

An aerial photograph of a city skyline at sunset, with a river winding through the center. The sky is a warm, golden color. In the foreground, several architectural renderings are overlaid on the cityscape, including a tall, slender skyscraper, a shorter, wider building, and a large, circular structure. The city is densely packed with buildings, and a highway interchange is visible on the left side. The overall scene is a blend of real-world photography and digital architectural visualization.

# Mark Lane Precinct

## Kangaroo Point

Architectural Design Report

Development Application – Architectural Design Report

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Revision: A

Note: This report is to be read in conjunction with other consultant reports/documents.  
Drawings in this report are not to scale, please refer to the architectural drawings package for scale drawings. All 3D rendered images are Artist Impression only.

Woods Bagot acknowledges the Traditional Owners of the land, sky and waters. We pay our respects to Elders past, present, and to the future leaders of our community.  
We honour the ongoing deep spiritual connection that the Traditional Owners have with this country. With respect, we tread gently to help reconcile and pave the way for a united and harmonious future for all people.

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# Architectural Statement

## Project Design Statement

# Architectural Statement

## Project Design Statement

The proposal for Mark Lane Precinct seeks to establish a calm and enduring architectural presence, responding sensitively to its urban and landscape setting. A disciplined built form supports a permeable ground plane of distinct city rooms and courtyards encouraging pedestrian occupation and movement through the site.

Occupying a prominent site with three street frontages to Vulture Street, Main Street and Mark Lane, the development mediates the a primarily residential context to its north, and the adjacent emerging entertainment & transit hub consisting of 'The Gabba' stadium, the future 'Brisbane Arena' Precinct, and the Woolloongabba Cross River Rail, Future Metro, & Busway Stations. The building responds to the differing levels and characters of each street interface, mediating between the civic scale of Vulture Street, the urban activity of Main Street, and the finer-grained laneway condition of Mark Lane.

In alignment with the Creek-to-Cliffs Green Corridor identified within the new Woolloongabba Priority Development Area (PDA) development scheme framework, the proposal enables a continuous pedestrian thoroughfare through the site. In doing so this strengthens the PDAs aspiration for a walkable pedestrian 'ant trail' connecting key civic, retail and green nodes through Woolloongabba, between the Kangaroo Point Cliffs and the green corridor of Kingfisher Creek. The generous ground plane is intentionally porous, enhancing the quality of this public journey through a sequence of distinct city rooms and courtyards, ultimately actualizing an intuitive desire path for pedestrians through the precinct from the corner of Leopard Street & Mark Lane, to the busy intersection of Vulture & Main Streets, consciously creating a pedestrian-forward alternative to these inherently vehicle-heavy interfaces.

The design is conceived as a cohesive composition, with clearly articulated building elements that work together to form a legible and ordered precinct. Facades are carefully composed through a balanced interplay of solid, void, and glazing, avoiding visual clutter while breaking down the perceived building length. Structural elements are expressed directly, reinforcing architectural clarity and material efficiency. The stepped tower crowns follow a shared architectural logic, enabling landscaping to visually ascend from podium and hotel roofs to the upper levels, reinforcing the project's strong subtropical identity.

A contemporary interpretation of the crafted timber shutter informs the architectural language. Derived from local 'Queenslander' tradition, this motif is varied across the built form to provide depth, solar shading, and human-scale articulation, contributing to passive environmental performance and a familiar yet contemporary identity.

The material and colour palette draws meaningfully from its surroundings, referencing the Brisbane Tuff of the Kangaroo Point Cliffs and the neighbouring built form of enduring heritage buildings throughout the suburb. Tones of sediment, earth, and clay reflect Woolloongabba's rich natural and cultural history as a chain of waterholes, rocky terrain and native flora.

Overall, the proposal is intended as a considerate and lasting contribution to Mark Lane—one that enhances the public realm, supports landscape integration, and delivers a coherent architectural presence grounded in place.



Artists Impression Only  
Subject To Design Development

# Site Context and Analysis

Opportunities and Constraints

# Context Plan

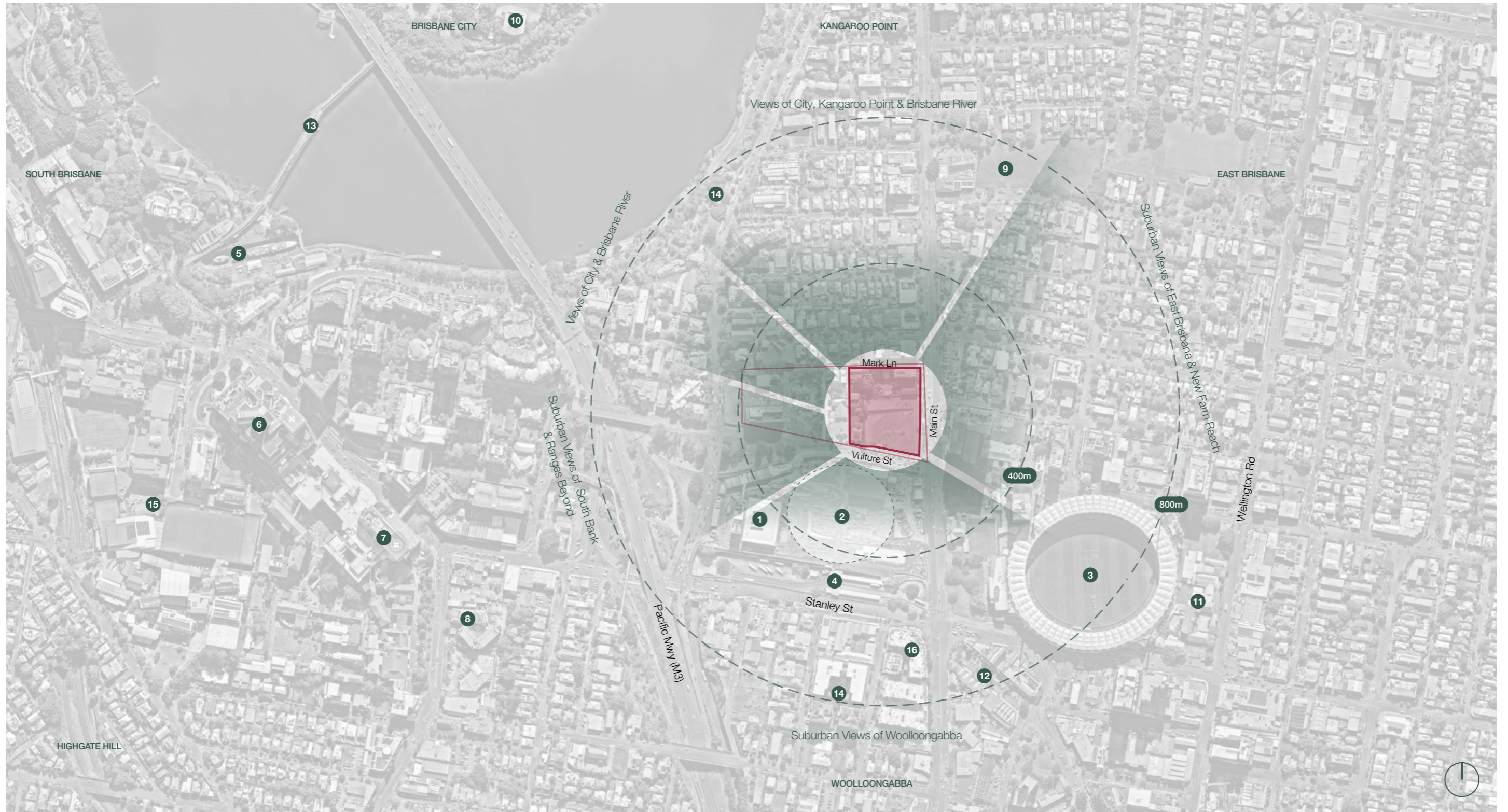
## Project Context

### Landmarks

- |                                   |                           |                               |                                  |
|-----------------------------------|---------------------------|-------------------------------|----------------------------------|
| 1 Future Cross River Rail Station | 5 QLD Maritime Museum     | 9 Raymond Park                | 13 Goodwill Pedestrian Bridge    |
| 2 Future Arena                    | 6 QLD Children's Hospital | 10 Riverstage                 | 14 Kangaroo Point Cliffs Lookout |
| 3 The Gabba                       | 7 Mater Private Hospital  | 11 East Brisbane State School | 15 Somerville House Girls School |
| 4 Bus Station & Future Metro      | 8 The Princess Theatre    | 12 Logan Rd Dining Precinct   | 16 Gabba Central Shopping        |

### Legend

- Project Site



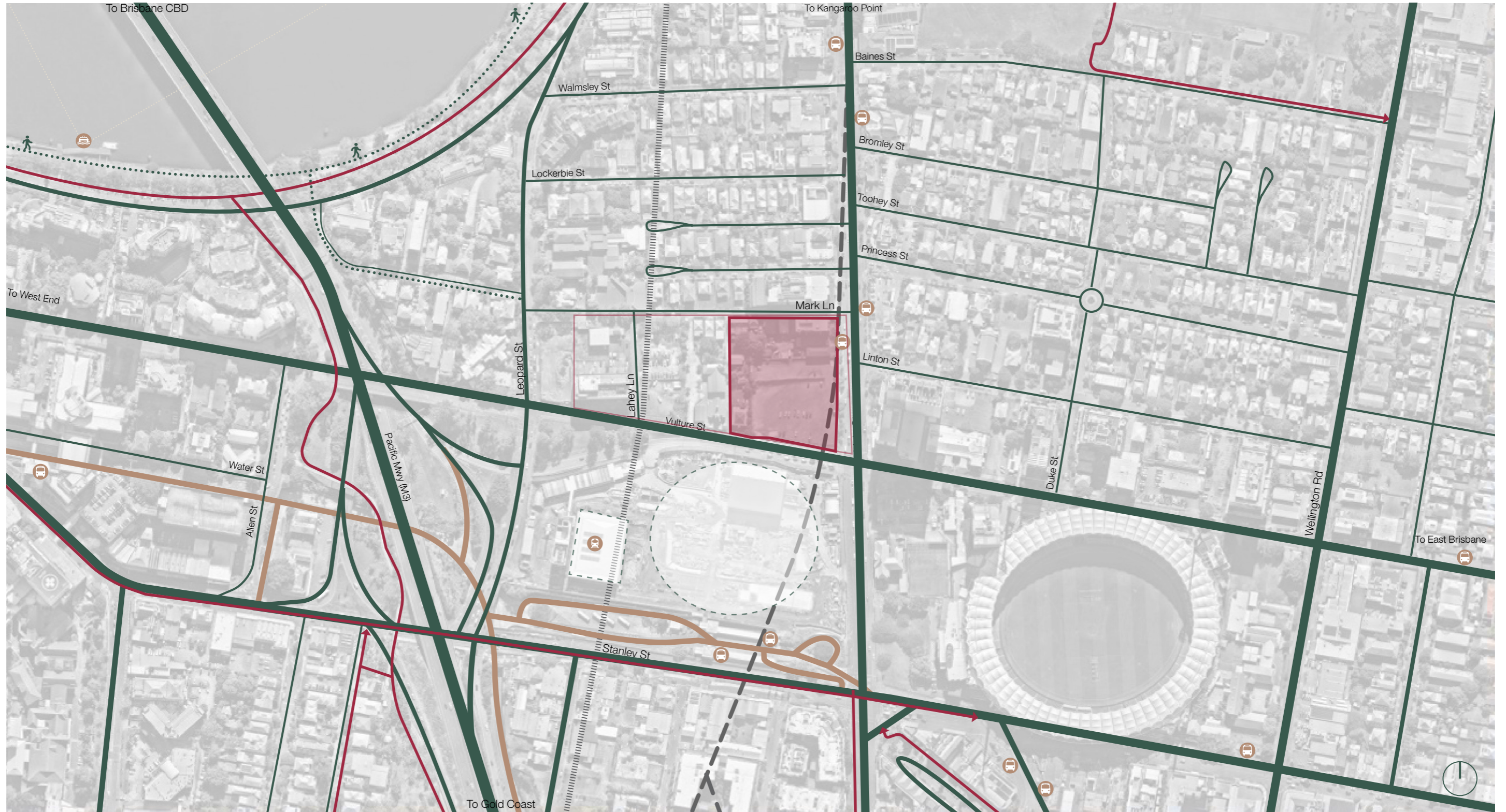


# Context Plan

## Site Access

### Legend

- Project Site
- Future Rail Tunnel
- Clem 7 Tunnel
- Vehicular Route
- River Loop Pedestrian Path
- SE Bikeway
- SE Busway
- Future Arena & CRR
- Bus Station (Existing) & Future Metro
- Ferry Terminal
- Woolloongabba CRR Station

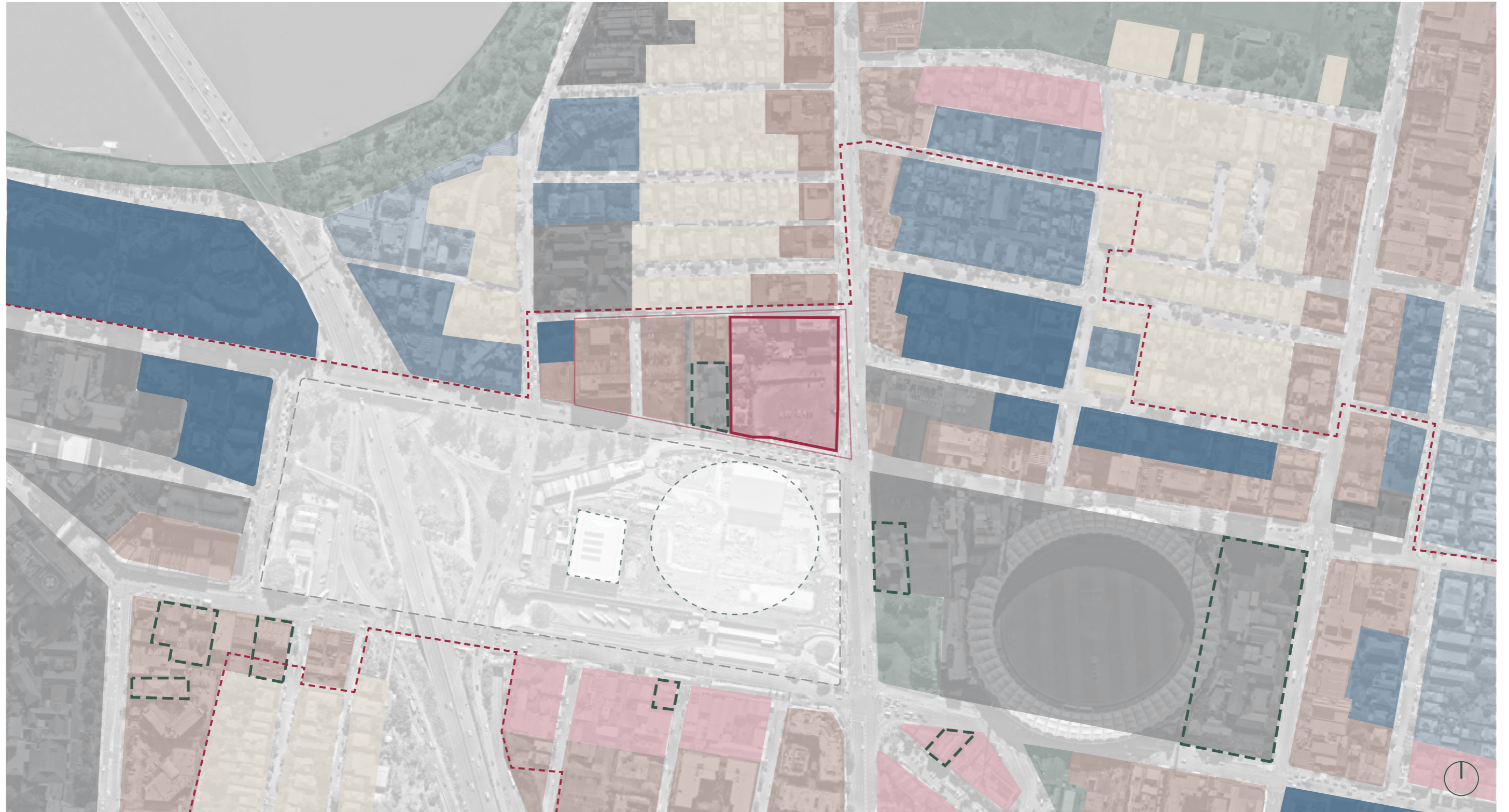


# Context Plan

## Zoning & Surrounding Development

### Legend

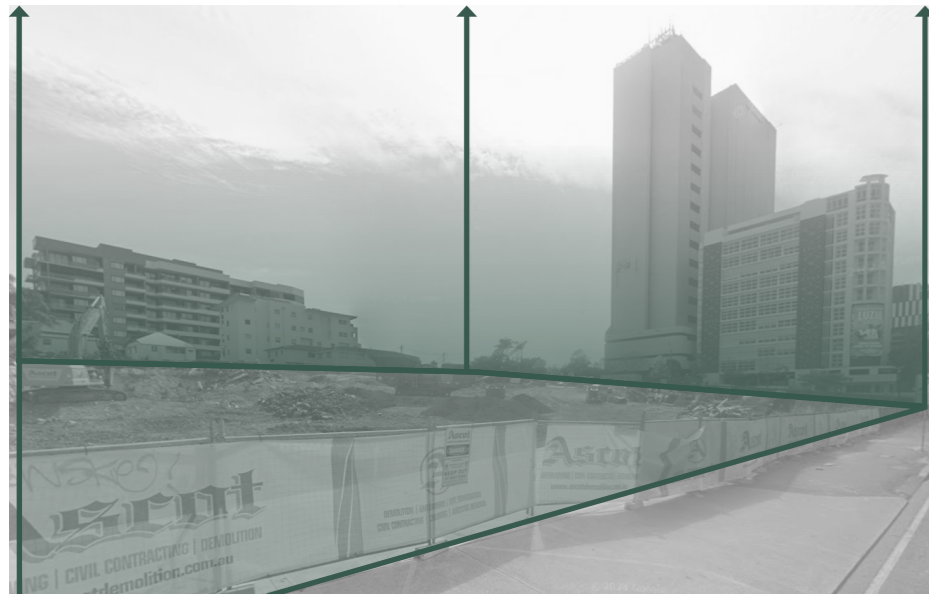
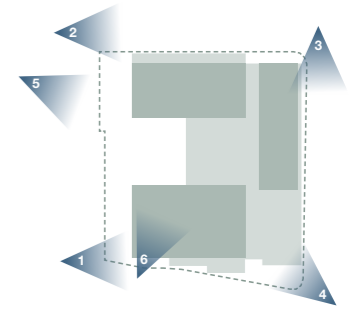
- Project Site
- Character Residential
- Community Facilities
- District Centre
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Mixed Use
- Open Space
- Emerging Community
- State Heritage Place
- Woolloongabba PDA Boundary



# Mark Lane Precinct

## Site Photography

Key Plan



01 View of Site from Vulture Street looking north east towards Main Street.



02 View of Mark Lane looking east towards Main Street.



03 View of site interfacing Main Street looking south towards Vulture Street.



04 View of Vulture and Main Street intersection looking north west toward the site.



05 View of site from Lahey Lane looking South west towards the Gabba.



06 View of site showing topography from Vulture Street to Mark Lane.

# Design Narrative

Local Relevance and Urban Morphology

# Design Narrative

## Overall Precinct

### Tower 1

Residential Units 683

3B — 25	3%
2B — 423	63%
1B — 235	34%
Resident Parks	532
Visitor Parks	103

### Tower 2

Residential Units 270

4B — 55	20%
3B — 55	20%
2B — 106	40%
1B — 54	20%
Resident Parks	326
Visitor Parks	41

