

## ABOUT WEST VILLAGE

West Village is a mixed-use master-planned community. The 2.6ha site in the Brisbane suburb of West End is a mix of residences, shops, dining outlets and community spaces set in parklands with two heritage-listed factory buildings at its heart.

### **Will the whole 2.6 hectares be developed with buildings?**

No. West Village will provide 30 percent of the site as publicly accessible open space, laneways and arcades.

### **Who is the West Village developer?**

The West Village project is a development by Sekisui House Australia.

Established in 1960, Sekisui House is one of Japan's most respected home builders and new community developers.

With over two million homes to its credit and operations across Japan, Singapore, USA, China and Australia, Sekisui House has received many awards for innovation, quality and sustainability.

### **Why is Sekisui House undertaking this development?**

Sekisui House saw a once-in-a-generation opportunity to transform an important yet underutilised and neglected site into a new destination for West End and Brisbane.

The site is a feature of the West Village neighbourhood and its redevelopment is enabling locals and visitors alike to enjoy a new destination for Brisbane.

### **Have the heritage factory buildings been retained?**

The heritage-listed Peters Ice Cream Factory and the 1920s brick warehouse, the Cone Factory, are at the heart of the West Village precinct. These factory buildings have been fully restored and now house a mix of retail and commercial spaces.

## THE WEST VILLAGE MASTER PLAN

The West Village site is 2.6ha located at 111 Boundary Street, West End, approximately 800m from the Brisbane CBD.

The site does not include the buildings that front the intersection of Boundary and Mollison Streets.

The West Village Master Plan comprises new buildings and parklands designed around two heritage restored factories at the centre of the site. The plan creates spaces on the site for different uses including residences, office space, shops, dining outlets and parkland.

The residential and commercial towers in the West Village Master Plan may be from three to 22 storeys high. Altura will be the tallest building at West Village, with 22 storeys.

At late 2021 the following stages of West Village are complete:

- Peters Ice Cream Factory restoration and fitout as office space, event venue, dining and arts venues and Harris Farms fresh food market
- Peters Cone Factory restoration and fitout as an office space and the West Village Sales Suite
- Parkland, gardens and laneways including The Common, Mollison Park, Mollison Lane, Peters Lane and Green Lane
- Three residential buildings, Park, Lexington and Arcadia North Gallery are completed and fully occupied. A fourth residential building, Arcadia South Gallery, will be occupied in late 2021.
- The Master Plan allows for a further four residential buildings (including Altura) to be built. A 8 storey commercial office building called Greenhouse is also planned. The time frames for the construction of new buildings at West Village may change in response to market conditions.

### What are the project's environmental sustainability commitments?

West Village has achieved a Six Star Green Star Communities certification. This is Australia's highest rating for a master-planned precinct and promotes practices which are world class in delivering environmental, social and economic sustainability.

A range of sustainability initiatives have been incorporated into the design of the project, the materials that are being used to build it and the community and resident facilities that it offers.

Examples include the use of landscape for urban heat island reduction, rain water harvesting, grey water treatment and construction waste recycling.

Carless commuting is central to the project's planning, and West Village has entered into an agreement with GoGet, Australia's first and largest car sharing service, to give residents the option to live car-free and minimise traffic on local roads.

Other green transportation features include a state-of-the-art bicycle commuter centre and the provision of electric vehicle charging stations in the public car park.

### **How does the design of the project respond to the site?**

The scale and position of the site required an imaginative architecture and urban design approach that recognises its importance to Brisbane.

West Village will provide connections to employment, recreational, cultural and education nodes in the city and South Bank and, with a range of residential options which will bring more community to the West End community.

### **How is the West Village community accessible, walkable and liveable?**

Public areas at West Village are connected by laneways, only accessible by pedestrians and cyclists, to foster a walkable, rideable and healthier neighbourhood.

The pedestrian laneways provide connections through the site from Boundary Street and Wilson Street through to Mollison Street.

A state-of-the-art End of Trip facility provides bike storage, showers and lockers for West Village staff members and residential visitors who commute by bicycle.

### **How does the project promote green transportation?**

Improving safe and active transport is important to the project, and West Village has entered into an agreement with GoGet, Australia's first and largest car sharing service, to give residents the option to live car-free and minimise traffic on local roads.

Four electric vehicle charging stations are available on Basement One of the West Village retail centre car park. Additional EV stations will be provided in future stages.

