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# TOWN PLANNING REPORT

332-334 WATER STREET AND 20A TRINITY STREET,  
FORTITUDE VALLEY QLD 4006



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# Town Planning Report

332 - 334 WATER STREET AND 20A TRINITY STREET, FORTITUDE VALLEY QLD 4006

- PDA Development Permit for a Material Change of Use, involving Multiple Dwelling (373 units), Short Term Accommodation (104 units) and Centre Activities (Food and Drink Outlet, Office and Shop)

**PDA Assessable Development (Permissible Development)**

Prepared by Property Projects Australia Pty Ltd  
Prepared for Pellicano Living Pty Ltd

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# 1. EXECUTIVE SUMMARY

This planning report forms part of the supporting documentation for an application for a PDA Development Permit for a Material Change of Use, involving Multiple Dwelling (373 units), Short Term Accommodation (104 units) and Centre Activities (Food and Drink Outlet, Office and Shop), applying to land at 332 – 334 Water Street and 20A Trinity Street, Fortitude Valley QLD 4006, formally described as Lot 1 on RP10553, Lots 11 and 12 on RP10552, Lots 5, 6 and 94 on SP266307, Lot 13 on RP81335 and Easement A on SP143465.

The proposal is a contemporary, industry leading build to rent model developed by Pellicano Living. The model caters to an evolving market of renters seeking uncomplicated housing providing residential amenity through a design with robust fundamentals and sophisticated communal open space in a well serviced urban location.

The proposed design scheme represents a significant improvement from the previous design scheme contemplated for the site under an earlier approval, particularly in its approach to creating visually appealing public spaces and engaging the community through architectural design. The previous approval granted over the site overlooked the strategic potential of the landholding as an entryway into Fortitude Valley and was largely characterised by uninspiring blank facades and limited architectural impact.

Conversely, the new scheme adopts a comprehensive design strategy that integrates architectural innovation, community-centric design, and strategic urban planning to capitalise on this catalytic opportunity. The design scheme prioritises visual interest and engagement, with thoughtful use of materials, textures, and façade articulation. This transformation not only enhances the streetscape but also establishes a welcoming and attractive gateway into Fortitude Valley, creating a positive sense of place for residents and visitors alike.

This report provides a comprehensive assessment of the proposed development against the requirements and assessment benchmarks of the Bowen Hills Priority Development Area Development Scheme (as amended on 09 December 2022) and the relevant components of the Brisbane City Plan 2014 (Version 29).

## Design Approach

The development has been architecturally designed by Woods Bagot and synthesis years of learnings from extensive Pellicano Living project operations. The design approach has been driven by the intent to reimagine Fortitude Valley's industrial past by creating buildings that celebrate Fortitude Valley's unique industrial heritage and creative identity, whilst pairing this with the traditional timber and tin type dwelling house character that predominates in the surrounding precinct.

To achieve the design intent, a contextual environmental analysis of the site, surroundings and design requirements under the planning framework was undertaken collaboratively between the Applicant, the design team and EDQ. This analysis informed the positioning and orientation of the buildings to maximise access to natural sunlight, prevailing breezes, and views, while creating cloistered common areas and through-site public space, unlocking

key place making aspirations of the development scheme. Practically, this has manifested in the following design outcomes:-

- **Massing of built form** – The built form has been massed to the site’s Water Street and Brunswick Street boundaries, with the long axes of the buildings fronting the street boundaries, establishing a landmark feature that signals as a gateway to the PDA.
- **Landscaped gateway** – The massing of the two buildings to their respective frontages creates threshold and a gateway at the corner of Brunswick Street and Water Street. This gateway will step up and through the threshold created by the built form and open up to a landscaped plaza providing a thoroughfare to adjoining sites and a resident’s pool.
- **City Rooms** – The internal plaza is flanked by a series of 'city rooms' or cloisters, ranging in size and character from the urban edge on the corner of the site to the vibrant, verdant 'Commons' on the northeast corner of the precinct. The series of thresholds mediate the change of levels across the site and, along with the resident’s pool, provide further activation of the internal public plaza creating a vibrant local square.
- **Sculpted Podiums** – The podium of each building, which presents the dominant pedestrian interface and forms the gateway to the site, is crafted as an articulated brick facade, referencing the industrial history of the site. The stepping sawtooth treatment to the top of the facade creates iconic frontages to Brunswick and Water Streets.
- **Tower Articulation** – To break up the mass of the towers, each unit orientates generous balconies towards desired views and amenity, creating a stepped, visually striking façade to Brunswick Street and Water Street as well as internally to the plaza.
- **Sky Terraces** – To provide residents with private amenity, additional dedicated rooftop amenities are located on the top of the Water Street tower. Amenities include a bar (for residents only and not separately defined), BBQ area, and dining areas. The rooftop also provides an opportunity to create an iconic 'crown' for the building, drawing again on the stepped sawtooth motif of the podium.

## Pellicano Living & Rambla

Pellicano Living is a sub-brand of Pellicano which provides a leading build-to-rent model, first developed in the early 1970’s. The model is underpinned by a two-pronged approach which has been refined over the years, this approach seeks to provide a superior, streamlined and cohesive building management solution compared to traditional strata-based models, which enables Pellicano Living to deliver residents an exceptional experience across a diverse product mix.

Pellicano Living currently has eight (8) properties under ownership and management across the eastern seaboard, including recently completed Perry House within the Bowen Hills PDA. These properties comprise 600 apartments, offering industry leading, flexible living arrangement to over 900 residents. The Water Street project represents Pellicano Living’s latest offering, synthesising 50 years of knowledge and experience into a single project. The development will offer residents a range of essential services through their central management, providing a high level of amenity in flexible and affordable manner.

As market leaders in the build-to-rent sector in Australia, Pellicano Living has a proven track record in project delivery. With significant upfront investment in project positioning and design development that is underpinned by real world experience in the build-to-rent

sector, there is a high degree of confidence that what is proposed will be delivered and will operate successfully and sustainably.

## Key Development Aspects

The key features of the development are as follows:-

- Two (2) high rise buildings, with a building height of thirty (30) and thirty-one (31) storeys respectively that will be developed over one (1) stage.
- Three (3) podium levels of commercial / retail uses resulting in a total GFA of 2,793m<sup>2</sup>;
- Four-hundred and forty seven (477) residential apartments including:
  - Multiple Dwelling - 373 units
  - Short Term Accommodation - 104 units
- A port cochere at podium level, one (1) level of lower ground parking and servicing, and four (4) levels of basement car parking which accommodate 407 spaces, including 345 resident spaces and 56 residential visitor spaces and 6 retail spaces;
- Public plaza accessed from the corner of Brunswick Street & Water Street;
- Vehicle access into the development is proposed via a single driveway crossover to Water Street, located adjacent to the eastern site boundary, facilitating left in/left out only vehicle movements;
- Landscaping - 1,099m<sup>2</sup> or 19.8% of the site area;
- Deep Planting - 407m<sup>2</sup> or 7.36% of the site area;
- Site cover of 80% for the podium and 42% for the towers (combined);
- Communal recreation area - 3,625m<sup>2</sup> or 65.56% of the site area;
- Significant corner at the Water Street & Brunswick Street intersection which creates a gateway to the proposed development;
- Cross block link from Brunswick / Water Street into the heritage precinct and the wider Bowen Hills precinct beyond; and
- Centrally located plaza at the Ground Level which anchors the development.

## Reasons for Approval

Assessment of the proposed development application has been undertaken with consideration of the of the overarching land use and design intent for the subject site in the first instance, and the ability of the subject site to accommodate the development in the second instance.

The land use and design intent for the subject site has considered the existing development scheme intent, as well as the evolving local context. As detailed in Section 2.4 and Section 5 of this report, the site is in a strategic inner city location which will accommodate a wide range and intensity of commercial, retail, health and medical, community, entertainment, cultural activities and residential uses in a predominantly high-rise built form. This is confirmed by the high level intent statements for Precinct 2 & Mixed Use Zone, of the Bowen Hills PDA.

To capture the functional potential of the site, the development proposes a mixed use development which responds positively to the site's prominent location and enhances the role of the subject site as a gateway into the Bowen Hills PDA. In particular, proposed retail and commercial uses are strategically positioned at the ground level / podium to capitalise



on the existing pedestrian movements and meet demand for commercial services in this area. The non-residential uses will assist in meeting the needs of the existing and future residents of the precinct and broader PDA.

Furthermore, the development results in an increased supply of diverse accommodation options, short and long-term and three to four dwelling typologies ensuring a dynamic mixed use living environment and ensuring the building can respond to market conditions in the long-term, given the build-to-rent development typology. The residential component has been deliberately designed to create generous, high quality, private and communal open spaces which improve occupant lifestyles suited to the sub-tropical environment.

The proposal allocates a significant area of 1,691m<sup>2</sup> (31.4% of site area) towards considered social infrastructure for community benefit in the form of a:-

- **Ground Floor Plaza** - The ground floor plaza prioritises safe and continuous pedestrian movements between the street level and plaza. Substantial landscaping in the form of feature large canopy trees, significant feature palm trees and raised building edge planters at the street level and within the ground floor plaza. In addition to direct pedestrian access via the significant corner, the plaza can be accessed via a crossover along Water Street to a sub-terranean porte-cochere within the podium which facilitates public drop-off at its core.
- **Significant Corner** - Ground level building orientation, centre activity uses and landscape design contribute to the identification of the development at the Brunswick Street / Water Street corner as an entryway into the Bowen Hills and Fortitude Valley Precinct. Additionally, the design incorporates a number of street trees and projecting awnings which provide shelter for pedestrians, soften the extent of hardstand and direct pedestrians into the plaza.
- **Cross Block Links** - The location of the towers, breaking up the built form and landscaping outcomes encourage connection / movement corridors between the public footpath and ground floor plaza. The proposed access from the street level is clearly defined and legible which contributes to the accessibility and connectivity to the subject site. Location of the stairs, entryway, pool and landscaping promotes sightlines through the site to the Heritage Precinct (Drill Hall, Orderly Room, etc).

The proposal demonstrates marked progress from the current Development Approval for the subject site, showcasing substantial improvements that better reflect the core objectives delineated in the Bowen Hills PDA Development Scheme. These enhancements not only improve the project's alignment with the scheme's overarching goals but also underscore its compatibility with the broader vision for the area's development.

The proposed development strategically tackles the site's history of squatting, vandalism, and anti-social behaviour, aiming to catalyse a positive transformation within the community. Prioritising safety, functionality, and aesthetics, the design effectively addresses past challenges while harnessing the site's potential for social impact. Through strategic security measures and cohesive planning, it not only deters future anti-social activities but also fosters a sense of belonging and vibrancy within the neighbourhood. By integrating green spaces, recreational amenities, and cultural features, the design creates an inviting

environment conducive to community engagement and revitalisation, fostering resident pride and enhancing neighbourhood well-being.

The proposal represents a catalytic opportunity for revitalisation of a landmark landholding that is in the public's best interest and is commended to Economic Development Queensland for approval on this basis.

## 2. SITE CONTEXT

### 2.1 Site Details

The subject site is located at 332 – 334 Water Street and 20A Trinity Street, Fortitude Valley QLD 4006 and comprises seven (7) standard lots, one (1) volumetric lot and one (1) easement. The site is a corner allotment, with a total area of 5,529m<sup>2</sup> (including 150m<sup>2</sup> of standard format area associated with the volumetric allotment) and a frontage of approximately 55m to Water Street and 71m to Brunswick Street.

Contextually, the site adjoins a commercial / office building to the north. To the east, the site adjoins two (2) high rise, mixed-use developments, which formed the earlier stages of Metro's Central Village development – DEV2015/726/5. The subject site is the balance land associated with this earlier development. Water Street adjoins the site to the south, with a two (2) storey commercial building on the adjacent side of the road. Brunswick Street is identified to the west of the site, with a range of commercial, retail and short-term accommodation uses on the adjacent side of the road.

More broadly, the site is within proximity to the Brisbane Showgrounds, Victoria Park, Royal Brisbane and Women's Hospital and Herston Quarter, the Storey Bridge, King Street Precinct and St Joseph's College – refer Figure 1 and Figure 2 for further detail. The site is also well serviced by existing active and public transport, including numerous bus stops along Brunswick Street, Exhibition Train Station and Fortitude Valley Train Station.

The site sits in a section of Brunswick Street which creates a threshold between the Bowen Hills locality to the east, and the Spring Hill locality to the west. As this section of Brunswick Street acts as a major arterial route between the southern and northern suburbs of Brisbane, development in the locality has not historically promoted an activated and pedestrian friendly ground plane.

As the Bowen Hills-Fortitude Valley precinct continues to grow and evolve, the subject site will play an important role in providing a gateway from the Spring Hill locality, which is characterised by a predominance of lower density, traditional detached housing and smaller scale commercial activities.

A summary of the site details is provided below in Table 1.

