



22-40 Wyandra.

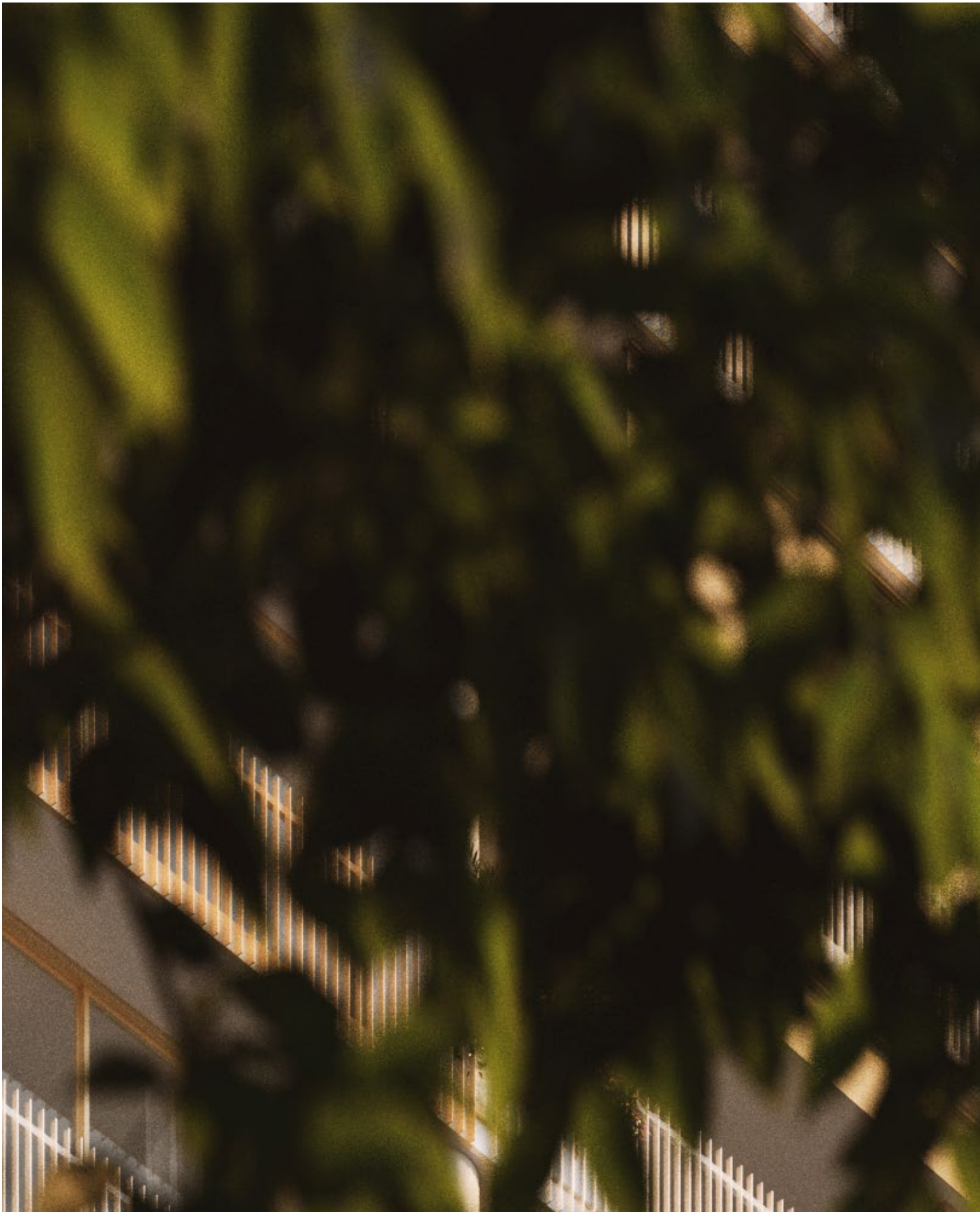
Acknowledgement of Country

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 22-40 Wyandra Street 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 Newstead’s role as a connected, high-quality inner-city address.





Located within one of Brisbane's most established inner-city precincts, Wyandra Street sits at the heart of Newstead's continued evolution – transitioning from a successful urban renewal story into a more mature and intentional mixed-use neighbourhood.

View of 22–40 Wyandra Street from Wyatt Street

Site introduction.

**Uniquely positioned:
ready for Newstead’s
next urban evoution.**

Positioned within one of Brisbane’s most established urban renewal precincts, 22–40 Wyandra Street occupies a compelling location at the intersection of lifestyle, connectivity and continued city growth. Situated on the northern edge of Newstead, the site benefits from immediate access to the suburb’s renowned retail, dining and entertainment destinations while enjoying proximity to the emerging transformation occurring across Albion, Bowen Hills and the broader Inner North.

The site’s strategic location is amplified by the continued evolution of Brisbane’s Inner North Growth Corridor – a sequence of highly connected precincts extending from the CBD through Fortitude Valley, Newstead, Bowen Hills and Albion. Supported by significant public and private investment, transport infrastructure and employment growth, the corridor has become one of the city’s most important urban renewal frontiers. At its heart, Newstead has established itself as the benchmark for inner-city living, creating the lifestyle, amenity and urban character that is now extending northward as neighbouring precincts enter their own phase of transformation. Together, these precincts represent a continuous metropolitan destination that will shape Brisbane’s future growth over the coming decades.

Over the past decade, Newstead has evolved from a former industrial riverside precinct into one of Australia’s most successful examples of mixed-use urban

regeneration. Significant residential investment, adaptive reuse of heritage buildings and the creation of vibrant public destinations have established the suburb as a benchmark for contemporary inner-city living. This evolution continues to influence surrounding neighbourhoods, positioning Wyandra Street at the convergence of an established lifestyle destination and the next wave of inner-city renewal.

The site represents a unique opportunity to contribute to this ongoing transformation. Located within a highly walkable neighbourhood and connected to major employment centres, public transport and active transport networks, it is ideally positioned to support a new generation of urban living. Surrounded by established amenity yet benefitting from future growth and investment across the Inner North, the site occupies a strategic position between Brisbane’s premier lifestyle precincts and its emerging innovation and employment corridor.

As Newstead continues to mature as one of Brisbane’s most desirable urban neighbourhoods, and as investment expands through Bowen Hills and Albion, 22–40 Wyandra Street is uniquely positioned to become part of the precinct’s next chapter – delivering a contemporary residential address that responds to its evolving metropolitan context while reinforcing the qualities that have made Newstead one of the city’s defining places to live.

