



60 KSD.

At the rivers edge with views to our growing city, *60 Kingsford Smith Drive* holds potential for uplift.

Acknowledgement of Country

We acknowledge the Traditional Owners and Custodians of the land and waters, the Turrbal and Yuggera Peoples. We acknowledge their continuing connection to Country through culture and community and we pay our respects to Elders past and present.

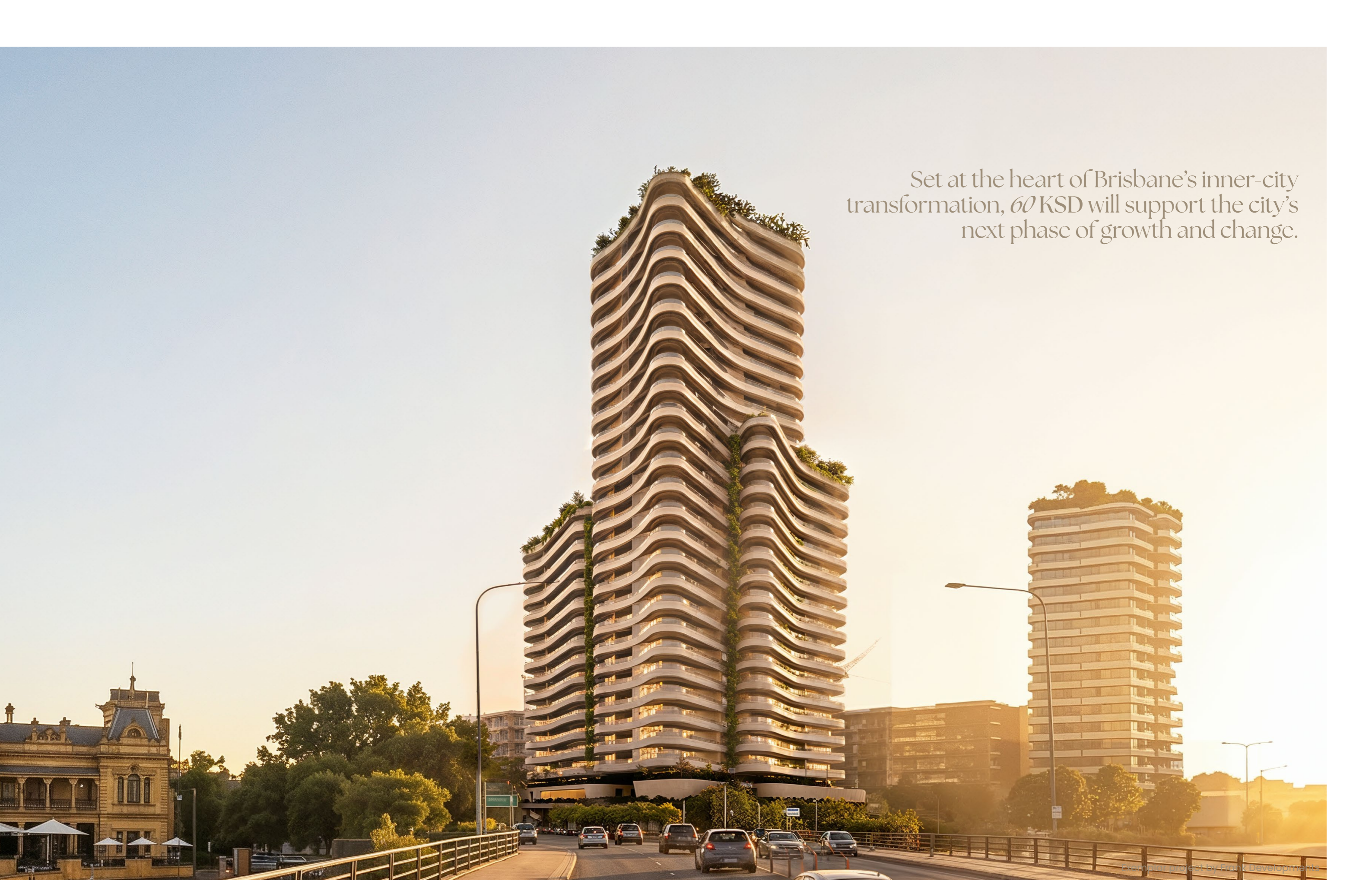
Purpose of this document

This Urban Context Report has been prepared to examine the strategic position of 60 Kingsford Smith Drive within Brisbane's evolving inner-city corridor. It explores the site's relationship to its surrounding urban fabric, movement networks, riverfront setting and broader city-shaping initiatives, providing a clear understanding of the opportunities and constraints that define its role in the local and metropolitan context.

It uses this contextual analysis to inform an appropriate built form response - one that is grounded in the site's local character, responds to scale and interface conditions, and reinforces the emerging identity of Kingsford Smith Drive as a connected, high-quality inner-city address.



Set at the heart of Brisbane's inner-city transformation, 60 KSD will support the city's next phase of growth and change.



Strategic location.

60 Kingsford Smith Drive

60 Kingsford Smith Drive sits at the convergence of Hamilton, Newstead North and Albion in a pivotal location linking the inner city with Brisbane's growing north-east corridor.

Positioned within a highly accessible precinct, the catchment presents strong potential to reinforce Brisbane's socio-economic and spatial fabric. With established amenity, excellent connectivity and proximity to both the CBD, Brisbane Airport and key industry and employment, the area is poised for transformation.

60 Kingsford Smith Drive recognises its potential for additional uplift, driven by its generous lot size, prominent corner location and direct relationship to the Brisbane River. These attributes position the site to catalyse future activation and contribute meaningfully to the evolution of the riverfront corridor. With population growth projected to outpace inner-Brisbane development capacity, 60 Kingsford Smith Drive must leverage its strategic location and a considered design approach to help create a more connected, vibrant and resilient urban precinct.



Figure 01

Site Location

Context

Brisbane City

Strategic position.

Our city is in an era of *change*.