A state-of-the-art End of Trip facility provides bike storage, showers and lockers for West Village staff members and visitors who commute by bicycle.

## What community facilities will the project provide?

The park area known as The Common is the centrepiece of West Village. The Common has 1,520 sqm of lawn and gardens including a pop-jet water play area, sensory gardens, a field of lights, 2,500 plants and 52 mature trees.

The family-friendly green space of Mollison Park is situated directly adjacent to The Common. Mollison Park features a community and sustainability education area, mature fig trees and outdoor dining areas.

The Ice Cream Factory and its 1920s brick warehouse have been carefully restored and returned the Boundary Street streetscape, after being hidden from view for 40 years. The Common recreates the historic grass forecourt of the heritage Peters Ice Cream Factory.

The Eaves houses a range of health and wellness services and there are also plans for a childcare centre and community space.

## BUILDING WEST VILLAGE

West Village is a master-planned development which is being constructed across a number of stages. When construction activities are taking place on the West Village site, updates are provided to keep the West Village community informed.

### **What are the construction work hours?**

Normal construction working hours are from 6:30am to 6:30pm, Monday to Saturday, in line with the Brisbane City Council Development Approval for West Village.

Because of Queensland Government requirements on the transport of large equipment, some works may be required to be conducted outside of these hours.

### **Is excavation now complete?**

Yes, excavation across the site is now complete.

### **What route is used by trucks and large vehicles to travel to West Village?**

Trucking contractors will primarily use Mollison Street, Montague Road, Cordelia Street and Merivale Street to get to and from West Village. Other routes may be used at other times where necessary.

Traffic controllers are on site to manage construction traffic and to ensure that truck movements are managed safely and in compliance with the Brisbane City Council approved traffic management plan for the project.

### **Will Mollison Street be affected?**

The parking bay lane on the southern side of Mollison Street will be closed for the duration of the works. Where construction works may affect traffic in the area, a traffic management plan and its associated Brisbane City Council permit are in place.

The footpath on the southern side of Mollison Street for the length of the West Village site will be closed at times during the construction period. A pedestrian management plan and its associated Brisbane City Council permit are in place. This will include signage at either end of the site directing pedestrians to cross at the traffic lights at Boundary Street and Montague Road.

## **What is the timeframe for construction?**

The planned completion for the project is late 2024 however this timeframe is subject to commercial considerations and development approvals.

## **Will the construction create a disturbance?**

Sekisui House is committed to undertaking the construction with care for its neighbours, and with attention to detail and quality. The project will apply industry best practice to the construction works. A Construction Management Plan has been prepared with environmental controls to include:

- Vehicle management
- Stormwater management
- Noise control and working hours
- Dust control
- Odour control

## ABOUT THE PROJECT

### What was the planning and approval process?

Stage 1 of West Village received planning approval from Brisbane City Council in March 2016. West Village received Preliminary Approval from Brisbane City Council for the entire site in May 2016. This application was subject to a State Government Call-In (reassessment) in October 2016. The application was approved by the Deputy Premier in November 2016.

As a staged project, future designs and construction will be subject to planning approval as required.

### What is the economic impact of the development?

Across the Master Plan timeframe, the construction of West Village will provide around 2,400 construction jobs and \$168 million in wages and salaries for Queensland. Once completed, West Village will provide around 860 long term jobs and annual wages and salaries totalling \$50.6 million for Queensland.

Youth and indigenous training and employment programs are already underway. In October 2016 a school of construction operated on site, providing employment pathways in construction and a dedicated indigenous participation program. This program is set to recommence in late 2021.

### Does the project provide affordable housing?

Yes. Stage 1 of West Village provides approximately 50 apartments that meet the State Government's criteria for affordable housing for low and moderate income households.

Economic Development Queensland (EDQ) has determined that the purchase price for an affordable rental in inner Brisbane is \$664,804, based on a median household income for the local government area of \$110,855 (as at September 2015).

West End is not a Priority Development Area (PDA) for the State Government and the EDQ guidelines do not set a housing affordability requirement for the suburb. Stage 1 of West Village, however, meets the 15% affordable housing target set for the Woollongabba PDA and exceeds the 5% target set for the Bowen Hills and Northshore Hamilton PDAs.

### For more information

For more information contact [info@westvillage.com.au](mailto:info@westvillage.com.au)