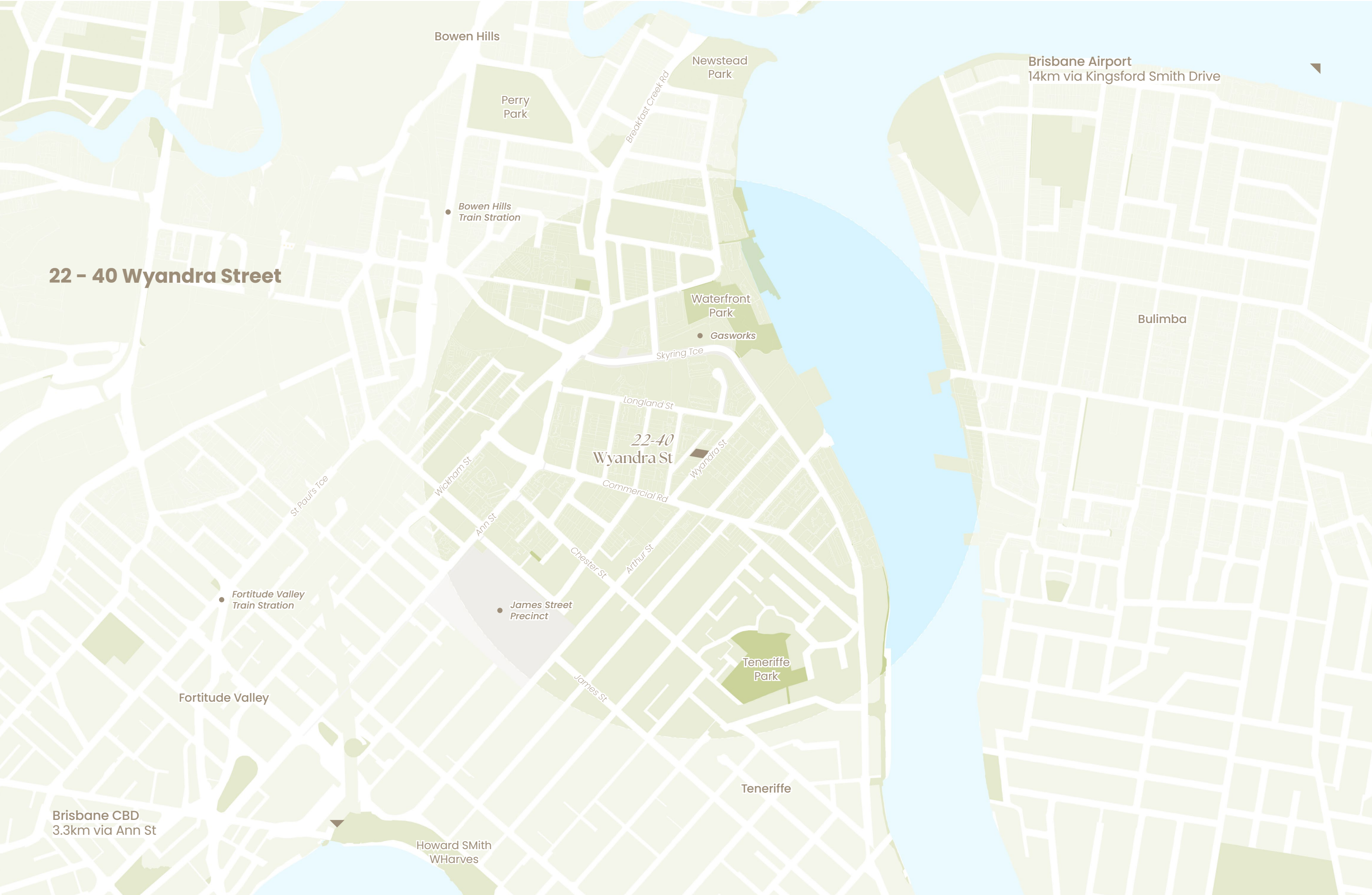


Figure 01

Site Location

Context

Brisbane City

Strategic position.

Our city is in an era of *change*.

Frank Developments

22-40 Wyandra Street

View of 22-40 Wyandra Street Laneway by Frank Developments

Artist Impression

22-40 Wyandra Street

Brisbane at 3.7M

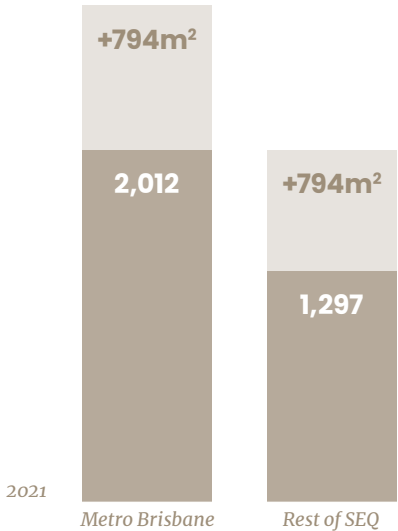
The predicted growth of Brisbane CBD will accelerate the size and scale of urban development, reshaping Brisbane’s urban fabric spatially, functionally, socially and economically.

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.

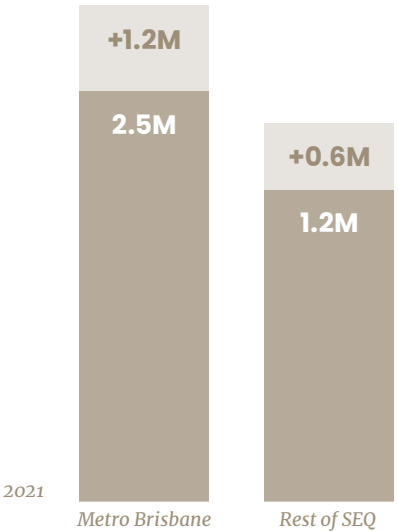
Employment will grow by 0.7 million to 1.9 million. This represents 46% growth in population and 54% growth in jobs in the coming two decades. Leveraging the strength of additional population and job growth between 2022 and 2046, Metro Brisbane’s economy could grow by \$121 billion to \$360 billion.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

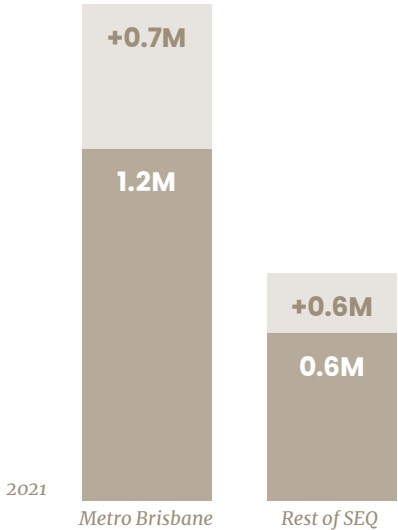
Forecast urban footprint growth | 2022-46



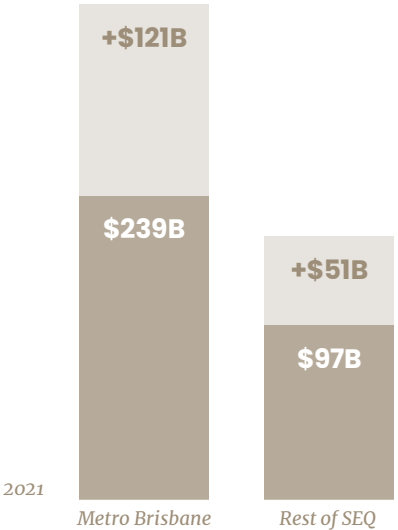
Population growth | 2022-46



Employment growth | 2022-46



Forecast GRPG | 2022-46



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.

Brisbane’s inner city is entering a period of unprecedented transformation, with the resident population projected to increase from approximately 346,000 people in 2021 to more than 473,000 by 2041. Accommodating this growth will require the delivery of over 115,000 new dwellings, with apartments expected to account for around 70% of future housing supply. This growth reflects a broader shift towards higher-density urban living, driven by changing demographics, housing preferences and the increasing importance of proximity to employment, education, lifestyle and public transport.

The city’s established and emerging precincts will play a critical role in accommodating this growth. Established neighbourhoods such as Newstead, South Brisbane, West End and Fortitude Valley have demonstrated the success of mixed-use urban renewal, while emerging precincts including Bowen Hills, Albion, Woolloongabba, Northshore Hamilton and the Kurilpa Peninsula are entering their next phase of transformation. Together, these precincts form a network of highly connected urban villages that will support

Brisbane’s transition into a more compact, walkable and globally competitive city, reinforcing the importance of the Inner North as one of the city’s key growth corridors.

This evolution is strongly supported by Brisbane City Council’s Sustainable Growth Strategy and Inner City Strategy, which advocate for concentrating growth in locations with access to high-quality transport, jobs, services and lifestyle amenity while protecting the character of established suburban areas. The strategies recognise the inner city as the primary location for accommodating future population growth and investment, with continued urban renewal expected to be accelerated by the legacy of the 2032 Olympic and Paralympic Games. Significant investment in transport infrastructure, public realm, entertainment and employment precincts will further strengthen the city’s inner neighbourhoods, creating vibrant mixed-use destinations that support Brisbane’s emergence as a world city and reinforce the ongoing evolution of precincts such as Newstead and the broader Inner North.

