



the northshore news

The official newsletter of the Northshore Development Group – A division of The Port of Brisbane Corporation Limited

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Northshore Key Facts

- 80 hectare redevelopment site
- Home to approximately 10,000 people when completed
- 2 kms of riverwalk, accessible to everyone
- 6 kms from Brisbane CBD
- 5 kms from Brisbane Airport international and domestic terminals
- 1 km from Gateway Bridge/ Bruce Highway
- 13 hectares of public open space, including parklands, walkways and cycleways
- Royal Queensland Golf Course on eastern boundary
- Portside Wharf complex and International Cruise Ship Terminal on western boundary
- Excellent public transport services and infrastructure
- Vibrant retail and commercial Urban Centre
- Diverse choice of residential options
- A world-class waterside precinct celebrating people, place and space

Master Plan Edition

One of Brisbane's biggest and most exciting urban renewal projects is up and running at Northshore Hamilton. As a result of public and stakeholder input, the master plan to be used by the Northshore Development Group (NDG) for revitalising, reconnecting and redeveloping 80 hectares of industrial land and giving back two kilometres of riverfront to the people, has been completed.

It has been a co-operative, collaborative process. Since 2003, the Northshore Development Group has been working with the State Government and Brisbane City Council, and consulting extensively with the community and stakeholders to create a plan for a world-class new waterside precinct that will be a model for sustainable development, and home to approximately 10,000 people.

The Urban Land Development Authority is currently finalising an interim land use plan for the area, building on work done by NDG and Brisbane City Council.

The master plan seeks to inform the community about the preferred outcomes for development, and assist developers in responding to expressions of interest for the purchase and development of land parcels. The master plan outlines the five guiding principles for development at Northshore Hamilton: access to the river, mobility and reduced car dependency, a vibrant diverse and inclusive community, sustainable and environmentally responsible urban environment, and a mix of land uses and development forms.

Please take a few minutes to read through this latest edition of our newsletter. Discover how the staged development of the integrated Northshore Hamilton community will bring an unmatched style of living to Brisbane.

To coincide with the official unveiling of the master plan, October saw the launch of a new-look website for Northshore Hamilton.

The website was refreshed to meet the evolving information needs of website visitors, marking the completion of the master plan and community consultation phase, and the opening of the competitive bid process for lots to land and property developers.

The new website incorporates a simpler structure and more user-friendly interface, with a vibrant design to reflect growing excitement about the new phase of the Northshore project. It includes a specific section for developers, while still containing information important to the local community. The site now also features a search function, to ensure all the facts about Northshore Hamilton are right at your fingertips.

See the new-look site at www.northshorehamilton.com.au.

people • place • space

A contemporary new riverside community is taking shape

Urban renewal at Northshore Hamilton represents a transformation of once-hidden industrial land – for many years open only to port and maritime activity – into a layered environment offering a dynamic mix of residential, commercial, retail and leisure activities.

Around the world, people are flocking to enjoy the advantages of a waterside lifestyle: from London's Docklands to Rowe's Wharf in Boston, and the smart reinvention of Aker Brygge – once the site of shipyards and workshops in Oslo.

Attention has been paid to the broadest range of needs, with the Northshore Hamilton Master Plan crafted to breathe fresh life into this largely forgotten reach of the Brisbane River. Now complete, the master plan sets new standards for environmentally responsible design and creates a new blueprint for riverside living in Brisbane.

Inspired by the best the world has to offer, Northshore Hamilton will bring together smart places to live and

work, convenient shopping, wide open spaces and great places to relax and watch the river.

Planning for a community that will stand the test of time, Northshore Hamilton will be environmentally sound as well as physically beautiful. The master plan seeks to deliver the principles of ecologically sustainable development (ESD): embracing energy efficient design, renewable energy sources, minimising waste and maximising water conservation and reuse.

Advanced information and communications technology, including high speed broadband – giving people the flexibility to work from home, in local offices or in the Urban Centre.

On your bikes!