**Table 1 – Site Details**

<b>Applicant:</b>	Pellicano Living Pty Ltd C/- Property Projects Australia
<b>Address of Site:</b>	332 - 334 Water Street and 20A Trinity Street, Fortitude Valley QLD 4006 (“the subject site”) Refer to <b>Figure 1</b>
<b>Property Description:</b>	Lot 1 on RP10553, Lots 11 and 12 on RP10552, Lots 5, 6 and 94 on SP266307, Lot 13 on RP81335 & Easement A on SP143465
<b>Area of Site:</b>	<ul style="list-style-type: none"> <li>■ Lot 94 on SP266307 – 639m<sup>2</sup></li> <li>■ Lot 5 on SP266307 – 683m<sup>2</sup></li> <li>■ Lot 6 on SP266307 – 721m<sup>2</sup></li> <li>■ Lot 1 on RP10553 – 1,507m<sup>2</sup></li> <li>■ Lot 11 on RP10552 – 630m<sup>2</sup></li> <li>■ Lot 12 on RP10552 – 460m<sup>2</sup></li> <li>■ Lot 13 on RP81335 – 739m<sup>2</sup></li> <li>■ Lot 995 on SP206840 – 150m<sup>2</sup> (Standard Format Area of Volumetric Allotment)</li> <li>■ Total Site Area - 5,529m<sup>2</sup> (pre road dedication); or</li> <li>■ 4,959m<sup>2</sup> (post road dedication)</li> </ul> Refer to <b>Appendix A</b>
<b>Easements / Encumbrances:</b>	Easement A on SP143465 – 224m <sup>2</sup>
<b>Land Owner:</b>	Pellicano Living Pty Ltd A.C.N. 606 372 972 Refer to <b>Appendix A</b>
<b>Regional Plan:</b>	South East Queensland Regional Plan 2023 (“ShapingSEQ”) Refer to <b>Appendix A</b>
<b>Assessing Authority:</b>	Economic Development Queensland (“EDQ”)
<b>Priority Development Area:</b>	Bowen Hills Priority Development Area (“PDA”)
<b>Development Scheme:</b>	Bowen Hills Urban Development Area Development Scheme – last amended 09 December 2022 (“Development Scheme”)
<b>Local Government Area:</b>	Brisbane City Council (“Council”)
<b>Local Government Planning Scheme:</b>	Brisbane City Plan 2014 – Version 29 (“the planning scheme”)
<b>Zone and Precinct:</b>	Under the Development Scheme, the site is situated within the following designations - <ul style="list-style-type: none"> <li>■ Urban Area               <ul style="list-style-type: none"> <li>○ Mixed Use Zone                   <ul style="list-style-type: none"> <li>• Precinct 2</li> </ul> </li> </ul> </li> </ul>

<b>Overlays:</b>	<p>Under Council's planning scheme, the site is situated within the following overlays -</p> <ul style="list-style-type: none"> <li>■ Airport Environs Overlay <ul style="list-style-type: none"> <li>○ OLS - Horizontal limitation surface boundary</li> <li>○ Procedures for air navigation surfaces (PANS)</li> <li>○ BBS zone - Distance from airport 8-13km</li> </ul> </li> <li>■ Bicycle Network Overlay</li> <li>■ Community Purposes Network Overlay</li> <li>■ Critical Infrastructure and Movement Network Overlay <ul style="list-style-type: none"> <li>○ Critical infrastructure and movement planning area sub-category</li> </ul> </li> <li>■ Flood Overlay <ul style="list-style-type: none"> <li>○ Overland flow flood planning area sub-category</li> </ul> </li> <li>■ Heritage Overlay <ul style="list-style-type: none"> <li>○ State heritage place sub-category</li> <li>○ Area adjoining heritage sub-category</li> </ul> </li> <li>■ Potential and Actual Acid Sulfate Soils Overlay <ul style="list-style-type: none"> <li>○ Potential and actual acid sulfate soils sub-category</li> <li>○ Land above 5m AHD and below 20m AHD sub-category</li> </ul> </li> <li>■ Road Hierarchy Overlay</li> <li>■ Streetscape Hierarchy Overlay</li> <li>■ Transport Air Quality Corridor Overlay</li> <li>■ Transport Noise Corridor Overlay <ul style="list-style-type: none"> <li>○ Noise corridor - Brisbane: Queensland Development Code MP4.4 Noise Category 2 sub-category</li> </ul> </li> </ul>
<b>Development Assessment Mapping System (DAMS):</b>	<ul style="list-style-type: none"> <li>■ SEQ Regional Plan Triggers <ul style="list-style-type: none"> <li>○ SEQ Regional Plan land use category - Urban Footprint</li> </ul> </li> <li>■ Water Resources <ul style="list-style-type: none"> <li>○ Water resource planning area boundaries</li> </ul> </li> </ul>
<b>Category of Assessment:</b>	<input checked="" type="checkbox"/> PDA Assessable Development - Permissible Development



Figure 1 - Broader Context Plan - Aerial



<b>LEGEND:</b> SUBJECT SITE ARTERIAL ROAD SUBURBAN ROAD	TRAIN STATION BUS STOP PARK	ROYAL BRISBANE AND WOMEN'S HOSPITAL AND HERSTON QUARTER PDA ① CENTRAL VILLAGE STAGE 1 ② CENTRAL VILLAGE STAGE 2	③ CENTRAL VILLAGE STAGE 3 ④ BRISBANE SHOWGROUNDS PRECINCT ⑤ ST JOSEPHS COLLEGE	⑥ CENTENARY AQUATIC CENTRE ⑦ KING STREET PRECINCT ⑧ FORTITUDE VALLEY STATE SECONDARY COLLEGE	<b>PPA</b> PROPERTY PROJECTS AUSTRALIA



Figure 2 - Immediate Context Plan - Aerial



<b>LEGEND:</b> SUBJECT SITE ARTERIAL ROAD SUBURBAN ROAD	RETAIL / COMMERCIAL USES RESIDENTIAL USES MIXED USE DEVELOPMENT	CENTRAL VILLAGE STAGE 1 CENTRAL VILLAGE STAGE 2 CENTRAL VILLAGE STAGE 3	GROCERY STORE WOTSO COWORKING SPACE LADY GOWRIE CHILDCARE CENTRE	PARK BUS STOP BOWEN HILLS PDA BOUNDARY	DRILL SHED HERITAGE PLACE	<b>PPA</b> PROPERTY PROJECTS AUSTRALIA
		SCALE: NTS SOURCE: NEARMAP THE CONTENT OF THIS DOCUMENT INCLUDES THIRD PARTY DATA. PROPERTY PROJECTS AUSTRALIA PTY LTD DOES NOT GUARANTEE THE ACCURACY OF SUCH DATA.				



## 2.2 Site History

On **20 November 2020**, the Minister for Economic Development Queensland (MEDQ) issued a Decision Notice (EDQ Reference: DEV2015/726/5) pursuant to section 99 of the Economic Development Act, granting a change to a development approval over the Subject Site for the following aspects of development:

- **Material Change of Use** (Development Permit) for Multiple Dwellings (478 dwelling units), Business, Office, Food Premises, Fast Food Premises, Shop, Indoor Entertainment (Gym) and Market.

Stages 1, 2 and 3 (Central Village) of this approval were carried out over the adjoining site by Metro Property Development Pty Ltd. Stages 4 and 5, which are situated over the subject site, have not been undertaken. The approval is current until **18 February 2026** as outlined below.

### Extension to Currency Period: -

In accordance with the Economic Development Act 2012, the Minister for Economic Development Queensland (MEDQ) can extend the currency period of Development Approvals for applicable events.

The Planning Minister issued three (3) extension notices under the authority of section 171N of the Economic Development Act 2012, providing extended currency periods for approved developments. These extensions sought to support local governments, businesses, industries, and the state government in effectively managing the operational disruptions caused by the COVID-19 pandemic.

The three (3) extensions have cumulatively extended the currency period of the development approval by an additional two (2) years, until **18 February 2026**.

## 2.3 Surrounding Development History

In addition to Stages 1, 2 and 3 of Central Village, similar development outcomes have been recently approved over sites within the immediate context as outlined in **Figure 3** below.

### 2.3.1 527 Gregory Terrace, Fortitude Valley

On 10 March 2022, the Minister for Economic Development Queensland (MEDQ) issued a Decision Notice (EDQ Reference: DEV2016/759/3) pursuant to section 99 & 102 of the Economic Development Act, granting development approval over the site for the following aspects of development:

- Development Permit for Material Change of Use for Multiple Residential (641 Dwelling Units), Business, Food Premises, Indoor Entertainment, Medical Centre, Office, Shop, Community Facility and Outdoor Sport and Recreation at 527 Gregory Terrace, Fortitude Valley described as Lot 22 on RP202547.

The approval is for a two (2) staged mixed use development inclusive of two (2) x towers which are 31 storeys & 27 storeys respectively. This approved development is located immediately to the north of the subject site.

### 2.3.2 15 Anderson Street, Fortitude Valley

On 22 December 2023, the Minister for Economic Development Queensland (MEDQ) issued a Decision Notice (EDQ Reference: DEV2022/1337) pursuant to section 85(4)(b) of the Economic Development Act, granting development approval over the Subject Site for the following aspects of development:

- PDA Development Permit for Material Change of Use for Multiple Dwelling (385 Units), Shop and Food and Drink Outlet at 15 Anderson Street, Fortitude Valley described as Lot 10 on SP208752.

The approval is for a mixed use development which presents a building height of 25 storeys. The approval is current until 22 December 2029.









This approved development is located approximately 185 metres to the east of the site, along Water Street.

The abovementioned Development Approvals are reflected within **Figure 3: Surrounding Development Approvals** for your ease of reference.



Figure 3 - Surrounding Development & Approvals



<b>LEGEND:</b>  SUBJECT SITE  CENTRAL VILLAGE STAGE 1  CENTRAL VILLAGE STAGE 2  CENTRAL VILLAGE STAGE 3  527 GREGORY TERRACE, FORTITUDE VALLEY  15 ANDERSON STREET, FORTITUDE VALLEY (DEV2022/1337)		 <b>PROPERTY PROJECTS AUSTRALIA</b>



## 2.4 Development Scheme

As illustrated in Figure 4 - Context Plan - Development Scheme and Planning Scheme, the site is situated within the Bowen Hills Priority Development Area ("PDA") and is within the following designations of the Bowen Hills Urban Development Area Development Scheme ("Development Scheme"):-

- Urban Area - as designated in the PDA Structure Plan;
- Mixed Use Zone - as designated in the PDA Zoning Plan; and
- Precinct 2 - as designated in the PDA Precincts Boundaries.

The development intent of the Mixed Use Zone set out in the Development Scheme is-

*Development provides a wide range and intensity of commercial, retail, health and medical, community, entertainment, cultural activities and residential uses in a predominantly high-rise built form. Development comprises a tower and podium typology which addresses the street, within a range of building heights, dependent on site area.*

The proposed development involves a high rise built form, which will accommodate a mix of commercial, retail and residential uses, thereby aligning with the intent of the Development Scheme. Further discussion regarding the proposed land use and compliance with the Development Scheme is provided in section 5.1 of this Town Planning Report.

In terms of the immediate locality, the land directly to the north and east of the site is within the same designations under the Development Scheme. The site sits on the fringe of the priority development area, with land on the adjacent side of Water Street (to the south) and Brunswick Street (to the west) being within the Inner City Precinct of the Mixed Use Zone under Brisbane City Council's Interactive Mapping.

Please refer **Figure 4**: Context Plan - Development Scheme & Planning Scheme.



Figure 4 - Context Plan - Development Scheme and Planning Scheme



SUBJECT SITE	PRINCIPAL CENTRE (CITY CENTRE) ZONE	OPEN SPACE ZONE	SPORT AND RECREATION ZONE
BOWEN HILLS PDA BOUNDARY	SPECIAL PURPOSE ZONE	MAJOR CENTRE ZONE	CHARACTER RESIDENTIAL ZONE
MIXED USE ZONE	SPECIALISED CENTRE (ENTERTAINMENT) ZONE	COMMUNITY FACILITIES ZONE	LOW MEDIUM DENSITY RESIDENTIAL ZONE

SCALE: NTS SOURCE: NEARMAP, QUEENSLAND STATE GOVERNMENT, BRISBANE CITY COUNCIL  
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## 3. DEVELOPMENT PROPOSAL

### 3.1 Design Overview and Vision

The proposed design has been driven by both the immediate and wider site context. The inner city location and proximity to a range of essential services (Fortitude Valley Train Station, Exhibition Station, Brisbane Showgrounds, Victoria Park, Royal Brisbane Hospital and Women's Hospital), enables the Subject Site to accommodate higher density forms of living, aligning the broader strategic vision for the local area.

This proposal seeks to redevelop the Subject Site to ultimately allow the creation of a new wholly integrated mixed-use redevelopment outcome inclusive of residential apartments, office space, ground floor retail opportunities and a publicly accessible plaza. The buildings have been designed to address and take advantage of the two (2) street frontages and will better activate the prominent corner of both Water Street & Brunswick Street than the earlier approved design over the site.

