



# EDQ Planning Report

'Stanley Quarter'

Stanley Street and Trafalgar Street,  
Woolloongabba Queensland 4102

Prepared for 825 Stanley Pty Ltd

Our Reference: 10776

22 October 2025

**Saunders  
Havill**

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## Document Issue

Issue	Date	Prepared By	Checked By
Draft (for QA)	20/10/2025	HAB	NC
Draft (for client review)	22/10/2025	HAB	NC
Final (for lodgement)	22/10/2025	NC	-



# Executive Summary

This report has been prepared on behalf of 825 Stanley Pty Ltd (“the Applicant”) in support of a Priority Development Area (PDA) Development Application seeking approval for Material Change of Use (various uses) and Reconfiguring a Lot (Access Easement) over land at Stanley Street and Trafalgar Street, Woolloongabba QLD 4102.

The proposal seeks to deliver the next stage of the Applicant’s vision for the site, known as Stanley Quarter — a high-quality, architecturally designed mixed-use development comprising two residential towers (the East Tower and West Tower) supported by active ground-level uses including retail, food and drink outlets, office space, and the landmark STEAMM Gallery and Garden (Science, Technology, Engineering, Art, Mathematics and Music Gallery).

The site is located within the Woolloongabba Priority Development Area (PDA) and specifically within Precinct 2 – Logan Road under the Woolloongabba PDA Development Scheme (Amendment No. 1, effective 10 October 2025). Development within this precinct is intended to deliver high-density, mixed-use outcomes that strengthen the area’s role as a vibrant, walkable inner-city neighbourhood adjoining The Gabba Stadium and the Cross River Rail Woolloongabba Station.

To facilitate the development, this application seeks approval for the following aspects of development:

- **PDA Development Permit – Material Change of Use** (2 stages) for multiple dwelling, shop, food and drink outlet, function facility and community use comprising two residential towers; and
- **PDA Development Permit – Reconfiguring a Lot** (Access Easement/s) to formalise access and servicing arrangements across the site.

The proposed development includes:

- Two residential towers comprising a total of 447 dwellings;
- West Tower: 33 storeys + rooftop, plant and recreation levels (235 dwellings) – Stage 1
- East Tower: 45 storeys + rooftop, plant and recreation levels (212 dwellings) – Stage 2
- A 1,160 m<sup>2</sup> publicly accessible cross-block plaza connecting Stanley Street to Trafalgar Street, delivering significant public realm and pedestrian permeability;
- Active frontages incorporating retail, dining and commercial uses, supporting a vibrant street interface;
- The STEAMM Gallery and Garden, a multi-level community and cultural facility that anchors the development and provides substantial public benefit;
- Subtropical landscape design with podium, façade and rooftop planting to reinforce greenery and shade;
- Car parking for 614 vehicles, including 554 resident spaces, 23 visitor spaces and 37 commercial/retail spaces;
- Provision for appropriate service vehicle parking (7 spaces/areas);
- Provision for 378 resident bicycle spaces, 70 visitor bicycle spaces and 35 commercial/retail spaces;
- Flood-resilient design utilising existing storage beneath Silk 1 and flood-free access via both towers; and



- Basement and podium parking integrated with flood-resilient services and safe servicing arrangements from Trafalgar Street.

The proposal has been assessed against the Woolloongabba PDA Development Scheme (including the Vision, PDA-wide criteria and Precinct 2 – Logan Road provisions), as well as the relevant PDA Guidelines (Nos. 6, 8, 9, 11, 15 and 17). The assessment demonstrates that the development:

- Advances the PDA Vision by delivering high-density housing, employment and cultural uses within a walkable, transit-oriented environment;
- Provides a significant community benefit through the STEAMM Gallery, public plaza and extensive landscaping;
- Achieves exemplary design and amenity outcomes, including slender tower forms, appropriate separation, and a responsive podium;
- Delivers a subtropical, pedestrian-friendly public realm consistent with EDQ’s design principles; and
- Incorporates flood resilience, sustainability and service efficiency in accordance with engineering and environmental best practice.

This Town Planning Report and supporting documentation demonstrate that the proposed development is consistent with the Woolloongabba PDA Development Scheme, achieves EDQ’s design intent, and represents an appropriate and beneficial outcome for the locality. It is therefore recommended that the development application be approved, subject to relevant and reasonable conditions.



# Project Summary

## Property Summary

<b>Site Address</b>	<ul style="list-style-type: none"> <li>▪ 825 Stanley Street, Woolloongabba</li> <li>▪ 831 Stanley Street, Woolloongabba</li> <li>▪ 833 Stanley Street, Woolloongabba</li> <li>▪ 6 Trafalgar Street, Woolloongabba</li> <li>▪ 8 Trafalgar Street, Woolloongabba</li> <li>▪ 10 Trafalgar Street, Woolloongabba</li> <li>▪ 12 Trafalgar Street, Woolloongabba</li> </ul>
<b>Real Property Description</b>	<ul style="list-style-type: none"> <li>▪ Lot 3 on RP59481</li> <li>▪ Lot 4 on RP59481</li> <li>▪ Lot 19 on RP11809</li> <li>▪ Lot 47 on RP110862</li> <li>▪ Lot 46 on RP11809</li> <li>▪ Lot 45 on RP11809</li> <li>▪ Lot 2 on SP288089</li> </ul>
<b>Site Area and Frontage</b>	4332m <sup>2</sup>
<b>Easements / Encumbrances</b>	<ul style="list-style-type: none"> <li>▪ Easement A on RP42293 – burdening Lots 25-47 on RP11809 to the Metropolitan Water &amp; Sewer Supply Board for Sewerage</li> <li>▪ Easement C on SP288089 benefitting the land for the purposes of access</li> <li>▪ Easements D &amp; E on SP320631 burdening the land for the purposes of minor encroachment</li> </ul>
<b>CLR / EMR</b>	N/A
<b>Land Owner</b>	825 Stanley Pty Ltd
<b>Local Government</b>	Brisbane City Council

## Planning Framework Summary

<b>PDA</b>	Woolloongabba Priority Development Area
<b>Development Scheme</b>	Woolloongabba PDA Development Scheme
<b>Precinct/Sub-Precinct</b>	Precinct 2 – Logan Road
<b>Applicable Overlays (Brisbane City Council)</b>	<ul style="list-style-type: none"> <li>▪ <b>AIRPORT ENVIRONS OVERLAY</b> <ul style="list-style-type: none"> <li>○ OLS – Horizontal Limitation surface</li> <li>○ Procedures for air navigation surfaces (PANS)</li> <li>○ BBS zone – Distance from airport 8-13km</li> </ul> </li> <li>▪ <b>BICYCLE OVERLAY</b></li> </ul>



- Primary cycle route
- **CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK OVERLAY**
  - Critical infrastructure and movement planning area sub-category
- **FLOOD OVERLAY**
  - Brisbane River flooding planning area
  - Overland flow flood planning area
- **POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY**
  - Potential and actual acid sulfate soils sub-category
  - Land at or below 5m AHD sub-category
  - Land above 5m AHD and below 20m AHD sub-category
- **ROAD HIERARCHY OVERLAY**
  - Arterial road
  - Neighbourhood road
- **STREETScape HIERARCHY OVERLAY**
  - Subtropical boulevard – in centre verge width 3.75m/4.25m
  - Centre street minor
  - Locality street
- **TRANSPORT AIR QUALITY OVERLAY**
  - Transport air quality B
  - Transport air quality A
  - Transport route

<b>State Mapping (SPP)</b>	<ul style="list-style-type: none"> <li>▪ Development and Construction                             <ul style="list-style-type: none"> <li>○ Priority development area</li> </ul> </li> <li>▪ Natural Hazards Risk and Resilience                             <ul style="list-style-type: none"> <li>○ Flood hazard area – local government flood mapping area</li> </ul> </li> <li>▪ Strategic Airports and Aviation Facilities                             <ul style="list-style-type: none"> <li>○ Wildlife hazard buffer zone</li> <li>○ Obstacle limitation surface area</li> </ul> </li> </ul>
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**TLPIs** Not applicable

## Application Summary

<b>Description</b>	PDA Development Application for Material Change of Use and Reconfiguration of a Lot for ‘Stanley Quarter’, a mixed-use development comprising two towers, podium structures and ground level pedestrian plaza
<b>Type of Approval Sought</b>	<ul style="list-style-type: none"> <li>▪ Material Change of Use (multiple dwelling, shop, food and drink outlet, function facility and community use); and</li> <li>▪ Reconfiguring a Lot (Access Easement/s)</li> </ul>
<b>Assessment Manager</b>	Economic Development Queensland
<b>Category of Assessment</b>	PDA Assessable Development



**Referral Details** N/A

## Applicant Details

**Applicant** 825 Stanley Pty Ltd  
c/- Saunders Havill Group  
9 Thompson Street  
Bowen Hills QLD 4006

**Contact** Nick Christofis  
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Email: [nickchristofis@saundershavill.com](mailto:nickchristofis@saundershavill.com)

## Project Team

**Applicant / Developer** 825 Stanley Pty Ltd (Sarazin)

**Town Planning** Saunders Havill

**Architecture** GroupGSA

**Landscape Architecture** Wild Studio

**Civil Engineering** Edge

**Noise** Colliers

**Traffic** Colliers

**Air Quality** Trinity

**Wind Impact** Vipac

**Waste Management** Colliers

**Flooding** Water Technology



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# 1. Introduction

Saunders Havill Group has been engaged by 825 Stanley Pty Ltd (the Applicant) to prepare this development application for land at Stanley Street and Trafalgar Street, within the Woolloongabba Priority Development Area (PDA).

The application seeks approval for the following aspects of development under the *Economic Development Act 2012* (ED Act):

- **PDA Development Permit – Material Change of Use** (2 stages) for multiple dwelling, shop, food and drink outlet, function facility and community use, comprising two residential towers; and
- **PDA Development Permit – Reconfiguring a Lot** (Access Easement/s).

The proposed development—referred to as ‘Stanley Quarter’—forms the next stage in development of the Applicant’s significant land holding (also comprising the completed ‘Silk 1’) and represents a continuation of high-quality, mixed-use development within the heart of the Woolloongabba Core Precinct. The project will deliver a substantial number of new dwellings within two architecturally distinctive towers, contributing to increased residential density and housing diversity within walking distance of major transport, employment and lifestyle amenities.

The project has been designed to contribute to the PDA’s vision for a vibrant, walkable and subtropical inner-city community, integrating residential, retail and cultural uses anchored by the STEAMM Gallery and Garden, a significant developer funded community facility. In addition, the development establishes a pedestrian-oriented plaza and cross-block linkage connecting Stanley Street and Trafalgar Street, framed by active tenancies and subtropical landscaping. This publicly accessible open space provides an attractive, shaded and safe environment that supports community interaction and enhances the walkability of the precinct.

The proposal includes a diverse mix of uses, comprising shop, food and drink outlet (including restaurants and cafés), office, community use (Gallery), function facility and residential uses. This mix will support day and night-time activity, provide local employment opportunities, and reinforce Woolloongabba’s evolution as a dynamic mixed-use centre.

Anchoring the development is the STEAMM Gallery and Garden, a landmark cultural and educational facility that integrates Science, Technology, Engineering, Art, Mathematics and Music. The Gallery will act as a civic focus for the precinct—delivering genuine public benefit through exhibitions, workshops and community programs—while providing a distinctive identity and sense of place for the immediate area.

Together, these elements contribute directly to the PDA’s vision for a vibrant, walkable and subtropical inner-city community, achieving high levels of urban activation, permeability and public amenity consistent with Economic Development Queensland’s (EDQ) intent.

This Town Planning Report provides an assessment of the proposal against the relevant provisions of the Woolloongabba PDA Development Scheme (Development Scheme), the ED Act and other applicable statutory and policy instruments. It demonstrates that the proposed development achieves the intent of the Development Scheme and delivers a positive contribution to the urban form, public realm and community infrastructure of Woolloongabba.



The application is supported by a suite of specialist reports and plans that collectively planning, engineering, environmental, design and other considerations, as outlined below:

- **Appendix A** - Architectural Plans prepared by GroupGSA
- **Appendix B** – Landscape Concept Plan prepared by Wild Studio
- **Appendix C** – Overland Flow Flood Assessment prepared by Water Technology
- **Appendix D** – Engineering Services Report prepared by Edge
- **Appendix E** – Stormwater Management Plan prepared by Edge
- **Appendix F** – STEAMM Gallery and BQI Statement of Community Benefit from Sarazin
- **Appendix G** – Noise Impact Assessment prepared by Colliers
- **Appendix H** – Air Quality Assessment prepared by Trinity
- **Appendix I** – Operational Waste Management Plan prepared by Colliers
- **Appendix J** – Traffic Impact Assessment prepared by Colliers
- **Appendix K** – Property Searches
- **Appendix L** – Site Context Plan prepared by Saunders Havill Group
- **Appendix M** – Code Compliance Tables prepared by Saunders Havill Group
- **Appendix N** – Acid Sulfate Soils Management Plan prepared by Soil Surveys
- **Appendix O** – Geotechnical Investigation prepared by Soil Surveys



## 2. Site Analysis

### 2.1. Site Location

The subject site is located between Stanley Street and Trafalgar Street, Woolloongabba (Queensland 4102), and comprises the following parcels:

**Lot 3 on RP59481, Lot 4 on RP59481, Lot 19 on RP11809, Lot 47 on RP110862, Lot 46 on RP11809, Lot 45 on RP11809, and Lot 2 on SP288089.**

The site has a total area of approximately 4,332m<sup>2</sup>, with frontages of approximately 77 metres to Stanley Street and 66 metres to Trafalgar Street. The land sits within the Woolloongabba Priority Development Area (PDA) and occupies a prominent location in the Core Precinct, immediately south of The Gabba Stadium.

To the east, the site adjoins the completed Silk 1 development, delivered by the Applicant in 2022. To the west, the land is separated from Jurgens Street by two Brisbane City Council–owned lots (Lot 2 on RP62109 and Lot 4 on RP11814), currently used as extended footpath and verge areas and by Council’s Transport and Traffic Branch. Across Jurgens Street to the west lies the Logan Road Heritage Precinct, establishing a strong visual and contextual nexus between the proposed development and the historic Woolloongabba commercial spine.

Refer below to **Figure 1: Site Location Plan** (Source: Queensland Globe).



Figure 1: Site location plan (Source: Queensland Globe)



## 2.2. Ownership and Encumbrances

The site is held in fee simple by 825 Stanley Pty Ltd.

The land is affected by the following registered easements:

- Easement A on RP42293, burdening Lots 25–47 on RP11809 in favour of the Metropolitan Water and Sewerage Supply Board for sewerage purposes;
- Easement C on SP288089 benefitting the land for the purposes of access; and
- Easements D & E on SP320631 burdening the land for the purposes of minor encroachment.

Copies of the Title Search, SmartMap, easement documentation, registered plans and contaminated land searches are provided in **Appendix K**.

## 2.3. Site Context

The site is located in a highly accessible and strategically positioned part of Woolloongabba, immediately south of The Gabba Stadium—a major metropolitan sporting and entertainment venue and a future focal point as the new ‘Gabba Entertainment Precinct’.

The site sits within a dynamic mixed-use environment undergoing transformation, characterised by an emerging skyline of residential and commercial buildings that reinforce the precinct’s role as a key inner-city activity centre.

To the west and south, surrounding land uses are primarily commercial and light industrial in nature, although these areas are progressively transitioning to residential and mixed-use redevelopment consistent with the PDA’s objectives. Across Jurgens Street, the Logan Road heritage precinct provides a fine-grain, character-rich streetscape that contributes to the area’s distinct urban identity and offers opportunities for complementary design and pedestrian connectivity.

The site is located adjoining and nearby to multiple high-frequency bus stops (including stops immediately west along Jurgens Street); and approximately 300 metres from the Woolloongabba Cross River Rail Station. The site’s proximity to these multimodal transport options, as well as its location within the City Frame, positions it ideally for high-density mixed-use development consistent with the intent of the Development Scheme.

Refer to **Figure 2: Site Context Plan** (Source: Saunders Havill Group).



