



HOLMES DYER

BUILDING BETTER COMMUNITIES

**Study Tour of Brisbane and
the Sunshine Coast
18-20 August 2025**

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Dear Colleague,

This year's study tour takes us to the warmth and sunshine of Brisbane and the Sunshine Coast to experience a wide cross-section of exemplar projects.

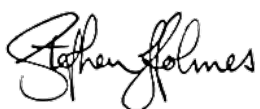
Brisbane is currently experiencing spectacular growth. Greater Brisbane has a population of about ~2.8 million and is growing at 70,000-80,000 persons per annum. Brisbane City Council comprises half of that population in some 190 suburbs. It operates under a unique governance framework, the *City of Brisbane Act 2010*, which sets it apart from other local government areas in Queensland, providing greater autonomy and capacity to manage services and development.

With Brisbane set to host the 2032 Olympic Games, there is major competition between housing and infrastructure for scarce labour and capital resources. The Cross River Rail project and upgraded Brisbane Metro network are key initiatives to meet the growing transport needs of the expanding population. Infill, mixed-use and transit-oriented development together with key greenfields developments will feature on this tour.

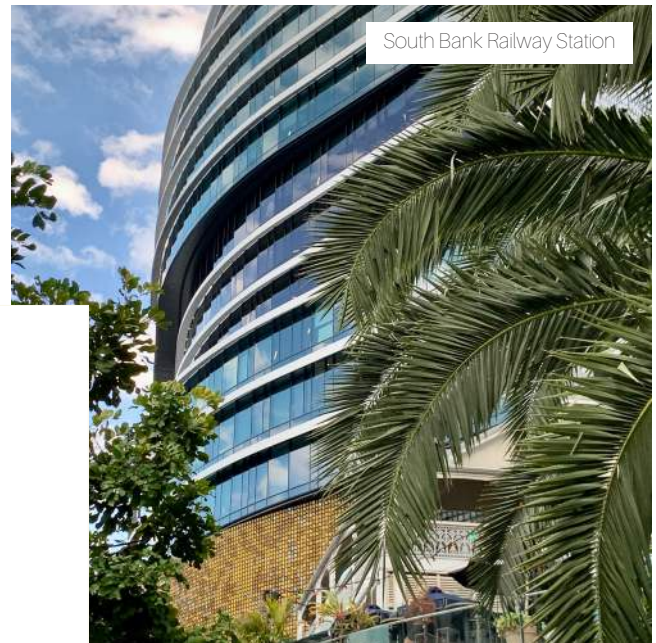
The Sunshine Coast is now home to ~400,000 people and is transitioning from a traditional holiday destination to a dynamic and diverse economic hub. This growth is being shaped by the South East Queensland Regional Plan, which coordinates growth and infrastructure delivery while ensuring alignment between State and local government priorities. Key projects to be visited include the Maroochydore CBD, Australia's only greenfield CBD being built on a former golf course, and the Sunshine Coast Health Precinct, which is anchored by the University Hospital.

We look forward to hosting you on this fascinating and inspirational study tour, which is made possible through the knowledge and contact base of Holmes Dyer.

We hope that you can join us.



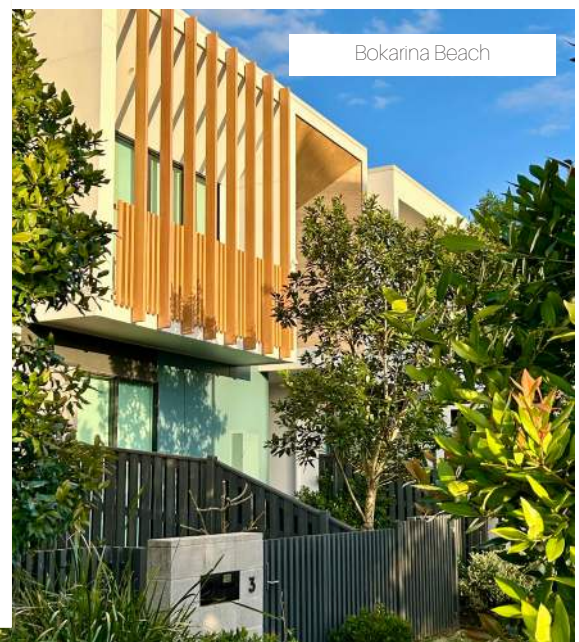
HOLMES DYER



South Bank Railway Station



West Village



Bokarina Beach

Why should you attend?