Specifically, the development has been designed to incorporate residential / commercial mix within each respective tower as follows:-

**Table 2 - Brunswick Street Tower**

Type	Number of Dwellings	GFA
<b>Residential (MUD) - 373 Units</b>		
1 Bedroom dwellings	72	3,888m <sup>2</sup>
2 Bedroom dwellings	54	4,248m <sup>2</sup>
3 Bedroom dwellings	18	1,764m <sup>2</sup>
<b>Total</b>		<b>9,900m<sup>2</sup></b>
<b>Residential (STA) - 104 Units</b>		
Short Term Accommodation	104	4,152m <sup>2</sup>
<b>Commercial</b>		
Upper Ground		218m <sup>2</sup>
Plaza / Level 02		442m <sup>2</sup>
Level 03		782m <sup>2</sup>
Level 04		796m <sup>2</sup>
<b>Total</b>		<b>2,238m<sup>2</sup></b>

**Table 3 - Water Street Tower**

Type	Number of Dwellings	GFA
<b>Residential (MUD) - 229 Units</b>		
<b>1 Bedroom</b>	115 - 116	6,384m <sup>2</sup>
<b>2 Bedroom</b>	86	6,809m <sup>2</sup>
<b>3 Bedroom</b>	28	2,797m <sup>2</sup>
<b>Total</b>		<b>15,990m<sup>2</sup></b>
<b>Commercial</b>		
Lower Ground / Upper Ground		204m <sup>2</sup>
Plaza		368m <sup>2</sup>
<b>Total</b>		<b>562m<sup>2</sup></b>

The proposal achieves a total internal GFA for the residential and commercial components of **32,842m<sup>2</sup>** across both towers. Furthermore, the proposal achieves a total GFA of **39,867m<sup>2</sup>** in accordance with the definition of Gross Floor Area as per Table SC1.2.2.B—Administrative Terms and Definitions of the Brisbane City Plan 2014.

The proposed design concept embodies a strategic and comprehensive layout structured into three primary sections: the ground plane/plaza, podium, and tower levels. At the ground plane, there is a focus on activating commercial and retail spaces to engage with the Water Street & Brunswick Street frontages, creating a dynamic and pedestrian-friendly streetscape.

The podium levels are designed to accommodate a diverse mix of uses including commercial offices, retail establishments, and short-term accommodation, contributing to a multifaceted urban experience.

The tower levels primarily serve as multiple dwelling and short-term accommodation, providing a vertical integration of functions that cater to various lifestyle needs within the development. This thoughtful design approach ensures a harmonious blend of functionality and urban vibrancy across different levels of the development.

The proposed layout is to be read in conjunction with the Architectural Plans provided at **Appendix C**.

Please refer **Figure 5** below which illustrates the three (3) sections as discussed above.



**Figure 5 - Breakdown of Key Sections of Tower 1 and Tower 2 and Associated Uses at Each Section**

Source – Woods Bagot

### 3.1.1 Social Infrastructure & Placemaking Contributions

In accordance with *Map 9: Precinct Plan 2* of the development scheme, the site is identified for a 'plaza', 'cross block link' and 'significant corner'. The development scheme does not have any prescriptive design requirements for the abovementioned design outcomes, however, states that civic plazas should provide space for social interaction, community and group activities, information, art and cultural activities and events.

Additionally, the proposal integrates a land dedication spanning the entirety of Brunswick Street and Water Street. This dedication along Brunswick Street is designed to facilitate required road widening and the establishment of a 3.75m wide verge. Similarly, the land dedication along Water Street is intended to create a 3.75m wide verge, enhancing pedestrian access and improving the overall urban landscape of the area. This strategic allocation of land supports the infrastructure needs and enhances the functional and aesthetic qualities of the streetscapes.

As illustrated in Figure 6 (below), the proposed development provides the following outcomes which provide for social interaction, community and group activities.



### **Significant Corner**

- The ground level building orientation, centre activity uses and landscape design contribute to the identification of the development at the Brunswick Street / Water Street corner as an entryway into the Bowen Hills and Fortitude Valley Precinct.
- The ground level presents an open design which is orientated towards the prominent corner providing activation and casual surveillance of the street.
- The location of the towers creates a natural break in the built form which emphasis the significant corner of the site at Brunswick Street / Water Street and encourages pedestrian movement.
- The built form, materiality and landscape design highlights the corner setting of the site. These elements work together to create a sense of arrival to the to the site which links with the ground floor plaza.
- The design has incorporated a number of street trees and projecting awnings which provide shelter for pedestrians, soften the extent of hardstand and direct pedestrians into the plaza.



**Figure 6 - Significant Corner (Water Street and Brunswick Street Intersection)**

Source - Woods Bagot

### **Ground Floor Plaza**

- The proposal allocates 1,691m<sup>2</sup> (31.4% of site area) towards the ground floor plaza which will enhance community engagement, urban amenity, pedestrian connectivity, cultural identity, environmental sustainability, and economic activation of the ground plane, contributing to the overall quality and vibrancy of the urban environment.
- The design prioritises safe and continuous pedestrian movements between the street level and plaza.
- Substantial landscaping in the form of feature large canopy trees, significant feature palm trees and raised building edge planters at the street level and within the ground floor plaza. The landscaping outcomes create a subtropical urban design and built form which encourages engagement with the public realm.

- The consolidated entry between the two (2) podiums / towers creates an 'entry experience' and clear path of travel from the public footpath to building entry.
- The proposal provides direct vehicle access to the plaza via a crossover along Water Street to a sub-terranean porte-cochere within the podium which facilitates public drop-off at its core.

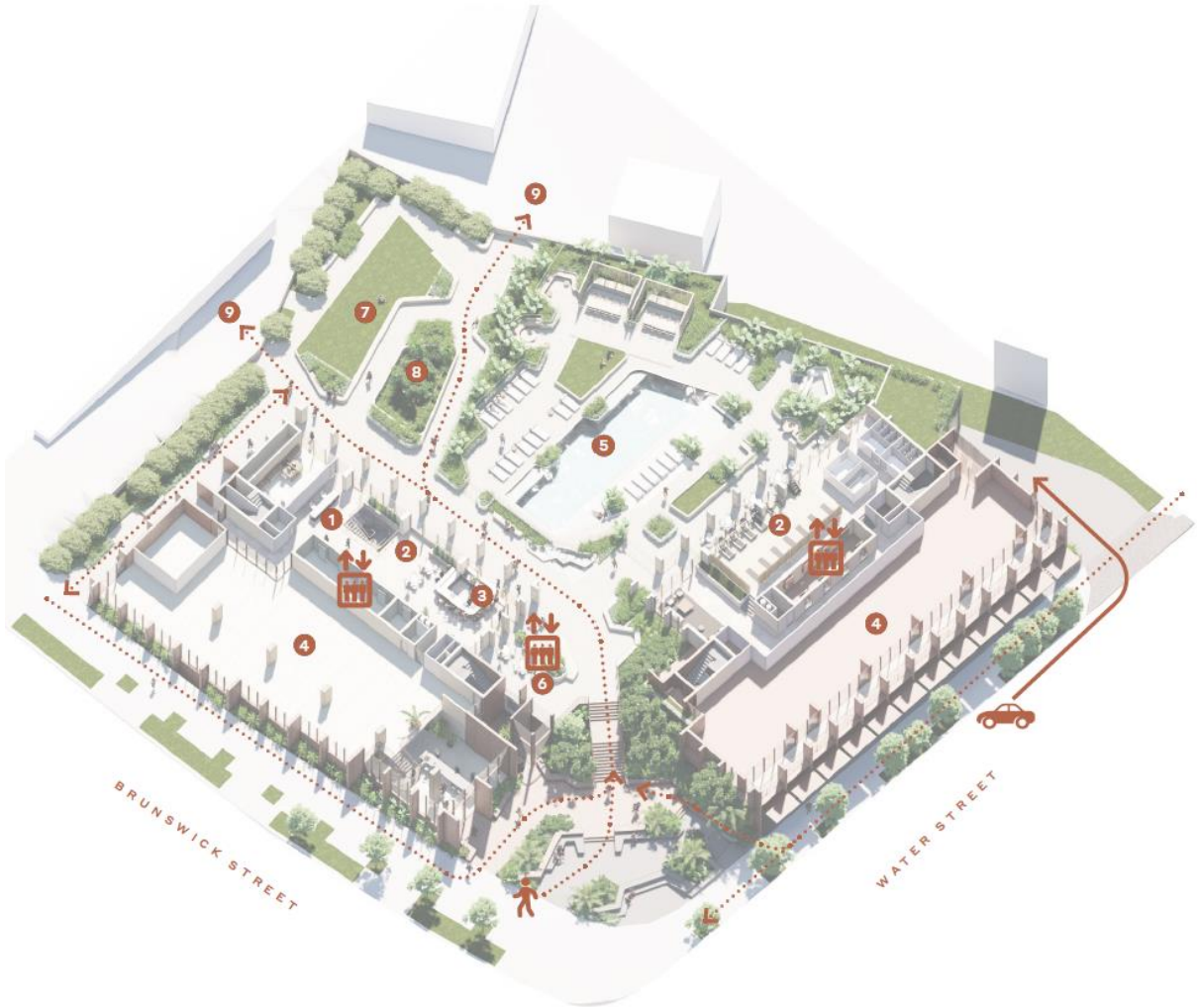


**Figure 7 - Ground Floor Plaza Perspective (Significant Corner along Brunswick Street & Water Street)**

Source - Woods Bagot

#### **Cross Block Link**

- The location of the towers, breaking up the built form and landscaping outcomes encourage connection / movement corridors between the public footpath and ground floor plaza.
- The proposed access from the street level is clearly defined and legible which contributes to the accessibility and connectivity to the subject site.
- Location of the stairs, entryway, pool and landscaping promotes sightlines through the site to the Heritage Precinct (Drill Hall, Orderly Room, etc).
- The cross block link is activated by the vibrant lobby/café of Brunswick Tower and the Wellness Centre of the Water Street Tower, serving as active and engaging spaces.
- A sub-terranean porte-cochere has been incorporated strategically within the development to facilitate public drop-off at its core, rather than along its periphery. This design consideration plays a key role in activating the cross-block link and enhancing pedestrian connectivity throughout the area.
- The land dedication spanning the entirety of Brunswick Street and Water Street is incorporated suitable to facilitate road widening and the establishment of a 3.75m wide verge. Similarly, the land dedication along Water Street is intended to create a 3.75m wide verge, enhancing pedestrian access and improving the overall urban landscape of the area.



- 01 Concierge / Lobby
- 02 Residential Lobby / Amenity
- 03 Cafe
- 04 Commercial
- 05 Residents Pool & Amenity
- 06 Public Lift
- 07 Public Plaza
- 08 Void to Drop-off below
- 09 Pedestrian connection to neighbouring properties



**Figure 8 - Ground Plane Diagram**

Source - Woods Bagot

### **Ground Plane / Podium:**

The ground plane is envisioned as a dynamic landscape of plateaus and platforms varying in size and character, interconnected by meandering paths and bridges that lead from the urban edge at the corner of the site to vibrant, verdant plaza spaces in the northeast. This series of thresholds effectively mediates the change of levels across the site. The orientation of the towers, significant corner and cross block link establishes a prominent gateway into the site, accentuated by deliberate material and extensive landscape as formal cues.

The podium was designed to incorporate a mix of commercial and residential uses with strategically located amenities which activate the public realm and provide the opportunity for passive surveillance. Furthermore, the podium was crafted with an articulated brick facade, referencing the industrial history of the site. Deep brick reveals and integrated planters were incorporated to create iconic frontages along Brunswick and Water Streets.

The scale of the podium, at four (4) storeys and 15.6 meters in height, is designed to emphasise a human-scale experience at the ground level, fostering a pedestrian-friendly environment internal and external to the site.

### **Tower Design:**

The design of a well thought out and site-specific high-rise development requires an understanding of both the site and the surrounding environment. As such, one of the key considerations in this process was to create a development that is architecturally interesting and unique in design while being appropriate for the Fortitude Valley area.

The goal was to create towers that stand out in the city skyline and become a landmark as people enter Fortitude Valley. As such, the proposed development has been driven by the intent to reimagine Fortitude Valley's industrial past by creating buildings that celebrate Fortitude Valley's unique industrial heritage in conjunction with Queensland's pre-war architectural elements.

### **Southern & Western Facades – Industrial Vernacular**

With regard to the tower design, the proposal incorporates a thirty (30) and thirty-one (31) storey tower respectively, featuring a sawtooth geometrical design that is stepped to present as visually striking and architecturally complex. The towers exhibit subtropical architectural excellence through design, treatment and articulation.

The southern & western façades incorporate a unique brick finish which is a nod to the architectural vernacular of the solid brick warehouses and industrial character of the Fortitude Valley area. Furthermore, lightweight elements such as, screening elements, awnings, and pergolas ensure a subtropical and climatically responsive tower form which minimises the perceived bulk and scale to the street. Moreover, the proposed building facades have been intentionally designed with a horizontal dimension that does not exceed 50m. This deliberate design choice ensures that the buildings maintain a slender and elegant built form, avoiding a bulky or visually overwhelming presence along the street.





**Figure 9 – View of Towers (Brunswick Street and Water Street Intersection)**

Source – Woods Bagot

## Northern & Eastern Facades – Queensland Vernacular

Incorporating pre-1946 house architectural themes into a high-rise tower design presents a unique challenge, as the traditional lightweight timber and tin type architecture is not typically conducive to a high-rise structure. However, key elements have been included to achieve the desired aesthetic and create a design that pays homage to the historical architecture while also meeting the requirements of a modern high-rise building.

More specifically, the facades have incorporated timber look aluminium battens, substantial glazing and rendered concrete which emphasise vertical lines. Furthermore, the off-white colour scheme softens the built form and integrates with landscaping provided at the lower levels.

Overall, the towers incorporate elements of pre-1946 house architecture and Fortitude Valleys industrial character. This creates a high-rise development that is not only visually appealing / structurally sound but appropriate to this landmark Brisbane location.