Getting around couldn't be easier

Northshore Hamilton will be a neighbourhood that encourages people to get out on their own two feet. A network of low-speed pedestrian-friendly streets, walkways and cycleways will ensure roads are designed for people, with motor vehicles taking second place.

At the same time, residents and visitors will find getting around by car is streamlined and simple. A new entry road, from Kingsford Smith Drive, will provide direct access to the Urban Centre. Improvements and extensions to existing roads will create major loops, leading to the precinct's residential neighbourhoods. Ample off-street

car parking, recognising the needs of different types of households, will also ensure more space for on-street visitor parking – making Northshore a visitor-friendly destination.

Bus, train and ferry services will be easily accessible in Northshore Hamilton. In fact, the master plan outlines that public transport access will be located within approximately 400 metres of every residence. There will be bike storage facilities at the Urban Centre and CityCat terminal. The Northshore Hamilton cycle network will eventually connect with the Brisbane City Council's regional bikeway system.

Modern-day Brisbane is an exciting city with a social soul and a focus on outdoor life. The winding river has been rediscovered and is celebrated as one of the many features that makes our city so liveable. Brisbane residents now look for ways to incorporate the river into our recreational activities.

Northshore Hamilton will celebrate and embrace the Brisbane River.

Cafés, restaurants, taverns, shops and parks will be positioned to maximise river access and impressive sweeping views.

Northshore Hamilton represents a unique opportunity to invite the people of Brisbane to live, work and play by the riverfront – just six kilometres from the CBD, five kilometres from the international and domestic airport terminals, and one kilometre from the Gateway Bridge.

For the first time ever, a fully integrated two kilometre riverwalk will open up this part of the river to the people of Brisbane.

The leisure, pleasure, culture and commerce of the city on your doorstep

Designed as a shared environment for pedestrians and cyclists, it will link the new Northshore Hamilton community with its neighbours: Portside Wharf, the cruise ship terminal and Brett's Wharf.

Residents will still be able to enjoy their privacy, with buildings along the riverfront to be set back at least 20 metres. Taller buildings will be set back further from the river, and will feature views to the western ranges, city centre, and over the Gateway Bridge to Moreton Bay.

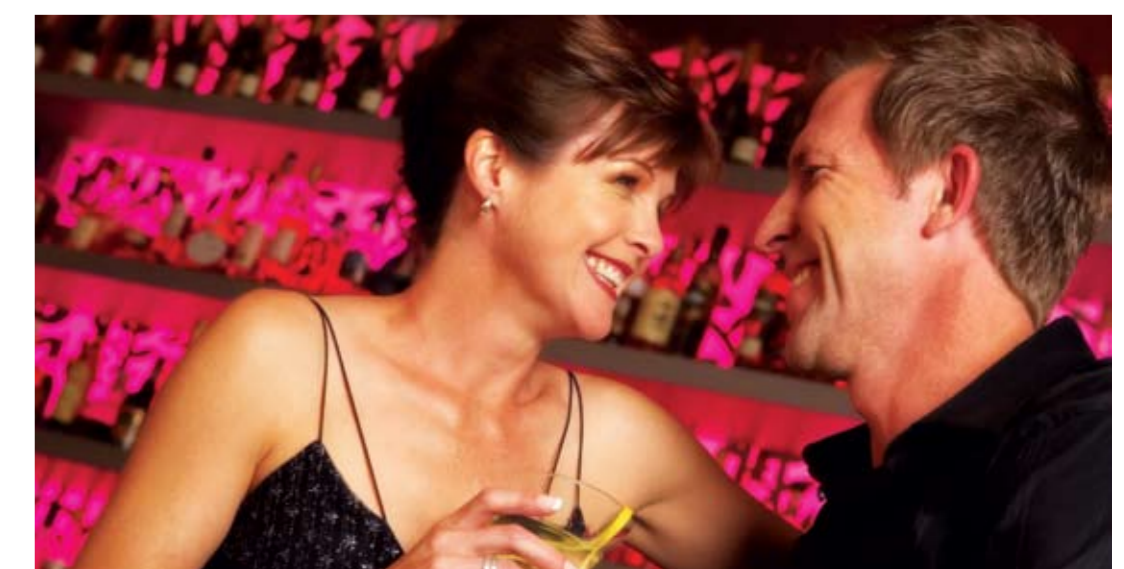
The tallest building, in the heart of the precinct between the river and the Urban Centre, will be a maximum of 20 storeys. Building heights along the river will taper down to just 10 storeys. On the eastern edge, adjacent to Royal Queensland Golf Club, residences will include detached homes, contemporary terrace-style dwellings and apartments up to five storeys.