Exemplar project by Frank Developments

Frank Developments

60 Kingsford Smith Drive



Brisbane at 3.7M

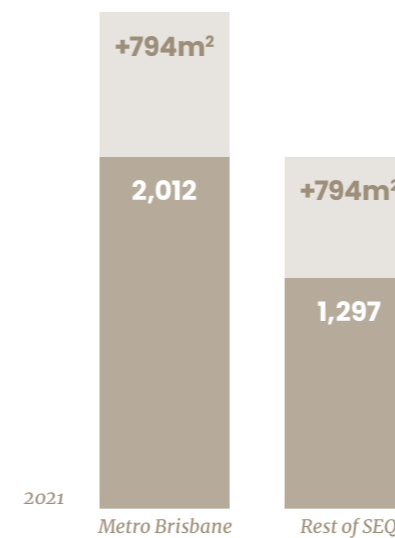
The predicted growth of Brisbane CBD will accelerate the size and scale of urban development, reshaping Brisbane's urban fabric spatially, functionally, socially and economically.

Brisbane will continue to see strong population and employment growth over the next 25 years. This growth will provide a platform for uplift in productivity and prosperity. The Brisbane metropolitan region, comprising the local government areas of Brisbane, Moreton Bay, Ipswich, Logan and Redland, will grow by 1.2 million between 2021 and 2046.

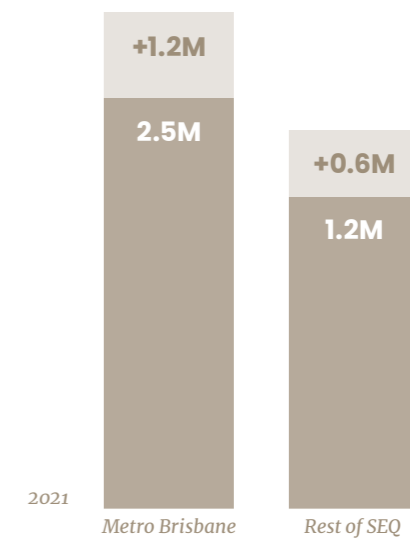
Employment will grow by 0.7 million to 1.9 million. This represents 46% growth in population and 54% growth in jobs in the coming two decades. Leveraging the strength of additional population and job growth between 2022 and 2046, Metro Brisbane's economy could grow by \$121 billion to \$360 billion. As job growth outpaces population growth, overall levels of prosperity will increase.

Brisbane can harness this growth to advance the city's competitive advantage, through intentional direction and conscious management. Sustaining continued urban growth will largely be driven by investment into transport and infrastructure, community precinct uplift, and equitable housing strategies to enhance the liveability of Inner Brisbane.

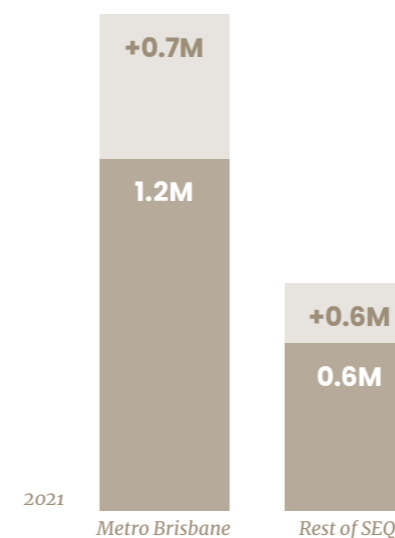
Forecast urban footprint growth | 2022-46



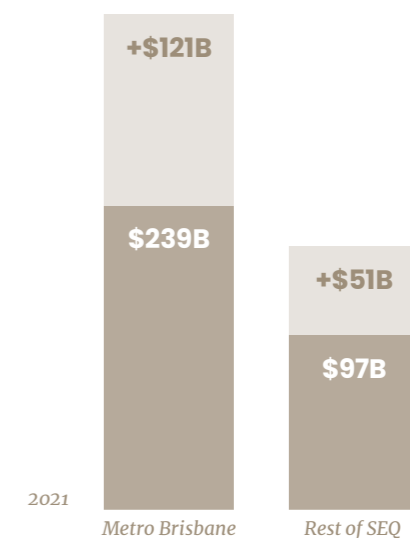
Population growth | 2022-46



Employment growth | 2022-46



Forecast GRPG | 2022-46



Connected precincts

Brisbane's growth is being shaped along its major transport corridors, where higher-density development can leverage infrastructure, amenity and connectivity.

Brisbane's CityShape and Sustainable Growth Strategy set the framework for managing the city's evolution, ensuring growth is both sustainable and responsive. Together, they guide the delivery of diverse, affordable and well-designed housing while unlocking new opportunities through precinct planning.

Situated at the intersection of Brisbane's Housing and Lifestyle Arc, the proposal embraces the city's vision to guide growth into a globally competitive, liveable and well-connected urban centre by concentrating higher-density development along key transport corridors. Supported by infrastructure, amenity and green space, this uplift balances the delivery of new housing with lifestyle and heritage values, while leveraging major investment in transport and social infrastructure.

Strategic alignment

Kingsford Smith Drive and Loes Bonney Riverwalk

A key transport corridor, linking the City Centre with Brisbane Airport and the Australia TradeCoast. Subtropical boulevard enticing active travel along the river, reinforcing the corridor's identity and amenity.

Significant infrastructure upgrades

Significant infrastructure upgrades (road, bus priority, active transport, ferry services) are underway to support long-term growth and connectivity.

Proximity to lifestyle amenity

Close to key amenity and lifestyle precincts at Gasworks and Northshore Hamilton, with pedestrian and cycle access along Newstead Riverwalk and Loes Bonney Riverwalk.

Connecting industry and employment

Newstead North delivers 17ha of mixed use residential, business and retail, with active travel and ferry links to the CBD. Albion is earmarked for increased residential alongside commercial and light industrial renewal.

What does this mean for 60 KSD?

The Kingsford Smith Drive corridor is a vital gateway linking Brisbane's City Centre with the Airport and Australia TradeCoast, supported by major infrastructure upgrades to unlock long-term growth. Anchored by Northshore Hamilton, Albion, and Bowen Hills, the corridor is transforming with new residential, mixed use, lifestyle and event precincts that maximise riverfront amenity and connectivity.

