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APPLICATION REF
A007156006

Pinecrest Pty Ltd
C/- Mewing Planning Consultants
Attn: Mr Leo Mewing
GPO Box 1506
BRISBANE QLD 4001

Thursday, 5 November 2026

Dear Mr Mewing,

Ebb & Flow

Visual Amenity Advice pertaining to Proposed Development at 20 Pidgeon Close, West End

INTRODUCTION

1. The following visual amenity advice is provided in relation to a proposed Mixed-Use Development on land at 20 Pidgeon Close, West End, more particularly described as Lot 2 on SP114795 (the **Subject Land**). The front part of the Subject Land (extending approximately 50 metres from Montague Road) is zoned *'MU3 – Mixed Use (Corridor)' (**MU** zone),* and the balance of the Subject Land is zoned *'HDR1 - High density residential (up to 8 Storeys) (**HDR** zone).* The Subject Land is located along the northern edge of the *Riverside south Precinct (NPP-007)* of the *South Brisbane Riverside Neighbourhood Plan (**SBRNP**)*. Refer to **Figure 1.**

2. The Subject Land is approximately 13,450 square metres in area, with a 50-metre frontage to Montague Road (south-east), a 175-metre-long interface with Davies Park (north-east), and a 50-metre interface with the West End Riverside Lands Park. Refer to **Figure 2**. The land adjoins existing mixed-use developments to the south-west (comprising seven buildings ranging in height from 4-12 storeys), an approval for three buildings of 16-21 Levels (excluding rooftop) to the east, and otherwise interfaces with roads (south-east) or parks (north-east and north-west). Refer to **Figures 2 & 3**.

3. The Subject Land is currently occupied by a commercial complex, comprising four (4) separate buildings of 2-4 storeys, and substantial hardstand, with seven small trees along the eastern part of the driveway, and six small to medium sized trees in front of the rear building (**Figures 5 & 6**). Several large fig trees are located within adjoining parkland adjacent to the northern and western boundaries (**Figure 4**).



Figure 1: Subject Land and local context (zoning)

Source: Brisbane City Council, City Plan 2014

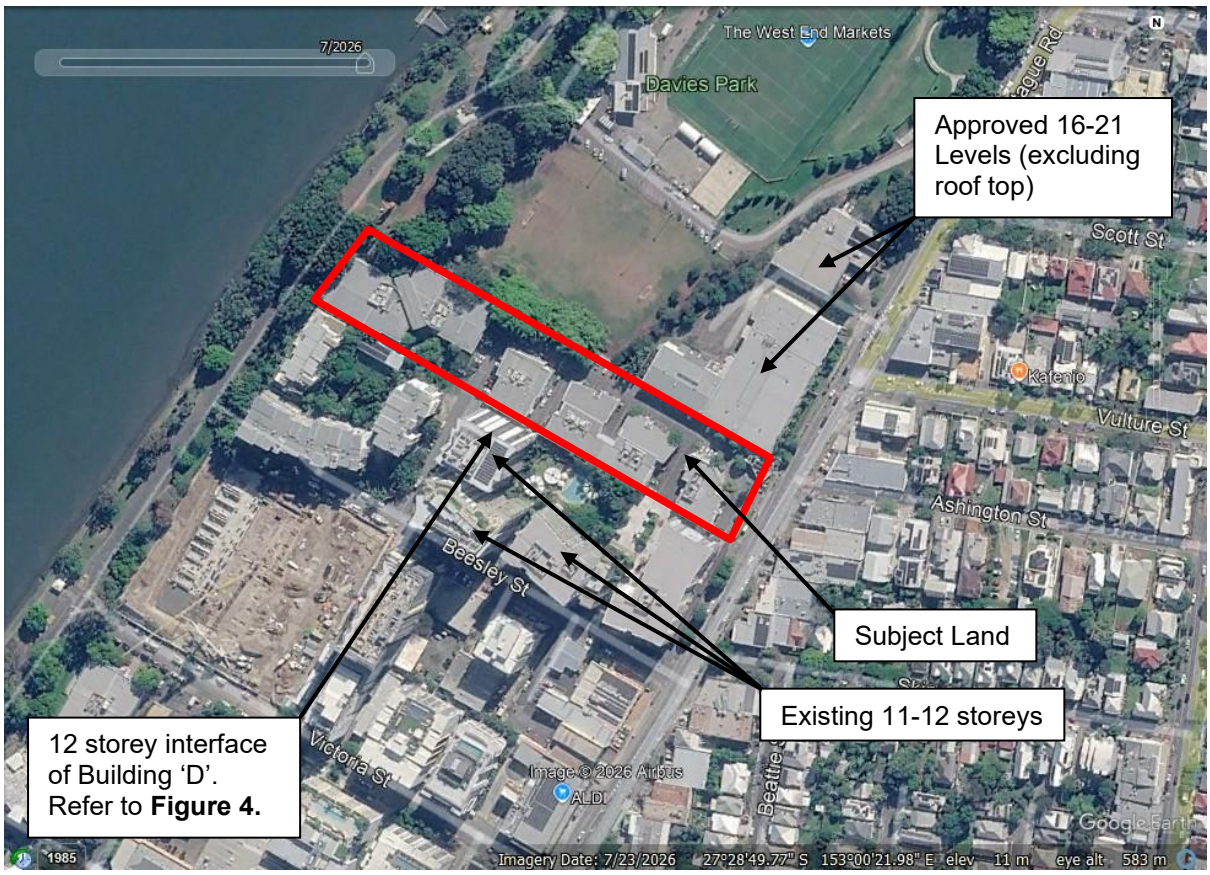


Figure 2: Subject Land and immediate local context (aerial)

