BRISBANE YPP’2013
Howard Smith Wharves: 
Inner City Rejuvenation and Urban Connectivity

organised as part of 49th ISoCaRP Congress

Young Planning Professionals Workshop
Brisbane, Australia, 26-30 September
“THE WORLD” GOES DOWN UNDER: “BRISBANE”

Coord. Team: Piotr Lorens, Sofia Morgado, Zeynep Gunay, Laura Gannon
Rethinking the future of “Howard Smith Wharves” as one of the last surviving connections in Brisbane’s development history

- Rejuvenating the north bank
- Bridging the urban divide
- Creating connections
- Enduring the value of heritage as commons
STRENGTHS

• Beautiful Views
• The River
• Symbolic Character
• Quite Atmosphere
• Waterfront
• Public Transportation
• Story Bridge
• Historic Heritage

WEAKNESSES

• No Access • Steep Topography • Small Area (Size) • Unbuildable Soil • Flood vulnerability • Pedestrian Connectivity • Car Parking

OPPORTUNITIES

• Marketplace
• Increased Land Value
• Building/Structure on River
• Recreation
• Sporting Activities
• Improved Site Aesthetics
• Modern Technology

THREATS

• Sea Level Rise • Displacement of People in Public Housing • Pollution in River

SWOT
### Scenario 1 - THE CLIFF

- To create a multi-use hub that includes a variety of uses throughout the day for a variety of user groups.
- To provide a diverse open space that is complementary to its landform, and provides diverse recreation opportunities.
- To become a unique, accessible riverfront destination that is both a breathing space and an exciting escape.
- To provide an active and lively space that is well-loved, safe and inclusive.

### Scenario 2 - OXLEY WHARVES

- Ensure a balance between core project elements: people, economy, heritage and environment, while being sensitive to site features and constraints.
- Capture and enhance site's unique position next to the CBD while retaining a sense of escape.
- Create a welcoming escape from the intensity of the city for the community and its visitors.
- Embrace the river, the cliff and the site's heritage.
- Develop a niche economy that will contribute to the wider Brisbane economy.
- Connect people.

### Scenario 3 - THE WHARVES

- **Resilient** - Incorporating sub-tropical design for a resilient and responsive environment.
- **Unique Identity** - Capitalising on the unique heritage aspects and riverside location to create a destination.
- **Flexible** - Utilising multi-purpose spaces and innovative construction to create a flexible built form.
- **Inclusive** - Creating an inclusive urban environment with spaces for all.
- **Connected** - Increasing opportunities for transport to the surrounding environment.

### Scenario 4 – HSW ECOTONES

- **Connection 1 - Past and Present** - Past and the present by combining new buildings with the historical Story Bridge pylons and re-purposed wharf sheds.
- **Connection 2 - CBD and Residential** - Link the CBD end of the site to the residential-focused Valley end, connecting inner city Brisbane from the CBD through to New Farm via the site and the River walk.
- **Connection 3 - Upper and Lower** - An innovative spiral structure ('The Snail') will connect the cliff tops to the riverbank through the multi-use shed and amphitheatre.
- **Connection 4 - Land and Water** - An amphitheatre provides casual connections between land and water.
THE CLIFF is to provide a unique riverside destination that celebrates its heritage values and natural features whilst creating a multi-use space that is open and accessible to all.
precinct one: OPEN SPACE

Multi-use Space (weekly markets + displays/events)
Bridges
Boutique Accommodation
Screen (Movies, displays)
access from high ground (stairs)
precinct two:
ACTIVE RIVER LIFE
precinct three:
INFORMATION HUB

Car Park

Administration, Storage, Wi-Fi lounge, library for artistic use

rental
SCENARIO 2

OXLEY WHARVES
Create a welcoming escape from the intensity of the city for the community and its visitors and ensure a balance between people, economy and environment.

Embrace the river, the cliff and the site's heritage and develop a niche economy that will contribute to the wider Brisbane economy.

**Time, Space, Movement, Speed**

*Slow down*
A. Relish
- A vibrant destination for people
- Boutique short term accommodation
B. Remember
- A place to showcase history, culture and art
- A place for people to eat, drink and recreate
C. Relax
- Highlighting the natural features of the cliffs and river
- A place to slow down and escape the pace of the city
The Wharves: Vision

Resilience
- hazard management
- responsive design
- smart investment
- local ownership

Connectivity
- public transport
- active transport
- river ecology links
- cultural continuity

Identity
- riverside location
- industrial history
- reinterpretation of tradition
- destination

Flexibility
- multi-purpose
- packable
- innovative construction
- varied built form
- day and night use

Inclusivity
- resident and visitor
- young and old
- accessible
- adaptable
- variety of uses
RESILIENCE

Brisbane Floods - 2011
The Wharves: Vision

- Office, parking
- Hotel
- Community garden
- Public marina
- Museum
- Markets
- Responsive design elements
- Warehouses
- Pool
‘Queenslander’ style boutique accommodation
Cliff ramp access with community gardens
Pool and parkland area
Multi-purpose facility – skate park/event venue
Adaptive re-use of heritage warehouses
The Wharves: Design Elements

5 storey office building
• One-of-a-kind
• Combining hazard management and resilient design
• Multi-purpose approach will be economically sustainable and attract a variety of users
Tomorrow...
G'day mates!

Cheers!