### 3.1.2 Buildings that Breathe

The design of this building has been carefully developed in alignment with the principles and guidelines outlined in the Brisbane City Council's New World City Design Guide: Buildings that Breathe, ensuring a commitment to creating a sustainable, innovative, and liveable urban environment.

The proposal considered the following key objectives throughout the design process as outlined within the Development Application Architectural Report enclosed within Attachment C for your ease of reference:-

- **Orientate Yourself:** Maximize natural light and ventilation through strategic building orientation.
- **Occupy Outdoor Spaces:** Encourage use of balconies, terraces, and gardens for outdoor living.
- **Illuminate with Daylight:** Design to optimize natural daylighting within the building.
- **Natural Air and Ventilation:** Implement passive design strategies for enhanced air circulation.
- **Shade and Protect:** Use shading devices and orientation to mitigate solar heat gain.
- **Living Greenery:** Integrate green roofs, vertical gardens, and landscaping for biodiversity and air quality.
- **Identify Matters:** Address sustainability considerations like energy efficiency and waste reduction.
- **Reduce Energy and Waste:** Minimize energy consumption and promote resource efficiency.

### 3.1.3 Proposal Details

An overview of the proposed development and its intended operation is provided below in Table 4.

**Table 4 – Land Uses & Design**

Aspect	Response
<p><b>Defined Use:</b></p>	<p>Schedule 1 of the Development Scheme outlines that the activity groups, use and administration definitions should be taken from the Brisbane City Plan 2014. In accordance with Schedule 1 of the Planning Scheme, the uses are defined as –</p> <ul style="list-style-type: none"> <li>■ <u>Food and drink outlet</u> means the use of premises for–               <ol style="list-style-type: none"> <li>a. preparing and selling food and drink for consumption on or off the premises; or</li> <li>b. providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).</li> </ol> <p>Examples of a food and drink outlet–cafe, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</p> </li> <li>■ <u>Multiple dwelling</u> means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.</li> <li>■ <u>Office</u> –               <ol style="list-style-type: none"> <li>a. means the use of premises for–                   <ol style="list-style-type: none"> <li>i. providing an administrative, financial, management or secretarial service or function; or</li> <li>ii. the practice of a profession; or</li> <li>iii. providing business or professional advice or services; but</li> </ol> </li> <li>b. does not include the use of premises for making, selling or hiring goods.</li> </ol> <p>Examples of an office– bank, real estate agency</p> </li> <li>■ <u>Shop</u> means the use of premises for –               <ol style="list-style-type: none"> <li>a. displaying, selling or hiring goods; or</li> <li>b. providing personal services or betting to the public.</li> </ol> <p>Examples of a shop– betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket</p> </li> <li>■ <u>Short-term accommodation</u> –               <ol style="list-style-type: none"> <li>a. means the use of premises for–                   <ol style="list-style-type: none"> <li>i. providing accommodation of less than 3 consecutive months to tourists or travellers; or</li> <li>ii. a manager’s residence, office, or recreation facilities for the exclusive use of guests, if</li> </ol> </li> </ol> </li> </ul>



Aspect	Response
	<p>the use is ancillary to the use in subparagraph (i); but</p> <p>b. does not include a hotel, nature-based tourism, resort complex or tourist park.</p>
<b>Building Form:</b>	The proposed towers are thirty (30) and thirty-one (31) storeys respectively. Furthermore, both towers incorporate four (4) storey podiums.
<b>Orientation:</b>	The proposed development has been positioned and orientated to capitalise on Brisbane's subtropical climate. More specifically, the building picks up sightlines towards Brunswick Street & Warry Street and takes advantage of solar access from east to west.
<b>Site Cover:</b>	<p>The development results in a site cover of:-</p> <ul style="list-style-type: none"> <li>■ Podium - 80% of site area</li> <li>■ Tower - 42% of site area</li> </ul>
<b>Plot Ratio:</b>	7.21:1 (Total GFA - 39,867m <sup>2</sup> )
<b>Communal Open Space:</b>	3,625m <sup>2</sup> (65.56% of site area)
<b>Setbacks:</b>	<p>The following setbacks are proposed -</p> <ul style="list-style-type: none"> <li>■ North (side boundary) - 6m</li> <li>■ East (side boundary) - 9m</li> <li>■ South (Water Street) - Built to front alignment</li> <li>■ West (Brunswick Street) - Built to front alignment</li> </ul>
<b>Building Separation (Internal):</b>	<p>8.5m - podiums</p> <p>8.9m - towers</p>
<b>Materials &amp; Finishes:</b>	<p>A range of building materials, colours and textures are incorporated into the proposed development, including -</p> <ul style="list-style-type: none"> <li>■ Exposed brick</li> <li>■ Pre-cast brick panels</li> <li>■ Timber look aluminium battens</li> <li>■ Rendered concrete</li> <li>■ Powder coated steel framing</li> </ul>
<b>Landscaping:</b>	<p>Substantial landscaping and deep planting is incorporated into the proposed development, comprising of -</p> <ul style="list-style-type: none"> <li>■ Landscaping - 1,099m<sup>2</sup> or 22.8% of the site area</li> <li>■ Deep Planting - 407m<sup>2</sup> or 8.44% of the site area</li> </ul>
<b>Vehicle Access:</b>	Access / egress is limited to Water Street via a 6.5m wide B2 Type crossover. The proposed access is suitable for cars and service vehicles, including a RCV.

Aspect	Response
<b>Pedestrian Access:</b>	Pedestrian access is restricted to the corner of Water Street & Brunswick Street. The access serves as cross block link and provides direct connectivity to the ground floor plaza.
<b>Bike &amp; Car Parking:</b>	<p>The proposed development provides the following onsite car parking –</p> <ul style="list-style-type: none"> <li>■ 407 total spaces</li> <li>■ 293 resident spaces (MUD)</li> <li>■ 56 visitor spaces (MUD)</li> <li>■ 52 resident spaces (STA)</li> <li>■ 6 commercial staff spaces</li> </ul> <p>Further, the following onsite bicycle parking is proposed –</p> <ul style="list-style-type: none"> <li>■ 199 total spaces</li> <li>■ 61 resident spaces &amp; 120 visitor spaces</li> <li>■ 18 commercial employee &amp; visitor spaces</li> </ul>
<b>Waste Storage / Collection:</b>	The proposal incorporates a bin storage and collection point at the lower ground level which is directly accessed from Water Street. The collection point is suitably designed to facilitate a refuse collection vehicle to enter in forward gear, service the development and exit the site in forward gear.
<b>Servicing / Loading:</b>	The proposal incorporates a servicing / loading area at the lower ground level which is directly accessed from Water Street. The loading area is suitably designed to facilitate a service vehicle to enter in forward gear, service the development and exit the site in forward gear.

### 3.2 Infrastructure, Services and Assets

An overview of the proposed infrastructure services connections and stormwater management strategies are provided at **Table 5** below.

**Table 5 – Infrastructure, Services and Assets**

Aspect	Response
<b>Water:</b>	There is an existing DN150 water main which traverses Water Street. It is proposed that the development will gain its potable water supply from this main. The development will also gain its fire slow supply from the same main therefore, dual services will likely be required. It is anticipated that the existing infrastructure has the capacity to service the proposed development.
<b>Sewer:</b>	There is an existing 150mm gravity sewer house connection on Water Street that runs along the southern boundary of the site. It is anticipated that wastewater generated from the development will be conveyed to this main via the existing 150mm connection.

Aspect	Response
	It should be noted that the intention of the design is for council access to be maintained to all council owned sewer infrastructure traversing beneath the proposed development.
<b>Stormwater Quantity:</b>	The Lawful Points of Discharge (LPD) for the site have been defined as the site's southern boundary. Runoff produced over catchments A1 and A2 will be conveyed by the internal stormwater network and road infrastructure to the proposed stormwater management devices. From these devices, stormwater will be discharged to Water Street in a controlled manner via kerb adapters.
<b>Stormwater Quality:</b>	To achieve Brisbane City Council's Water Quality Objectives, it is proposed to use ATLAN's proprietary treatment devices. The required devices are six (6) 600x600 ATLAN Stormsacks and three (3) ATLAN Filter Cartridges within one (1) ATLAN Vault Precast Concrete Tank.
<b>Vehicle Access:</b>	Access into the development is proposed via a single driveway crossover to Water Street, located adjacent to the eastern site boundary, facilitating left in/left out only vehicle movements. The ramp will be divided into two lanes; one entry and one exit. The internal basement network will have a width that varies between 5.8m and 6.8m.
<b>Required Road Works:</b>	Land dedications will be provided the Water Street and Brunswick Street frontages to facilitate planned Council upgrade works and new full verge width footpaths will be reinstated on each frontage.
<b>Electricity, Data and Telecommunications:</b>	It is envisaged that adequate power supply can be provided to the site from the existing infrastructure. However, a specialist electrical consultant will be engaged during the DD Stage to provide advice in relation to internal electrical reticulation requirements, prepare detailed designs and liaise with the relevant authorities.
<b>Street Tree:</b>	No street trees are to be removed suitable to facilitate development across the subject site.
<b>Earthworks &amp; Retaining:</b>	It is anticipated that earthworks associated with the proposed development will include cutting and filling associated with trenching of services, basement excavation, and alterations to existing levels to allow for a level building pad and a basement carpark.

### 3.3 Supporting Information

To assist EDQ in the assessment of this development application, a number of specialist reports have been prepared and are summarised below.

#### 3.3.1 Survey

A Detail Survey of the site has been prepared by RPS Group and is provided at **Appendix B**.

#### 3.3.2 Architectural Statement

The proposed development has been architecturally designed by Woods Bagot, with the Architectural Statement and Drawings provided at **Appendix C**.

#### 3.3.3 Landscaping

Lat Studios have prepared a statement of landscape intent, which is provided at **Appendix D**. The proposal dedicates 1,099m<sup>2</sup> (22.8% of site area) to landscaping, comprising of 407m<sup>2</sup> (7.36% of site area) of deep planting at ground level. As outlined in the Landscape Statement of Intent, the proposed development -

- Considers the spatial outcomes, circulation and access design within the plaza and throughout the development scheme which directly shapes the landscaping structure and experiences of the site for residents / visitors.
- Achieves the following landscaping outcomes at the Streetscape Level:- feature large canopy trees, landscape seating terraces, water features, flexible pavement space for loose furniture, significant feature palm tree, plaza link between towers, bench seating, landscape stairs, streetscape tree in planting area, dense layered planting, raised building edge planters with spill planting and streetscape tree in tree grate.
- Achieves the following landscaping outcomes at the Plaza Level:- feature large canopy tree, landscape seating benches, water feature, flexible pavement space for loose furniture, significant feature palm tree plaza link between towers, integrated table seating area, spa, wading shelf / seating bench, feature pavement finish, filtered planting with views through dense layered planting, turf lawn, shelter structure with climbers, building awning extents, void to level below, outdoor shower, BBQ facilities and wellness pool.
- Achieves the following landscaping outcomes at the Rooftop Level:- feature tree, open pergola, integrated seating area, private room, loose furniture, podium screen planting, lawn and raised planter with feature planting.

#### 3.3.4 Traffic

A traffic impact assessment has been prepared by SLR Consulting and will be provided under separate cover. The key findings of the report are outlined below -

- Vehicular access to the development will be provided via a single driveway crossover to Water Street, located adjacent to the eastern site boundary, facilitating left in/left out only vehicle movements.
- Land dedications will be provided along the Water Street and Brunswick Street frontages to facilitate planned Council upgrading works and new full verge width footpaths will be reinstated on each frontage.

- A total of 407 car parking spaces are proposed over one (1) lower ground, four (4) basement, and one (1) plaza levels, consisting of 345 spaces for residents and 56 spaces for visitors, inclusive of one (1) space for Persons with a Disability (PWD).
- In addition to the 407 car parking spaces, the development will provide a total of 199 bicycle parking spaces for residents, employees and visitors, along with End of Trip (EoT) facilities for employees, in the northwest corner of the site, accessed the pedestrian access near the corner of Brunswick and Water streets.
- The swept path assessments show that all design vehicles are able to manoeuvre within the site maintaining the minimum clearance required by the AS2890.2 (300mm on both sides of the vehicle for low-speed manoeuvres).

### 3.3.5 Refuse

SLR Consulting have prepared an operational waste management plan, which is provided at **Appendix F**. The findings of the report are -

- Waste generation rates and storage requirements have been based on the Brisbane City Plan 2014 Refuse Planning Scheme Policy.
- The Brunswick Street tower is estimated to provide 61,820L of general waste per week and 62,150L of recycling per week.
- The Water Street tower is estimated to provide 55,260L of general waste per week and 55,535L of recycling per week.
- It is proposed that the development will be serviced by a rear-lift waste vehicle which has suitable capacity.
- It is proposed that each tower will have three (3) residential garbage and three (3) residential recycling collections per week, and two (2) commercial garbage and two (2) commercial recycling collections per week.
- 54, 1,100L bins will be required for waste storage, which will require 114m<sup>2</sup> of bin storage space.
- The proposal provides 120m<sup>2</sup> of bin store, exceeding the minimum bin storage area recommended by SLR.