Local and State Government play a fundamental role in supporting resilient and enduring communities. Skilled and experienced staff are the resource by which this role is fulfilled. It is therefore important that staff have the broadest possible understanding of, and exposure to, contemporary models for the delivery and assessment of key developments in order to build better, more sustainable communities.

Attending this tour will provide an in-depth understanding of the delivery and form of a range of projects that have stimulated community well-being, quality of life and access to services and employment. Learnings can be directly translated to a local context; whether that be CBD, inner metro, suburban, peri-urban, growth areas, regions, main street or employment precincts.

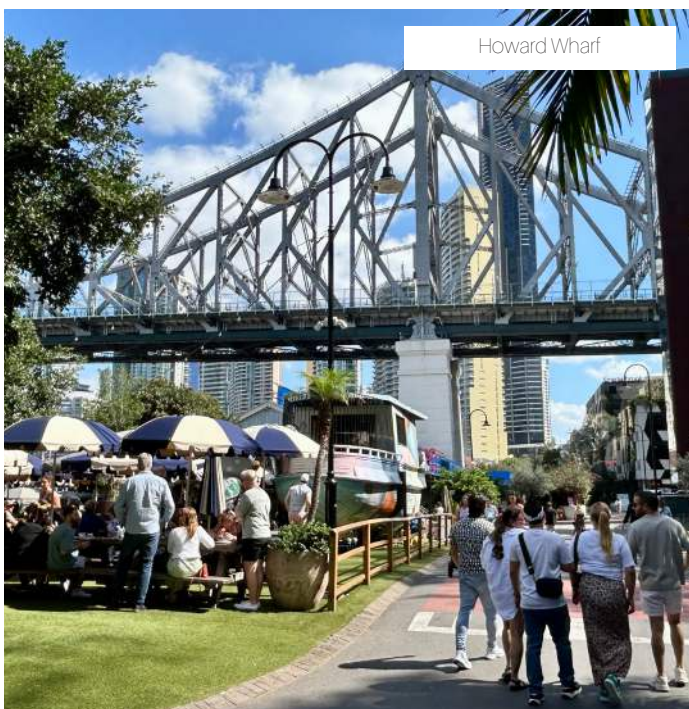
This tour is designed to provide administrators, policy makers, regulators, planners and community leaders with in-depth insight into:

- How Councils/government departments achieved specific project objectives as a consequence of a development and what those were;
- How Councils/government departments managed the processes for achieving a development (both technically and from a good governance and transparency perspective);
- How Councils/government departments/applicants worked together for superior outcomes and how authorities managed inputs (if and where required);

"...demonstration of new ways of thinking and delivering new communities"

- Implications for infrastructure provision, maintenance and/or ongoing service provision;
- Implications for community connection, cohesiveness and sustainability;
- The importance of commercial viability and matters that impact viability; and the importance of attracting investment and employment opportunities; and
- How any issues were resolved.

The tour will provide you with an opportunity to build important connections (both local and interstate) for future reference.

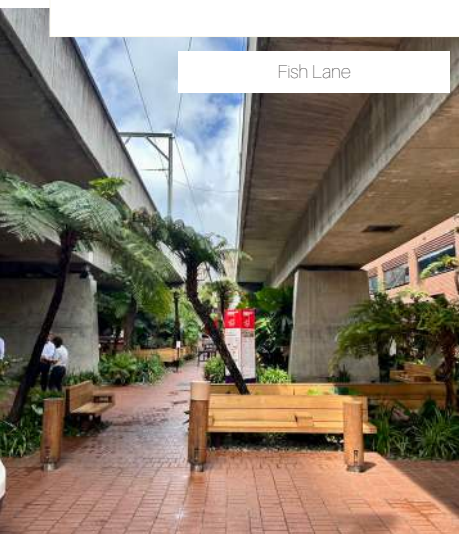


Projects have been chosen to provide a cross-section of best practice project types across CBD, inner urban, suburban and fringe locations, including:

- Reuse of heritage buildings;
- Commercial and employment precincts;
- Residential master planned communities;
- Medium and high density housing;
- Mixed residential and commercial projects;
- Retailing, town centres and main streets;
- Community gardens, parks and facilities;
- Green buildings, stormwater management and green walls;
- Public realm development;
- Health precincts;
- Hotels, entertainment precincts and event spaces;
- Build-to-Rent (BTR);
- Retirement living; and
- Community and recreational facilities.