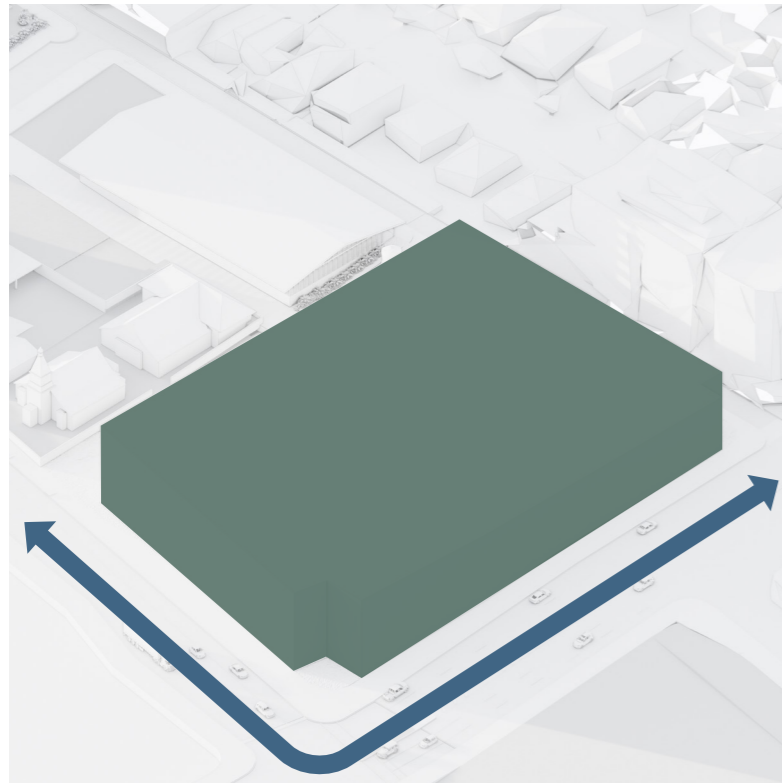
### Hotel

Hotel Keys 177



# Design Narrative

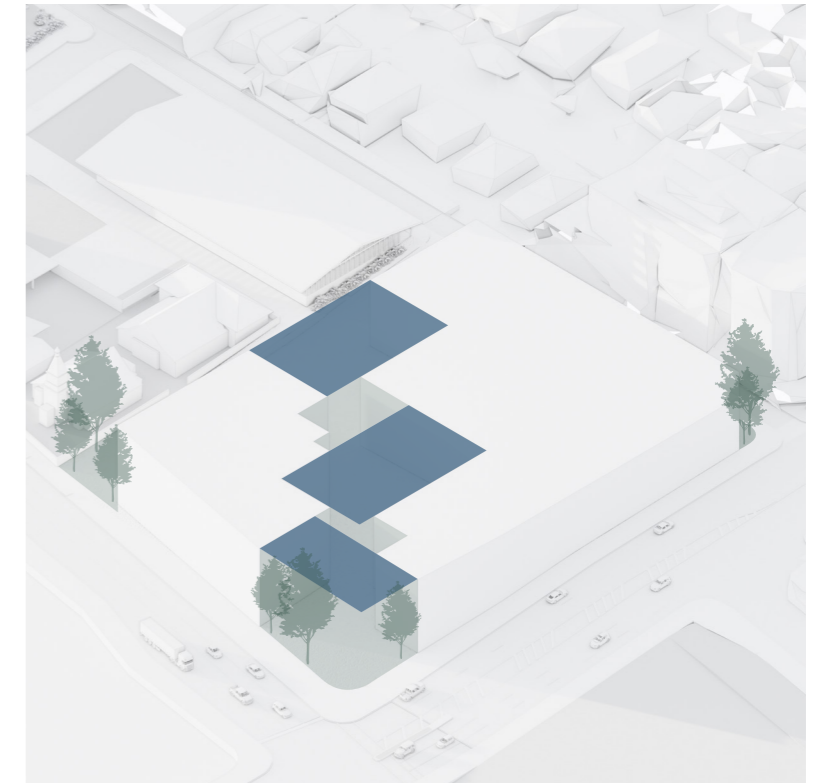
## Urban Morphology—Podium



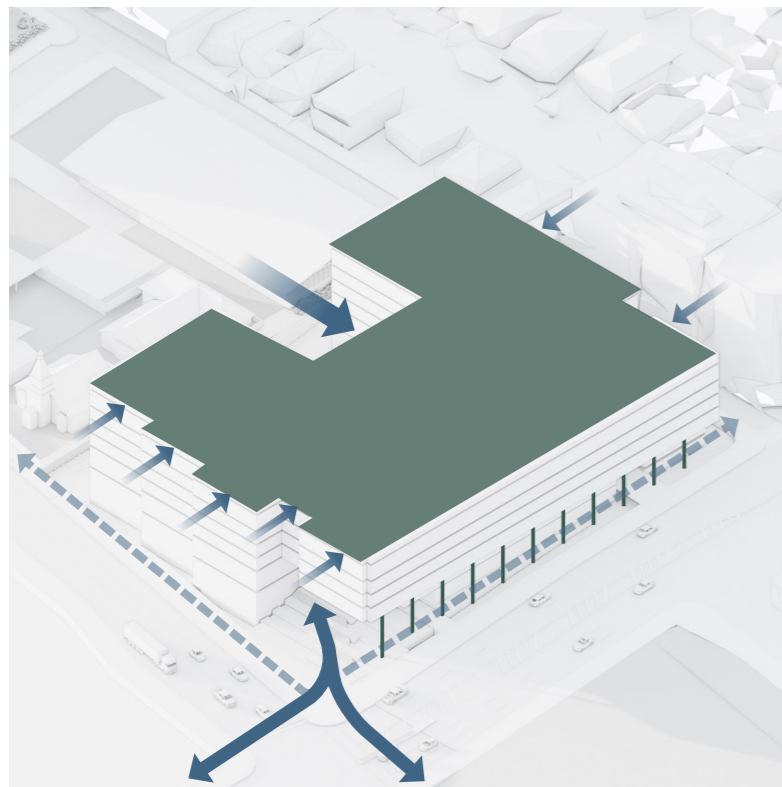
01 Continuous Podium Mass



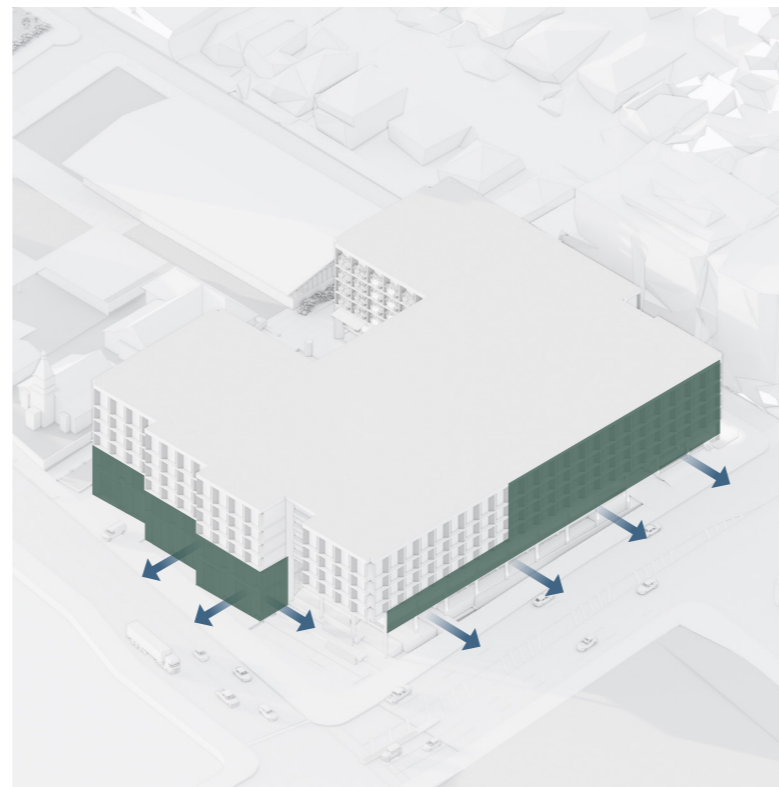
02 Pedestrian Thoroughfare and Access



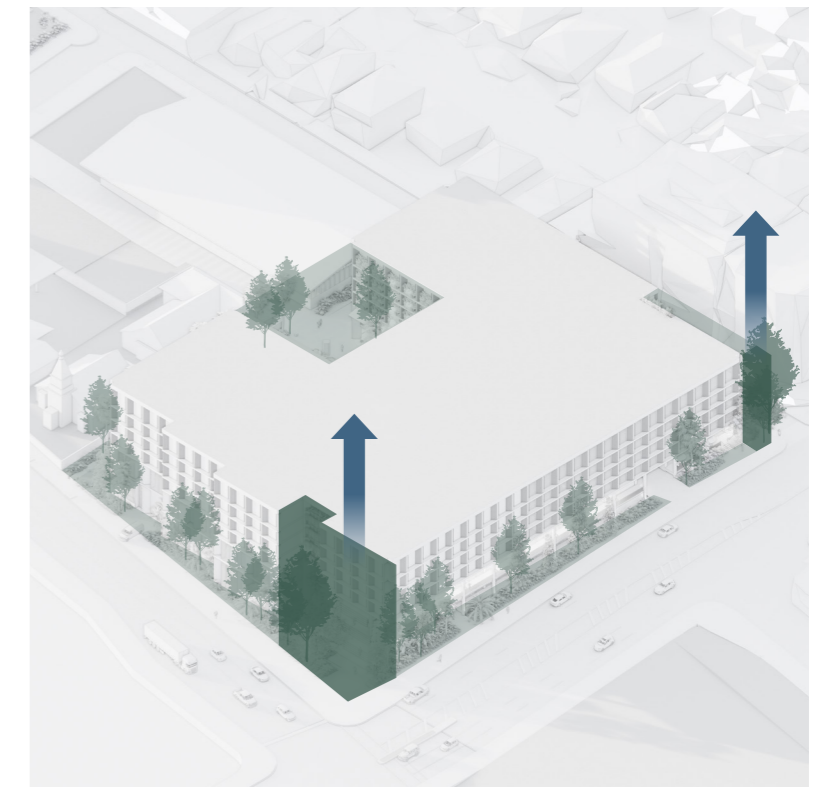
03 Series of Courtyards, Plaza and Landscaped Nodes



04 Colonnade Frame - Articulate Edge



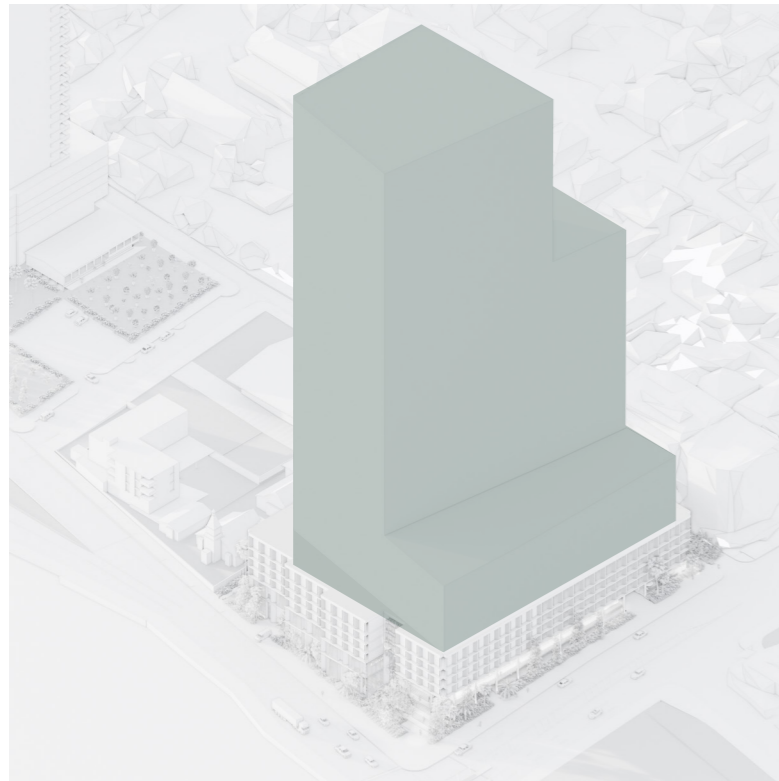
05 Communal Interface and Street Activation



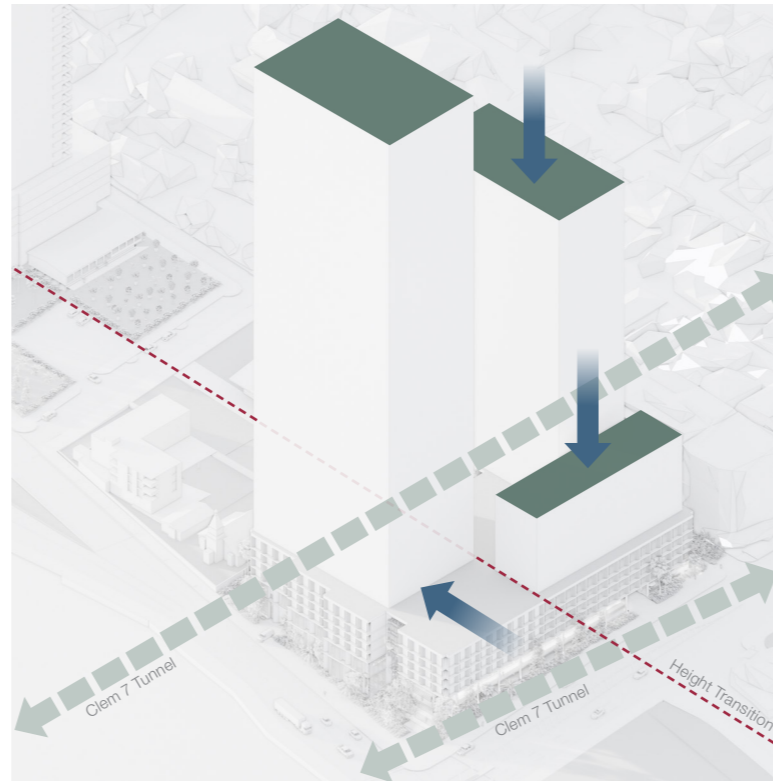
06 Subtropical Deep Planting and Landscaping

# Design Narrative

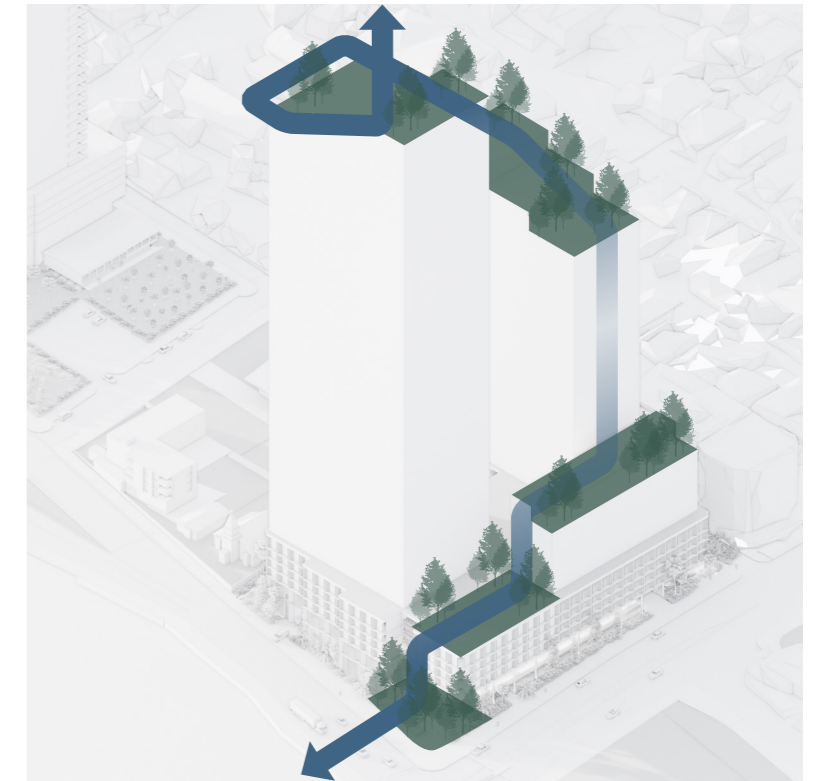
## Urban Morphology — Tower



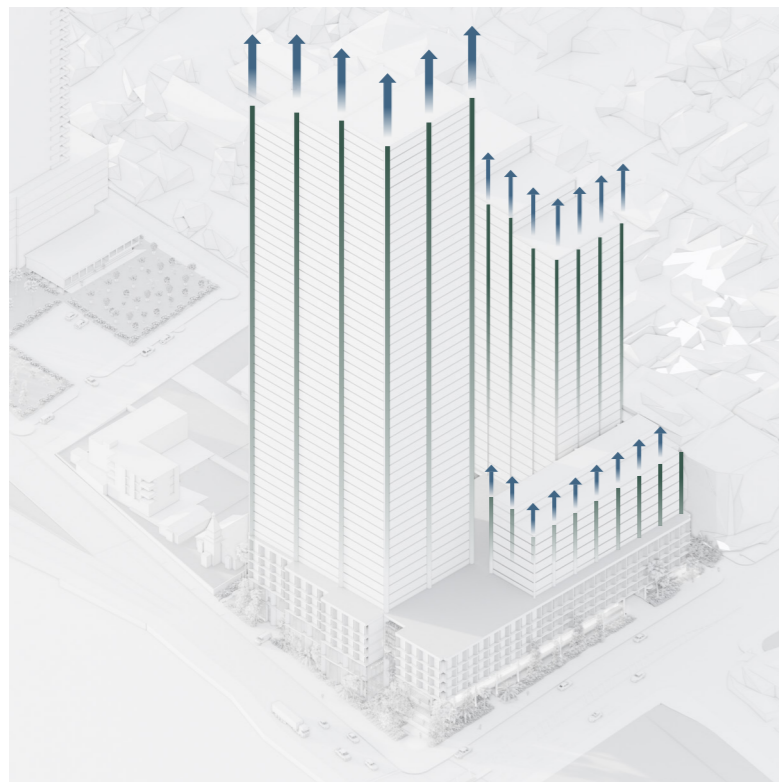
01 Maximum Compliant Envelope



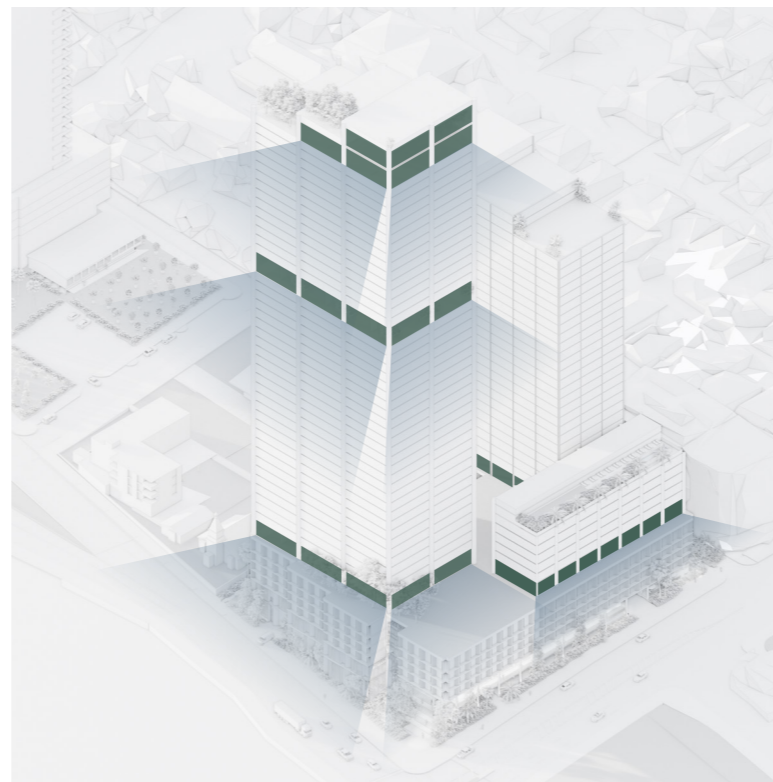
02 Rationalising The Constraints - Tunnel And Height



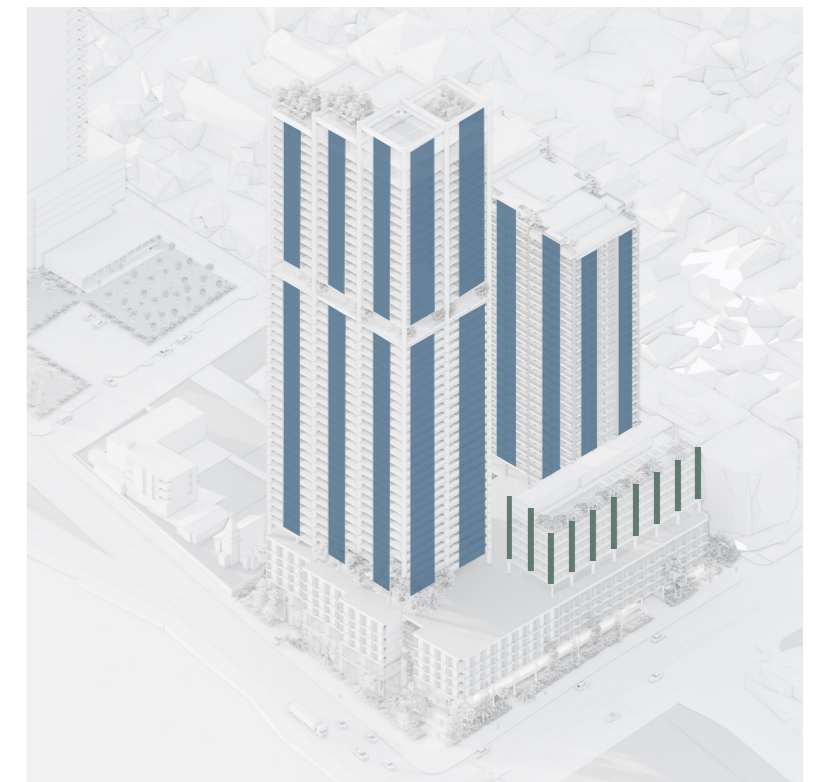
03 Creating a Landmark



04 Structural Continuity



05 Double Height Tropical Recreation



06 Facade Articulation

# Design Narrative

## The Parti Diagram



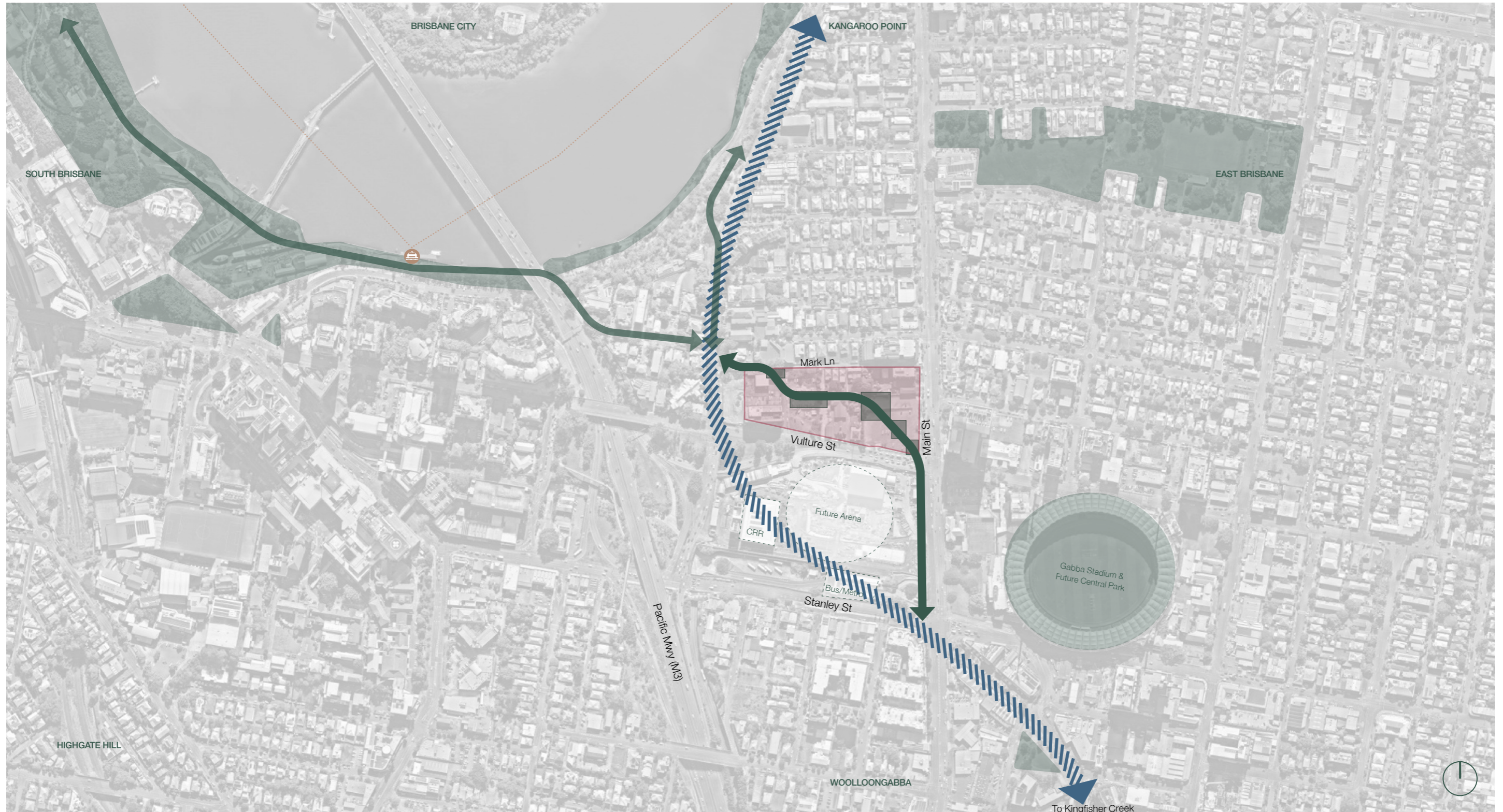
# Design Narrative

## PDA Creek to Cliffs Green Corridor

Per the Woolloongabba PDA Development Scheme (QLD Government)