### 3.3.6 Civil Engineering

A civil engineering assessment report has been prepared by Burchills Engineering and is provided at **Appendix G**. The key findings of the report are outlined below -

- Earthworks associated with the proposed development will include cutting and filling associated with trenching of services, basement excavation, and alterations to existing levels to allow for a level building pad and a basement carpark.
- There is an existing DN150 water main which traverses Water Street. It is proposed that the development will gain its potable water supply from this main. The development will also gain its fire slow supply from the same main therefore, dual services will likely be required.
- There is an existing 150mm gravity sewer house connection on Water Street that runs along the southern boundary of the site. It is anticipated that wastewater generated from the development will be conveyed to this main via the existing 150mm connection.

### 3.3.7 SBSWMP & Flooding

A site based stormwater management plan has been prepared by Burchills Engineering and is provided at **Appendix H** The key findings of the report are outlined below -

- The Lawful Points of Discharge (LPD) for the site have been defined as the site's southern boundary. Stormwater runoff will be detained and mitigated to allowable kerb and channel flow limits through the use of an on-site detention device.
- Runoff produced over catchments A1 and A2 will be conveyed by the internal stormwater network and road infrastructure to the proposed stormwater management devices. From these devices, stormwater will be discharged to Water Street in a controlled manner via kerb adapters.
- To achieve Brisbane City Council's Water Quality Objectives, it is proposed to use ATLAN's proprietary treatment devices as follows:- six (6) 600x600 ATLAN Stormsacks and three (3) ATLAN Filter Cartridges within one (1) ATLAN Vault Precast Concrete Tank.
- Brisbane City Council's City Plan identifies the development site as being affected by overland flow flooding triggering a flood assessment for the site. The overland flow flood planning area is derived from the Citywide Creek and Overland Flow Path Mapping Flood Study which comprises of a series of 27 individual sub-models which cover the entire Brisbane City Council.
- As per Table 8.2.11.3.D-Flood planning categories for development types of the City Plan, the assigned design floor level for Basement parking entry is to be above the 2% AEP overland flood level + 300mm.
- Mapping results indicate that only a small portion along the sites southern boundary is affected by the overland flow path through Water Street in the 2% AEP design event.
- Results indicate at the approximate location of the proposed basement carparking entry, the 2% AEP Overland Flow Flood Level is approximately 12.65m AHD. In accordance with the requirements of the Flood Overlay Code, the minimum floor level for compliance is 12.95m which is suitable to achieve 300mm freeboard above the 2% AEP level. The proposed development basement carpark achieves a level of 13.4m AHD which is fully compliant with the relevant provisions of the Flood Overlay Code.

### 3.3.8 Acoustic

WSP has prepared an Acoustic Assessment, which is provided at **Appendix I**. The key findings of the report are outlined below -

- The Bown Hills PDA Development Scheme does not provide noise criteria by which to assess development, guidance has been deferred to key sections of the Noise Impact Assessment Planning Scheme Policy and Multiple Dwelling Code (Brisbane City Plan 2014) to assist in appropriately assessing noise for the development.
- The proposed development includes car parking areas for both residents and visitors across four basement levels and the Lower Ground of the development. As the basement levels are underground and the Lower Ground carpark is enclosed, the design is considered to fulfil the requirements of A034.1(a). The entrance to the carpark is acoustically shielded by the building's facade as well as the Level 2 floor slab overhead. This is considered to fulfil the requirements of A035.1(a) and A035.2(b).
- A masonry wall greater than 1.8 metres is proposed along the boundary to the neighbouring Oxford Towers at 338-340 Water Street. This is considered to fulfil the requirements of A037(a).

- The design was shown to achieve compliance with the applicable noise related Acceptable Outcomes of the Brisbane City Plan 2014.

### 3.4 Consultation – Assessment Manager

The applicant has actively engaged and worked in close collaboration with EDQ to refine the design for the proposed development. It is noted that numerous meetings and workshops have been held with EDQ over the past twelve (12) months, with the proposed design taking into consideration the feedback and issues raised by EDQ.

## 4 ASSESSMENT PROVISIONS

### 4.1 Relevant Considerations

Section 33 of the *Economic Development Act 2012* (the Act) identifies a material change of use as Development and is subsequently PDA Assessable Development, as identified at Section 33(3)(b), because it is:

*"...(b) development that a relevant development instrument for a priority development area provides is PDA assessable development, including PDA-associated development identified in the instrument..."*

In particular, the proposed Material Change of Use is categorised as Permissible Development under Section 2.6.10, Table 2 and Table 2(A) of the *Bowen Hills Priority Development Area Development Scheme*. As such, Section 87 of the Act details that the development application is to be assessed against the following:

- the main purpose of the Act;
- any relevant State interest;
- the Bowen Hills PDA Development Scheme;
- any PDA preliminary approval in force for the relevant land; and
- any preliminary approval under the *Planning Act 2016* in force for the relevant land.

Following a comprehensive assessment of the proposed development in alignment with the above (refer **Appendix K**), we provide **Table 6** below which summarises the findings of these assessments for your ease of reference.

**Table 6 - Compliance Summary**

Benchmark	Proposal
<b>Purpose</b>	The proposed development seeks approval for a mixed-use development that is aligned with the land use intent and assessment criteria outlined in the relevant development scheme. As such, the proposal is fully consistent with the purpose of Economic Development Act 2012.
<b>State Interests</b>	An assessment against the relevant benchmarks associated with these matters of State interest has been undertaken. On balance, the proposed development complies with the relevant benchmarks and, as such, does not adversely impact matters of State interest. Please refer <b>Appendix L</b> for further detail.
<b>Bowen Hills PDA Development Scheme</b>	The proposed development complies with the overwhelming majority of relevant provisions of the Development Scheme. However, minor performance outcomes are proposed in relation to the following matters:- <ul style="list-style-type: none"> <li>■ Building Height</li> <li>■ Building Setbacks</li> </ul>



	<ul style="list-style-type: none"> <li>■ Internal Building Separation</li> </ul> <p>Sufficient grounds demonstrating why these minor performance outcomes are appropriate are provided in Section 5 of this report.</p>
<b>Preliminary Approval (Land)</b>	Not applicable. There is no preliminary approval over the land which varies the provisions of the Bowen Hills PDA Development Scheme.
<b>Preliminary Approval (PACT 2016)</b>	Not applicable. There is no preliminary approval over the land outlined within PACT 2016 which varies the provisions of the Bowen Hills PDA Development Scheme.

## 5 KEY PLANNING MATTERS

The following section provides further discussion regarding key aspects of the proposed development and clearly demonstrates that the proposed development is, on balance, an appropriate development outcome.

### 5.1 Site Attributes and Surrounding Context

As previously noted, the site is located within Precinct 2 and the Mixed Use Zone under the Bowen Hills PDA Development Scheme. The proposed development is responsive to the site's designations, context and constraints and, therefore, is an appropriate development outcome.

In particular:-

- The subject site is a corner allotment, with an area of 5,529m<sup>2</sup> and frontages to two (2) streets, including Water Street and Brunswick Street. The shape, frontages and lot size lends itself to the development of two (2) separate towers which substantially limits potential amenity impacts on adjoining properties.
- The subject site slopes to the south-eastern corner. This slope which has been incorporated into the design and where possible, the redevelopment seeks to utilise the natural contours of the land. More specifically, the development has located the crossover / driveway at the lowest point of the site to reduce driveway gradients and maintain safe movements for vehicles and pedestrians.
- The subject site is well located with respect to existing facilities and services. More specifically -
  - The site is serviced by existing high frequency active and public transport. In particular -
    - Bus stop 000611 adjoins the site to the west, which services a range of bus routes every 3 mins to 5 mins daily. There are other bus stops located to the north and east of the site along Brunswick Street, as well as St Pauls Terrace and Gregory Terrace.
    - The Fortitude Valley Train Station is 500m from the site or a 7 minute walk and the Exhibition Train Station is 650m from the site or a 8 minute walk.
    - Brunswick Street is identified as a subtropical boulevard & Water Street as a Centre Street major. As such, there is sufficient verge for pedestrian and bicycle movements to the subject site.
  - The site is 1.9km (5-minute drive) north of the Story Bridge which provides access to Kangaroo Point, Woolloongabba and Brisbane's southern suburbs.
  - The King Street precinct is identified to the east of the site, and caters for a range of commercial, retail and community uses which will service the development.
  - The Royal Brisbane and Women's Hospital and Herston Quarter precinct is located to the north of the site, which is the second largest hospital in Australia and a major teaching and research hospital.

- Large parklands and open space areas are identified within walking distance of the site, including Victoria Park, Brisbane Parkour Park, Bedford Playground Park and Bowen Park.
- Primary, secondary and tertiary education facilities are located within proximity of the site, including St Josephs College, Queensland University of Technology - Kelvin Grove, Royal Brisbane and Women's Hospital Education Centre, Brisbane Grammar School and All Hallows School.
- A range of developments have occurred within the immediate local context, including -
  - 527 Gregory Terrace, Fortitude Valley (DEV2016/759/3) - Multiple Dwellings (641 Dwelling Units), Business, Food Premises, Indoor Entertainment, Medical Centre Office, Shop, Community Facility and Outdoor Sport and Recreation.
  - 15 Anderson Street, Fortitude Valley (DEV2022/1337) - Multiple Dwellings (400 units) and Ground Level Shops and Food and Drink Outlets.
  - The site adjoins two (2) high rise, mixed-use developments, which formed part of the earlier stages of Metro's Central Village development - Refer **Figure 10** below.



**Figure 10 - Staging Plan from Central Village (Ref: DEV2015/726/5)**

Source - Economic Development Queensland

Stages 1, 2 and 3 (Central Village - EDQ Reference: DEV2015/726/5) of this approval were carried out over the adjoining site by Metro Pty Ltd. Stages 4 and 5, which are situated over the subject site, have not been undertaken.

## 5.2 Suitability of the Proposed Land Uses

The subject site is mapped within *Precinct 2 & Mixed Use Zone*, of the *Bowen Hills PDA Development Scheme*. The intent of this precinct / zone is to establish a wide range and intensity of commercial, retail, health and medical, community, entertainment, cultural activities and residential uses in a predominantly high-rise built form. More specifically, development should:

- i. comprise a tower and podium typology which addresses the street, within a range of building heights, dependent on site area, and*
- ii. greatest development yields and heights in the zone are achieved on larger lots, development on larger sites reduces visual bulk and shade impacts by providing appropriate setbacks and tower separations.*

The proposed development aligns with the intent of Precinct 2 & Mixed Use Zone as follows:

- The proposal is for a mixed use development with direct frontage to Water Street & Brunswick Street which is characterised by existing residential, commercial & retail tenancies. The design and function of the proposal responds positively to the site's prominent location and enhances the role of the subject site as a gateway into the Bowen Hills PDA.
- The proposed retail and commercial uses are strategically positioned at the ground level / podium to capitalise on the existing pedestrian movements and meet demand for commercial services in this area. The non-residential uses will assist in meeting the needs of the existing and future residents of the precinct and broader PDA.
- The ground level tenancies / plaza improves the streetscape and pedestrian outcomes by providing spaces for human movement and informal activation at street level. Podiums are human scale and encourage passive surveillance of the public realm.
- In terms of functionality, the nature of business operations will offer employment opportunities within the PDA and will result in the creation of job opportunities for individuals seeking work across a range of sectors. Such opportunities will contribute to the local economy, as well as the broader PDA.
- The development proposes 477 build to rent (BTR) & short-term accommodation (STA) apartments which will assist in meeting the growing demand for short-term and long-term renters within the Bowen Hills PDA and wider Fortitude Valley area.
- The residential component has been deliberately designed to create generous, high quality, private and communal open spaces which improve occupant lifestyles suited to the sub-tropical environment.



### 5.3 Key Built Form Parameters

The Development Scheme sets the key building envelope parameters for the proposed development. An assessment against the quantitative built form criteria is provided at Table 7 - General Built Form Criteria Table 7 and Table 8 below.

The proposal seeks alternative solutions with respect to building height, boundary setbacks and internal building separation, but nonetheless achieves the development intent for the zone and the PDA by providing building footprints and setbacks which break up the built form, cast small shadows, and providing a layout which limits potential overlooking between apartments. Where alternative outcomes for built form are sought, further detail is provided in the below sections.

**Table 7 - General Built Form Criteria**

	PDA Requirement	Proposal	Outcome
<b>Maximum plot ratio</b>	8:1	7.21:1	Fully Compliant
<b>Maximum height</b>	30 storeys	31 storeys	Alternative Solution
<b>Maximum podium height</b>	4 storeys	4 storeys	Fully compliant
<b>Maximum tower footprint<sup>1</sup></b>	1,200m <sup>2</sup>	Brunswick St Tower: 1,051m <sup>2</sup> Water St Tower: 964m <sup>2</sup>	Fully Compliant
<b>Maximum tower site coverage</b>	60%	42%	Fully Compliant
<b>Maximum tower length</b>	50m	43m (Brunswick Street) 41m (Water Street)	Fully Compliant
<b>Podium separation</b>	12m	8.5m	Alternative Solution
<b>Tower separation</b>	18m	8.9m	Alternative Solution
<b>Communal Open Space</b>	2,609.25m <sup>2</sup> (15% of residential GFA)	3,625m <sup>2</sup>	Fully Compliant
<b>Private Open Space</b>	9m <sup>2</sup> (1-bed) 12m <sup>2</sup> (2+ beds)	9m <sup>2</sup> (1-bed) 13m <sup>2</sup> (2-beds)	Fully Compliant

<sup>1</sup> The Bowen Hills PDA Development Scheme does not specify whether the maximum tower footprint is applied per tower or as a combined figure - it is assumed that it is applied per tower.