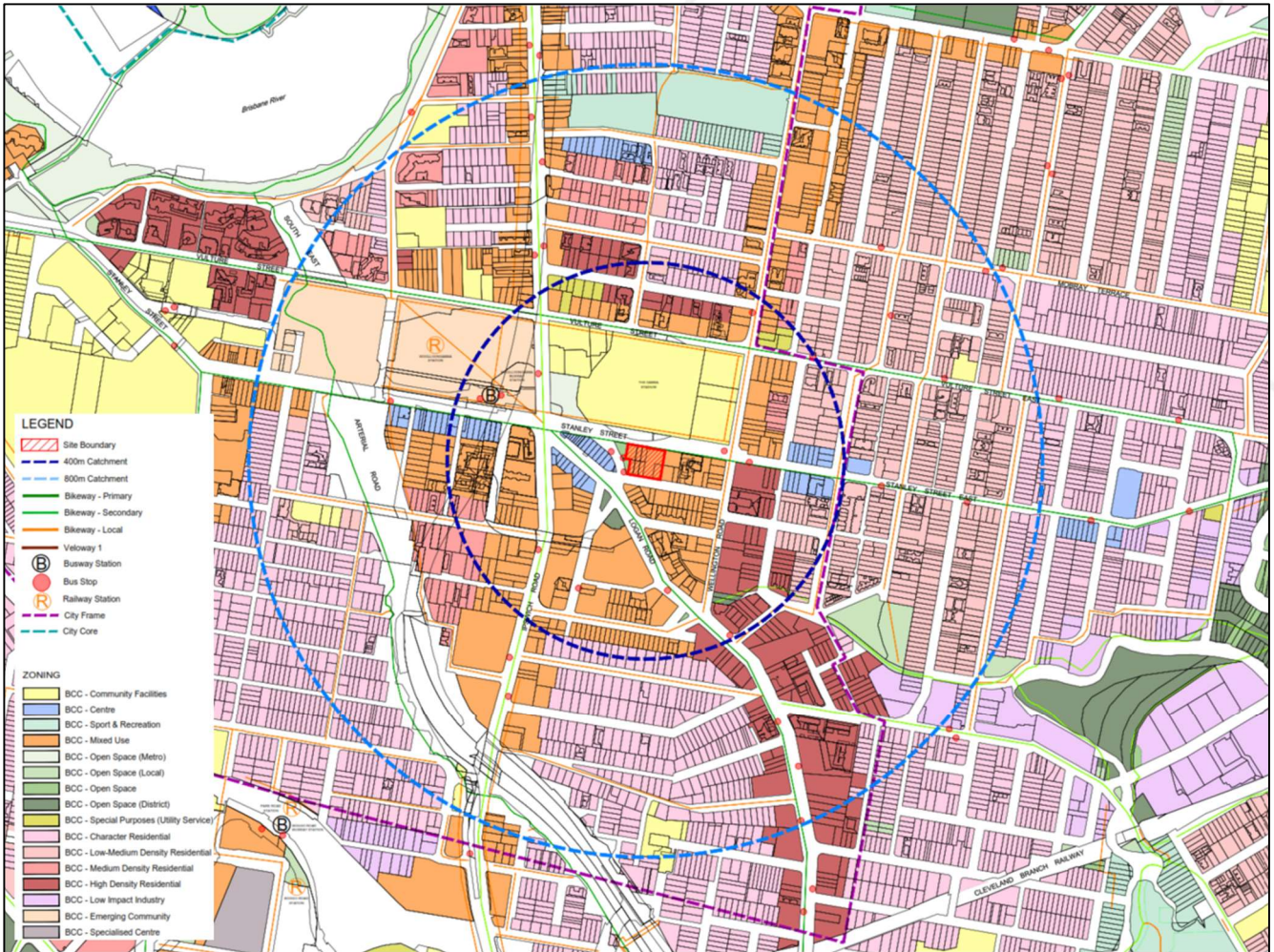


Figure 2: Extract of Site Context Plan (Source: Saunders Havill Group)

## 2.4. General Site Observations

A site inspection has been carried out and the following observations, as relevant to the proposal, are made:

Characteristic	Observation
<b>Existing land uses</b>	The site currently accommodates a mix of commercial tenancies, at-grade car parking, and a sales office associated with previous stages of the Silk Precinct and more recently, 'Murcia'.
<b>Adjoining land uses</b>	To the east is the completed Silk 1 development. To the west, the site is separated from Jurgens Street by Council-owned land used for transport and footpath purposes.
<b>Surrounding land uses</b>	Land to the south and west includes a mix of commercial and industrial uses transitioning toward residential and mixed-use redevelopment. The Gabba Stadium forms a significant landmark immediately to the north.
<b>Topography</b>	The site slopes gently southward toward Trafalgar Street, with levels ranging from approximately 5.58 m AHD along the north-western



boundary to 4.34 m AHD along the south-eastern boundary—an average gradient of around 1.5%.

<b>Vegetation</b>	The site is cleared/paved and contains no significant vegetation.
<b>Servicing</b>	Refer to <b>Section 2.5</b> (Existing Infrastructure) for details of current and proposed service connections.
<b>Access</b>	Existing formal access points are provided from both Stanley Street and Trafalgar Street.

## 2.5. Existing Infrastructure

The subject site is located within a fully serviced inner-city area and can be readily connected to all standard urban infrastructure networks, including water supply, sewerage, stormwater drainage, electricity, telecommunications, and gas. The findings of the Engineering Services Report (**Appendix D**) prepared by Edge Consulting Engineers confirm that all necessary services are available within the surrounding road reserve and can accommodate the proposed development.

### 2.5.1 Sewer

A 150mm diameter sewer main traverses the eastern portion of the site, including an existing manhole. These existing assets will be diverted around the development footprint as part of detailed design to maintain service continuity and achieve compliance with Urban Utilities standards.

### 2.5.2 Water Supply

Two new water property connections are proposed—one for each tower—to connect to the existing water main within Trafalgar Street. Final sizing and alignment will be determined during detailed design and operational works, in consultation with Queensland Urban Utilities.

### 2.5.3 Stormwater Drainage

In the developed condition, stormwater will discharge to the existing Council stormwater infrastructure within Trafalgar Street. The proposed drainage network is designed to manage both stormwater quantity and quality in accordance with the State Planning Policy and *City Plan 2014* performance outcomes. Overland flow paths have been considered with reference to the Overland Flow and Stormwater Management Plan prepared by Water Technology (**Appendix C**).

The following plan extracts (**Figures 3 & 4**) show the location of existing mains infrastructure in the vicinity of the subject site:



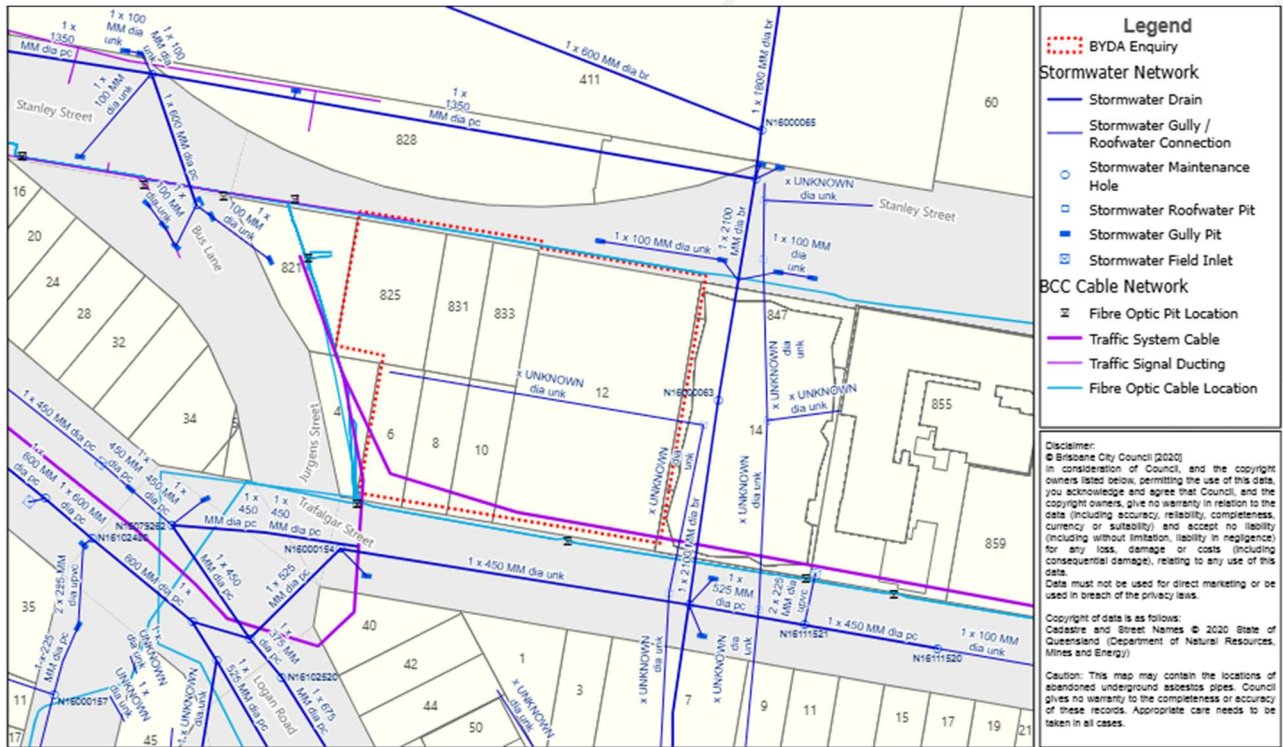


Figure 3: Existing servicing arrangements (Source: DBYD)

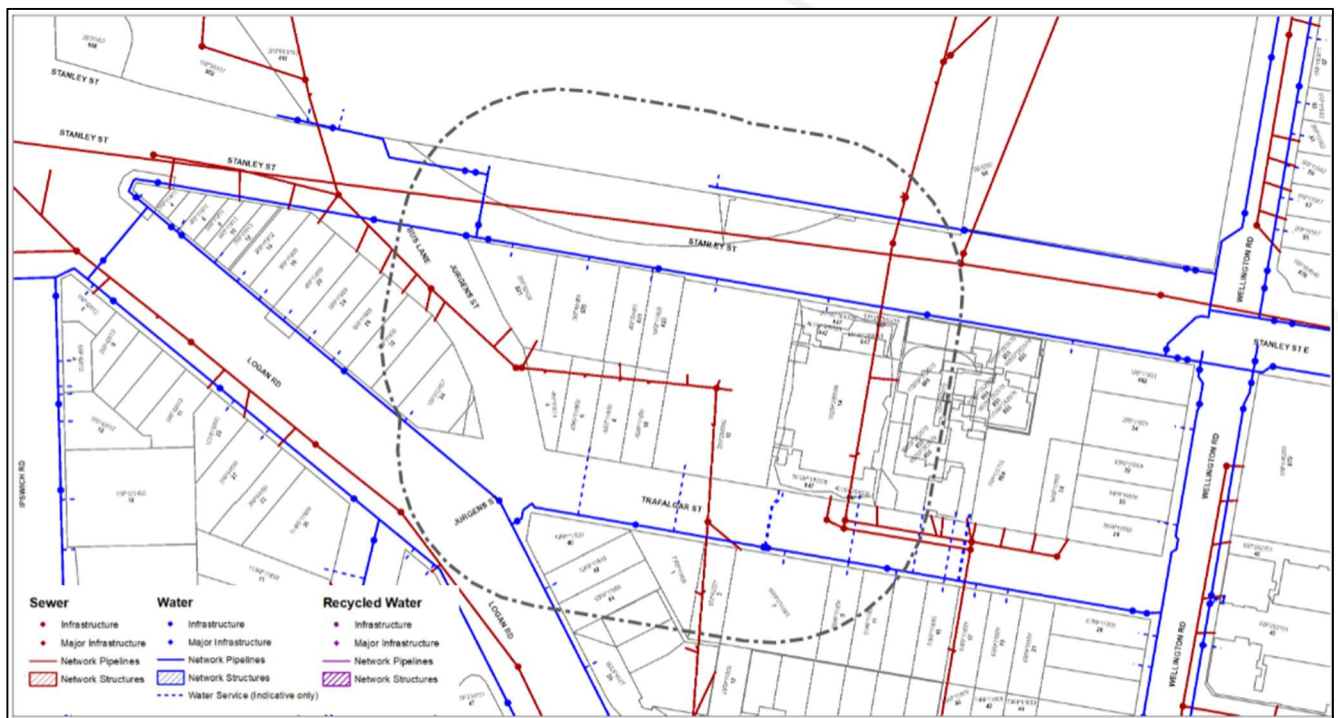


Figure 4: Existing servicing arrangements (Source: DBYD)

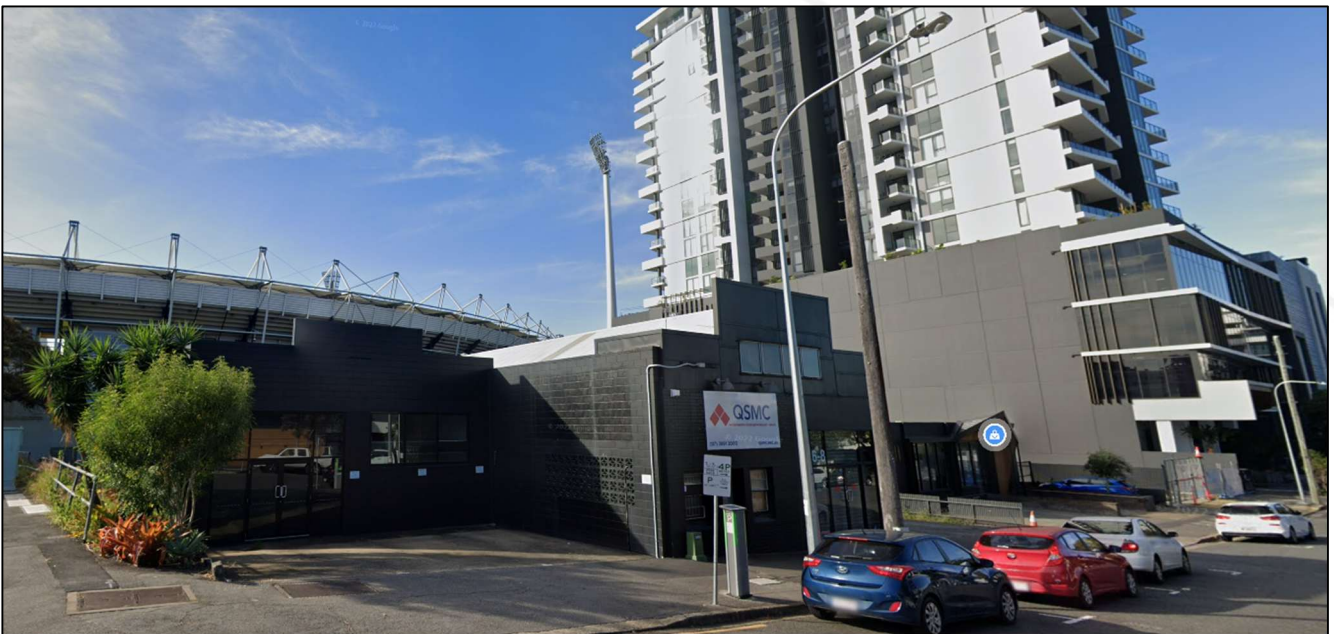


## 2.6. Site Photos

The following photographs are of the site and surrounds:



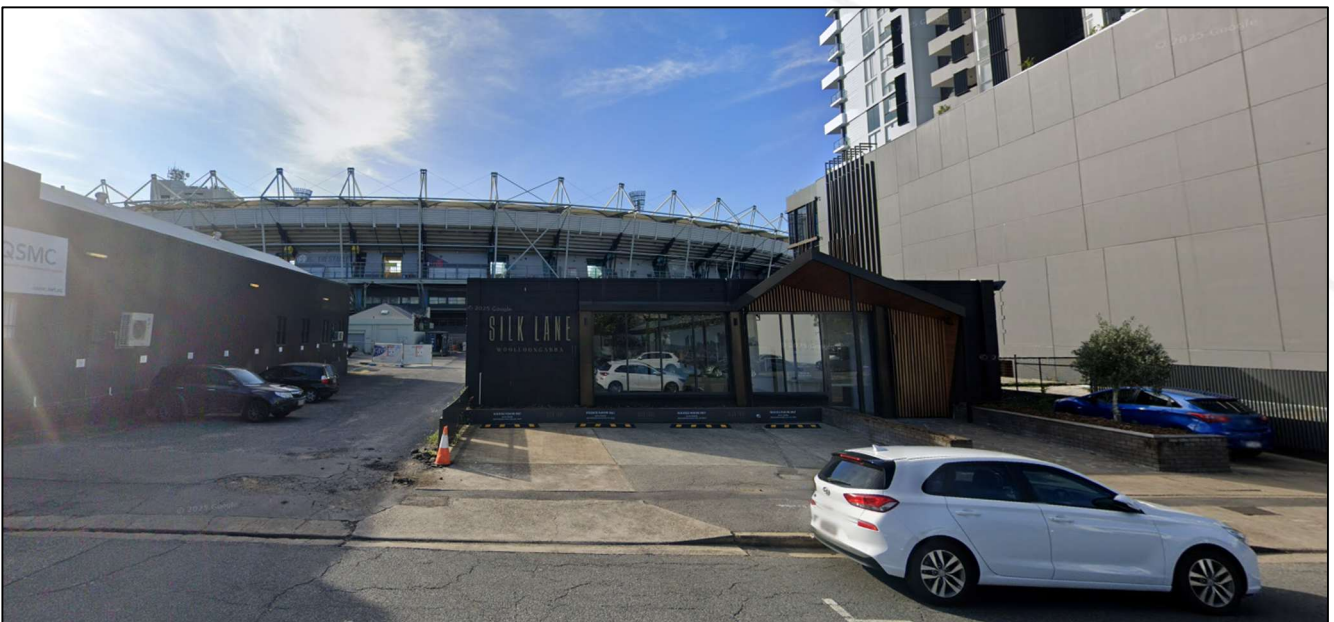
Photograph 1: Subject site from Stanley Street at Gabba stadium viewing south-west (Source: Google Maps 2022)



Photograph 2: Subject site from Trafalgar Street viewing north-east (Source: Google Maps 2022)



Photograph 3: Intersection between Stanley Street and Jurgens Street, viewing towards subject site with Silk 1 in background (Source: Google Maps 2022)



Photograph 4: Current Silk Lane / Murcia Display Suite fronting Trafalgar Street with Gabba in background (Source: Google Maps 2022)





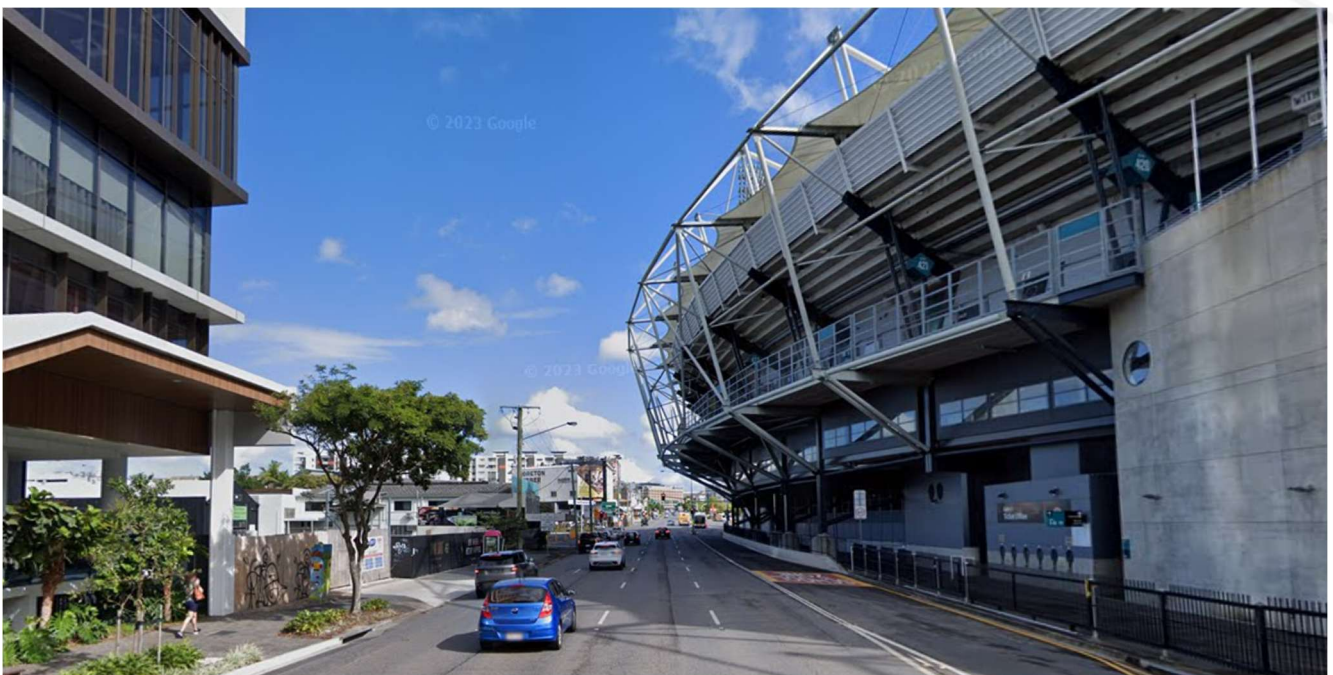
Photograph 5: Intersection of Trafalgar Street and Jurgens Street, viewing towards the subject site, with Silk 1 in the background (Source: Google Maps 2022)



Photograph 6: Jurgens Street frontage, showing bus stop, Council building to the left and subject site (white building) interface (Source: Google Maps 2022)



Photograph 7: Silk 1 development along Stanley Street, showing interface with subject site (Source: Google Maps 2022)



Photograph 8: Stanley Street streetscape, showing Gabba stadium on right and subject site on left (Source: Google Maps 2022)

### 3. Development Approval History

By way of background, the original development approval was received from Brisbane City Council via Negotiated Decision Notice on 27 June 2017, where an Extension Request was later applied for and granted on 15 December 2020 for an additional four (4) years, extending the currency until 24 December 2024. This approval included two mixed-use residential towers comprising 175 units with a food and drink outlet, shop, and office (Silk 1), and 155 units with similar commercial uses (Silk 2), together with a Reconfiguration of a Lot.

On 11 April 2018, a Change Application was approved (Ref: A004801671), which introduced modifications to the podium design, an additional three residential units, amendments to parking layouts and unit configurations, changes to commercial floor space, enhancements to the rooftop recreation area, and the removal of the Silk 3 allotments from this approval. Silk 3 was subsequently approved as a separate development.

On 11 March 2021, a further Change Application was approved (Ref: A005519192). The changes arose from the construction documentation process to ensure compliance with building requirements and to respond to specialist consultant input. On 12 March 2021, an Extension Application for Silk 1 (Ref: A005602597) was approved. Construction of Silk 1 was completed in the year 2022.

Separately, on 27 June 2017, a third mixed-use residential tower known as Silk 3 was approved (Ref: A004342225), comprising 196 units, shops, a food and drink outlet, and office uses. This approval applied to separate land parcels located immediately to the west of the Silk 1 and 2 sites.

In continuation of this staged development, a Change Application (Ref: A006123887) was lodged on 18 October 2022 and subsequently approved on 9 February 2024 under section 83 of the Planning Act 2016. This approval, referred to as the ‘Sarazin’ development approval, granted a Development Permit for Material Change of Use and Building Work for a consolidated mixed-use development involving Silk 2 and Silk 3. The approval provides for 373 multiple dwelling units together with shop, food and drink outlet, park, function facility, and community use components.

Additionally, Council approved a further extension to the currency period for the Silk 3 development (original Ref: A004342225, as amended by A006123887) under section 86 of the Planning Act 2016, extending its validity until 24 December 2030.

The current proposal builds upon the consolidated ‘Silk Lane’ approval by introducing a revised design outcome for ‘Stanley Quarter’ East and West Towers for separate approval by EDQ. Notwithstanding a new development assessment process is required in accordance with the Development Scheme, much of the site constraints and issues were dealt with as part of these previous approvals and reporting has been updated, where necessary, to align with the new ‘Stanley Quarter’ proposal.



## 4. Development Proposal

### 4.1. Proposal Intent

The proposed development seeks to deliver a high-quality, architecturally designed mixed-use project comprising two residential towers positioned above two distinct podiums, with active ground-level uses and a major new pedestrian plaza. The development is intended to establish a distinctive and visually prominent landmark within this part of Woolloongabba, contributing to the continued transformation of the area as envisaged under the Development Scheme.

The proposal builds upon the successful completion of Silk 1 by the Applicant and maintains some design consistency while introducing new architectural and public realm outcomes. The development will deliver a high-density, mixed-use environment that optimises the site’s strategic location adjacent to The Gabba Stadium and the future Cross River Rail station, capitalising on its exceptional accessibility, views and proximity to major employment, entertainment and transport infrastructure.

The proposal integrates a diverse range of land uses within a cohesive vertical community, including:

- Residential uses, delivering a substantial number of new dwellings across two tower forms;
- Retail, food and drink outlet and commercial tenancies at ground and podium levels, ensuring continuous activation and pedestrian interest along Stanley Street, Trafalgar Street and the pedestrian plaza;
- The STEAMM Gallery and Garden, a signature cultural and educational facility providing genuine community benefit through accessible public art, learning and cultural engagement (see **Section 4.4**); and
- A publicly accessible pedestrian plaza and cross-block link, enhancing permeability and contributing to a high-quality subtropical public realm.

In achieving these outcomes, the development will reinforce Woolloongabba’s identity as a vibrant, walkable and subtropical inner-city community. The proposal demonstrates alignment with the PDA’s overarching vision to create a diverse, liveable and sustainable urban precinct, delivering architectural excellence, community benefit and meaningful public realm enhancement in one of Brisbane’s most significant growth areas.

### 4.2. Proposal Summary

In summary, the proposal will deliver:

- Two high-density residential towers, including a mix of dwelling units:
  - Stanley Quarter West – 33 Storeys + Rooftop (excluding plant/services), accommodating 235 dwellings (Stage 1)
  - Stanley Quarter East – 45 Storeys + Rooftop (excluding plant/services), accommodating 212 dwellings (Stage 2)
- Creation of 488m<sup>2</sup> of retail space at ground level, spread across 6 tenancies and commercial office space above podium;
- Double-height ground floor activation with retail tenancies and a STEAMM Gallery (the STEAMM Gallery community use is currently approved with the ‘Silk Lane’ development, but is proposed to comprise a larger space spread across more podium levels);
- STEAMM Gallery space and commercial offices, which will be privately owned but publicly accessible, located within the East Tower;



- Creation of a cross-block link from Trafalgar Street to Stanley Street with significant public realm creation (1160m<sup>2</sup> or 26% of site);
- A staged delivery of the West Tower constructed first, providing flood free access to the basement levels (including the future basement levels of the East Tower via Basement Level 1) in the southwest corner of the site;
- The West Tower maintaining the original 5-level basement and the East Tower providing 3 basement levels, with additional parking provided within a 6-level podium;
- A combined total of 614 car parking spaces across basement and podium levels, supported by building services (such as car intake, car exhaust, fan room, flood egress);
- Emergency egress (in flooding scenarios) is provided for the basement via the West Tower basement entry and for the East Tower (podium) via an approved flood egress easement through Silk 1 to Stanley Street;
- Dedicated building services levels, including plant decks, HW plant, refuse, substations, and fire tanks;
- Rooftop, podium and mid-building (East Tower only) communal recreation facilities, including gyms, wellness areas, pools, BBQ areas, private dining rooms, lounges, cinema/music rooms, and multipurpose courts;
- Active frontages along Stanley Street, Trafalgar Street through commercial tenancies and deep planting;
- Allowance for future interfacing with the adjoining Council land to the west (by others).

Specific details relating to the West Tower and East Tower are provided in the following sections of this report.

### 4.3. Proposal Details

The specific details of the proposal are included below:

Key Detail	Proposal
<b>Base Parcel</b>	East Tower – 2,196m <sup>2</sup> West Tower – 2,136m <sup>2</sup> <b>Total - 4,332m<sup>2</sup></b>
<b>Site Cover</b>	Varies across multiple levels, however tower site cover is approximately 55%
<b>Building Height</b>	East Tower – 45 storeys (RL 179.950) + Rooftop West Tower - 33 storeys (RL 116.600) + Rooftop
<b>Land Use Mix</b>	Retail – 488m <sup>2</sup> GFA STEAMM Gallery – 1370m <sup>2</sup> GFA Commercial – 2575m <sup>2</sup> GFA Residential – 50963m <sup>2</sup> GFA Total – 55303m <sup>2</sup> GFA
<b>Apartment Mix</b>	<b>East Tower</b> 158 x 2 Bed Units 54 x 3 + Bed Units Total – 212 Units <b>West Tower</b> 200 x 2 Bed Units



	<p>35 3 + Bed Units                  Total – 235 Units  <b>Grand Total – 447 units</b></p>
<b>Podium Setbacks</b>	<p><b>East Tower</b>                  North: 0.810m                  East: built to boundary                  South: built to boundary                  West: 9.436m – to the west tower</p> <p><b>West Tower</b>                  North: 6.288m                  East: 9.436m – to the East tower                  South: 3.745m                  West: 4.377m</p>
<b>Tower Setbacks</b>	<p><b>East Tower</b>                  North: 20.892m                  East: 3.938m                  South: 7.346m                  West: 10.130m – the east tower</p> <p><b>West Tower</b>                  North: 9.319m                  East: 10.130m – the east tower                  South: 4.886m                  West: 0.947m</p>
<b>Carparking</b>	<p>Residents: 554                  Tandems: 36                  Visitors: 23                  Commercial/retail: 37                  Total Parking: 614</p>
<b>Subtropical Planting/General Planting</b>	<p>East Tower – 36m<sup>2</sup>                  West Tower – 78m<sup>2</sup>                  Total – 114m<sup>2</sup></p>
<b>Communal Open Space</b>	<p>East Tower – 1239m<sup>2</sup>                  West Tower – 1246m<sup>2</sup>                  Total – 2,485m<sup>2</sup></p>

#### 4.4. STEAMM Gallery, Garden and Function Centre

The proposed STEAMM Gallery and Garden, located within the East Tower, will deliver a landmark cultural and educational facility of metropolitan significance. Conceived and operated by the STEAMM Gallery in partnership with the Big Questions Institute (BQI), the facility is designed to integrate Science, Technology, Engineering, Art, Mathematics and Music within a single, publicly accessible environment that promotes discovery, creativity, and lifelong learning.

The facility will provide a unique combination of community, educational and ancillary commercial uses. At its core, the gallery functions as a community facility, offering publicly accessible exhibition spaces, lecture theatres, studios, and educational areas for public programs and outreach. The gallery's



educational functions, including collaborations with local universities, will operate as an ancillary educational establishment, while the inclusion of a ground-floor café and upper-level restaurant/bar will support activation and enhance the visitor experience.

The STEAMM Gallery directly supports the PDA’s vision for Woolloongabba as a globally connected, dynamic and vibrant precinct, contributing to its role as a showcase of innovation and culture. It will attract world-class scientists, artists and musicians, creating a hub for interdisciplinary collaboration and positioning Brisbane as a national leader in science-based cultural engagement.

Architecturally, the facility will achieve design excellence through a striking and distinctive building form, including external sculpture gardens, a rooftop STEAMM Garden, and flexible event spaces suitable for exhibitions, lectures, and performances. The conceptual bulk and scale of the gallery reflect the functional requirements of a world-class cultural institution, providing large-format exhibition halls, lecture theatres, and specialised studios for resident artists and scientists.

Operationally, the gallery will host a year-round program of exhibitions, lectures and events curated in partnership with major cultural and scientific organisations. Signature activities will include the annual STEAMM Lecture, the STEAMM Art Prize, and the STEAMM Music Festival (as part of GabbaFest), alongside community education initiatives aligned with the World Science Festival and National Science Week. Dedicated outreach programs will focus on engaging young women and First Nations participants in science and the arts.

Refer to the Developer Statement provided by Sarazin in relation to the STEAMM Gallery and Garden (**Appendix F**).

## 4.5. Cross Block Link

A key feature of the proposal is the creation of a publicly accessible cross block link connecting Stanley Street to Trafalgar Street. This pedestrian-oriented spine, encompassing approximately 1,160 m<sup>2</sup> (equating to 26% of the total site area), establishes a highly legible and attractive public realm outcome consistent with the intent of the Development Scheme. The link provides an active and shaded route through the centre of the site, framed by planting, outdoor seating, and retail spill-out areas that promote informal gathering and day-to-night activation.