What does this mean for Wyandra?

Positioned between the established urban lifestyle of Newstead Waterfront and the future growth envisaged within the Fortitude Valley Sustainable Growth Precinct, 22–40 Wyandra Street occupies a unique position within Brisbane’s evolving inner city. The site sits at the convergence of two of the city’s most significant renewal areas – benefitting from the maturity, amenity and character that Newstead has established over the past decade while being strategically located to capitalise on the next wave of investment and intensification occurring across the Inner North.

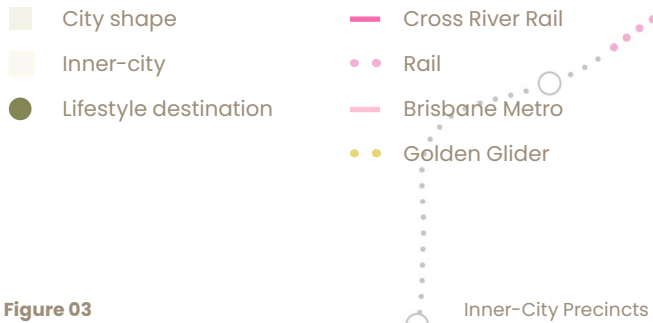


Figure 03

The inner north: setting the pace

Brisbane’s inner north has undergone one of the most significant periods of urban transformation in the city over the past decade. Anchored by the renewal of Newstead, Teneriffe and Bowen Hills, the precinct has evolved from a former industrial and commercial landscape into one of Australia’s most desirable high-density urban environments.

Newstead in particular has become a benchmark for Brisbane’s contemporary urbanisation model – demonstrating how higher density living can be successfully integrated with lifestyle amenity, subtropical public realm, employment access and mixed-use activation. Large-scale investment across residential, commercial and public infrastructure has reshaped the precinct into a highly connected urban neighbourhood supporting both population growth and economic activity.

Importantly, this pattern of growth is not isolated to Newstead. The urban intensification established across Gasworks, Longland Street and the Teneriffe peninsula is now extending west into Fortitude Valley and north toward Albion and Bowen Hills. This broader inner-north corridor is emerging as a major urban growth spine, supported by significant infrastructure investment, employment concentration and public transport accessibility.

The site occupies a highly strategic position within this transition zone. Located on the edge of the Bowen Hills Priority Development Area (PDA), the site sits adjacent to one of South East Queensland’s most significant urban renewal and transit-oriented growth precincts. The continued evolution of Bowen Hills toward a higher-density mixed-use centre further reinforces the strategic importance of the Newstead locality and its ability to accommodate future urban growth.



Figure 02

Context

The Site

Local analysis

Perfectly *positioned*.

Frank Developments

22-40 Wyandra Street

View of 22-40 Wyandra Street by Frank Developments

Artist Impression

22-40 Wyandra Street

Nothing like Newstead

Over the past decade, Newstead has undergone one of Brisbane’s most significant urban transformations, evolving from a former industrial riverside precinct into one of Australia’s most sought-after mixed-use neighbourhoods. Driven by significant residential investment, adaptive reuse of heritage buildings and the emergence of destinations such as Gasworks, the suburb has become a model for contemporary inner-city living.

Population growth

Between 2011 and 2021, Newstead’s population increased by almost 800%, making it one of Brisbane’s fastest growing inner-city suburbs and significantly outpacing both the broader Brisbane Local Government Area and the Inner City Statistical Area, which experienced comparatively moderate population growth over the same period. This extraordinary rate of growth reflects the suburb’s transformation from a low-density industrial precinct into a high-density mixed-use neighbourhood underpinned by substantial urban renewal and residential investment.

Unlike many established inner-city suburbs where growth has been incremental, Newstead has experienced a structural shift in land use, with former industrial and commercial sites giving way to thousands of new dwellings, employment opportunities and lifestyle destinations. The result is a suburb that has emerged as a key contributor to Brisbane’s inner-city population growth and a benchmark for contemporary urban regeneration.

Demographic profile

Newstead’s demographic profile reflects its position as one of Brisbane’s premier inner-city neighbourhoods, attracting a young, highly educated and professional workforce. The suburb is dominated by working-age residents aged 25–44, with strong representation across professional, finance, technology and creative industries. Compared to the broader Brisbane population, residents are younger and place a high value on proximity to employment, lifestyle amenity, public transport and walkable urban living.

These demographic characteristics continue to drive demand for apartment living and higher-density housing. Smaller household sizes, professionals, couples and downsizers are increasingly seeking contemporary homes within vibrant mixed-use communities that offer convenience and connectivity. As Brisbane’s inner city grows, Newstead’s demographic profile reinforces its role as a key location for delivering the apartment housing needed to support the city’s long-term sustainable growth.

Housing profile

The 2021 ABS Census identifies Newstead as one of Brisbane’s most established apartment neighbourhoods, with around 95% of occupied private dwellings comprising flats, units or apartments. This housing profile reflects more than a decade of urban renewal, transforming former industrial land into a high-density mixed-use community that supports contemporary inner-city living. The suburb is also characterised by predominantly one and two-person households, reinforcing demand for apartment-based housing.

This housing profile closely aligns with Newstead’s demographic composition and Brisbane’s long-term growth strategy. As demand for walkable, connected urban living continues to grow, Newstead is well positioned to accommodate additional apartment supply, supporting housing choice while contributing to a more compact and sustainable inner city.

Connectivity

22-40 Wyandra Street benefits from exceptional regional and local connectivity, positioning the site within one of Brisbane's most accessible inner-city neighbourhoods.

Defining features

- The site is supported by a highly integrated transport network including Bowen Hills Train Station, Fortitude Valley Train Station, CityCat ferry services, high-frequency bus corridors and direct access to the Inner City Bypass and Kingsford Smith Drive;
- This connectivity provides direct access to Brisbane CBD, the Royal Brisbane and Women's Hospital, Brisbane Airport, Fortitude Valley employment precinct, Bowen Hills health and commercial precinct and Hamilton Northshore;
- The site also benefits from active transport integration through riverwalk connections, shared path networks, walkable street grids and bike infrastructure. Importantly, the site is positioned within walking distance of major lifestyle destinations, employment nodes and entertainment precincts, supporting reduced reliance on private vehicles and reinforcing its suitability for increased urban density.