**Table 8 - Setbacks**

	PDA Requirement	Water St Tower	Brunswick St Tower	Outcome
<b>Street Frontage Setback</b>				
<b>Ground Level</b>	3m	3m	1m	Alternative Solution
<b>Up to 4 Storeys</b>	0m to balconies. 3m to external walls.	1.5m to balconies 3m to walls	No balconies 1m-2.4m to walls	Alternative Solution
<b>Above 4 Storeys</b>	6m	Level 5: 1.5m Level 6 to 30: 0m-2.8m	Level 5: 1.8m-3.4m Level 6 to 12: 1.3m-4.5m Level 13 to 30: 1.2m-5.8m	Alternative Solution
<b>Side Setback</b>				
<b>Up to 4 Storeys</b>	0m where a podium. 6m to habitable rooms. 4m to balconies. 3m to non-habitable rooms.	Podium: 9.5m Levels 3 and 4 (residential): 9m	Podium: 6.05m-8.07m	Fully Compliant
<b>Above 4 Storeys</b>	9m	9m	6.06m – 8.07m	Alternative Solution
<b>Rear Setback</b>				
<b>Up to 4 Storeys</b>	0m where a podium. 6m to habitable rooms. 4m to balconies. 3m to non-habitable rooms.	N/A	N/A	Not Applicable
<b>Above 4 Storeys</b>	9m	N/A	N/A	Not Applicable

As shown in the table above, the proposal generally achieves the quantitative built form criteria of the Bowen Hills PDA Development Scheme, with alternative outcomes sought with respect to building height, internal tower separation and boundary setbacks. As discussed below, alternative outcomes are only sought where the site context, or other design features mitigate any potential impacts from the outcome.

### 5.3.2 Building Height

The development comprises two towers: one orientated to Water Street and the other orientated to Brunswick Street. The Water Street tower is thirty-one (31) storeys, while the Brunswick Street tower is thirty (30) storeys in height.

To the extent that the Water Street is not fully compliant with *Section 2.6.3.2* of the Development Scheme, which permits a maximum building height of thirty (30) storeys within the Mixed Use Zone for sites 3,000m<sup>2</sup> or greater, we note that the proposal remains consistent with Preferred Development Intent as outlined below.

The Preferred Development Intent (s. 2.6.3.1) of the Development Scheme states:-

“Development provides a wide range and intensity of commercial, retail, health and medical, community, entertainment, cultural activities and residential uses in a predominantly high-rise built form. Development comprises a tower and podium typology which addresses the street, within a range of building heights, dependent on site area. The greatest development yields and heights in the zone are achieved on larger lots, development on larger sites reduces visual bulk and shade impacts by providing appropriate setbacks and tower separations.”

**Response:** At the outset, we confirm that EDQ approved a building height of thirty-one (31) storeys over the subject site as part of Stage 4. Additionally, EDQ approved building heights between 26 - 32 storeys over the subject site for Stages 1, 2 & 3 - The buildings have since been constructed in accordance with the Approved Architectural Plans issued by EDQ. To the extent of the minor non-compliance with building height, in the context of the current development scheme a height of thirty-one (31) storeys is consistent with the approved development outcomes over the subject site.

Notwithstanding the above, we note that the subject site presents a title area of 5,529m<sup>2</sup> and an extended frontage of approx. 126m to Brunswick Street and Water Street. To the extent that the development exceeds the permitted building height of thirty (30) storeys by one (1) storey, it is submitted that the proposal is wholly consistent with the mixed use area intent and local & street context considering:-

- **Title Area** - As per the Development Scheme, additional uplift in building height is permitted subject to increasing title areas associated with the subject site. To this end, the title area of 5,529m<sup>2</sup> substantially exceeds the 3,000m<sup>2</sup> outlined in the Development Scheme and is therefore suitable to accommodate a minor encroachment in building height above thirty (30) storeys. More specifically, the increased title area ensures additional area for the creation of transitional areas between the buildings / neighbouring properties and opportunity for the establishment of strategically located landscaping & deep planting outcomes which manage the perceived impacts from the proposal.

- **Frontage** – The site presents an extended frontage of approx. 126m to Brunswick Street & Water Street which ensures a marginal increase in building height does not impact on the creation of an integrated and visually cohesive development context and streetscape to Water Street & Brunswick Street.
- **Setbacks & Separation** – The development proposes generally compliant side boundary setbacks in accordance with section 2.6.3.2 Built Form Provisions – Mixed Use Zone of the Development Scheme. Furthermore, the front boundary setbacks to Water Street & Brunswick Street are built to front alignment at the ground level and podium to create a highly activated / engaging streetscape. Additionally, the towers are consistent with existing pattern along Water Street which is characterised by high-rise buildings which are built to front alignment – 338 Oxford Towers (adjoining subject site) is built to front boundary across all levels.
- **Building Footprint** – The proposed development features individual tower footprints of 2,015m<sup>2</sup> (42% of the site area) respectively, which is significantly below the prescribed site coverage limit of 60% within the development scheme. This reduction allows for the creation of two (2) towers with a slender built form, capitalising on the site while creating an attractive contribution to the streetscape.

The setbacks as proposed minimise impacts including those from overlooking & visual dominance and maintain adequate levels of natural ventilation / light penetration to habitable rooms, balconies and private open space areas for the proposed development and adjoining neighbours.

It is acknowledged that the proposed building height marginally exceeds the permitted height outlined in the Development Scheme. However, given the existing development context, compliant building envelope and expansive site area / frontage, we form the view that the building height as proposed is wholly suited to the site and an entirely appropriate built form outcome.

### 5.3.3 Setbacks

At the outset, the identified non-compliant boundary setbacks, as specified in **Table 8**, are based on the post-widening boundary alignment. It is important to note that when evaluated against the pre-widening alignment, the degree of non-compliance is substantially reduced and should be considered by EDQ as part of their assessment.

Notwithstanding the above, the proposal has given due consideration to the requirements of the Development Scheme, existing and likely future development adjoining the Subject Site. It should be noted that the proposed setbacks are generally consistent with the extent of the previously approved development over the site. Specifically, the development proposes:

#### **Front Setback (Water Street & Brunswick Street)**

The proposed ground level and podium is built close to the front alignment along Water Street (3m) & Brunswick Street (1m). Whilst the Brunswick Street setback does not achieve the minimum 3m requirement, the design has purposefully reduced the setback along Brunswick Street to provide a direct interface from tenancies to Brunswick Street. As Brunswick Street is a major transport corridor, provision of softer, outdoor landing and entrances is not

desirable, instead, this design feature has been provided at the corner of the site and along Water Street, which will provide the main pedestrian interface in a smaller scale streetscape setting.

Most importantly, the reduced frontage setback to Brunswick Street masses the built form toward the street and away from other residential towers and enables provision of a central plaza on the site which addresses and connects to the adjoining residential sites, creating a network of sheltered pedestrian spaces complimented by landscaping and commercial activities at the plaza level.

Similar to the ground and plaza, the upper levels of the towers maintain the balconies close to the front alignment to move the massing away from the plaza and adjoining residences and toward the street, where potential amenity impacts are minimised. The angled and serrated balconies of the tower levels presenting to the street offset the visual dominance of the building by providing voids in the built form. Furthermore, the proposed setbacks are consistent with existing pattern along Water Street which is characterised by high-rise buildings which are built to front alignment – 338 Oxford Towers (adjoining subject site) is built to front boundary across all levels.

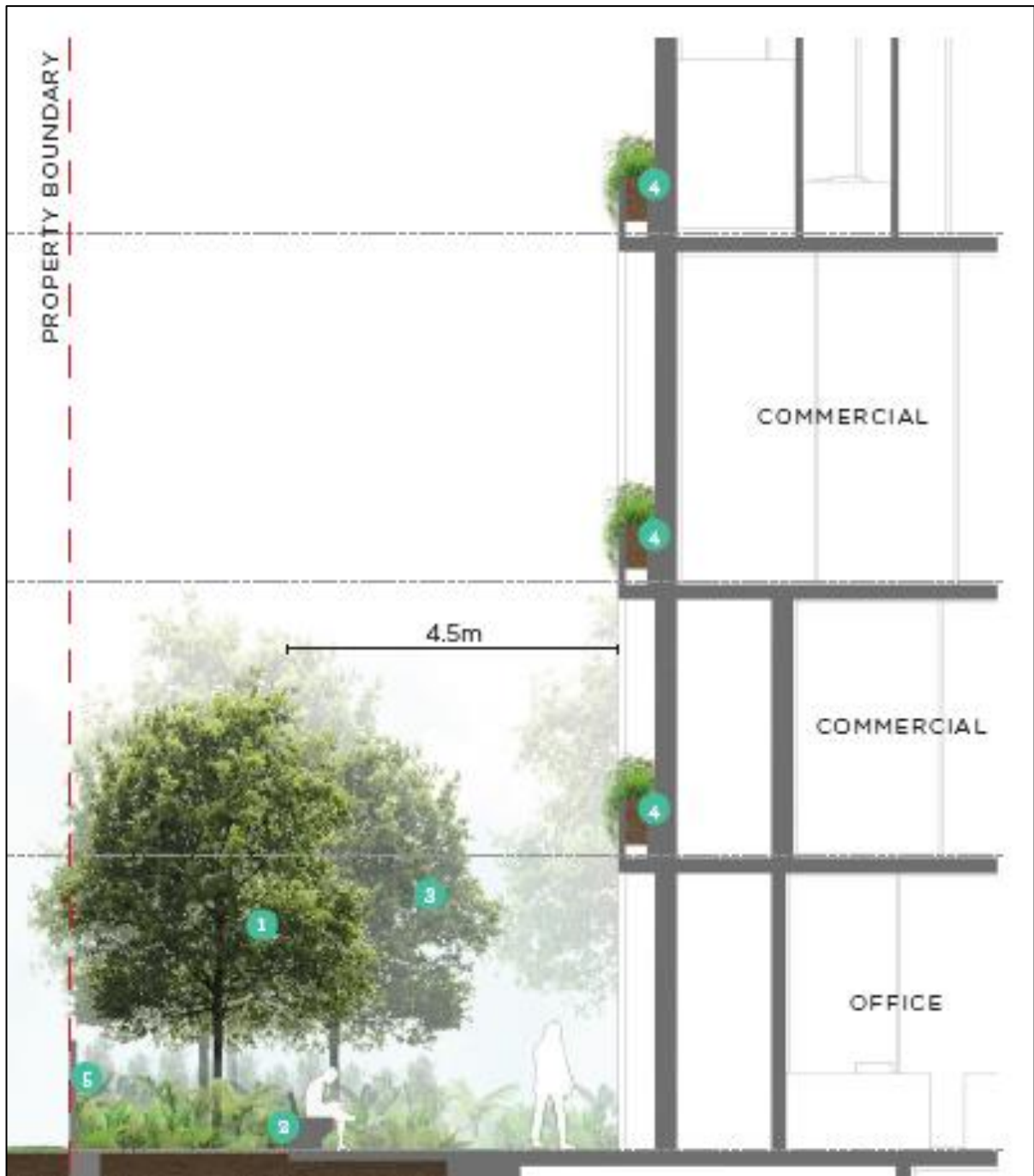
#### **Side Setbacks (North & East)**

The development generally provides side boundary setbacks in compliance with the Development Scheme but proposes an alternative outcome with respect to the northern side boundary setback of the Brunswick Street tower, which provides a setback between 6.06m – 8.07, not achieving the required 9m. At the outset it is noted that this reduced setback is proposed so that the overarching design intent can be achieved and should be considered in the context of the overarching benefits of the design which provides generous setbacks to the building's long axes and orientates the buildings to minimise overshadowing presentation of mass to adjoining residential land.

With respect to the specific circumstances of the reduced setback, it is noted that the northern elevation of the building is only 25m in length (30% of the length of the northern site boundary), meaning only two (2) apartments per level have an interface to the northern boundary, reducing the overall extent of overlooking. Furthermore, the limited length, and position to the south of the adjoining site means that the reduced setback will not present undue mass, nor will it cast shadows on the adjoining land by virtue of it being located to the north.

Furthermore, the proposal includes a substantial deep planting area which exceeds 4m along the northern boundary. This deep planting outcome serves to soften the visual impact of the built form and provides a green edge along this interface. By integrating lush greenery, the design mitigates the impact of built form and contributes to the microclimate of the site. Please refer **Figure 11** for illustration as to the extent of the deep planting area along the northern boundary.





**Figure 11 – Proposed Deep Planting (Northern Boundary)**

Source – Lat Studios

As such, the proposed setbacks provide sufficient separation to adjoining buildings and does not impact on the amenity or privacy of future and existing neighbouring residents. Furthermore, the setbacks maximise the opportunity to incorporate landscaping within site boundaries.

The prescribed setbacks are overlaid onto a site plan with the building footprint in **Figure 12** below, this figure also highlights the areas of the site which have been set aside for the public plaza, significant corner and cross block link. As can be seen, the extent of

built form within the 9m tower setback zone is minimal, whilst the proposal dedicates large sections of land in the middle of the site for public access.

As detailed above, this trade off ensures that the publicly accessible space is oriented to the adjoining sites and is not impacted by overshadowing or overbearing from the towers. It also enables complete separation of the towers to provide a visual break in built form and ensure the significant corner has access to natural sunlight.

