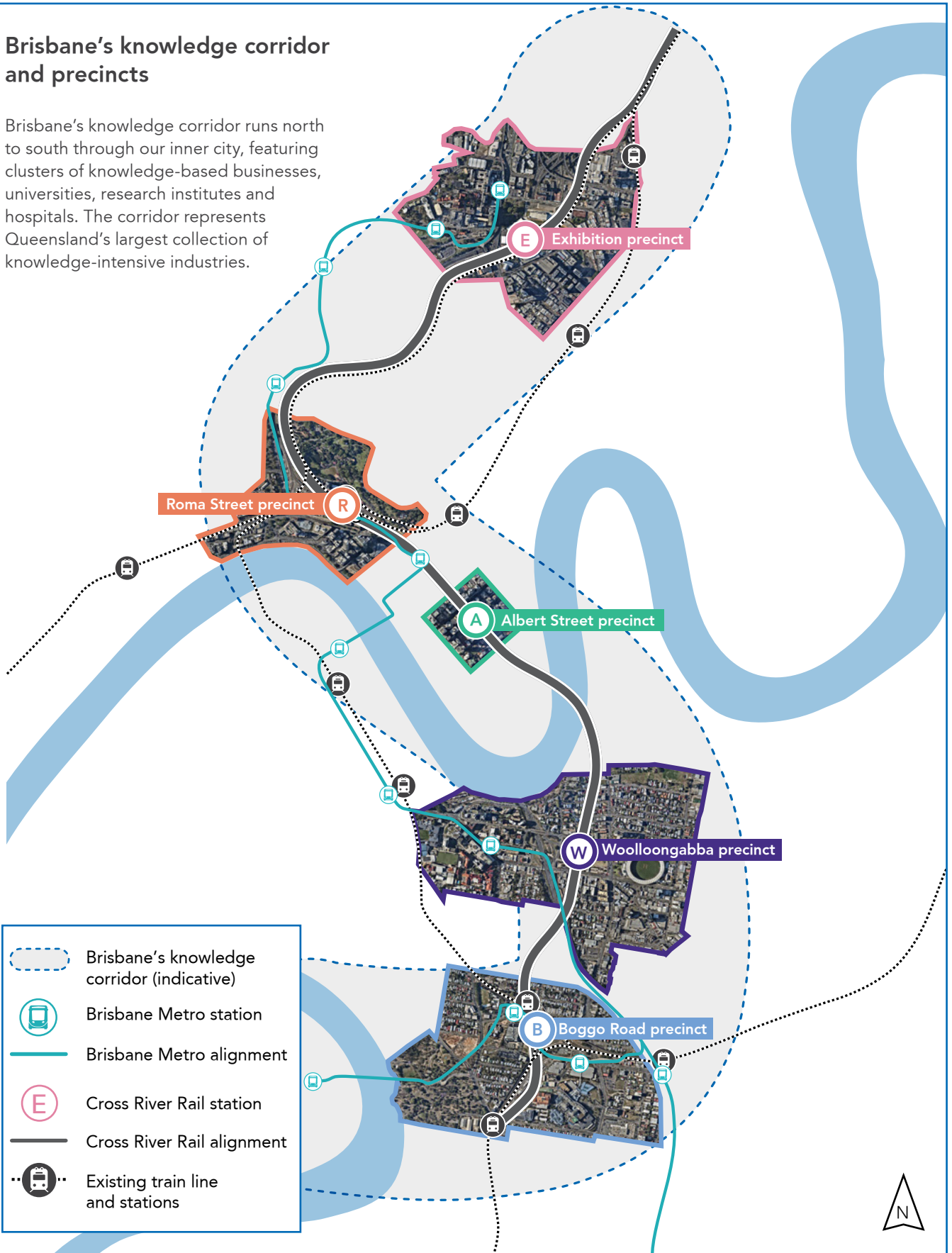
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1 Background

Brisbane's knowledge corridor and precincts

Brisbane's knowledge corridor runs north to south through our inner city, featuring clusters of knowledge-based businesses, universities, research institutes and hospitals. The corridor represents Queensland's largest collection of knowledge-intensive industries.



Brisbane is entering a dynamic new chapter in its evolution. Driven by the rise of innovation, lifestyle and high-growth precincts, a distinct knowledge corridor is emerging through our inner city, connecting centres of employment, health and education. Investment in transformational infrastructure projects such as Brisbane Metro and Cross River Rail will enhance public transport networks and provide a boost to the prosperity and liveability of the city and region.

As significant as these investments in public transport are, it is just the beginning. The combination of Brisbane Metro and Cross River Rail provides a catalyst for change, a once-in-a-generation opportunity to take Brisbane to a new level in the knowledge economy.

People are at the centre of this opportunity. To sustain its competitive advantage as a hub of innovation and ideas, Brisbane needs to leverage its reputation as a lifestyle city that offers both high-value jobs and high-quality places that attract people and investment. While the key driver for both Brisbane Metro and Cross River Rail is to connect people and places, these projects also represent a rare opportunity to renew our inner city. High-frequency public transport networks will stitch together the diverse precincts that comprise Brisbane's knowledge corridor and kick-start growth in jobs, housing and lifestyle opportunities.

The full economic and liveability benefits of these public transport investments will only be realised by implementing land use and placemaking strategies that facilitate ongoing growth, investment and revitalisation.

Council has been working closely with key stakeholders including the CRRDA to create a vision and framework for Brisbane's knowledge corridor as well as a series of renewal strategies for each of the five Cross River Rail precincts. These renewal strategies will provide a vision, actions and key projects to support development, placemaking and social wellbeing in each of the five precincts.