- City shape
- Inner-city precinct
- Cross River Rail
- Rail
- Brisbane Metro
- Golden Glider

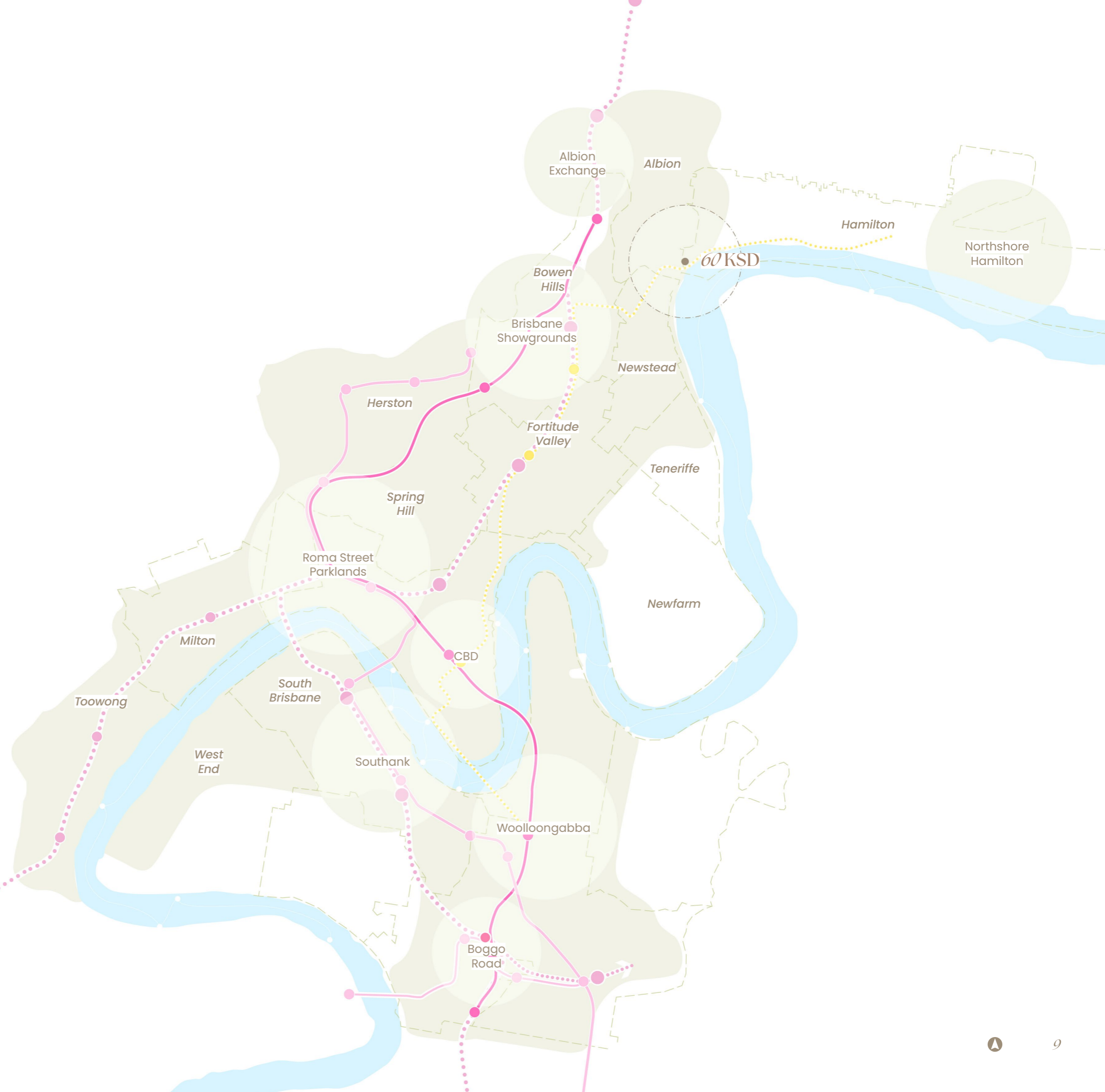


Figure 02

Connected City



Inner-city precincts

Brisbane is growing faster than any other capital city across the country. With significant investment in enabling infrastructure, the inner city provides a platform for uplift.

The inner city will be home to 473,000 residents by 2041, increasing from 346,000 in 2021. More than 115,000 new homes are required to accommodate this growth - with apartments accounting for 70% of these dwellings. Brisbane's Inner City Strategy, together with Brisbane's Sustainable Growth Strategy, demonstrate Council's commitment to the delivery of the right housing in the right locations.

Strategic alignment

Priority precincts

Albion, Newstead, Bowen Hills and Northshore Hamilton are priority precincts. Bowen Hills remains a major renewal area, leading in the delivery of the 2032 Athletes Village and future transition to residential development. Additional homes will be unlocked through height uplift, mixed use renewal and transitional industrial-to-residential.

River renewal

Leveraging the river for residential and recreational use will strengthen Brisbane's subtropical environment and natural amenity. Unlocking large development-ready sites along the river, including at Northshore Hamilton PDA, adaptive renewal at Bulimba Barracks as well as the revitalisation of Queens Wharf and Howards Smith Wharf

Creating inner city neighbourhoods

Unlock housing supply through renewal of key precincts, supported by increased building heights and design excellence. Deliver a diverse mix of housing types to cater to all life stages and needs.

Building a lasting legacy

Inner-Brisbane is set to be a showcase for Brisbane 2032 - a connected urban hub that highlights the city's unique lifestyle and destinations.

High amenity areas

Strong locational fit with Kingsford Smith Drive connecting high-frequency transport, lifestyle precincts, open space, and community facilities capable of supporting increased residential densities.

What does this mean for 60 KSD?

The Inner North is central to Brisbane's growth strategy. It will deliver significant housing uplift through precinct-based renewal, infrastructure investment, and Olympic-led redevelopment, positioning Albion, Newstead, and Bowen Hills as high-density mixed-use communities that absorb a large share of Brisbane's 115,000+ new homes.

- City shape
- Inner-city
- Lifestyle destination
- Cross River Rail
- Rail
- Brisbane Metro
- Golden Glider



Figure 03 Inner-City Precincts

Productive city

Revitalising Brisbane's industrial areas, backed by strategic infrastructure and high-quality urban precincts, will position the city as a globally competitive industrial place.

Council's Our Productive City strategy sets out a framework for growth and economic opportunities in industrial and enterprise areas across the Brisbane City Council LGA.

The strategy calls for UEAs to be developed as mixed use areas that are anchored by enterprise and employment generating activities. These UEA precincts will also be complemented by lifestyle and entertainment offerings as well as residential uses where appropriate. Overall, the UEAs within Brisbane are expected to see renewal and ongoing investment as focal precincts.

Strategic alignment

Renewing urban enterprise areas

Albion, Newstead and Bowen Hills form part of the network interlinking inner-city locations championing economic and employment activity.

Unlocking opportunity

Strategically positioned on Kingsford Smith Drive and in proximity to established lifestyle precincts at Albion and Newstead unlocks housing supply to support new and current residents.