The tour will provide insight into:

- Public leadership;
- Contamination remediation, environmental management and sustainable buildings;
- Stormwater management and WSUD;
- CPTED;
- Funding models and partnerships;
- Heritage integration and management;
- Housing affordability;
- Project viability;
- Community facility provision;
- Residential density delivery;
- Transport oriented development;
- Bus and rail interchanges;
- Streetscapes and place making;
- Land tenure options and ownership;
- Planning and zoning;
- Engineering standards and solutions; and
- Design excellence.



Who should attend?

- CEOs
- General Managers / Directors
- Town Planning Staff (strategy, policy and DA)
- Engineering Staff
- Asset Managers
- Community Service Staff
- Recreation Officers
- Economic Development Officers
- Environmental Officers
- Policy Officers
- Project Officers
- Project / Program Managers
- Case Managers
- Property Managers

Provisional Tour Itinerary

SUN
17 AUG
2025

Time	Location
	Arrive in Brisbane
	Travel to Accommodation

7:30 pm Welcome Dinner

MON
18 AUG
2025

Time	Location
8:45 am	Depart accommodation

9:00 am Altura & West Village

West Village is a major urban renewal project located in Brisbane’s inner-city suburb of West End. This master-planned precinct combines residential living with retail, lifestyle, and cultural offerings. The development has repurposed the former Peters Ice Cream factories into premium retail and commercial office spaces, along with a dedicated health and wellness hub. The latest addition to the 2.6-hectare site is Altura, a luxury residential tower. Once complete, West Village will feature up to 1,250 residences across eight residential buildings.

10:30 am Fish Lane Town Square

Completed in November 2020, Fish Lane Town Square transformed a neglected laneway and 38 private car parks in South Brisbane into a vibrant subtropical public space. It now serves as a key connection between the Brisbane CBD, Cultural Precinct, Fish Lane Arts Precinct, and the South Brisbane residential community. A project by Aria Property Group, Town Square reflects their commitment to placemaking, showcasing how underused urban spaces can be reimaged.

10:45 am Upper House Apartments

Upper House by Aria Property Group is a landmark residential development in South Brisbane, designed in collaboration with internationally acclaimed Koichi Takada Architects. The project comprises 188 premium apartments across 32 storeys, offering a mix of one-, two-, three-, and four-bedroom residences tailored to a range of lifestyle needs and buyer profiles. Strategically located near the Fish Lane Arts Precinct, the development placed a strong emphasis on sustainability, community engagement, and long-term liveability, resulting in Queensland’s first 5 Star Green Star ‘As Built’ residential rating.

11:45 am Walk along the Educational Pathway to South Bank



Altura



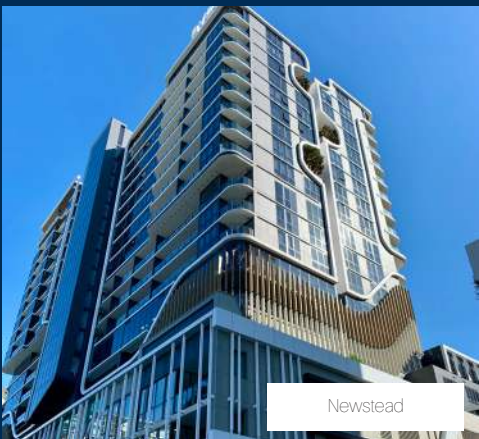
West Village



Fish Lane



Upper House



Newstead

**MON
18 AUG
2025**

Time Location

12:00 pm Emporium Hotel and South Bank Precinct

South Bank's final development site has been transformed into one of Queensland's largest mixed-use, transport-oriented projects, and is now home to Brisbane's second five-star Emporium Hotel, featuring 146 rooms. As part of the precinct development, South Bank train station underwent major upgrades to its design and functionality, significantly improving connectivity and commuter experience. The redevelopment features one of the most unusual examples of heritage retention you're ever likely to see.

12:30 pm Travel along the Brisbane River on a CityCat Ferry to Howard Smith Wharves.

1:00 pm Howard Smith Wharves

Largely abandoned since the 1960s, the historic 3.43-hectare Howard Smith Wharves site on the Brisbane River has been transformed into more than 2.7 hectares of public exhibition space and parklands. The precinct also includes a 164-room Art Series hotel and an eclectic mix of restaurants and cafés. A development application has been lodged for the second stage of the precinct, which proposes a second boutique hotel, the refurbishment of several heritage buildings, and a new observation deck.

