



Residential

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Cantilever Skyscraper Revealed for Brisbane's Victory Hotel



Not only is the oldest surviving pub in Brisbane's CBD to be restored to its former glory but under newly filed plans a 51-storey addition is also proposed.

But it will come at the cost of arguably its most popular thirst-quenching asset.

Documents reveal a planned 284-room hotel tower would rise more than 200m from the rear of the historic Victory Hotel on the corner of Edward and Charlotte streets.

Cantilevering over the 171-year-old watering hole, the proposed tower would occupy the site of its famed beer garden that has been “temporarily” closed since late last year to allow previously approved refurbishments to be undertaken.

But now, it would seem, the taps have been turned off permanently and the last drinks poured at the alfresco institution.

According to a planning report, however, as well as providing much-needed short-stay accommodation, the pub’s planned towering addition has been designed to create “an elevated destination that extends the social life of the pub vertically”.

Under the plans “a layering of hospitality and mixed-use offerings” would sleeve the proposed tower’s upper levels.

Crowning the design is a public rooftop bar on level 50 with panoramic views across the city and Brisbane River. Other key amenities include a function facility area on level 23 and pool deck and day spa rooms on level 38.

“Together, these elements position the development as a contemporary urban landmark—one that supports Brisbane’s evolving tourism infrastructure ahead of the Olympic Games while celebrating the continuity of its historic hospitality culture,” the documents said.



▲ A rendering of the 51-storey hotel tower proposed for Brisbane's Victory Hotel site at 127 Edward Street.

The tower proposal has been lodged with the Brisbane City Council by an entity linked to billionaire Shaun Bonett’s Sydney-based Precision Group, which acquired the pub for \$22 million in 2005. It follows the approval in 2024 of plans for a multimillion-dollar makeover of the 1855-built hotel.

“Brisbane’s impending role as host city for the Olympic and Paralympic Games places increased pressure on the city to deliver new, high-quality hotel accommodation that is centrally located, well connected, and distinctive in character,” the documents said.

“There is a growing need for hotel offerings that move beyond generic podium-tower models—particularly those that capitalise on existing hospitality assets and underutilised infill sites within the city core. The proposed development responds directly to that demand.”

Designed by architecture firm Bureau Proberts, the pub’s proposed skyscraping addition features a “reverse podium” that lifts the tower six storeys above street level “to preserve and showcase” the Victory Hotel and adjacent Metro Arts building, that sit within “one of the city’s densest collections of local and state heritage listed parcels”.

“This inversion of the traditional podium model creates a distinctive public experience while maintaining permeability and activation to the streetscape below,” the application said.



▲ Renderings of the Bureau Proberts-designed tower addition proposed for the site at 127 Edward Street.

At its lower levels, the proposed tower would connect to the historic hotel with a foyer/reception area, a bar, restaurant and recreation area, including a gym. A new basement level is also planned to accommodate building services.

“Overall, the new Victory Hotel seeks to balance conservation and transformation—leveraging an established pub culture and heritage identity to create a destination hotel experience embedded within Brisbane’s social and architectural history,” a design statement said.

In a nod to the historic hotel, the facade of the proposed tower incorporates elevational treatment and materials that reflect the pub’s window and door quoining, spacing and materiality.

“The new Victory Hotel presents a unique silhouette to its cityscape –bringing a craft and detailing unfamiliar to the ‘glass and steel’ expression of the Brisbane CBD,” the statement said.

Cantilevered tower designs have been increasingly adopted in recent years as a means to preserve Brisbane’s heritage-listed pubs while making the highest and best use of available underutilised land within the city.

The 14-storey Jubilee Place office tower—cantilevering over the historic Jubilee Hotel—at inner-city Fortitude Valley was completed in 2022.

In December last year, the Brisbane City Council—citing a 30,000 room shortfall and a 90 per cent drop in hotel construction between 2019 and 2024—announced a push to add accommodation to Queensland’s pubs ahead of the 2032 Olympic and Paralympic Games.

The city has predicted that redeveloping 20 suburban pubs could add 1600 rooms to the hotel supply.

According to the council, Brisbane with 46,000 hotel rooms has less than half of Los Angeles at 120,000 rooms and Paris, which has 133,000 rooms.

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