### Legend

- Project Site
- Key Site Links
- Creek to Cliffs Corridor



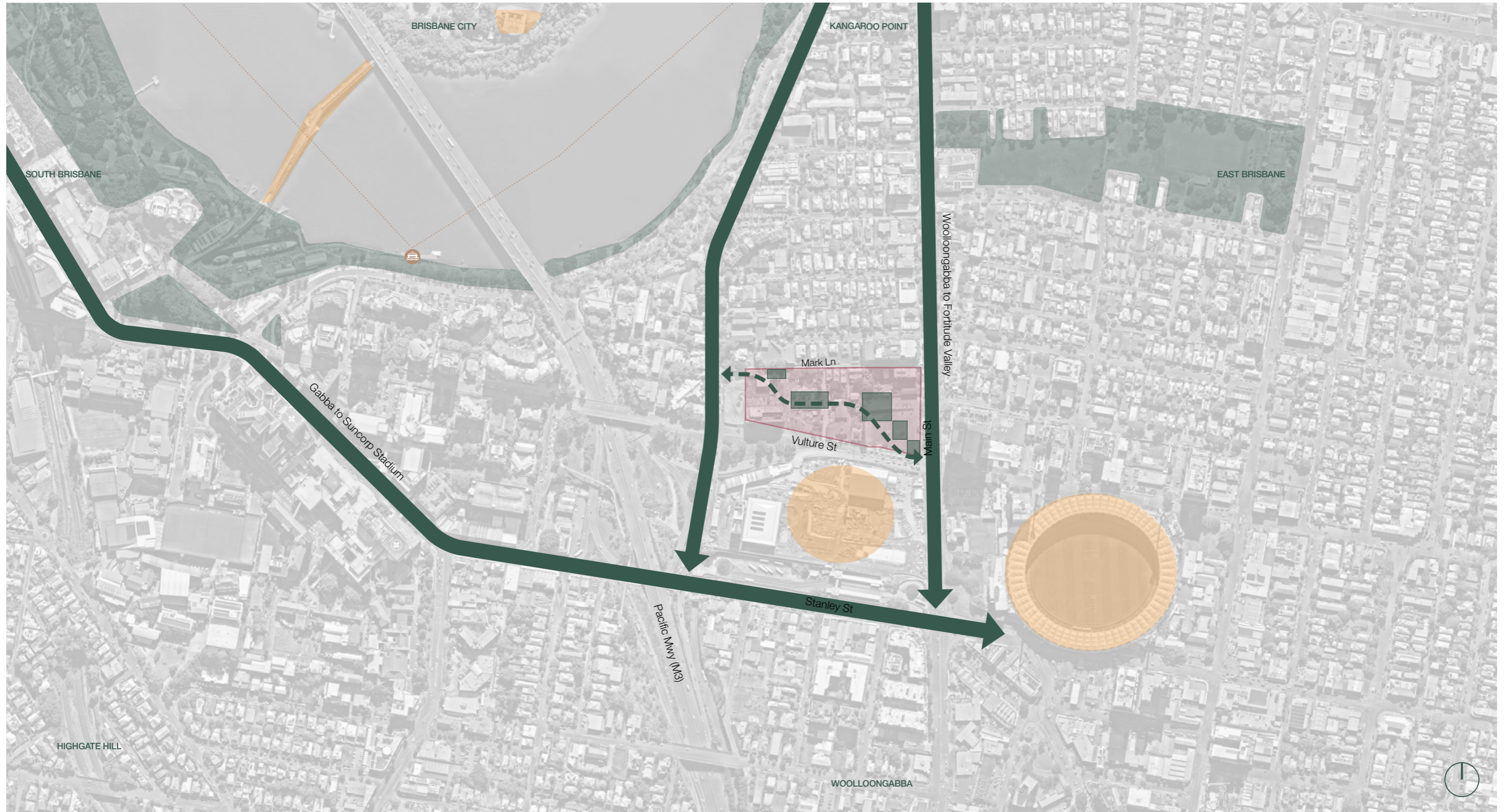
# Design Narrative

## Green Pathways Gold Places

Per 'Green Pathways Gold Places 2032 Green Grid Workshop Summary' (AIA, AILA, PIA, DIA, EA)

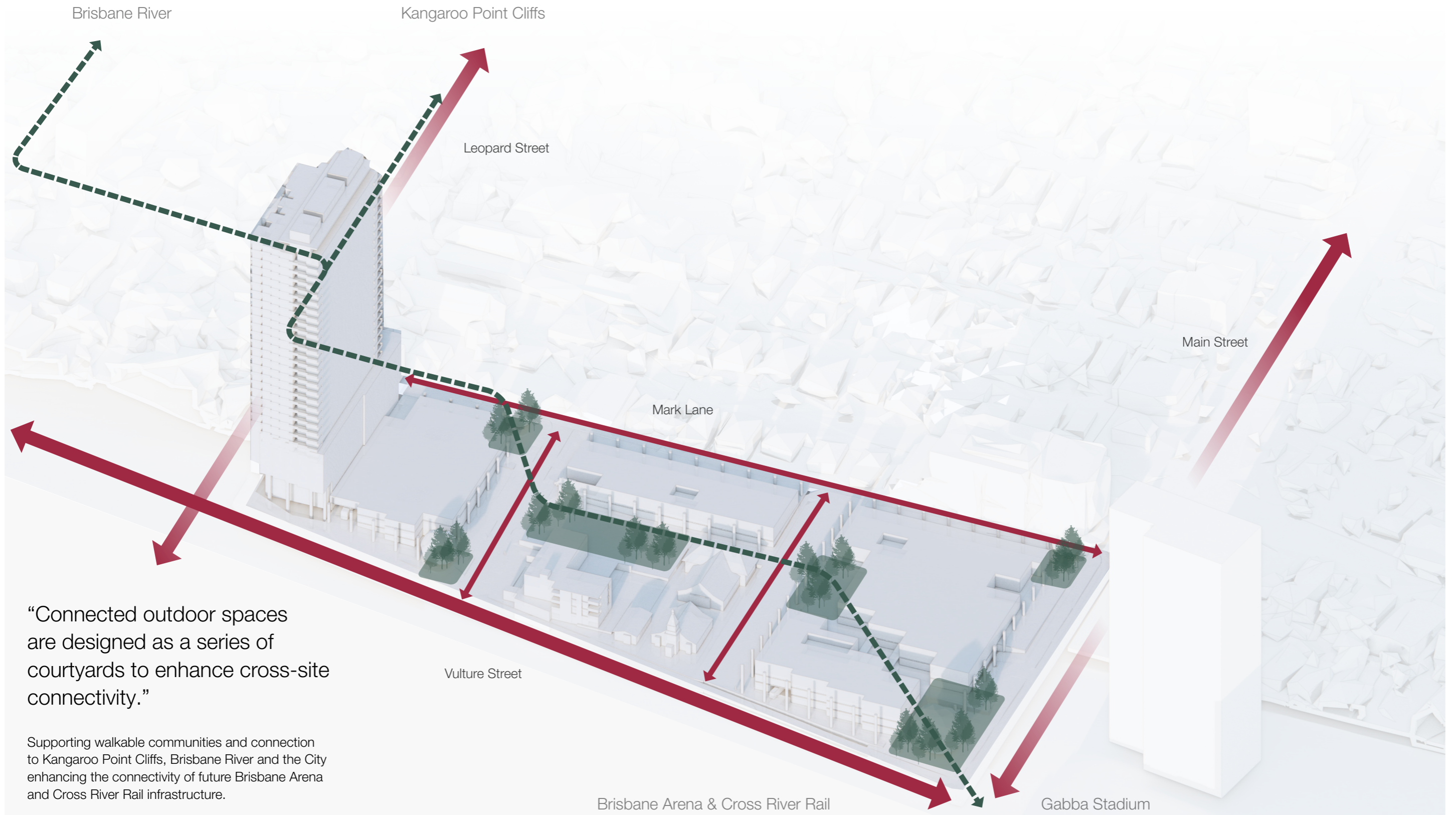
### Legend

- Project Site
- Key Olympic pedestrian Corridors
- Link through Site
- Key Olympic Infrastructure



# Design Narrative

## A Series of Courtyards

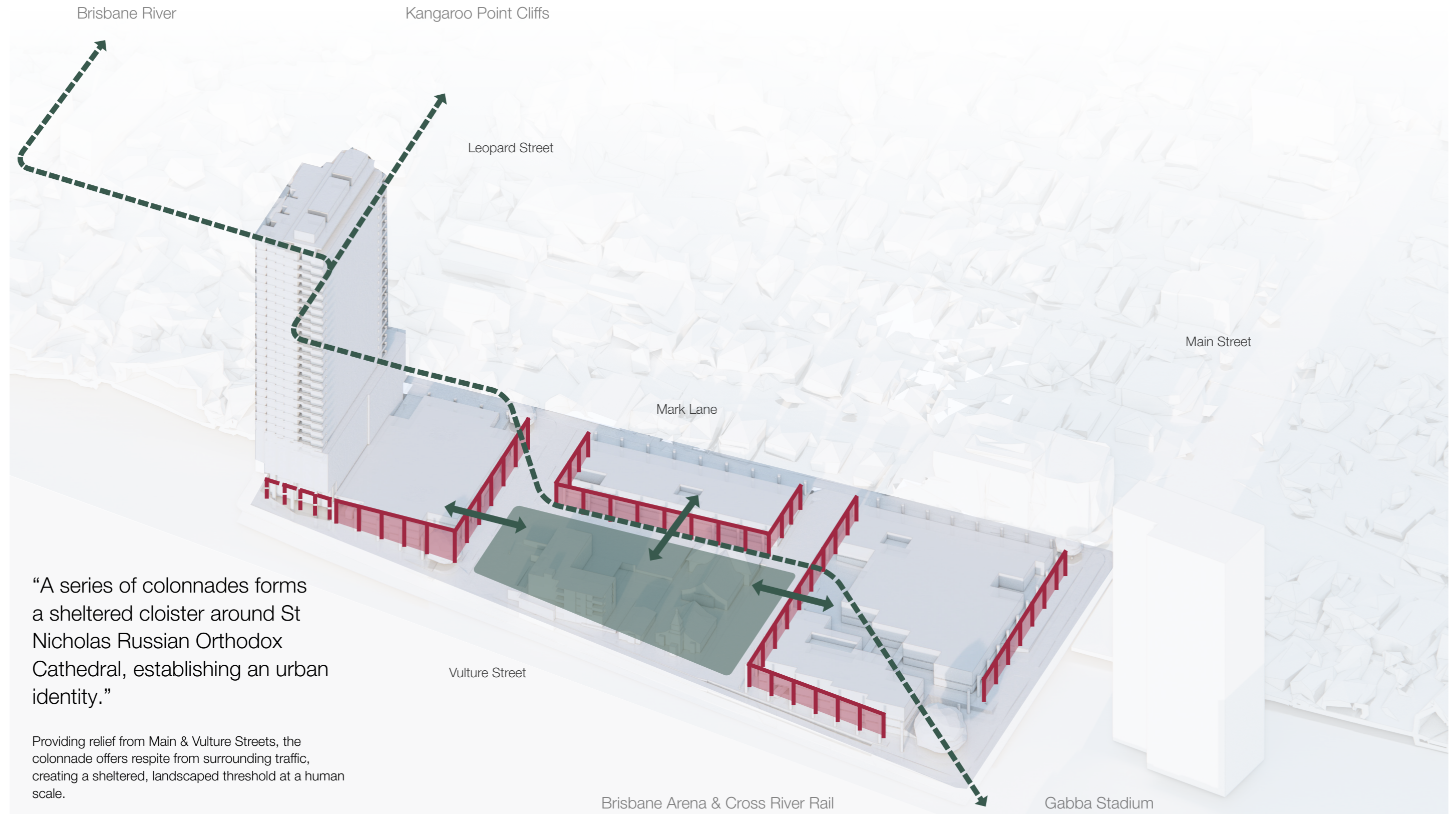


“Connected outdoor spaces are designed as a series of courtyards to enhance cross-site connectivity.”

Supporting walkable communities and connection to Kangaroo Point Cliffs, Brisbane River and the City enhancing the connectivity of future Brisbane Arena and Cross River Rail infrastructure.

# Design Narrative

## Colonnades and Cloisters

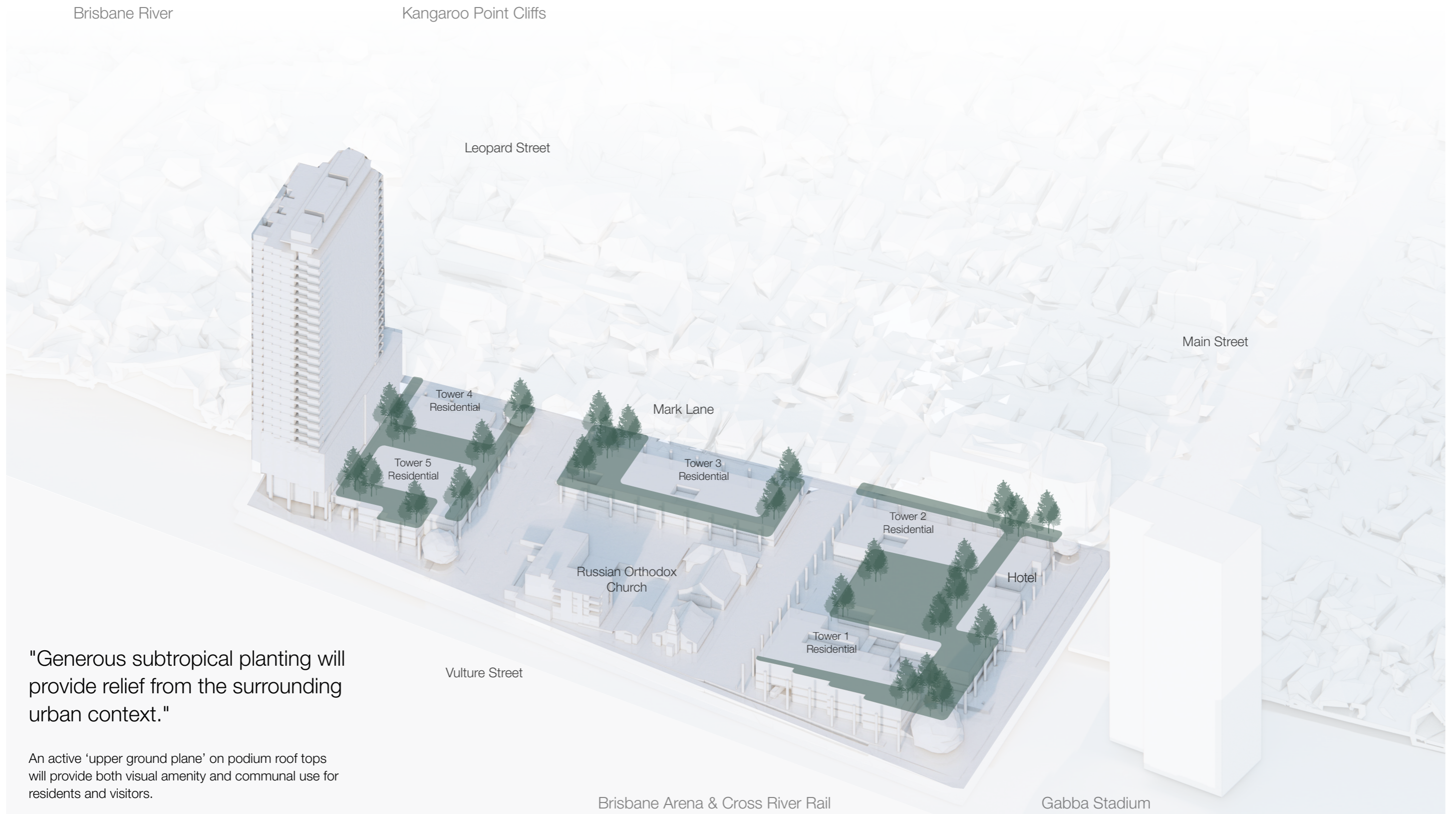


“A series of colonnades forms a sheltered cloister around St Nicholas Russian Orthodox Cathedral, establishing an urban identity.”

Providing relief from Main & Vulture Streets, the colonnade offers respite from surrounding traffic, creating a sheltered, landscaped threshold at a human scale.

# Design Narrative

## Subtropical Podiums



Brisbane River

Kangaroo Point Cliffs

Leopard Street

Main Street

Tower 4  
Residential

Mark Lane

Tower 3  
Residential

Tower 5  
Residential

Tower 2  
Residential

Hotel

Russian Orthodox  
Church

Tower 1  
Residential

Vulture Street

Brisbane Arena & Cross River Rail

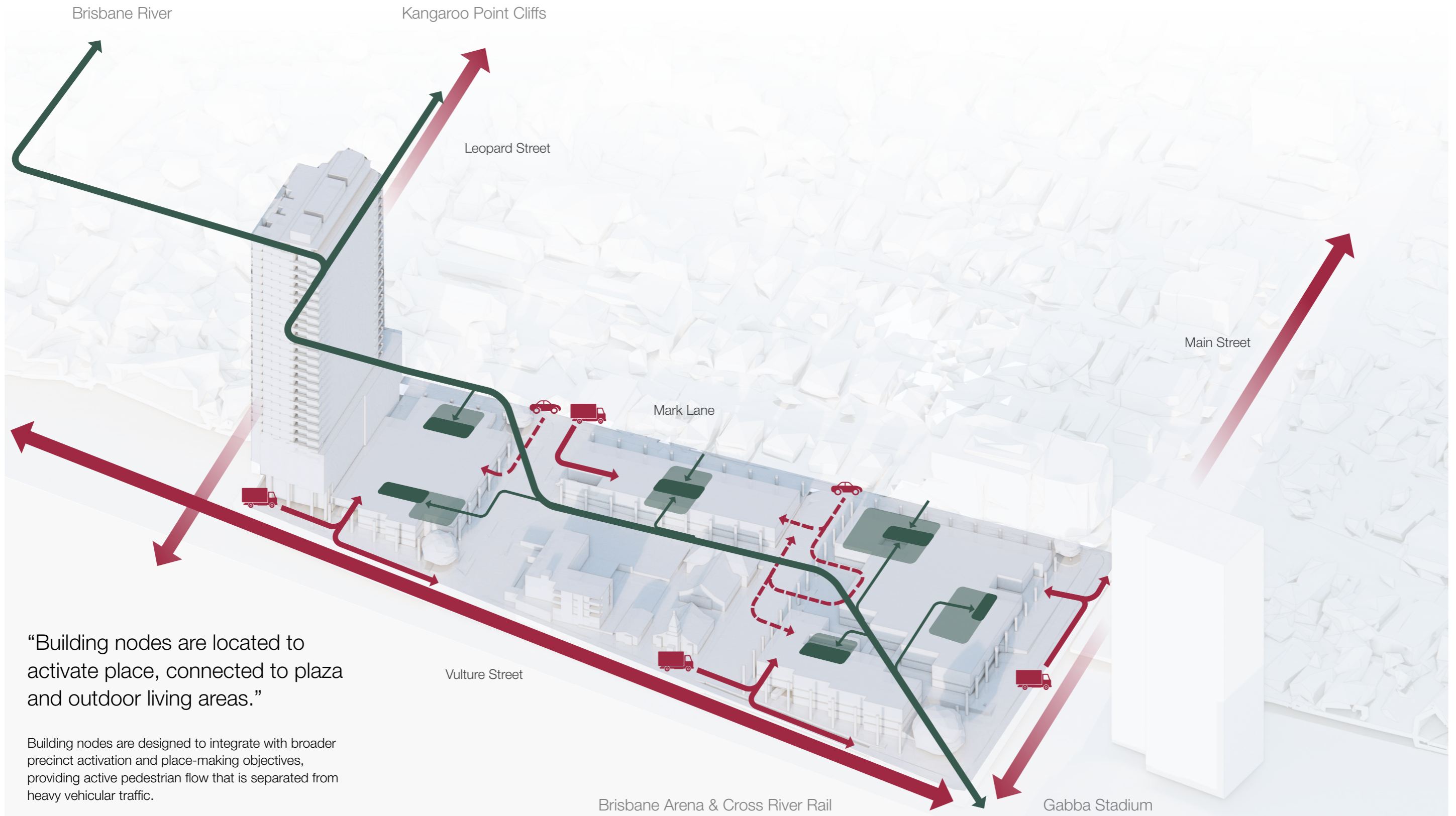
Gabba Stadium

"Generous subtropical planting will provide relief from the surrounding urban context."

An active 'upper ground plane' on podium roof tops will provide both visual amenity and communal use for residents and visitors.

# Design Narrative

## Pedestrian and Vehicular Circulation



“Building nodes are located to activate place, connected to plaza and outdoor living areas.”

Building nodes are designed to integrate with broader precinct activation and place-making objectives, providing active pedestrian flow that is separated from heavy vehicular traffic.

# Design Narrative

## Public Realm—Lower Ground (Vulture Street)

### Legend

- 1 Subtropical Uplift Zone
  - 2 Community Use
  - 3 Vulture Street Loading Zone
  - 4 New Lane Pedestrian Link
  - 5 Retail & Basement Parking Entry
  - 6 St Nicholas' Cathedral Access
  - 7 Substation
  - 8 Tower 1 Core
  - 9 Community Use Lift
  - 10 Tower 1 Services
- ➡ Primary Pedestrian Route
- Secondary Pedestrian Route
- ➡ Services Vehicles
- ➡ Passenger Vehicles







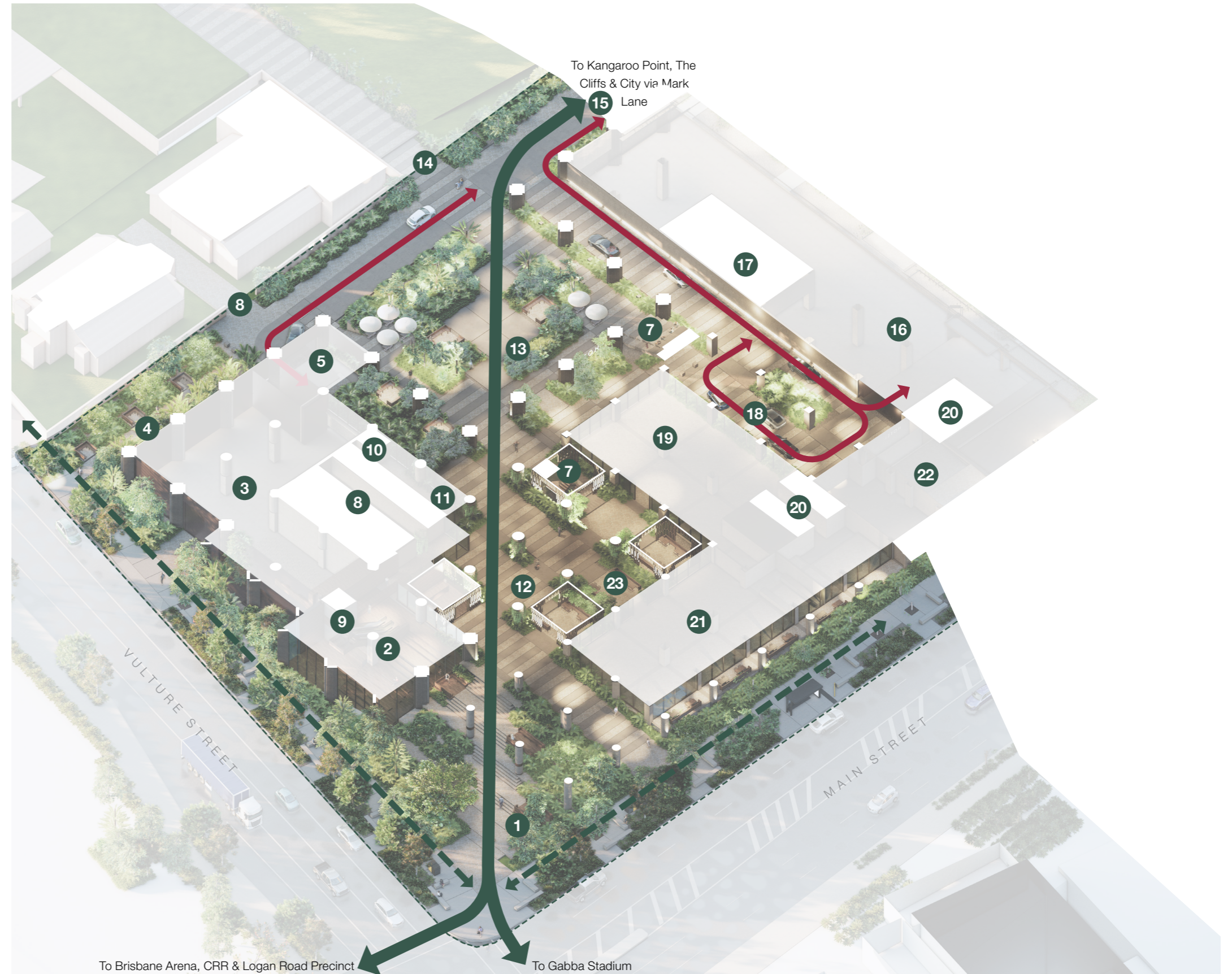
# Design Narrative

## Public Realm—Plaza (Main Street)

### Legend

- 1 Subtropical Uplift Zone
- 2 Community Use
- 3 Loading Below
- 4 New Lane Pedestrian Link
- 5 Retail & Basement Parking Entry
- 6 St Nicholas' Cathedral Access
- 7 Access to Upper Ground
- 8 Tower 1 Core
- 9 Community Use Lift
- 10 Childcare Lift
- 11 Tower 1 and Childcare Lobby
- 12 Public Retail Undercroft
- 13 Public Courtyard
- 14 Future Link to Precinct 02
- 15 Up to Mark Lane
- 16 Hotel Parking
- 17 Tower 2 Core
- 18 Hotel Porte Cochere Drop-off
- 19 Hotel Reception & Bar
- 20 Hotel Core
- 21 Hotel Restaurant
- 22 Hotel Back of House
- 23 Retail Seating Zone