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

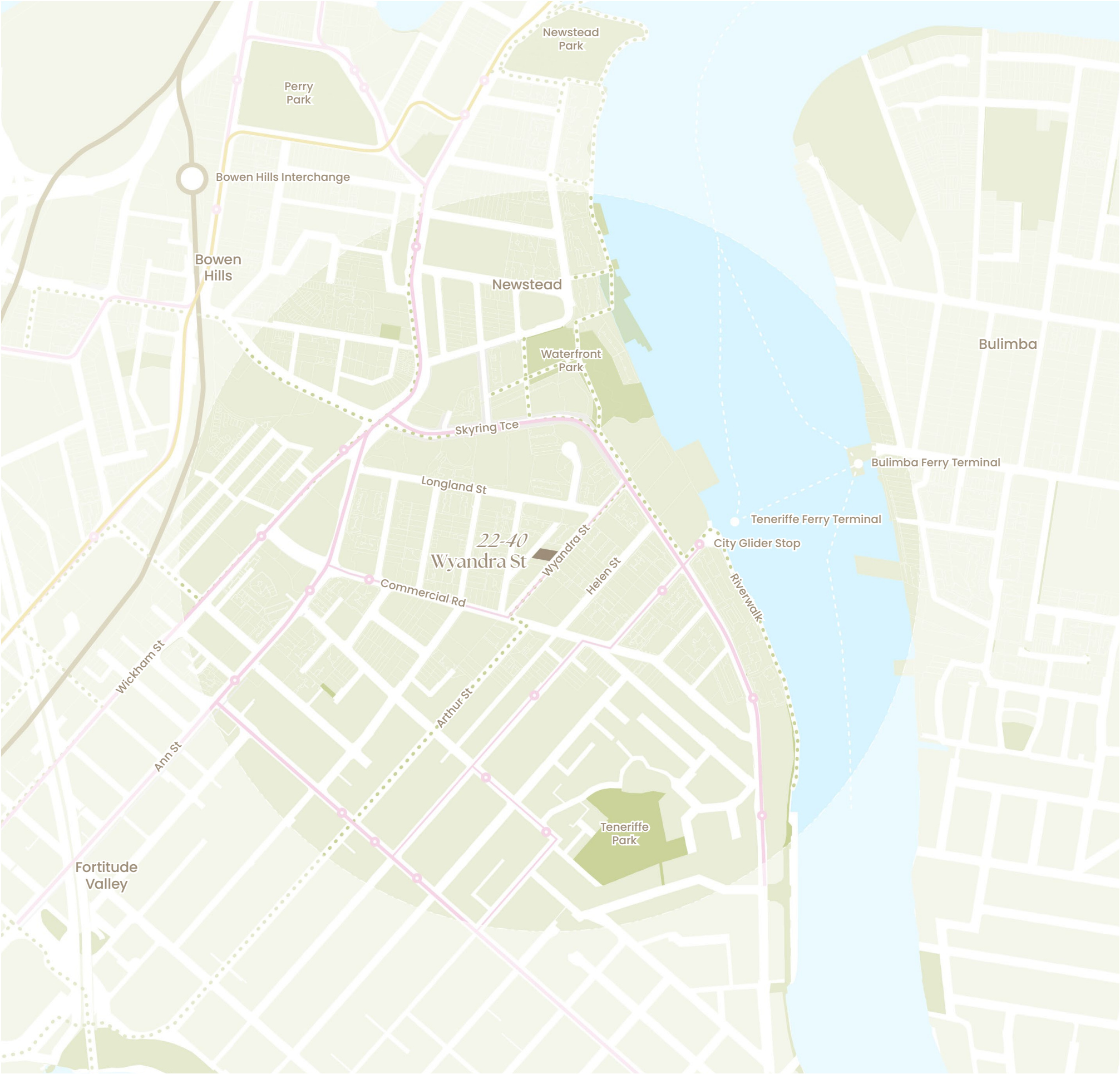


Figure 05 22-40 Wyandra Street Connectivity

Social infrastructure

Newstead has emerged as one of Brisbane’s premier urban lifestyle destinations, offering a highly curated mix of retail, hospitality, wellness, entertainment and public realm amenity that supports inner-city living at increased density.

Defining features

- The subject site benefits from immediate proximity to Gasworks Plaza, James Street Precinct, Teneriffe Riverwalk, waterfront dining and hospitality, fitness and wellness destinations, boutique retail, everyday services and public open space networks.
- Unlike traditional high-density urban environments that rely heavily on built form intensity alone, Newstead’s success has been driven by its ability to balance density with liveability and human experience.

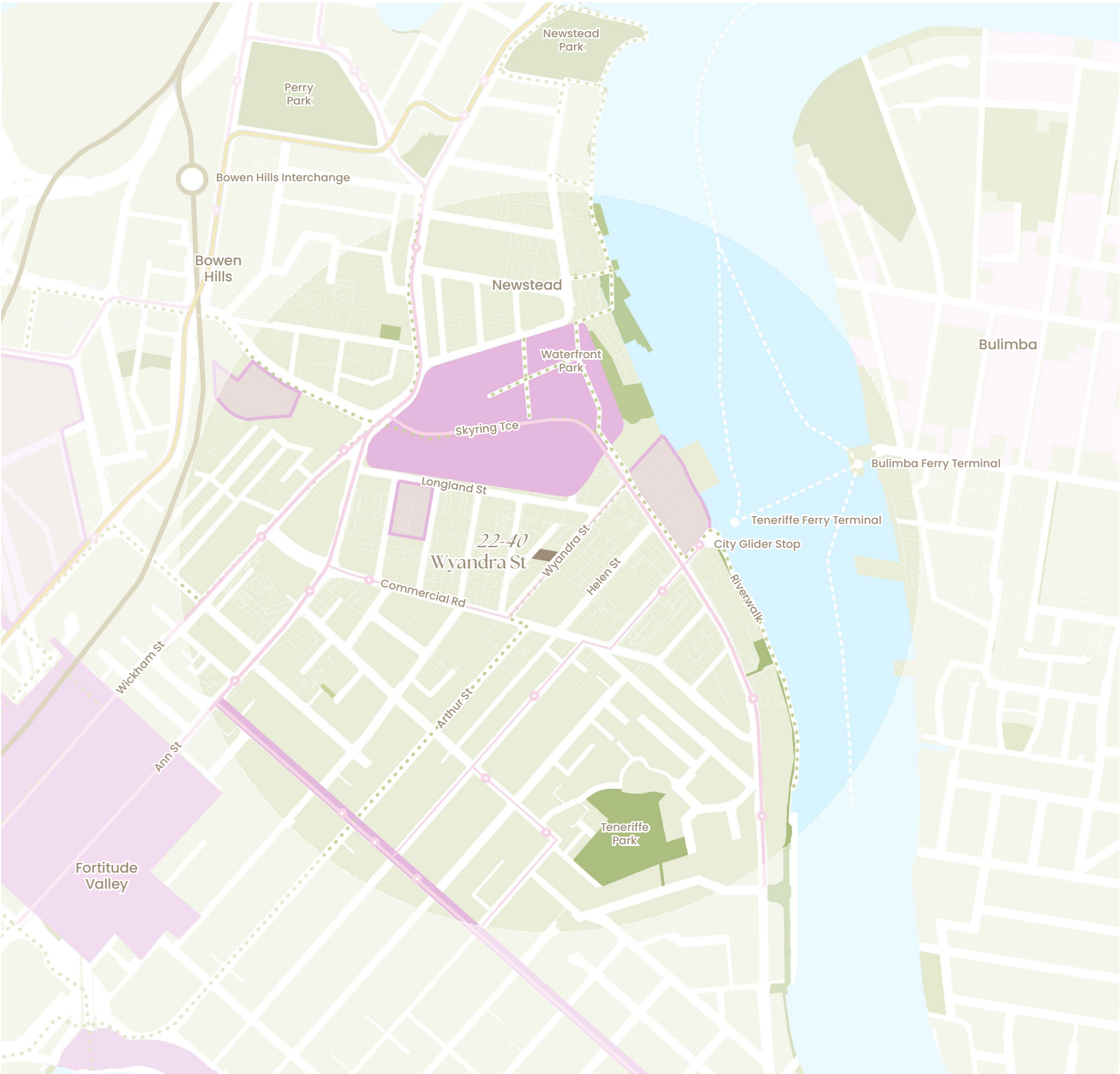


Figure 07

Social Infrastructure

Land Use

The subject site sits within a broader mixed-use and transitional urban environment that continues to evolve through ongoing redevelopment and intensification.

Defining features

- Historically characterised by industrial and low-scale commercial uses, the surrounding precinct is progressively transitioning toward high-density residential living, mixed-use development, commercial activation and lifestyle-oriented urban outcomes.
- The surrounding built form context already demonstrates a broad range of development outcomes including mid-rise apartment buildings, residential towers, mixed-use podium and tower forms and commercial office development. This evolving urban structure supports the continued uplift of the precinct and establishes a clear strategic basis for increased height and density outcomes.