1:15 pm Lunch at Howard Smith Wharves

2:45 pm Waterfront Newstead and LIV Anura Build to Rent

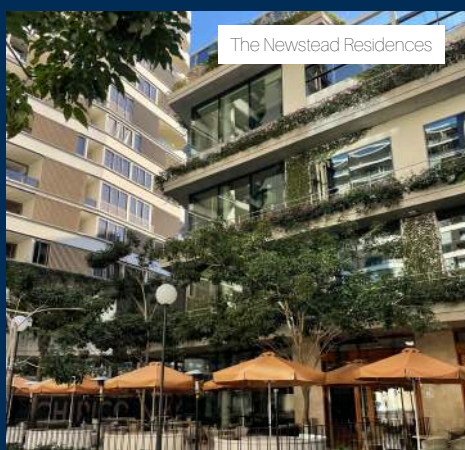
National property developer Mirvac acquired the 10-hectare Waterfront Newstead site in 2001. The project is being delivered in stages across a series of distinct precincts, including Quay, Isle, Sky, and Lake offering a range of apartment living and supporting commercial and retail uses. As part of this vision, LIV Anura forms the build-to-rent (BTR) component, featuring 395 apartments across two towers rising 23 and 25 storeys. Residents of the BTR apartments will have access to a range of shared amenities, including coworking spaces, large-format dining and kitchen areas, media rooms, and a pet retreat. In collaboration with the Queensland Government, 25% of the apartments will be offered at discounted rates to key workers, supporting those in vital sectors such as healthcare, education, and emergency services to live affordably and close to their places of work.

4:00 pm Gasworks Plaza and The Newstead Residences

Gasworks Plaza sits at the heart of the Newstead Riverpark urban renewal project, a master planned development led by Aveo Group and centred around the heritage-listed Newstead Gasometer. This riverfront precinct seamlessly blends historical character with contemporary living, offering a vibrant mix of retail, dining, medical, and commercial spaces, alongside a retirement living community. Aveo's Newstead Residences is Queensland's first integrated vertical retirement village, comprising 144 independent living units, 55 assisted living apartments, and 99 residential aged care suites.

5:15 pm Afternoon Drinks at Green Beacon Brewing Co.

7:00 pm Group Dinner in South Bank



TUES
19 AUG
2025

Time	Location
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8:45 am	Depart accommodation
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10:00 am	Sunshine Coast Council
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Located in the new Maroochydore City Centre, the Sunshine Coast Council Hall project serves as a catalyst for redefining a region traditionally characterised by suburban growth. The state-of-the-art, visionary commercial tower and central administration facility comprises 9,400 square metres of commercial, retail, and civic spaces, purpose-built to accommodate 600 council administration staff and the council chambers.

11:30 am	Maroochydore City Centre Project
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The Maroochydore City Centre Project is a landmark urban renewal initiative on Queensland's Sunshine Coast, aimed at creating a vibrant new city heart for the region. Led by Sunshine Coast Council in partnership with SunCentral Maroochydore Pty Ltd and Walker Corporation, the project is being delivered under the Maroochydore City Centre Priority Development Area (PDA), which has been in place since 2013. This master-planned city centre spans 53 hectares and features a diverse mix of commercial, residential, retail, and civic spaces, complemented by central parklands and integrated waterways.

12:00 pm	Lunch at Bottarga Restaurant
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2:00 pm	Bokarina Beach
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The Bokarina Beach development marks a significant milestone in the broader Oceanside project, delivering much-needed facilities for the wider community. The site, Crown Land developed by Stockland under a Development Lease in place since the early 1960s, will include 1,120 dwellings upon completion. The master plan also features a public mall, commercial and retail precincts, a surf lifesaving facility, a community centre, a childcare or respite centre, and several village parks.

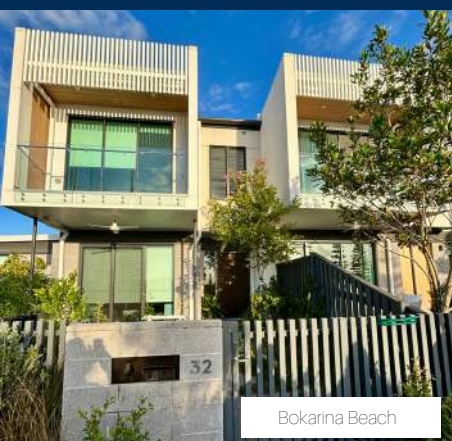
3:15 pm	Sunshine Coast University Hospital Precinct
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The Sunshine Coast University Hospital Precinct was delivered by the Queensland Government through a Public Private Partnership with Exemplar Health—a consortium comprising Lendlease, Siemens, Capella Capital, Aurecon, and Spotless. Opened to the public in April 2017, the precinct features a state-of-the-art health and teaching facility. Initially built with 450 beds, the hospital expanded to 738 beds by 2021, with capacity for further growth. The main hospital building spans 164,000m² across six functional levels, and includes rooftop plant rooms and a helipad.