-  Primary Pedestrian Route
-  Secondary Pedestrian Route
-  Services Vehicles
-  Standard Vehicles







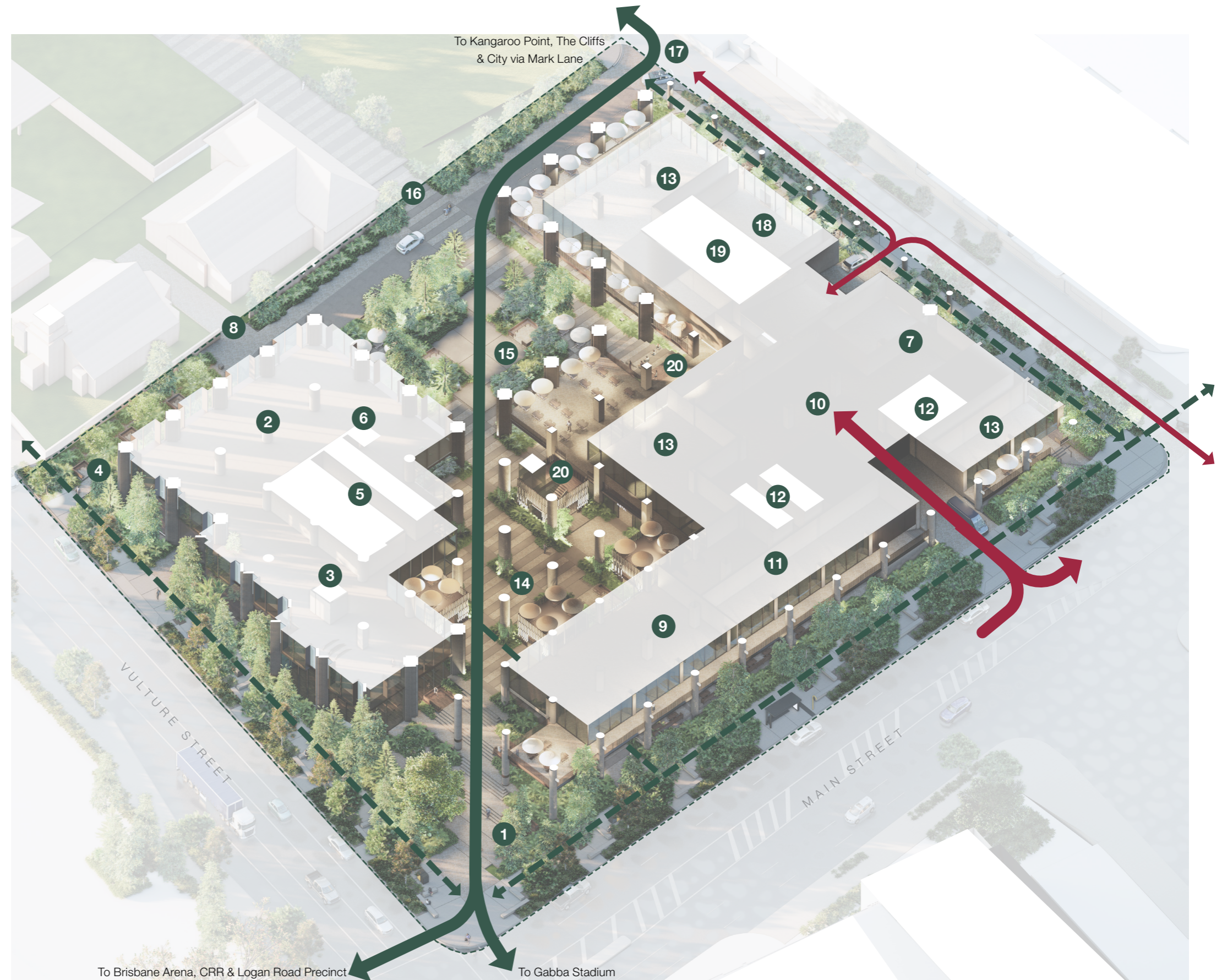
# Design Narrative

## Public Realm—Upper Ground (Mark Lane)

### Legend

- 1 Subtropical Uplift Zone
- 2 Community Use
- 3 Community Use Tenancy Lift
- 4 New Lane Pedestrian Link
- 5 Tower 1 Core
- 6 Childcare Lift
- 7 Hotel Back of House
- 8 St Nicholas' Cathedral Access
- 9 Hotel Function
- 10 Loading Bay
- 11 Conference/Wellness
- 12 Hotel Core
- 13 Retail/ F&B
- 14 Public Retail Undercroft
- 15 Public Courtyard
- 16 Future Link to Precinct 02
- 17 Mark Lane
- 18 Tower 2 Lobby
- 19 Tower 2 Core
- 20 UG Access from Plaza

-  Primary Pedestrian Route
-  Secondary Pedestrian Route
-  Services Vehicles
-  Standard Vehicles



# Design Narrative

The 'Ant Trail'



# Design Narrative

Contemporary Application



## A Series of Courtyards

Subtropical Landscapes



## The Queenslander Shutter

Local Character



## Creek to Cliffs

Local Palette

# Design Perspectives

The Ground Plane • The Tower • The Crown





## The Ground Plane

City Rooms and Courtyards

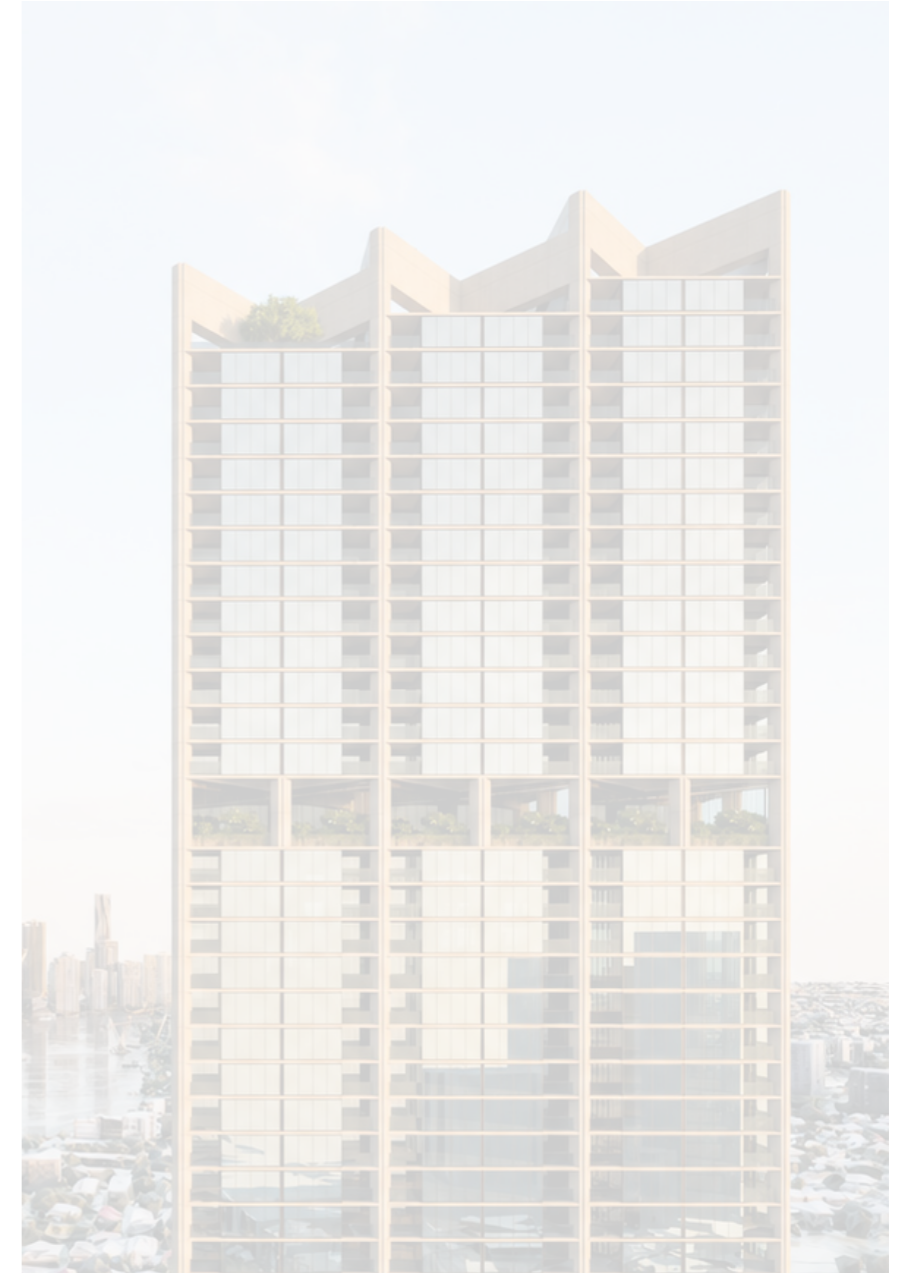
Porous Public Realm



## The Tower

Structural Continuity

Ordered Architectural Expression



## The Crown

Ascending Landscapes

Subtropical Identity

# The Ground Plane

Perspective



Artists impression only.

WOODS BAGOT

Mark Lane Precinct

# The Ground Plane

Perspective



Artists impression only.

WOODS BAGOT

Mark Lane Precinct

# The Ground Plane

Perspective



Artists impression only.

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Mark Lane Precinct

# The Ground Plane

Perspective



Artists impression only.

# The Ground Plane

Perspective



Artists impression only.

WOODS BAGOT

Mark Lane Precinct

# The Ground Plane

Perspective



Artists impression only.

WOODS BAGOT

Mark Lane Precinct

# The Ground Plane

Perspective



Artists impression only.

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Mark Lane Precinct

# The Ground Plane

Perspective



Artists impression only.

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Mark Lane Precinct

# The Towers

Perspective



Artists impression only.

# The Ground Plane

Perspective





## The Ground Plane

City Rooms and Courtyards

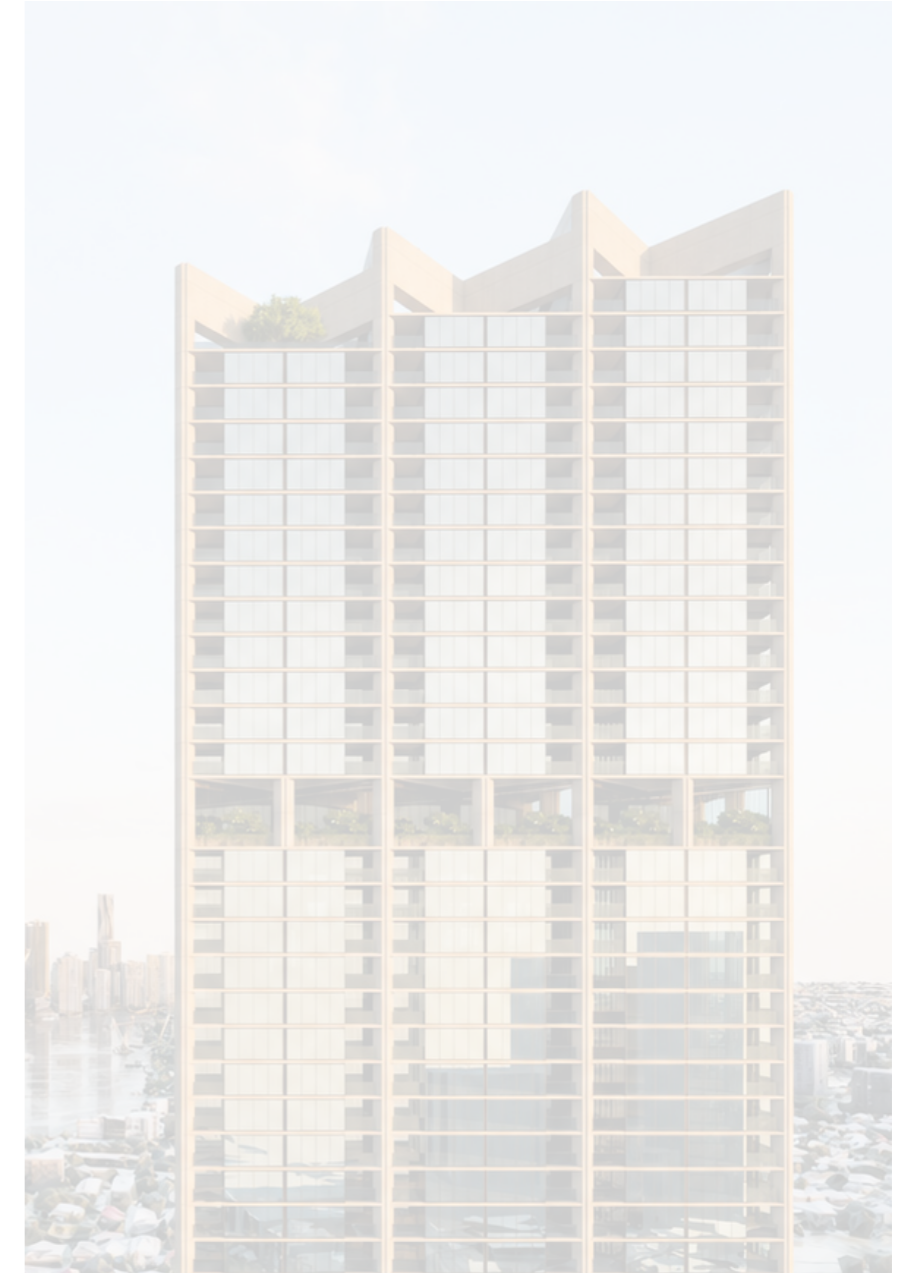
Porous Public Realm



## The Tower

Structural Continuity

Ordered Architectural Expression



## The Crown

Ascending Landscapes

Subtropical Identity

# The Towers

Perspective



Artists impression only.

# The Towers

Perspective



Artists impression only.

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Mark Lane Precinct

# The Towers

Perspective



Artists impression only.

# The Towers

Perspective



Artists impression only.

# The Towers

Perspective



Artists impression only.

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# The Towers

Perspective



Artists impression only.

WOODS BAGOT

Mark Lane Precinct

# The Towers

Perspective



Artists impression only.

WOODS BAGOT

Mark Lane Precinct

# The Towers

Perspective



Artists impression only.

WOODS BAGOT

Mark Lane Precinct



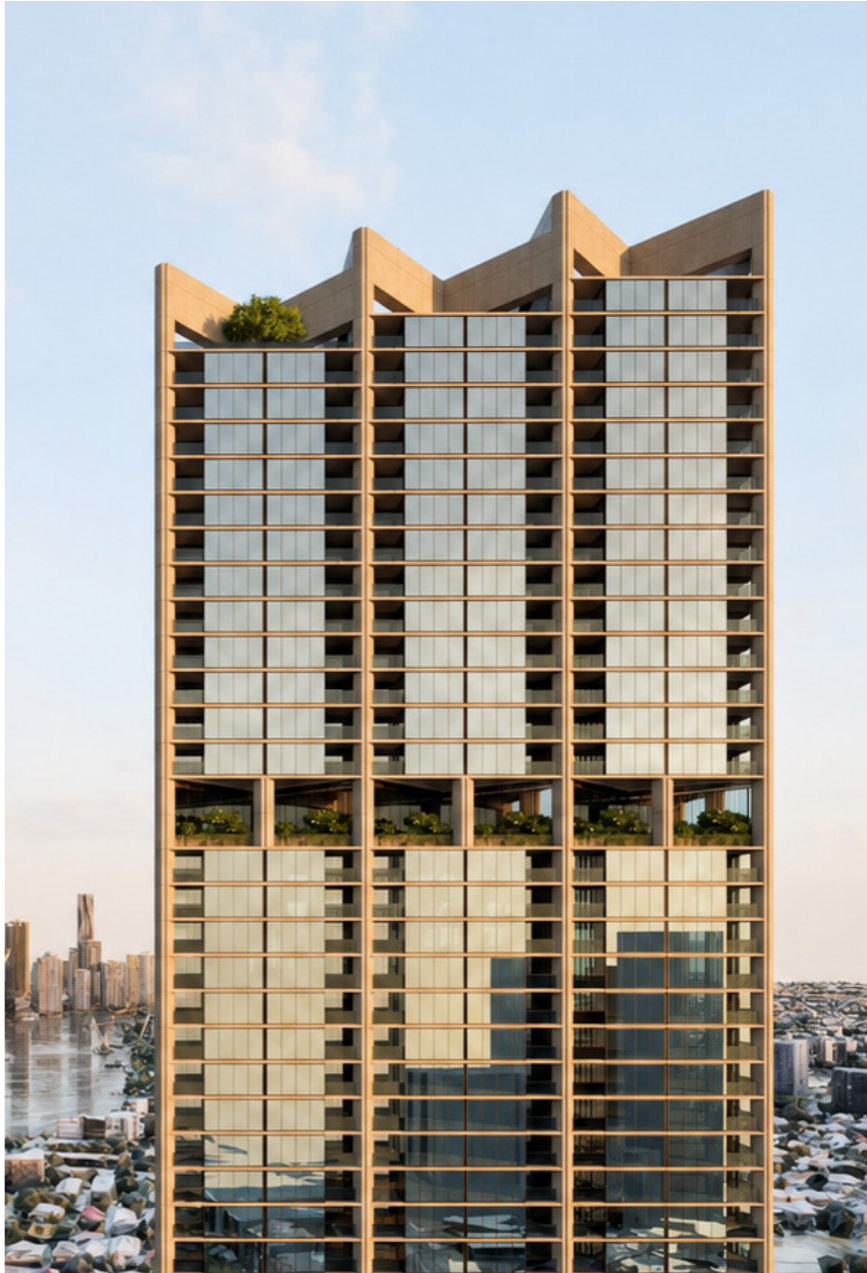
## The Ground Plane

City Rooms and Courtyards  
Porous Public Realm



## The Tower

Structural Continuity  
Ordered Architectural Expression



## The Crown

Ascending Landscapes  
Subtropical Identity

# The Crown

Perspective



Artists impression only.

# The Crown

Perspective



Artists impression only.

WOODS BAGOT

Mark Lane Precinct

# The Crown

Perspective



Artists impression only.

WOODS BAGOT

Mark Lane Precinct

# Public Interface Sections

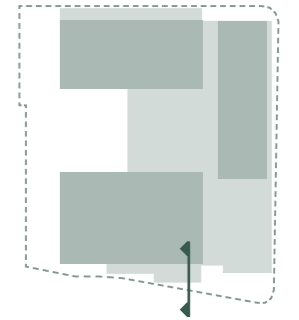
## Streetscape and Activation

# Public Interface Sections

## Vulture Street Interface

### Legend

- 1 Community Use Auditorium
- 2 Community Use
- 3 Outdoor Entry Folly
- 4 Courtyard
- 5 Vulture Street
- 6 Podium

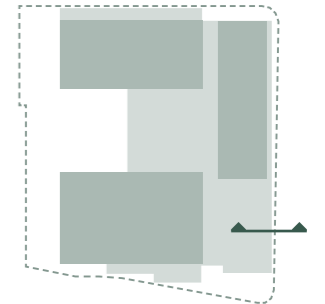


# Public Interface Sections

## Main Street Interface

### Legend

- 1 Hotel Restaurant
- 2 Hotel Pre-Function Area
- 3 Terrace
- 4 Main Street
- 5 Courtyard
- 6 Main Street Bus Stop
- 7 Podium

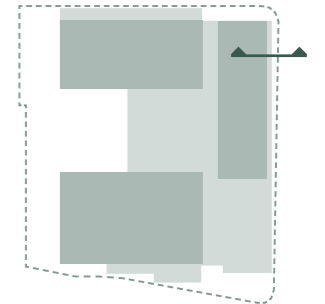


# Public Interface Sections

## Main Street Interface

### Legend

- 1 Retail/F&B
- 2 Retail Outdoor Seating
- 3 Mark Lane
- 4 Main Street
- 5 Sleeved Hotel Rooms

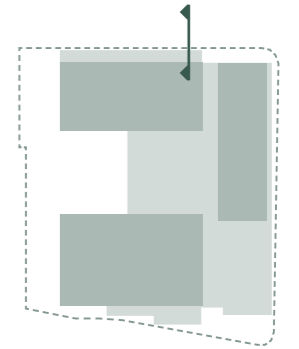


# Public Interface Sections

## Mark Lane Interface

### Legend

- 1 Tower 2 Arrival
- 2 Tower 2 Lobby
- 3 Retail/F&B
- 4 Mark Lane
- 5 New Lane
- 6 Podium
- 7 The Establishment Apartments

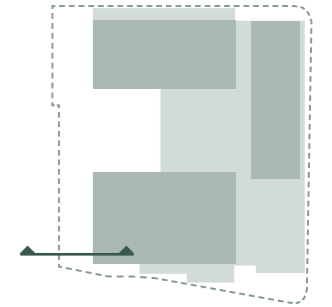


# Public Interface Sections

## New Lane Interface

### Legend

- 1 Community Use
- 2 New Lane
- 3 Russian Orthodox Cathedral
- 4 New Lane Pedestrian Link
- 5 Podium
- 6 Courtyard
- 7 Tower 2

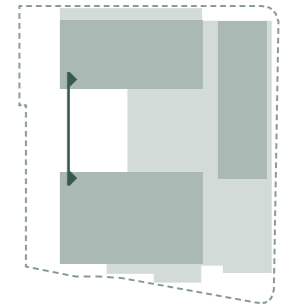


# Public Interface Sections

## Courtyard Interface

### Legend

- 1 Courtyard
- 2 Hotel Drop Off
- 3 Retail/F&B
- 4 Retail Terrace
- 5 Retail/F&B
- 6 Community Use
- 7 Tower 1 Lobby
- 8 Hotel Lobby

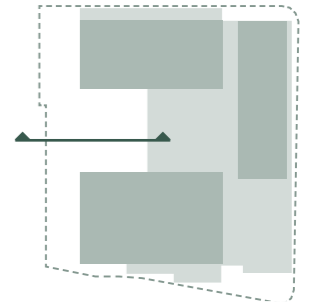


# Public Interface Sections

## Courtyard Interface

### Legend

- 1 Courtyard
- 2 New Laneway
- 3 Retail/F&B
- 4 Retail Terrace
- 5 Retail/F&B
- 6 Hotel Lobby
- 7 Tower 2 Amenity
- 8 Tower 2 Residences