The design adopts a subtropical plaza character, incorporating wide pedestrian pathways, integrated seating edges, and opportunities for temporary art installations and events associated with the STEAMM Gallery. The cross block link supports permeability across the site and reinforces pedestrian connections to adjoining streets, public transport nodes, and the broader Woolloongabba area.

## 4.6. Communal and Private Open Space

The development provides a comprehensive network of communal open spaces across podium, mid-building and rooftop levels to support resident amenity, recreation, and social interactions. The recreation decks include landscaped courtyards, BBQ terraces, indoor recreation areas, lounges, pools, and wellness areas, creating an elevated subtropical environment that visually connects to the ground-level plaza.



At rooftop level, each tower features extensive communal areas including gyms, private dining rooms, and relaxation zones with views of the Brisbane skyline and The Gabba. Collectively, these spaces deliver a variety of passive and active recreation opportunities within the vertical community.

Total communal open space provided is 2485m<sup>2</sup> (57% of subject site), which includes:

- Rooftop amenities and outdoor areas (including indoor areas) on both buildings; and
- Recreation deck (Level 33) of the East Tower

In addition to the above, a pedestrian plaza area is provided (1160m<sup>2</sup>) taking the total area of communal open space to 3645m<sup>2</sup> (84% of subject site).

Private open space is provided for every dwelling in the form of balconies or terraces that achieve minimum size and depth standards, ensuring functional outdoor living areas with high levels of solar access, natural ventilation, and privacy.

## 4.7. Landscaping

The landscape strategy embraces subtropical design principles, creating a verdant, layered environment that softens built form, enhances visual amenity, and contributes to local biodiversity. Although the site achieves only 117m<sup>2</sup> (2.7 %) of subtropical planting, this is complemented by a significant quantity of podium and containerised planting, designed to achieve equivalent functional shade and aesthetic outcomes.

Planting is distributed across the public plaza, podium levels, and rooftop terraces, providing shade, screening, and seasonal variation. The palette includes a mix of native and adaptive species suited to Brisbane’s climate, ensuring resilience and low maintenance. Vertical greenery and façade planting on the podium of the East Tower further reinforce the subtropical character and mitigate the visual scale of the building.

## 4.8. Servicing

The proposed development incorporates a well-planned and integrated servicing strategy that ensures the efficient operation of all building functions while maintaining a high-quality and pedestrian-oriented public realm.

Service vehicle access is provided via Trafalgar Street, utilising a dedicated crossovers for each tower. The internalised design of the service areas ensures that vehicle manoeuvring, loading, and waste handling occur entirely within the site and are not visible from the public realm.

The basement levels accommodate building services such as mechanical plant, intake and exhaust systems, and utility rooms, while the podium level includes designated refuse storage and collection areas. Refuse collection will occur from within the podium, with service vehicles accessing the site via Trafalgar Street and exiting in forward gear, ensuring safe and efficient operations.

The cross block link and pedestrian plaza are fully segregated from all servicing and vehicle movements, ensuring an uninterrupted and safe environment for pedestrians. Emergency egress and flood-resilient access are also provided through the West Tower basement driveway, which remains operable during flood events.



This servicing arrangement has been developed in close coordination with the engineering and architectural design teams to minimise potential conflicts between vehicles and pedestrians, maintain continuous activation along Stanley Street and Trafalgar Street, and achieve compliance with EDQ’s operational and urban design requirements.

Significant effort has also been made to ensure other building services are located and accessed away from active frontages, including the two proposed substations.

Refer to the Operational Waste Management Plan (**Appendix I**) and Traffic Impact Assessment (**Appendix J**) and for further details.

## 4.9. Staging

### 4.9.1 Stage 1 – West Tower

The first stage will comprise the construction of the West Tower, associated five-level basement, and the establishment of shared infrastructure and access arrangements that will also serve the future East Tower. This includes the primary vehicular access from Trafalgar Street, internal service and loading areas, basement-level connections, flood-free egress routes, and critical utility infrastructure. The Stage 1 works will also deliver a portion of the ground-level public realm, including the pedestrian plaza, with the functional link opened in Stage 2. Reciprocal access easements will be provided within the West Tower basement in order that the East Tower can in future connect into this basement, once constructed.

This stage will ensure the site is functional and compliant as a standalone development while facilitating early residential occupation and activation of the ground plane. The West Tower will accommodate approximately 235 dwellings, podium parking, and supporting amenities, creating the initial urban framework for the broader Stanley Quarter.

### 4.9.2 Stage 2 – East Tower

The East Tower will follow as Stage 2, completing the Stanley Quarter composition. This stage will deliver an additional 212 dwellings, three levels of basement car parking linked to the Stage 1 basement via Basement Level 1, and the STEAMM Gallery and Garden within the podium levels. The second stage will finalise the architectural and landscape integration of the precinct, establishing the intended dual-tower skyline form along Stanley Street and completing the cross-block link and associated landscaping.

Staging the development in this sequence allows for the early delivery of essential infrastructure and flood-resilient access, while ensuring the STEAMM Gallery, public plaza, and East Tower can be delivered efficiently as the final phase. This approach optimises construction logistics, reduces temporary disruption to the public realm, and enables coordinated infrastructure outcomes consistent with EDQ’s expectations for large-scale mixed-use developments.

## 4.10. Car Parking and Servicing

The proposed development provides a total of 614 car parking spaces across the two towers, distributed as follows:

### **West Tower (Stage 1):**

- 307 spaces in total, including:
  - 293 residential spaces across five basement levels



- 12 visitor spaces (including one PWD space)
- 2 commercial (staff) spaces
- Access is via a 6.5 m Type B2 crossover on Trafalgar Street, connecting to all basement levels across both towers.

**East Tower (Stage 2):**

- 307 spaces in total, including:
  - 261 residential spaces across three basement levels and four podium levels
  - 11 visitor spaces (including two PWD spaces)
  - 35 commercial (office) spaces across Podium Levels 1–2
  - Access is via a 7.0 m Type B2 crossover on Trafalgar Street, connecting to the podium levels.

In addition to the car parking provision, the development includes 498 bicycle parking spaces (resident, visitor, and commercial) and 11 motorcycle spaces, with end-of-trip facilities to be provided in accordance with the Australian Standard and *City Plan 2014*.

The proposal provides dedicated loading and servicing facilities for both the East and West Towers, designed in accordance with Brisbane City Council’s Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy (PSP).

**West Tower (Stage 1):**

- 1 × shared Refuse Collection Vehicle (RCV) / Large Rigid Vehicle (LRV) bay at Ground Level.
- A temporary VAN bay on Basement Level 1 will be provided during the interim stage but removed once basement connections to the East Tower are operational

**East Tower (Stage 2):**

- 1 × shared RCV / LRV bay at Ground Level.
- 2 × Small Rigid Vehicle (SRV) bays at Ground Level.
- 2 × VAN bays on Podium Level 2 and 1 × VAN bay on Basement Level 1 (total of 3 VAN bays)

## 4.11. Supporting Information

The proposal plans and this Town Planning Report are supported by the following plans, technical reports and other information:

Report / Plan	Location
<b>Architectural Plans</b> Prepared by <b>GroupGSA</b>	Appendix A
<b>Landscape Concept Plan</b> Prepared by <b>Wild Studio</b>	Appendix B
<b>Overland Flow Flood Assessment</b> Prepared by <b>Water Technology</b>	Appendix C
<b>Engineering Services Report</b> Prepared by <b>Edge</b>	Appendix D
<b>Stormwater Management Plan</b>	Appendix E



Report / Plan	Location
Prepared by <b>Edge</b>	
<b>STEAMM Gallery and BQI Statement of Community Benefit</b> Prepared by <b>Sarazin</b>	Appendix F
<b>Noise Impact Assessment</b> Prepared by <b>Colliers</b>	Appendix G
<b>Air Quality Assessment</b> Prepared by <b>Trinity</b>	Appendix H
<b>Operational Waste Management Plan</b> Prepared by <b>Colliers</b>	Appendix I
<b>Traffic Impact Assessment</b> Prepared by <b>Colliers</b>	Appendix J
<b>Property Searches</b> Prepared by <b>Saunders Havill</b>	Appendix K
<b>Site Context Plan</b> Prepared by <b>Saunders Havill</b>	Appendix L
<b>Code Compliance Tables</b> Prepared by <b>Saunders Havill</b>	Appendix M
<b>Acid Sulfate Soils Management Plan</b> Prepared by <b>Soil Surveys</b> [Historical Reporting]	Appendix N
<b>Geotechnical Investigation</b> Prepared by <b>Soil Surveys</b> [Historical Reporting]	Appendix O



## 5. Pre-lodgement Discussions

A formal pre-lodgement meeting was held with Economic Development Queensland on 15 September 2025. The key matters discussed at the pre-lodgement discussions and the proposal’s response to these matters is provided in the table below.

Key Matter	Response
<b>Height / Density</b>	<p>EDQ provided in-principle support for the proposed height of the East Tower (45 storeys), subject to sufficient justification being demonstrated through the delivery of the STEAMM Gallery and Garden as a public benefit in lieu of a POPAOS contribution.</p> <p>Please note that in accordance with the definition of storey under the Woolloongabba PDA Development Scheme (WP), the East Tower comprises 45 storeys only, noting that levels <i>where more than 80% of the floor area is dedicated to communal open space</i> are not included as storeys.</p> <p>A description of the STEAMM Gallery and an assessment of building height and the catalyst uplift provisions in respect of the Gallery is provided in <b>Sections 4 and 7</b> of this report respectively.</p>
<b>STEAMM Gallery / Garden</b>	<p>EDQ expressed in-principle support for the concept but requested further clarification regarding operation, accessibility, free versus ticketed components, hours of operation and event management. These matters are addressed in <b>Sections 4 and 7</b>, which provide more information on the proposed use, management and community access arrangements.</p>
<b>Land Uses</b>	<p>EDQ supported the proposed mixed-use composition, including the inclusion of three levels of office use within the East Tower above the STEAMM Gallery and Garden. Of the proposed uses, the uses for Office and Function Facility are not specifically listed as ‘preferred uses’ within Precinct 2; however, an office use within podium is a standard land use for a mixed-use building (commercial office exists in the adjoining Silk 1 podium); and the Function Facility is associated with the STEAMM Gallery (and was approved as a Function Facility within the existing Silk Lane approval). This provides the gallery with greater flexibility to host events, other than specific gallery events.</p>
<b>Cross Block Link</b>	<p>EDQ noted that the proposed cross-block pedestrian link is centrally located between the two towers—consistent with the existing Council approval but differing from the indicative location mapped in the Development Scheme. EDQ indicated it is willing to consider the proposed location favourably, subject to resolution of overland flow matters and demonstration of CPTED compliance.</p> <p>The Applicant notes that the Development Scheme does not mandate a cross-block link; however, provision of such a connection delivers a valuable public benefit by improving permeability between Stanley and Trafalgar Streets within a shaded, subtropical environment. CPTED principles have</p>



Key Matter	Response
	<p>been addressed in the Landscape Concept Plan, and the link will be well-lit to enable safe 24-hour use, consistent with the Australian Standard for pedestrian lighting and the National Construction Code.</p>
	<p>Overland flow will be captured and conveyed beneath the East Tower to an existing drainage easement and flood storage area under the Silk 1 development, as outlined in the Water Technology Overland Flow Flooding Assessment (<b>Appendix C</b>).</p>
<p><b>Podium Design and Activation</b></p>	<p>EDQ commended the proposed Stanley Street activation through the Gallery/podium interface but noted that the Trafalgar Street elevation (and west elevation of the East Tower) was still being refined and should ensure articulation and planting to avoid a bulky presentation. The final design package now incorporates these refinements, including additional planting, screening and material variation. Refer to <b>Section 7</b> of this report, which discusses podium design in some detail; and the architectural plans (<b>Appendix A</b>).</p>
<p><b>Tower Separation and Bulk</b></p>	<p>EDQ raised concerns regarding building separation, noting that it was less than the indicative distances referenced in the Development Scheme. The Applicant investigated relocation of the West Tower and core toward Jurgens Street; however, this produced only a marginal increase (0.5 – 1 m) in separation while reducing podium planting and compromising design efficiency, resulting in some sub-standard outcomes.</p> <p>Instead, contextual analysis prepared by GroupGSA demonstrates that adequate light, ventilation, privacy and outlook are achieved for all dwellings. There are no nearby residential interfaces to the West Tower, and the East Tower maintains its previously approved separation to Silk 1, with most balconies oriented north and south to avoid overlooking. For further details, refer to <b>Section 7</b> of this report.</p>
<p><b>Western Building – Overall Bulk</b></p>	<p>EDQ expressed concern that the West Tower presented a more repetitive form than the East Tower, which benefits from a distinct podium-tower transition and a recreation deck at Level 33 to break up vertical massing. In response, the design of the West Tower has been refined to include vertical segmentation into three façade zones, variation in colour and materiality, and extensive lower-level planting to soften bulk and provide visual interest. For further details, refer to <b>Section 7</b> of this report.</p>
<p><b>Flooding and Drainage</b></p>	<p>EDQ advised that it will need to review the relevant reports in detail as part of any development application to provide comments on flooding. Key considerations to be addressed include:</p> <ul style="list-style-type: none"> <li>▪ Flood emergency arrangements for the shared access;</li> <li>▪ Whether flood gates will be needed;</li> <li>▪ Increased car parking / evacuation implications;</li> <li>▪ Potential subterranean pipe blockages and any redundancies being built into the planning, should blockages occur;</li> </ul>



Key Matter	Response
	<ul style="list-style-type: none"> <li>Ownership of the proposed subterranean pipe (Council input will be required for any asset handover)</li> </ul> <p>In response to the above, we refer EDQ to the submitted Overland Flow Flooding Assessment prepared by Water Technology (<b>Appendix C</b>) along with <b>Section 7</b> of this report outlining key considerations in respect to flood assessment and flood free access.</p>
<b>Refuse Collection</b>	EDQ advised it would need to review details of proposed refuse management as part of any future development application, and this should ensure appropriate manoeuvring arrangements are in place. Please refer to the Operational Waste Management Plan prepared by Colliers ( <b>Appendix I</b> ) for further details on refuse collection arrangements.
<b>Car Parking</b>	<p>Proposed parking slightly exceeds Scheme rates. EDQ requested the Applicant review whether some of the residential parking allocation can be reallocated to visitor spaces.</p> <p>In response, please refer to the Traffic Impact Assessment (<b>Appendix J</b>), prepared by Colliers and <b>Section 7</b> of this report.</p>
<b>Equitable Access</b>	EDQ suggested reviewing the location of the equitable access ramp to better integrate access to the STEAMM Gallery, subject to level constraints and planting. EDQ noted this remains subject to investigation, given the changes in level, and potential flow on effects to other design details.
<b>Public Notification</b>	EDQ noted that this will need to be confirmed in future.

The following key changes have been made to the proposed development in response to the pre-lodgement discussions:

- Details of the STEAMM Gallery/Garden, including operational aspects, are included in the application package;
- Addition of 3 levels of office use in the East Tower is now confirmed;
- Details of Trafalgar Street façade included in design pack;
- Contextual analysis demonstrating adequate amenity (light, ventilation, privacy, outlook) for proposed units is included in design pack;
- The proposed plans show that the West Tower is designed to incorporate planting at the lower levels and changes in materials and colours moving up the building, as noted on plans DA-00-3051, DA-00-3052, DA-00-3053 and DA-00-3054. These elevations, along with the perspective drawings included in the package, note there will be a clear transition in façade appearance (3 distinct segments) for the West Tower;
- The Overland Flow Flooding Assessment has been modified to respond to issues raised by EDQ in prelodgement meeting, including addressing a full blockage scenario;
- Reallocation of car parking, per advice from Colliers and further justification for proposed parking allocations is included in Traffic Impact Assessment;
- The project team has considered access to the STEAMM lobby and noted that whilst it will not be possible to relocate the access ramp from the west tower further south, there is an existing constructed access from Silk 1 (to the east), which should align directly with the pedestrian pavement at the frontage of the STEAMM Gallery. The Silk 1 frontage obtains pedestrian access



from a ramp at the pedestrian crossing on Stanley Street, which ramps up across the elevated deck to connection the subject development – refer to **Figure 5** below.



Figure 5: Silk 1 frontage to Stanley Street, showing elevated pedestrian deck which will eventually link in with the pedestrian plaza within Stanley Quarter.

