

PETAL Explorer Case Study



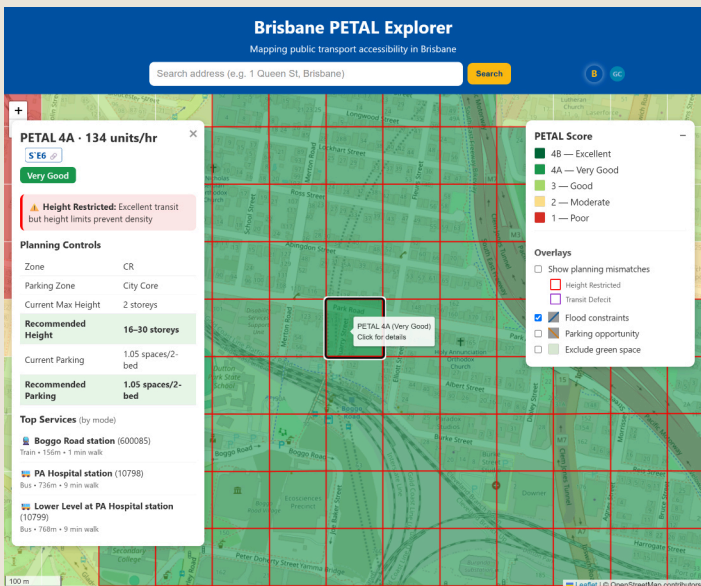
**How Brisbane's
existing
infrastructure can
support more homes**

Heard of Boggo Rd Station?

According to PETAL Explorer, [this](#) 100×100m grid is one of Brisbane's most accessible locations, served by a walkable catchment equivalent to 134 on-time buses per hour.

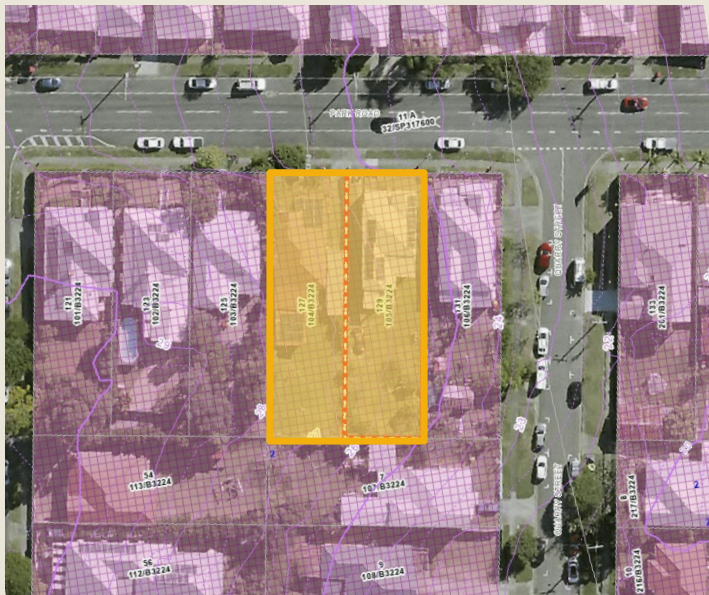
The existing transit network has the capacity to support development in the order of 16–30 storeys.

Current height limit: **2 storeys**.



Let's look at a potential site:

- 127-129 Park Road, Woolloongabba
- 1,230m², ~27m frontage
- 1 min walk to Boggo Road Station interchange
- Walking distance to PA and Mater Hospitals
- Currently occupied by just 2 detached houses
- PETAL 4A transit accessibility rating (Very Good)



What could we build here?



- 70 apartments across 14 residential levels
- 5× 92m² apartments per level
- 45% site cover (553m² footprint)
- 83% efficiency (460m² saleable area per floor)
- All apartments with natural light from two sides
- Liveable balconies for our subtropical climate
- Generous setbacks and separation distances
- Naturally ventilated access corridor
- Two lifts for accessibility and redundancy
- Scissor stair for efficient fire-compliant circulation
- External egress balcony eliminates stair pressurisation
- Consistent layouts for efficient construction
- Excellent public transport accessibility reduces the need for costly car parking

The vision:



What's currently just two homes could be seventy.

With world-class public transport, active transport connections, major health facilities, universities and jobs all close by, few places in Brisbane are better positioned to support additional housing.

We've invested billions in transport infrastructure. It's about time we start letting more people live near it.

PETAL Explorer identifies locations where existing transport infrastructure can support the additional housing density our growing cities need.

Explore the map to see where Brisbane and the Gold Coast could grow more intelligently:

www.petalexplorer.org