

Town Planning Report

*Development Application for
Reconfiguring a Lot for
Subdivision at 281-297
Montague Road, West End*

Urbis staff responsible for this report were:

Partner	Ben Lyons
Associate Director	Sam Robinson
Senior Consultants	Karan Rao Rueben Gumina
Project Code	P0056720
Report Number	VI

Applicant Details

Applicant	Urbis Contact Details
Traders in Purple Pty Ltd C/- Urbis Ltd Level 32, 300 George Street Brisbane QLD 4000	Karan Rao (07) 3007 3800 kpadbidri@urbis.com.au srobinson@urbis.com.au

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission. You must read the important disclaimer appearing within the body of this report.

urbis.com.au

Contents

1	Site and Background	5
1.1	Site Details	5
1.2	Cadastral Details	6
1.3	Land Ownership and Encumbrances	6
1.4	Contaminated Land	7
1.5	Frontage and Access	7
1.6	Adjoining Heritage	7
1.7	Existing Land Uses	7

2	Approval History	9
2.1	Development Permit for Material Change of Use for Centre Activities, Multiple Dwelling and Park Uses (BCC Ref.: A006885806)	9

3	The Proposal	12
3.1	Subdivision Intent	12

4	State Planning Framework	15
4.1	State Planning Framework Assessment	15
4.2	Referral Triggers	16
4.3	Public Notification	16

5	Local Planning Framework	18
5.1	Strategic Framework	18
5.2	Zoning	18
5.3	South Brisbane Riverside Neighbourhood Plan	19
5.4	Category of Development and Assessment	20
5.5	Overlays	20
5.6	Assessment Benchmarks	21
5.7	Local Government Infrastructure Plan	21

6	Key Planning Matters	23
6.1	Lot Sizes	23
6.2	Interim Nature of Parcels 2,3 & 4	24

7	Conclusion	27
----------	-------------------	-----------

	Disclaimer	28
--	-------------------	-----------

1 Site and Background

1 Site and Background

1.1 Site Details

The site is located within the suburb of West End, an inner-city suburb of Brisbane, approximately 2km from the Brisbane CBD.

The site is identified as 281–297 Montague Road and has a single frontage to Montague Road. The site also shares a common boundary with Davies Park. The area immediately surrounding the site is characterised as a transitional area featuring both low density and high-rise residential properties, as well as commercial premises, light industrial uses and parkland along the Brisbane River (Maiwar) (refer to **Figure 1**).

Figure 1 – Site Aerial



Source: Nearmap (Marked up by Urbis)

Key details of the site are as follows and property searches are provided in **Appendix A**.