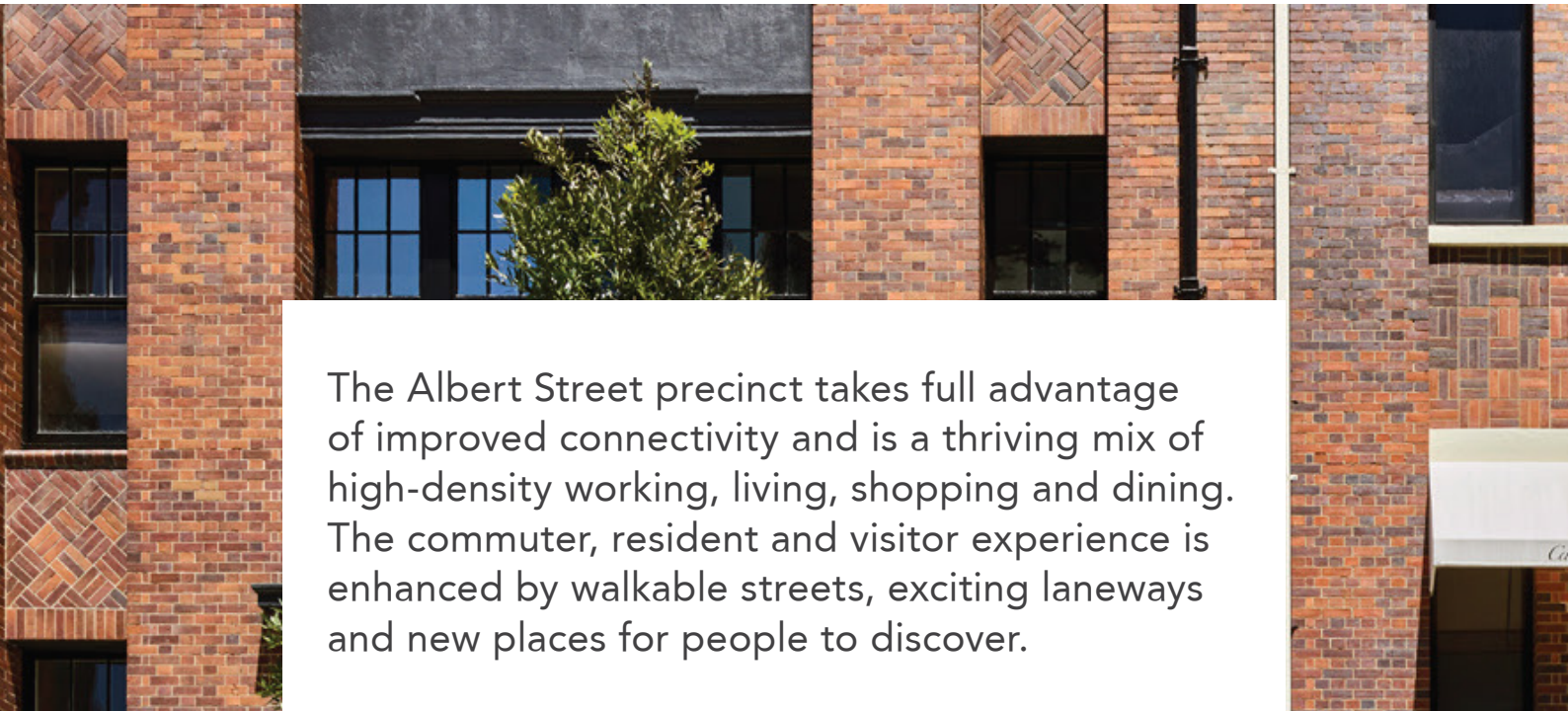
Albert Street precinct

The first city centre train station built in Brisbane for more than 120 years will open in 2024.

The new Albert Street Station will deliver more than 67,000 people into the heart of Brisbane's city centre within a short walk of key destinations such as Queen's Wharf Brisbane, City Botanic Gardens, Queensland University of Technology Gardens Point campus (QUT) and the City Reach waterfront. Bounded by George, Elizabeth, Edward and Alice streets, the Albert Street precinct is already a dynamic part of the city centre with established retail, commercial, professional services, administration and accommodation offerings. The new Cross River Rail underground station will dramatically increase pedestrian and commuter numbers and enliven the southern city centre.

Cross River Rail will be a major catalyst for renewal and redevelopment, creating a more intense day and night-time economy. This document sets out a series of strategies and actions that will help the city capitalise on the opportunities and benefits that Cross River Rail creates for business, residents and visitors.

2 Vision

A photograph of a brick building facade with a white text box overlaid. The text box contains the following text:

The Albert Street precinct takes full advantage of improved connectivity and is a thriving mix of high-density working, living, shopping and dining. The commuter, resident and visitor experience is enhanced by walkable streets, exciting laneways and new places for people to discover.



Renewal themes

Sharing knowledge and ideas

Connecting professionals and knowledge workers promotes innovation through a culture of collaboration and exchange of ideas.

Leveraging Brisbane's strong connections to Australian and Asian markets, the precinct offers opportunities to grow its knowledge economy and strengthen its role as a regional hub for investment, employment, education and tourism.

The concentration of government offices, a growing professional services sector and the proximity of QUT and a large student population provides a foundation for the expansion of the knowledge economy in the city centre.

Creating great places

World-class lifestyle and amenity are key to attracting knowledge workers from across the globe.

Brisbane's enviable climate, proximity to beaches and nature, access to education, employment and a full range of community services underpin our ambitions as a liveable, subtropical city. To compete on an international playing field, Brisbane needs to leverage its unique lifestyle and create world-class spaces and experiences.

At a precinct level, streets and buildings embrace the benefits of outdoor living in subtropical Brisbane. Characterised by leafy streets, vibrant civic spaces, heritage landmarks, shopping and exemplary subtropical buildings, the precinct has all the ingredients to prosper as a centre of business, knowledge and urban life.

Moving people around

High-quality public transport, pedestrian and cyclist connections between key destinations will create a seamless user experience and enhance accessibility for all.

The arrival of the new Albert Street Station will reinforce Mary and Albert Streets as major pedestrian spines, linking city parklands with riverside entertainment and dining areas. The station will create a new hub for the southern city centre that will enhance access to QUT, the City Reach waterfront, vital government services and several key river crossings.

A focus on accessibility and connectivity will dramatically increase commuter numbers and foot traffic in the precinct, which will accelerate the day and night-time economy, extending the benefits of Cross River Rail well beyond the boundaries of the precinct.