Centrepiece for modern living

The Urban Centre will be an integral part of daily life, with a range of facilities catering for Northshore residents' needs. A multi-purpose community facility is expected to include a gymnasium, meeting spaces for the community, a medical centre, a childcare centre and possibly a library. Shops, cafés and restaurants, mixed with specialty stores, will be complemented by a tavern and a full range supermarket. Handy convenience shopping and other community facilities will also be established closer to the residential areas.

Both residents and visitors will enjoy the traditional people-friendly main street ambience, with shady spots and comfortable seats to sit and watch the world go by.

Residential spaces will be incorporated above ground-level retail, with office and commercial tenancies adding to the Urban Centre's busy and buzzing atmosphere. Doing business here, tenants will benefit from advanced technology and the opportunity to create truly innovative working environments. Employees will be drawn to the convergence of shopping, services and fun, located conveniently in the centre of the emerging Northshore Hamilton community.



Northshore Hamilton The Site



A new future for **Port of Brisbane** is part of the plan

The unparalleled opportunity to create a new waterside precinct on the river resulted from a long-term strategy to facilitate growth and economic efficiencies for the Port of Brisbane.

Relocation of shipping activities from the historic Hamilton wharves site was first investigated in the 1970s. Volume of shipping, longer turnaround times and the increasing size of vessels led to the creation of Brisbane's deepwater port at Fisherman Islands. Now the fastest growing port in Australia, the Port of Brisbane is expected to handle a total of 29 million tonnes of cargo – comprising 903,135 containers and 194,737 motor vehicles – in 2007/2008.

The final phase of the relocation is now underway, with the remaining transition of dry and liquid bulk import/export facilities to be completed over the next five to ten years.

The Port of Brisbane Corporation (PBC) established the Northshore Development Group to prepare a master plan for the site they were leaving behind, with a brief to oversee the provision of trunk infrastructure and sale of the land.

The Northshore Development Group's charter was to prepare a master plan that:

- is responsive to changing market conditions
- embraces sustainable development outcomes and Brisbane City Council's objectives for a 'Liveable Brisbane'
- protects ongoing port operations until their relocation while staging the release of PBC owned land for redevelopment
- was informed by public consultation involving key stakeholders and government input.