# Building Articulation

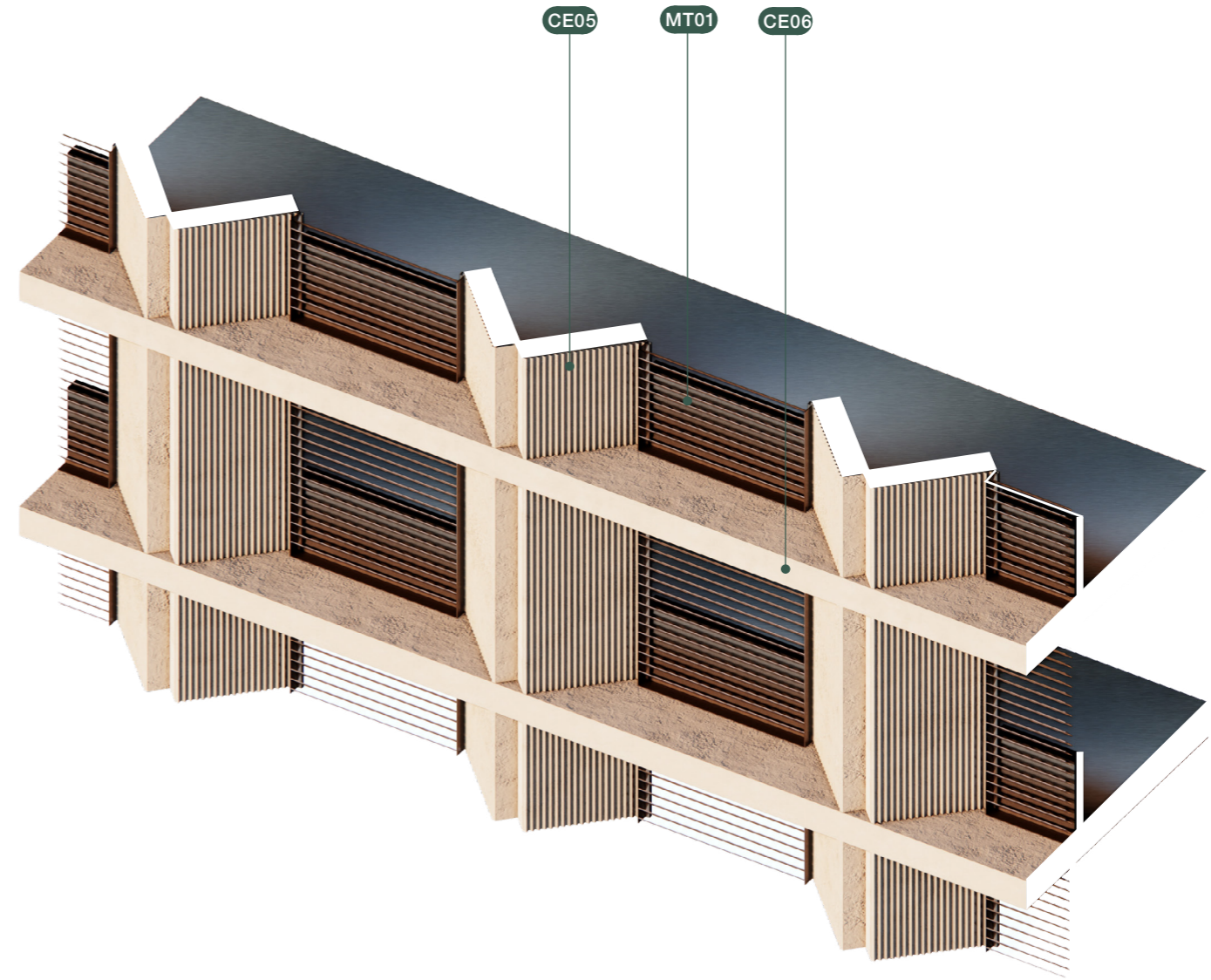
Materiality and Constructability

# Building Articulation

## Podium Car Park Facade



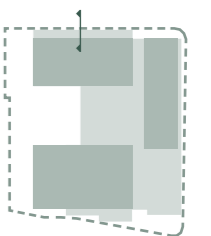
Facade Detail Perspective



Facade Detail Axonometric

### Legend

- CE05 Textured Concrete Column Podium & Hotel
- CE06 Smooth Concrete Slab Edge Podium & Hotel
- MT01 Metal Louvres



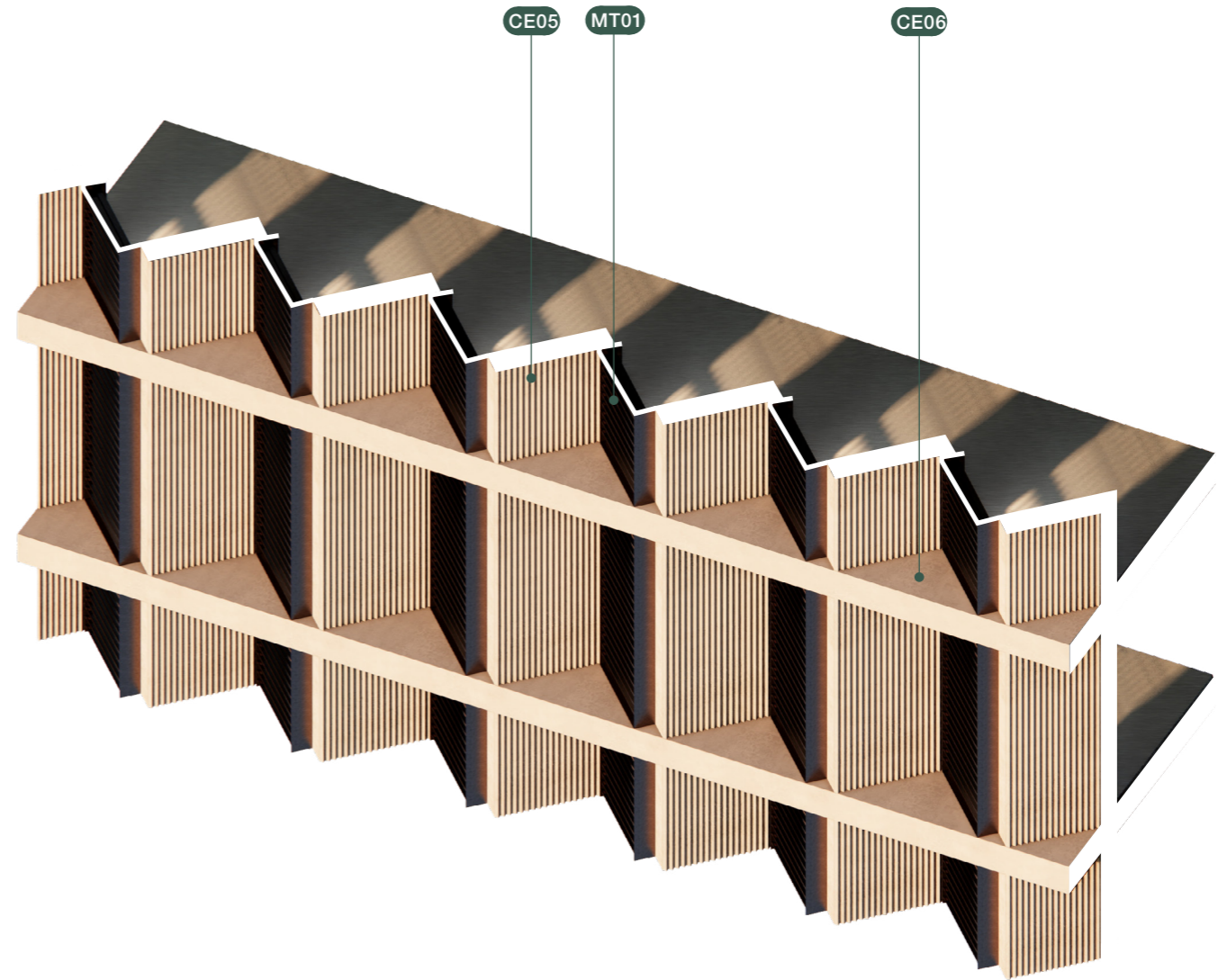
Mark Lane Precinct

# Building Articulation

## Podium Car Park Facade



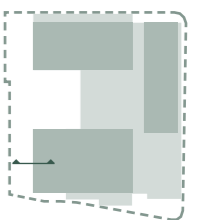
Facade Detail Perspective



Facade Detail Axonometric

### Legend

- CE05 Textured Concrete Column Podium & Hotel
- CE06 Smooth Concrete Slab Edge Podium & Hotel
- MT01 Metal Louvres



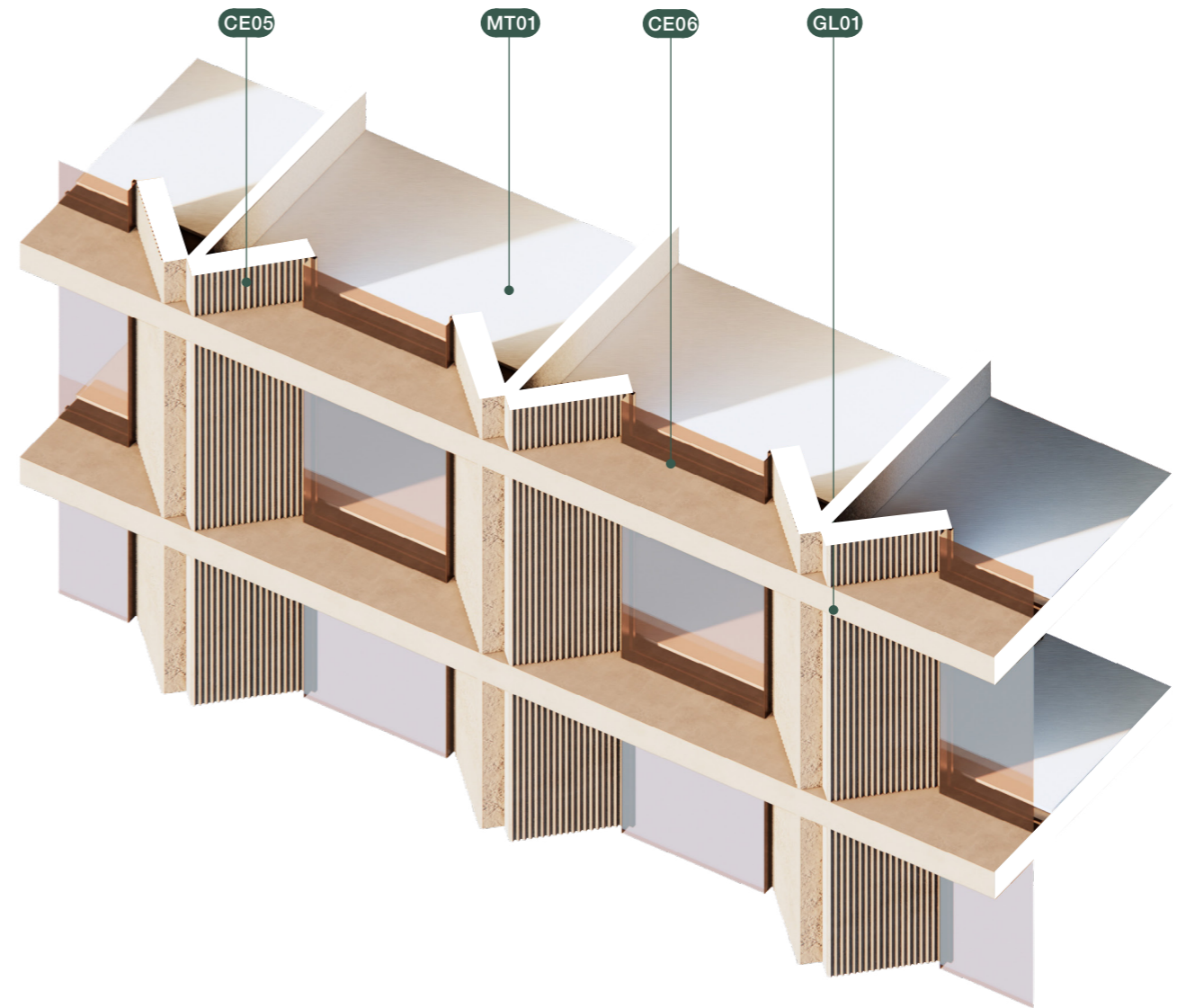
Mark Lane Precinct

# Building Articulation

## Podium Hotel Facade



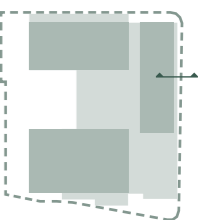
Facade Detail Perspective



Facade Detail Axonometric

### Legend

- CE05 Textured Concrete Column Podium & Hotel
- GE06 Smooth Concrete Slab Edge Podium & Hotel
- MT01 Metal Finish
- GL01 Glass



Mark Lane Precinct

# Building Articulation

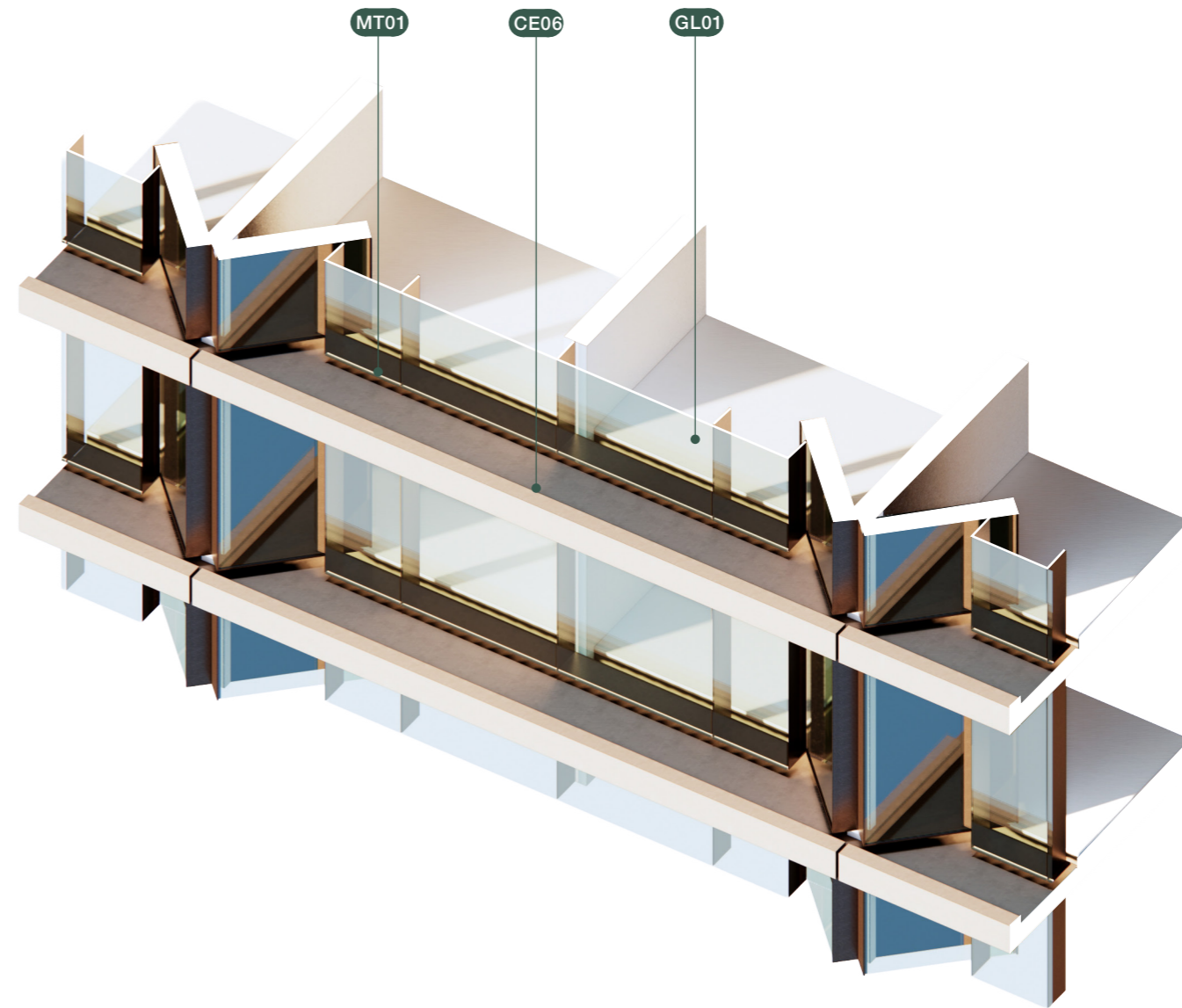
Hotel Facade

## Legend

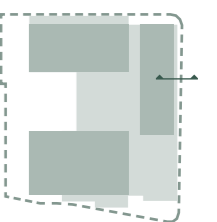
- CE06 Smooth Concrete Slab Edge Podium & Hotel
- MT01 Metal Finish Glazing Frames
- GL01 Glass



Facade Detail Perspective



Facade Detail Axonometric



Mark Lane Precinct

# Building Articulation

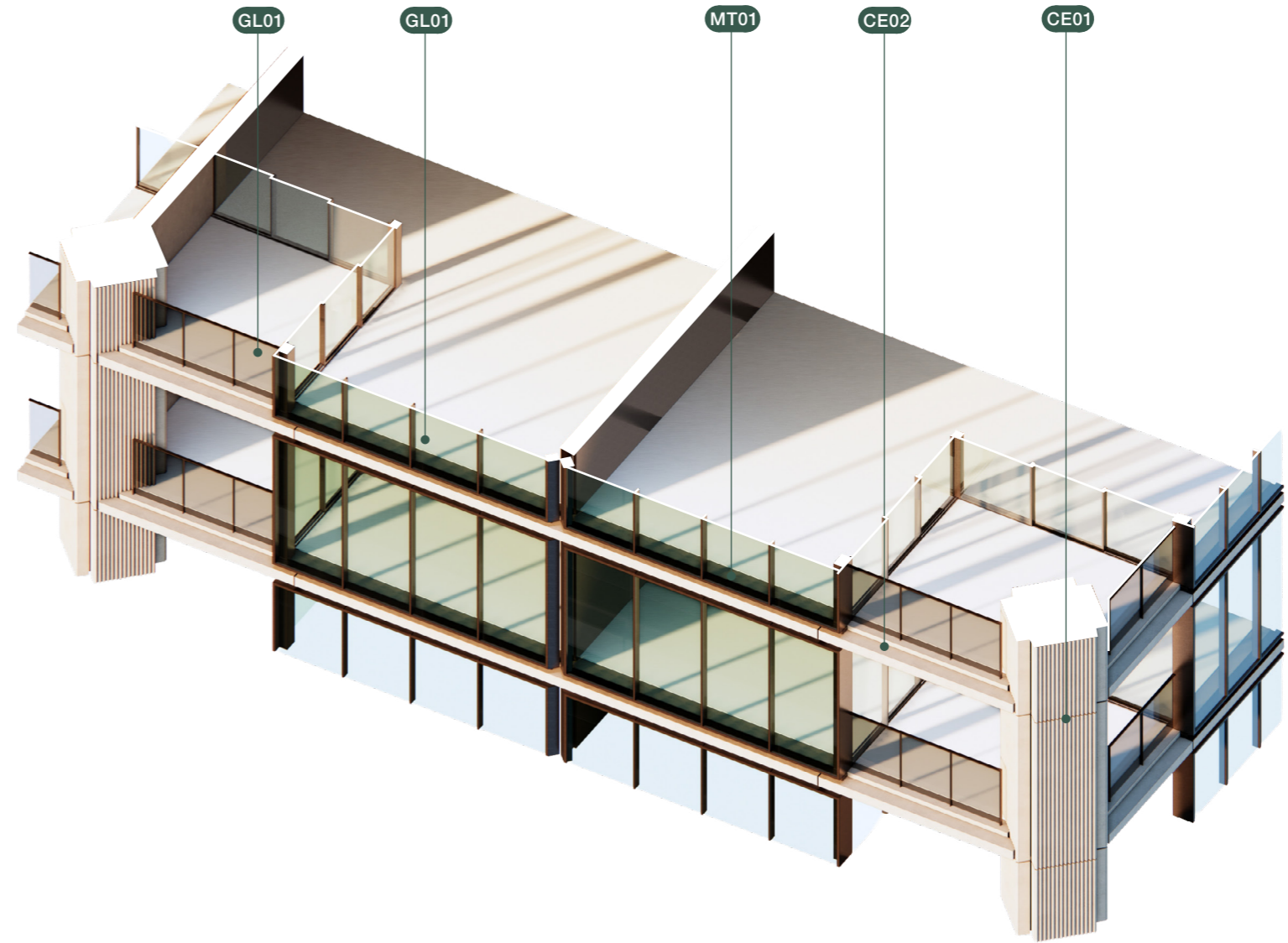
## Tower 1 Facade

### Legend

- CE01 Textured Concrete Column Tower 01
- CE02 Smooth Concrete Slab Edge Tower 01
- MT01 Metal Finish Glazing Frames
- GL01 Glass

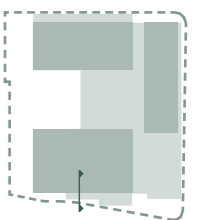


Facade Detail Perspective



Facade Detail Axonometric

Artists Impression Only  
Subject To Design Development



# Building Articulation

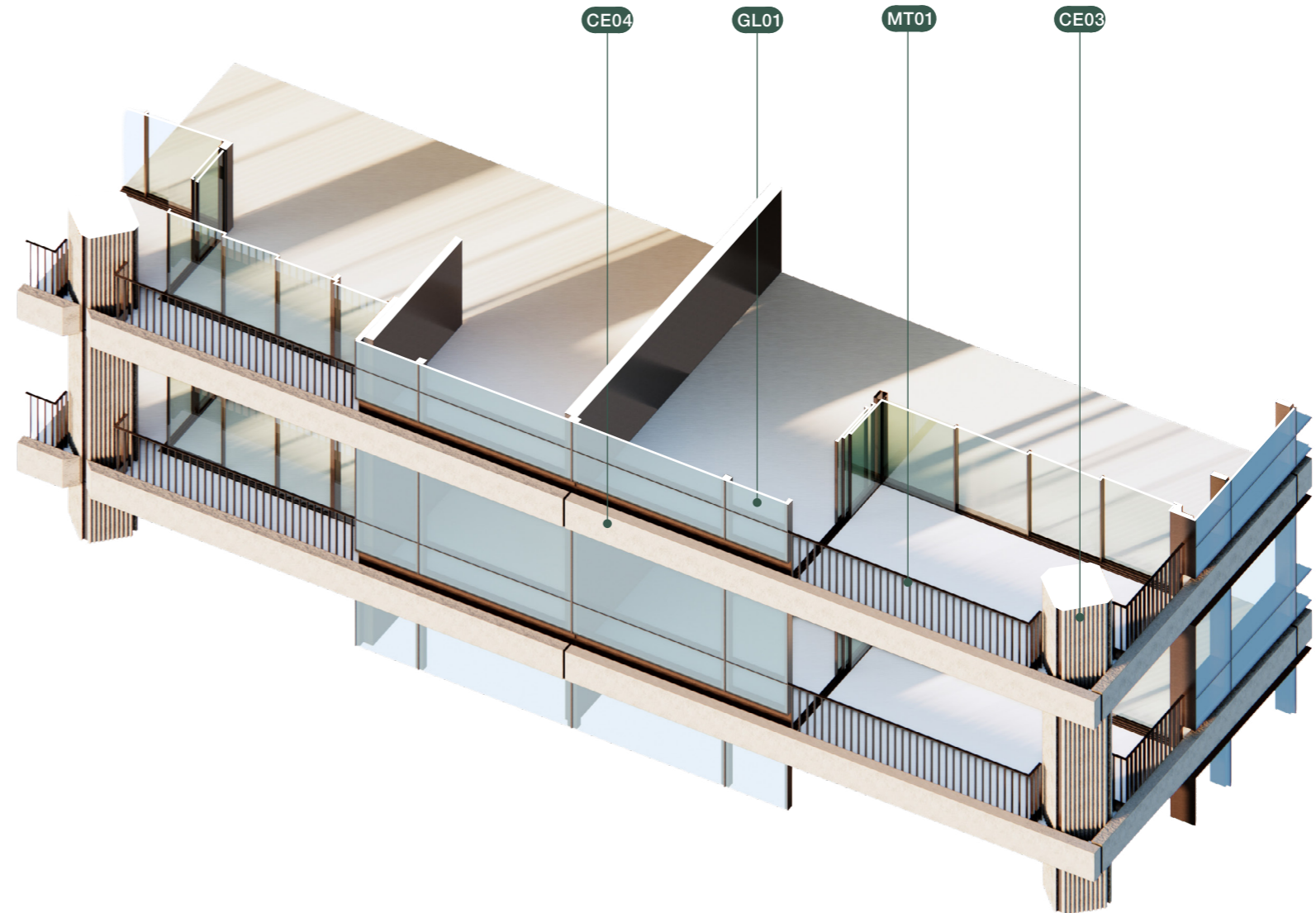
## Tower 2 Facade

### Legend

- CE03 Textured Concrete Column Tower 02
- CE04 Smooth Concrete Slab Edge Tower 02
- MT01 Metal Finish Glazing Frames & Balustrade
- GL01 Glass

