

Victory for developers planning new tower over popular CBD pub



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A planned 51-storey hotel tower above Brisbane's landmark Victory Hotel CBD pub has received council approval, paving the way for a major accommodation development ahead of the 2032 Olympic and Paralympic Games.

Brisbane City Council approved Precision Group's proposed Victory Tower, a 206.6-metre development behind and above the heritage-listed hotel, on Monday.

As part of the approval, Precision Group would be required to pay almost \$2 million in infrastructure charges to the council.



Precision Group is planning a new tower behind the Victory Hotel in Brisbane BUREAU PROBERTS

The new tower would be [built on the site of the pub's popular beer garden.](#)

The approval marks a significant milestone for the project, which would transform the site into a 284-room hotel with restaurants, function spaces, wellness facilities, a rooftop bar and a swimming pool on the 40th floor.

The 16,000-square-metre tower will be built on a 924-square-metre site and occupies the area currently used as the Victory's Charlotte Street-facing beer garden.

Precision Group founder and chief executive Shaun Bonett said the development would help address Brisbane's hotel room shortage as the city prepares for the 2032 Games.

"The critical shortfall of hotel rooms in Brisbane is well documented and the demand for accommodation is accelerating," he said.

"The Victory Hotel is one of Brisbane's most recognised hospitality landmarks.

"Our vision is to honour that history while giving the site a new future, bringing together heritage, hotel accommodation, hospitality, wellness and rooftop experiences in a way that contributes to the city well beyond 2032."

A year ago, Brisbane 2032 president Andrew Liveris said a lack of sufficient accommodation was [something that kept him up at night](#) and, just last month, industry leaders discussed innovative ways, [such as cruise ships and camping](#), to address the expected shortfall.



The new Victory Tower would include a rooftop bar. BUREAU PROBERTS

Designed by Bureau Proberts, the slender tower has been positioned in the north-eastern corner of the site at the corner of Edward and Charlotte streets.

Planning documents argued the design's narrow footprint and setbacks would preserve views of the historic pub, which has operated on the site since 1855 and was recognised by the council as the oldest remaining pub in Brisbane's CBD.

The project was supported by heritage architect Ruth Woods, who previously advised that the development would not compromise the prominence of the Victory Hotel or neighbouring heritage-listed buildings, including the former Metro Arts building.

If built, the tower would include a publicly accessible rooftop bar with panoramic city and river views, along with hospitality spaces intended to connect with the refurbished hotel below.

Precision said [restoration work at the Victory Hotel](#) was already under way.

The heritage pub was being reconfigured into four venues – a sports bar and beer garden, a rooftop garden bar, a steakhouse restaurant and a basement speakeasy with a gaming room. The company took direct control of the hotel's operations earlier this year and said discussions were continuing with prospective hotel operators.

“We are already seeing strong interest from respected hotel operators who recognise the strength of the location, the heritage of the Victory Hotel and the opportunity to help shape a new hospitality destination for Brisbane,” Bonett said.

“Getting that partnership right matters. It will help ensure Victory Tower is not only successful as a hotel but also contributes meaningfully to the wider CBD precinct.”

The construction timetable would not be confirmed until an agreement was reached, but Precision expected the tower to be completed before 2032.

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