Source: Google Earth Pro, Imagery date 23 July 2026

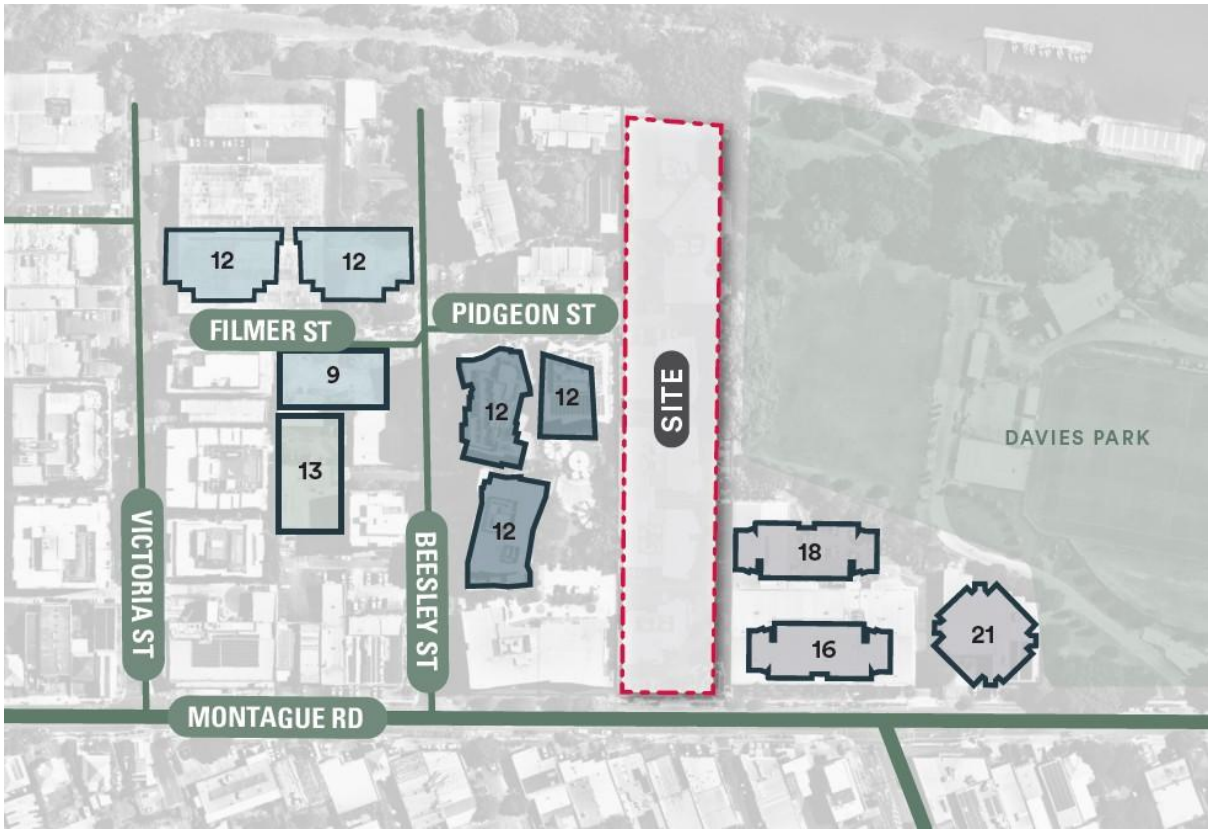


Figure 3: Subject Land and local building height context (plan and section)

Source: Bureau Proberts

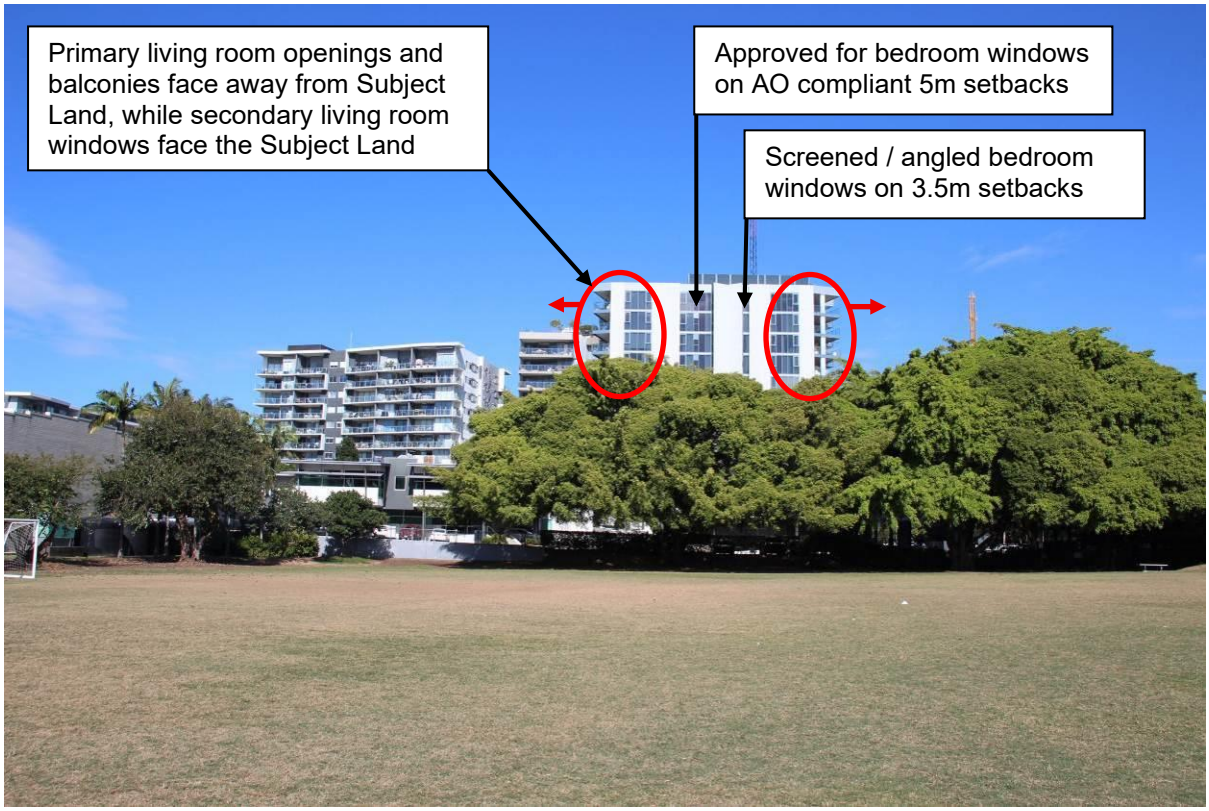


Figure 4: Adjoining 12-storey multiple dwelling (Building D) interface to south-west of Subject Land from across Davies Park (Subject Land sits immediately behind fig trees).



