



**BLUME**  
PLANNING & DEVELOPMENT

# PLANNING ASSESSMENT REPORT

## **492 Vulture Street and 85 Linton Street KANGAROO POINT**

On Lot 85 RP1135 & Lot 94 on RP11335

PDA Application  
FOR Material Change of Use for Multiple dwelling, Food and drink outlet, Office  
and Indoor sport and recreation

## PLANNING ASSESSMENT REPORT

**Applicant name:** ARBT Prefab Pty. Ltd.

**Site address:** 492 Vulture Street and 85 Linton Street KANGAROO POINT, QLD

**Real property description:** Lot 85 on RP11335 and Lot 94 on RP1135

**Project reference no:** 0124

**Contact:** David Zanker  
Director – Blume Planning and Development Pty Ltd

**Proposal:** PDA Application – Material Change of Use for Multiple Dwelling (106 Units), Food and drink outlet, Office and Indoor sport and recreation

### Report version:

Version	Prepared By	Reviewed By
Draft	DZ	DZ
Final	DZ	DZ

### Report distribution:

Version	Recipients
Final	ARBT Prefab Pty. Ltd.
Final	EDQ

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## 1.0 Executive Summary

This report is submitted on behalf of ARBT Prefab Pty. Ltd. in support of a PDA Application for a Material Change of Use for Multiple Dwelling (106 Units), Food and drink outlet, Office and Indoor sport and recreation over land at 492 Vulture Street and 85 Linton Street KANGAROO POINT, QLD, formally described as Lot 85 on RP11335 and Lot 94 on RP1135.

The site is located within the within both the High-density residential zone (85 Linton Street) and the MUI Mixed use (inner city) zone (492 Vulture Street) of the Brisbane City Plan 2014, however is further located within Precinct 4 (Woolloongabba North) of The Woolloongabba PDA Precinct Plan of the Woolloongabba Plan PDA Development Scheme.

Development in the Woolloongabba Plan is therefore assessed against the Woolloongabba Plan PDA Development Scheme (Development Scheme) a regulatory document under the *Economic Development Act 2012*, that controls land use, infrastructure planning and development in the area.

The site remains rectangular in shape with a total site area of 1,416m<sup>2</sup> and a frontage to both Vulture and Linton Street. Currently, the site is utilised as an at grade car park and other than that has sat vacant for quite some time.

Of significant importance is the Applicant's expertise and innovative business model, which leverages modular design and construction techniques to enable the project's completion in as little as nine (9) months following the finishing of basement and podium levels. This accelerated timeline offers a compelling incentive for EDQ to support the proposed development, reflecting industry-leading construction efficiencies. Such rapid delivery is especially critical amid the urgent need for increased housing supply. Innovative approaches like this represent a meaningful step toward alleviating ongoing housing pressures in the years ahead.

This Town Planning Report and supporting documents, have assessed the proposed development against the relevant provisions of the Development Scheme and other relevant legislation. We are of the opinion that the development is consistent with the Development Scheme and is appropriate for the locality. It is recommended that the development application be approved, subject to relevant and reasonable conditions.

## 2.0 Project Summary

Site summary and project details	
Applicant	ARBT Prefab Pty. Ltd.
Site Address	492 Vulture Street and 85 Linton Street KANGAROO POINT, QLD
Real Property Description	Lot 85 on RP11335 and Lot 94 on RP1135.
Area Of Site	1,416 m <sup>2</sup>
Local Government Area	Brisbane City Council
Assessment Manager	Minister for Economic Development Queensland (MEDQ)
PDA	Woolloongabba PDA
Easements	Nil
State Interests	<ul style="list-style-type: none"> <li>• Development and Construction               <ul style="list-style-type: none"> <li>- Priority development area (Woolloongabba)</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>- Obstacle limitation surface area</li> <li>- Wildlife hazard buffer zone</li> </ul> </li> </ul>
Proposal	PDA Application for Material Change of Use for Material Change of Use for Material Change of Use for Multiple Dwelling (106 Units), Food and drink outlet, Office and Indoor sport and recreation
Category Of Assessment	PDA assessable development
Prelodgement History	Not applicable
Referral Agencies	N/A
Specialist Reports Provided	Architectural Plans prepare by Shelta Co
Contact Email	david@blumeplanning.com

## 3.0 Site Details

The site is located at 492 Vulture Street and 85 Linton Street KANGAROO POINT, QLD, formally described as Lot 85 on RP11335 and Lot 94 on RP1135. The site remains rectangular in shape with a total site area of 1,416m<sup>2</sup> and a frontage to both Vulture and Linton Streets. Currently the site is utilised as an at grade car park and other than that has sat vacant for quite some time. Access to the site is currently via Linton Street.

### 3.1 Site History

A historical development application was lodged over the site on 15 October 2015 for a Material Change of Use (Development Permit) and Building Work for Centre Activity, Centre Activity Within Centre, Food and Drink Outlet, Multiple Dwelling, Office and Shop (Council Ref: A04236641) which was subsequently refused by Brisbane City Council in September 2016. No further application history over the site is available on any publicly available information sources.

### 3.2 Location

The locational attributes of the site benefit from a diverse array of amenities, including educational institutions, healthcare facilities, retail centres, and recreational opportunities. The development plans for the PDA aim to further enrich these offerings, ensuring that residents and visitors have convenient access to essential services and significant opportunities for passive and active recreation.

The site is situated approximately 500 meters from the currently under construction Woolloongabba Cross River Rail station, which is due for completion in 2026. This station will serve as a key transport node in Brisbane's public transport network, significantly enhancing connectivity across the city and facilitating access to Brisbane's CBD and beyond.

Additionally, the area is well-served by existing transport corridors, including major roads and bus routes, ensuring seamless integration into Brisbane's broader transportation framework.