## 6. State Framework and Assessment

### 6.1. Economic Development Act 2012

The proposed development is assessable and subject to assessment under the ED Act. The ED Act provides for parts of the State to be declared as areas called Priority Development Areas. Its main purpose is to facilitate economic development, and development for community purposes, in the State.

### 6.2. Woolloongabba Priority Development Area

The Woolloongabba Priority Development Area was declared by regulation on 22 September 2023.

### 6.3. Use Definition

The proposed development is for two mixed use high density towers. For the purposes of the Development Scheme (which refers in turn to *City Plan 2014*), the proposal can be defined as incorporating the following uses:

Use	Definition
Multiple Dwelling	Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.
Shop	<p>Shop means the use of premises for –</p> <ol style="list-style-type: none"> <li>Displaying, selling or hiring goods; or</li> <li>Providing personal servicing or betting to the public.</li> </ol> <p>Examples of shop – betting agency corner store, department store, discount variety store, hair dressing salon, liquor store, sex work business other than a home-based sex work business, supermarket</p>
Food and Drink Outlet	<p>Food and drink outlet means the use of premises for –</p> <ol style="list-style-type: none"> <li>Preparing and selling food and drink for consumption on or off the premises; or</li> <li>Providing liquor for consumption on or off the premises, if the use is ancillary to the use in paragraph (a).</li> </ol> <p>Examples of a food and drink outlet – café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</p>
Function Facility	<p>Function facility means the use of premises for –</p> <ol style="list-style-type: none"> <li>Receptions or functions; or</li> <li>Preparing and providing food and liquor for consumption on the premises as part of a reception or function.</li> </ol>
Community Use	<p>Community use means the use of premises for –</p> <ol style="list-style-type: none"> <li>Providing artistic, social or cultural facilities or community services to the public; or</li> <li>Preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</li> </ol>



Use	Definition
	Examples of a community use – art gallery, community centre, community hall, library, museum

## 6.4. Level of Assessment

The proposed development is PDA Assessable development.

## 6.5. Temporary Local Planning Instrument

There is no relevant temporary local planning instrument.

## 6.6. Woolloongabba PDA Development Scheme

The Woolloongabba PDA Development Scheme is applicable to all development on land within the boundaries of the Woolloongabba Priority Development Area. It is the regulatory document which assists with planning, carrying out, promoting, coordinating and controlling land development within the PDA.

PDA Development Assessment assesses development applications for the Woolloongabba PDA.

### 6.6.1 Vision

Scheme intent (summary): The Vision positions Woolloongabba as a destination to live, work, play, learn and stay, with day-night activity, an activated urban heart, and strong links to major transport and cultural assets. The Vision underpins all PDA development requirements.

The proposal responds well to the Development Scheme vision as follows:

- **Mixed-use intensity & day-night activation:** Two slender residential towers with ground/podium activation (retail, dining, community uses) deliver continuous activity and housing supply in a walkable setting immediately south of The Gabba and near the CRR station.
- **Civic & cultural anchor:** The STEAMM Gallery & Garden in the East Tower provides publicly accessible cultural/educational space and programmed events, aligning with the Vision’s “showcase of innovation” and community-facing outcomes.
- **Public realm & permeability:** A cross-block pedestrian plaza (~1,160 m<sup>2</sup>) connects Stanley and Trafalgar Streets, improving fine-grain walkability and supporting precinct legibility consistent with the Vision’s emphasis on an attractive public realm.

Overall, the proposal advances the Vision through compact, mixed-use urbanism, public-facing cultural infrastructure, and high-quality pedestrian realm.

### 6.6.2 PDA-wide Criteria

The PDA-wide criteria set outcomes for connections & movement, built form, public realm, heritage & character, impacts & amenity, responsive (subtropical) design, service infrastructure, and state/major transport interfaces. They apply to all PDA-assessable development and should be read with relevant precinct provisions.



## **Connections & Movement**

*Development Scheme: Development must contribute to active transport, high-amenity walking routes on key boulevards (incl. Stanley Street), and improved pedestrian/cyclist movement.*

**Proposal Response:** The east–west cross-block link and plaza creates a legible, shaded, pedestrian-first route between Stanley and Trafalgar Streets, with active frontages and seating areas that support walking and last-mile access to nearby high-frequency buses and the CRR station.

## **Built Form**

*Development Scheme: Encourage design excellence, slender towers, articulation, and transitions; ensure consistent setbacks and separation to protect outlook/amenity.*

**Proposal Response:** Two slender tower forms over a permeable, activated podium limit perceived bulk. The West Tower massing is broken into distinct vertical segments with material/colour shifts; the East Tower retains slender proportions and oriented outlook north/south to manage privacy.

## **Public Realm**

*Development Scheme: Deliver high-quality, subtropical public spaces; integrate shade, planting and furniture; prioritise pedestrian comfort and activation.*

**Proposal Response:** The ~1,160 m<sup>2</sup> pedestrian plaza provides a shaded, furniture-equipped public realm spine framed by retail tenancies and the STEAMM entry, with layered subtropical planting and seating edges.

## **Heritage & Character**

*Development Scheme: Respect/maintain fine-grain character along Logan Rd and key heritage contexts. (Precinct criteria expand this)*

**Proposal Response:** There are no relevant requirements for the subject site, however the proposal maintains an active, fine-grain ground plane and improves links toward the Logan Road heritage precinct (west across Jurgens St), with a contemporary expression that avoids mimicry while supporting compatible scale at street level.

## **Impacts & Amenity**

*Development Scheme: Manage privacy, overshadowing, wind, noise/air quality, and interface conditions; protect residential amenity.*

**Proposal Response:** Tower separation and screening (especially corner bedrooms) manage overlooking; podium and rooftop communal areas are balanced across the two towers to distribute amenity. Technical reports address traffic, noise, air quality and waste operations. (Per appended specialists; refuse and servicing are internalised to minimise impacts. Conditions to refine acoustics/operations will likely be necessary as part of any development approval.

## **Responsive (subtropical) Design**

*Development Scheme: Encourage shade, breezes, deep planting/greening, water-sensitive and climate-responsive design. (Guidance in Schedule 6 – Public Realm & Planting Guideline.)*



**Proposal Response:** Although traditional deep planting is limited on-grade, the design delivers significant containerised/podium greening and façade planting, creating shade and cooling across plaza, podium and rooftops, consistent with the Guideline’s urban greening intent. The proposal falls short of the subtropical planting requirement, however sufficient justification is provided in Section 7 of the report.

### **Service Infrastructure**

*Development Scheme: Connect to, and stage, essential services efficiently without adverse network impacts.*

**Proposal Response:** The ESR (**Appendix D**) confirms two new water connections to Trafalgar St, stormwater discharge to existing Trafalgar St infrastructure, and diversion of the existing 150 mm sewer within the site; no significant constraints to earthworks, drainage or access are identified.

### **State/major Transport Corridors & Interfaces**

*Development Scheme: Safeguard function and amenity near major corridors; improve crossing/connection opportunities.*

**Proposal Response:** The project strengthens pedestrian permeability to public transport (bus/CRR) and improves local walking links adjacent to key movement corridors (Stanley St), with servicing contained to Trafalgar St to protect active frontages.

#### 6.6.3 Precinct 2: Logan Road

The subject site is located within **Precinct 2: Logan Road**, as shown in **Figure 3**. Precinct 2 is intended to undergo significant urban renewal, transitioning into a mixed-use neighbourhood with a focus on new housing, improved amenity and proximity to public transport. The site is currently identified as both, a *Subtropical Uplift Opportunity* (up to 15% increase in height) and a *Catalyst Uplift Opportunity* (up to 35% increase in height).

A summary of the relevant requirements for the Precinct is outlined below:

- **Precinct intent:** Significant urban renewal with a mixed-use neighbourhood; new homes above activated ground levels on Logan Rd, Ipswich Rd, Stanley St and Wellington Rd; support for outdoor dining and street-based activity (Creek-to-Cliffs Corridor).
- **Preferred land uses:** Multiple dwelling, community use, food & drink outlet, indoor sport/rec, health uses, and small-scale non-residential activating the ground level (outside heritage sub-precincts).
- **Connectivity, access & public realm:** Improve pedestrian/cyclist movement along Logan Rd/Stanley St/Ipswich Rd/Wellington Rd; contribute to the Creek-to-Cliffs Corridor.
- **Built form & heritage:** Mixed-use character with residential above; activate ground level and maintain fine-grain character along Logan Rd; sensitively respond to heritage.



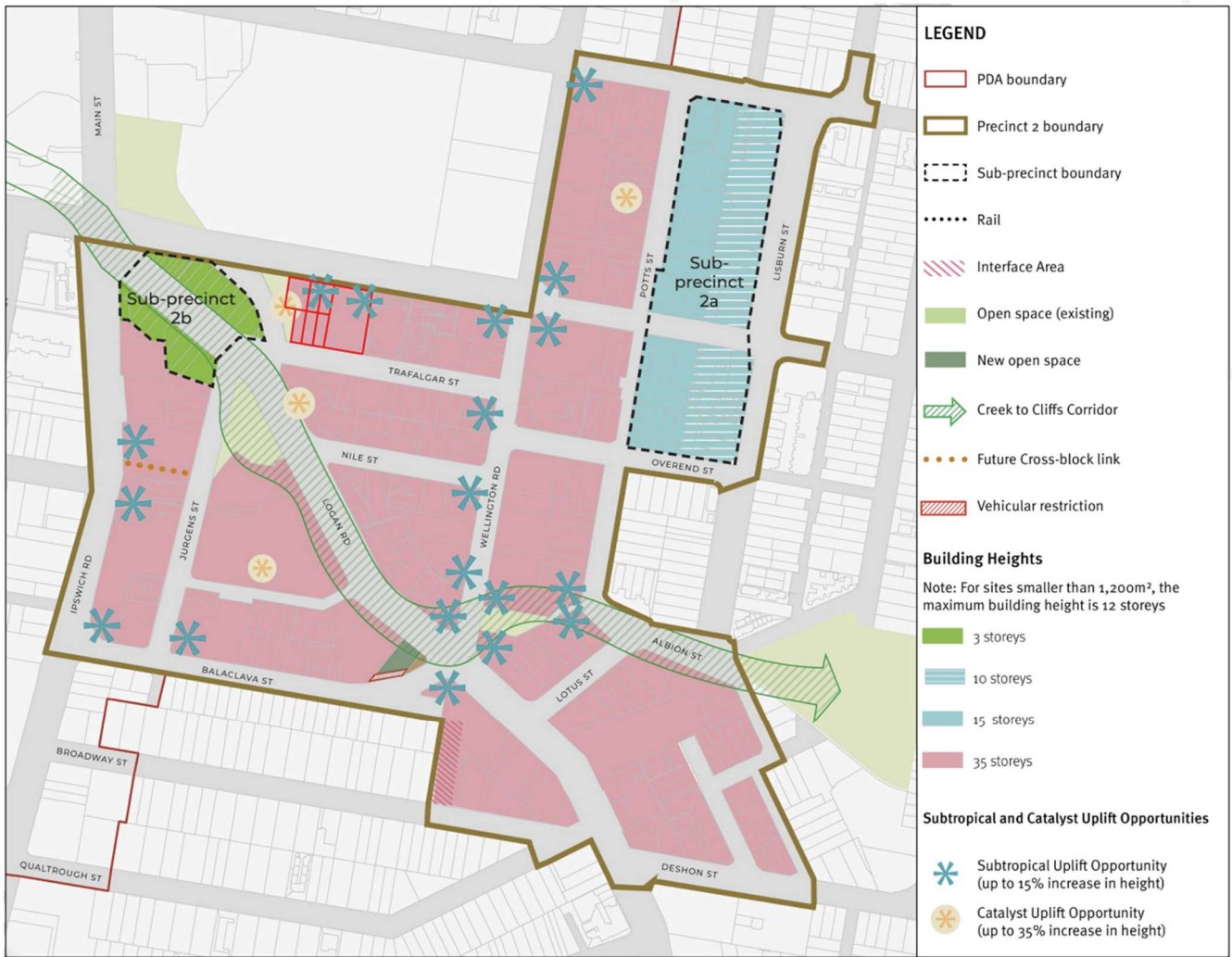


Figure 6: Precinct Plan – Logan Road Precinct (Source: Development Scheme)

The proposal responds well to the precinct intent, as noted below:

- **Land use & activation:** The mix of residential, shop, food & drink outlets, community use (STEAMM) is squarely within the preferred land-use mix, with active frontages and outdoor spill-out areas that support dining and small-format retail. A function facility and office use are not directly referenced as ‘preferred’ uses, however an office use is typical within a mixed-use podium at upper levels; and the function facility is essentially an ancillary use to the community use.
- **Public realm:** The cross-block plaza and fine-grain tenancy structure enhance pedestrian permeability and precinct legibility from Stanley Street through to Trafalgar Street, complementing the Precinct’s aim for street-based activity and improved active-transport movement along these corridors.
- **Built form & character:** Slender towers over an activated podium present a mixed-use urban form with fine-grain frontages. The design respects the Logan Road heritage streetscape across Jurgens Street by using contemporary articulation without resorting to reproduction, while reinforcing walkable links.

## 6.7. PDA Guidelines

### 6.7.1 PDA Guideline No. 8 – Medium and High-Rise Buildings

The proposal responds to the relevant requirements of this Guideline as follows:



- The proposal delivers two slender, well-articulated towers that respond to local context and urban structure. The East Tower (45 storeys) and West Tower (33 storeys) are vertically modulated with material, colour, and form transitions that break down bulk and create visual interest, particularly addressing EDQ’s pre-lodgement feedback on the West Tower’s massing.
- Podium levels maintain strong human-scale definition and activation along Stanley and Trafalgar Streets, accommodating retail, dining, and community uses framed by shaded awnings and subtropical planting.
- Tower separation between the East and West Towers ranges from approximately 10.1 m to 12 m, consistent with performance outcomes for privacy, ventilation and solar access, and comparable to benchmarks in City Plan’s High-Density Residential zone and what is typically being approved by Brisbane City Council – the contextual analysis, described in Section 7 below, provides further details.
- Extensive communal open spaces are provided at podium, within tower and at rooftop levels, maximising daylight, outlook, and cross-ventilation, and contributing to resident amenity.
- The overall form demonstrates slender vertical proportions that reinforce the Woolloongabba skyline while avoiding visual dominance or excessive shadowing.

#### 6.7.2 PDA Guideline No. 9 – Subtropical Urban Design

The proposal responds to this Guideline as follows:

- The built form employs deep overhangs, recessed balconies and screening elements to provide shade, reduce solar gain and allow natural cross-ventilation.
- Although the site provides 117 m<sup>2</sup> (2.7 %) traditional deep planting, extensive podium-level, façade and rooftop greenery delivers equivalent visual and ecological outcomes, establishing a verdant character consistent with the guideline’s performance outcomes.
- The cross-block plaza incorporates layered planting, shade trees and climbers that soften built form and moderate microclimate conditions.
- Materials and colours have been selected for thermal performance and durability, reinforcing Brisbane’s subtropical architectural expression.

#### 6.7.3 PDA Guideline No. 11 – Community Facilities

Whilst a lot of the Guideline is not directly relevant to the proposal, a community facility (Gallery) is proposed, and the proposal responds to the relevant requirements of Guideline 11 as follows:

- The development integrates a significant community facility in the form of the STEAMM Gallery and Garden, which will be privately delivered but publicly accessible, offering educational, cultural and creative experiences.
- The STEAMM Gallery spans multiple podium levels and includes exhibition, workshop and performance spaces, reinforcing Woolloongabba’s emerging identity as a cultural and innovation hub.
- The cross-block link and plaza (1,160 m<sup>2</sup>) functions as publicly accessible open space that encourages social interaction, outdoor dining and community gathering.
- Collectively, the STEAMM Gallery, cross-block plaza, and landscaped public realm significantly enhance the availability of community and cultural infrastructure in the PDA without imposing demands on public resources.
- The development also ensures that essential infrastructure services (water, sewer, stormwater and access) are provided in a coordinated manner, consistent with the guideline’s infrastructure delivery objectives.



#### 6.7.4 PDA Guideline No. 15 – Protection from Flood and Storm Tide Inundation

A detailed Overland Flow Flooding Assessment (**Appendix C**) demonstrates that the proposed development does not worsen flood impacts on adjoining properties and retains effective overland flow conveyance beneath the East Tower.

