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IRVINE

Toombul Redevelopment

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For generations, Toombul has been a valued community destination where people connected, gathered and created lasting memories. Through the precinct's redevelopment, IRVINE is committed to honouring this legacy by creating a vibrant new destination that reflects community aspirations, strengthens local identity and provides a place residents can once again be proud of.

Chapter 01 **Position**

Urban context 04
Toombul today 05
Site assessment 06
The opportunity 12

Chapter 02 **Our proposition**

Vision 14
Design drivers 15

Chapter 03 **Master plan**

Master plan 19
Movement 21
Levels and stormwater 22
Visualisations 23

Chapter 04 **Look and feel**

Sandgate Rd frontage 29
Grace St frontage 30
Retail core 31
Eastern hub 32
Open space 33

Chapter 05 **Key elements plan**

Control plan 35

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Chapter 01

Position

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Urban context

Supporting the wider catchment

Located 7km from the CBD, Toombul Redevelopment benefits from a significant catchment from the surrounding suburbs, including Nundah, Clayfield, Kalinga, Hendra and Northgate, which together represent a combined population of approximately 36,000 people and form Toombul's primary local centre catchment.

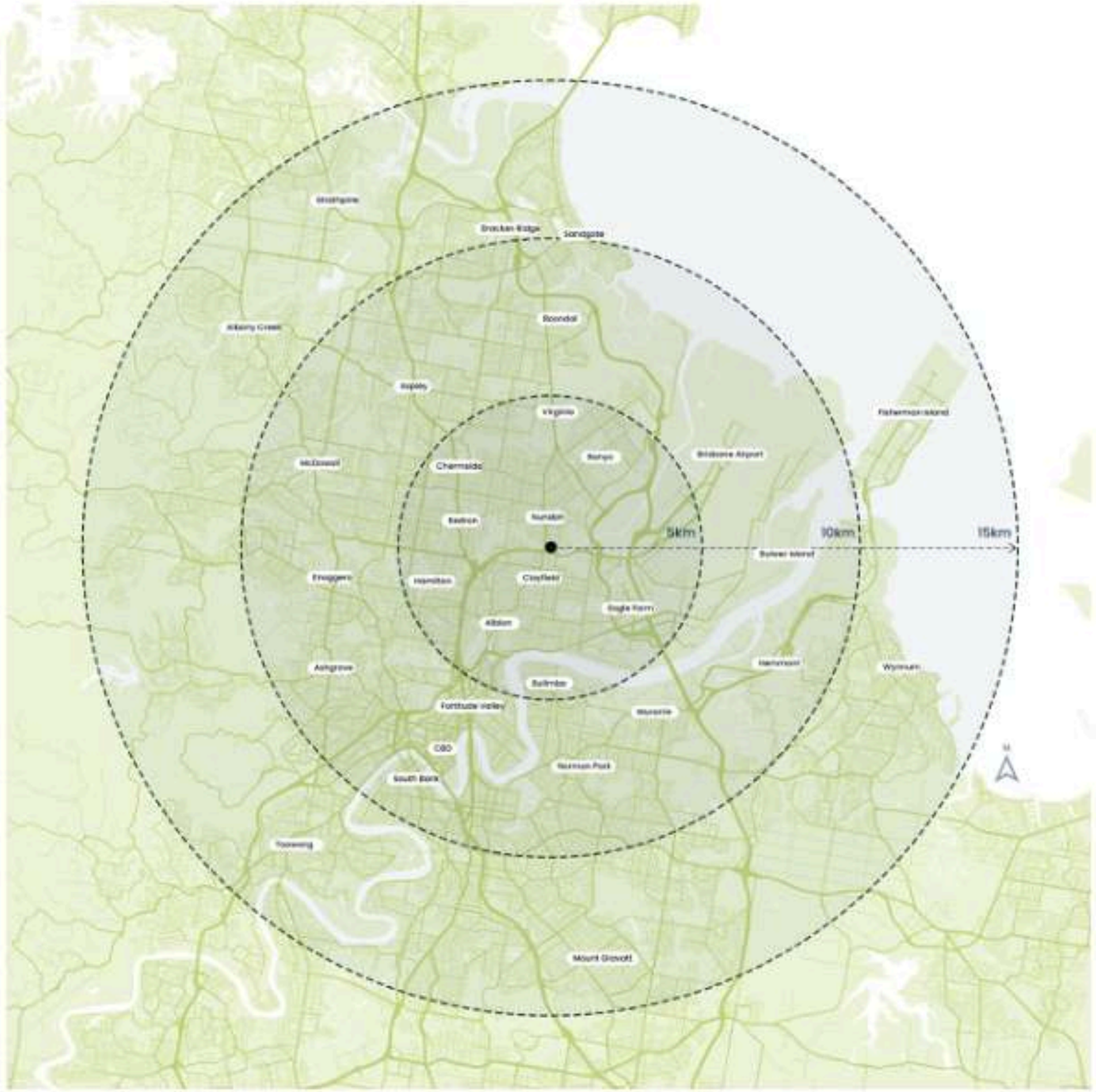

Figure 01 Toombul catchment

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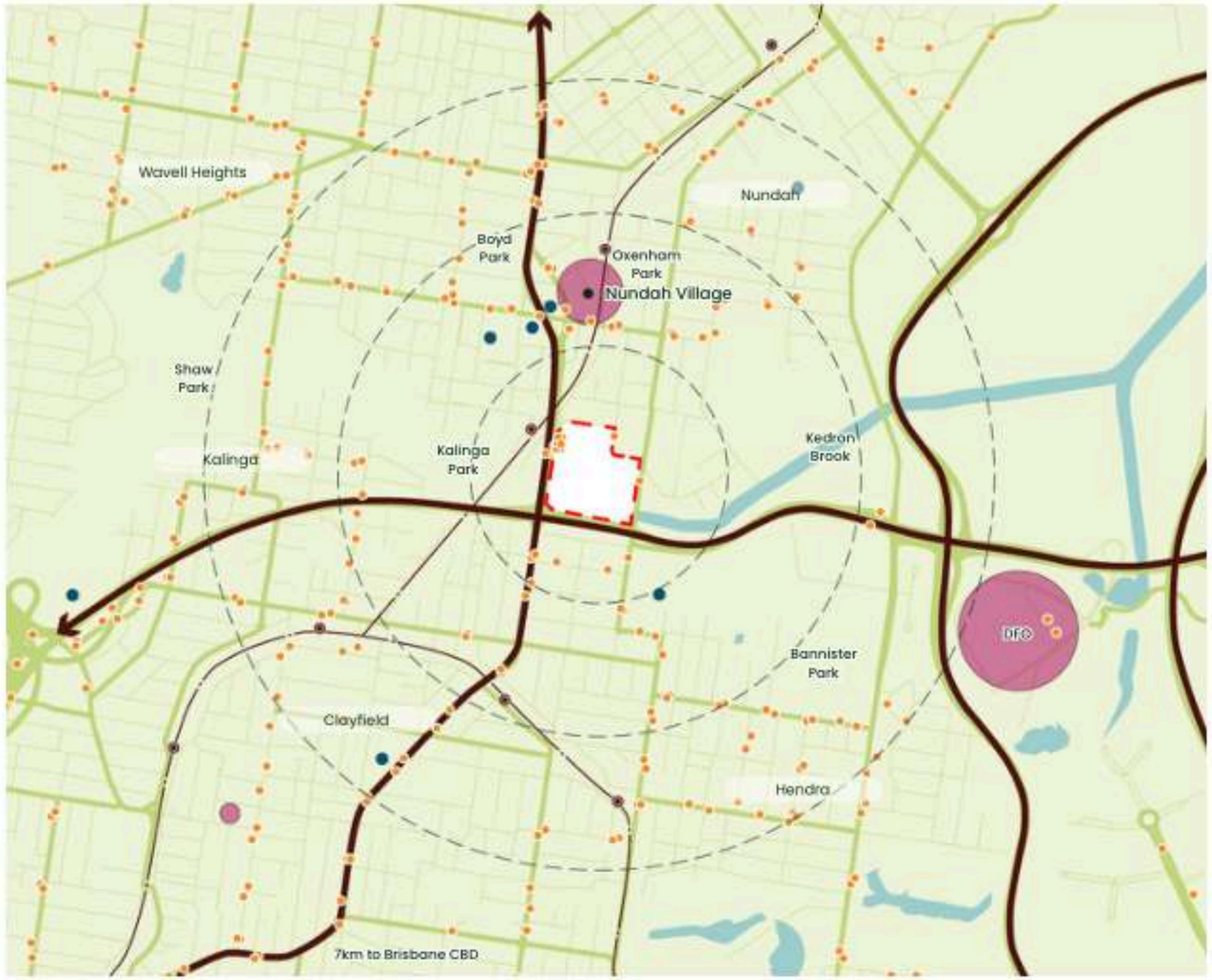
Urban context

Local context

Toombul occupies a strategic location within Brisbane's north, connecting established residential communities with a well-serviced public transport network and major movement corridors. Its proximity to the Kedron Brook corridor provides direct access to one of the city's most significant recreational and active transport networks, linking the precinct to surrounding suburbs and open spaces. Together, these connections position Toombul as a natural focal point for the wider catchment and a destination of regional significance.



- Site boundary
- Bus stops
- Existing community nodes