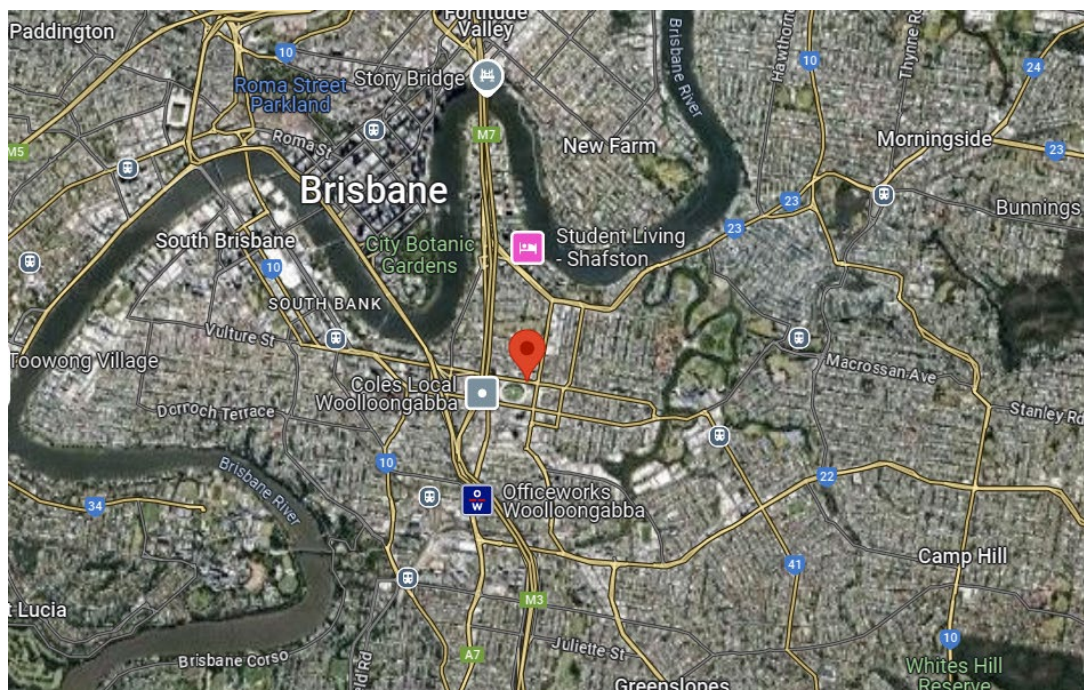


Figure 1 – Locational Attributes (Google Maps)

### 3.3 Site Characteristics

The site maintains a total width of 20m is relatively flat and currently provides at grade car parking. The site is currently being underutilised and represents a well-located inner city development site.

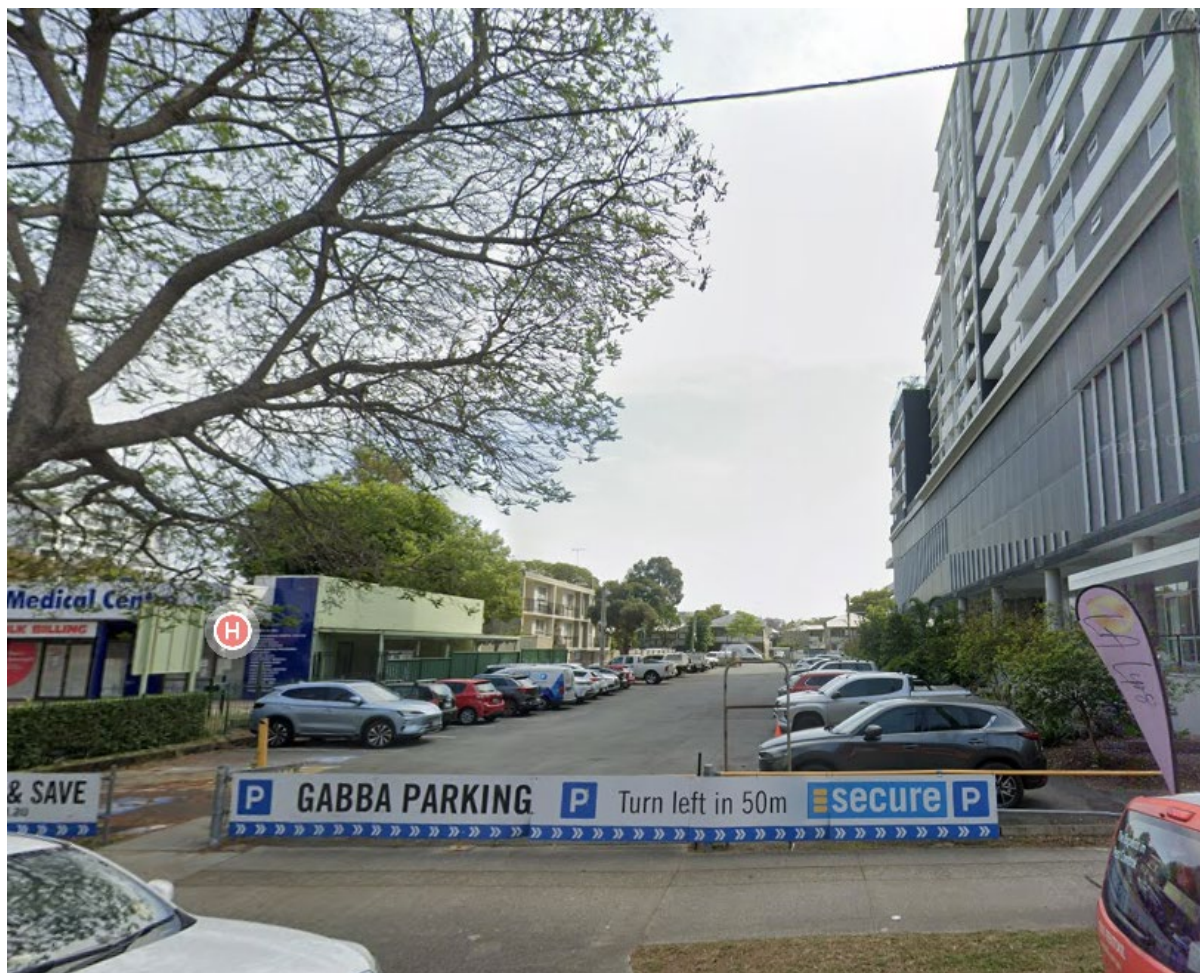


Figure 2: Existing Site Conditions (Google Maps)

### 4.0 Proposal

The proposal seeks approval for a Material Change of Use for Multiple Dwelling (106 Units), Food and drink outlet, Office and Indoor sport and recreation.

