

CASE STUDY



Spring Hill

Activation of Car Park from mass-dumped site

- Illegal dumping
- Unauthorised use
- Council compliance fees



- Unknown development time
- Potential sale
- Risk mitigation required



- 7-tonnes of rubbish cleaned
- Parking solutions
- Revenue
- Site management
- Security

Site Condition

This Spring Hill site sits in the heart of the Brisbane CBD awaiting future development, but had become vulnerable to vandalism and neglect during this interim period. Constrained by its narrow footprint between neighbouring buildings, the site presents a unique development challenge, requiring future developers to seek vertical construction solutions.

The Brief

The site owners faced challenges attracting buyers, as prospective developers were unable to undertake essential exploration drilling and site investigations, due to the significant amount of accumulated rubbish covering the site. The ongoing management of the site became increasingly difficult with illegal dumping, vandalism, and antisocial behaviour escalating over time. This resulted in repeated council intervention, compliance issues, and mounting costs associated with maintaining the site.

The Solution and Outcome

When the owners approached us to manage their site, we saw an opportunity to create value. To commence the activation process we organised a full site clean-up, including the removal of over 7.5 tonnes of rubbish in the space of a week. Once the site was decluttered, we partnered with local street artists to transform vandalised walls into vibrant public artworks, which significantly enhanced the visual amenity of the precinct while supporting the local creative community. To improve security on site, we replaced a fallen fence that connected to the main arterial road into the CBD, and installed CCTV cameras.

The site was transformed into a professionally managed car park for monthly and casual users, providing convenient parking solutions for nearby workers. For the owners, the activation also alleviated the ongoing burden of site management while unlocking immediate revenue. The result is a previously dormant site transformed into a safe, functional community asset delivering sustained economic value. Our ongoing management has significantly reduced antisocial behaviour, and allowed prospective buyers to undertake necessary investigations through our flexible interim arrangement.