- Schools & education
- Major movement
- Rail

Figure 02 Local context

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Toombul Today

Existing site plan

The 97,776m² former Toombul Shopping Centre site has remained vacant since the centre's closure in May 2022. Today the site sits vacant ready for development, presenting a rare opportunity to revitalise one of Brisbane's most recognisable destinations.

Located adjacent to Kedron Brook and serviced by an existing bus interchange along Sandgate Road, the site benefits from strong transport connectivity and access to regional open space networks. The site's changing levels and relationship to Kedron Brook have historically increased flood susceptibility with heavy rain and represent a key consideration and opportunity for future redevelopment.

- Site boundary
- Pedestrian connection
- Existing bus station
- Existing access point
- 0.5m contours

Figure 03 Existing site plan 1:750 @ A3

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Site assessment

Zoning

The purpose of the Major Center code is to provide for a large variety of uses and activities to service a part of the local government area. This zoning affords a maximum suite of uses, particularily retail/non-residential uses. The overall outcome for a Major center are to position Brisbane as a globally competitive economy, serving as a centre for global business while anchoring growth nodes on selected transport corridors.

The importance of Major Centres are emphasised in the Planning Scheme and Regional Plan.

- Site boundary
- Major centre
- Open space
- Sports + recreation
- Medium density residential
- Low-medium density residential
- Low density residential
- Character housing - infill
- Mixed-use - centre frame
- Community facility

Figure 04 Zoning 1:750 @ A3

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Site assessment

Building heights

Under the current provisions of Brisbane City Plan 2014, the precinct is subject to allowable building heights of up to 12 storeys along the western boundary adjoining Sandgate Road, transitioning to 8 storeys towards the eastern suburban interface. These heights reflect the current planning controls.