This innovative mixed-use, residential-led development in Woolloongabba offers a progressive vision for inner-city living in Brisbane. By integrating affordability, sustainability, and community-focused design, it responds thoughtfully to the unique conditions of South East Queensland's subtropical climate. Passive design principles, and flood-resilient planning work together to improve both liveability and long-term urban resilience.

Inspired by Brisbane’s rich natural environment and cultural heritage, the design incorporates symbolic elements of the pineapple, a motif deeply rooted in the region’s history. Utilising modular construction techniques, the development ensures quicker project delivery, long-term flexibility, and a reduction in construction waste. Spacious communal areas and integrated green infrastructure foster a healthy, interconnected, and socially vibrant community. Rising to 22 storeys, this transformative development offers a unique residential experience, featuring:

- **106 residential apartments** consisting of a 2 bedroom configuration and 1 penthouse suit.
- **72 on-site parking spaces**, complemented by a building concierge and a car-share service, reflecting modern urban mobility trends and reducing dependence on private vehicle ownership.
- **Expansive communal spaces** thoughtfully located on podium and mid-rise levels, offering lush outdoor environments and panoramic city views for both residents and visitors.
- **Dual pedestrian access** from Vulture Street and Linton Street, enhancing the site’s permeability and walkability.

This development is a key driver of future residential growth in Brisbane, blending architectural excellence, environmental sustainability, and affordable housing in one of the city’s most dynamic and emerging precincts.



Figure 3: Podium and Tower Form (SheltaCo)

#### 4.1 Key Development Parameters

The proposal has been architecturally designed to respond to its narrow site conditions and its locations context. The nature of land uses being applied for have been further described below.

#### Multiple Dwelling

- 105 residential units in a diverse range of layouts, including 2 bedroom apartments; and
- The proposal will also integrate a 1,000m<sup>2</sup> wellness centre and gymnasium providing comprehensive fitness facilities for future residents.

#### Food and drink outlet

- The proposal includes provision for two Food and Drink Outlet tenancies, which are located at ground and the first level of the development.

#### Indoor sport and recreation

- The proposal includes provision for an Indoor Sport and Recreation use (gymnasium), being located at levels 2 and 3 of the development.

#### Office

- The proposal includes provision for Office space, being located over levels 2 and 3.

The following table outlines the key development parameters of the proposed development. Given the number of land uses being applied for, the key parameters around these land uses have also been provided below:

Key Development Parameter	Proposed Development
Building Height	22 Storeys
Gross Floor Area	The proposed overall GFA includes: <ul style="list-style-type: none"><li>• Podium: 2,400m<sup>2</sup></li><li>• Tower: 7,500m<sup>2</sup></li><li>- Total GFA 9,900m<sup>2</sup></li></ul>
Tower Site Cover	2,400m <sup>2</sup> (60%)
Tower Setbacks	Vulture Street <ul style="list-style-type: none"><li>- 5.1m</li></ul> Linton Street <ul style="list-style-type: none"><li>- 5m</li></ul> Side Boundary - Western <ul style="list-style-type: none"><li>- 3m to balcony</li><li>- 4.3m to wall</li></ul> Side Boundary - Eastern <ul style="list-style-type: none"><li>- 3m to Balcony</li><li>- 6.7m to wall</li></ul>
Communal Open Space & Landscaping	<ul style="list-style-type: none"><li>• 2,330m<sup>2</sup> of communal open space is provided equating to 164% of the overall site area</li></ul>
Vehicular Access	Vehicular access to the site will be via a single, designated crossover point via Linton Street. Access will be restricted from Vulture Street.
Pedestrian Access	Pedestrian access will be provided to both street frontages.

Car and Bicycle Parking	<ul style="list-style-type: none"> <li>• The proposal includes 72 car parking spaces (in a podium stacking design across four levels).</li> <li>• 220 secure bicycle parking bays will be provided at the Level 1 (via Vulture Street pedestrian access).</li> </ul>
Servicing / Loading	<p>The proposed servicing of the development will occur via the Linton Street crossover. Service and refuse vehicles will enter and exit the site via Linton Street and proceed to the service vehicle spaces at ground level. Service vehicle parking will be provided at ground level as:</p> <ul style="list-style-type: none"> <li>- MRV Parking 2 Spaces</li> <li>- Van Parking 2 Spaces</li> </ul>