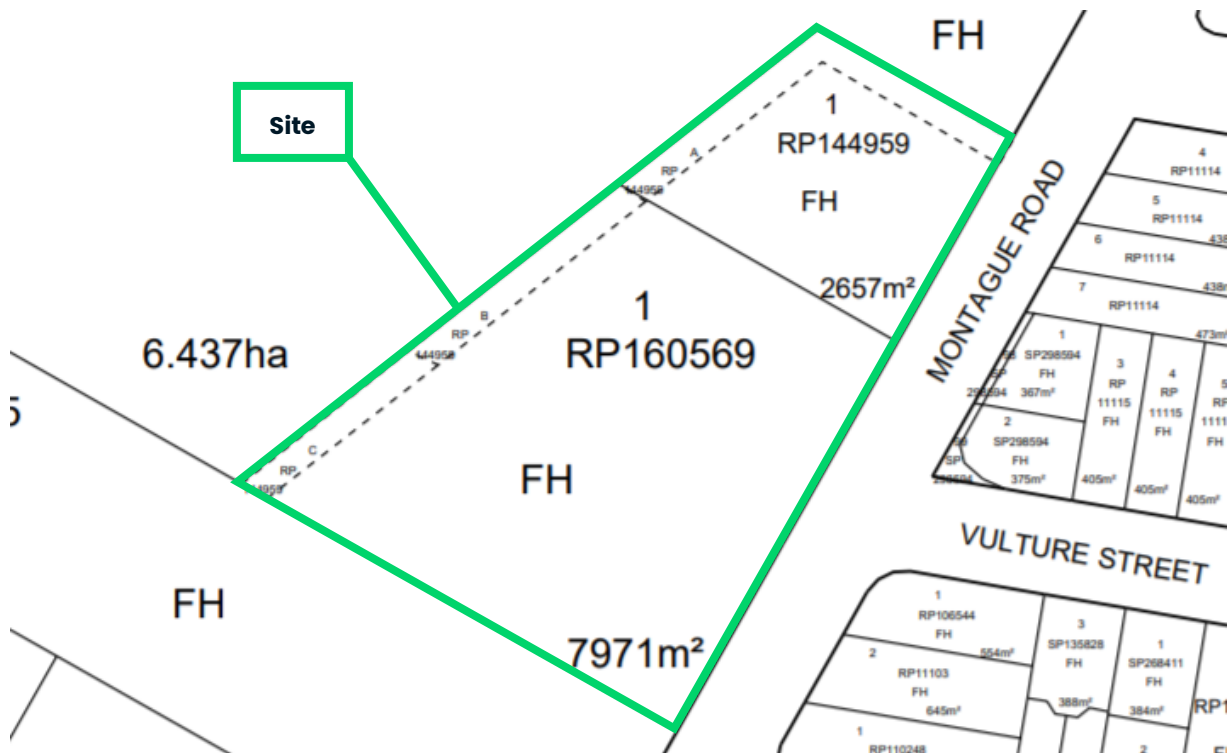
Table 1 – Site Details

Category	Description
Site Address	281 – 297 Montague Road, West End
Real Property Description	- Lot 1 on RP160569 - Lot 1 on RP144959
Site Area	10,628m ²
Landowner	- Henroth Investments Pty Ltd; and - Manly Properties Pty Ltd
Local Government	Brisbane City Council

1.2 Cadastral Details

The site comprises two freehold land parcels formally described as Lot 1 on RP160569 and Lot 1 on RP144959. As illustrated in **Figure 2** the site is irregular in shape with a total site area of 10,628m².

Figure 2 – Cadastral Map



Source: Queensland Government

1.3 Land Ownership and Encumbrances

The current owners of the site are as follows:

- 281 Montague Road, West End – Manly Properties Pty Ltd
- 297 Montague Road, West End – Henroth Investment Pty Ltd

The site is burdened by three easements which benefit Brisbane City Council for the purpose of Granting Right of Way. We note that Condition 68(iii) of the recent approval granted for the site (Council Ref.: A006885806) requires these easements be extinguished as part of redeveloping the site.

The Easement documentation asserts that future development must not construct or erect any structure over the easement in order to facilitate Council access when necessary. Landscaping such as tree shrubs and plants may be allowed in this easement where it is agreed by Council.

The easement that encumbers the site is summarised in **Table 2** below.

Table 2 – Easement Details

Easement Number	Purpose
Easement No. 602306133 (Easement A on RP144959)	Benefiting Brisbane City Council
Easement No. 601716694 (Easement B on RP144959)	Benefiting Brisbane City Council
Easement No. 601716695 (Easement C on RP144959)	Benefiting Brisbane City Council

1.4 Contaminated Land

A search of the Contaminated Land Register and Environmental Management Register confirmed that Lot 1 on RP160569 and Lot 1 on RP144959 are not listed as contaminated. Further discussion relating to this matter is provided in **Section 3** of this report.

Please refer to the relevant searches attached at **Appendix A**.

1.5 Frontage and Access

The site has a single frontage to Montague Road of approximately 141 metres. The remainder of the property is bounded by commercial buildings to the south-west and Davies Park to the north-west and north-east. There are three existing vehicular crossovers on the Montague Road frontage.

1.6 Adjoining Heritage

Both lots are identified as an area adjoining a local heritage place. This refers to Davies Park as a place of local heritage significance. The proposal is entirely restricted to the subject site and does not adversely impact the heritage significance of Davies Park.

1.7 Existing Land Uses

The site is currently developed with two commercial buildings, each comprising two storeys. The building situated on the southern lot accommodates the former offices of the Queensland Building and Construction Commission. The building on the northern lot is occupied by the Tomra Recycling Centre and Fusion Modular.

Both buildings are predominantly regular in shape. The portions of the site not occupied by the building footprints are primarily utilised for hardstand car parking areas located at the front and rear of the buildings. These parking areas provide essential support for the commercial activities conducted on-site.