Figure 5: Subject Land – driveway to Pidgeon Close (looking south-west). Trees outside RH frame.



Figure 6: Subject Land – small trees along driveway to Montague Road (looking south-east)

EXISTING CHARACTER AND VISUAL VALUES

4. The Subject Land is, for the most part, gently sloping, from approximately 8.5m AHD at Montague Road, to 6.5m AHD in the rear western corner, with a steeper localised grade down to 3.5m in the northern rear corner. Existing, approved and partly constructed buildings of up to 21 levels surround the Subject Land (**Figures 2, 3 and 4**).

5. The Subject Land sits on the south-western edge of Davies Park and at the north-eastern edge of the *Riverside South Precinct* and is the only remaining land holding within the *Riverside South Precinct* which connects with both Montague Road in the east and the West End Riverside Lands Park in the west, marking a transition in land uses from high density residential and mixed use to open space (**Figure 1**).

6. Accordingly, the Subject Land possesses a degree of local prominence (particularly from southern parts of Davies Park and nearby parts of Montague Road). In terms of other key visual values, the Subject Land is not located within any view corridors nominated within the **SBRNP**.

7. The above characteristics and visual values of the Subject Land, including its considerable size, its location at a local interface between high rise and parkland to the north-east and north-west, its local prominence from (and potential to provide active interfaces to) parkland, its close proximity to existing and approved built form up 21 levels (**Figure 3**), and its avoidance of any identified important public view corridors, provide the Subject Land with a high capacity to accommodate built form of a greater height than 12 storeys.

8. This capacity is further strengthened by the existing residential amenity, including the immediate context of one road frontage and two park frontages, with only the south-western boundary interfacing with existing residential neighbours, including the closest building being a 12-storey building which turns away from the Subject Land.

THE PROPOSED DEVELOPMENT

9. The Proposed Development is for a mixed use comprising four towers ranging in height from 16 to 24 storeys.

10. The plans and documents relied upon include:

    a. The Urban Design Report ('**UDR**'), dated 2 November 2026 (61 pages) as prepared by Bureau Proberts;

    b. The Architectural Plans and Drawings ('**Architectural Plans**'), various revisions, dated 2 November 2026 (89 pages) by Bureau Proberts; and

    c. The Landscape Concept Plans ('**Landscape Plans**') revision D, dated 4 November 2026 (140 pages) by Wild Studio.

ANALYSIS OF VISUAL IMPACTS

Height, Bulk, Scale and Character

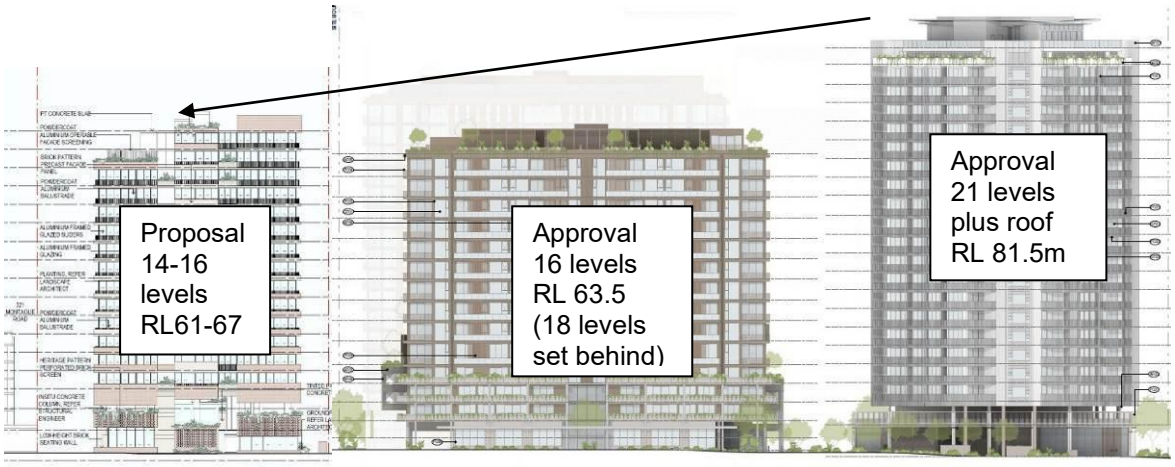
11. With respect to the key aspects of the regulatory framework, the **SBRNP** anticipates:
    a. Acceptable Outcome height of up to 12 storeys on the Land;
    b. No Acceptable Outcome height in metres; and,
    c. Development within certain view cones to be limited in height in order to preserve those views (the Subject Land is not affected by any of those view cones).

12. Acknowledging the broader emerging precinct character, including a 21 level approval on a smaller site to the north-east, the Proposed Development is ***proportionate to and commensurate*** with the utility of the site area *(**SBRNP PO1c**)* and the site is large enough to accommodate ***taller towers towards the centre of the site*** *(**SBRNP OO10e**)* and an appropriate transition of building height down to the river in the west and to the industrial / commercial uses across the road to the east, and to the ***traditional 'timber and tin' housing*** further to the east *(**SBRNP OO10a**)*.

13. Regarding the character of public interfaces, I have addressed each of these separately below in terms of the contribution to the **streetscape** (SE), **Davies Park** (NE) **and West End Riverside Lands Park *(Lands Park)*** (NW).