- The design incorporates dedicated flood-free egress for both towers:
- East Tower residents and vehicles can exit via an existing flood-free easement through Silk 1 to Stanley Street.
- The West Tower (Stage 1) provides a flood-resilient basement access to Trafalgar Street above the Defined Flood Event (DFE) level.
- The Silk 1 flood storage compartment, constructed in 2022, continues to function as the site’s primary detention system, supplemented by dual 1.2 m pipes directing flows from the East Tower frontage.
- Mechanical plant, electrical rooms and refuse areas are located above flood-prone levels and designed for continued operation during flood events.
- The proposal improves flood outcomes downstream, reducing flood depths by up to 0.2 m near Nile Street and the Logan Road/Balacava Street intersection.

#### 6.7.5 PDA Guideline No. 17 - Sustainable Buildings

There is a requirement to deliver sustainable buildings pursuant to the National Construction Code 2022 and we note that EDQ has recently removed building sustainability criteria from the Development Scheme (as part of the October amendment), therefore aside from the relevant NCC sustainability requirements, we understand no further building sustainability measures are required. Notwithstanding, the proposal:

- Has been oriented and articulated to maximise natural daylight and ventilation while limiting direct western heat load.
- Will utilise energy-efficient glazing where possible and sun-shading devices to reduce energy consumption.
- Water-efficient fixtures, rainwater capture and irrigation reuse support reduced potable water demand.
- Durable, low-maintenance materials contribute to lifecycle efficiency and reduced heat-island effects.

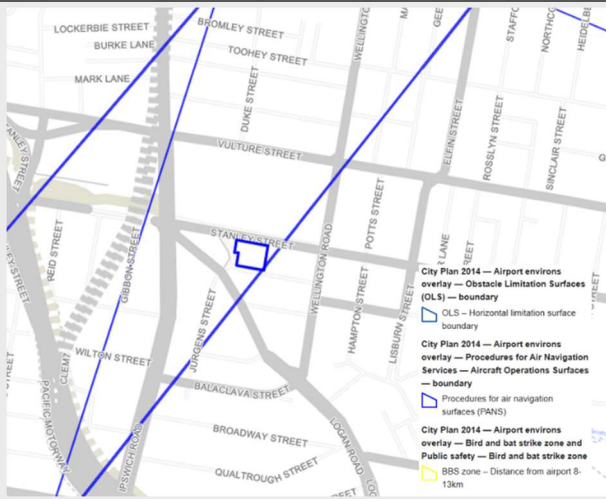
### 6.8. Relevant Overlays

The Woolloongabba PDA development scheme does not identify any overlays, however, does reference the Brisbane City Council overlays. An assessment has been conducted against the relevant Brisbane City Plan 2014 Overlays, noting that some overlays relating to specific City Plan provisions that are redundant within a PDA have not been addressed.

Overlay	Comment
<b>Airport Environs</b>	<p>The subject site is situated within the Obstacle Limitation Surfaces, Procedures for Air Navigation Services – Aircraft Operations Surfaces and Bird and bat strike zone and public safety zone of the Airport Environs overlay.</p> <p>As the site is mapped within this overlay and is over 100m in height, an application has been made to Air</p>



**Overlay**

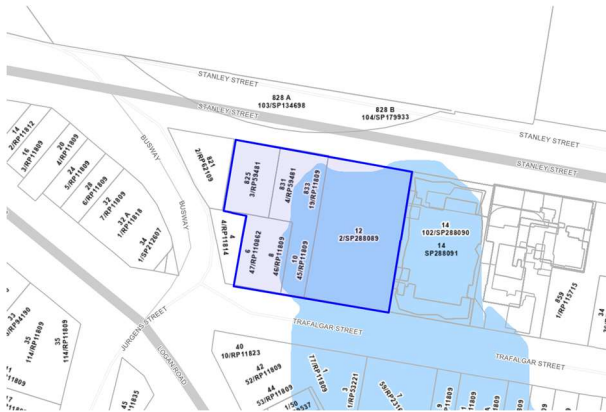


**Comment**

Services Australia to provide advice and recommendations on the proposed development. Once the assessment period is concluded, any advice/recommendations will be relayed to EDQ and/or incorporated in the design, as required.

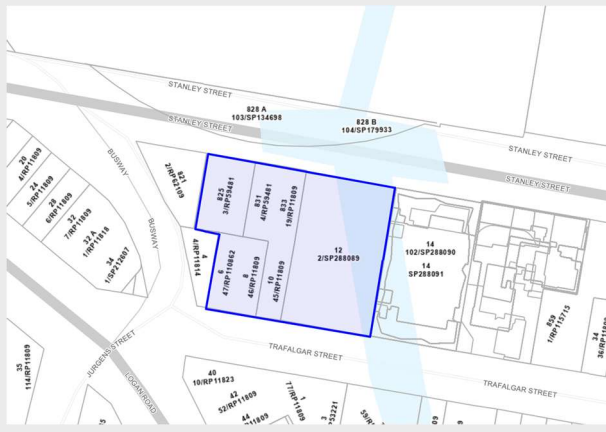
Please also note that the application to Air Services Australia has also been forwarded to Brisbane Airport Corporation for assessment.

**Flood Overlay – Brisbane River**



The site is subject to Brisbane River Flooding, Category 5. There are no relevant requirements for the proposed development in relation to this flood category.

**Flood Overlay – Overland Flow**



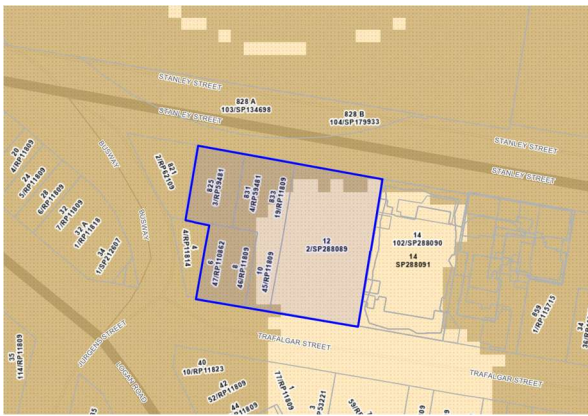
The site is subject to overland flow flooding. The Overland Flow Flooding Assessment (**Appendix C**) provides an assessment of the impact and proposed mitigation/management measures.

**Potential and Actual Acid Sulfate Soils Overlay**

The site is subject to the acid sulfate soils overlay (less than 5m AHD and between 5m AHD and 20m AHD). An acid sulfate soils management plan for the entire site was previously prepared by Soil Surveys (**Attachment N**). The report found that it's likely that potentially toxic material could be disturbed by development on the site, and this should be managed in accordance with the



**Overlay**



**Comment**

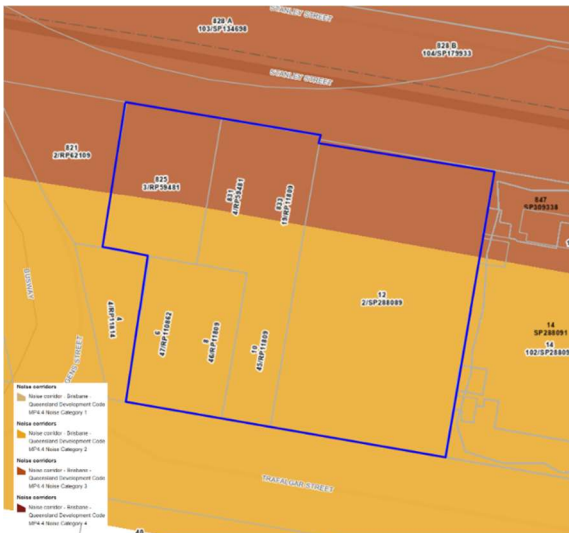
management plan (Section 8 of the report). Additionally, and as was the case for the ‘Silk 1’ development, a follow-up Acid Sulfate Soils Management Plan should be prepared by each stage of the development, and this could be conditioned by EDQ as part of any development approval.

**Transport Air Quality**



The subject site is identified in the transport air quality corridor A and B. There are no relevant requirements identified within the overlay code, as the proposed residential units are not located in close enough proximity to Stanley Street (carriageway).

**Transport Noise Corridors**



The subject site is located within the Queensland Development Code MP4.4 Noise Category 2 and 3 sub-category. There are no relevant requirements for transport noise corridors that need to be considered at development application stage.



## 6.9. State Interests

### 6.9.1 State Planning Policy

The site is mapped as being subject to the following State interests in respect of the State Planning Policy:

- Priority Development Area
- Natural Hazards Risk and Resilience
  - Flood hazard area – local government flood mapping area
- Strategic Airports and Aviation Facilities
  - Wildlife hazard buffer zone
  - Obstacle limitation surface area

Flooding is addressed within the attached Overland Flow Flood Assessment (**Appendix C**) and **Section 7.3** of this report. The Water Technology reporting addresses the relevant requirements of *City Plan 2014 Flood Overlay Code*, including a code response.

The Strategic Airports and Aviation Facilities interest is addressed in **Section 7.11** of this report.

### 6.9.2 Development Assessment Mapping

The site is mapped as within the Urban Footprint and within a water resource planning area boundary. There are no relevant requirements under the Development Assessment Mapping and no relevant State interests for consideration.



## 7. Key Considerations

### 7.1. Summary of Compliance / Merits of Proposal

An assessment of the proposal has been carried out against the relevant assessment criteria. The Stanley Quarter represents a catalyst mixed-use development that contributes significantly to the economic, cultural, and urban transformation of Woolloongabba. Its planning and design merits are evident in several key respects:

- **Housing Supply:** The proposal will deliver much needed housing supply surrounding the future Gabba Entertainment Precinct, proximate to high quality public transport services and will contribute towards creation of a vibrant precinct;
- **Urban Design Excellence:** The project demonstrates architectural distinction through its podium-tower composition, refined material palette, and extensive greenery;
- **Public Benefit and Activation:** Through the STEAMM Gallery, the development delivers enduring public benefit far beyond standard mixed-use schemes. It provides free or low-cost access to exhibitions, performances, and educational programs, while activating the street edge and supporting continuous pedestrian movement;
- **Community and Cultural Catalyst:** The STEAMM Gallery combines science, technology, engineering, art, mathematics, and music in a publicly accessible format. This initiative directly supports the PDA’s aspiration for a “place for community and culture”;
- **Economic and Employment Contribution:** The development will create both short-term construction employment and ongoing jobs through the operation of retail, commercial, and cultural uses. It supports Brisbane’s transition toward a knowledge-based economy;
- **Subtropical, Sustainable Design:** The design maximises shade, cross-ventilation, and outdoor living spaces, reinforcing Brisbane’s subtropical identity. Water-sensitive design measures, efficient infrastructure, and low-impact materials ensure long-term environmental performance.

Overall, the proposal is consistent with the intent and outcomes of the Development Scheme, satisfies all applicable PDA Guidelines. Where further discussion/justification is required, these items are included as ‘key considerations’ within the next section. Key considerations for the proposal include:

- Building Height / Catalyst Uplift
- Flooding and Flood Free Access
- Communal open space
- Podium Design
- Tower Separation and Bulk
- Western Tower – Façade Design
- Car Parking
- Subtropical Planting
- Environmental Management Register
- Airport Environs Overlay

### 7.2. Building Height / Catalyst Uplift

The proposed development comprises two towers that are 33 storeys and 45 storeys, pursuant to the definition of a storey in the Development Scheme. Building height of 33 storeys for the West Tower is compliant with Development Scheme, without the need for any subtropical or catalyst uplift (or provision of any POPAOS). Increase in building height up to 45 storeys, as is envisaged for a catalyst uplift opportunity (CUP), requires development achieve compliance with Section 2.5.3.1 (Opportunities for



Development Uplift) and Schedule 6: Woolloongabba PDA Public Realm and Planting Guideline (Catalyst Uplift Opportunities).

In accordance with Schedule 6, the following guidance/specifications for open space to be delivered where such requirements may result in a development uplift (height) for a single building on the site by up to 35%:

- *minimum area of 10% of the development site but not less than 250m<sup>2</sup> and up to 2,500m<sup>2</sup> in response to site context and scale of the development*
- *function as a safe and inviting extension of the public realm*
- *integrate with adjoining open space, providing seamless or blended edges (where relevant)*
- *be landscaped subtropical environments which include significant shade trees*
- *provide suitable soil volume and depth, and irrigation and maintenance systems to support the establishment, vitality, and longevity of the intended plant species*
- *be designed, managed, and maintained to support free 24hr public access*
- *exclude servicing arrangements for adjoining development*

Section 2.5.3.1 of the WP states that development: *may deliver privately owned, publicly accessible open space on the ground plane, as indicatively shown on Map 3 as a Catalyst Uplift Opportunity (CUP), consistent with the requirements in Schedule 6.*

In addition, a CUP provides a bonus of up to 35% increase in building height in a single building on the development site and notes that other locations may be considered appropriate for privately owned, publicly accessible open space.

#### 7.2.1 STEAMM Gallery

In response to the above, the Applicant submits that the proposed STEAMM Gallery, as described in **Section 4**, should be considered in lieu of the provision of additional open space. The STEAMM Gallery is a developer-led opportunity to deliver a landmark cultural and educational institution within Woolloongabba's growing mixed-use precinct.

More than a traditional gallery, STEAMM — integrating Science, Technology, Engineering, Art, Mathematics, and Music — will serve as a dynamic public platform for creativity, discovery, and innovation, complementing the area's evolution into a world-class cultural and lifestyle destination.

#### **Strengthening Woolloongabba as a Cultural and Innovation Hub**

The STEAMM Gallery embodies the Woolloongabba PDA vision of creating a *"globally connected, dynamic and vibrant precinct."* By combining science, art, and music under one roof, it will establish Woolloongabba as a centre of Brisbane's innovation and creative economy. The facility will attract world-class researchers, artists, and performers, generating national and international attention and supporting Brisbane's reputation as a New World City.

#### **Delivering Exceptional Community Benefit**

As a publicly accessible community facility, the gallery will offer:

- Free or low-cost exhibitions, lectures, and festivals year-round;
- Education programs for students and families, designed to inspire interest in science and the arts — particularly among young women and First Nations youth;
- Public research facilities and outreach through the Big Questions Institute; and



- Spaces that are open, welcoming, and activated day and night through cafés, rooftop events, and street-level experiences.

These features ensure that the STEAMM Gallery is not an exclusive cultural venue, but a living, inclusive community space that enriches everyday life in the precinct.

### **Driving Economic Growth and Urban Activation**

Located within a mixed-use tower, the gallery will form the cultural heart of a development that also delivers new housing, retail, and employment opportunities. This integrated approach ensures a vibrant, safe, and active precinct throughout the day and evening.

Key benefits include:

- Increased foot traffic and economic activity for local businesses;
- New employment opportunities in construction, operations, hospitality, and the creative industries;
- Enhanced tourism appeal, providing uses complementary to those envisioned for The Gabba Entertainment Precinct and within walking distance of the Cross River Rail station; and
- A significant contribution to Brisbane’s knowledge economy through research partnerships and artist-in-residence programs.

### **Setting a Benchmark for Design Excellence**

The development will deliver landmark architecture — a visually striking, “Instagrammable” building that reinforces Woolloongabba’s identity as a place of creativity and progress. Public art, rooftop gardens, and external sculpture terraces will invite community interaction and contribute to Brisbane’s broader design excellence objectives.

### **A Catalyst Project for the State**

The STEAMM Gallery meets the State’s definition of a catalyst project by delivering benefits that extend well beyond the development site:

- It introduces a new cultural typology for Australia — uniting scientific inquiry and creative expression;
- It offers a state-significant education and engagement program that aligns with Queensland’s innovation and skills priorities; and
- It provides a long-term community legacy, embedding a culture of curiosity and collaboration within one of Brisbane’s fastest-growing precincts.

This project will deliver a tangible, lasting benefit to Brisbane and Queensland by connecting people, ideas, and disciplines, and positioning Woolloongabba as a leading destination for innovation and culture, complementing the State’s vision for the precinct.

In compliance with Section 2.5.3.1, only a single building exceeds the maximum allowable height on the subject site, however the STEAMM Gallery/Garden is only partially located on the ground plane (167m<sup>2</sup> public lobby), with the majority of the facility located in the podium levels fronting Stanley Street and on top of the podium.

In addition to the STEAMM Gallery and Garden concept, a total of 1,160 m<sup>2</sup> of communal open space is provided at ground level via a significantly widened pedestrian plaza to Stanley Street, incorporating planting, shade structures, and a pedestrian linkage to Trafalgar Street (**Figure 7**). This pedestrian area will be covered by an easement for public pedestrian access through the site.