Community facility

Character residential

Low density

Low-medium density

Medium density

High density

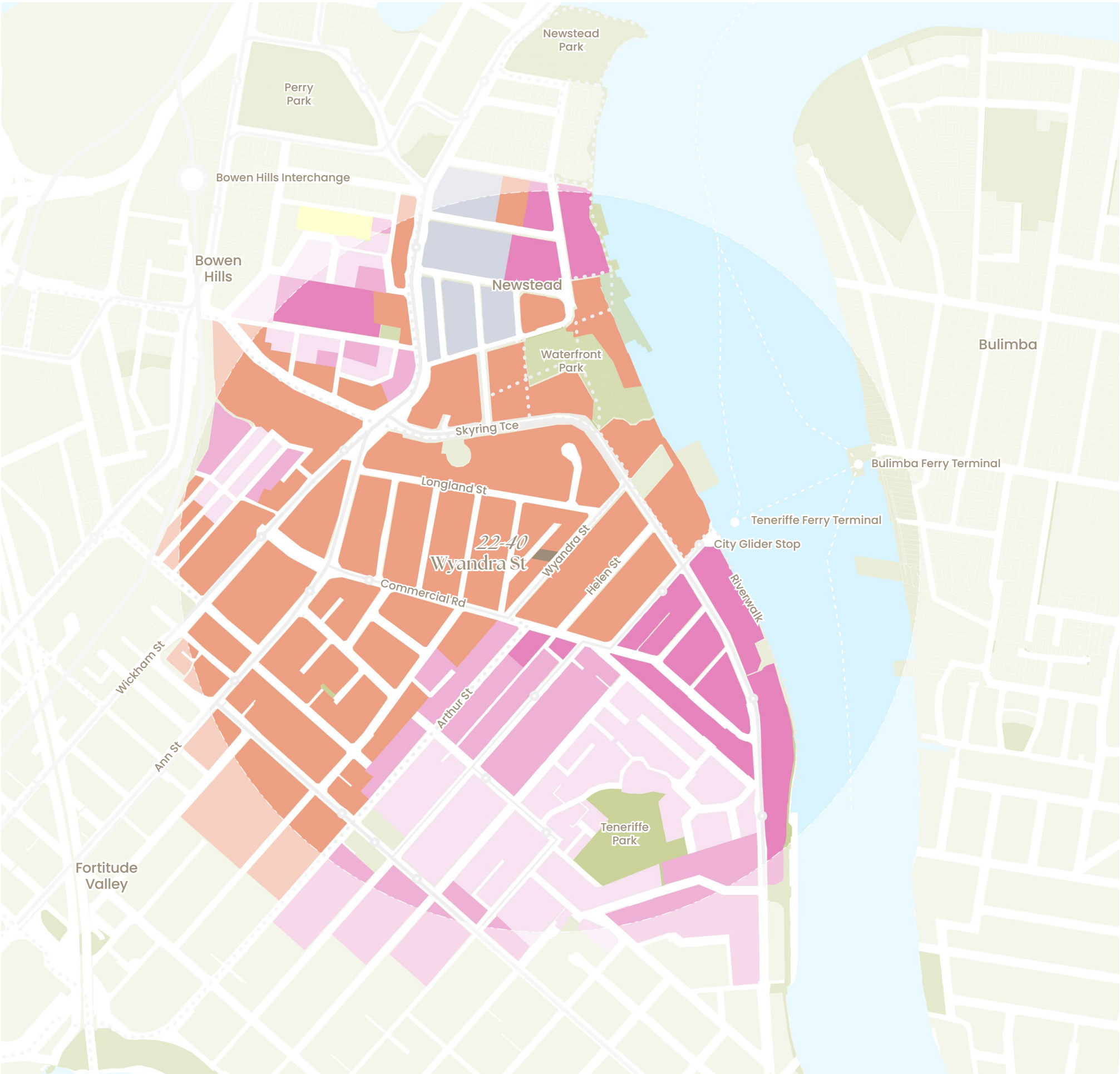
Mixed-use

District centre

Industry

Open space

Sport and recreation

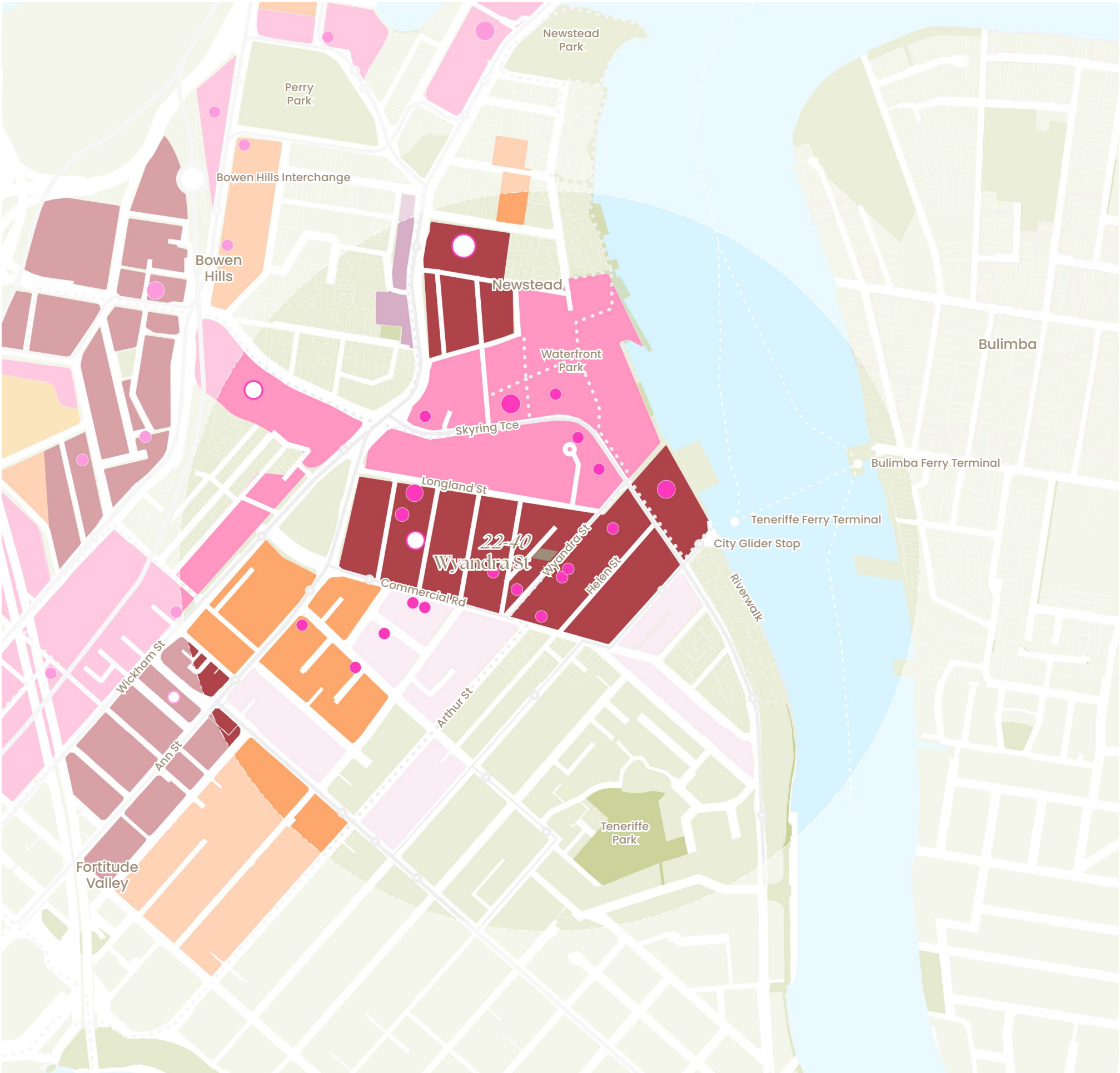


Building height and development activity

The broader Newstead and Fortitude Valley precinct continues to experience significant redevelopment activity, reinforcing its role as one of Brisbane’s primary inner-city growth locations.