Cartier

Cartier



3 Context and opportunity

**14
million+**

visitors to
South Bank
in 2018

**1.4
million**

predicted visitors to
Queen's Wharf
each year

80,000

new jobs in
city centre
2011-2014

31,500

students currently
enrolled at QUT,
Gardens Point



Increase to
18,000
city centre
residents
by 2041

4300
new city centre
apartments
2011-2041

Established in
1855, the City
Botanic Gardens is
Brisbane's oldest
public park.

Corridor role and context

Brisbane's city centre is experiencing a period of transformation and economic growth. The delivery of Cross River Rail and Queen's Wharf Brisbane are catalysts for the next wave of investment in the southern city centre, reinforcing its role as a thriving hub for business, government, entertainment and innovation.

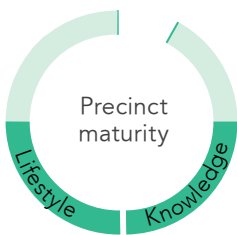
The precinct is structured around a uniform grid of streets and eight city blocks containing some of the highest concentrations of employment in the state. Comprising a mix of commercial, residential and retail activities, the precinct is home to an intense concentration of government and professional services. Education, finance, student accommodation and creative industries also feature prominently.

The development pattern in the southern city centre reflects successive waves of investment that have been gradually revitalising the area since the 1980s. Over time, the precinct has benefited from both private sector and government investment, including recent streetscape upgrades along Edward Street and river crossings such as the Goodwill Bridge.

In addition to Cross River Rail and Queen's Wharf Brisbane, the City Reach waterfront and other major development sites will continue the precinct's revitalisation and change the way the area functions.

Redevelopment sites within the precinct present significant opportunities for more activity, including retail and entertainment. A growing mix of office, residential and short-term accommodation will continue the transformation of the precinct from a nine-to-five CBD environment into a vibrant mixed-use precinct that is active 24/7. Proposed new pedestrian and cycle bridges will connect the precinct seamlessly with nearby destinations such as Kangaroo Point and South Bank Parklands.

Increased pedestrian connectivity will also provide opportunity to develop the lifestyle function of the precinct, including more places and spaces for entertainment and recreation. The enhanced connectivity that Cross River Rail brings to the precinct will stimulate productivity and innovation benefits, driving growth in both knowledge and lifestyle attributes and sparking ongoing revitalisation.



The knowledge–lifestyle synergy

Enhancing public transport connectivity between the southern city centre and nearby growth areas such as Roma Street and Woolloongabba will strengthen the functional synergy between these adjoining precincts. As inner-city precincts intensify and diversify, lifestyle attributes and the quality of place will become increasingly important in attracting knowledge workers, innovative business and private sector investment.



- A Cross River Rail station
- B Bus station
- M Brisbane Metro line and station
- C CityCat Terminal
- R Roma Street Station
- S South Bank Parklands
- T QUT Gardens Point campus
- W One William Street
- Y Queen's Wharf Brisbane
- Z City Botanic Gardens
- AA QUT Gardens Point
- AB South Bank Parklands
- AC QUT Gardens Point campus
- AD One William Street
- AE Queen's Wharf Brisbane
- AF City Botanic Gardens
- AG QUT Gardens Point
- AH South Bank Parklands
- AI QUT Gardens Point campus
- AJ One William Street
- AK Queen's Wharf Brisbane
- AL City Botanic Gardens
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- AN South Bank Parklands
- AO QUT Gardens Point campus
- AP One William Street
- AQ Queen's Wharf Brisbane
- AR City Botanic Gardens
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- AX City Botanic Gardens
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- EJ City Botanic Gardens
- EK QUT Gardens Point
- EL South Bank Parklands
- EM QUT Gardens Point campus
- EN One William Street
- EO Queen's Wharf Brisbane
- EP City Botanic Gardens
- EQ QUT Gardens Point
- ER South Bank Parklands
- ES QUT Gardens Point campus
- ET One William Street
- EU Queen's Wharf Brisbane
- EV City Botanic Gardens
-

Precinct insights

The new Albert Street Station sits at the epicentre of a rapidly changing precinct. Already established as a dense employment cluster, the identity and function of the southern city centre is shifting. As a result of Cross River Rail, Queen’s Wharf Brisbane and other key projects, dramatic increases in commuter and pedestrian activity will strengthen the day and night-time economy, putting the southern city centre on the map as a key destination.



