



## Kangaroo Point Mixed Use Project Update - March 2023

**Woolworths continues to progress an updated mixed use project at 25 Ferry St, Kangaroo Point. This follows Council's earlier approval for a mixed use project including retail and apartments at this site.**

### Project status update - Public Notification

Our current application is progressing to the Public Notification phase, following recent stakeholder engagement. Local residents will shortly notice signage around the property advertising the development proposal.

### Change since approved mixed use project

The key change to our most recent application is to increase the number of residential storeys above the ground floor retail from six storeys (already approved) to 14 storeys (this application) to be more consistent with Council's planning direction for Kangaroo Point. We have also made minor changes to the retail format on the ground level.

### Key stakeholder engagement - what we heard

We appreciate the extent of interest and feedback received during local meetings and online engagement.

We've heard many residents are looking forward to a new Woolworths shopping experience, as an option to shop locally instead of travelling outside Kangaroo Point. Many people want the option to walk or ride to access everyday grocery items, or a short car trip to shop just a few minutes away.

We also were told by many residents they want the supermarket to be delivered as soon as possible. In response, we have committed to the delivery of the supermarket within the first phase of the project.

We also heard residents would like a café at the site to meet friends as part of their shopping routine. A café is included in our plans.

While there is a lot of positive anticipation about the Woolworths supermarket, we openly acknowledge some local concerns about the project.

Our project team has heard concerns about the additional proposed height and number of apartments compared to the original approved application, traffic impacts (including from the additional apartments planned), and noise from trucks servicing the supermarket.

### Our commitment to Kangaroo Point

As the owner of the site, with a long-term interest as an intending supermarket operator, we want to become a valued member of the Kangaroo Point community and make a positive contribution. A significant part of our planning has been to propose a project with local benefits and least practical impacts.

### Specific planning measures to reduce impacts

- **Car parking:** Four levels of basement car parking is allocated to ensure self-sufficiency and no reliance on limited on-street parking.
- **Traffic management:** Retail and residential access will be separated between Ferry Street (retail) Prospect Street (residential) to help manage traffic volumes on local streets. We are also providing a turning lane from Deakin Street into Ferry Street to assist traffic movements.
- **Site servicing:** Vehicles servicing the site when the retail is operational will enter an enclosed basement which will reduce servicing related noise.

### Rationale for additional apartment levels

Since our initial mixed use Development Application, the local Council plan for this part of Kangaroo Point now allows for a greater number of residential storeys. We have responded to the increased allowance in storeys to provide additional dwellings, as Brisbane continues to experience high demand for housing. Mixed use development projects, which combine upper level dwellings with ground floor retail and dining are a very popular lifestyle choice in Brisbane and is well suited to Kangaroo Point.

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