Defining features

- Recent development activity demonstrates increasing residential tower development, larger mixed-use projects, build-to-rent proposals, premium residential outcomes and increased urban density.
- The subject site is particularly well positioned to accommodate additional height and density due to its inner-city location, proximity to major infrastructure, access to employment and lifestyle destinations, existing and emerging tower context and relationship to the Bowen Hills PDA.



Approach

Uplift

Design response

Defining the *response*.

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.

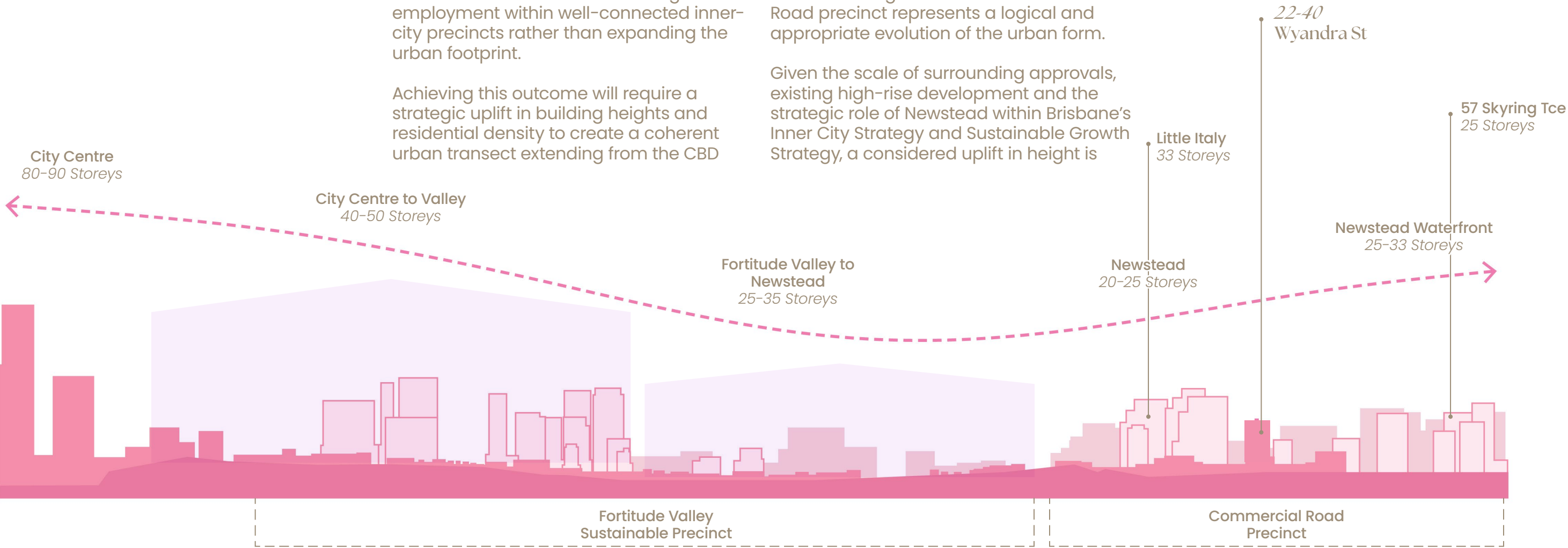
Brisbane's Inner North is emerging as one of the city's most significant growth corridors, already experiencing development intensity well beyond that envisaged when many existing planning controls were established. As Brisbane's population continues to grow and the city prepares for the opportunities presented by the 2032 Olympic and Paralympic Games, there is an increasing need to accommodate additional housing and employment within well-connected inner-city precincts rather than expanding the urban footprint.

Achieving this outcome will require a strategic uplift in building heights and residential density to create a coherent urban transect extending from the CBD

through Fortitude Valley, Newstead and the waterfront precincts. The planned intensification of the Fortitude Valley Sustainable Growth Precinct establishes the foundation for this transition, providing an opportunity for development intensity to graduate northward through the Commercial Road corridor toward the established high-rise waterfront neighbourhoods. In this context, additional height within the Commercial Road precinct represents a logical and appropriate evolution of the urban form.

Given the scale of surrounding approvals, existing high-rise development and the strategic role of Newstead within Brisbane's Inner City Strategy and Sustainable Growth Strategy, a considered uplift in height is

both reasonable and necessary. Such an approach would reinforce the precinct's role as a key location for inner-city living, improve housing supply in a highly accessible location and contribute to the creation of a more compact, sustainable and internationally competitive Brisbane.

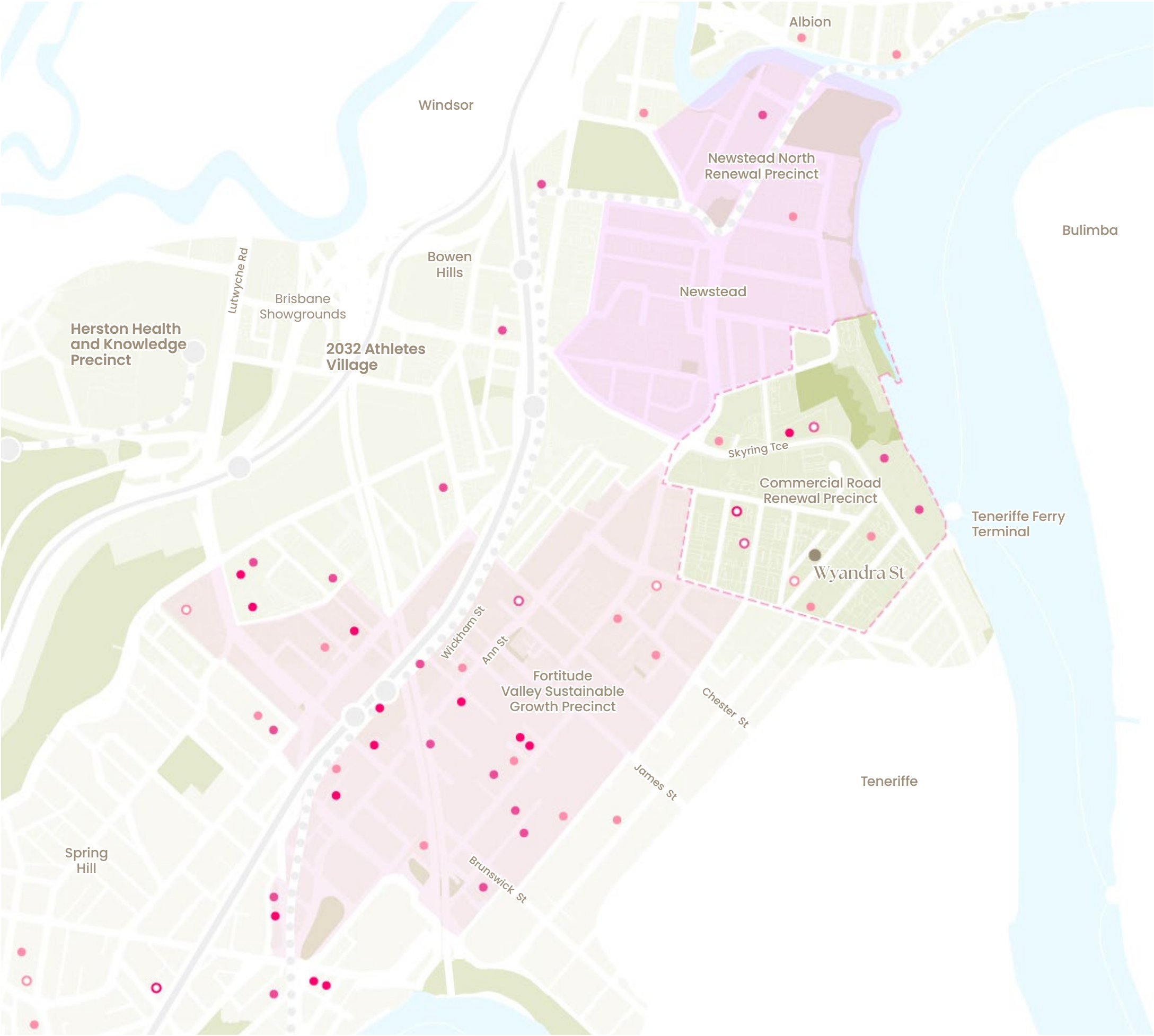
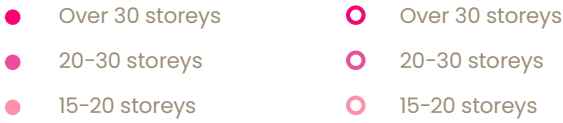