Corner of Albert and Elizabeth streets 1914



Mary Street 1946

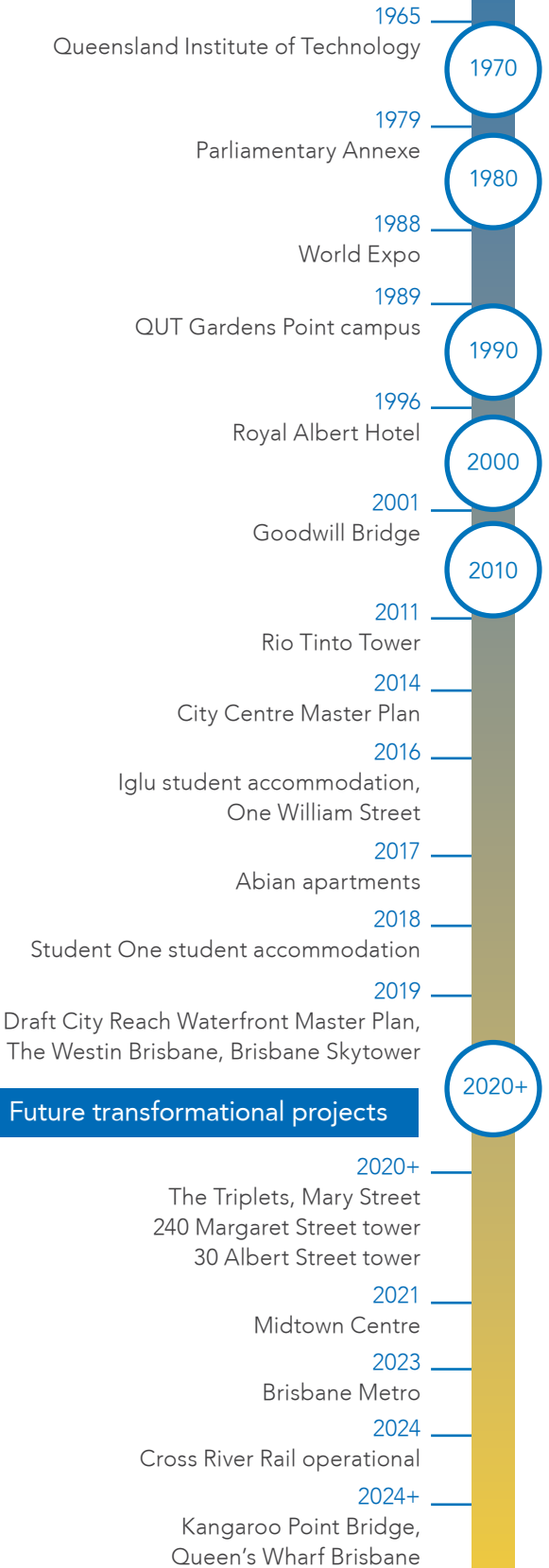


Edward Street 2017

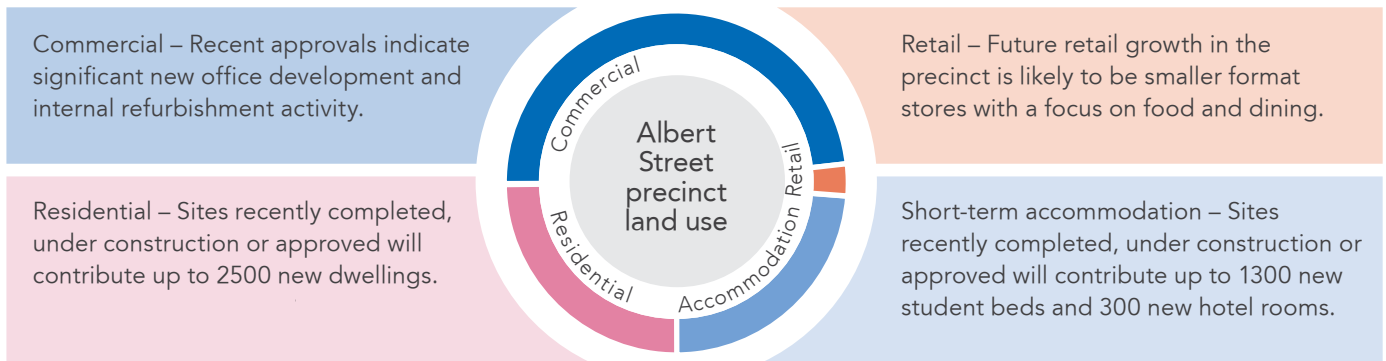


Albert Street 2013

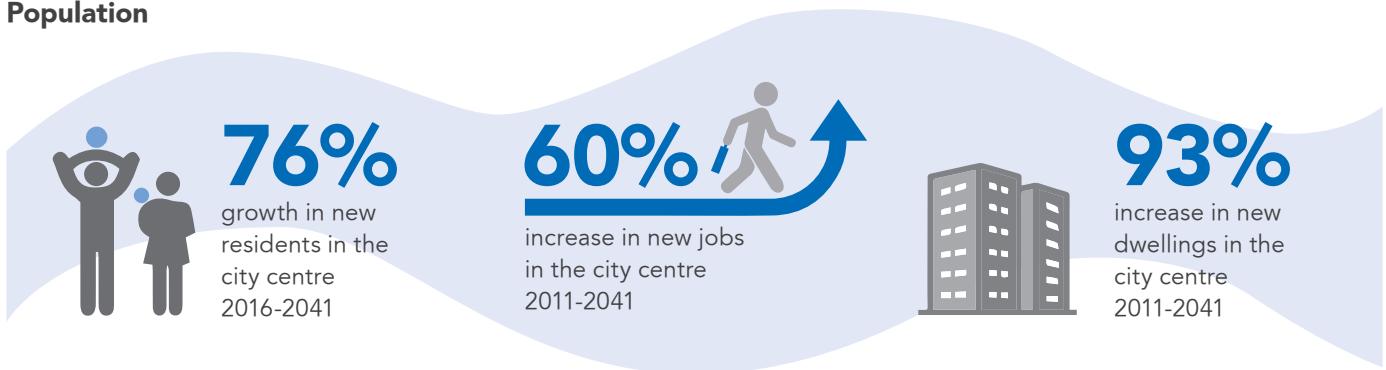
Home to Traditional Owners of the land in the past, present and future