Creating great places

Benefitting from high frequency public transport and proximal lifestyle precincts, significant investment into innovative building design will contribute to creating an iconic and integrated public realm.

Culture of innovation

Combining proximity to key employment areas with high amenity precincts support collaboration between businesses, institutions and investment.

Environment to prosper

Kingsford Smith Drive is the main connector between major industrial areas including Northern Industrial Area and Australia Trade Coast.

What does this mean for 60 KSD?

An opportunity to deliver more homes in close proximity to key employment and industry areas as well as within Brisbane's CBD to strengthen Brisbane's Inner North as a productive, connected precinct.

- City shape
- Knowledge corridor
- Lifestyle destination
- Health and knowledge asset
- Cross River Rail
- Rail
- Brisbane Metro
- Golden Glider

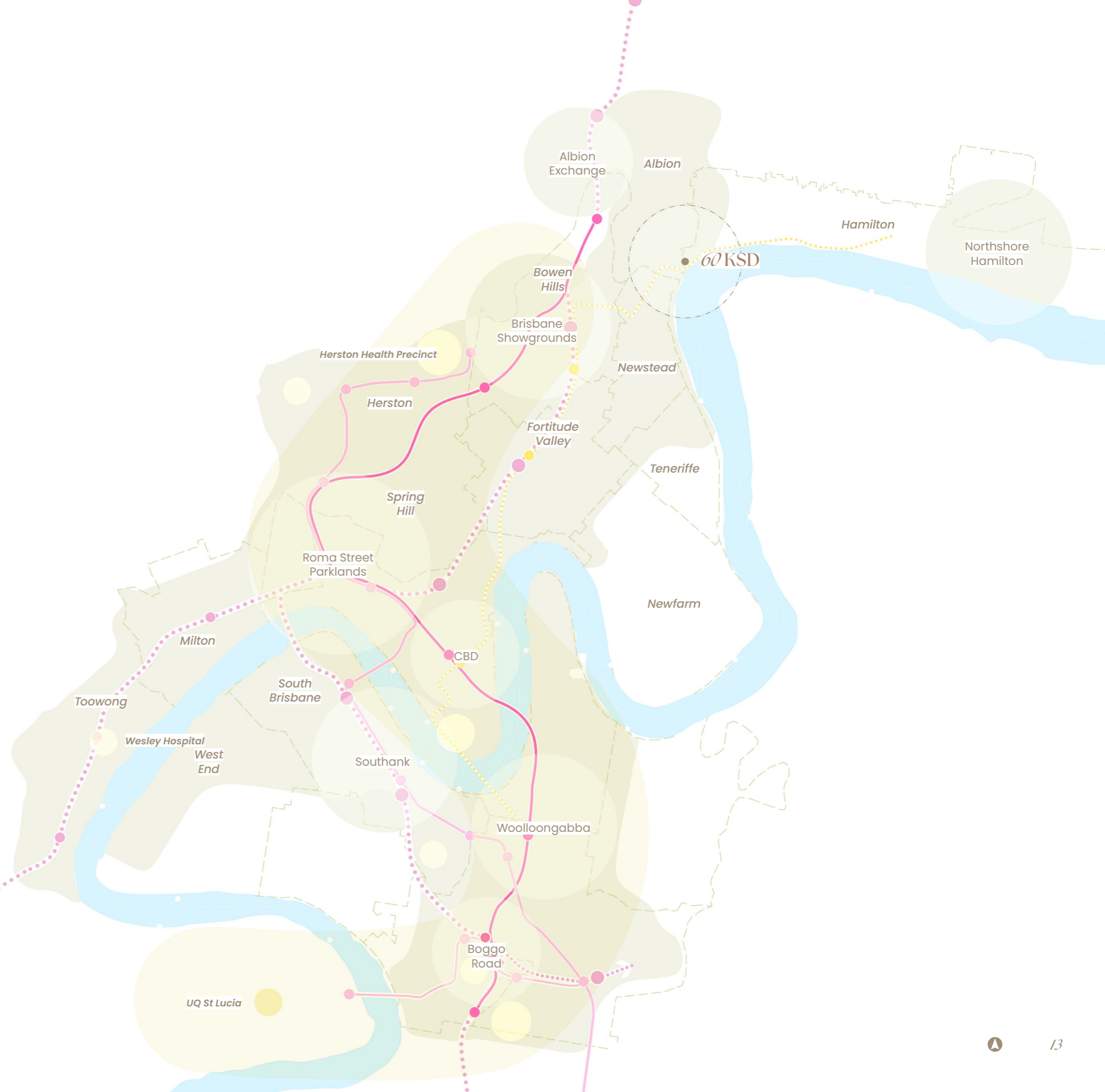


Figure 04

Productive City



Context

The Site

Local analysis

Perfectly positioned.

VILLAGE GROCER

Exemplar project by Frank Developments

Connectivity

Situated immediately on Kingsford Smith Drive affords multi-modal transit opportunities to key destinations and leisure activities. From walking the Lores Bonney Riverwalk to future transport upgrades, the immediate area is highly accessible and facilitates movement between the Airport-Trade Coast and Brisbane CBD.

Defining features

- The subject site is well-connected, in proximity to multiple high frequency modes of transport facilitating active, shared and private movement;
- Moments from the Lores Bonney Riverwalk encourages a convenient and comfortable pedestrian environment and connection to Breakfast Creek and Brisbane River;
- Incoming GoldenGlider bus and rail station upgrades will extend the public transport network, enabling a higher level of mobility.