Figure 05 Building heights 1:750 @ A3

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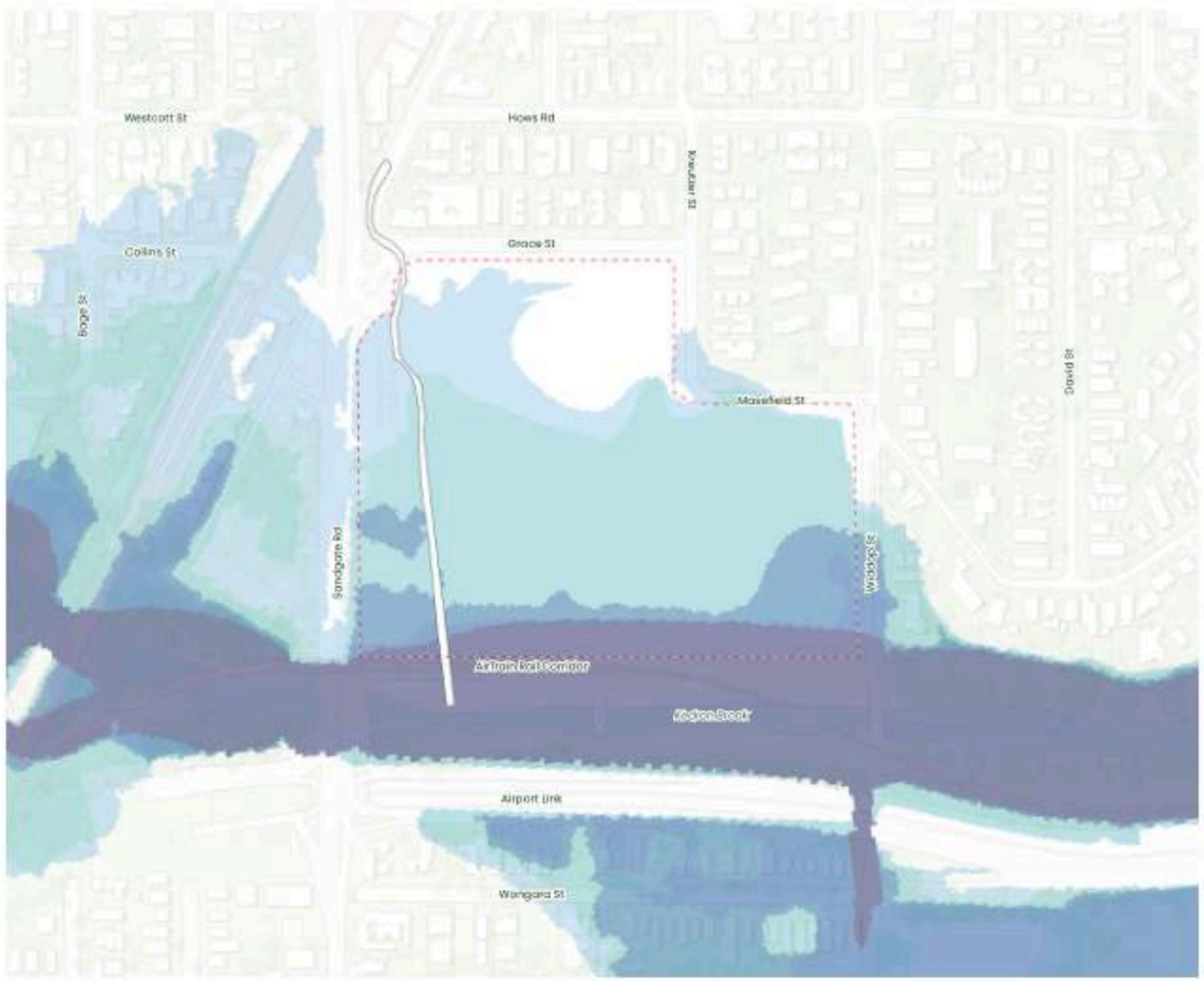
Site assessment

Flood

The site is currently significantly affected by regional flooding during major rainfall events. As part of the centre's redevelopment, opportunities will be explored to improve flood resilience and achieve an appropriate level of development immunity. The master plan presents a significant opportunity to not only enhance the site's long-term flood performance, but also contribute to broader flood storage and mitigation outcomes across the surrounding area.



- Site boundary
- Creek waterway flood planning area 1
- Creek waterway flood planning area 1
- Creek waterway flood planning area 3
- Creek waterway flood planning area 4
- Creek waterway flood planning area 5
- Overland flow