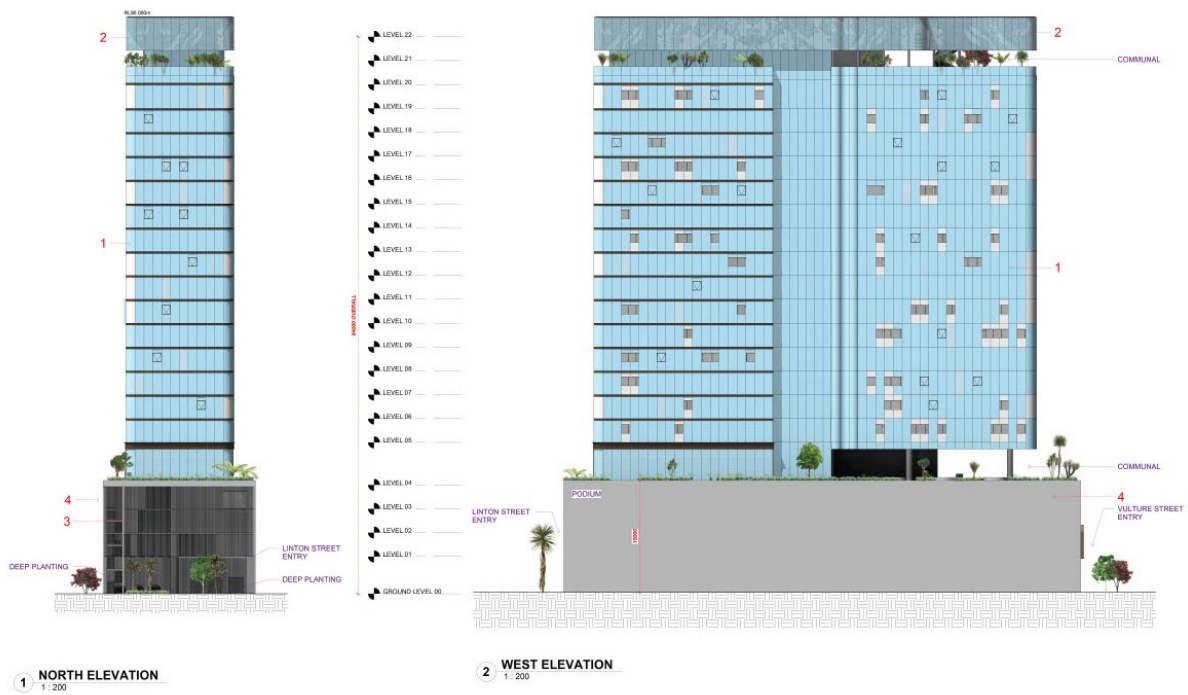


Figure 4: Podium and Tower Form (SheltaCo)

## 4.2 Design Excellence and Innovation

The proposed development showcases exceptional design that responds to the local context and the evolving Woolloongabba precinct. Through its thoughtful architectural expression, strong urban presence, and the integration of subtropical design elements like vertical greenery, the development aligns seamlessly with its surroundings. The design features a dynamic façade, incorporating elements like perforated metal or timber screens, which serve as sun-shading devices while adding architectural depth.

The building's form is carefully sculpted to maximize natural light, cross-ventilation, and city views, while enhancing the local skyline. A carefully selected material palette, layered façade, and abundant landscaping—especially the vertical garden along the eastern elevation—create visual interest and help break up the built form. Active street frontages and high-quality communal spaces foster a vibrant, inclusive public environment, while sustainable features such as shading devices, deep planting, and green technologies respond effectively to Brisbane's subtropical climate.



Figure 5: Tower Facade (SheltaCo)

The proposed development establishes a new standard for sustainable urban living in the inner city. By combining cutting-edge construction techniques, climate-responsive design, and a strong appreciation for cultural and environmental context, it offers a forward-thinking model of architectural excellence and urban innovation.

#### Modular Construction and Sustainable Efficiency

Sustainability and resilience are central to the vision for this development. A modular construction approach has been adopted to accelerate delivery while reducing waste, disruption, and environmental impacts. The use of prefabricated building components streamlines the construction process, enhances quality control, and significantly reduces embodied energy contributing to improved sustainability outcomes across the project's lifecycle.

The modular system offers flexibility in unit configurations, enabling the development to adapt to changing housing demands over time. This approach optimises material usage and reduces on-site waste, supporting sustainable building practices and ensuring long-term operational efficiency.

These key sustainability initiatives include:

- Adoption of a prefabricated construction techniques that minimise waste, shorten construction timelines, and reduce environmental impact
- Integration of energy-efficient systems and materials, including solar panels and high-performance glazing
- Implementation of water-sensitive urban design (WSUD) strategies, such as rainwater harvesting, permeable surfaces, and green infrastructure, to manage stormwater and mitigate urban heat island effects
- Optimised thermal performance of the building envelope to reduce dependence on mechanical cooling and enhance energy efficiency
- Extensive landscaping, native plant species, and vertical greenery to strengthen the connection between built form and nature

The design also incorporates key sub-tropical design elements tailored to Brisbane's climate such as deep planting, shade structures, passive ventilation, and access to natural light creating comfortable, climate responsive living environments.

### 4.3 Overland flow

Located in an area subject to local overland stormwater flow, the development has been designed with flood resilience and immunity as key priorities. The podium level has been elevated to ensure all habitable spaces are protected from potential flood impacts. At ground level, the design incorporates water resistant materials. The use of these materials minimises flood related damage and supports efficient post-event restoration. The design response has been supported by the Engineering report prepared by WEP.

## 5.0 Town Planning Framework

### 5.1 Assessment – The Woolloongabba Plan Development Scheme

The proposed development is assessable and subject to assessment under the Economic Development Act 2012 (ED Act). The ED Act provides for particular parts of the State to be declared as areas called PDA's. Its main purpose is to facilitate economic development, and development for community purposes, in the State.

The Development Scheme is applicable to all development on land within the boundaries of the Woolloongabba PDA. It is the regulatory document which assists with planning, carrying out, promoting, coordinating, and controlling land development within the PDA. The PDA is located approximately 1.5km south-east of Brisbane's central business district. The PDA provides critical city-

significant connections with other inner-city destinations, including South Bank, Kangaroo Point and the Boggo Road Cross River Rail (CRR) PDA.