- Railway
- Golden Glider
- High-frequency bus
- Cycle



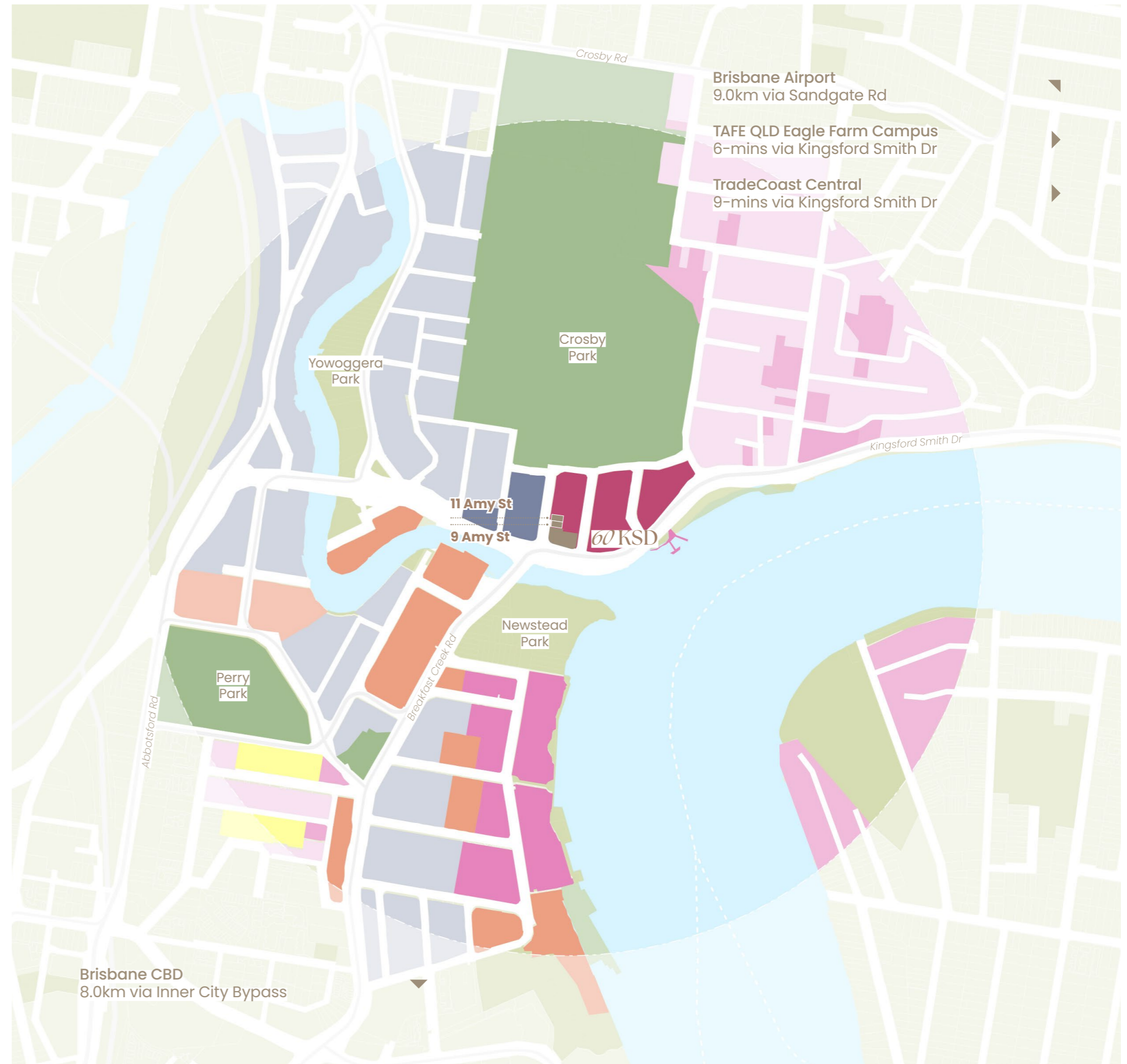
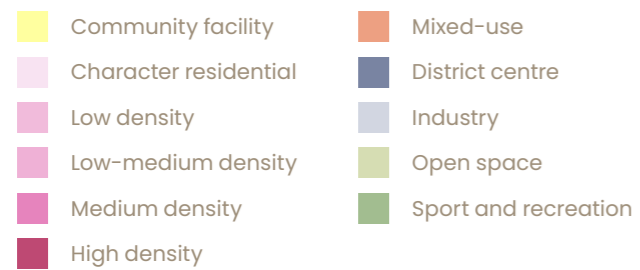
Figure 05

Land Use

High density zoning in proximity to large recreation and industry uses recognises the potential for additional uplift.

Defining features

- Immediate zoning context is for high density residential development;
- Open space zoning to the north and south of the site provide a natural buffer to residential areas;
- A mix of specialised centre and industry zoning emphasize active employment areas.



Social infrastructure

With the river and open space on the doorstep, and surrounded by established lifestyle, retail and recreational amenities, this affords a subtropical lifestyle.

Defining features

- Within walking distances to recreational spaces and community facilities including Crosby Park, Newstead Park and Perry Park;
- Conveniently connected to Loes Bonney Riverwalk affording active travel to Portside and along Newstead;
- Emerging lifestyle precincts creating additional access to high quality amenity and renewal.



