

GRACE ON CORONATION  
*FREQUENTLY ASKED QUESTIONS*



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**Q. WHAT IS THE BACKGROUND BEHIND THE NAME?**

The name *Grace* serves as an enduring homage to its historic location on Coronation Drive, named in honour of the coronation of King George VI in 1937. The Brisbane River itself has itself been the focus of many royal visits since the 1800s, providing a beautiful vantage point of Australia's 'River City'.

*Grace* is also a testament to the smoothness & ethereal elegance of its extraordinary sculptural design.

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**Q. HOW MANY STOREYS ARE EACH OF THE PROPOSED TOWERS?**

Sunland is seeking to marginally increase the height limit of the three proposed towers from the current benchmark of 15 storeys to between 22 and 25 storeys. This approach will enable a greater portion of the site to be dedicated to public amenity and parklands.

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**Q. WHAT IS CONTAINED WITHIN YOUR PROPOSAL?**

While the existing neighbourhood plan allows for five towers, Sunland is proposing to only develop three towers on the site, allowing for 7,800 square metres – more than half of the entire site – to become fully accessible public parkland.

The proposed development, designed by renowned architect and Pritzker Architecture Prize winner Dame Zaha Hadid, will deliver three sculptural residential towers comprising 547 apartments, eight riverfront villas, 739 car parks and 7,800sqm of landscaped public parklands.

The Development Application can be viewed by contacting Brisbane City Council on 07 3403 8888 or via the Council website at <http://www.brisbane.qld.gov.au/planning-building>.

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**Q. HAS PUBLIC AMENITY AND GREENSPACE BEEN CONSIDERED AS PART OF THE PROPOSAL?**

Absolutely. Located on a 1.5 hectare riverfront site that, until now, has been closed to the public for 160 years, Sunland's plan for *Grace on Coronation* opens up half of the site to the broader community through the creation of expansive public parklands, a riverside viewing platform and the transformation of the heritage-listed 'Middenbury' homestead into a meaningful public space.

This integrated planning approach gives the community, for the first time, access to a beautiful vantage point along the river where people can come together and connect.

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**Q. WHEN DO YOU EXPECT TO LAUNCH THE PROJECT?**

Sunland lodged its Development Application with Brisbane City Council in September 2014 and it is currently under review. Pending development approval, we hope to be in a position to launch the project during the second half of 2015.

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**Q. HOW WILL BE THE MIDDENBURY HOUSE BE CONSERVED/ REVITALISED AS PART OF THE DEVELOPMENT?**

It is our intention to do something that respects the heritage building within its original context and remain in a park setting, which is a great outcome for the city and the development.

While we are unsure at this stage how Middenbury will be used in the future, we are excited about the opportunity to give it new life and bring people back through its doors. One option we are considering is to create a beautiful parkland café, or perhaps a local art gallery.

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**Q. HOW DOES THIS PROJECT COMPARE TO OTHERS IN THE CITY?**

In terms of its location and architectural design, Grace on Coronation is unparalleled in Brisbane, and Australia. It is the first project designed by an internationally-acclaimed architect in Brisbane and presents a singularly unique sculptural design unlike any other tower project in the country.

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**Q. WHY DID YOU SELECT ZAHA HADID AS THE PROJECT ARCHITECT?**

Zaha Hadid is one of the most creative thinkers of our generation. Given Sunland's enduring commitment to pursue the art of architecture, we felt it was only right that we engage with a Pritzker Award winning architect to create a truly inspiring design for the city. The site in Toowong is arguably one of the most unique sites in Queensland and in the context of redevelopment within Australia, it has the opportunity to lend itself to an outcome that is befitting on an international scale.

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**Q. WHAT TYPES OF AMENITIES / TRANSPORT LINKS WILL BE AVAILABLE TO RESIDENTS?**

The proposed development is located directly opposite Toowong Village Shopping Centre and the suburb's restaurant and dining precinct. Queensland's oldest and largest university, the prestigious University of Queensland St Lucia campus, is also located just three kilometres from the site. Grace on Coronation is also located within easy reach of Toowong Rail Station and only a five minute walk to the Toowong Bus Terminal and Regatta CityCat Terminal, making public transport an ideal option for future residents.

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**Q. HOW WILL THIS IMPACT TRAFFIC IN TOOWONG?**

Sunland is working closely with traffic management experts and Brisbane City Council to develop a proposal that works in with the existing road networks in Toowong.

As part of the planning process the Group is currently looking at several different options and will continue to work with Council to identify a solution that provides a positive outcome not only for the immediate area, but the broader community as well.

The proposed development is located directly opposite Toowong Rail Station and only a five minute walk to the Toowong Bus Terminal and Regatta CityCat Terminal, making public transport an ideal option for future residents.

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PLEASE DIRECT ANY FURTHER ENQUIRIES TO  
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