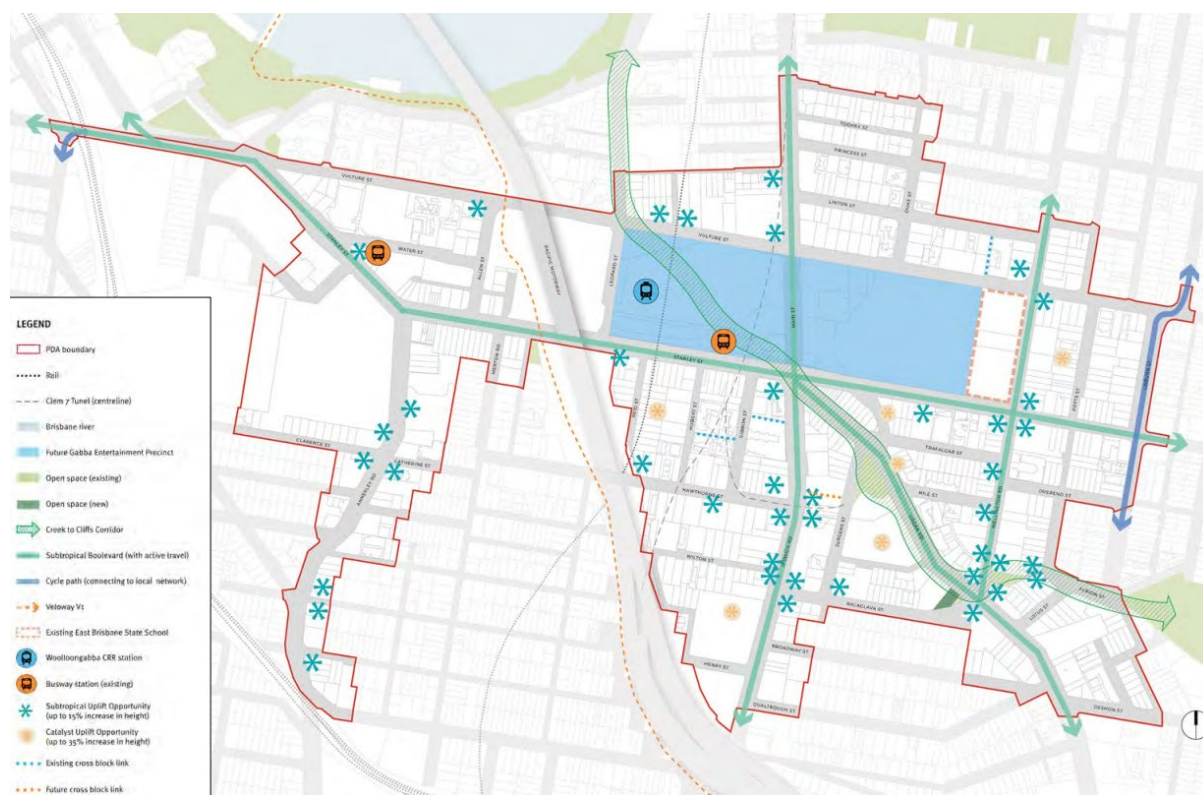


Figure 6: Woollongabba PDA (EDQ marked up by SheltaCo)

Assessable development is consistent with the land use plan provided that the development complies with all relevant UDA-wide criteria and the relevant zone intent. Alternatively, if the development does not comply, the development should not conflict with the Development Scheme.

The land uses are defined under the Brisbane City Plan 2014 as follows:

- Multiple Dwelling - Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.
- Food and drink outlet -
  - preparing and selling food and drink for consumption on or off the premises; or
  - providing liquor for consumption on or off the premises, if the use is ancillary to the use in paragraph (a).
- Indoor Sport and Recreation
  - Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.
- Office
  - means the use of premises for—

- providing an administrative, financial, management or secretarial service or function; or
- the practice of a profession; or
- providing business or professional advice or services; but
- does not include the use of premises for making, selling or hiring goods.

### 5.1.1 PDA – Wide Criteria

To the extent the PDA-wide criteria are relevant, they are to be considered in the assessment of the application. The proposed development is assessed against the PDA-wide criteria in the table below:

<b>PDA – wide Criteria</b>	
Connectivity and Movement	The site benefits from dual street frontages, with Vulture Street serving as the primary frontage and the focal point for the development’s podium levels. To maintain an uninterrupted and active streetscape along Vulture Street, all vehicular access is proposed via Linton Street, eliminating the need for crossovers along the main frontage.
Built Form and Landscaping	Drawing inspiration from The Pineapple Hotel (a symbol of hospitality and a notable part of Queensland’s agricultural heritage) the building’s design concept is rooted in this iconic motif. This influence is expressed through screening elements and the tower crown, which reference the fruit’s distinctive geometric and organic forms. Perforated metal or timber screens are used to filter sunlight, casting dynamic shadows that enrich the building’s character while offering effective passive shading.
Public Realm	As demonstrated in the architectural drawings provided in Attachment A of this report, the proposal is designed to establish a vibrant and active interface between the public and private realms, integrating the site’s uses with the Vulture Street frontage. In addition to accommodating the primary pedestrian entry point, the ground floor along Vulture Street is carefully designed to enhance street-level activation and connectivity.
Sustainability	Sustainability and resilience are fundamental to the vision for this development. The project embraces a modular construction approach, which streamlines the building process while minimising waste and on-site disruption. The use of prefabricated components shortens construction timelines, enhances quality control, and increases overall efficiency—contributing to reduced embodied energy and stronger environmental outcomes. This modular system also enables flexible unit configurations, allowing the development to adapt to changing housing needs over time. By maximising

	material efficiency and significantly reducing construction waste, the approach aligns with best-practice sustainable design and delivers long-term operational advantages.
Heritage and Character	The site is not mapped as containing any matters of heritage significance.
Impacts and Amenity	<p>The development is underpinned by design principles, establishing an urban retreat that fosters a strong connection between residents and nature. Lush green walls, integrated throughout the podium and tower, offer both ecological and psychological benefits—enhancing air quality, mitigating the urban heat island effect, and promoting a sense of calm and wellbeing. These vertical gardens act as dynamic living façades, thoughtfully adapted to Brisbane’s subtropical climate and aligned with the city’s broader green infrastructure goals.</p> <p>Complementing this, subtropical design strategies are incorporated to ensure climate responsiveness and occupant comfort. Features such as deep overhangs, operable screens, cross-ventilation, and shaded communal spaces work together to reduce heat gain and optimise natural airflow. The building also utilises high-performance façades and passive cooling techniques, minimising reliance on mechanical systems and contributing to long-term energy efficiency.</p>
Flooding and Climate Risk	Located in an area prone to local overland stormwater flow, the development has been carefully designed with flood resilience and immunity as a central consideration. The elevated podium level ensures all habitable spaces remain protected from potential flood impacts.
Service Infrastructure	The site is ideally located just a short drive from key facilities, such as Mater Hospital and Princess Alexandra Hospital. The proposed development will enhance access to vital services for a growing number of residents in the surrounding community.
State and Major Transport Corridors, Future Transport Corridors and Infrastructure	The site is conveniently situated near the Woolloongabba Cross River Rail station and Ipswich Road, a state-controlled road. As highlighted throughout this report, the proposed development will enhance the effective utilisation of these key transport infrastructure assets.
Housing Affordability and Diversity	A key highlight of the development is its commitment to inclusivity, with 21% of the units allocated for affordable housing. This initiative aligns with Brisbane’s broader goals for housing affordability, fostering a diverse resident community and promoting social equity. Rather than being separated, the affordable housing is integrated within the overall residential mix, encouraging seamless social and economic integration

	and strengthening community ties. The affordable units are designed to match market-rate residences in both quality and amenities, ensuring equal living standards for all. Residents also benefit from access to shared communal spaces.
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## 6.0 Precinct provisions

The PDA is made up of a number of building height precincts as illustrated in Figure 7 below. The site is located in the building heights areas which accommodates a building height of 20 storeys.