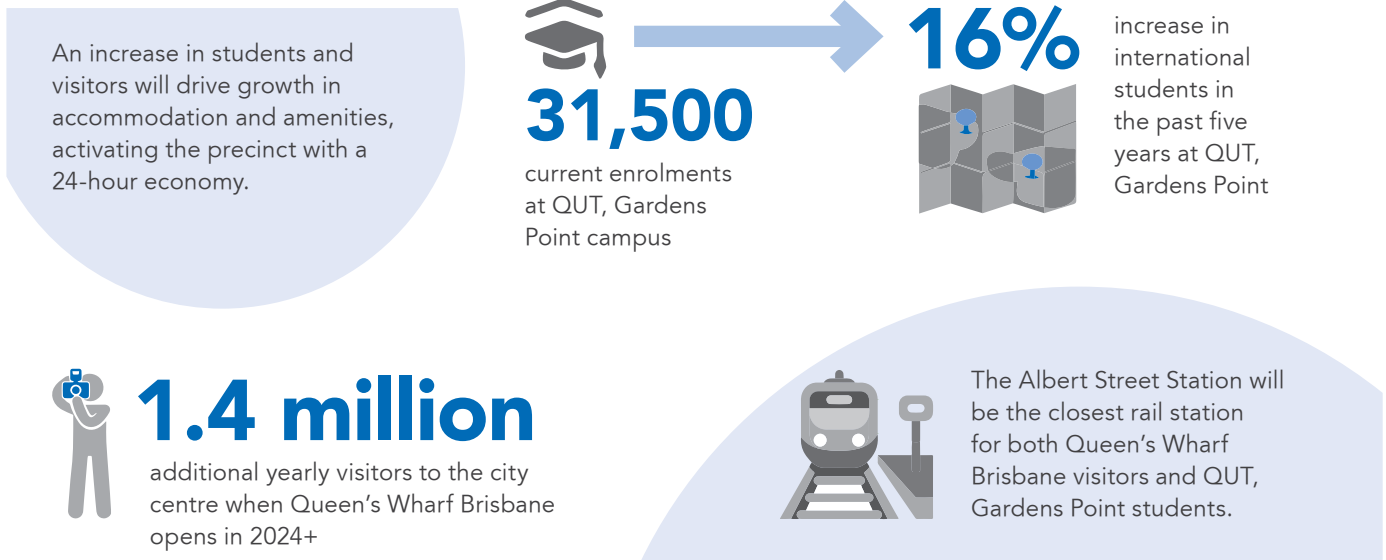
Land use mix and trends



Population



Students and visitors



Realising the opportunity

The new Albert Street Station is a game-changer for the city centre, shifting considerable energy towards the southern grid of city blocks. The planned Cross River Rail station will accelerate investment interest and provide opportunities to deliver key placemaking initiatives such as prioritising pedestrians, improving public realm and connecting development and infrastructure. The following challenges and opportunities provide the starting point for this renewal strategy.

Optimising station accessibility



City centre streets are highly contested with pedestrians, cyclists, buses, private cars and service vehicles all competing for space. Achieving a safe, equitable and efficient movement network is fundamental to the success of the station and broader city centre. Prioritising the needs of public transport users and pedestrians within a shared environment will set the tone for the station and broader precinct, reducing the long-term reliance on private vehicles.

Establishing a walkable network



A walkable network of city streets and urban laneways around the Albert Street precinct will offer pedestrians a memorable city centre experience and facilitate movement to and from the station. Investing in pedestrian movement will also increase the take-up of public transport, revitalise key streets and support the retail economy.

Creating a memorable arrival



Brisbane's interstate and international visitor economy is growing. The Albert Street Station will be a key arrival point for many visitors and a portal to a range of entertainment, dining and recreational experiences. Station architecture and active street edges need to deliver a welcoming arrival experience, showcasing Brisbane's unique character, vibrant street-life and diverse lifestyle offering.

Creating subtropical streetscapes



Cross River Rail will kick-start the implementation of the Albert Street green spine vision, creating a leafy, pedestrian-friendly street linking the city with its major parks. Increased foot traffic will also reinforce Mary Street's important role as a major pedestrian spine between the Albert Street Station and key employment and visitor destinations. A greater emphasis on streetscape quality in the broader precinct will enhance pedestrian comfort and safety and create multi-functional urban spaces for business, residents and visitors to enjoy.

Enhancing the public realm



The new Albert Street Station and ongoing redevelopment in the precinct will continue to increase the pressure on the public open space network. The growing number of workers, students and residents means that streets and other public places will need to adapt to provide the amenity expected of a liveable, subtropical city. A creative approach to delivering open space, greenery and vibrant streets is required for the precinct to meet its potential as a subtropical living room.

Facilitating private sector development



The Albert Street Station and nearby catalyst development sites such as Queen's Wharf Brisbane and the City Reach waterfront have enormous potential to stimulate redevelopment in the southern city centre, creating jobs and diversifying land use. Through collaboration between government and the private sector, these redevelopment sites will drive the revitalisation process and unlock new opportunities for transforming our city centre.

4 Precinct strategies



The full economic and liveability benefits of planned public transport investments will only be realised by integrating land use and placemaking strategies that facilitate ongoing growth, investment and revitalisation.

The vision for the Albert Street precinct is supported by five strategies that organise and prioritise critical interventions for precinct renewal. Within this framework, specific sub-strategies and actions have been identified that directly address challenges and opportunities.



Connectivity

Deliver efficient movement networks that enhance public transport journeys and improve the quality of the walking and cycling experience.



Public realm and placemaking

Create a network of pedestrian-friendly streets and generous public spaces that support urban life and provide diverse leisure and recreation options.



Economic development

Facilitate economic growth and development, expanding our knowledge base and lifestyle offer to attract global talent and investment.



Community and culture

Work collaboratively with local communities and stakeholders to guide the placemaking process, revitalise heritage places and enhance our lifestyle.



Land use and built form

Enable exemplary architecture and design, creating buildings and places that embrace our subtropical climate and support vibrant, mixed-use communities.



Connectivity

The new Albert Street Station will be located near a mix of offices, shops, restaurants, recreational and residential buildings. By 2036, the underground station is expected to deliver more than 67,000 people into the heart of the city each day.

Accommodating the dramatic increase in pedestrian activity in this part of the city centre will require the prioritisation of pedestrians along key desire lines and balancing movement to and from the station with other activities along the street. As densities continue to grow, a shift in thinking is required around traffic volumes and patterns, allocating more space to pedestrians, cyclists and public transport modes rather than private vehicles.

In keeping with the directions of the *Transport Plan for Brisbane – Strategic Directions*, the ability for workers, residents and visitors to move quickly and easily around the precinct is essential to the success of Brisbane’s economy. To capture the full benefits of the new Albert Street Station, commuters must be able to comfortably and intuitively move between the station platform, city streets and surrounding destinations.

At the street level, pedestrians will be able to enjoy a direct and well-connected network of high-amenity streets, laneways and arcades. Cyclists will have access to safe routes that connect to broader cycling networks.

Responsibility: ● Council ● State ● Private

C1 Create a walkable network

- C1.1 ● ● Deliver footpath and streetscape upgrades to improve the pedestrian experience for commuters and visitors in the precinct.
- C1.2 ● ● Create a network of laneways and arcades to improve access to and between city blocks connecting to mid-block pedestrian crossings.
- C1.3 ● ● Create a design for the precinct to ensure Council-led improvements are cohesive and high-quality, similar to upgrades completed on Edward Street and in Queen Street Mall.

C2 Improve pedestrian and cyclist safety

- C2.1 ● Identify opportunities for the implementation of mid-block pedestrian crossing points and scramble crossings to improve pedestrian safety and priority along key streets including Albert, Mary, Elizabeth and Alice streets.
- C2.2 ● ● Improve universal access throughout the precinct, particularly on key pedestrian desire lines providing access to the station and other major destinations.
- C2.3 ● ● Deliver CityLink Cycleway trial with bidirectional bike lanes through the city centre.