Figure 06 Flood 1:750 @ A3

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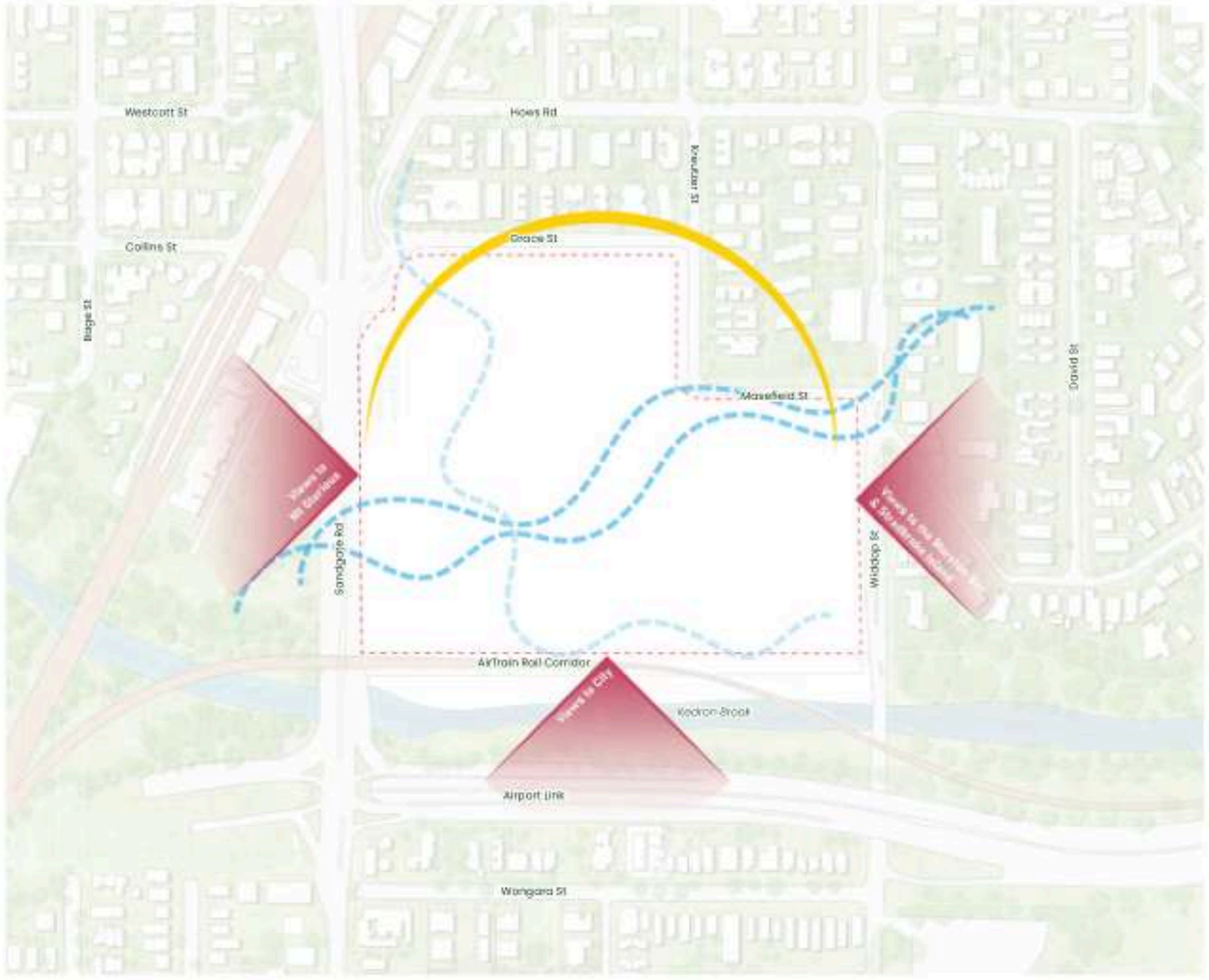
Site assessment

Views, wind and solar

Built form above four storeys benefits from views to the Brisbane CBD and east towards Moreton Bay. The surrounding low-scale residential character allows the site to enjoy strong solar access and prevailing breezes, creating opportunities for effective natural ventilation across the precinct.



- Site boundary
- Major aspects
- Summer wind movement
- Winter wind movement
- Solar angle

Figure 07 Views, wind and solar 1:750 @ A3

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Site assessment

Movement and public transport

Toombul benefits from strong existing road, public transport and active transport connections, including Sandgate Road, the Toombul Bus Interchange, Toombul Train Station and the Kedron Brook Bikeway. Multiple street frontages provide excellent accessibility and connectivity to surrounding neighbourhoods. The redevelopment presents an opportunity to improve pedestrian and cycle links, better integrate transport modes and leverage planned road upgrades to create a more connected, accessible and sustainable destination.

- Site boundary
- Historical vehicle access out of the site
- Historical vehicle access into the site
- Existing traffic light intersection
- Bus only access to site
- Planned road upgrades
- Motorway
- Arterial road
- District road
- Neighbourhood road
- Existing pedestrian footpaths
- Active transport connections

Figure 08 Movement and public transport 1:750 @ A3

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The opportunity

Transforming Toombul together

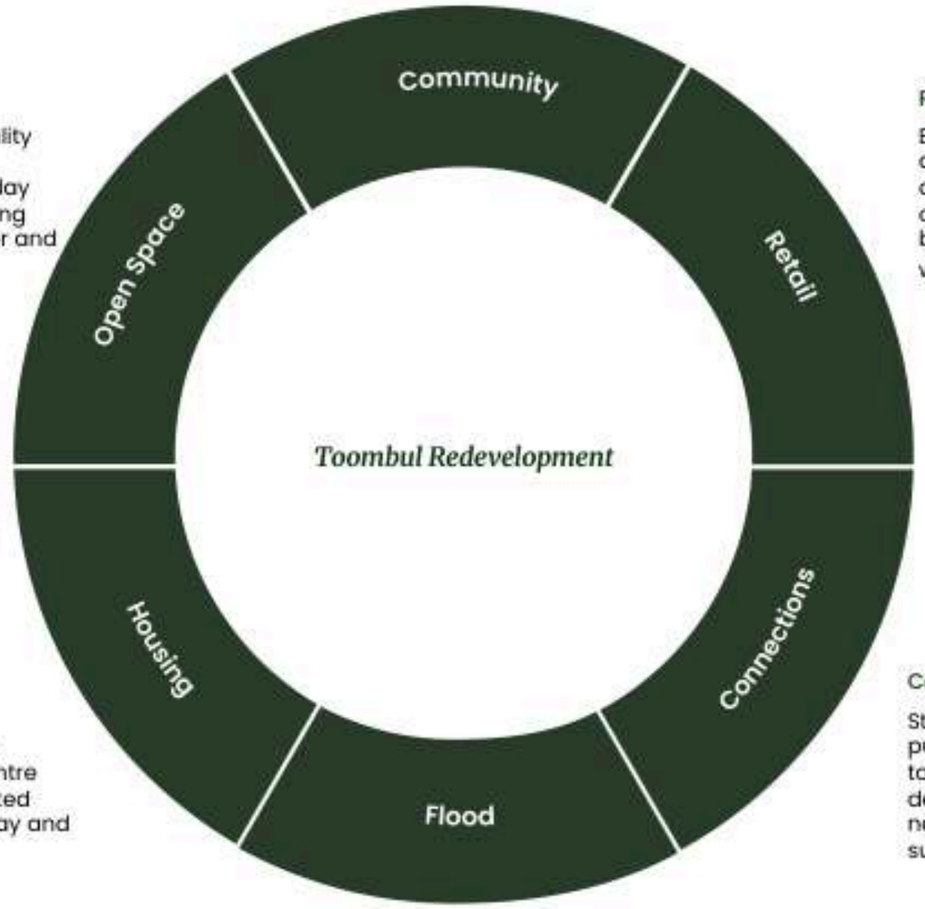
The Toombul Redevelopment presents an opportunity to create a more resilient and vibrant destination for Brisbane's northside. By improving flood immunity and reducing future flood impacts, the redevelopment can unlock a thriving mixed-use centre that combines retail, dining, lifestyle and community experiences with new residential living. Enhanced public spaces, strong connections and a diverse mix of uses will support a connected, active and sustainable inner-city community where people can live, work, shop and gather.