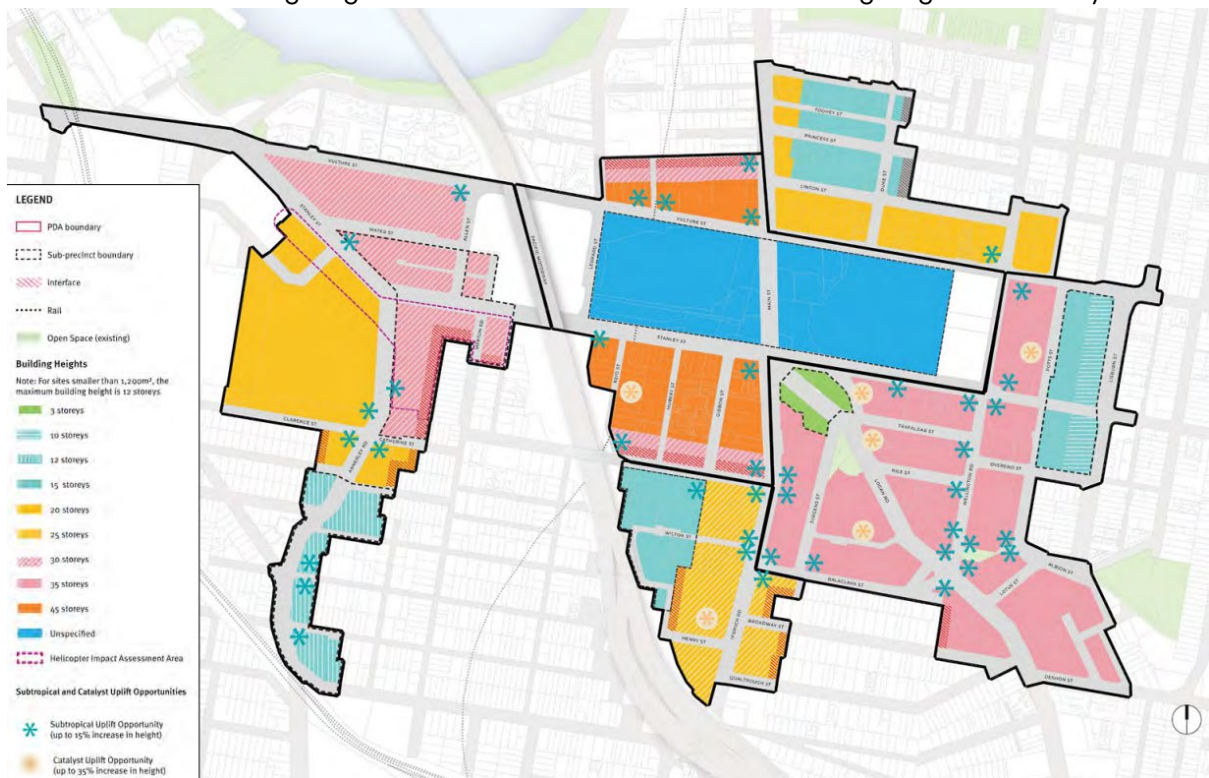


Figure 7: Precinct Map (EDQ)

Within the PDA, higher-density development is concentrated near existing and planned public transport hubs within the Woolloongabba Core precinct. Development is designed to minimise impacts on the amenity of adjacent traditional character areas. The PDA focuses on residential land uses, with commercial, retail, and mixed-use activities oriented towards Vulture Street and Main Street. Building heights are regulated to reduce overshadowing of the Gabba Cricket Ground.

The following table evaluates the proposal's compliance with the objectives set for Precinct 4.

Precinct Objectives	Response / Compliance
4.4.4.2 Preferred Land Uses	

<ul style="list-style-type: none"> <li>• Childcare centre</li> <li>• Club</li> <li>• Food and drink outlet</li> <li>• Function facility</li> <li>• Hotel</li> <li>• Multiple dwelling</li> <li>• Shop (where no greater than 250m<sup>2</sup> GFA for any individual tenancy)</li> <li>• Short-term accommodation</li> </ul>	<p>The proposal incorporates Multiple dwelling Food and drink outlet and Hotel.</p>
<p>4.4.4.3 Connectivity, access and public realm</p>	
<p>1. creates a clear entry to the PDA from Kangaroo Point by facilitating an improved north-south connection between the Brisbane river and Precinct 1: Woolloongabba core</p>	<p><b>Complies.</b> The proposed development is a clear example of a landmark project that accords with the overarching precinct objectives.</p>
<p>2. is characterised by pedestrian orientated design and mixed-use development and activated subtropical streetscapes</p>	<p><b>Complies.</b> In accordance with Table 16 of the PDA Scheme, non-residential land uses fronting Vulture Street are to have an average of at least one tenancy or one pedestrian entry / exit per 15m of building frontage. The proposal provides for this.</p>
<p>3. delivers streetscape improvements</p>	<p><b>Complies.</b> As illustrated in the submitted architectural drawings included as Attachment A to this report, the proposal will introduce a highly attractive, active street frontage and engaging street edge further enhance the human scale and pedestrian comfort.</p>
<p>4. supports the revitalisation of Duke Street as a subtropical spine to enhance connections between the Woolloongabba Core precinct and Raymond Park, with new crossblock links supporting a green walkable neighbourhood.</p>	<p><b>Complies.</b> Whilst not directly related to the site subject of development, the proposal does not compromise for the ability of these public enhancements to be delivered elsewhere in the PDA or where mapped.</p>
<p>4.4.4.4 Built environment</p>	
<p>1. focuses density and building height along Vulture Street and Main Street transitioning down towards the northern boundary of the PDA</p>	<p><b>Complies.</b> The proposal is positioned along Vulture Street, where increased density and building heights are encouraged. In accordance with Table 15, the maximum allowable building height is 20 storeys for sites with a primary frontage of 20 metres or more on Vulture Street and/or a site area exceeding 1,200m<sup>2</sup>. A comprehensive justification for the proposed building height is included in <b>Section 7</b> further below.</p>