Figure 07

Social Infrastructure



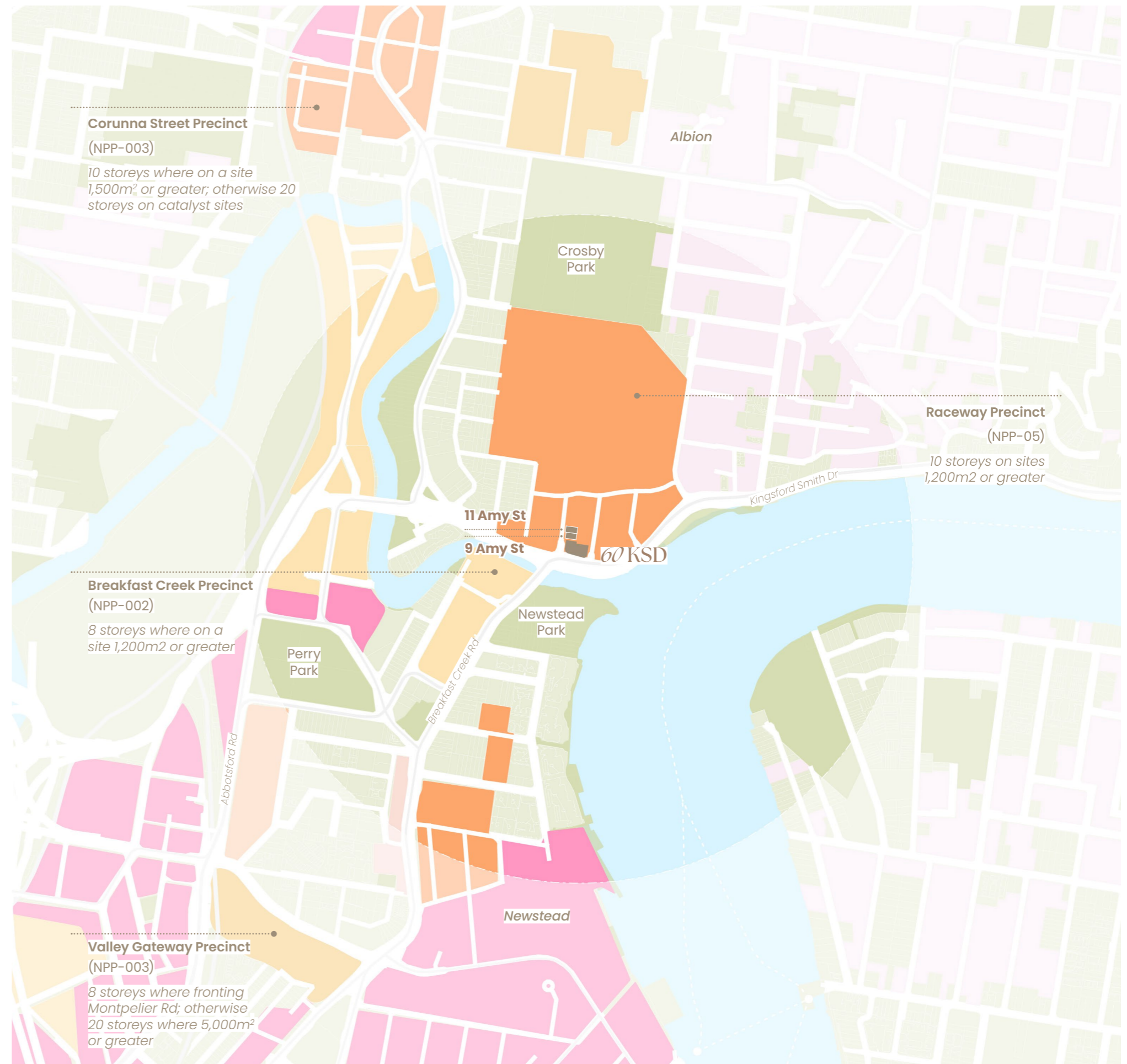
Height designation and planning control

Differing planning controls are experienced across Albion, Hamilton, Newstead and Bowen Hills despite their neighbouring proximities and evolving heights.

Defining features

- Development on large sites fronting Kingsford Smith Drive are constrained by maximum building heights of 10-storeys where in the Raceway Precinct (NPP-005), despite demonstrated capacity to facilitate additional uplift in the immediate and surrounding context;
- Newstead and Teneriffe are evolving in scale, maximising amenity and developing into a subtropical lifestyle destination;
- Bowen Hills PDA will see towers grow above approved heights in preparation for the 2032 Games and beyond.

- | | |
|--|---|
|  2-storeys |  11-20 storeys |
|  Up to 10 storeys |  21-30 storeys |



Building height and development activity

The inner-north is on the rise – with proposed and approved development pushing designated building heights to maximise connectivity and regionally significant community precincts.

Defining features

- Council approval for residential development up to 19-storeys at 92 Kingsford Smith Drive;
- Emerging development in Albion, including Albion Exchange TOD and Hudson Common up to 25-storeys;
- Substantial growth and revitalisation in Newstead and Teneriffe seeing approvals exceeding 30 storeys in new residential and mixed use developments;
- Breakfast Creek Quarter approved for three mixed use residential towers up to 28 storeys;
- Future development earmarked on key sporting and entertainment sites including Albion Park Raceway, Allan Border Field and Brothers Rugby.

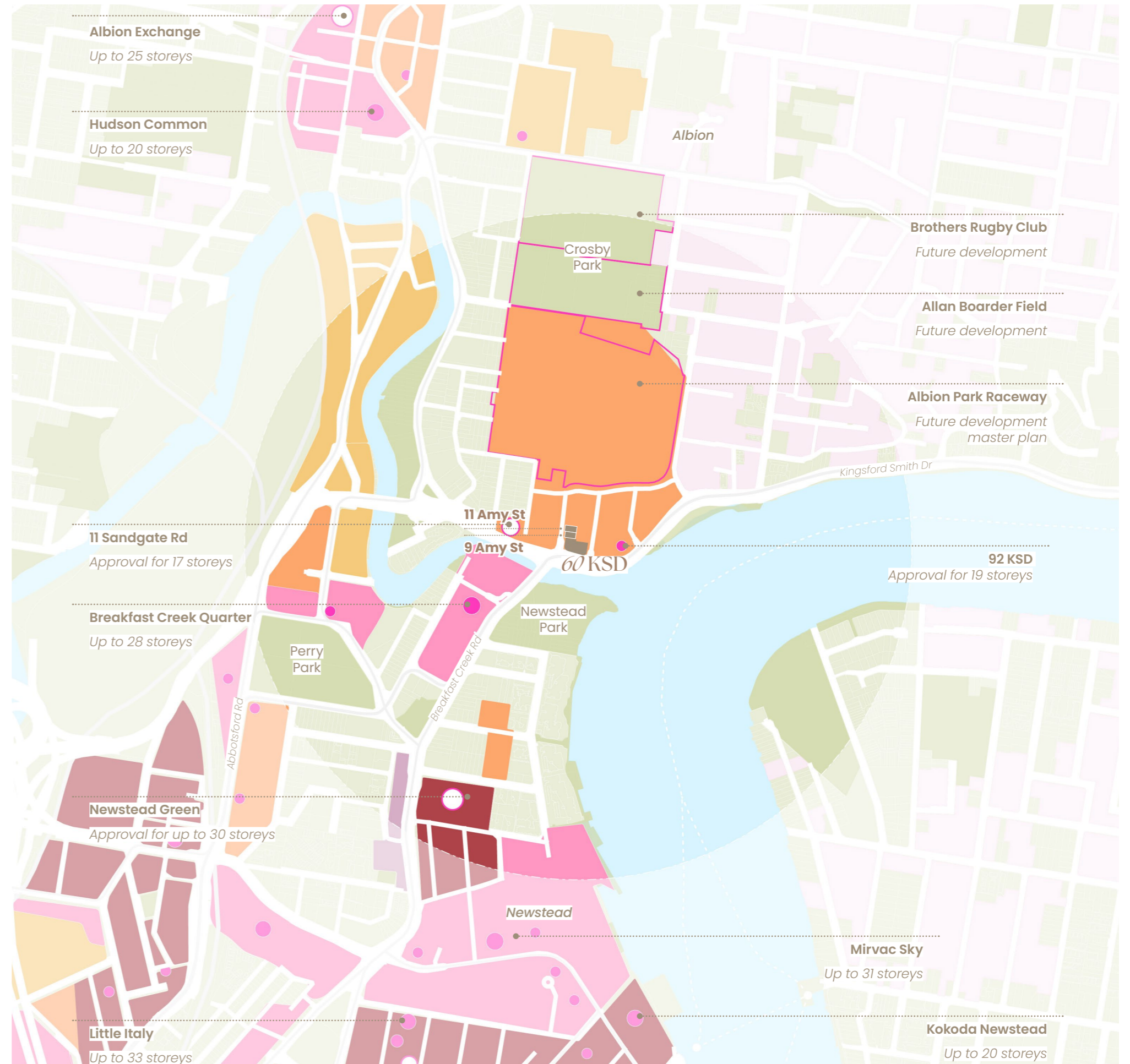
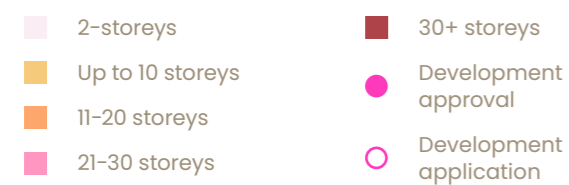