4:00 pm	Aura Caloundra South & Coast 2 Bay Banya Affordable Housing
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Developed by Stockland, Aura is Australia's largest single-owner master planned community, covering 2,360 hectares of greenfield land. Once complete, Aura will be home to approximately 50,000 residents across 20,000 dwellings. The community will feature two business and enterprise parks, 20 education facilities, including schools and early learning centres, and more than 700 hectares of conservation and open space. This includes parks, bushland, and recreational areas, all designed to support outdoor living and foster environmental stewardship. The master planned development includes 34 social housing units delivered by Coast 2 Bay, featuring a mix of Gold and Platinum-level units designed to accommodate a variety of assisted living needs.

4:45 pm	Return to Brisbane for a free evening
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WED
20 AUG
2025

Time	Location
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8:30 am	Depart accommodation
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9:00 am	Ashford Residences
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Located on the site of a former dairy farm, Ashford Residences by Mirvac is a master planned residential community in Everton Park. The development includes a mix of 124 homes, comprising 43 freestanding house and land packages and 80 architecturally designed three- and four-bedroom terrace homes. A key feature of the community is The Ashford Club, a \$2.5 million resident-only amenity hub overlooking a one-hectare eco area connected to Kedron Brook parklands.

10:30 am	Brisbane Showgrounds
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The Brisbane Showgrounds redevelopment is a major urban renewal project delivered through a partnership between the Royal National Agricultural & Industrial Association of Queensland (RNA) and Lendlease. This transformative project aims to revitalise the historic Brisbane Showgrounds into a vibrant, modern mixed-use precinct. Spanning 22 hectares, it is the largest brownfield development of its kind in Australia. The master plan includes 340,000m² of new residential, commercial, and retail space, along with an additional 76,000m² of development on RNA-retained land.

12:00 pm	Hamilton Reach
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Hamilton Reach by Frasers Property is a master planned riverfront community located within the Northshore Hamilton Urban Development Area—one of Australia's largest urban renewal initiatives. Formerly an industrial site, the development offers a diverse range of architecturally designed homes, including one-, two- and three-bedroom apartments, terrace homes, and luxury riverfront villas. With 550 metres of direct Brisbane River frontage, Hamilton Reach is surrounded by 2.5 hectares of landscaped parklands, walking and cycling paths, and provides direct access to the CityCat ferry terminal, offering residents a connected and active lifestyle.

1:00 pm	Lunch in Hamilton
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2:30 pm	Minnippi Estate
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Minnippi Estate by Urbex is a premium master planned residential community located in Cannon Hill. Developed in partnership with Brisbane City Council, the estate spans a 125-hectare site that was formerly a council landfill. The project has transformed the area into a vibrant neighbourhood featuring 125 residential home sites, surrounded by over 90 hectares of open space, including parklands, conservation areas, and a championship 18-hole public golf course. The development includes extensive environmental rehabilitation, with significant investment in squirrel glider habitats, native planting, and sustainable infrastructure.

3:30 pm	Travel back to accommodation
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Afternoon:	Return home or stay on in Brisbane
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Ashford Residences



Brisbane Showgrounds



Brisbane Showgrounds



Hamilton Reach



Minnippi Estate

Your Tour Hosts

Meet your tour hosts:

Stephen Holmes, Director of Holmes Dyer, brings a wealth of experience in project design, feasibility, and development. With a portfolio encompassing major residential communities, infill sites, and commercial/industrial precincts nationwide, Stephen offers unparalleled insights into each project featured on our tour.

His extensive involvement and former role as a National Judge for the Urban Development Institute of Australia ensure an in-depth understanding of every site, promising a captivating exploration of key design features and development outcomes.

Joining Stephen is Nitsan Taylor, Associate Director at Holmes Dyer, with over 18 years of expertise in State government planning prior to joining Holmes Dyer. Nitsan's tenure with the state planning department has finely tuned her skills in development assessment, planning policy, and reform.