Inner north Development and precinct height drivers

The Inner North is undergoing significant redevelopment, with increasing building heights and density from Fortitude Valley through Newstead reinforcing its role as one of Brisbane’s primary urban growth corridors.

Defining features

- The Fortitude Valley Sustainable Growth Precinct will unlock a new wave of high-density mixed-use development, supporting substantial uplift in height and residential capacity immediately adjoining the CBD.
- Emerging planning directions within Fortitude Valley establish a precedent for taller built form, reinforcing the Inner North as Brisbane’s principal location for future urban intensification.
- Newstead continues to experience a concentration of development applications, with recent approvals and proposals commonly reaching 30 storeys and above, particularly along the riverfront.



Surrounding building heights

Newstead continues to experience significant redevelopment activity, with a strong pipeline of residential and mixed-use projects reinforcing its evolution as one of Brisbane’s premier high-density urban neighbourhoods.

Defining features

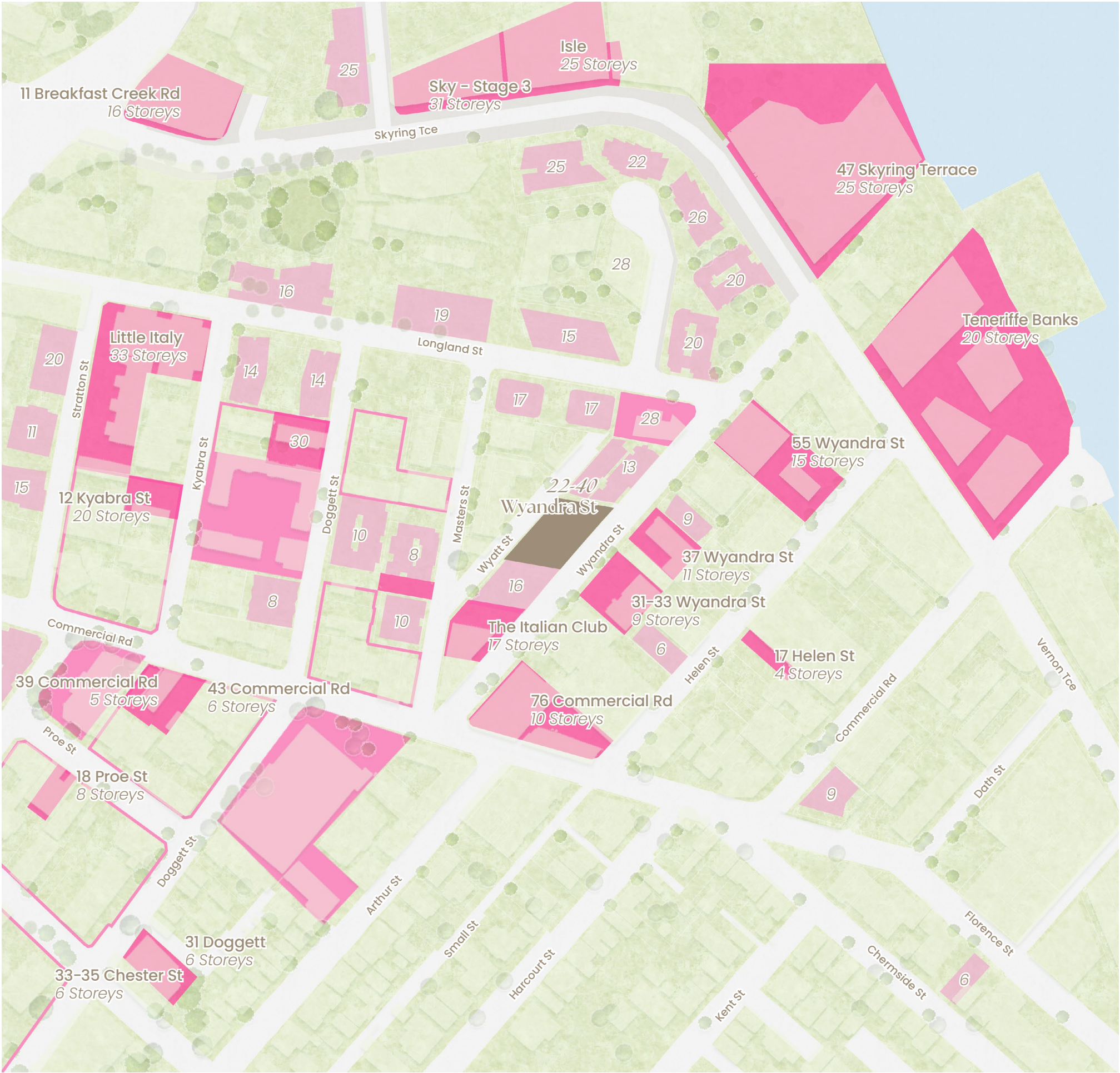
- Recent development applications and approvals continue to deliver residential towers of around 30 storeys and above, particularly along the Brisbane River frontage.
- The Newstead Waterfront has established a distinctive high-rise skyline that continues to intensify through ongoing redevelopment.
- Development activity is extending west through the Little Italy and urban renewal precincts, strengthening the connection between the waterfront and Commercial Road.
- The Commercial Road precinct is experiencing increasing redevelopment pressure, with successive apartment developments creating a more consistent and continuous urban form.

Future urban renewal

Completed development

DAs

Future development



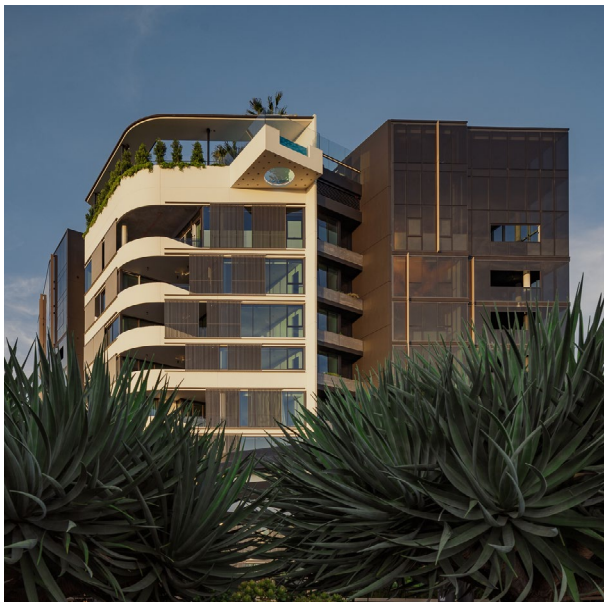
Existing built form setting

Newstead’s built form comprises a series of distinct urban sub-precincts, ranging from heritage warehouses and low-rise commercial buildings to mid-rise mixed-use development and high-rise residential towers exceeding 30 storeys along the riverfront. This variation in height creates a layered skyline that reflects the suburb’s ongoing urban renewal.