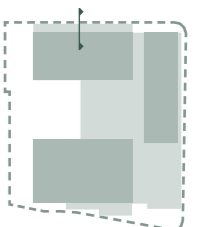


Facade Detail Perspective



Facade Detail Axonometric

Artists Impression Only  
Subject To Design Development



# Queensland Urban Design Principles

## Key Design Strategies

# QDesign

## Queensland Urban Design Principles

### 1 Climate Responsiveness

- 1.1 Take Advantage Of The Local Climate
- 1.2 Maximise Natural Light
- 1.3 Reduce The Extremes Of Temperature
- 1.4 Use Movable Elements - Maximise Comfort Opportunities

### 2 Local Place, Character, Form And Culture

- 2.1 Map The Valued Assets
- 2.2 Work With The Natural Topography
- 2.3 Interpret Locally Distinct Building Traditions
- 2.4 Create Contributory Community Value

### 3 Natural Systems, Landscape Character And Biodiversity

- 3.1 Work With Established Ecological And Hydrological
- 3.2 Apply Best Practice Water Sensitive Urban Design (WSUD)
- 3.3 Conserve And Protect
- 3.4 Adequate Space For Vegetation

### 4 Connected Streets and Spaces

- 4.1 Part Of A Well-Connected Network
- 4.2 A Range Of Street And Space scales
- 4.3 Fit For Purpose
- 4.4 Provide Shade And Shelter

### 5 Great Places For People To Live

- 5.1 Offer Choice, Diversity And Mix
- 5.2 Make Mixed Use Viable
- 5.3 Easily Accessible
- 5.4 Create 'Life On The Street'
- 5.5 Prioritise The Needs Of Children And The Elderly
- 5.6 Crime Prevention Through Environmental Design (CPTED)

### 6 Diverse Development Forms And Density

### 6.1 Respond To Human Scale

- 6.2 Vary Development Density
- 6.3 Contribute To The Quality And Character Of The Street
- 6.4 Work Well With Their Neighbours
- 6.5 Prioritise Occupant Amenity

### 7 Opportunities For Adaptation And Change

- 7.1 Locally Sourced
- 7.2 Create Flexible Buildings, Streets And Spaces
- 7.3 Whole Of Life Homes
- 7.3 Resource Efficient, Durable And Low Maintenance

### 8 Lead By Example And Engage Effectively

- 8.1 Lead By Example And Be Clear
- 8.2 A Culture Of Collaboration And Community Engagement
- 8.3 Value And Define Design Excellence
- 8.4 Use Established Industry Benchmarks

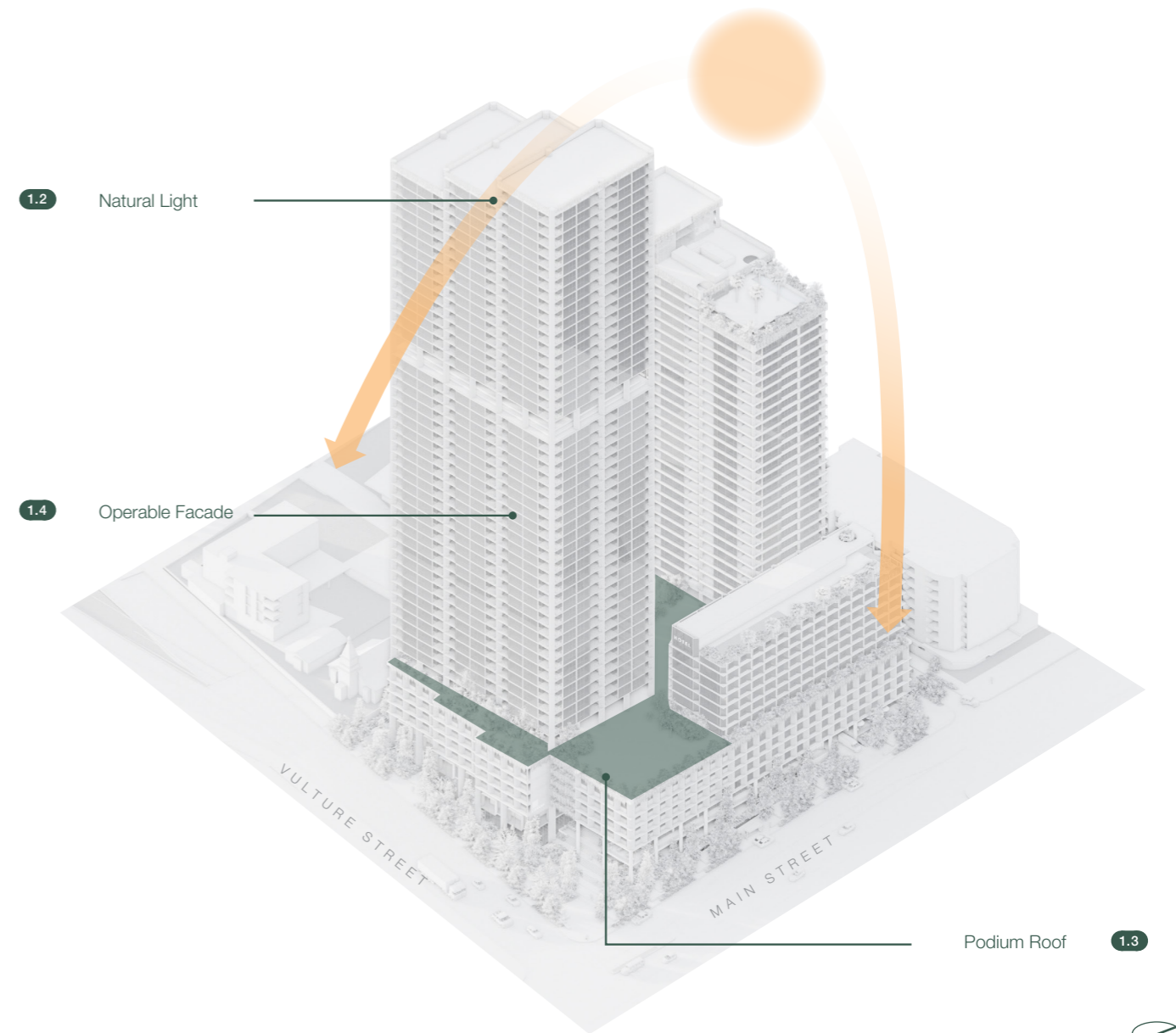
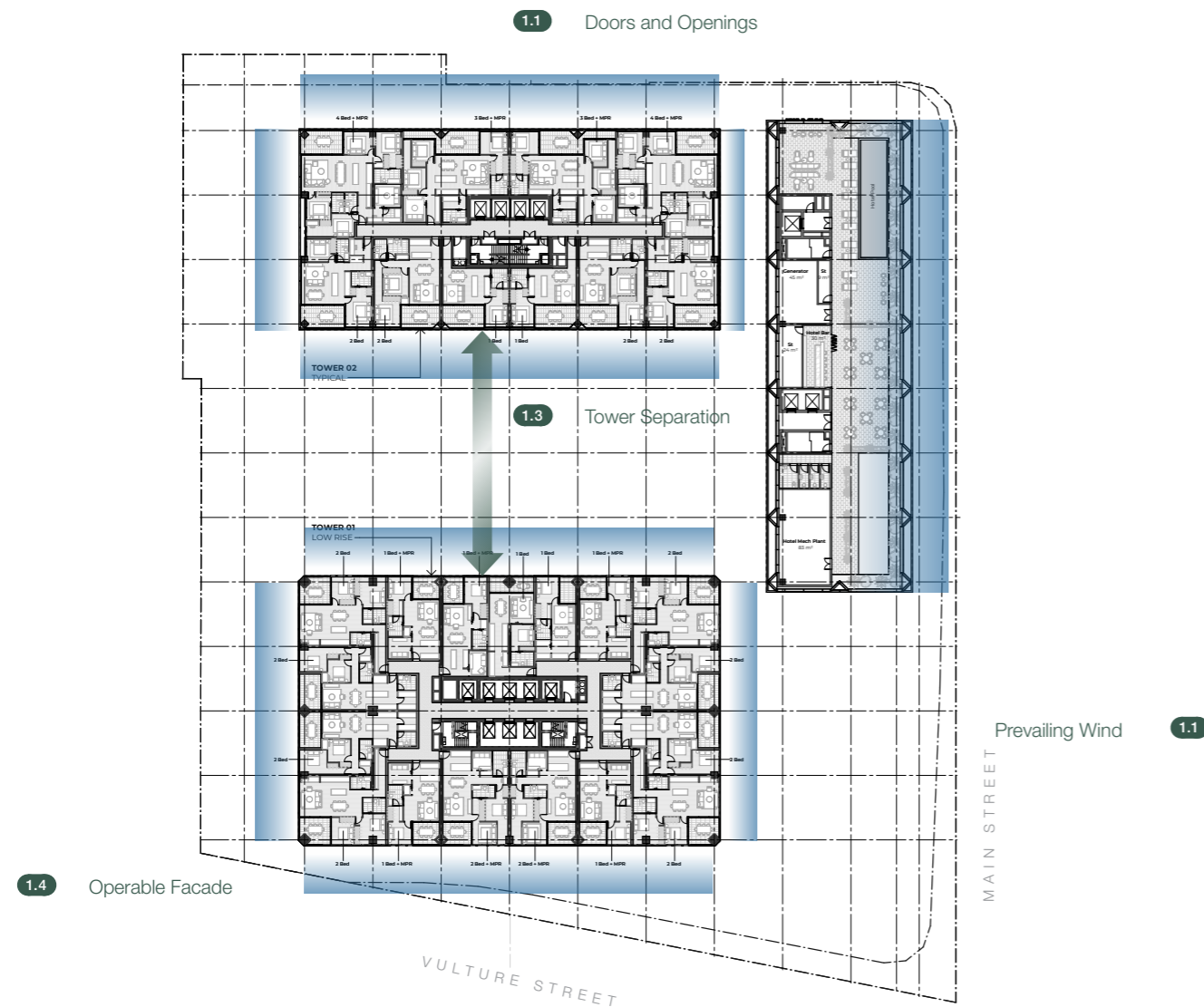
Refer To Queensland Urban Design Principles

Artists Impression Only  
Subject To Design Development



# Queensland Urban Design Principles

## Climate Responsiveness



### 1.1 Take advantage of the local climate

- All primary living spaces and a significant portion of bedrooms are adjacent to balconies to maximise operability and encourage natural ventilation and reduce reliance on mechanical systems
- Operable windows to all bedrooms and primary living spaces provide residents with access to fresh air while promoting natural cross-ventilation through apartments

### 1.2 Maximise natural light

- All bedrooms and living rooms are positioned on the facade with access to natural light and ventilation. All Living rooms and a portion of bedrooms will also have access to useable balcony spaces
- Generous floor to floor heights and a glazed facade will maximise natural light into the residential floor plates. High performance glazing will maximise daylight, while minimising heat gain.
- Buildings are positioned to maximise tower separation and allow for greater penetration of natural light to all units

### 1.3 Reduce the extremes of temperature

- The buildings have been carefully orientated to maximise separation distances, minimising facade length to the west and maximising facade length to the north, facilitating natural ventilation around the towers and improving overall environmental performance.
- Passive performance strategies including slab extensions, high performance glazing and operable windows, which aim to maximise occupant comfort and minimise a reliance on mechanical cooling.
- The podium roof landscape has been designed to mitigate urban heat build-up and assist in regulating extreme temperatures to the towers above, contributing to improved micro-climatic conditions and occupant comfort.

### 1.4 Use movable elements – maximise comfort

- Full width sliding doors and where possible corner sliders will be provided onto balconies to allow living rooms to open completely onto the balconies.
- Operable windows and sliding doors to facades give residents control over natural ventilation.

# Queensland Urban Design Principles

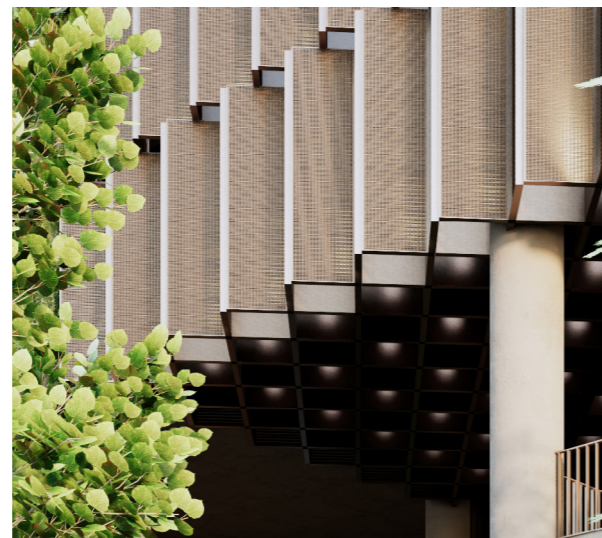
## Local Place, Character, Form and Culture



2.1 Courtyard



2.2 Working with Topography



2.3 Queenslander Shutter

### 2.1 Recognise The Valued Assets

- A publicly accessible cross-block 'ant trail' link is provided through the site, supporting the "Creek to Cliffs Green Corridor" and enhancing north-south permeability through the suburb between the Kangaroo Point cliffs and the Kingfisher Creek green corridor.
- A contemporary interpretation of the 'Queenslander' shutter is expressed within the façade, acknowledging the tectonic expression of local character housing
- The architectural response respects its natural and built context through a material and colour palette informed by the tonal range of Brisbane Tuff, and creating a sympathetic relationship with neighbouring heritage fabric, including the adjacent Russian Orthodox Cathedral.

### 2.2 Work With Natural Topography

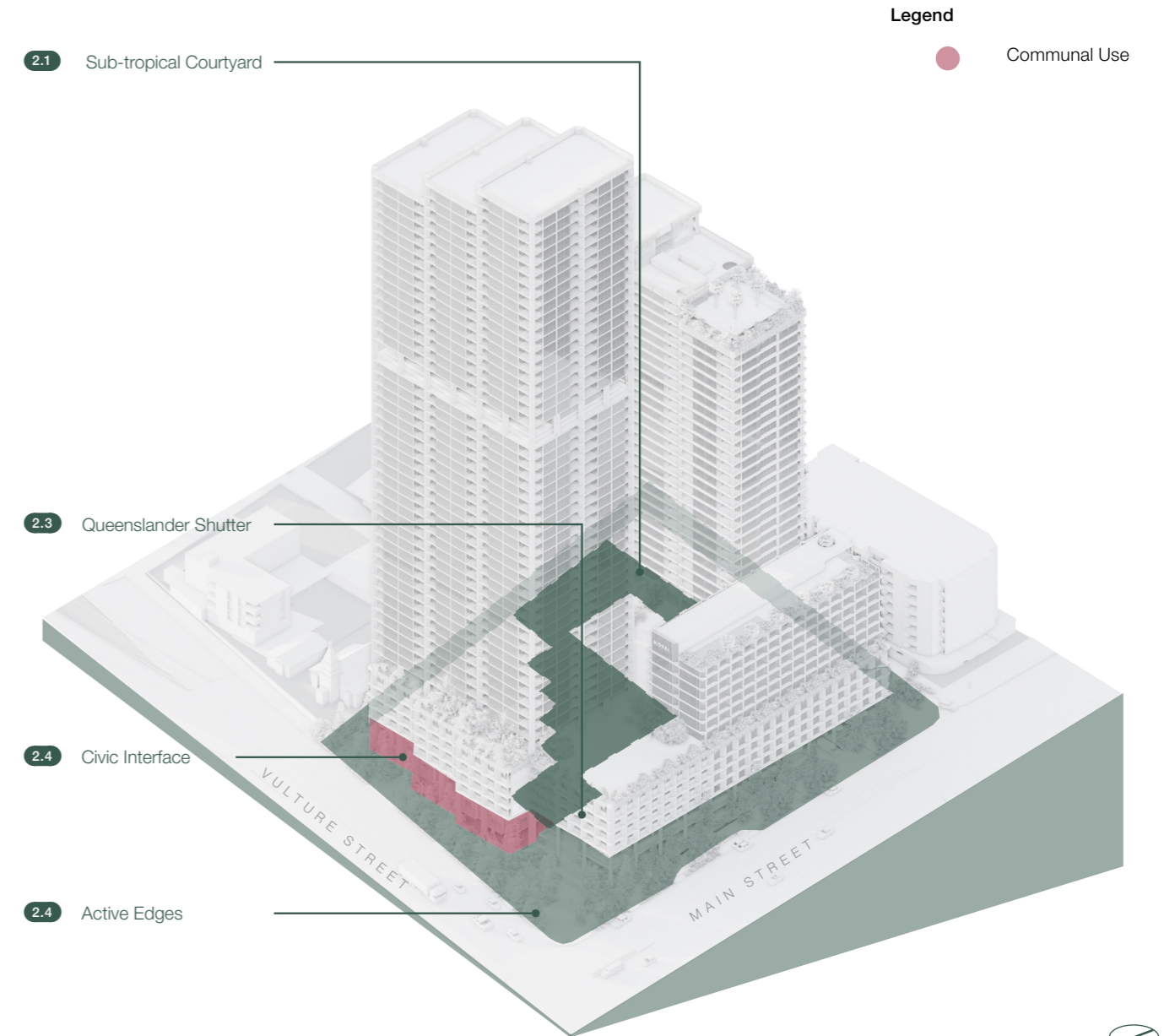
- The design responds to the site's varying levels across Vulture Street, Main Street, and Mark Lane, providing multiple points of entry that work with the natural topography rather than imposing a singular ground datum.
- These level changes are utilised to create a permeable and accessible ground plane, allowing pedestrian movement through the site.
- By integrating landscape, courtyards, and gentle level transitions, the proposal enhances the quality of the pedestrian journey along "Creek to Cliffs Corridor", and pedestrian access between the Kangaroo Point and the Woolloongabba entertainment and transport precinct, contributing positively to the surrounding public realm.

### 2.3 Interpret Locally Distinct Building Traditions

- The proposal draws from local architectural tradition, providing ventilation, shading, and privacy through deep facades, 'verandahs' and facade operability. Significant covered public realm spaces and lush landscaping provide respite and hint at the cool micro-climates and unique spaces under the traditional Queensland house.

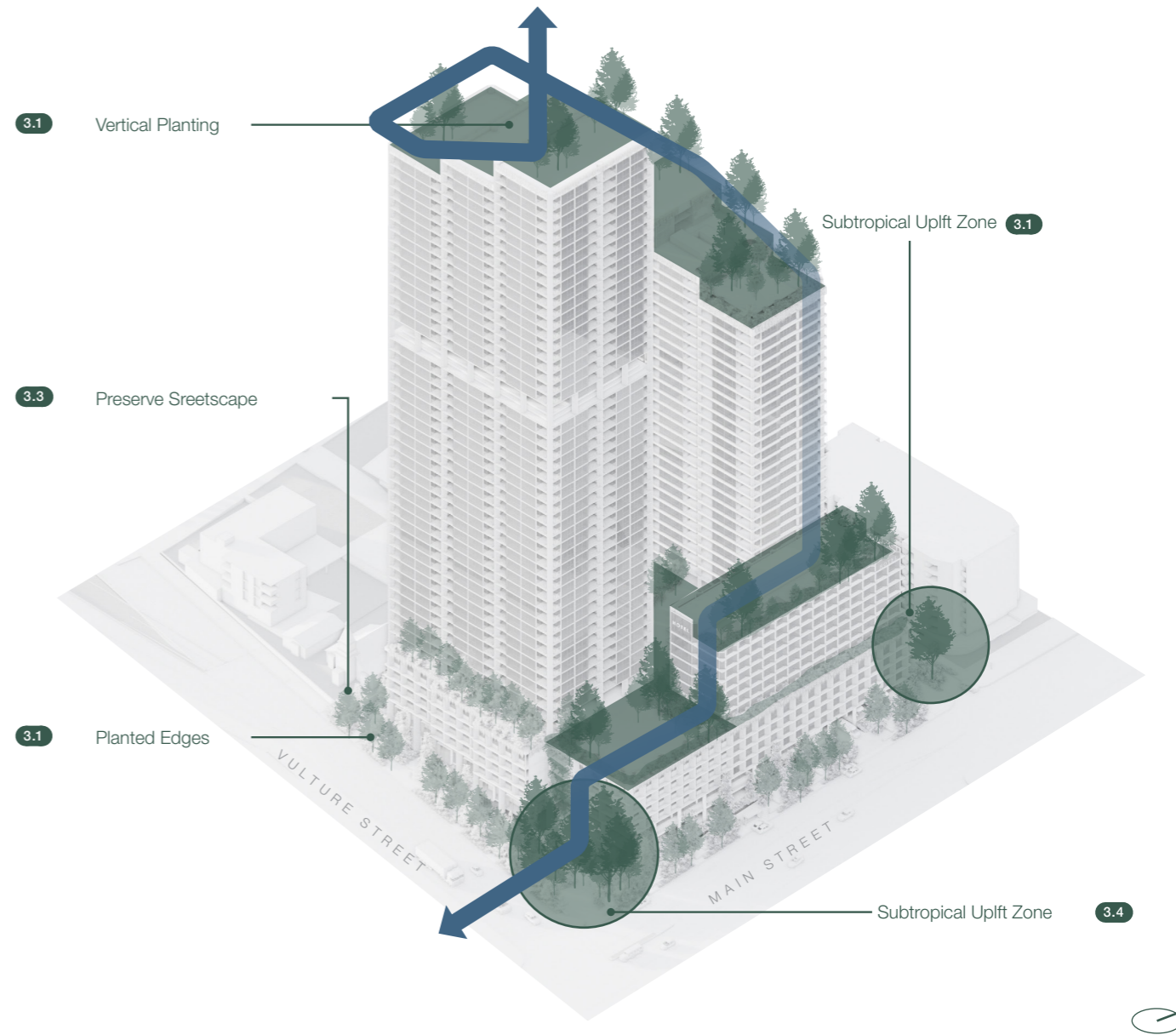
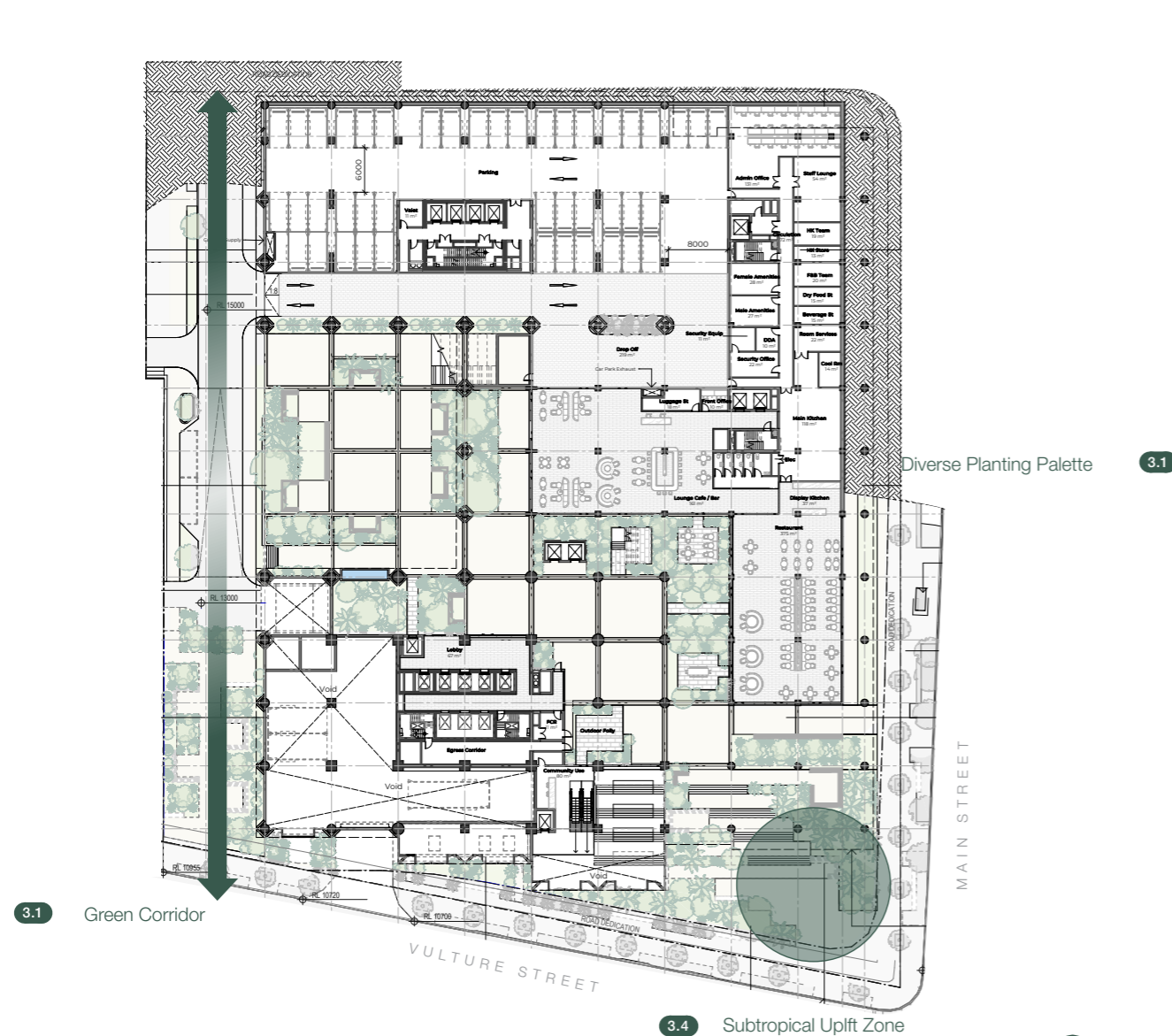
### 2.4 Create Contributory Community Value

