

APPENDIX I –
PRELIMINARY APPROVAL DEVELOPMENT
SCHEDULE

PRELIMINARY APPROVAL – Development Schedule

Key outcomes to be secured as part of the Preliminary Approval for the development site at the corner of Brunswick and Water Streets, Fortitude Valley:

Number of Residential Units	Minimum unit yield of 1030 units; Maximum unit yield of 1080 units
Retail GFA	Phase 1: Between 250m ² and 500m ² Phase 2: Between 250m ² and 500m ²
Mixed Use Residential/Commercial	A range of “Soho” style of residential apartments within a number of stages that may be utilised for residential and/or commercial purposes
Car parking	Overall parking is provided at a maximum rate of: <i>Residential:</i> 40% of 1 bed units are allocated a car park; 100% of 2 bed units are allocated a car park. <i>Visitor:</i> 1 car park per 20 units. Above ground car parking is permitted to be provided within each Stage of the development
Maximum Building Heights Note: The maximum building heights are based on the external presentation of the building and relate to heights above podium or street level. Internally sleeved car park levels within an elevated above ground podium may increase these stated figures in accordance with the UDA Development Scheme definitions.	Stage 1 – 18 Storeys Stage 2 - 18 Storeys Stage 3 – 20 Storeys Stage 4 – 20 Storeys Stage 5 – 18 Stories Stage 6 – 20 Storeys Stage 7 – 20 Storeys