Montague Road Streetscape

14. The Proposed Development presents an interface with Montague Road which transitions in height from 14 to 16 storeys (**Figure 7**). Notwithstanding the Acceptable Outcome for development in this part of the Land, which is 6 storeys, the neighbouring development to the north east transitions from 16 to 21 levels. Accordingly, the streetscape interface of the Proposed Development will contribute to a ***cohesive streetscape and built form character*** *(**SBRNP PO1c**).*



7a: Montague Road Elevation *(Bureau Proberts & Rothe Lowman)*



7b: Montague Road Perspective *(Bureau Proberts)*

Figure 7: Tower 3 at Montague Road frontage

Source: Bureau Proberts & Rothe Lowman

Davies Park Interface

15. The primary interface with Davies Park will be via a visually and physically permeable podium form (and contemporary urban landscaped edge), which will interact with substantial existing amenity trees along the park edge (**Figure 8**), and tower forms located above.

16. In terms of the relevant intended outcomes of the sub-precinct *(**SBRNP OO3c & PO1**),* the north-east façades of Tower 2 and Tower 1 provide vastly improved passive surveillance to Davies Park *(**SBRNP OO10c**),* where such surveillance is primarily provided by taller towers located toward the centre of the site *(**SBRNP OO10e**).*

17. In terms of other intended outcomes of the SBRNP, the north-east façades of Tower 2 also include large windows and balconies which provide for solar-passive design and access to breezes *(**SBRNP OO3b**),* and the consistent rhythm created by the alignment of balcony recesses generates vertical striations in the facades which assist to break up the width of the façades of Tower 2 (east and west) and promote well-defined slender tower elements to break up building bulk *(**SBRNP PO3**),* noting that **AO3.2** anticipates 'slender towers' as towers which could be somewhat less slender than that proposed, permitting 40m horizontal dimensions at 9-12 storeys.

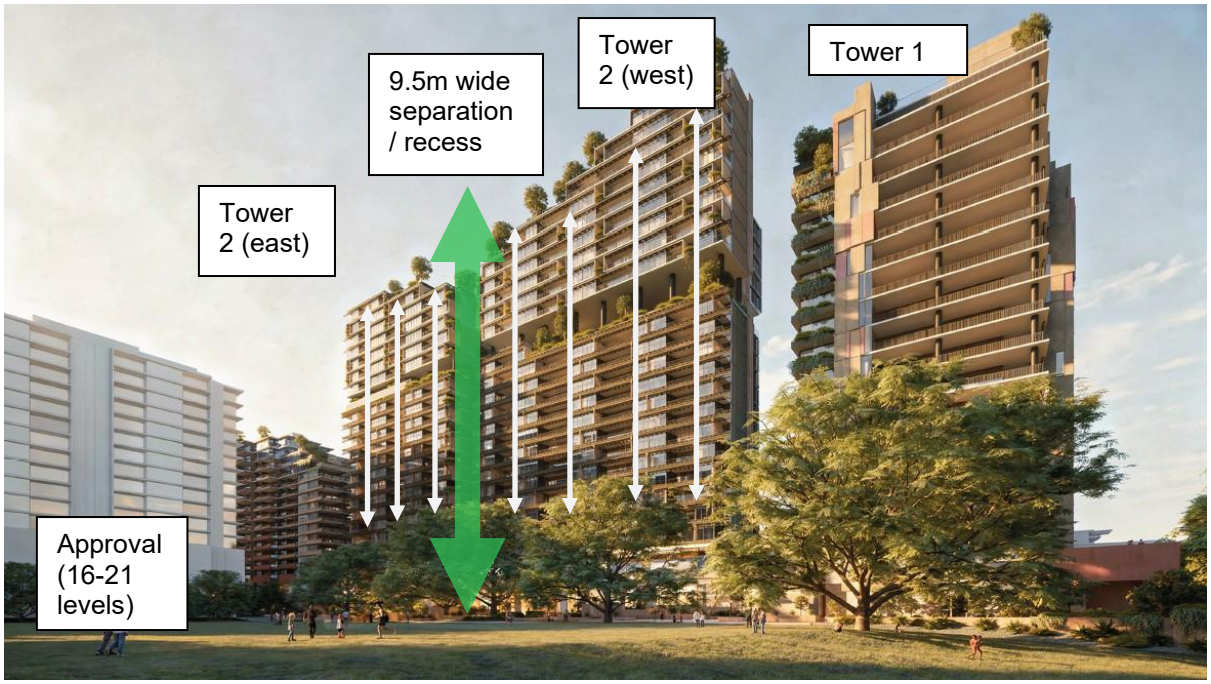


Figure 8: Towers 1 and 2 at Davies Park interface

Source: Bureau Proberts

West End Riverside Lands Park Interface

18. The Lands Park adjoins the north-west boundary of the Subject Land and extends to the south-west, where intervening built form and large trees largely limit views towards the Proposed Development from this Park.

19. Notably, from immediately adjacent to the north-west boundary (**Figure 9**), a large tree obscures the northern corner of development and will obscure views of all but the podium beneath Tower 1 (the tower is set back 19-21m, where **SBRNP AO18** requires 20m, so complies with **PO18** in not dominating the parks or pedestrian spaces).

20. In terms of visibility from further to the south, it is relevant that an Acceptable Outcome 12 storey building could have a top elevation of RL 68m AHD (**Figure 13**), comprising:
    a. Ground level of approximately 7m AHD;
    b. Basement of maximum 1m above natural ground;
    c. Storey 1: Ground floor of 6m; along with,
    d. 3m high meter room above (not a storey);
    e. Premium mixed use storeys 2-11: 35-40m, being 3.5-4m floor to floor;
    f. Storey 12: penthouse with 5m floor to rooftop; and either:
    g. 5m high overruns and services deck; or
    h. Rooftop garden of 6m pursuant to City Plan 2014 s.1.7.7(3) and Schedule 1.2.

21. The first view of Tower 1 (or an Acceptable Outcome tower of 12 storeys) would be from approximately 200m to the south-west, near the intersection of Victoria Street and Riverside Drive (**Figure 10**). From this location, some built form is expected to be visible above the existing tree canopies, but the visual prominence of proposed built form is well-moderated by the approximate 20m tower setback and intervening vegetation.