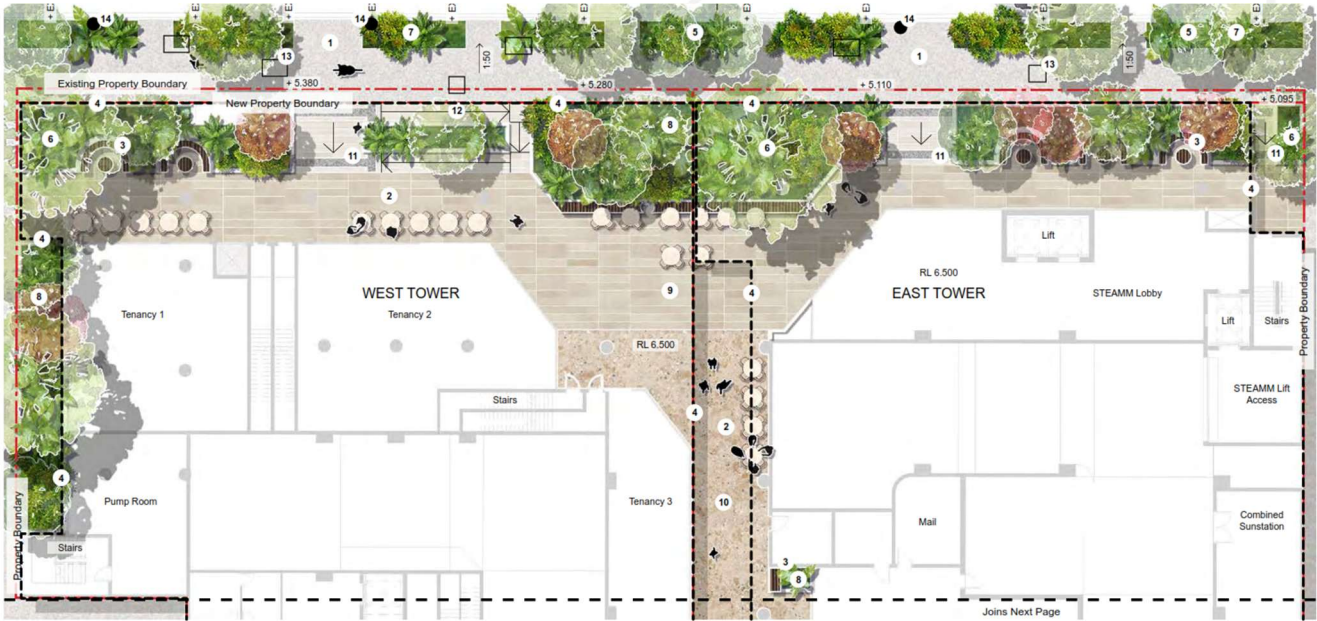


Figure 7: Extract from Landscape Concept Plan showing pedestrian plaza area along the Stanley Street frontage (Wild Studio)

When considered against the requirements of Schedule 6, the proposal:

- Exceeds the minimum area requirement (250 m<sup>2</sup>);
- Functions as a safe, inviting extension of the public realm along Stanley and Trafalgar Streets;
- Integrates seamlessly with adjoining open space and streetscapes;
- Incorporates planting and shade structures to achieve a subtropical urban character;
- Provides for ongoing maintenance by the body corporate;
- Supports 24-hour public access; and
- Excludes servicing areas, ensuring a high-quality pedestrian environment.

While a cross-block link in this location was approved by Council as part of the Silk Lane development, it is not a requirement of the Woolloongabba Plan and therefore contributes to the justification for a height increase pursuant to the catalyst uplift provisions.

The developer-led delivery of the STEAMM Gallery represents a significant investment in Brisbane’s cultural and intellectual capital, far exceeding the standard expectations of a private development. The proposal demonstrably:

- Delivers a state-significant community and cultural facility of exceptional design quality;
- Activates and enhances the Gabba Entertainment Precinct through daily cultural, educational, and economic activity;
- Strengthens the knowledge and innovation economy central to the PDA’s vision; and
- Creates a lasting legacy that benefits the wider community and State well beyond the site boundaries.

For these reasons, the STEAMM Gallery satisfies the intent of the catalyst uplift provisions within the Development Scheme and warrants consideration as a qualifying catalyst project.



## 7.3. Flooding and Flood Free Access

### 7.3.1 Flooding

Parts of the site and adjoining streets are subject to localised flooding during overland flow events. Cardno previously undertook a detailed flood impact assessment for the Silk development, which informed the design of the flood storage system integrated into Silk 1. This system, located above an existing brick drain extending north and south of the site, has performed effectively during recent rainfall events. A comparable arrangement is therefore proposed for the East Tower.

Given that the earlier assessments were undertaken nearly a decade ago, Water Technology was commissioned to prepare an updated Overland Flow Flooding Assessment for the Stanley Quarter development (**Appendix C**). For ease of reference, any mention of ‘Silk Lane’ within that report should be read as ‘Stanley Quarter’, ‘Silk 2’ as ‘East Tower’, and ‘Silk 3’ as ‘West Tower’.

The updated modelling and analysis indicate that overland flow impacts within and adjoining the site are substantially lower than previously reported by Cardno. Under existing (pre-development) conditions, the modelling identifies localised flooding along the East Tower frontage, the majority of the Stanley Street frontage, and minor inundation within the site of up to approximately 0.63 m. Flooding along the Stanley Street frontage ranges between 0 m and 0.5 m.

The model assumes that no additional flood storage is provided beneath the Stanley Quarter development, as the existing flood storage under Silk 1 remains underutilised. The system is designed to convey flows from the East Tower frontage to the Silk 1 flood storage via two 1.2 m diameter circular pipes.

A separate scenario modelled the development of the West Tower only (Stage 1). In this case, changes to surface water levels were negligible and confined to the subject site (ranging from  $-0.05$  m to  $+0.05$  m). In the fully developed Stanley Quarter scenario, minor increases in surface water levels were also confined to the subject site and the adjoining Silk 1 flood storage area, located within an existing drainage easement constructed by the Applicant in 2022. The relevant easement is Easement B on SP288089 (restricted), which is restricted in height to the part of the land below RL5.7m AHD. The easement is registered in favour of Brisbane City Council and is for the purposes of drainage (underground and overland flow).

Further downstream, along the overland flow corridor toward Nile Street and the intersection of Logan Road and Balaclava Street, the modelling shows improvements in flood conditions in the developed case, with reductions in water levels ranging from  $-0.01$  m to  $-0.2$  m.

### 7.3.2 Flood Free Access

The development incorporates a hybrid flood egress solution, consistent with the strategy endorsed under the original Silk approvals. This provides two reliable, flood-safe exit routes, ensuring both towers achieve flood-free access up to and including the defined flood event (DFE).

As discussed during pre-lodgement consultation with EDQ, the broader site originally comprised approximately 6,200 m<sup>2</sup> and was envisaged to accommodate three towers on separate parcels of around 2,000 m<sup>2</sup> each. Due to overland flow constraints affecting the eastern and part of the central parcels, these were combined to form a single integrated development. It was determined that a shared



flood-free egress to Stanley Street for Silk 1 and Silk 2 (now the East Tower) represented the most effective and coordinated solution.

This arrangement has already been successfully implemented for Silk 1, which includes an elevated ground floor emergency egress providing direct flood-free access to Stanley Street. This established connection can also serve as the East Tower’s emergency egress, allowing vehicles to pass through Silk 1 via an existing easement to a flood emergency gate at the Stanley Street frontage. In an applicable flood event, this gate opens to allow controlled vehicle egress via the driveway, pedestrian crossing, and contraflow lane on Stanley Street (refer to **Figure 8**).

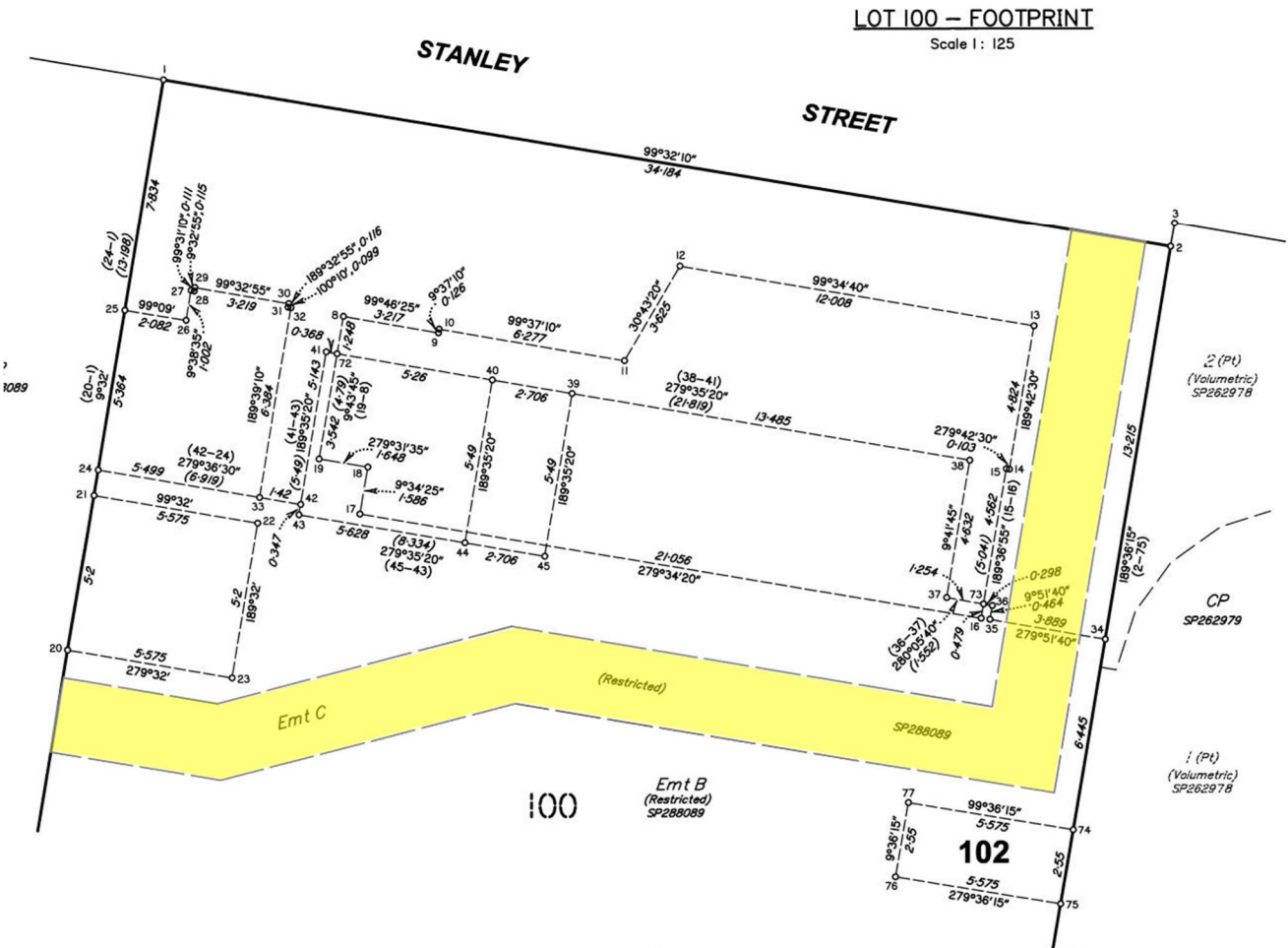


Figure 8: Extract of SP288089 showing Easement C (restricted) providing access through the Silk 1 podium to Stanley Street (Source: Department of Resources)

For the basement levels (shared by the East and West Towers), flood-free access to Trafalgar Street is maintained in the same location as the currently approved Silk Lane access. The West Tower, which will be constructed first, provides access to these basement levels via its south-western driveway on Trafalgar Street—located above the DFE level. This ensures that residents and vehicles can safely evacuate the basement areas during a flood event without obstruction.

The easement documentation (including full survey plan and easement dealing image) is contained within the Property Searches (**Appendix K**).



## 7.4. Communal Open Space

Total communal open space provided is 2485m<sup>2</sup> (57% of subject site), which includes:

- Rooftop amenities and outdoor areas (including indoor areas) on both buildings; and
- Recreation deck (Level 33) of the East Tower

The above calculation excludes the ground level pedestrian plaza and linkage from Stanley Street to Trafalgar Street, which comprises a total area of 1160m<sup>2</sup>. Whilst this will provide for public pedestrian access within the site and between the two streets, the area is communal open space for the purposes of the Development Scheme and will be within common property, managed by the future body corporate. Inclusion of this communal open space into the calculation brings the total amount to 3254m<sup>2</sup> (**84% of subject site**) and therefore compliant with the Development Scheme.

In addition to the above and as also described in **Section 7.1**, the STEAMM Gallery has a lobby area on the ground level of the East Tower, which is free and publicly accessible; and the gallery space and garden spans a total area of >2000m<sup>2</sup> across several levels. These areas, or at the very least, the ground floor STEAMM lobby, should be included as part of the communal open space calculation.

Additional communal open space areas are summarised below:

- Commercial recreation area – 236m<sup>2</sup> (for commercial office tenancies);
- STEAMM Garden – 288m<sup>2</sup> (accessible through STEAMM Gallery);
- STEAMM Gallery – 1370m<sup>2</sup> (community use); and

Outdoor communal open space areas include generous landscaping and tree planting areas, access to natural light/ventilation and incorporate a range of different active and passive recreation opportunities, including:

- Quiet areas and seating;
- Lawns;
- Gallery;
- Health/wellness facilities;
- Gymnasium/indoor sports;
- Music room;
- Steam room/sauna;
- Pools (including hot/cold plunge pools) and recreation decks;
- BBQ and dining facilities; and
- Lookout.

We consider provision of communal open space within the development, across a variety of forms from ground level, within building and rooftop, is satisfactory for the nature/scale of use proposed and complies with the Development Scheme.

## 7.5. Podium Design

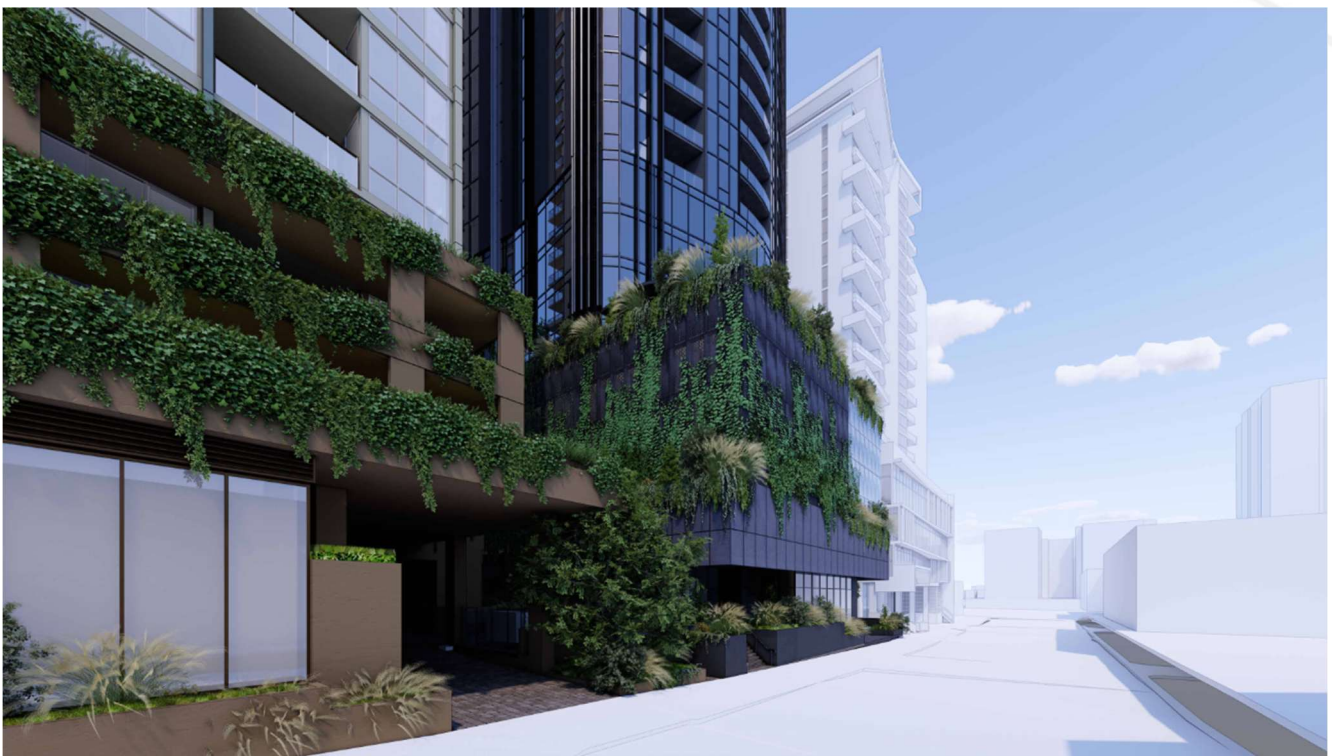
The proposed Stanley Street activation was commended by EDQ at prelodgement stage and incorporates a predominantly glazed interface with the gallery levels directly overlooking Stanley Street. The STEAMM Gallery footprint expands across podium levels, creating a stepped architectural profile that articulates the façade and strengthens the Gallery’s cultural presence – refer to **Figure 9** below.