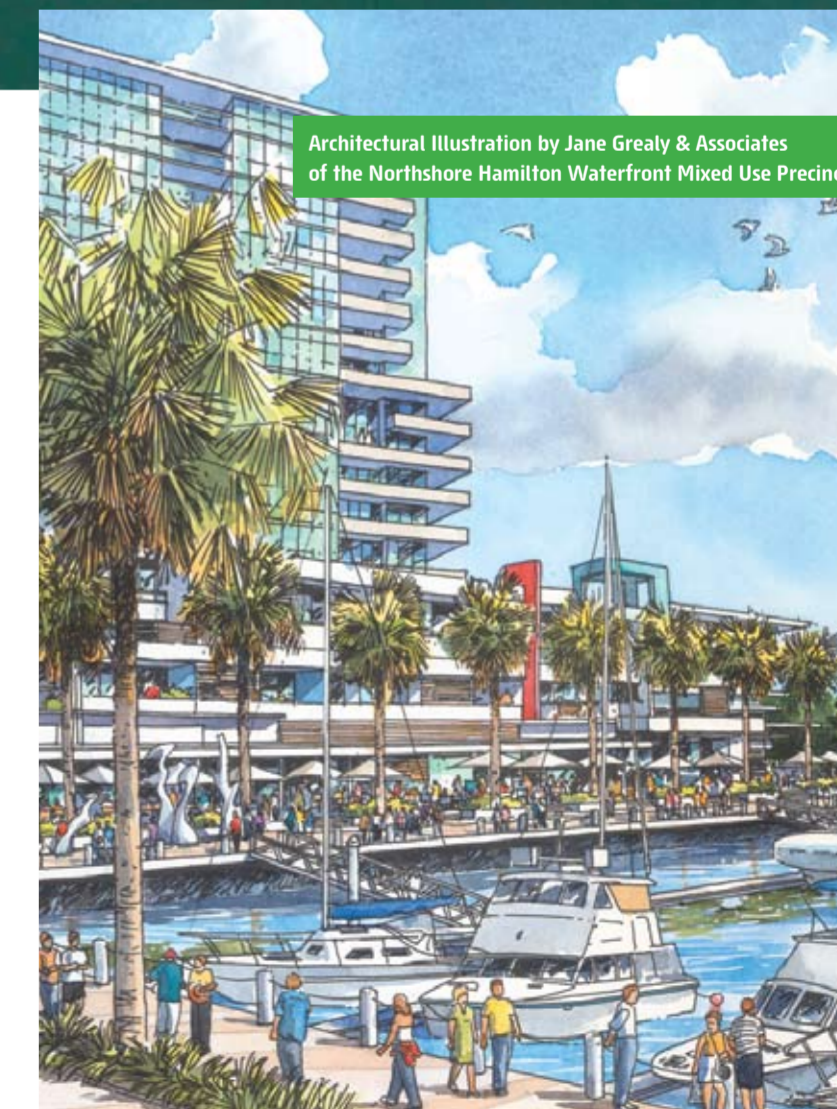
How can developers **buy land** at Northshore Hamilton?

A competitive bid process will be used for the sale of Port of Brisbane Corporation-owned land. Expressions of Interest will be invited, with proposals considered against a range of planning, aesthetic, ecologically sustainable design (ESD), development and financial criteria to determine a short-list.

Short-listed proponents will then be asked to submit a formal binding bid. Contract documentation will ensure that all development is carried out in a manner that supports the design vision outlined in the Northshore Hamilton Master Plan.

The Northshore Development Group will not sell land or residential products direct to the public, but information about the developments underway in the area will be available via the Northshore Hamilton website.

The staging of land releases reflects the likely take-up of land for development in accordance with market demand. The timing of the relocation of the balance of port facilities and the delivery of infrastructure for Northshore Hamilton will also influence when land areas are released.



Northshore Hamilton Master Plan



The master plan at a glance

Lifestyle Precincts

A Variable Density Residential

Northshore Hamilton's choice of low to medium density living options, in an area encircled by green spaces, will include both detached and terrace-style homes as well as medium-rise apartments.

B High Density Residential

In an open landscaped setting facing the river's edge, apartment buildings of varying heights will combine innovative design and stimulating architecture, sustainable living and future-proof technology.

C Mixed Use Urban Centre

A vibrant amalgamation of restaurants and cafés, boutiques, convenience shopping, a neighbourhood-sized supermarket, inclusive community facilities and commercial activities: all in one accessible central location.

D Mixed Use Precinct Residential & Commercial (signature building)

Integrating life, work and leisure: with residential spaces incorporated above ground-level retail and commercial tenancies ideally located in Northshore Hamilton's 20 storey signature building.

E Portside Wharf (Multiplex Developments)

The precinct combines residential living with a public plaza housing riverside restaurants and cafés, cinemas, fresh food markets and convenience shopping. Portside Wharf is also the location of the world-class Brisbane International Cruise Terminal.

Access and Open Space

F Central Public Transport

Located in proximity to the heart of Northshore Hamilton and Portside Wharf, transport interchanges will be positioned in active pedestrianised streetcapes. Providing convenient access to the area's main facilities a new mass transit route is being planned to link Northshore Hamilton with the major employment areas of the CBD and Australia TradeCoast.

G Public Access

A delightful two kilometres riverwalk, linked open spaces, pedestrian and cycle pathways will make it a pleasure for residents and visitors to enjoy Northshore Hamilton's range of parks and recreation spaces.