#### 5.3.4 Internal Building Separation

According to Section 2.6.3.2 (Built Form Provisions) of the Bowen Hills PDA Development Scheme, the specified internal building separation distance is 12m for podium levels and 18m for towers. The proposed design features an internal building separation distance of 8.5m between the podium levels and 8.9m between the towers.

In consideration of the above, the reduced internal separation distances are deemed suitable in this instance on the following basis:

- **Site Context and Urban Design Considerations** – The proposal seeks to achieve a built form outcome that aligns with the intent of the development scheme, resulting in an efficient layout that optimally utilises the site. The reduced internal separation distances are as a direct result of seeking to comply with the various prescriptive requirements (setbacks, site cover, etc) specified within the development scheme.
- **Design Innovation and Architectural Vision** – Reduced internal separation distances have been carefully considered throughout the conceptual phase to optimise the architectural design outcome, yielding innovative built forms characterised by well-articulated and modulated structures. This approach aims to achieve a nuanced balance, effectively breaking up the mass and scale of each tower without compromising the integrity of the streetscape and public plaza.
- **Enhanced Connectivity and User Experience** – The proposal incorporates substantial social infrastructure in the form of a significant corner, cross block link and public plaza which are highly activated / landscaped for user experience. The inclusion of this social infrastructure assists in providing a clear delineation between towers and breaks up any perceived continuous built form. Refer **Figure 12** below for illustration.



**Figure 12 - View of Towers (Brunswick Street and Water Street Intersection)**

Source - Woods Bagot



Figure 13 - Setback Diagram



<p>LEGEND: <span style="color: red;">—</span> SUBJECT SITE</p>	<p><span style="border: 1px dashed green; padding: 2px;"> </span> PLAZA (720 SQM)</p> <p><span style="border: 1px dashed brown; padding: 2px;"> </span> SIGNIFICANT CORNER (650 SQM)</p>	<p><span style="color: orange;">←</span> CROSSBLOCK LINK</p> <p><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> PODIUM SETBACK</p>	<p><span style="border-bottom: 1px dashed green; width: 20px; display: inline-block;"></span> TOWER SETBACK</p>	<p><b>PPA</b> PROPERTY PROJECTS AUSTRALIA</p>
<p>SCALE: NTS SOURCE: NEARMAP THE CONTENT OF THIS DOCUMENT INCLUDES THIRD PARTY DATA. PROPERTY PROJECTS AUSTRALIA PTY LTD DOES NOT GUARANTEE THE ACCURACY OF SUCH DATA.</p>				

### 5.3.5 Dwelling Diversity / Unit Mix

Section 2.5.3 of the Development Scheme stipulates the following housing density / diversity requirements:

- i. Diverse housing choice to suit a variety of households by offering universal design and variety in dwelling size, configuration and adaptability;*
- ii. a minimum of 10 per cent of total residential GFA as dwellings with 3 or more bedrooms,*
- iii. a minimum of 5 per cent of total residential GFA as either or a mix of public housing, social housing or affordable housing, and*
- iv. dwellings that are for public housing, social housing and affordable housing are integrated and distributed throughout residential and mixed-use developments and present high-quality design outcomes to avoid identifying them or setting them apart in the community.*

The abovementioned requirements and subsequent section specifically apply to the Multiple Dwelling (MUD) component of the application only. It does not encompass the Short-Term Accommodation component.

The proposed development incorporates **373 MUD units** in the following mix of unit types:

- One bedroom dwelling - 187 (34% of total GFA)
- Two bedroom dwellings - 140 (37% of total GFA)
- Dual key dwellings / 3-bedroom flexible units - 46 (15% of total GFA)

In accordance with the above, we confirm the proposal complies with the abovementioned requirements of Section 2.5.3 of the Development Scheme as demonstrated below. Importantly, the Applicant is agreeable for EDQ to reasonably condition a minimum of 5 per cent of total residential GFA as affordable housing as is the standard approach for similar projects in the Bowen Hills PDA.

#### Unit Typology Mix

##### 1. Hybrid Dual Key Unit Typology

The proposed buildings comprise a mix of one bed, two bed, and three bed dual key typologies. The dual key apartments are effectively two (2) separate units (one bed & two bed) that share a common entrance. They are typically designed to be more space-efficient than two separate apartments, ensuring that both units have sufficient privacy and independence and are ideally suited to residents who want to live with family or friends but still have an independent living space.

The benefit of such an arrangement is that it provides flexibility to the Applicant to rent out both units as a single dwelling or rent out each unit individually in accordance with market demands at the time. This arrangement also provides flexibility to the ever-changing family structure which may require tenants to downsize without looking for a new rental.

As a leading build-to-rent asset owner and service operator, Pellicano Living relies on flexibility in design to meet varying market demands, especially considering the long-term nature of the ownership / operational structure. That is, there is a key driver for the design of Pellicano Living's build-to-rent assets to enable the product to meet short,



medium and long-term demand factors. The proposed dual key arrangement provides the ultimate design flexibility in this context and, therefore, is a critical factor that will underpin the long-term sustainability of the proposed residential components of the development.

## 2. Fortitude Valley Needs Assessment

AS part of their due diligence assessment, the Applicant has considered a demand assessment for the proposed build-to-rent (BTR) development. Key findings of the assessment are as follows:-

- The Catchment Area has witnessed very strong population growth (6.8% p.a.) over the five years to 2021, resulting in a population of 35,300 in 2021. Population growth is projected to continue in the next five years, with annual growth of 3.0%. Importantly, the average persons per household as at the 2021 Census was **1.9** within the Catchment, which has declined over time.
- A key cohort of young career-building professionals underpin above-average share of apartments as a proportion of all dwellings compared with Inner Brisbane. Household composition is largely couples and lone persons with the proportion of lone household increasing significantly from 39% to 44% in the five years to 2021.
- The current three bedroom product within the area is approximately 50% rented, with a much lower depth of market in comparison to one and two bed stock. Given the high propensity of young adults renting, it may be assumed that there is a preference towards renting one and two bedroom stock.

The requirement for a traditional 3-bedroom arrangement is not in line with current market demands for the area. Furthermore, the area is characterised by a strong presence of smaller households. To this end, the proposed dual-key arrangement provides flexibility to the client to meet market demands as they continue to evolve and flexibility to renters as the family structure changes over time.

In accordance with the above findings, it is submitted that the proposed arrangement should be supported by EDQ on the following basis:

1. **Increased Housing Density** – The rental market in Brisbane is currently experiencing a substantial shortage of available rental properties. In February 2023, it is estimated that the residential rental property vacancy rate in Brisbane was 0.8% (Statista 2023). Given the continued population growth and lack of available rentals, there is a need for more housing options that make efficient use of available land. Dual-key apartments offer a way to increase housing density by making them a more space-efficient and cost-effective option than building two separate apartments.
2. **Greater Housing Affordability** – The dual key typology provides two separate living spaces within a dwelling, which is more affordable for renters who are unable to afford a larger apartment or a standalone house. This assists in managing housing affordability for renters.

3. **Flexibility of Use** - The dual-key apartments offer flexibility in use / function to both the client and tenants. The units can be used by families who want to live together but still have independent living spaces.
4. **Meeting changing housing needs** - As the population ages and household sizes change, there is a need for more flexible housing options. Dual-key apartments offer a way to meet these changing needs by providing two separate living spaces within a single property and provide the option to downsize as the family structure changes.

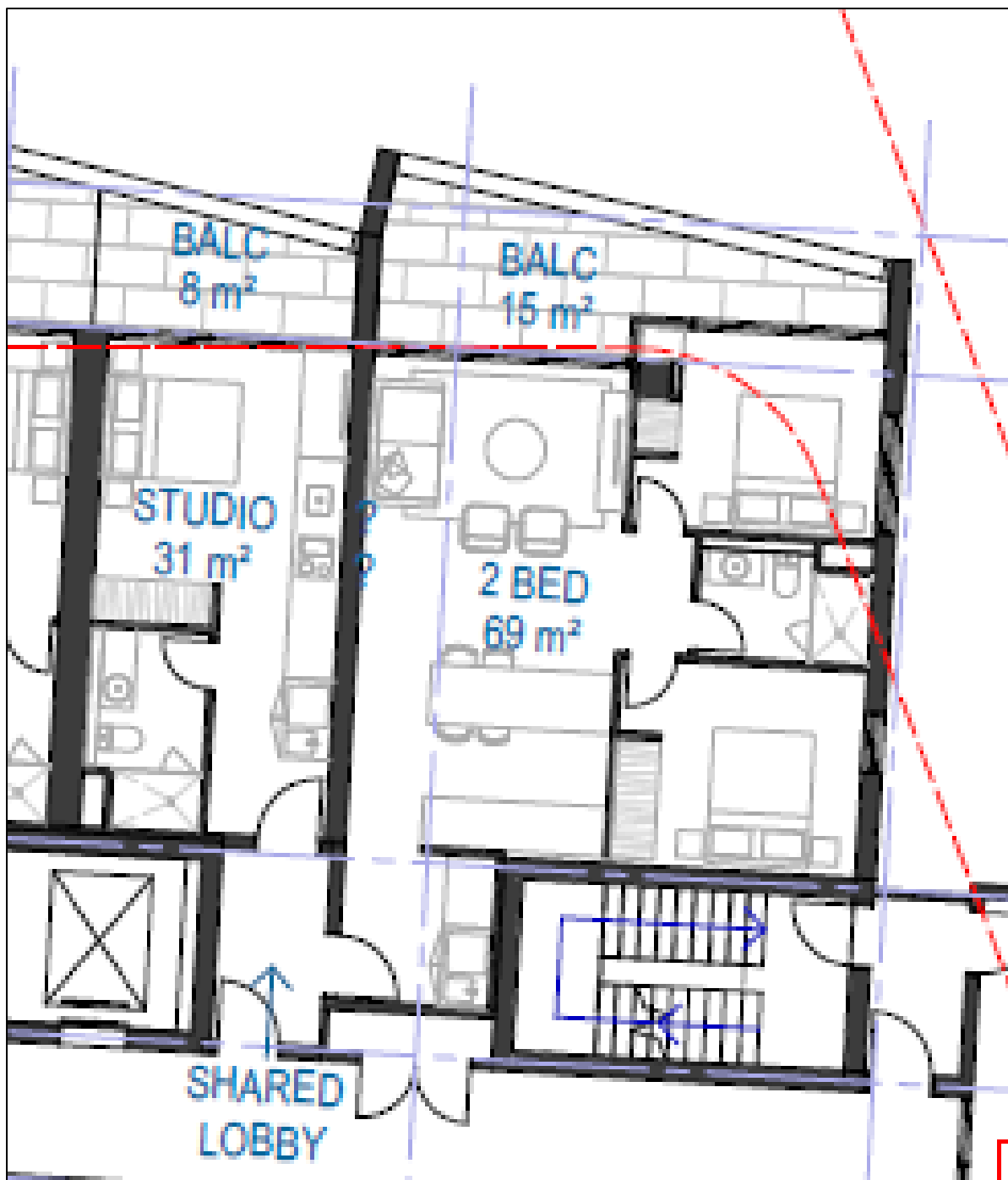


Figure 14 - Three Bedroom Dual Key Typology

Source - Woods Bagot

## 5.4 Traffic

### 5.4.1 Site Access

A Traffic Engineering Report has been prepared by SLR Consulting (to be provided under separate cover) and provides details on the proposed vehicle access, servicing arrangements and car parking for the development.

Currently, the site is accessed via a crossover from Water Street. The proposed development seeks to largely maintain this access ultimately resulting in a single driveway crossover to Water Street facilitating left in/left out only vehicle movements. The ramp will be divided into two lanes; one entry and one exit. The internal basement network will have a width that varies between 5.8m and 6.8m. The vehicle access is suitably distanced from the Brunswick Street / Water Street intersection. No direct access is proposed to Brunswick Street, which is the higher order road.