- The proposal's primary contribution is a central sub-tropical courtyard, integrated within a permeable ground plane that allows public movement through the site and strengthens connections between surrounding streets. This space is activated by high quality, destinational retail, residential and hotel lobbies and generous places to dwell.
- A generous civic plaza and associated community-use tenancy addressing Main Street further anchors the precinct as a community-focused destination, enhancing the site's role as a contributor to the broader neighbourhood network.
- Active edges are provided along all frontages including retail tenancies, building lobbies and community uses, reinforcing vibrancy and passive surveillance while encouraging occupation of the public realm by residents, retail patrons, hotel guests and the local community alike.



# Queensland Urban Design Principles

## Natural Systems Landscape Character and Biodiversity



### 3.1 Work with Ecological and Hydrological Systems

- Planted edges are designed to integrate with the existing local ecology and support broader planning objectives, including the creation of connected green corridors.
- Sub-tropical planting along Main Street creates a green edge that enhances pedestrian comfort, activity, and landscape diversity.
- A new laneway forms a green link within the broader precinct. Planted edges and soft landscaping support ecological diversity and strengthen connections through the site.
- Vertical planting is integrated across upper levels of the building to extend landscape presence beyond ground level and support a diversity of environments. Planted terraces and podium levels contribute to visual amenity when viewed from surrounding streets and neighbouring buildings, while also enhancing occupant

experience. This approach supports microclimatic comfort, improves thermal performance, and contributes to urban greening outcomes by increasing soft landscape area within the development. Upper-level landscaping also provides habitat opportunities, supports biodiversity, and reinforces connections to the broader green network across the precinct experience. This approach supports microclimatic comfort, improves thermal performance, and contributes to urban greening outcomes by increasing soft landscape area within the development. Upper-level landscaping also provides habitat opportunities, supports biodiversity, and reinforces connections to the broader green network across the precinct

### 3.3 Conserve and Protect

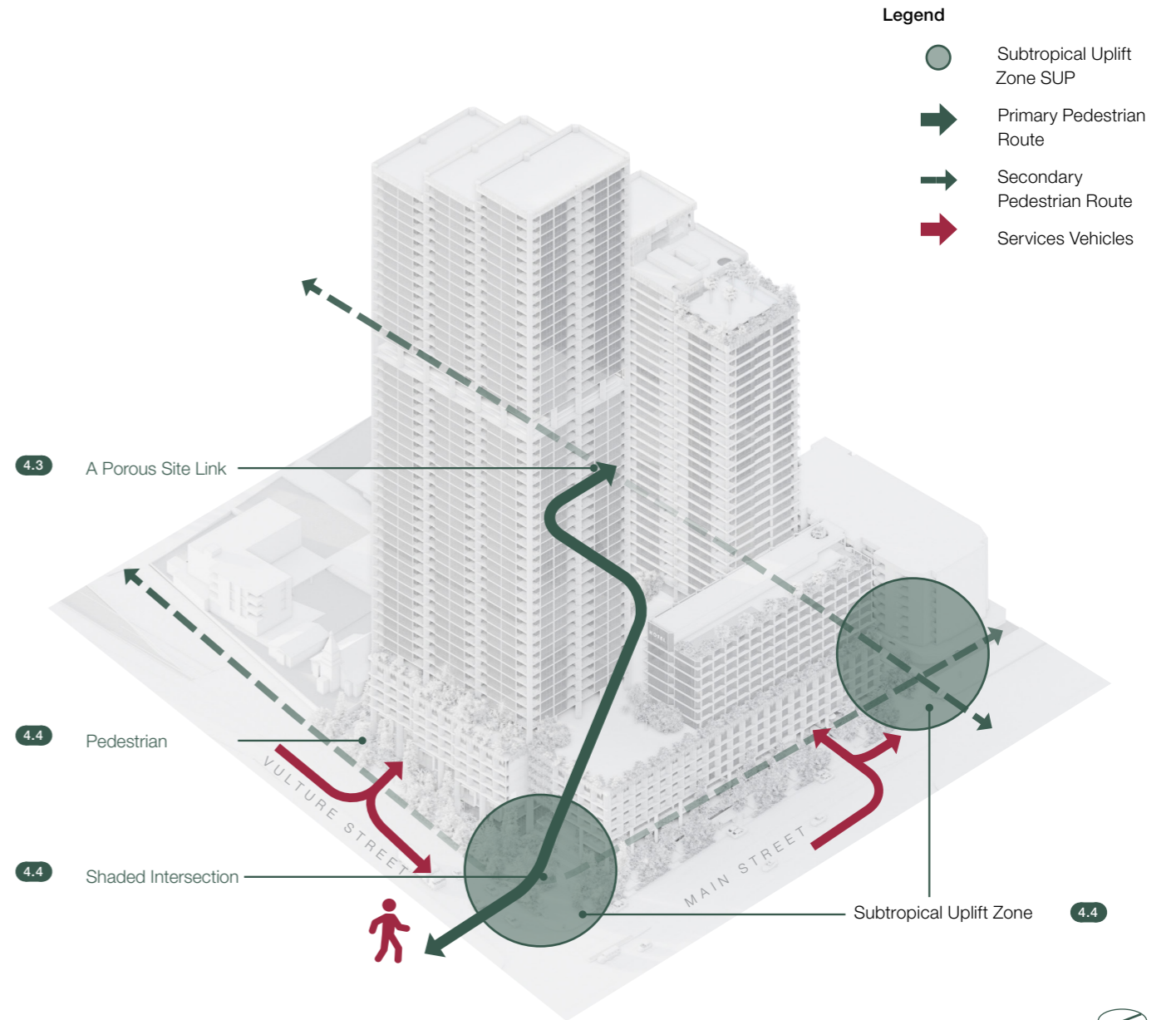
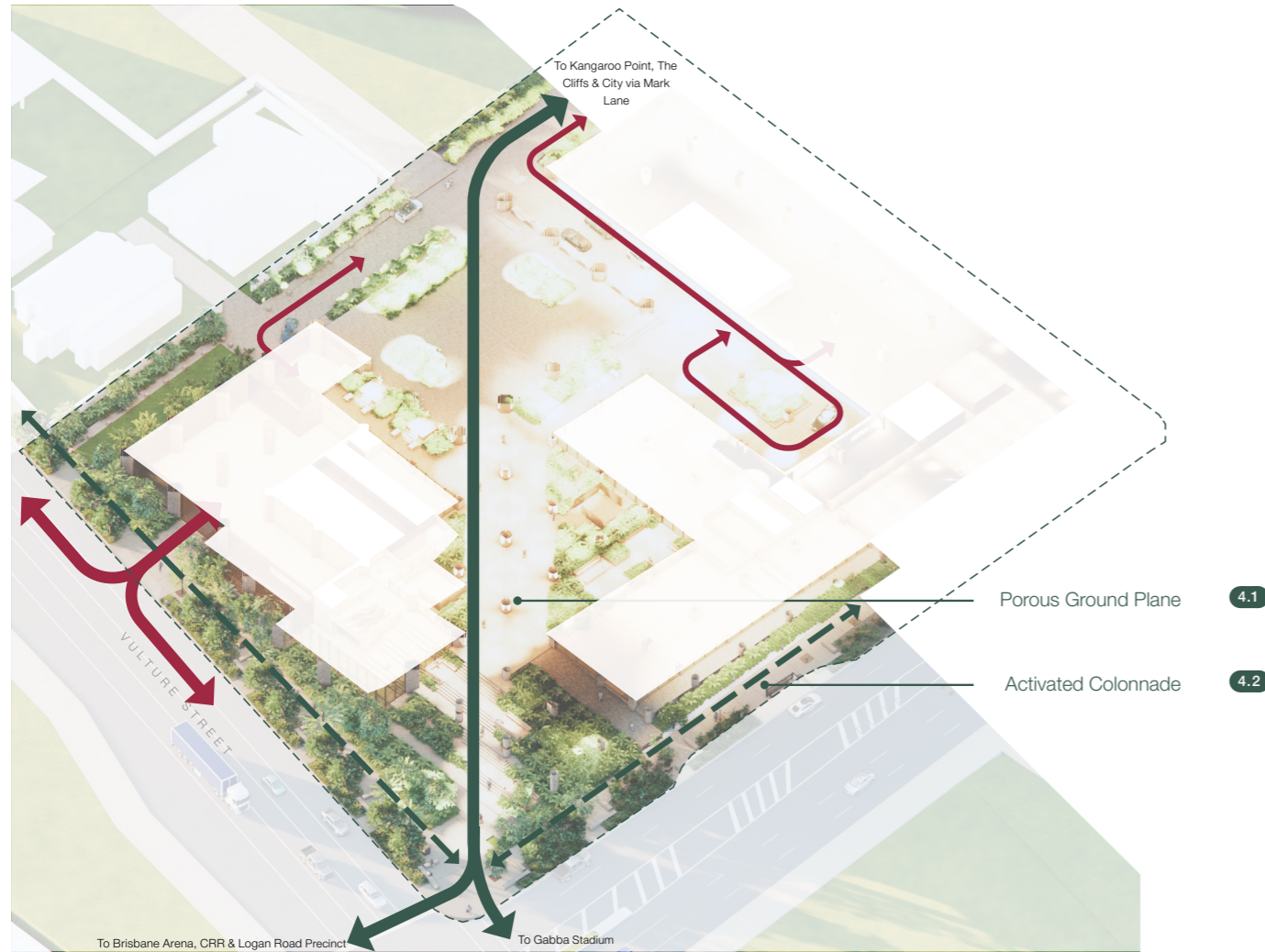
- Existing street trees are protected, reinforcing continuity within the established streetscape and minimising disruption to the public realm.
- A network of publicly accessible open spaces is provided throughout the site, complemented by privately owned and well-maintained landscaped areas, ensuring long-term stewardship and quality of the public realm.
- The planting palette is diverse and subtropical, supporting increased biodiversity, resilience, and ecological value through the introduction of varied flora suited to the local climate.

### 3.4 Ensure Adequate Space for Vegetation

- The project enhances the streetscape through sub-tropical planting, including the establishment of two significant trees at the corner of Vulture Street and Main Street, and at the Mark Lane intersection, providing effective shading and creating comfortable, habitable green spaces.
- Sub-tropical planting zones are incorporated at key corner intersections to enhance visual amenity and provide a comfortable public environment.
- Deep planting zones are provided to support healthy plant growth and ensure long-term landscape success through to maturity.

# Queensland Urban Design Principles

## Connected Streets and Spaces



### 4.1 Part of a well-connected network

- A publicly accessible cross-block link that enhances pedestrian connectivity and contributes to the Creek-to-Cliffs Green Corridor, establishing a continuous connection between Kingfisher Creek in East Brisbane and the Kangaroo Point Cliffs.
- The pedestrian connection through the site is leveraged to strengthen connectivity between Kangaroo Point, the Cliffs, the Brisbane CBD and the emerging transport and entertainment precinct in Woolloongabba
- Through its porous ground plane, landscaped courtyards, and integration with public transport infrastructure, the development contributes to a well-connected, walkable network that supports both local movement and broader city-scale connections.

### 4.2 A range of street and space scales

- Open public courtyards and plazas define key civic spaces and establish a distinct identity, providing landscaped amenity and moments of respite within the development.
- Generous landscaped colonnades along street edges activate the street interface at a human scale and provides a buffering threshold between harsh vehicular interfaces and the site itself.

### 4.3 Fit for purpose

- The development establishes varied street conditions that respond to their respective roles within the wider urban context.
- A reduced-scale street environment is proposed, with pedestrian access and movement prioritised.
- Road widening is accommodated to support increased vehicle flows while maintaining an intimate street scale.
- A civic interface is presented to Vulture Street, responding appropriately to this vehicular-focused corridor.
- A colonnade addresses Main Street and Mark Lane, providing respite from the heavily vehicular street environment and enhancing the pedestrian edge.

### 4.4 Provide shade and shelter

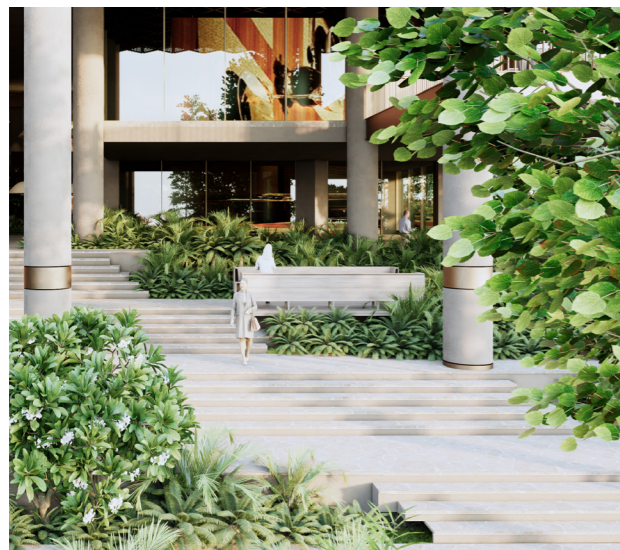
- A cross-site link is emphasised to provide strong pedestrian connectivity. This sheltered under-croft of the podium enhances pedestrian comfort and circulation away from the heavy traffic of Main Street & Vulture Street
- Landscaped corner parks provide visual amenity and shade at key urban intersections, contributing to a subtropical public realm character through substantial tree and planting zones and PDA-specific 'Subtropical Uplift Zone' shaded intersections.

# Queensland Urban Design Principles

## Great Places For People to Live



5.1 View of City from Resident amenity



5.4 Vulture and Main Street Interface



5.6 Arrival Spaces

### 5.1 Offer choice and diversity

- The development provides a diverse range of residential typologies, comprising a mix of one-bedroom to four-bedroom apartments. This diversity supports a broad demographic profile and promotes housing choice within the precinct.
- A suite of shared resident amenity spaces is incorporated to support a vibrant, socially diverse, and resilient community. These facilities are designed to respond to contemporary living patterns and include:
  - Work-from-home facilities
  - Recreation and wellness spaces
  - Entertainment and lounge spaces

### 5.2 Make mixed use viable

- The proposed development integrates residential living with complementary adjacent uses, including hotel, commercial, retail & community use, supporting the creation of a vibrant new city block.
- The inclusion of a hotel is leveraged to promote guest activity and visitor movement through the site, supported by its close proximity to Woolloongabba station.
- The inclusion of a childcare centre further supports the residential community and is enabled by the projected on-site population, establishing a viable commercial and community use.

### 5.4 Create 'life on the street'

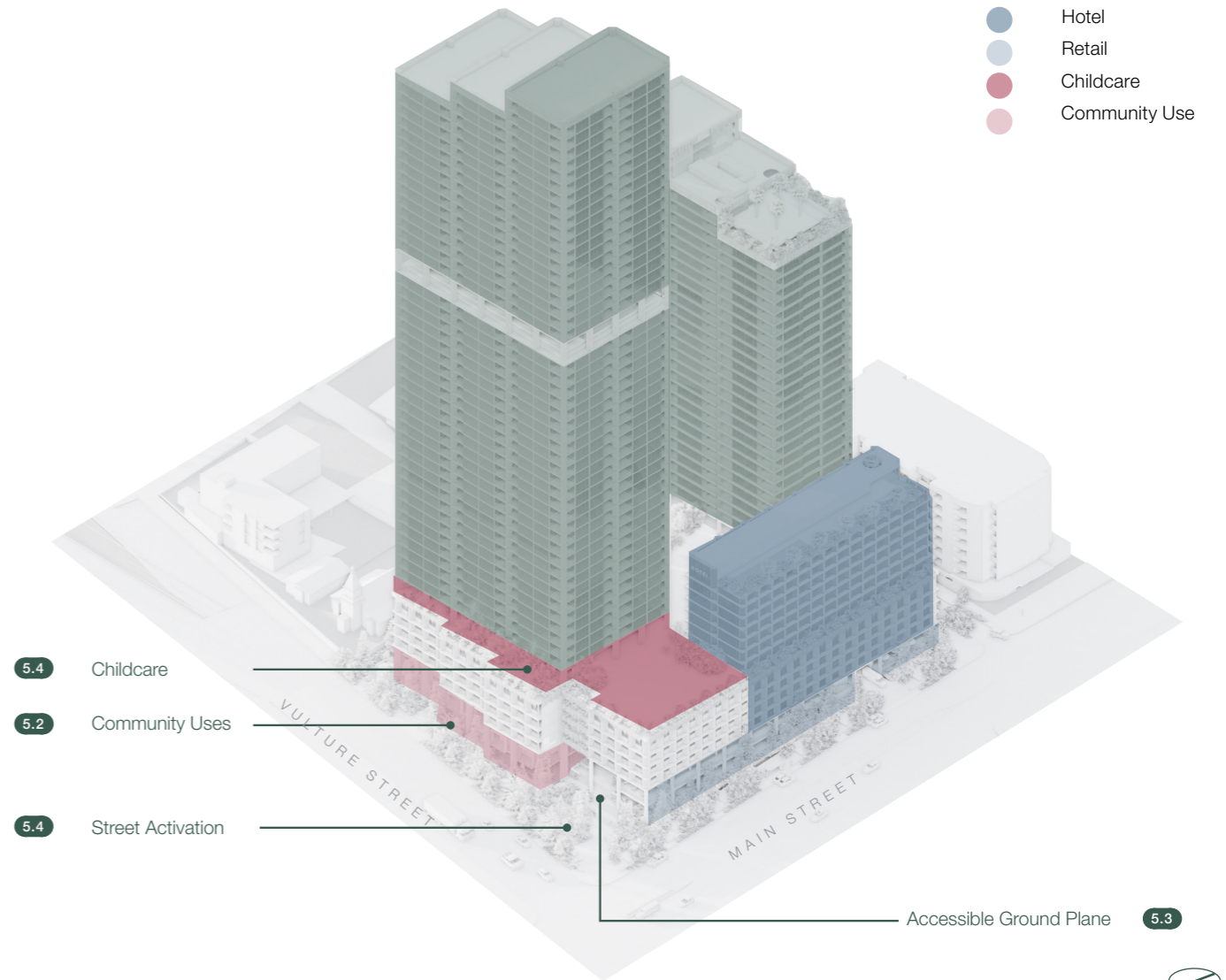
- A permeable, accessible ground plane is supported by a diversity of use with the goal of creating a 24hr economy to encourage lively and active uses throughout the ground plane.
- Residential lobbies, destination retail, community use and hotel create a vibrant and diverse on-site economy well-serviced by public transport and servicing the emerging Gabba entertainment precinct including the existing Gabba stadium and the future Brisbane Arena.