C3 Review the road network allocation

- C3.1 ● Review kerbside allocation in the precinct and identify opportunities to consolidate loading zones, provide for passenger drop offs and reallocate existing on-street parking to alternative uses such as temporary activations, outdoor dining, footpath build outs or cyclist and shared mobility facilities.
- C3.2 ● Integrate public transport modes by investigating the options for bus interchange services and end-of-trip cycling facilities near the station portals.
- C3.3 ● Retain efficient public transport movements on Edward, Elizabeth, Margaret and Alice streets.
- C3.4 ● Enhance the cyclist experience by creating safe connections to the Bicentennial Bikeway, Kangaroo Point Bridge and Goodwill Bridge.
- C3.5 ● ● Build flexibility into the design of street cross sections to allow for future technologies and infrastructure such as new car sharing modes, autonomous vehicles and e-wheeling.

C4 Improve precinct wayfinding

- C4.1 ● ● Develop wayfinding to assist commuters and visitors in navigating Albert Street Station, the city centre and transport networks. This should feature digital signage capable of providing up-to-date information on transport timetables and networks.



- Brisbane Metro station and line
- Cross River Rail station
- Cross River Rail alignment
- Precinct boundary
- Existing scramble crossing
- Potential scramble crossing
- Existing mid-block crossing
- Potential mid-block crossing
- Key pedestrian desire lines, footpath widening and streetscape enhancements
- Key public transport and vehicle movement streets
- Key transport interchange areas
- Existing arcades
- Future arcades delivered through development
- Potential future arcades delivered through development (as per *Brisbane City Plan 2014*)
- Future pedestrian bridge connection
- City Botanic Gardens primary pedestrian connections
- CityLink Cycleway
- Future CityLink Cycleway connection
- Albert Street Vision shared pedestrian and cycle area



Public realm and placemaking

The southern city centre is a compact, high-density area that continues to grow rapidly. Ongoing redevelopment pressures reinforce the need for an enhanced public realm network that supports a growing population. The grid of city streets and laneways contain opportunities for high amenity places where people can gather, relax and enjoy urban life.

It is imperative to improve major streets in the precinct to increase pedestrian safety and enjoyment. Widening footpaths, planting gardens and street trees, and improving streetscape design will create a better user experience and increase time spent in the area.

Realising the 'green spine' vision will transform Albert Street into an exemplar pedestrian street that supports Brisbane's unique outdoor lifestyle. Albert Street will connect the core of the city centre to the City Botanic Gardens and become a much-loved public space for locals, as well as a destination for visitors. Mary Street will take on a role as a key movement corridor between the new station, Queen's Wharf Brisbane and the City Reach waterfront, linking visitor destinations and guiding people to the river's edge.

Improving laneways, arcades and small spaces throughout the precinct is also important for supporting retail activity and creating a connected network of public spaces.

Responsibility: ● Council ● State ● Private

P1 Explore new civic space opportunities

- P1.1 ● ● Investigate opportunities to deliver a new civic space at the intersection of Albert and Mary streets.
- P1.2 ● Investigate opportunities for footpath build outs and lane closures to increase public space in the precinct, particularly where pedestrian volumes are high.

P2 Plan and deliver streetscape upgrades on key city streets

- P2.1 ● ● ● Undertake staged implementation of the green spine vision for Albert Street and investigate the future upgrade to the City Botanic Gardens Albert Street Concourse.
- P2.2 ● Prepare a vision and master plan for Mary Street that provides a blueprint for transforming it into a key pedestrian corridor.
- P2.3 ● ● Implement future stages of the Edward Street Vision between Charlotte and Alice streets to link in with the future Kangaroo Point Bridge and the Mary Street axis.
- P2.4 ● Investigate streetscape improvement opportunities, including the retention of existing fig trees and the provision of a cycling route along Alice Street, to enhance the City Botanic Gardens interface and reinforce its identity as a subtropical park edge street.

P3 Enhance open space connections

- P3.1 ● ● Enhance pedestrian connectivity between the city grid and the river's edge through Queen's Wharf Brisbane, the City Botanic Gardens and the City Reach waterfront.
- P3.2 ● Evaluate the impacts of increased pedestrian and cycle movement through the City Botanic Gardens to QUT and the river to ensure that increased traffic through the gardens is managed.

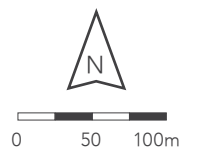
P4 Increase shade and passive spaces throughout the precinct

- P4.1 ● ● Prioritise street trees, shelters and landscaping within the precinct.
- P4.2 ● ● Use high-quality paving, street furniture and lighting throughout the precinct to create a consistent design and increase comfort to encourage more enjoyment of the streets year-round.



- Brisbane Metro station and line
- Cross River Rail station
- Cross River Rail alignment
- Precinct boundary
- New public realm opportunity and upgrades
- Future upgrade to City Botanic Gardens Albert Street Concourse

- Staged implementation of the Green Spine vision for Albert Street
- Prepare a vision and master plan for Mary Street
- Implement future stages of the Edward Street Vision
- Streetscape improvement opportunities on Alice Street
- Enhanced cyclist connectivity
- Enhance recreational connectivity to the river
- Connections to the river's edge
- City Botanic Gardens primary pedestrian connections





Economic development

Alongside Queen’s Wharf Brisbane and other major developments, the Albert Street Station will help catalyse a new wave of city centre investment. While the city centre is already a mature employment and service generator, there are further growth opportunities in the Albert Street precinct to expand the knowledge and lifestyle economies.

Professional services, knowledge industries and tertiary institutions in Brisbane are adapting the way they operate in line with changing technologies, market forces and population trends. The precinct contains some of the highest employment densities in the city centre and offers opportunities to review how the design of our city can reflect these changes and support a growing, agile workforce. Student numbers in the city centre are also increasing, reinforcing their important contribution to the knowledge economy.

The new station will play a key commuter function for residents, students and workers in the southern city centre, as well as shape the arrival experience for visitors. A diverse range of short-term accommodation will provide choice to visitors and support local business and events. The station’s proximity to major destinations such as Queen’s Wharf Brisbane, City Botanic Gardens, the City Reach waterfront and Queen Street Mall will draw large numbers of visitors into the precinct, creating an opportunity to develop complementary offerings that broaden the precinct’s appeal as a lifestyle, entertainment and recreational hub.