22. From approximately 100m to the south-west (**Figure 11**), some emerging built form is currently, and reasonably expected to be, partly visible above the existing tree canopies, but the visual prominence of built form (both as anticipated by the AO and as proposed) is well-moderated by the approximate tower 20m setback and intervening vegetation.

23. To the extent that parts of the north-western façade could be glimpsed through the intervening 30m tall and 40m wide tree at **Figure 9**, that façade (at **Figure 12**) will provide ***appropriate building setback, bulk and separation, materials, design and landscaping*** *(**SBRNP OO3e**),* will create a ***varied skyline,*** and will have a ***slender form when viewed from the river*** *(**SBRNP PO3b &c**).*



Figure 9: Adjoining 12-storey multiple dwelling (Building D) interface to south-west of Subject Land from across Davies Park (Subject Land sits immediately behind fig trees).

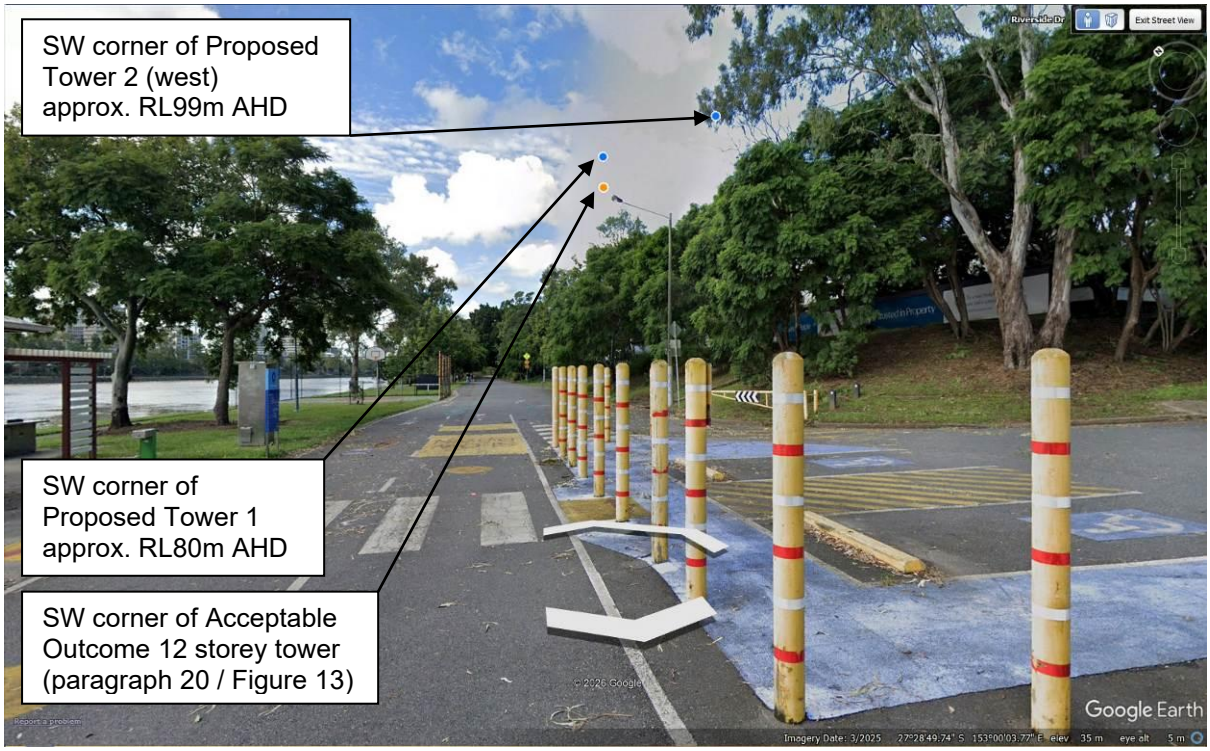


Figure 10: View to SW corner points of Proposed Towers 1 and 2, and an Acceptable Outcome tower at RL 68m from 200m south-west (Source: *Google Earth Pro, Imagery date March 2025)*