Ground floor activation to the north and partially to the east façade is achieved through double-height retail tenancies and the STEAMM Gallery (lobby). Podium levels of the East Tower accommodate car parking, which will be screened and landscaped by a combination of treatments, including glazing, perforated screens and coloured pre-cast panels as shown below in **Figure 11**. The treatments shown on the detailed elevation avoid the creation of a blank wall along this internal elevation.



*Figure 9: Perspective image from Stanley Street, viewing west (GroupGSA)*



*Figure 10: Perspective image from Trafalgar Street, viewing east (GroupGSA)*



The Trafalgar Street frontage (East Tower) is similarly a combination of glazing, screening and landscape planting, as shown in **Figure 10** above.

Podium height for the East Tower generally matches the existing podium height of Silk 1 and carries this through to the pedestrian link – note, the *existing Silk 1 podium* incorporates up to 6 storeys of car parking, partially sleeved with office tenancies to both street frontages.

The design responds to the subtropical design intent of the Development Scheme by layering architectural elements and landscaping to achieve depth, shadow and softness. Vertical greenery, recessed balconies and integrated planters moderate heat gain and improve microclimatic comfort, while providing a distinctive subtropical expression. The podium also supports air movement and shading, contributing to the reduction of the urban heat island effect and improving the pedestrian experience at street level.

The podium edges have been designed to accommodate adaptable and active uses that promote ongoing activation throughout the day and evening. Retail, gallery, lobby and landscaped plaza spaces ensure consistent street-level engagement, while vehicle and service areas are discreetly located and screened by vertical greenery and architectural fins to maintain a high-quality pedestrian interface.



Figure 11: Detailed elevation drawing of East Tower, west elevation (GroupGSA)

## 7.6. Building Separation and Bulk

The West Tower has been positioned as close as reasonably practicable to the Jurgens Street properties (currently owned by Council). This design approach balances efficient site utilisation with appropriate separation, acknowledging that this interface does not adjoin a public road reserve. While these Council-owned sites are anticipated to form part of a future public park, one of the properties presently accommodates an existing building.

At the podium level, separation between the two podiums ranges from 9.43 m to 11.47 m. This distance provides a generous spatial buffer that enables the creation of a high-quality pedestrian link, landscaped interface, and passive recreation spaces between the towers.



At the tower level, separation between the East and West Towers varies from 10.17 m to 12.03 m, achieving an appropriate balance between urban cohesion and residential amenity. This outcome aligns with the 10m minimum tower separation typically applied to developments within the Woolloongabba Core Precinct under *City Plan 2014*.

As outlined in Section 6, the contextual analysis (**Appendix A**) demonstrates that the proposed design delivers high levels of amenity — including natural light, ventilation, privacy, and outlook — for all dwellings. Refer to Figure 12 below, for an extract of this contextual analysis.

The West Tower does not adjoin any existing residential buildings, while the East Tower maintains the previously approved separation distance to Silk 1 and presents as a slender, low-bulk form with a compact floorplate.



Figure 12: Context plan showing unit interface and orientation between East and West towers (GroupGSA)

The East Tower's design prioritises separation to Stanley Street to accommodate the STEAMM Gallery and Garden, with apartment orientations predominantly facing north and south. Corner bedrooms incorporate fixed privacy screening to prevent direct overlooking while still permitting oblique views to the north-west, north-east, south-west, and south-east.

The Development Scheme specifies a 10m separation between non-habitable room façades, which is considered an appropriate benchmark. In this case, where balcony and bedroom orientations are screened from direct view, application of the non-habitable-to-non-habitable separation standard is reasonable and results in general compliance. Key separation distances achieved include:

- East Tower to West Tower: minimum 10.17 m
- East Tower to Silk 1: approximately 8.7–10.9 m

As noted, the proposed separation distances are consistent with those approved under the existing Silk Lane approval and, in some cases, exceed the original Silk 1 & 2 combined application. The Silk 1 tower features setbacks to its western boundary varying between 3.5 m and 5.9 m, resulting in a corresponding separation to the East Tower of 8.7 m to 10.9 m. Directional screening installed on the Silk 1 façade ensures that western-facing apartment views are oriented towards the north-west and south-west, thereby maintaining visual privacy between buildings while preserving outlook.



## 7.7. Western Tower – Design

The Western Tower has been designed as a slender, vertically proportioned form that provides visual balance within the Stanley Quarter development and reduces the perception of bulk when viewed from the public realm and surrounding properties. The tower’s design responds directly to EDQ’s feedback, with a clear architectural strategy to mitigate vertical massing, articulate the façade, and strengthen the development’s subtropical identity.

As illustrated on drawings DA-00-3051, DA-00-3052, DA-00-3053 and DA-00-3054, the façade composition incorporates three distinct vertical segments, each defined by variations in colour, texture, depth and planting integration. This segmentation intentionally disrupts vertical repetition and provides a layered expression that breaks down the apparent scale of the building. The articulation establishes a clear visual rhythm, ensuring that the tower reads as a collection of slimmer, interlocking elements rather than a single continuous mass – refer to **Figure 13** below.





Figure 13: Detailed elevation of West Tower, west elevation (GroupGSA)



At the lower levels, extensive podium and mid-rise planting softens the built form and strengthens the tower’s relationship to the ground plane. Integrated planters and green façade treatments provide shade, shadow and texture, anchoring the tower within a lush, subtropical landscape. The mid-level façade introduces tonal variation and alternating balcony depths to further fragment vertical continuity, while upper levels adopt lighter materials and more recessive tones to reduce visual weight against the skyline. This graduated transition in both colour and articulation achieves the desired tapering effect and lessens perceived height and mass when viewed from surrounding streets and open spaces.

Overall, the Western Tower achieves compliance with the Woolloongabba PDA Development Scheme by delivering a visually slender, well-articulated and climatically responsive design. The deliberate segmentation of the façade, incorporation of planting and tonal transition, and the interplay of recesses and shadow combine to effectively reduce perceived bulk and ensure the building contributes to the creation of a distinctive, subtropical and human-scaled development.

## 7.8. Car Parking

The Development Scheme prescribes a requirement of a minimum *0.15 residential visitor* spaces per dwelling for multiple dwellings, equating to 15% visitor parking. By comparison, *City Plan 2014* requires one visitor space per 20 dwellings, equivalent to 5%, following the inclusion of Woolloongabba within the ‘City Core’ area under the Transport, Access, Parking and Servicing Code.

**Section 4.10** above summarises car parking provision within the development, which broadly accommodates 614 spaces (307 for each tower), comprising 554 residential spaces, 23 visitor spaces and 27 commercial spaces.

The Woolloongabba PDA Development Scheme prescribes *maximum* parking rates, recognising the PDA’s intent to promote public and active transport uptake. The proposed car parking slightly exceeds these maxima for some unit types and the commercial component within the East Tower. Specifically, the development provides approximately 12% more residential parking than the nominal PDA rate, and a higher commercial parking rate (1 space per 100 m<sup>2</sup> GFA versus 1 space per 300 m<sup>2</sup>)

These modest exceedances are considered appropriate and justified on the following grounds:

- **Dwelling Mix and Market Expectation:** The additional spaces primarily relate to a limited number of larger 3- and 4-bedroom units, which reasonably warrant higher parking provision. Approximately 76% of dwellings fully comply with PDA rates.
- **Reduced Visitor Demand:** Visitor parking (0.05 spaces per dwelling) aligns with the former PDA Scheme and *City Plan 2014* ‘City Core’ provisions, which recognise that high-density, inner-city locations with exceptional public transport access (busway, Cross River Rail) require lower visitor parking rates.
- **Public Transport Accessibility:** The site is within a 5–10 minute walk of Woolloongabba CRR Station and busway station; and several high-frequency bus routes, directly supporting a mode shift away from private vehicle use.
- **Traffic and Operational Impacts:** The TIA confirms the proposed development will generate only 138 vehicle trips in the peak hour—an increase of approximately 24vph (one vehicle every 2–3 minutes) compared with the existing Silk Lane approval—representing a negligible impact on the surrounding road network.



- **Servicing Efficiency:** On-site service bays, loading areas, and waste collection zones are provided for both towers, ensuring no reliance on kerbside space and maintaining clear pedestrian and cycling pathways.

In relation to the non-residential parking provision, the TIA notes that:

- The increased rate equates to a total of 35 spaces, or an exceedance of 19 spaces above the PDA maximum non-residential parking.
- This additional supply is intentional, providing greater flexibility for future commercial tenants whose parking demands may vary depending on the type of business or office occupant.
- Importantly, the slightly higher provision is expected to reduce reliance on surrounding on-street parking, ensuring that the development remains self-sufficient and does not contribute to localised congestion or parking pressure on public roads.

In summary, the proposed car parking provision achieves an appropriate balance between accessibility, amenity, and sustainability, responding to site-specific conditions and market expectations while generally maintaining consistency with the intent of the Development Scheme.

## 7.9. Subtropical Planting

The Development Scheme emphasises the role of deep planting in achieving high-quality subtropical design outcomes that support shade, cooling, and urban greening. Within the Stanley Quarter proposal, subtropical planting is delivered through a combination of traditional deeper planting (>1.5m), integrated podium and rooftop landscapes, and extensive containerised planting systems positioned above basement structures.

The development provides approximately 117 m<sup>2</sup> of traditional subtropical planting (equivalent to 2.7 % of the site area) located within unconstrained areas open to the sky. While this is below the 10% target, these areas are strategically positioned to maximise their functional and visual contribution to the public realm. They frame key pedestrian linkages, enhance the plaza experience at ground level.

The reduced subtropical planting area is offset by a substantial quantum of additional greenery provided across the development, including:

- Podium planting integrated within the West Tower and East Tower podiums, supporting shaded communal recreation spaces and enhancing building façades;
- Façade planting on the East Tower, providing vertical greening and screening of podium parking levels while softening the urban form and contributing to microclimatic cooling;
- Rooftop and terrace gardens that extend the subtropical landscape vertically through the development, reinforcing the “green skyline” sought by the Development Scheme;
- Planting within the STEAMM Gallery and garden, contributing to the public interface.

This integrated landscape network ensures that subtropical planting is distributed three-dimensionally across the site, achieving the same experiential and environmental benefits intended by the 10% subtropical planting benchmark.

Given the extent of basement coverage and the requirement to accommodate significant infrastructure at the site’s frontages, opportunities for conventional subtropical planting in natural ground are limited. To deliver equivalent ecological and aesthetic outcomes, containerised planting systems are proposed in all designated deep planting zones above basement level (with soil depths of ranging from 800mm to 1200mm).



The proposal responds to the intent of the Development Scheme’s subtropical planting objectives by prioritising performance outcomes — maximising urban greening, improving pedestrian comfort, enhancing biodiversity, and supporting a cohesive subtropical character. The approach delivers a functionally equivalent landscape outcome to traditional subtropical planting and represents an appropriate balance between structural feasibility, design intent, and community benefit.

A Landscape Concept Plan accompanies this application (**Appendix B**) to illustrate planting typologies, canopy coverage, and integration across all levels of the development. The Applicant will continue to liaise with EDQ to confirm that the proposed containerised and podium-based planting systems are accepted as achieving the intent of the subtropical planting provisions within the Woolloongabba PDA.

In summary, the proposed landscape strategy aligns with the subtropical design principles underpinning the Development Scheme by promoting shade, permeability, greenery, and comfort in a high-density urban environment. While the quantum of traditional subtropical planting is below the numeric benchmark, the overall landscape outcome — incorporating layered greenery from street to skyline — delivers on the desired intent.

## 7.10. Environmental Management Register

Part of the site is contained on the Environmental Management Register (EMR), as noted in the property searches (**Appendix K**). Specifically, this relates to Lot 2 on SP288089, where historical parcels that were amalgamated into Lot 2 were contained on the EMR for the purposes of petroleum product or oil storage. This was addressed as part of Silk 1 during construction, in accordance with advice from Range Environmental and a Suitably Qualified Person. Ultimately, site suitability statements were issued and affected properties within Silk 1 were removed from the EMR. We anticipate the same process will take place for development of Stanley Quarter.

## 7.11. Airport Environs Overlay

The subject site is situated within the Obstacle Limitation Surfaces, Procedures for Air Navigation Services – Aircraft Operations Surfaces and Bird and bat strike zone and public safety zone of the Airport Environs overlay.

As the site is mapped within this overlay and is over 100m in height, an application has been made to Air Services Australia to provide advice and recommendations on the proposed development. Once the assessment period is concluded, any advice/recommendations will be relayed to EDQ and/or incorporated in the design, as required. The Applicant can supply evidence of the application to Air Services Australia upon request.

Please also note that the application to Air Services Australia has also been forwarded to Brisbane Airport Corporation for assessment.



## 8. Conclusion

This report has been prepared on behalf of 825 Stanley Pty Ltd, who seek to develop land situated at Trafalgar Street and Stanley Street, within the Woolloongabba Priority Development Area (PDA), for the purposes of the Stanley Quarter mixed-use development.

This Town Planning Report, together with the accompanying specialist reports and architectural documentation, has assessed the proposed development against the Development Scheme and other relevant planning instruments and guidelines.

The assessment confirms that the proposed development:

- Complies with the intent of the Development Scheme, including the Vision, PDA-wide criteria, and Precinct 2 outcomes – and where any non-compliances have been identified with the PDA-criteria or Precinct 2 outcomes, these have been appropriately justified in **Section 7**;
- Delivers a high-quality, mixed-use urban outcome incorporating residential, retail, commercial, and community uses;
- Achieves exemplary design outcomes, with slender tower forms, active podium levels, strong public realm activation and high standards of subtropical design;
- Provides substantial community benefit through delivery of the STEAMM Gallery and Garden, a landmark cultural and educational facility that contributes to Woolloongabba’s identity as a centre of creativity and learning;
- Improves local permeability and amenity, delivering a 1,160 m<sup>2</sup> publicly accessible pedestrian plaza and cross-block link; and
- Addresses site-specific considerations relating to flooding, access, parking, and servicing through detailed engineering and design solutions, ensuring no adverse impacts on the surrounding network or environment.

On balance, the proposal represents a well-considered, contextually appropriate and innovative redevelopment that will make a positive contribution to the continued transformation of Woolloongabba into a vibrant, walkable and connected inner-city community.

It is therefore recommended that the proposed development be approved, subject to relevant and reasonable conditions.



## 9. Appendices

### Appendix A

Architectural Plans prepared by GroupGSA

### Appendix B

Landscape Concept Plan prepared by Wild Studio

### Appendix C

Overland Flow Flood Assessment prepared by Water Technology

### Appendix D

Engineering Services Report prepared by Edge

### Appendix E

Stormwater Management Plan prepared by Edge

### Appendix F

STEAMM Gallery and BQI Statement of Community Benefit from Sarazin

### Appendix G

Noise Impact Assessment prepared by Colliers

### Appendix H

Air Quality Assessment prepared by Trinity

### Appendix I

Operational Waste Management Plan prepared by Colliers

### Appendix J

Traffic Impact Assessment

### Appendix K

Property Searches

### Appendix L

Site Context Plan prepared by Saunders Havill Group

### Appendix M

Code Compliance Tables

### Appendix N

Acid Sulfate Soils Management Plan

### Appendix O

Geotechnical Report