2. protects and enhances the significance, appearance and setting of heritage buildings such as the Kangaroo Point Uniting Church	The proposal will not compromise the heritage setting of any significant buildings in Kangaroo Point including the Kangaroo Point Uniting church.
3. provides sensitive interfaces to existing dwellings	the proposed development does not negatively impact upon nearby residential dwellings and has been consciously designed and sited to respond to the existing site conditions and narrow width.
4. building heights are managed to avoid adverse overshadowing of the Gabba Stadium, in particular the field of play during winter months	<p><b>Complies.</b></p> <p>The proposal is positioned along Vulture Street, where increased density and building heights are encouraged.</p> <p>In accordance with Table 15, the maximum allowable building height is 20 storeys for sites with a primary frontage of 20 metres or more on Vulture Street and/or a site area exceeding 1,200m<sup>2</sup>. A comprehensive justification for the proposed building height is included in <b>Section 7</b> further below.</p> <p>Please also refer to <b>Figure 8</b> below, illustrating that the tower does not overshadow the Gabba Stadium.</p>

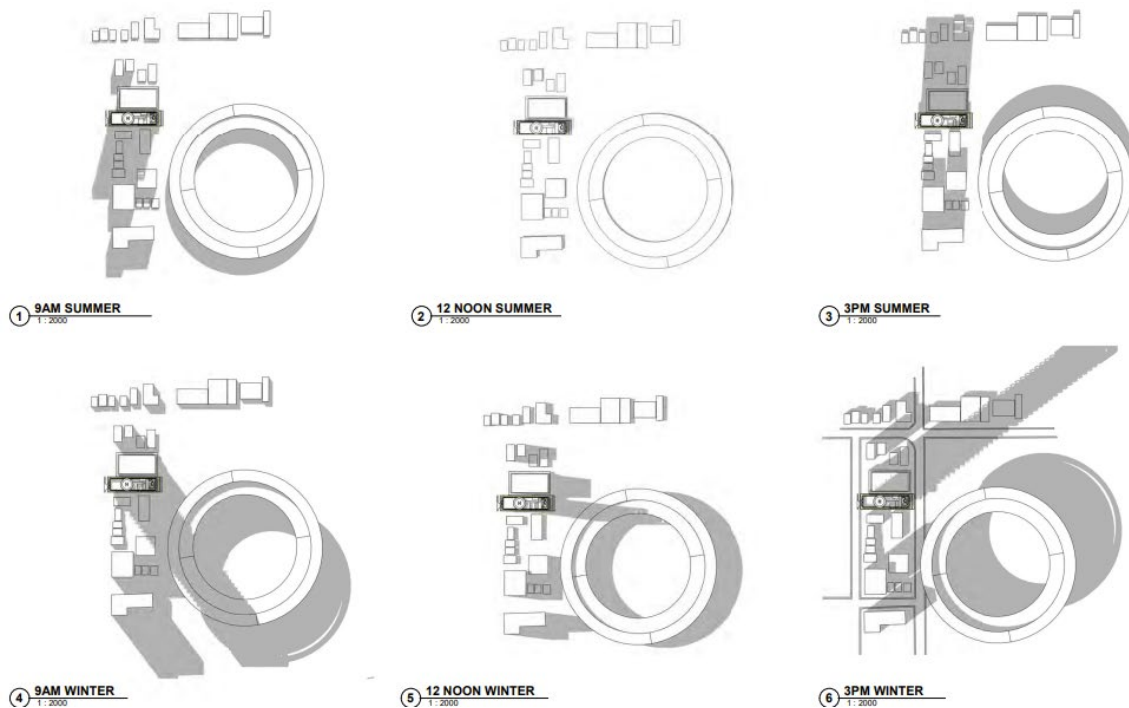


Figure 8: Shadow Diagrams (SheltaCo)

## 7.0 Key planning considerations

### Land Use

The proposed residential-led mixed-use development, incorporating office, indoor sport and recreation, is well-aligned with the strategic intent of the Woolloongabba PDA, and should be supported on planning, economic, social, and urban design grounds. This argument sets out the rationale for approval against key planning principles and the broader intent of the PDA scheme.

#### **1. Alignment with the Woolloongabba PDA Vision**

The PDA Development Scheme identifies the location where residential density is to be increased in proximity to high-frequency public transport infrastructure, such as the Woolloongabba Cross River Rail station, the Brisbane Metro, and key state-controlled corridors including Ipswich Road and Vulture Street. The proposed development reinforces this vision by delivering new housing supply in a location designed for higher density, public transport-oriented growth.

The inclusion of non-residential uses, such as office space and recreation facilities, directly supports the PDA's broader intent of creating vibrant, mixed-use neighbourhoods that promote liveability, economic activation, and a high level of amenity for both residents and visitors.

#### **2. Responding to Brisbane's Housing Crisis**

With the city facing significant housing supply shortages, particularly in well-serviced inner-city locations, the delivery of a residential-led development with a diverse dwelling mix is timely and essential. The project contributes directly to increased housing supply while promoting inclusivity and diversity through the delivery of much needed affordable housing components.

The ability to deliver homes quickly particularly through modular construction methods further strengthens the proposal's contribution to addressing urgent housing needs in Brisbane.

#### **3. Activation and Amenity Through Mixed-Use Functions**

The inclusion of office, indoor sport and recreation uses complements the residential focus and significantly contributes to the area's daytime economy, public activation, and community wellbeing:

- **Office space** helps support a live-work-play environment and provides local employment opportunities, reducing the need for long commutes and contributing to a more sustainable urban footprint.
- **Indoor sport and recreation** facilities improve resident health and wellbeing while offering a valued community asset that can operate throughout the day and evening.