Community

Create a distinctive destination that fosters community connection, local identity and a strong sense of belonging through a mix of public spaces, events, experiences and everyday activity.

Open space

Deliver a network of high-quality public spaces that support recreation, events and everyday community life while enhancing the site's landscape character and liveability.



Retail

Establish a vibrant mixed-use destination that combines retail, dining and lifestyle experiences to create a thriving hub that serves both the local community and the wider north side.

Housing

Introduce a diverse range of residential opportunities that bring new residents to the centre and support a vibrant, activated community throughout the day and evening.

Connectivity

Strengthen walking, cycling and public transport connections to create a highly accessible destination that links surrounding neighbourhoods, the Kedron and surrounding open spaces.

Flood

Transform flood-affected land into a more resilient urban environment by improving flood immunity, reducing future flood impacts and creating a safer, more sustainable foundation for the site long term.

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Chapter 02

Our proposition

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Vision

Reclaiming Toombul as the heart of the north, where a new chapter of city life takes shape.

Toombul will transform from a former shopping centre into a new piece of Brisbane - shaped by its relationship with Kedron Brook, its transport crossroads and generations of northside life. A rich mix of retail, living, work and leisure will come together around streets and public spaces.

This is an opportunity to bring Toombul back with purpose - restoring its place in the community while creating a new benchmark for how Brisbane's urban centres can evolve into experience-led destinations.

Artist impression

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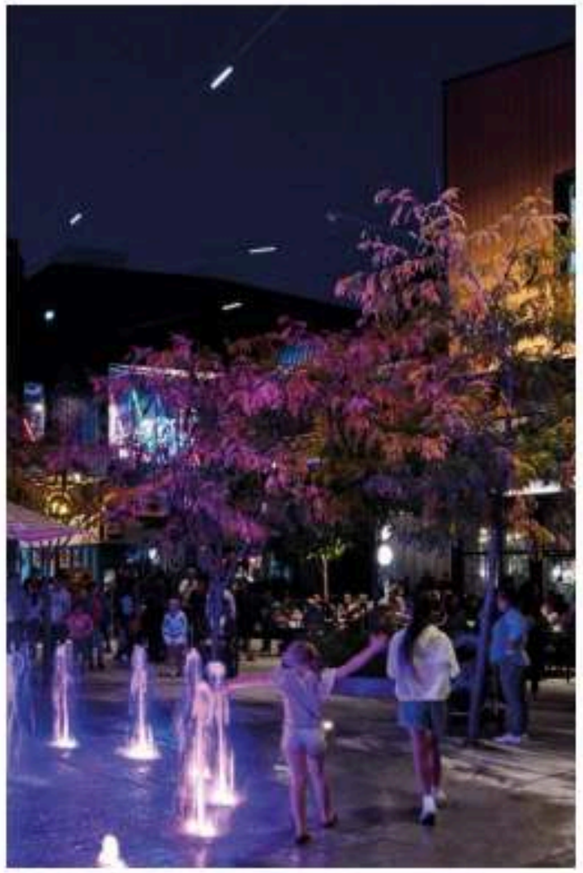
Place pillars

A place for everyday life

A precinct woven into the rhythm of everyday life - where shopping, food, work, recreation, services and community come together from morning through to evening.



From centre to neighbourhood

More than a shopping centre, a new piece of Brisbane's inner north - defined by streets, places and experiences that create a genuine neighbourhood and lifestyle destination.

Celebrate the Brook

The Brook becomes the landscape heart of Toombul - shaping the precinct's identity and creating a distinctive setting for movement, recreation, gathering and everyday life.

Retail as an experience

Retail becomes part of a richer day out - where dining, entertainment, wellness, culture and public life create more reasons to visit, explore and stay.

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Design drivers

Grounding the vision in plan

The design drivers translate the vision for Toombul into a clear framework for site planning, shaping movement, built form, public realm, landscape and activation to deliver a cohesive and distinctly Toombul destination.

Subtropical
Rooted in the landscape and the outdoors, this precinct captures the true essence of Brisbane's seamless connection to nature and open spaces.

Connected
A movement experience driven by convenience, comfort and enjoyment from the arrival to the retail.

Future-fit
Evolving from a traditional center to a flexible, future-ready precinct.