### 5.4.2 Car Parking

The car parking requirements detailed below have been calculated by integrating the prescriptive guidelines from the Bowen Hills PDA Development Scheme for the Multiple Dwelling (MUD) component, and the TAPS PSP of the Brisbane City Plan 2014 for the Short-Term Accommodation and Centre Activities components. The breakdown of car parking requirements is as follows:

**Table 9 - Breakdown of Car Parking Requirements**

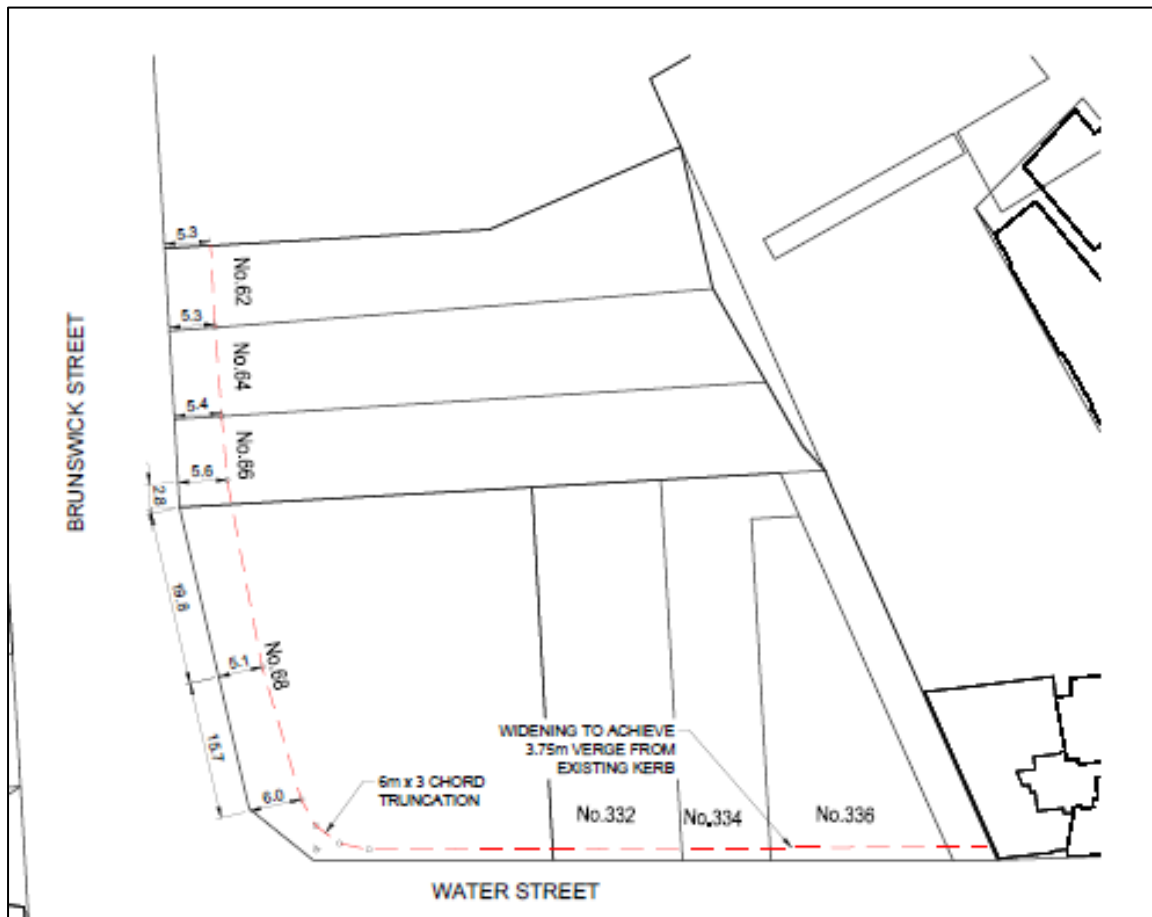
Type	Scale	Rate	Required	Proposed
<b>Multiple Dwelling</b>	373 units	Min 0.75 spaces per unit (residents)	279.75 spaces	293 spaces
<b>Multiple Dwelling</b>	373 units	Min 0.15 spaces per unit (visitors)	55.95 spaces	56 spaces
<b>Total</b>			<b>335.7 spaces</b>	<b>349 spaces</b>
Short Term Accommodation	104 units	Min 0.5 spaces per unit	52 spaces	52 spaces
<b>Total</b>			<b>52 spaces</b>	<b>52 spaces</b>
Commercial	2,799m <sup>2</sup>	Max 1 space per 100m <sup>2</sup> GFA	Max 27 spaces	6 spaces
<b>Total</b>			<b>0</b>	<b>6 spaces</b>
<b>GRAND TOTAL</b>			<b>387.7 spaces</b>	<b>407 spaces</b>

The proposed development provides a total of **407** car parking spaces which results in a fully compliant outcome for the multiple dwelling, short-term accommodation and centre activities components of the proposal.

### 5.4.3 Road Dedication

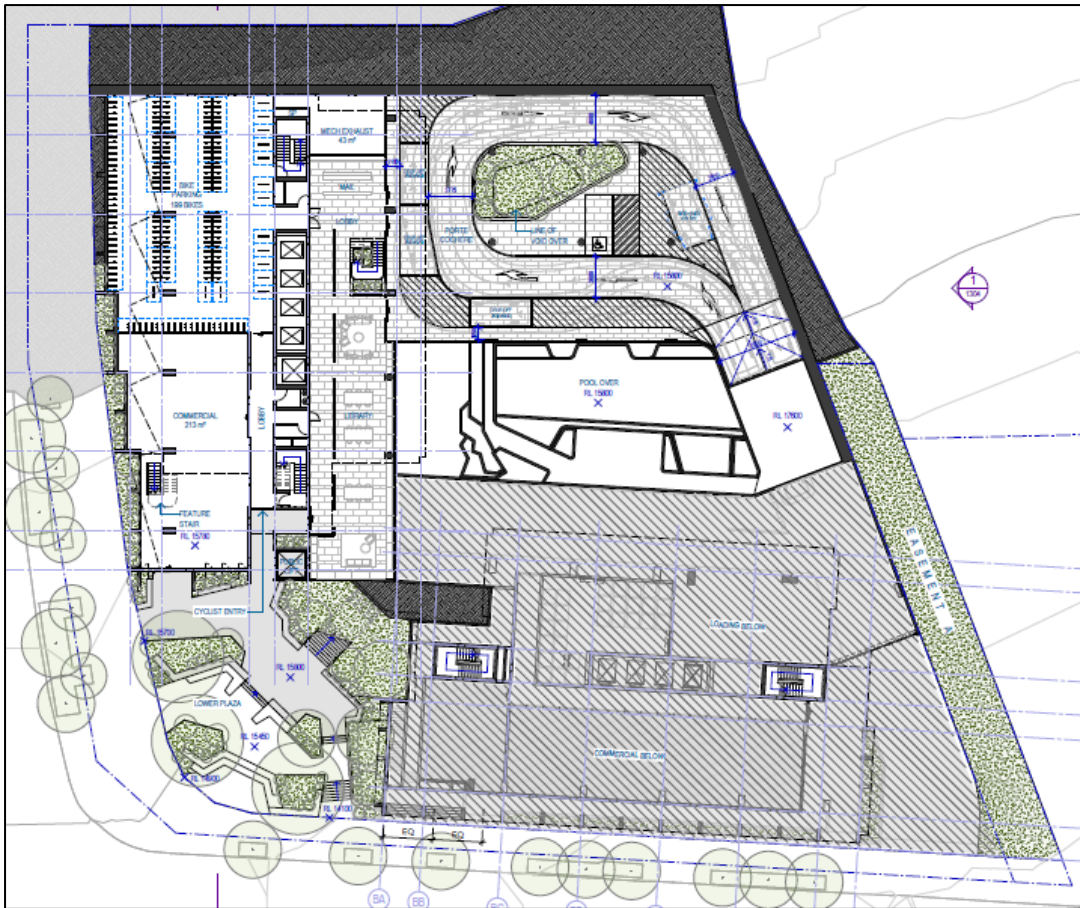
Condition 30 & 31 of the current development approval (EDQ Reference: DEV2015/726/5) required a road dedication along the western & southern property boundaries to facilitate the widening of Brunswick Street & Water Street.

The approved road dedication was superseded by the Road Widening Plan issued by Brisbane City Council's Transport Planning & Operations department, as illustrated in **Figure 15** below. The Architectural Proposal Plans (refer to Attachment C) have been updated to reflect this road widening outcome.



**Figure 15 - Road Widening Plan**

Source - Brisbane City Council



**Figure 16 - Proposed Road Alignment**

Source – Woods Bagot

### 5.5 Flooding (Overland Flow)

As identified in **Figure 17**, the southern portion of the subject site is located within an overland flow path. A detailed assessment against the Flood Overlay Code in the *Brisbane City Plan 2014* has been provided as part of the Stormwater Management Plan prepared by Burchills (H). Additionally, the assessment has given consideration to section 2.5.8 of the Development Scheme, which relates to development within a flood hazard area.

The assessment has informed the design to ensure flood immunity is achieved and off-site flood impacts are minimised. As such, the proposal achieves the outcomes sought by the Flood Overlay Code, and Development Scheme more broadly, for the following reasons:-

- Mapping results indicate that only a small portion along the sites southern boundary is affected by the overland flow path through Water Street in the 2% AEP flood event.
- As per Table 8.2.11.3.D-Flood planning categories for development types of the City Plan, the assigned design floor level for Basement parking entry is to be above the 2% AEP overland flood level + 300mm – 12.95m AHD.
- The proposed basement car parking entry is 13.4m AHD which is fully compliant with the minimum design level.





**Figure 17 - Overland Flow Path**

Source - Brisbane City Council Interactive Mapping

## 5.6 Heritage

As identified on the State Government's Development Assessment Mapping System ("DAMS") and the State Planning Policy ("SPP") mapping, the subject site adjoins a Queensland Heritage Place to the north-east (602797 - Drill Shed, Caretaker's Cottage and Orderly Room (former) on Water Street) (**Figure 18**).

There are currently no sightlines to the adjoining heritage place from the street level along Brunswick Street & Water Street. As such, the proposed development does not impair the views of the heritage place.

Notwithstanding the above, every effort has been made to design the entry / podium layout to maximise sightlines to the Drill Shed. In particular, the location of the pool, landscaping and walkways allow clear visibility and direct access to the heritage precinct as envisaged by EDQ.

Further to the above, the proposed development is contained wholly within site boundaries and appropriate construction practices will be adopted to ensure no impact on the adjoining heritage place. This may be reasonably conditioned by EDQ as part of the Development Approval Package.



**Figure 18 - State Heritage Place**

Source - Development Assessment Mapping System (Queensland Government)

## 6.0 SUFFICIENT GROUNDS

Section 2.2.3 of the Development Scheme states that: *“PDA assessable development is consistent with the Land use plan if it is consistent with all outcomes of the relevant PDA development requirements.*

*However, development that is inconsistent with any of the outcomes of the relevant PDA development requirements, may be consistent with the Land use plan if the development is consistent with the vision, and:*

- i. the development is an interim use; or*
- ii. there are sufficient grounds to justify the approval of the development despite any inconsistency with the relevant PDA development requirements.”*

The assessments conducted in **Appendix L** and the justifications provided in Section 5 of this report demonstrate that the proposed development is generally compliant and wholly consistent with the intent of development scheme. The below section summarises the rationale for approving the proposed development despite the minor alternative solutions sought. These are outlined as follows:-

- **Building Height** – One of the proposed towers (Water Street Tower) is 31 storeys in height. Importantly, EDQ approved a 31 storey building over the site (EDQ Reference: DEV2015/726/5) in November 2020. Furthermore, EDQ approved building heights between 26 – 32 storeys over the subject site for Stages 1, 2 & 3 – The buildings have since been constructed in accordance with the Approved Architectural Plans issued by EDQ. To the extent of the minor non-compliance with building height, a height of thirty-one (31) storeys is consistent with the approved development outcomes over the subject site.
- **Building Setbacks** – Variations to the setbacks are minor in nature and do not impact on the streetscape conditions or impact on the amenity of the adjoining neighbours. More specifically, the reduced setback to Brunswick Street masses the built form toward the street and away from other residential towers and enables provision of a central plaza on the site which addresses and connects to the adjoining residential sites.

Furthermore, the reduced setback along the northern boundary (Brunswick Street Tower) is suitably managed by building orientation which minimises overshadowing presentation of mass to adjoining residential land. Additionally, the northern elevation of the building is only 25m in length (30% of the length of the northern site boundary), meaning only two (2) apartments per level have an interface to the northern boundary, reducing the overall extent of overlooking. Furthermore, the limited length, and position to the south of the adjoining site means that the reduced setback will not present undue mass.

- **Internal Building Separation** – The reduced internal separation distances are as a direct result of seeking to comply with the various place making and prescriptive requirements (setbacks, site cover, etc) specified within the development scheme. Reduced internal separation distances have been carefully considered throughout the conceptual phase to optimise the architectural design outcome, yielding innovative built forms characterised by well-articulated and modulated structures. This approach aims to achieve a nuanced



balance, effectively breaking up the mass and scale of each tower without compromising the integrity of the streetscape and public plaza.

As demonstrated, the proposed alternative solutions are minor in nature and do not significantly impact the built form or operational outcomes of the development. Additionally, the proposal includes substantial social infrastructure, including a cross-block link, public plaza, and significant corner space totalling 1,694m<sup>2</sup>.

Furthermore, the substantial provision of short-term accommodation and build-to-rent apartments in this strategic location contributes significantly to housing diversity and affordability in Bowen Hills and the broader Brisbane area. The demonstrated benefits derived from the development holistically provide suitable grounds to support the proposed alternative solutions and proposed development more generally.

## 7.0 Conclusion & Recommendations

This town planning report has been prepared by *Property Projects Australia Pty Ltd* on behalf of Pellicano Living Pty Ltd (“the applicant”) in support of a development application lodged over land located at 332 - 334 Water Street and 20A Trinity Street, Fortitude Valley QLD 4006 being more formally described as Lot 1 on RP10553, Lots 11 and 12 on RP10552, Lots 5, 6 and 94 on SP266307, Lot 13 on RP81335 & Easement A on SP143465.

Specifically, this development application seeks a development approval for the following aspect:-

- PDA Development Permit for a Material Change of Use, involving Multiple Dwelling (373 units), Short Term Accommodation (104 units) and Centre Activities (Food and Drink Outlet, Office and Shop)

This town planning report demonstrates that the development application, on balance, is consistent with the purpose of the *Economic Development Act 2012*, the relevant State interests, and assessment provisions of the Bowen Hills PDA Development Scheme applicable to the proposed development.

Therefore, pursuant to Section 85 of the *Economic Development Act 2012*, the development application is recommended for approval, subject to reasonable and relevant conditions.