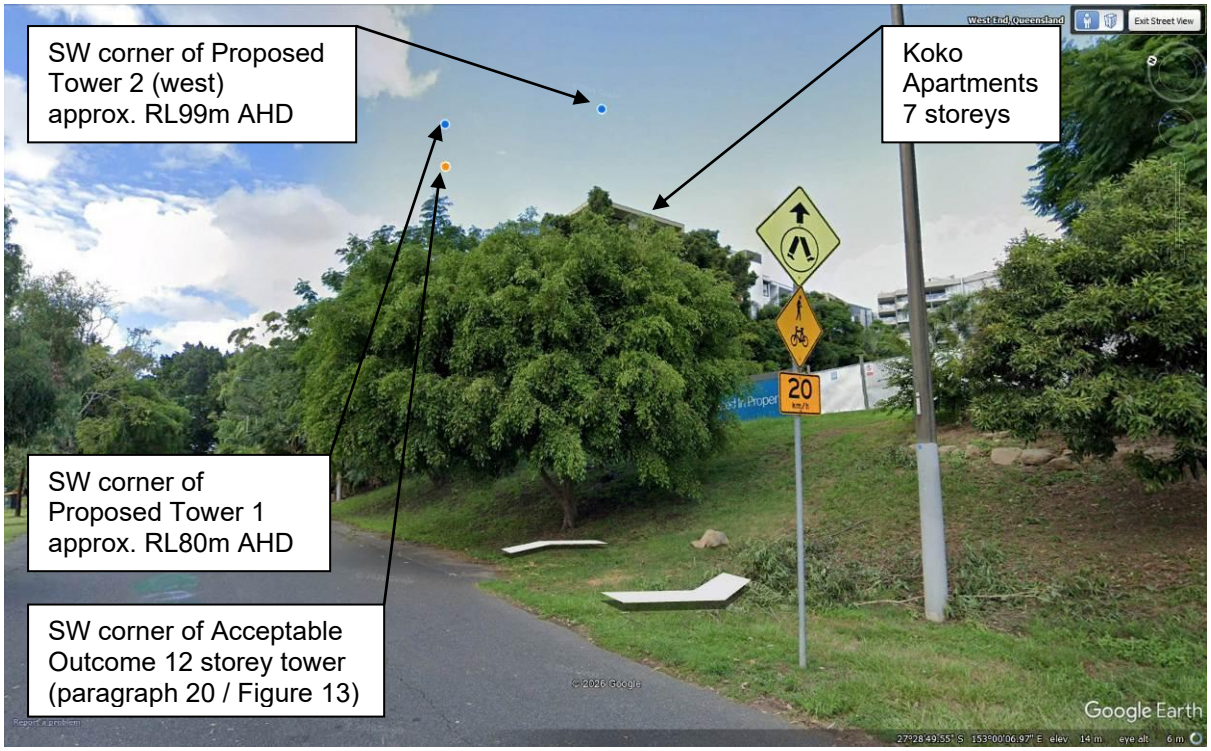


Figure 11: View to SW corner points of Proposed Towers 1 and 2, and an Acceptable Outcome tower at RL 68m from 100m south-west (Source: *Google Earth Pro, Imagery date March 2025)*



Figure 12: Tower 1 from West End Riverside Lands Park interface (disregarding intervening fig tree)
Source: Bureau Proberts

24. On the basis of the previous discussion, and in my opinion, the bulk and scale of the proposal is responsive to its setting, and development is greatly assisted by the Subject Land's considerable size, its location at a local interface between high rise and parkland, its potential to provide active interfaces to parkland, its close proximity to existing and approved built form up to 21 levels, and avoidance of any identified public view corridors.

Residential Amenity

25. I consider residential amenity matters to reasonably include matters associated with **overlooking, overbearing, overshadowing** and impacts on **outlook** or views, primarily in terms of adjoining residential neighbours.

26. For context, the Subject Land has the benefit of public land adjoining three of its four boundaries, with existing adjoining residential development being located along the south-west boundary, where the closest building is the 12 storey 'Building D' associated with the 'Light and Co' development at 321 Montague Road (**Figure 4**).

27. With respect of **overlooking**, the nearest building is often the primary focus. However, this building (at **Figure 4**) clearly turns its side to the proposal, significantly reducing the potential for unreasonable overlooking impacts. Further to the above, the substantial proposed southern tower setbacks of 10.6m for towers 2 & 3 (more than double the Acceptable Outcome of 5m at **SBRNP AO4.2**) ensures overlooking of Building D is significantly mitigated by separation distance (between 13.6m and 15.6m for Building D), and otherwise ensures tower separations varying between 15.6m and 40m.

28. Regarding **overshadowing**, I understand that the season with the greatest potential to impact daylight access, due to longer shadow lengths and shorter days, is winter. In this respect, the overshadowing comparisons by Bureau Proberts (including overshadowing from the Proposed Development as well as from an Acceptable Outcome building envelope), demonstrate that ground level amenities located to the south (as well as buildings less than 8-storeys in height and close to the common boundary) could reasonably expect substantial overshadowing throughout the day in winter. Even Building D is shown with overshadowing to roof level (i.e.: impacting the entire northern façade of Building D) from an Acceptable Outcome from 9am to 3pm midwinter.

29. This includes overshadowing of the adjacent Building D façade at Midday in Midwinter (when the sun is highest). **Figure 13** demonstrates how both a premium mixed-use product of 12-storeys, as well as a more conservative 12-storey envelope (utilising the floor-to-floor heights of the Proposed Development) could be expected to overshadow the entire Building D façade at midday midwinter, when the sun is at its highest.