Discovery
A precinct that celebrates its landscape and community by creating places and experiences that attract visitors and strengthen connections

Figure 09 Design drivers

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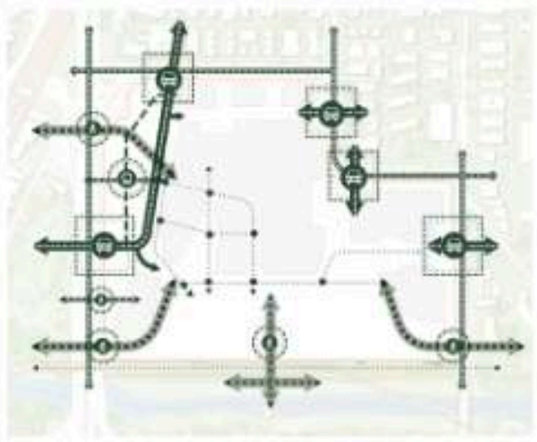
Design drivers



Connected

Create a legible and intuitive movement network that makes arrival, access and movement through the precinct convenient, comfortable and enjoyable - connecting transport, parking, retail and key destinations

Future Fit

Establish a flexible precinct structure that can evolve beyond the traditional shopping centre model - supporting changing uses, new development and future opportunities over time.

Discovery

Create a network of places and experiences that encourage exploration through the precinct - using landscape, retail, community activity and distinctive destinations to draw people through the site.

Subtropical

Embed landscape and outdoor experience throughout the precinct, using shade, greenery and open space to create comfortable places that embrace Brisbane's climate and outdoor lifestyle.

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Chapter 03

Master plan

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Role of the master plan

The master plan establishes the overarching vision, strategic moves and development rationale for the redevelopment of the Toombul site as a mixed-use, transit-oriented and landscape-led Major Centre. Its role is to provide the strategy which will allow Toombul to be developed as a vibrant, contemporary destination for North Brisbane, a place for people to live, work, visit, shop, meet, dine, stay, play, relax and enjoy

The master plan establishes the key principles that will guide future development, including built form, public realm, open space, movement networks, access arrangements and relationship to Kedron Brook. It demonstrates how the site can accommodate a coordinated and resilient mixed-use redevelopment that responds to its strategic role, transport connections and flood constraints.

The master plan informs the key elements plan, which identifies the site-wide elements to be secured through the Preliminary Approval and maintained throughout future stages of development. The key elements plan translates the strategic direction, technical investigations and development framework established by the master plan into the site-wide outcomes that will guide future development applications.

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Master plan

Legend

01	Arrival boulevard
02	Future gateway development site
03	Existing and Maintained Bus Station
04	Parking entry + exit
05	Internal road network
06	Retail centre
07	Loading and BOH
08	Community green
09	Parkland
10	Development sites

Note:

- Concept for information purposes only.
- Building heights will comply with planning scheme requirements.

Figure 10 Toombul Redevelopment Master plan 1:2500 @ A3

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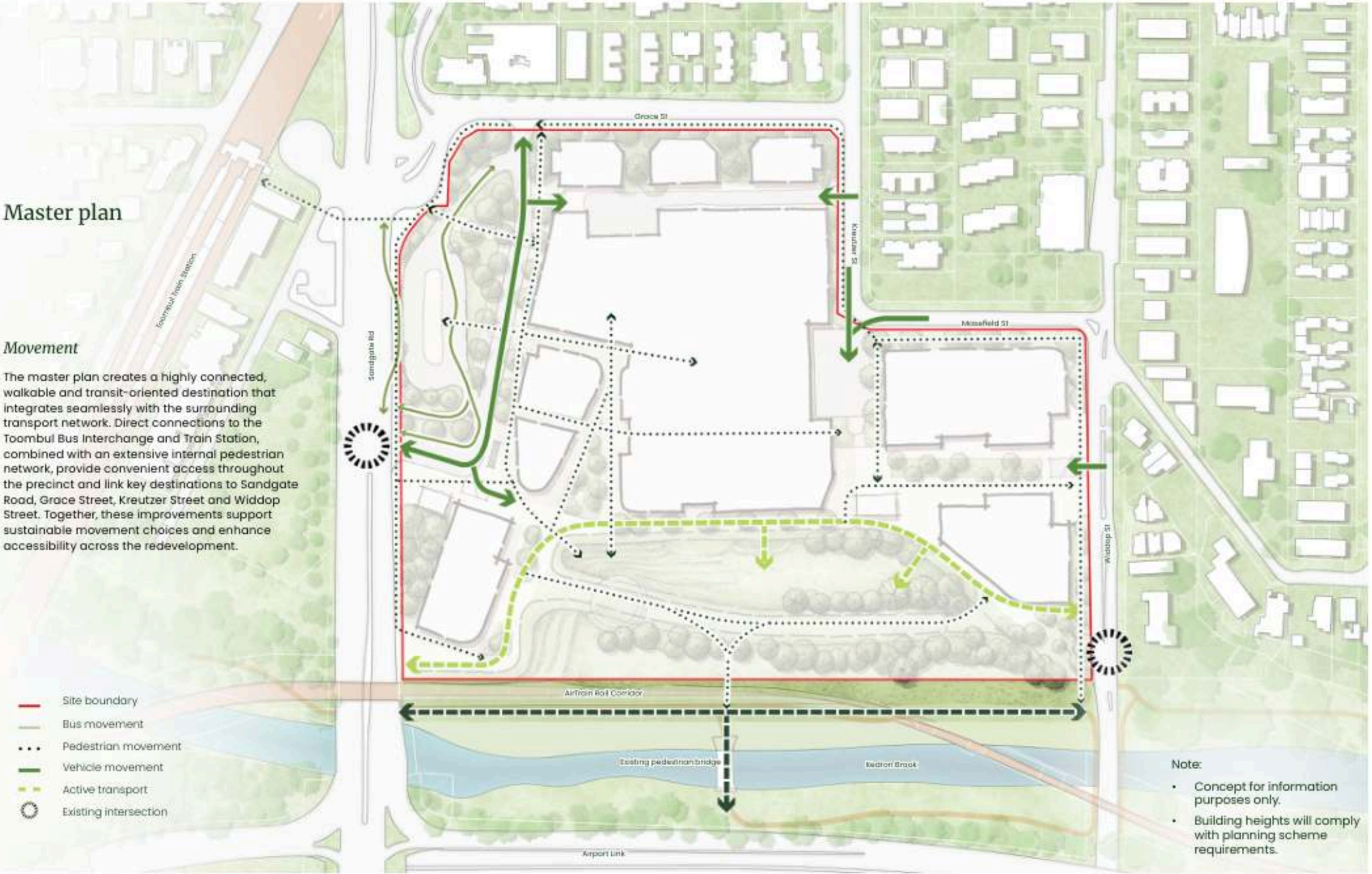
Master plan