Specialising in statutory planning and community engagement, Nitsan's diverse project portfolio spans across South Australia, Tasmania, Victoria, Queensland and NSW, enriching our tour with invaluable perspectives and insights.

Completing our trio is Natasha Holmes, Senior Consultant at Holmes Dyer. With an avid passion for urban design and master planning, Natasha leverages her expertise in market and demographic research and analysis to delve into the trends and demands underpinning the projects we'll explore.

As your dedicated point of contact, Natasha will ensure the seamless organisation and smooth operation of our tour.



Stephen Holmes | Director



Nitsan Taylor | Associate Director



Natasha Holmes | Senior Consultant

Your Costs

The cost of the full three day tour, (18th, 19th and 20th of August), is **\$2,400*** plus GST.

Your place on the tour can be secured with a deposit of \$200 plus GST. Final payment of the balance **\$2,200** plus GST is payable by **Friday the 8th August 2025**. Early bird registrants who pay by 30 June 2025 can secure their position for \$2,100 +GST*.

Flights and accommodation are not included in the cost of the tour and are the responsibility of the attendee. However, Holmes Dyer is available to assist with these administrative details upon request.

The tour cost is inclusive of Monday evening dinner and Tuesday lunch. Payment for other meals will be the responsibility of the attendee. Please see the "What to Expect" section of this brochure for further details about flight and accommodation bookings and meals.

Individual days are also available at **\$1,250** plus GST per day for the tour content, providing an opportunity to fly-in for the day without the overnight accommodation expense.



Upper House



LIV Anura

Register Your Interest

Please indicate your interest in attending the Building Better Communities Study Tour by contacting Natasha at admin@holmesdyer.com.au or telephone **08 7231 1889** and providing the following details:

- Name
- Organisation
- Position
- Contact Details (including Mobile Number)
- Interest in whole or part tour

We kindly request your expression of interest for the upcoming study tour, to be registered by the **14th of July 2025**.

Payments can be made by EFT:
BSB: 065 004
Acc. Number: 110 562 29
Acc. Name: Holmes Dyer Pty Ltd

Alternatively, cheques can be mailed to:

Holmes Dyer Pty Ltd
Level 3, 15 Featherstone Place Adelaide SA 5000.



West Village

What to Expect?

Arrival and Departures

We recommend that tour attendees arrive the afternoon of Sunday 17th of August prior to the commencement of the tour. As such, it is the responsibility of attendees to make their way from the airport to their chosen accommodation.

The Airtrain is frequent and efficient with services between the Domestic Airport Station and South Bank Station every 15 minutes. Attendees may wish to utilise public transport or ride share services to and from the Airport.

Please note that the Study Tour is scheduled to conclude around 4:00 pm on Wednesday, the 20th August. We recommend that attendees arrange their return flights to depart after this time to ensure a seamless travel experience.

Holmes Dyer is pleased to offer assistance with the arrangement and coordination of both flights and accommodation. We kindly request that you inform us at the time of your registration if you anticipate needing our support.

Accommodation

We anticipate accommodation costs to be around \$200-\$250 per person per night. We recommend accommodation at Brisbane One Apartments by CLLIX.

If you wish to stay elsewhere, we suggest within close proximity to Grey Street and the South Bank Precinct (such as the Novotel, Mantra or Rydges in South Bank) as all transport pick ups and drop offs will occur here. Set meeting points and times will be provided alongside a final itinerary closer to travel dates.

Transport

The tour will include significant distances of walking, over generally flat, paved surfaces but please be prepared to walk during both the site walkovers and between locations. We will also travel by private bus, ride share, train and ferry during the Study Tour. All transport during the three day tour is included in the tour costs and will be arranged by Holmes Dyer.

Timelines

The Study Tour itinerary has been developed with tight timeframes in order to maximise the value of the tour. As such, all tour attendees will be required to keep to the indicated meeting and departure times to ensure presentations can start on time and all sites can be given the appropriate attention.

Meals

This year, the cost of Monday evening's group dinner and Tuesday's lunch on the Sunshine Coast has been included in the overall tour price. Lunch breaks are scheduled throughout the tour, with free time provided for attendees to purchase and enjoy lunch at their leisure.

Presenters

Representatives from Government, Councils, developers and/or other stakeholders will present at each site, and contact details will be provided at the conclusion of the tour.

Contact

Holmes Dyer will set up a Microsoft Teams group prior to the tour to share site summaries, as well as contact details for attendees and presenters. During the tour, Holmes Dyer will use the Teams group and text messaging to keep attendees updated.

Brisbane City