H CityCat Terminal

A planned new CityCat ferry terminal will enhance travel options for residents, workers and visitors to Northshore Hamilton, by providing a seamless link to the CBD and other suburbs.

I Public Parkland

More than 20% of Northshore Hamilton will be dedicated to parkland and open space - including 5 hectares of park at the entrance, the 2.5 hectare Riverside Park, Urban Park adjacent to the Mixed Use precinct and pocket parks spread throughout the development.

J Wetland Park

In the north-eastern corner of Northshore Hamilton, an environmental wetland park will be a reminder of the area's early ecosystem and provide important water storage and treatment for reuse across the Northshore Hamilton area.

●●●● EXISTING ROAD

||||| NEW ROAD TO BE CONSTRUCTED

→ ROAD TO BE UPGRADED

NON PBC-OWNED LAND (NO SUGGESTED STAGING)

PBC-OWNED LAND POTENTIALLY RELEASED FOR DEVELOPMENT

Land areas to be released for development



Indicative Staging Plan 2007 - 2011



Indicative Staging Plan 2011 - 2018



Indicative Staging Plan 2018 +



Architectural illustration by Jane Grealy & Associates of the Northshore Hamilton Riverside Park

The earth moves, as work begins on Northshore Riverside Park

Construction has commenced on the first stage of Northshore Hamilton. The \$5 million contract for construction of the 2.5 hectare riverfront park was awarded to Basic Construction Services, with Walton Construction (Qld) Pty Ltd awarded the \$1.6 million contract for the Riverside Café and Information Centre.

Construction of Riverside Park is scheduled for completion in March 2008 and onsite activities have already begun, including earthworks and removal of existing pavements. Building work on the Riverside Café and Information Centre commenced in mid-October, and is also expected to be completed in March 2008.

The Riverside Park, Café and Information Centre form part of Stage 1 of the Northshore development. Stage 1 also involves extending Macarthur Avenue, and providing services including water, sewerage and power. Construction will begin in November on the new road from Barcham Street, which will provide access to the Riverside Park and the first lots to be released to the development industry.

Expressions of Interest for the first residential development will be called this month.

Take your place in one of Australia's great urban domains

Northshore Hamilton will provide a new urban environment celebrating people, place and space, brilliantly reconnected to the riverfront. A site rich in history will be a model for modern living, an all-inclusive neighbourhood setting new standards in sustainable architectural, landscape and environmental thinking.

Northshore announces inaugural community grant recipients

Northshore Development Group is pleased to announce the five recipients of its inaugural Community Grants Program. Over the next 12 months, Northshore will donate \$16,000 to the following organisations:

- Victory Community Services, Inc has been awarded \$5,000 for the provision of counselling and personal development services for disadvantaged members within the community.
- St Augustine's Church will receive \$5,000 toward disabled access to the church halls, pathways and shaded seating within the grounds.
- Hamilton State School will use its \$2,000 grant to purchase a portable public address system to aid school and public events.
- Rotary Club of Hamilton is a beneficiary of a \$2,000 grant, which will be used to paint the exterior of the Senior Citizens Community Centre.
- Front Row Theatre Inc will receive \$2,000 to purchase a radio transmitter and headset, which will greatly assist communications between the Stage Manager and sound/lighting box.

Northshore Development Group General Manager Jenny Ryan said it was a tough decision to choose the final five recipients following the launch of the grants program in May.

"All applications were of a high standard and we thank everyone for their interest in the program," Ms Ryan said. "The five selected organisations were deemed to deliver numerous benefits to a wide variety of people within the local community."

Information regarding the 2008 Community Grants Program will be available early next year. Northshore Development Group strongly encourages all community organisations in the local area to apply.

TOP: Port of Brisbane Corporation CEO Jeff Coleman, Northshore Development Group General Manager Jenny Ryan and Cr David McLachlan (Hamilton) at the ceremony for the Community Grants Program

BOTTOM: Jeff Coleman with grant recipients from Front Row Theatre, Inc Jenny Ryland, Paul Hannah and Paul Birkett



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