Movement

The master plan creates a highly connected, walkable and transit-oriented destination that integrates seamlessly with the surrounding transport network. Direct connections to the Toombul Bus Interchange and Train Station, combined with an extensive internal pedestrian network, provide convenient access throughout the precinct and link key destinations to Sandgate Road, Grace Street, Kreutzer Street and Widdop Street. Together, these improvements support sustainable movement choices and enhance accessibility across the redevelopment.



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Master plan

Levels and stormwater

The master plan establishes a development strategy that improves long-term flood resilience while creating a high-quality setting for living, recreation and community life. A raised development pad provides flood immunity for future development, while the upper and lower parklands are integrated into the site's flood management approach. Together, these parkland spaces help mitigate flood impacts, enhance landscape resilience and create a series of flexible green spaces that support recreation, events, community gathering and everyday enjoyment for residents and visitors.

Note:

- Concept for information purposes only.
- Building heights will comply with planning scheme requirements.

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Chapter 04

Look and feel

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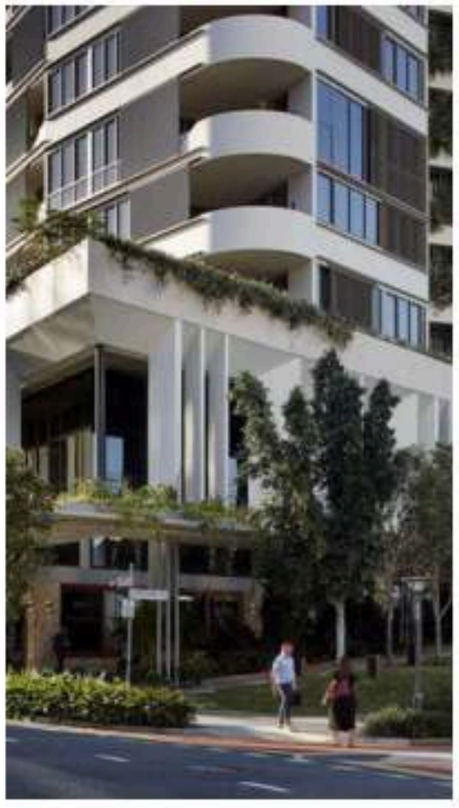
Look and feel

Sandgate road frontage

The precinct's primary arrival moment, creating a welcoming first impression through active retail, outdoor dining and subtropical landscaping. Anchored by a landmark development at the southern edge, it establishes a strong identity and memorable sense of place for Toombul Redevelopment.



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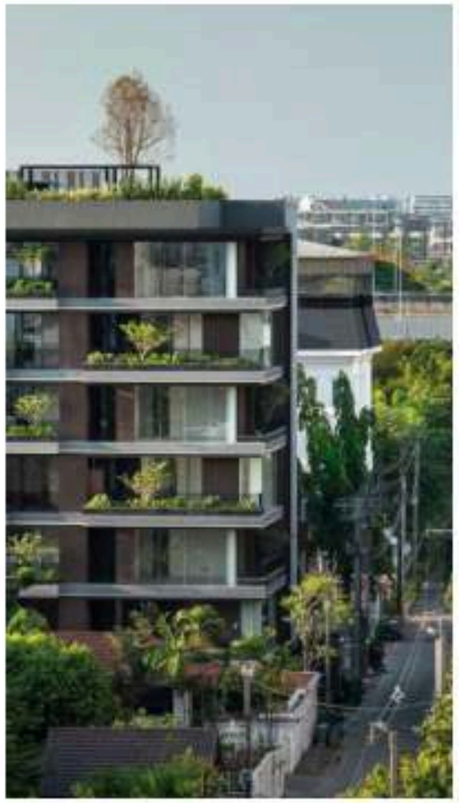
Look and feel

Grace street frontage

A calm and green residential address that provides a subtropical transition between the existing neighbourhood and the precinct. Generous landscaping and a fine-grain residential character create a welcoming streetscape that supports everyday living, encourages walkability and establishes a strong sense of place reflective of Brisbane's subtropical lifestyle.



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Look and feel

Retail core

The heart of the Toombul Redevelopment, the retail core is centred on everyday convenience, providing easy access to fresh food, daily services, specialty retail and essential shopping. Supported by dining, community spaces and local experiences, the precinct creates an active and welcoming hub that serves residents throughout the day and into the evening.

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Look and feel

Eastern hub

A subtropical residential neighbourhood featuring high-quality apartments, landscaped streets and active ground-floor uses. Connected to parks, retail and transport, the Eastern Hub provides a vibrant and walkable community for future residents.