Responsibility: ● Council ● State ● Private

E1 Support the growing knowledge economy

- E1.1 ● ● ● Deliver on the ‘open for business’ vision of the *Brisbane City Centre Master Plan 2014* by implementing public realm improvements that support flexible working/learning spaces, meeting areas, Wi-Fi and pop-up business activities.
- E1.2 ● ● ● Strengthen relationships and networks between government, business and key educational institutions to build on the precinct’s role as a centre for students and applied learning.
- E1.3 ● ● ● Identify and deliver smart city initiatives to test a ‘living lab’ concept, such as real-time data collection and display, interactive wayfinding, crowd sourcing technologies and innovative public participation.

E2 Expand and diversify the lifestyle offer

- E2.1 ● ● Enhance the visitor arrival experience at the station through the provision of real-time information for events and activities in the precinct.
- E2.2 ● ● ● Use a place management approach to continue working in partnership with local traders and businesses to activate, brand and build the precinct’s role as a day and night destination. Assist traders and businesses during the construction phase of Cross River Rail and other major projects to minimise disruption and help facilitate positive change.
- E2.3 ● ● Develop a ‘small spaces strategy’ using small underutilised spaces such as basements, shop tops and backrooms for creatives, start-ups and short-term activities.
- E2.4 ● ● Use the lighter, quicker, cheaper model to trial temporary activation concepts within the precinct. Investigate the potential for regular temporary road closures within the precinct to support festivals and events, particularly on Mary and Albert streets.
- E2.5 ● ● Develop a curated cultural program and deliver base infrastructure to create event-ready spaces in the precinct, focusing on Mary and Albert streets.



Community and culture

A celebration of history and culture can give residents and visitors a stronger appreciation of the city and contribute to their sense of identity and belonging. The city centre has all the ingredients to influence authentic and meaningful experience, including a compelling story of settlement, a culturally diverse community and local heritage assets.

Heritage landmarks within the precinct include the Royal Albert Hotel, Charlotte House and the Watson Brothers Building, as well as other places a short walk beyond the precinct, such as the City Botanic Gardens and City Hall. Heritage landmarks have the potential to be showcased in a way that enriches precinct character and leverages their cultural value through initiatives such as interpretive trails and signage.

As a key arrival point into the state capital, opportunities for public art and creative lighting should also be explored as a means of expressing our identity.

There is also an opportunity to contribute to the social capital of the precinct through the provision of new cultural facilities, events and curated spaces, as part of development and public realm design.

Responsibility: ● Council ● State ● Private

C1 Celebrate heritage places

- C1.1 ● ● ● Refine the city's heritage trail, connecting key heritage elements and indigenous history within and at the edges of the precinct including wayfinding and interpretation.
- C1.2 ● ● Explore creative lighting opportunities and streetscape enhancements to emphasise heritage features and precinct landmarks and support the emerging night-time economy.

C2 Identify opportunities for new community and cultural facilities

- C2.1 ● Prepare a needs assessment for social infrastructure, particularly for cultural facilities, to understand demand and opportunities for new cultural facilities within the city centre.

C3 Public art and creative lighting

- C3.1 ● Work in partnership with public art curators to develop a curatorial strategy for the precinct.
- C3.2 ● ● Implement public art and creative lighting outcomes for the precinct's key streets, heritage places, laneways and arcades.



Land use and built form

Ongoing renewal in the southern city centre is rapidly changing the cityscape, diversifying land use and enlivening street edges with a broader mix of activities. Development will reinforce the distinct qualities of the close-knit city grid with architecture that exemplifies Council’s subtropical design philosophy.

A well-designed urban environment will enhance the quality of life for all users, elevating the multifunctional role the Albert Street precinct plays for the city. Achieving excellence through design will contribute towards the creation of vibrant and adaptable places for residents and workers, while also attracting and retaining the best knowledge professionals and businesses. Design that responds to our subtropical climate will deliver more comfortable and functional buildings and public spaces, while also helping to establish a distinctive and authentic architectural language for Brisbane.

The Albert Street precinct is an established part of the city centre with opportunities for greater intensification, expanding the retail and dining offer and improving ground-level activation. Future development will continue to strengthen the city centre’s role as the state’s primary economic and cultural centre and set benchmarks for urban design excellence.

Responsibility: ● Council ● State ● Private








L1 Achieve excellence in architectural and urban design outcomes




- L1.1 ● Deliver high-quality station architecture that contributes to a sense of arrival and integrates seamlessly with the existing city grid.
- L1.2 ● ● Ensure development in the precinct delivers on Council’s *New World City Design Guide: Buildings that Breathe*, reinforcing the importance of street buildings that support subtropical design.
- L1.3 ● ● Integrate vertical and elevated gardens, internal planting and ground-level gardens into future buildings to enhance the subtropical character of the city centre.
- L1.4 ● ● Increase the coverage of shade and shelter in the precinct and improve protection from the elements along key pedestrian desire lines.

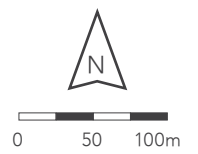
L2 Facilitate strategic development and diversify the land use mix

- L2.1 ● ● Work with property developers to facilitate the development of a more diverse land use mix that activates the precinct day and night, supporting both knowledge and lifestyle economies.
- L2.2 ● ● Work collaboratively with the private sector to integrate catalyst development sites back into the city fabric so they can contribute to the broader precinct vision.



-  Brisbane Metro station and line
-  Cross River Rail station
-  Cross River Rail alignment
-  Precinct boundary
-  Priority areas for shade and shelter coverage
-  Active edges
-  Draw on subtropical character of the City Botanic Gardens

-  Heritage place conservation and adaptive reuse opportunities
-  High quality station architecture landmark buildings and urban design
-  Integrate catalyst development areas and sites back into the city fabric



5 Catalyst projects



Delivering on the long-term vision for the Albert Street precinct requires the combined efforts of government, stakeholders, business and the local community.