The dominant built form is podium-and-tower, with active ground floors supporting retail and commercial uses beneath slender residential towers. This established typology has created a mature, high-density urban character and provides a strong precedent for continued intensification within the Commercial Road precinct.



20 Wyandra St – Le Bain
16 Storeys



20 Festival Pl – Luminare
28 Storeys



57 Skyring Tce – Quay Waterfront (Stage 1)
25 Storeys



63-65 Skyring Tce – Haven
25 Storeys



12 Longland St – Unison
21 Storeys



30 Festival Pl – Skyring
25 Storeys



63-65 Skyring Tce - Haven
27 Storeys

43 Evelyn St - Ozcare
21 Storeys

57 Skyring Tce - Quay Stage 1
25 Storeys

30 Festival Pl - Skyring
25 Storeys

20 Festival Pl - Luminare
28 Storeys

50 Longland St - Aveo
19 Storeys

60 Skyring Tce - Unison
20 Storeys

70 Longland St -
Gasworks Residences
14 Storeys

18 Longland St - Lucent
17 Storeys

39-47 Longland St - Newstead Towers
14 Storeys

Site
22-40 Wyandra St

Brisbane River

Commercial Rd

Leopard St

Doggett St

Arthur St

Small St

Harcourt St

Kent St

Chester St

Teneriffe Dr

Future built form setting

Newstead’s built form will continue to evolve through a strong pipeline of redevelopment, with current development applications and emerging renewal opportunities reinforcing the precinct’s transition toward a higher-density metropolitan neighbourhood. Significant underutilised sites remain throughout the Commercial Road corridor and surrounding urban renewal areas, providing the capacity to accommodate future growth in line with Brisbane’s long-term housing and employment objectives.

The concentration of recent approvals, combined with ongoing market interest and strategic planning initiatives across the Inner North, supports a continued uplift in building height and density. As redevelopment extends beyond the established riverfront skyline, additional height within the Commercial Road precinct is a logical progression that will create a more coherent urban form, unlock future housing supply and contribute to the evolution of a continuous high-density corridor between Fortitude Valley and the Newstead waterfront.



17-27 Skyring Tce – Teneriffe Banks
20 Storeys



10-20 Wyandra St – Italian Club
17 Storeys



57 Skyring Tce – Stage 2
25 Storeys



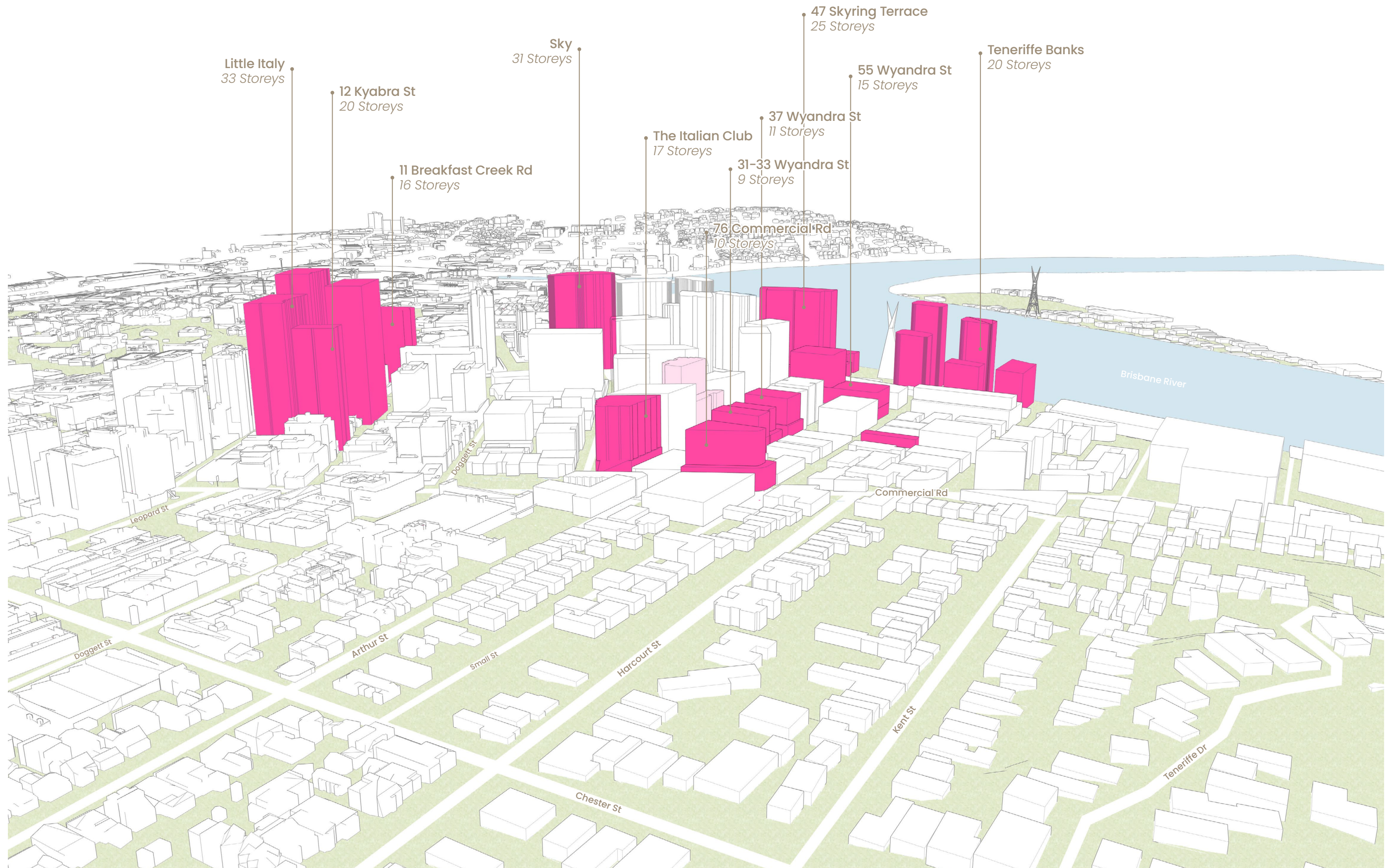
47 Skyring Tce
25 Storeys



12 Kyabra St – Crest & Walker
20 Storeys



Longland St – Little Italy
25-33 Storeys



Site response

The surrounding planning context and emerging built form support a development outcome in the order of 20–25 storeys, provided additional height is balanced by exemplary design quality, reduced building bulk and meaningful public realm outcomes that positively contribute to Newstead’s evolving urban character.

Design inclusions

- Slender and articulated tower form that incorporates strategic setbacks and a stepped massing profile to reduce perceived bulk and scale, contribute positively to the skyline and improve the transition to surrounding development.
- Strong vertical and horizontal articulation through façade modulation, material variation and expressed architectural elements to create visual interest, reduce building mass and reinforce a human-scaled architectural expression.
- Alignment with Brisbane’s subtropical design principles and Buildings that Breathe outcomes, incorporating generous balconies, deep recesses, operable façades, cross-ventilation and passive design measures that enhance residential amenity and environmental performance.
- An activated and permeable podium interface that delivers fine-grain retail, communal uses and transparent frontages, strengthening the pedestrian experience and reinforcing Commercial Road as an active mixed-use corridor.
- Enhanced pedestrian connectivity and public realm integration, including widened footpaths, landscaped interfaces, improved cross-block permeability and high-quality streetscape treatments that contribute to a more walkable, safe and connected neighbourhood.
- Substantial landscape integration through deep planting, podium landscaping and vertical greening to soften built form, improve the microclimate and reinforce Newstead’s subtropical urban character.