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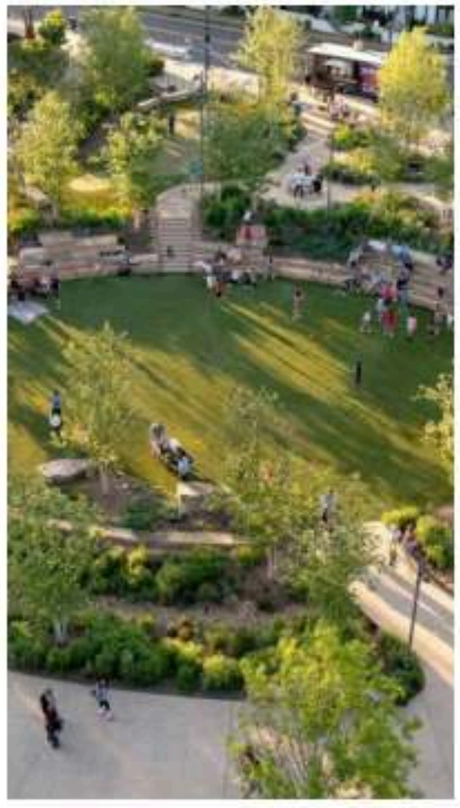
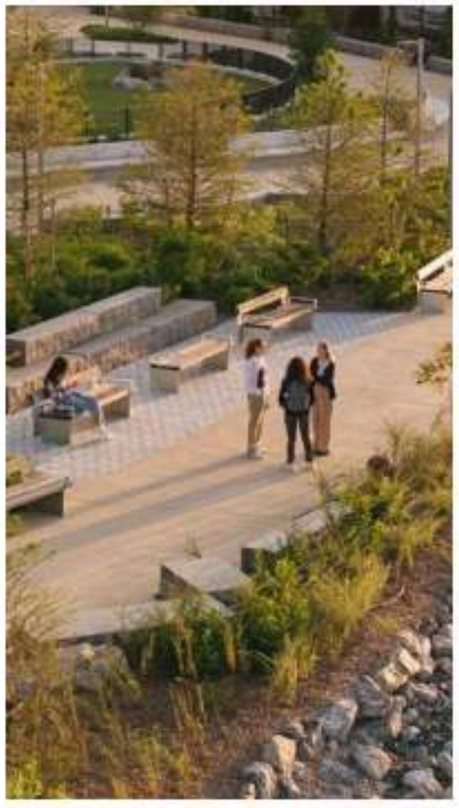
Look and feel

Open space

Inspired by the character of Kedron Brook, the central parkland is both a community destination and a key flood resilience asset. Divided into upper and lower levels, the park can accommodate recreation, events and everyday use, with the upper landscape intentionally designed with community activation in mind and to safely convey floodwaters during major rainfall events. Together, these spaces enhance flood resilience while creating a green, connected heart for the redevelopment.





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Chapter 05

Key elements plan

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Role of the key elements plan

The key elements plan carries forward the site-wide matters that require coordination which is detailed from the master plan. It forms a statutory framework for the Preliminary Approval and establishes the site-wide structure required to guide the coordinated redevelopment of Toombul. It identifies the key development areas, retail core, public open spaces, parklands, movement and access networks, public transport infrastructure, active transport connections, and the flood-responsive development platform.

The plan brings together the outcomes of the technical investigations and master planning process to ensure future development is supported by an integrated framework for flood management, access, transport, public realm and infrastructure. While providing certainty for the fundamental elements that must be retained across future stages, the key elements plan does not prescribe detailed building layouts or development outcomes, allowing flexibility for future development applications to refine built form, land uses, staging and design within the approved site-wide framework.

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Toombul Redevelopment

FOR
IRVINE

KEY ELEMENTS PLAN

LOT NO. & RP NO.
1 on SP310007

PROJECT LOCATION
1015 Sandgate Rd Nundah

RELEVANT COUNCIL
Brisbane

DRAWING SCALE
1:1500 @ A3

PLANNING CONTROLS

1. Indicative Road Location
Provide connections to Sandgate Road, Grace St, Kreutzer St, Masefield St and Melton Rd

2. Indicative Pedestrian / Cycle Access
Provide a connection from Toombul Station to Kedron Brook

3. Pedestrian Permeability
Provide a safe and legible connection with ground-floor land use activation in the form of shopfronts or direct residential access.

4. Active Frontage
Development contributes to an active streetscape containing uses that are orientated towards the identified active frontage.

LEGEND

- PROPERTY BOUNDARY
- CADASTRAL DATA
- INDICATIVE ROAD LOCATION
- EXISTING BUS INTERCHANGE
- INDICATIVE PEDESTRIAN / CYCLE ACCESS
- POTENTIAL FUTURE PEDESTRIAN PATHWAY
- EXISTING KEDRON BROOK BIKEWAY
- URBAN COMMON
- POTENTIAL ACTIVE FRONTAGE
- PREFERRED VEHICLE ACCESS
- PREFERRED VEHICLE ACCESS - MAINTENANCE
- GENERAL ACCESS - SIGNALISED INTERSECTION
- GREEN SPACE
- PLAZA
- BATTER

REV	ISSUE	DATE
A	Original	22/09/25

PROJECT NO. P0061854 | REV A | DWG NO. 01

URBIS

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Grace St
Sandgate Road
Kreutzer St
Masefield St
Maddop St
Kedron Brook

RL +8.60
RL +7.30
RL +7.30
RL +7.00
RL +6.80
RL +6.73
RL +7.20
RL +6.56
RL +6.5
RL +3.78
RL +6.5
RL +6.5
RL +3.0
RL +6.09
RL +4.95
RL +2.90
RL +2.80

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Subject to further detail study - cadastral boundaries, areas, dimensions and measurements are approximate.

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