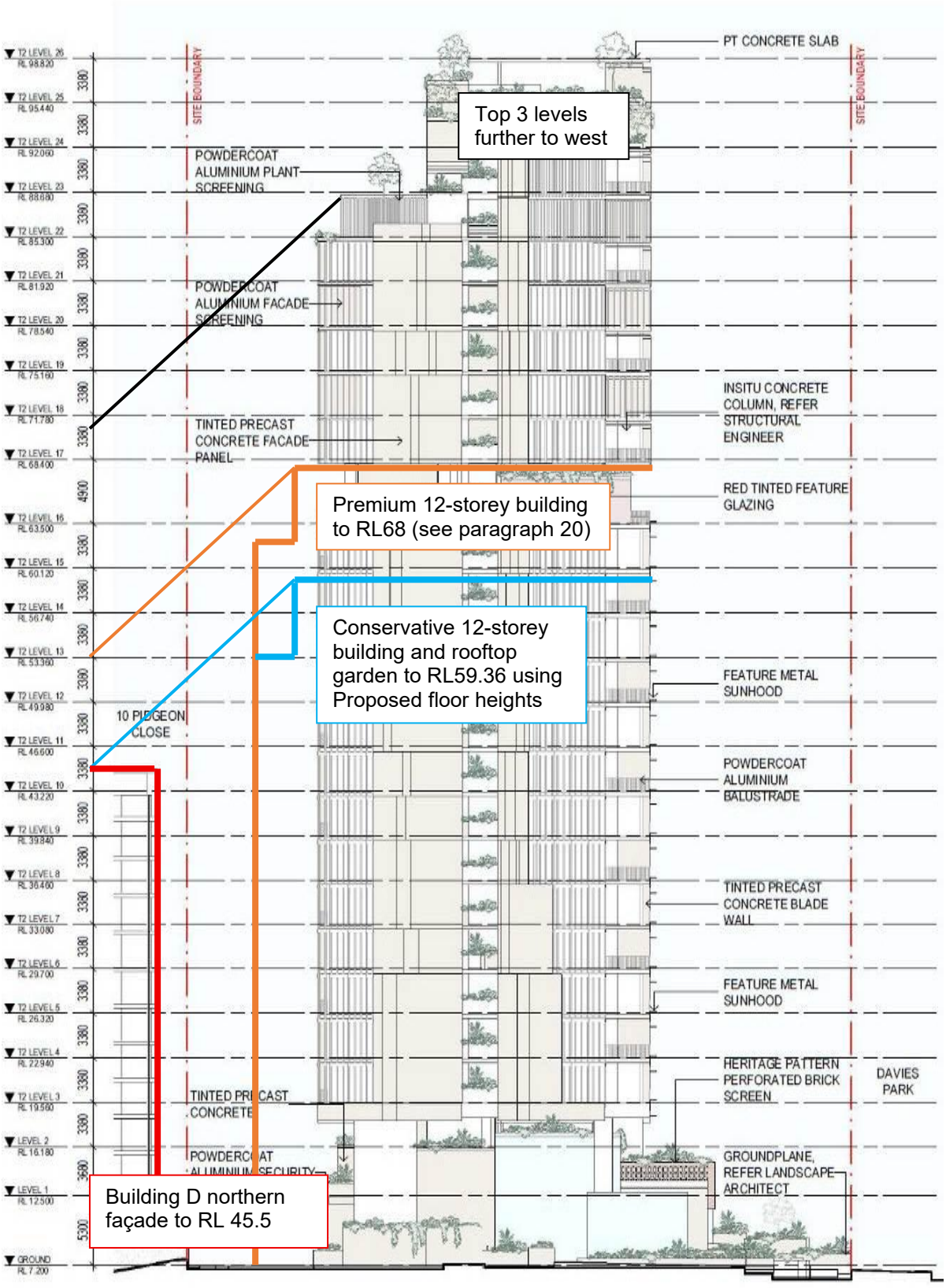


Figure 13: Midday Midwinter overshadowing comparison from Tower 2 to Building D. (shadow altitude of 39.04 degrees at azimuth 356.97 degrees [1.23m shadow length per 1m height], recalibrated to shadow angle of 43.54 degrees [1.05m shadow length] for this section angle)

Elevation Base Source: Bureau Proberts

30. With respect to **overbearing**, the primary factors to consider are building height and separation from the sensitive receptor (and interface treatment), with secondary considerations being building width and façade articulation, particularly for Tower 2.

31. In terms of *building height and separation* from receptor, and because of the generous Tower 2 side setback of 10.6m, there will be no significant increase in overbearing impacts between a potential 12-storey building and the proposed 20 storey southern interface (**Figure 14**). In fact, as **Figure 14** demonstrates, for someone standing within 5m of the south-west boundary, a 12-storey AO building on 5m AO setback could be more overbearing than the Proposed Development.

32. Further, the *south-west interface* treatment at ground level will comprise a landscape buffer with screening and amenity trees (refer to **Figures 15 & 16**) and, beyond that, an open podium design with substantial articulation and apertures through to the park (refer to **Figures 15 to 17**).

33. In terms of *building width*, the southern facades of Tower 2 (east and west) are both in the order of approximately 53 metres wide (on 10.6m setback), where the Acceptable Outcome is 40 metres wide (on 5m setback). In my opinion, the doubling of the AO setback compensates for the less than one-third increase in AO width, but to the extent *façade articulation* can assist, I note that the southern façade adopts a similar balcony recess depth and rhythm as the northern façade (**Figure 8**), thereby generating vertical striations in the facades which assist to break up the width of those façades, mitigating the sense of overbearing.

34. With respect to impacts on **outlook** or views from adjoining neighbours, I understand that the jurisprudence regarding the right to a view is well-established and that no-one owns a view. However, for completeness, there are no existing adjoining neighbours who would reasonably expect to obtain views over the top of a 12-storey Acceptable Outcome on the Subject Land (i.e.: in circumstances where those adjoining neighbours do not exceed 12 storeys). In terms of the approved development to the north, these buildings have been deliberately designed to look away from the Subject Land (towards the river or to Highgate Hill and the southern end of the CBD).