Figure 09

Actual Heights

Proposition

The Inner-North

Growth corridor

The inner-north is on the *rise*.

The inner-north

The inner-north is already experiencing growth well above previously planned for heights.

Defining features

- Striving for TOD growth, Albion is seeing development applications in excess of 20-storeys;
- Council approval for residential development upto 17-storeys at 11 Sandgate Road;
- Albion and Newstead North are transitioning to UEAs, capable of creating exciting urban renewal opportunities with height increases of 25 - 30 storeys;
- Development approvals for 40 storeys in Bowen Hills signal the start of a major renewal, with the precinct set to be transformed as the future home of the 2032 Athletes Village;
- MIRVAC Waterfront Newstead development for 30 - 31-storeys are currently under construction;
- Little Italy at 33-storeys;
- Fortitude Valley is experiencing development applications of up to 40-storeys;
- Northshore Hamilton PDA has seen development approvals up to 28-storeys, with proposed reforms set to fast track housing delivery and unlock development ready land.

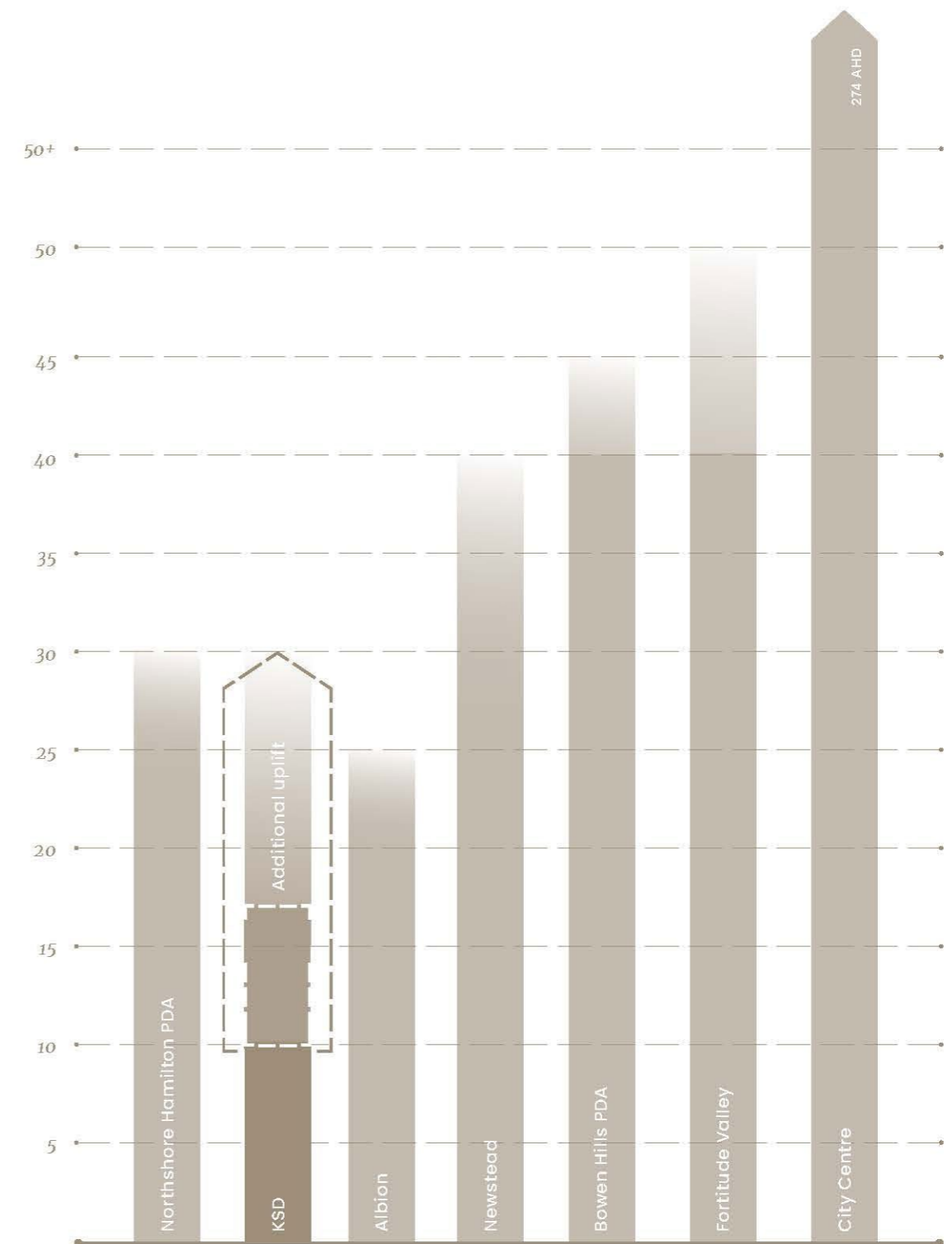


Figure 10

Current Development Heights

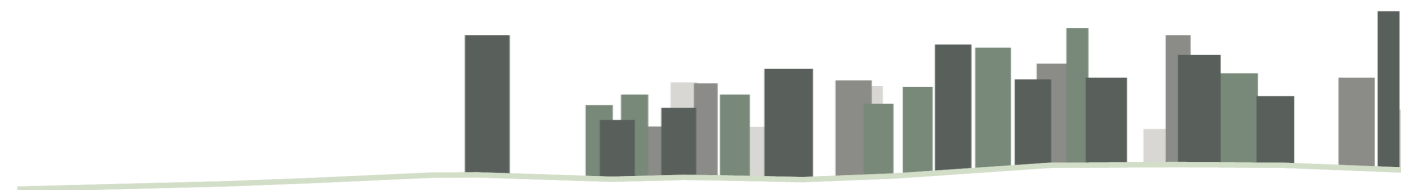
The future of the inner-north

Additional height uplift in Brisbane's inner north is not just desirable, it is necessary. Well-located land in these areas is finite, and the way to unlock their full potential is through maximising vertical growth.