#### **4. Consistency with PDA - Land Use and Built Form Objectives**

The PDA anticipates a residential core, with supporting mixed uses concentrated along Vulture Street and Main Street. The proposed development aligns with this spatial strategy by focusing non-

residential components along key frontages and public interfaces, supporting a cohesive and active streetscape.

Building height, form, and massing can be appropriately designed to meet overshadowing and amenity protection benchmarks, particularly in relation to the Gabba Cricket Ground and nearby traditional character housing. Please refer to **Figure 8** above.

### **5. Transport-Oriented and Infrastructure-Ready Location**

The site's strategic location adjacent to major public transport and arterial roads ensures excellent connectivity for residents, workers, and visitors. This supports a reduction in car dependency and aligns with the PDA's emphasis on active and public transport use.

Additionally, the development's proximity to key health, education, and employment precincts (such as the Mater and Princess Alexandra Hospitals) strengthens its value as a well-connected, high-amenity urban community.

### **6. Economic and Community Uplift**

Beyond planning alignment, the project offers clear economic benefits through construction jobs, long-term employment opportunities, and increased foot traffic for local businesses. The inclusion of community-oriented recreational uses fosters social cohesion, provides inclusive access to wellness amenities, and enhances overall neighbourhood vitality.

## **Building Height**

The proposal to deliver a 22-storey mixed-use residential development of the Woolloongabba Priority Development Area (PDA) represents a well-considered, forward-thinking response to Brisbane's urban evolution. Despite marginally exceeding the current 20-storey height threshold for the precinct, there is a compelling basis for approval based on urgent housing need, affordable housing provision, locational suitability, design excellence, and the strategic evolution of Woolloongabba as a high-density, transport-oriented precinct of state significance.

### **1. Urgent Housing Supply and Rapid Delivery**

Brisbane is facing a critical housing shortage, particularly in well-connected inner-city areas. The proposed development offers a fast-track solution by utilising modular construction, which allows the residential component to be delivered in as little as nine months after the basement and podium levels are completed. This rapid construction timeline is a leading industry example, addressing urgent housing needs in a market where traditional methods are too slow to meet demand.

The project's 22-storey design significantly increases housing capacity without expanding the site's footprint, making efficient use of valuable urban land. This approach aligns with the PDA's vision to prioritize vertical density around key transport hubs.

### **2. Strategic Location: Vulture Street and Transition Zone**

The subject site is located on Vulture Street, a key east-west connector within the PDA, and sits in close proximity to the Woolloongabba Core Precinct, where building heights of up to 75 storeys are

permissible. As a transitional site, it is uniquely positioned to accommodate a greater scale than traditionally expected, acting as a bridge between the high intensity core and surrounding lower scale areas.

The site's context near high frequency public transport (including Cross River Rail), major road corridors (Ipswich Road), and regional infrastructure (The Gabba, and hospitals) makes it an ideal candidate for greater vertical intensification, without compromising local amenity or character.

### **3. Design Excellence and Urban Form Outcomes**

The proposal embraces design excellence through a refined and responsive architectural approach that considers:

- Slender tower form, reducing visual bulk and overshadowing
- Podium articulation to create a pedestrian-friendly, activated street edge
- Subtropical design principles, contributing to the public realm and urban sustainability
- Thoughtful placement of communal open space, green walls, and recreational amenities that promote resident wellbeing

The additional height enables better site efficiency, increased public benefit, and improved design flexibility, resulting in a high-quality vertical village rather than a compromised, bulkier mid-rise outcome.

### **4. Alignment with Broader Strategic Intent**

The Woolloongabba PDA is envisioned as a state shaping urban renewal precinct, evolving into a high density, mixed-use hub underpinned by major transport investment. As the city grows and transitions into a post-Cross River Rail era, development intensity is expected to follow infrastructure capacity, land use demand, and market readiness.

Supporting a 22 storey development is consistent with this evolution and represents proactive planning that anticipates the precinct's role in absorbing a share of Brisbane's urban growth. The PDA's own structure plan allows for significant flexibility in building height, particularly where proposals deliver exceptional public and community outcomes, which this proposal demonstrably does.

Ultimately, approving a 22 storey development on this Vulture Street is not only reasonable it is strategically justified, socially responsible, and economically sound. As the proposal will:

- Deliver high-density housing quickly where it is needed most
- Reinforces the PDA's vision for a connected, compact, and vibrant community
- Provides a high-quality urban design outcome that enhances the skyline
- Respects the evolving context of Woolloongabba as a 21st-century city precinct

This development sets a benchmark for equitable, sustainable, and innovative urban growth, and should be supported as a catalyst project that advances the goals of the Woolloongabba PDA and the broader ambitions for Brisbane's inner city.

## 8.0 Conclusions

This report is submitted on behalf of ARBT Prefab in support of a PDA Application for a Material Change of Use for Multiple Dwelling (106 Units), Food and drink outlet, Office and Indoor sport and recreation over land at 492 Vulture Street and 85 Linton Street KANGAROO POINT, QLD, formally described as Lot 85 on RP11335 and Lot 94 on RP1135.

The proposal represents a residential led mixed use development with innovative solutions for much need housing. It is reiterated that the Applicant's expertise and innovative business model, which leverages modular design and construction techniques to enable the quick delivery the development in as little as 9 months for the tower construction. This accelerated timeline offers a compelling incentive for EDQ to support the proposed development, reflecting industry-leading construction efficiencies. Such rapid delivery is especially critical amid the urgent need for increased housing supply. Innovative approaches like this represent a meaningful step toward alleviating ongoing housing pressures in the years ahead.

This Town Planning Report has assessed the proposed development against the provisions of the Development Scheme and other relevant legislation. Based on this assessment it has been demonstrated that the proposed use aligns with the intent of the Development Scheme requirements and the PDA Guidelines and Practice Notes.

Through this assessment we have formed a strong opinion that the applicant has proposed a high-quality development that allows for the effective use of the site which is complimentary with the surrounding locality. As such, the application should be approved subject to reasonable and relevant conditions.

If you would like to discuss this proposal further, please feel free to contact me on 0439 810 832 or at [David@blumeplanning.com](mailto:David@blumeplanning.com).

Kind Regards,



David Zanker

Director - RPIA BURP

Blume Planning and Development Pty Ltd