The precinct vision will be realised through a range of mechanisms, including statutory actions, placemaking projects, infrastructure delivery and governance changes. Priority actions have been organised under three catalyst projects in order to kick-start the revitalisation process and begin to unlock the immense potential of the southern city centre.

1 The green spine



2 Mary Street pedestrian spine



3 Curated connections



1

The green spine

The *Albert Street Vision* is a Brisbane City Council priority project that positions the street as a green spine and exemplar pedestrian street, linking the City Botanic Gardens and Roma Street Parkland via Queen Street Mall. The revitalisation of the southern city centre will position Albert Street as a subtropical living room and vibrant new destination for the people of Brisbane. Once Cross River Rail is operational in 2024, Albert Street will be a vital gateway for tens of thousands of people arriving every day to work, study and make the most of our relaxed, outdoor lifestyle.

Catalyst sub-projects and priority actions

Responsibility: ● Council ● State ● Private

Short-term (1-5 years)

A world-class Albert Street Station ●

Deliver the new Albert Street Cross River Rail Station, providing a high quality built form and public realm outcome that contributes to a sense of arrival and creates a new landmark destination within the Brisbane city centre.

Streetscape upgrades between Elizabeth and Mary streets ●

Deliver streetscape upgrades for the Elizabeth Street to Mary Street section of Albert Street in parallel with delivery of the new station to accommodate expected increases in pedestrian and cycle movements. These works include closing Albert Street to vehicles between Mary Street and Charlotte Street and relocating the Albert Street taxi rank located between Charlotte Street and Elizabeth Street.

Medium-term (5-10 years)

Garden connections and subtropical streetscapes ●

Deliver future streetscape upgrades to complete the green spine connection to the City Botanic Gardens, and review circulation patterns between Albert Street and Queensland University of Technology, the botanic gardens and the river.

A new civic space at the heart of the precinct ● ●

Investigate the potential for a new public park at the intersection of Albert and Mary streets.



Artist impression from the Albert Street Vision

The community identified creating a green spine along Albert Street as a key priority during *City Centre Master Plan* consultation and the Cross River Rail project will help make this possible.

Long-term and ongoing

Increase dining, food and beverage options ● ●

Work with business owners, developers and traders to expand on the offering of cafés, restaurants and bars to build on the precinct's role as a day and night destination.

Partner with local stakeholders ● ● ●

Work with local stakeholders, business owners and traders located around the new station to develop a collective plan for managing construction impacts.

Place management ●

Develop a plan for future programming, activation and branding of the core area of the Albert Street precinct as a civic space and destination.

Buildings that breathe ●

Collaborate with developers and private sector partners to facilitate exemplar architecture, landscaping and design that enhances the green spine vision.

2

Mary Street pedestrian spine

With the arrival of a new Albert Street Station and a number of major redevelopment sites, Mary Street is a key axis connecting areas undergoing transformational change. As development occurs, Mary Street will emerge as a major new pedestrian artery for the southern city centre, playing a critical role in helping people move around the city. An enhanced streetscape will cater for high-volume pedestrian movements, improve safety and enhance amenity for a growing resident, worker and visitor population.

Catalyst sub-projects and priority actions

Responsibility: ● Council ● State ● Private

Short-term (1-5 years)

Mary Street Master Plan ●

Prepare a vision and master plan for Mary Street in consultation with stakeholders and the community to better integrate the street with the new Albert Street Station and other catalyst development sites such as Eagle Street, the Triplets and Queen's Wharf Brisbane.

Enhancing access to the new station ●

Deliver footpath build-outs along the Mary Street edge adjacent to the new station.

Medium-term (5-10 years)

Connectivity with Queen's Wharf Brisbane ●

Deliver streetscape upgrades between Albert and George streets to improve connectivity and streetscape amenity between the Albert Street Station and Queen's Wharf Brisbane.



Artist impression for Mary Street

Mary Street will provide a key pedestrian link between the Albert Street Station, Queen's Wharf Brisbane and the City Reach waterfront.

Long-term and ongoing

Connections to City Reach and the riverfront ●

Deliver future streetscape upgrades between Albert and Eagle Streets and improve integration/connectivity with the City Reach precinct.

3

Curated connections

Curated connections within the street and arcade networks will be delivered to activate key destinations in and around the precinct. Interventions such as lighting installations, public art and expanded pedestrian spaces will activate, inspire and encourage people to dwell in the precinct. Opportunities for temporary pop-ups, activations and events will attract visitors and interest, complementing the major destinations in and around the precinct and enlivening city streets, laneways and small spaces.

Catalyst sub-projects and priority actions

Responsibility: ● Council ● State ● Private

Short-term (1-5 years)

Paving and street furniture review ●

Carry out an audit of paving and streetscape furniture and develop a strategy to facilitate more consistent and higher-quality design outcomes across the precinct.

A living lab ●

Use the lighter, quicker, cheaper model to test activation concepts throughout the precinct.

Wayfinding ● ●

Develop a wayfinding strategy for the precinct around the station, assisting people to find key destinations, landmarks and transport options.

Pedestrian safety improvements ●

Implement initiatives to enhance pedestrian accessibility and safety including:

- scramble crossings on key Albert Street intersections
- investigate future improvements such as mid-block crossings and adjustments to traffic light phasing to reduce pedestrian wait times
- ongoing monitoring of pedestrian numbers and safety in the precinct.



Artist impression provided by Queensland Investment Corporation

As redevelopment occurs in the precinct, new connections will help to create a more walkable urban grid and add activity and vibrancy at street level.

Medium-term (5-10 years)

Public art and creative lighting ●

Work in partnership with public art curators to develop a curatorial strategy for the precinct, concentrating around the station development, key axes and potential new civic space.

Explore creative lighting opportunities to emphasise heritage features and precinct landmarks.

Laneways and small spaces ● ●

Identify public and private laneways, arcades and small spaces that can be delivered or improved to facilitate movement along pedestrian desire lines between the station and surrounding destinations.

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Queensland Government, 2018

Queensland University of Technology, 2016

More information

For more information contact Council.



Visit brisbane.qld.gov.au and search 'Brisbane's knowledge corridor'.



Send an email to:
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Call 3403 8888.






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