Brisbane's Inner North is emerging as a key engine of growth, already experiencing development well beyond previously planned heights. Brisbane cannot reach its full potential as a liveable, connected and globally competitive city without preparing for further height uplift in well-located precincts that maximise natural assets, amenity and infrastructure.

Traditional neighbourhood planning schemes are no longer effective in shaping the future of strategic larger sites, particularly in the context of significant investment in transport and urban infrastructure, including the transformation of Kingsford Smith Drive, the recently announced upgrades to Albion and Exhibition Stations, and the momentum building towards the Brisbane 2032 Olympic and Paralympic Games.

Future state



Current state



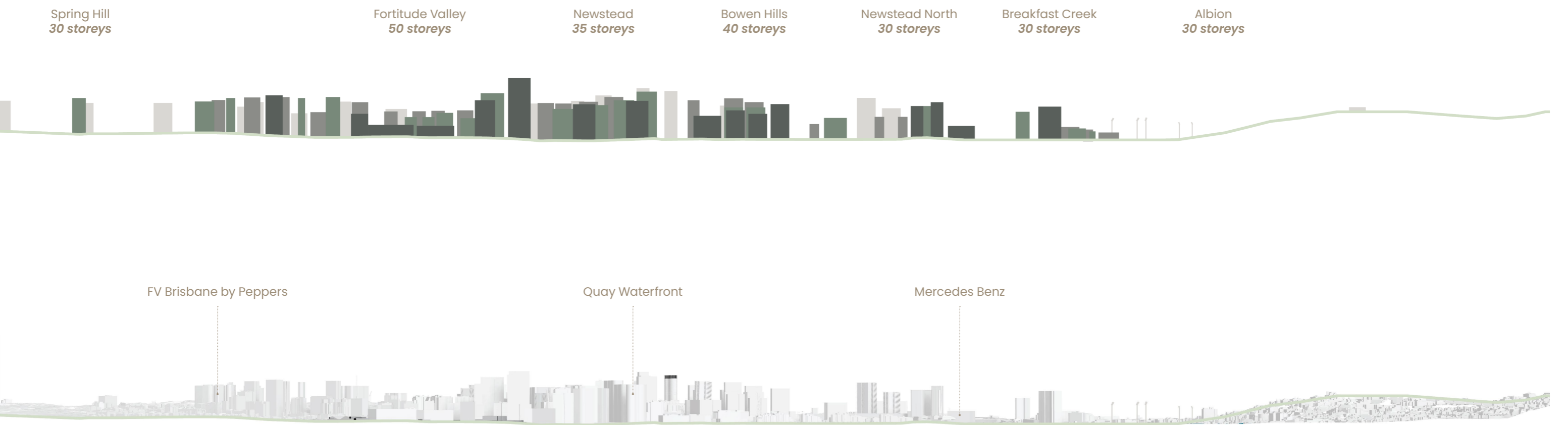


Figure 11

Current vs Future Heights

Approach

Uplift

Design response

Defining the *response*.





Local capacity of growth influencing uplift

Albion and Breakfast Creek are strategically positioned for transformational growth, and 60 Kingsford Smith Drive sits at the centre of this momentum. The site is located within the Albion Raceway neighbourhood plan area - one of the few parts of inner Brisbane where large, coordinated redevelopment parcels and consolidated landholdings provide genuine capacity to deliver change at scale.

Brisbane Airport
9.0km via Sandgate Rd

TAFE QLD Eagle Farm Campus
6-mins via Kingsford Smith Dr

TradeCoast Central
9-mins via Kingsford Smith Dr

- Open space
- Sites with consolidated ownership

Figure 12

Height response

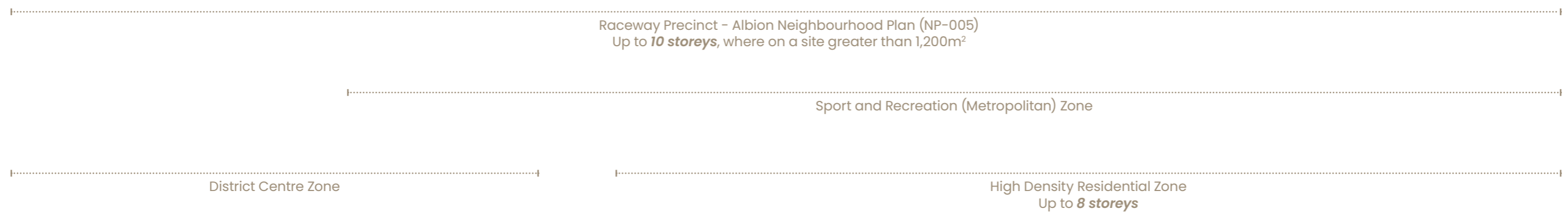
The height response for 60 Kingsford Smith Drive is supported by a series of current, emerging, site-specific and local development influences that are reshaping the immediate urban context.

Defining features

- The development approvals at 11 Sandgate Road and 92 Kingsford Smith Drive establishes a clear precedent for a taller, mixed-use built form that transitions the corridor toward a higher-density character and responsive to the growth of the inner north. The Albion Raceway surplus land presents one of inner Brisbane's most significant urban renewal opportunities, with the scale of redevelopment potential that would introduce residential intensity. Similarly, the large at-grade car park of the Breakfast Creek Hotel represents a strategic future redevelopment site that will continue the uplift in built form along the river.
- Beyond these catalyst sites, the High Density Residential Zone along Kingsford Smith Drive contains multiple consolidated landholdings capable of accommodating development of a comparable scale to the subject site. Together, these influences provide a logical and contextually grounded basis for increased height, positioning the site within an emerging mid-to-high rise precinct that is both planned and already underway.



Current zoning and allowable building heights



Future building heights based on development activity and site capacity