35. Accordingly, there are no unreasonable impacts on residential amenity as a consequence of the Proposed Development.

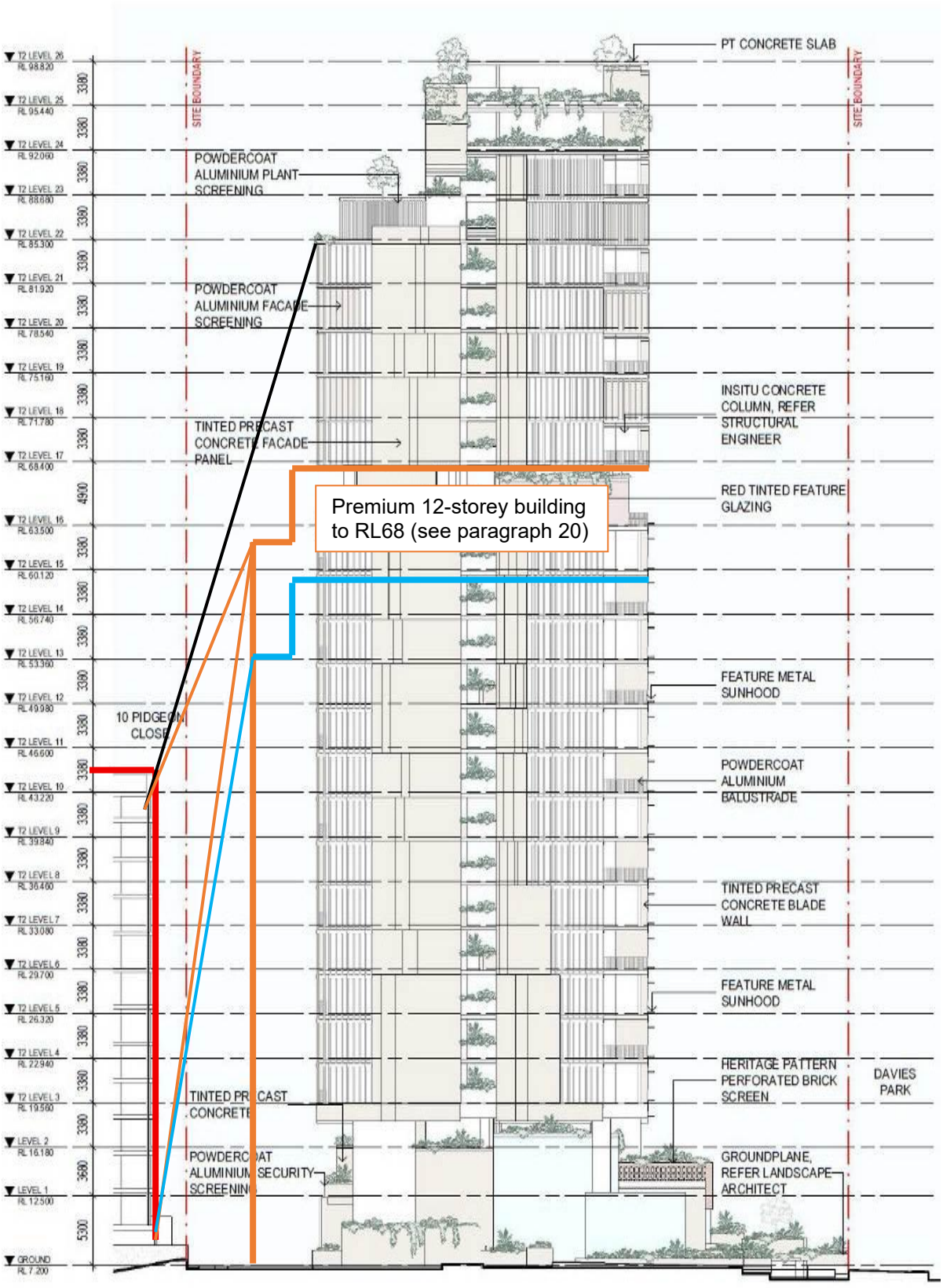


Figure 14: Overbearing analysis of Tower 2 to neighbouring site and Building D.
Elevation Base Source: Bureau Proberts

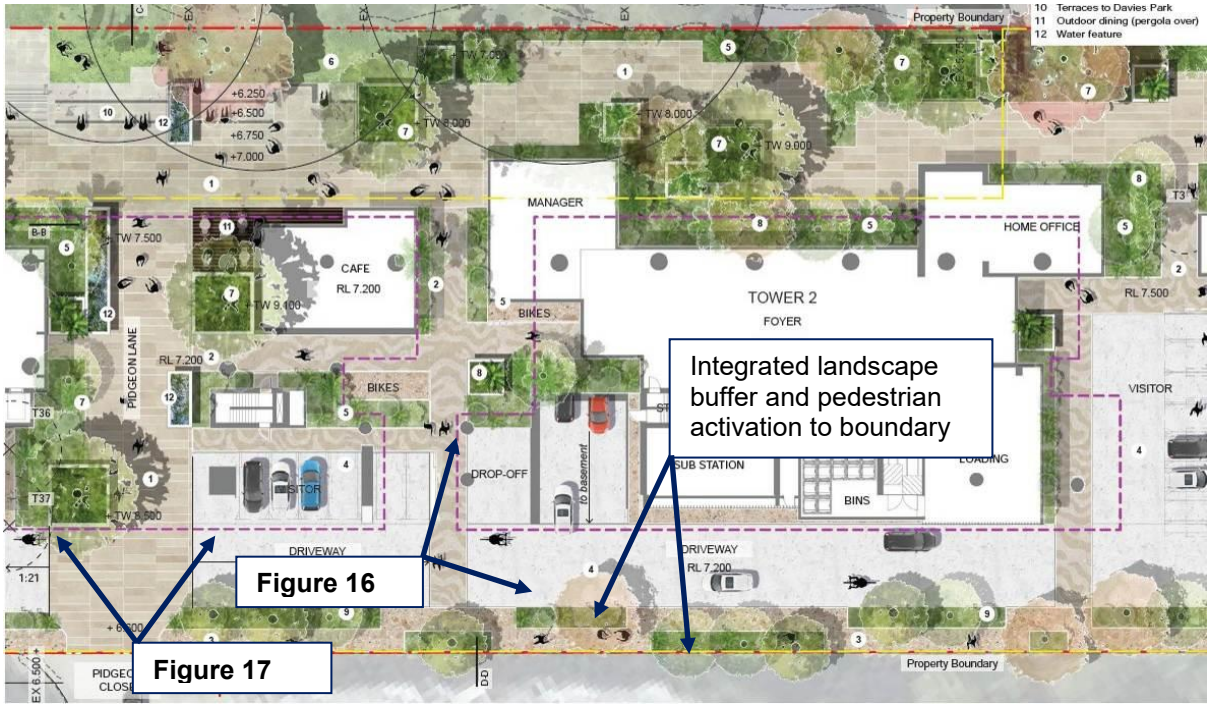


Figure 15: Treatment of ground plane at south-west interface. *Source: Wild Studio*



Figure 16: Treatment of ground plane at south-west interface.

Source: Bureau Proberts



Figure 17: Open and well-articulated podium appearance as viewed from Pidgeon Close.

Source: Bureau Proberts

SUMMARY

36. Based on the previous discussion, and in my opinion:

a. The bulk and scale of the proposal is responsive to its setting, and development is greatly assisted by the Subject Land's considerable size, its location at a local interface between high rise and parkland, its potential to provide active interfaces to parkland, its close proximity to existing and approved built form up to 21 levels, and its avoidance of any identified important public view corridors.

b. There are no unreasonable impacts on residential amenity as a consequence of the proposed development. This outcome is assisted, in part, by the existing residential amenity, including the immediate context of three of the four boundaries interfacing with the public domain, and by the Proposed Towers adopting generous setbacks and separations to existing towers to the south-west and proposed towers to the east.

Thank you for the opportunity to provide this advice. Should you have further queries or wish to discuss any matter, please contact me on my office number below.

Yours Faithfully



Nathan Powell (Director)

LARCHUS
Larchus (Qld) Pty Ltd