### 5.6 Crime Prevention (CPTED)

- Passive surveillance and natural oversight over public areas is achieved through the strategic location of diverse uses and active edges including retail terraces, residential lobbies, and 24 hour hotel functions.
- Clear and intuitive way-finding through the site maximises CPTED principals including passive and active surveillance, effective maintenance, clear view-lines and intentionally used spaces to maximise user safety
- Private spaces including residential and parking are clearly and centrally located to support clear way-finding and are accessed via secure, controlled and managed entry points

#### Legend

- Residences
- Amenity
- Hotel
- Retail
- Childcare
- Community Use



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# Queensland Urban Design Principles

## Diverse Development Forms and Density



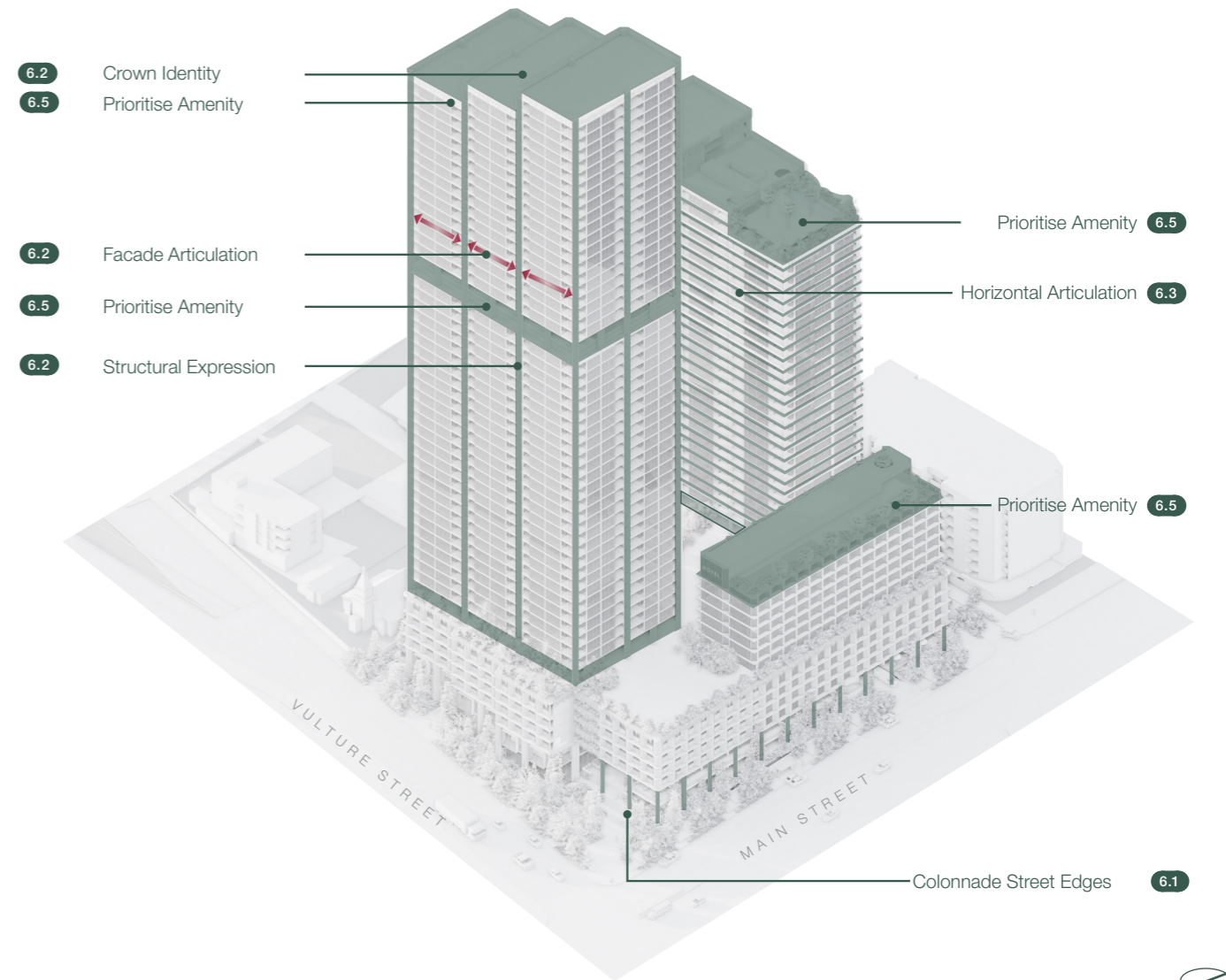
6.1 Colonnade Street Edge



6.2 Expression of Crown



6.3 Hotel and Podium Composition



### 6.1 Respond to human scale

- The introduction of a colonnade along the building edges reduce the perceived scale of the podium and towers above. This establishes a walkable urban infrastructure and enables fine-grain interfaces with the surrounding streets.
- Façade articulation and consistent geometric modulation introduce visual richness and ensure the development responds at a human scale.
- The use of textured and finely grained materials adds depth and visual interest, contributing to a high level of detail at the pedestrian and micro scale.

### 6.2 Vary development density

- The tower forms are cohesively designed to present multiple building characters within a unified composition. Articulation of the crown, mid-tower amenity levels, and the expression of the structural system provides identity, visual interest, and legibility across the development.
- The building use and diversity of product is expressed to create intentional variance between building forms; the hotel is clearly expressed through its function differently to the residential towers for example
- The stepped tower crown provides a distinctive skyline identity and visual interest while reducing the perceived scale of the building as it meets the skyline.
- A consistent kit-of-parts approach maintains cohesion and architectural clarity. Variations in colour, material finish, and depth add richness, visual interest, and individual identity to the façades.

### 6.3 Contribute to the quality and character of the street

- Tower 1 acts as a civic urban marker for Woolloongabba, addressing the prominent intersection of Main Street and Vulture Street. Vertical expression is reinforced through recessed balconies, creating depth and articulation while emphasising the tower's slender form.
- Tower 2 is expressed at a smaller scale, with a stronger horizontal emphasis as the development transitions into the more residential enclaves of kangaroo point. The projection of slab edges provides identity and articulation, contributing to a finer grain and human-scaled presence on the skyline.
- The hotel addresses Main Street as a more singular form, expressing its function and reinforcing its character as a significant destination within the site and within the suburb as a whole. The façade is more finely articulated, with increased modulation and glazing, establishing the hotel as a lighter and visually distinct component of the overall development. The hotel is also sleeved into the podium with expressed activation engaging the street edge along the majority of the development's interface with Main Street.

### 6.4 Work well with their neighbours

- The podium is articulated with a greater intensity of façade expression in response to the fine-grain nature of its immediate context. Depth is achieved through sculpted reveals, creating a layered and articulated geometry across the lower levels. Façade elements reference the Queensland shutter through framed openings and horizontal louvers, providing a locally responsive architectural expression. The reduced scale of the podium, combined with increased ornamentation and depth, enhances visual interest and contributes positively to the experience of the site from pedestrians and neighbours alike.

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Subject To Design Development

# Queensland Urban Design Principles

## Opportunities for Adaptation and Change



7.1

### Rainwater Harvesting

Rainwater harvesting for irrigation of landscape



7.1

### Irrigation Tanks

Irrigation tanks for landscape maintenance



7.1

### Waste Management

General and recycling waste chutes provided in both residential towers



7.3

### Public Transport

Proximity to both Woolloongabba bus and future Cross River Rail stations



7.3

### Bicycle Parking

962 residents bike parks and 244 visitor bike parks provided



7.3

### Universal Design

Responds to the diverse needs of residents over time.

#### 7.1 Locally sourced

- The design incorporates building systems that support self-sufficiency and reduce reliance on external resources, including rainwater harvesting and integrated waste management strategies. This includes passive systems like operable glazing, slab edges for shading, and high performance glazing to reduce reliance on mechanical systems.
- Rainwater is captured and stored in on-site irrigation tanks for landscape maintenance, reducing potable water demand and supporting long-term environmental performance.

#### 7.2 Create flexible buildings, streets and spaces

- An accessible and permeable public realm is provided through generous street edges and adaptable ground-floor retail spaces capable of accommodating evolving uses over time.
- The perimeter of the site is designed to encourage activation and occupation, allowing public spaces to respond flexibly to user needs and changing patterns of activity.

#### 7.3 Whole of life homes

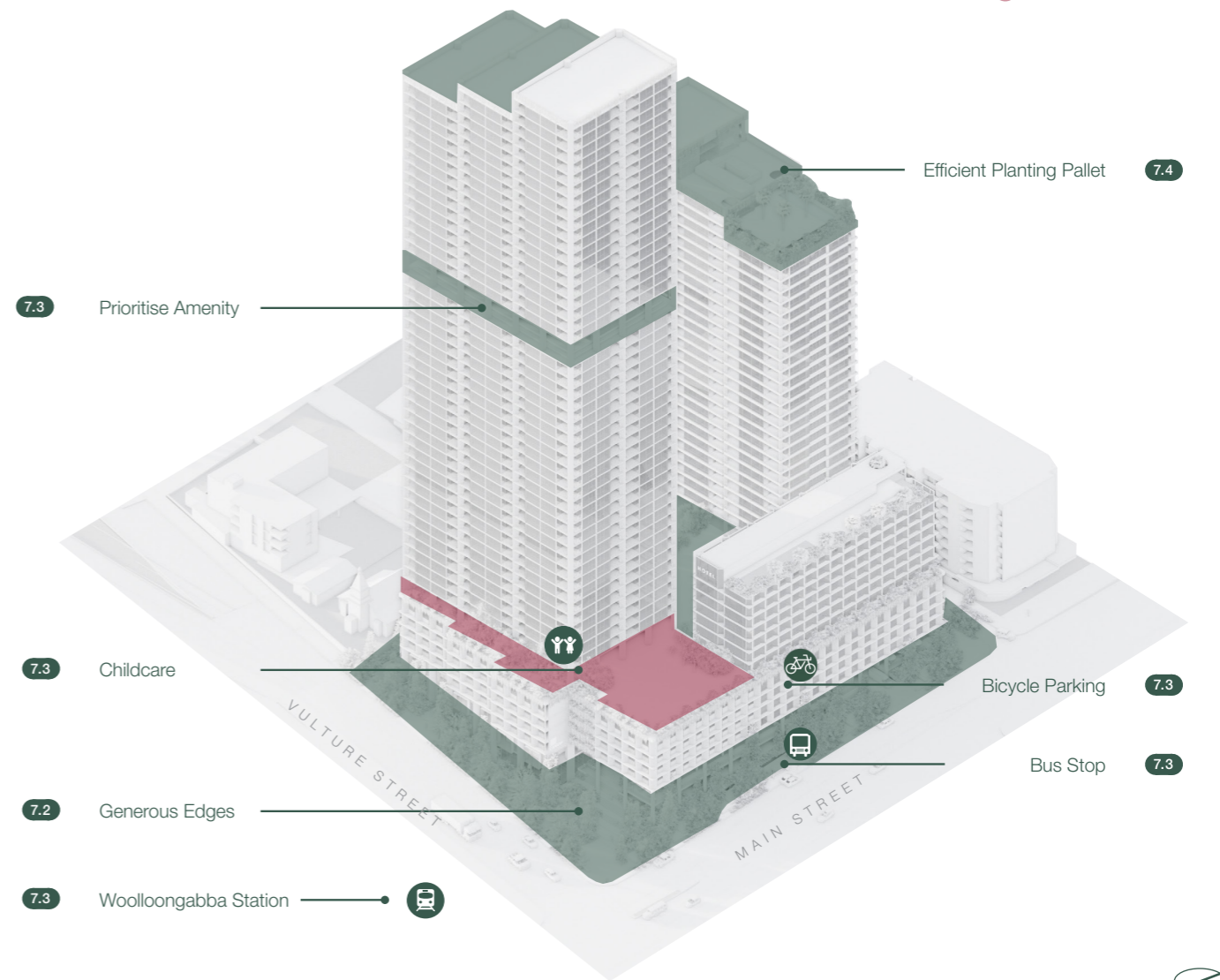
- The site's proximity to public transport, including bus stops along Main Street and the future Woolloongabba Train Station, combined with the provision of on-site bicycle parking, supports a range of transport choices and enables residents, visitors, and workers to adapt to changing social and economic conditions.
- An on-site childcare facility responds to the needs of children and families both within the development and for the surrounding neighbourhoods
- Residential amenities and residences are designed in accordance with Liveable Housing Guidelines (LHG) and universal design principles, supporting accessibility, and inclusive living for people of all abilities.

#### 7.4 Resource efficient, durable and low maintenance

- The landscape design, developed in collaboration with Urbis, ensures planted areas and species selection are resource-efficient, robust, and low maintenance. This approach supports long-term resilience, reduces ongoing operational demands, and reinforces the project's contribution to a sustainable subtropical urban environment.

#### Legend

- Amenity
- Childcare



# Queensland Urban Design Principles

Lead By Example and Engage Effectively

## 8.1 Lead by example

- The prominent location of the site and its proximity to a key public transport node, a future Olympic & entertainment hub, and the neighbourhood centre of Woolloongabba mean that great care has been taken to embed strategies which enhance and celebrate the development a high-quality community hub for Woolloongabba
- The aspiration for a high-value asset for the community is also reflected in a series of considered interim activation strategies throughout its staged delivery, meaning that the site will perform in this aspiration throughout the duration of the construction process.

## 8.2 A culture of collaboration

- The pursuit of a high quality and successful project has relied on the interdisciplinary collaboration of a forward-thinking and experienced team who are committed to this aligned project vision. In addition, also working with Economic Development Queensland to work within the PDA and realise the full potential of the site in its adjacency to the emerging transport and entertainment hub of Woolloongabba and plays a role in its evolution for years to come.

## 8.3 Value and Define Design Excellence

- In establishing a vision and imagining a legacy for the precinct from day one, project priorities, goals, and a commitment to design excellence have been used as key performance indicators in the inception of the project from the very beginning. The site's prominent location in an emerging Olympic & transport hub close to the city centre ensure an investment and commitment to a high quality urban outcome which is successful not only at its delivery but for the years beyond.

## 8.4 Use Established Industry Benchmarks

- The *New World City Design Guide: Buildings that Breathe* established by Brisbane City Council has been used in conjunction with the *Queensland Urban Design Principles* as a resource to guide the design process. Its guidelines outline best practice and desirable outcomes when designing in the context of Brisbane to make the most of its subtropical climate and insure the quality of development not only to its own inhabitants, but the city as a whole.

## 9.1 Develop a Plan for Community Engagement

### 9.3 Involves the right People

- Throughout the design and planning process, the right stakeholders have been involved in the design process at the right time. This includes engagement with the neighbouring Russian Orthodox Church, Economic Development Queensland, childcare providers, and hotel consultants & Brisbane City Council in exploring potential community uses on the site. This has been undertaken with the ultimate goal of delivering a project which can be as successful as possible in its context.

## 9.2 Be Clear

### 9.4 Improve project understanding

- As part of the development application materials, masterplan & vision addenda have been supplied to ensure clarity & transparency for stakeholders along the journey of delivery for the Mark Lane Precinct.

# Materials and Finishes

Aesthetics • Durability • Timelessness

# Materials and Finishes

Materials Palette — Overall Precinct

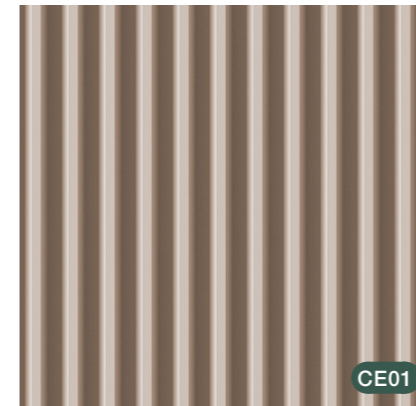


# Materials and Finishes

## Materials Palette — Tower 1

### Legend

- CE01 Textured Concrete — Tower 1
- CE02 Smooth Concrete — Tower 1
- MT01 Dark Metal Finish
- GL01 Glass
- LA01 Landscaping

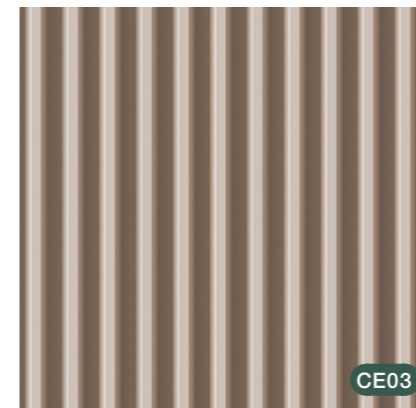
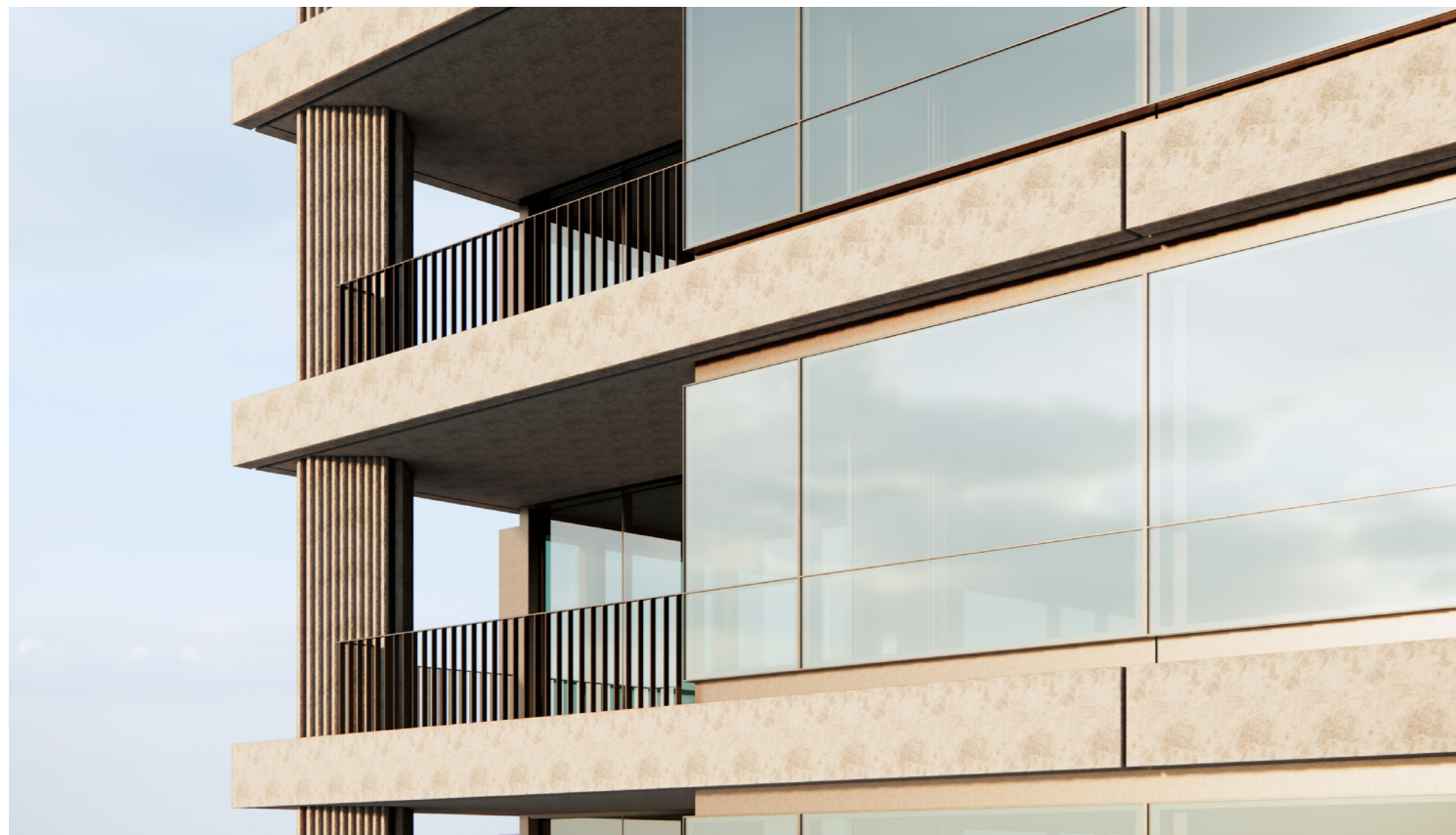


# Materials and Finishes

## Materials Palette — Tower 2

### Legend

- CE03 Textured Concrete — Tower 2
- CE04 Smooth Concrete — Tower 2
- MT01 Dark Metal Finish
- GL01 Glass
- LA01 Landscaping

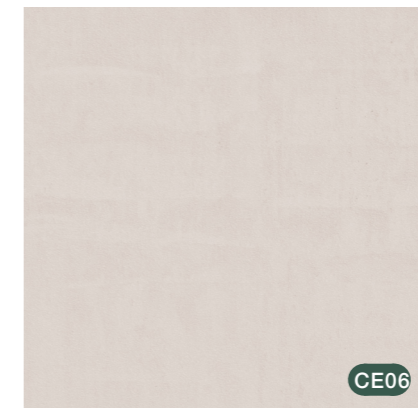
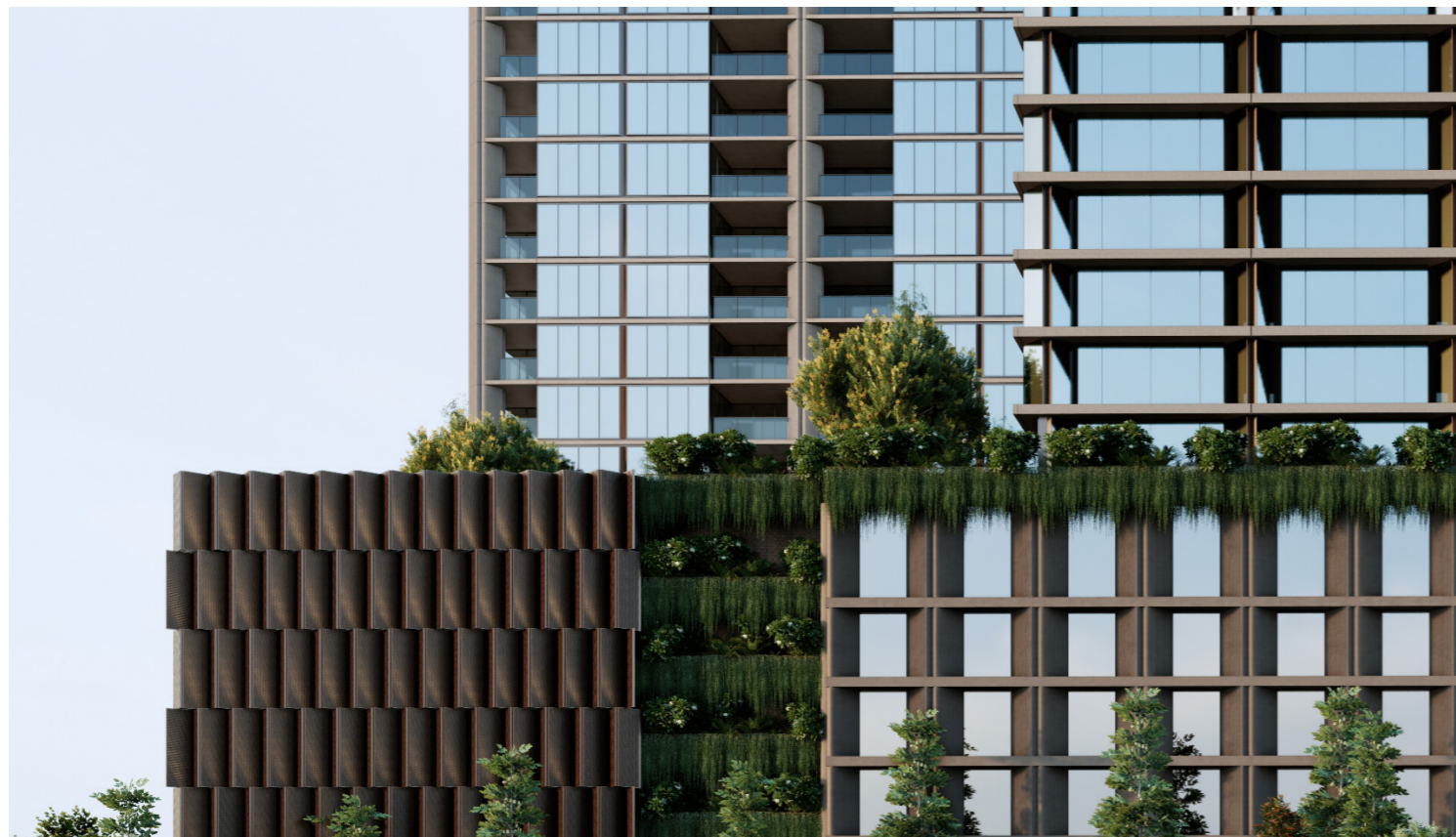


# Materials and Finishes

## Materials Palette — Hotel and Podium

### Legend

- CE05 Textured Concrete — Podium and Hotel
- CE06 Smooth Concrete — Podium and Hotel
- MT01 Dark Metal Finish
- MT02 Screen
- GL01 Glass
- LA01 Landscaping



# Development Summary





# Drawings