2 Approval History

2 Approval History

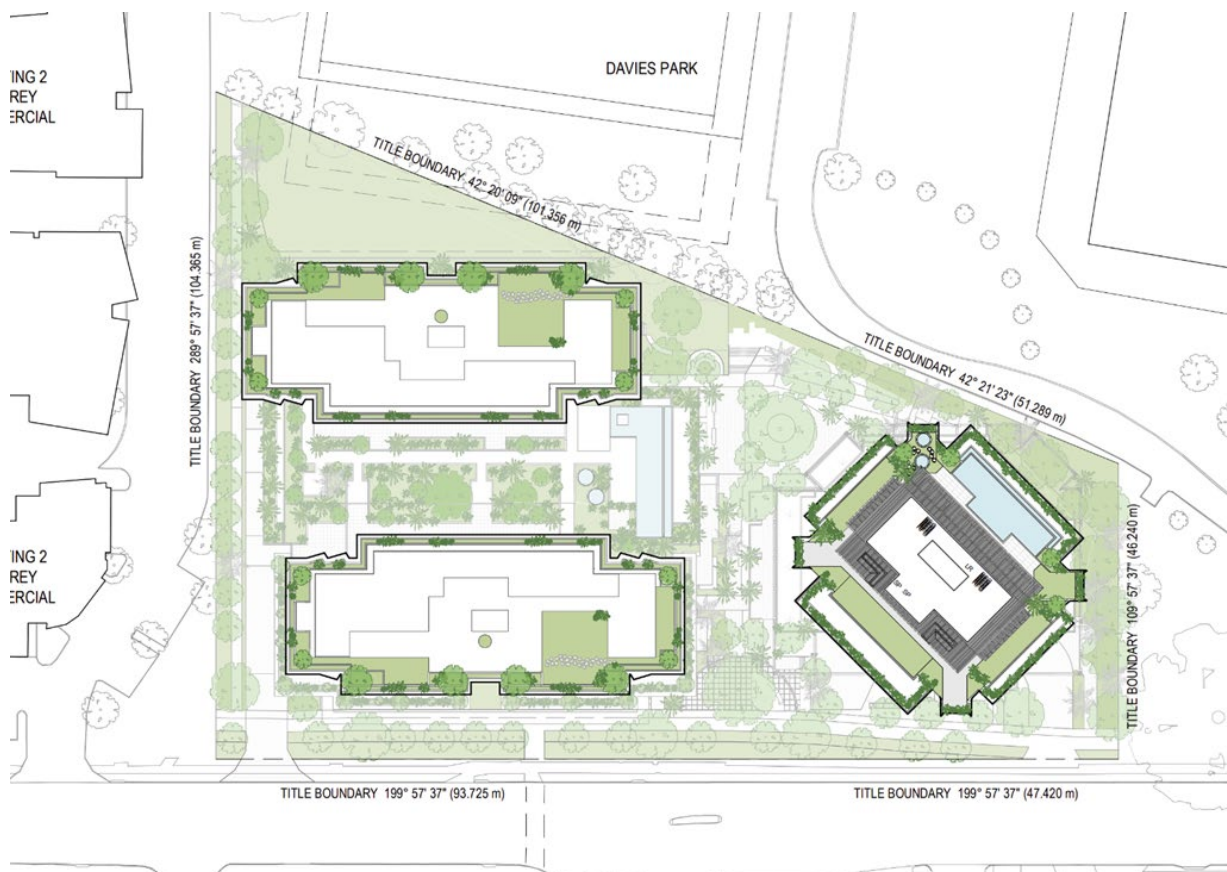
The site benefits from several development approvals. The approval of most relevance to this Reconfiguration of a Lot (ROL) application is the recent development approval granted by Brisbane City Council ('**Council**') on 2 June 2026, which permits residential-led mixed use redevelopment of the site for three new towers across two stages.

2.1 Development Permit for Material Change of Use for Centre Activities, Multiple Dwelling and Park Uses (BCC Ref.: A006885806)

On 2 June 2026, Council approved an 'Other Change' to a Development Approval for Development Permits for Building Works, Operational Works, and a Material Change of Use for Shop, and Food and Drink Outlet, Park, and Multiple Dwelling uses (Council Ref.: A006885806).

Noting this approval results in the current development approach to which the subdivision now responds, it will herein be referred to as the '**approval**'. The approval allows for the redevelopment of the site for three mixed use towers across two stages of construction. **Figure 3** below provides an illustration of the approved site plan.

Figure 3 – Extract of Approved Site Plan



Source: Rothelowman

The Applicant is preparing to commence construction on the site, including the undertaking of detailed design exercises and preparation of construction management arrangements for the project.

As part of the construction scoping for the project, potential efficiencies have been identified for the construction programme. The Applicant is seeking to complete the construction phase of the project as quickly as possible. An efficient and quick construction programme will be of significant benefit in minimising disruption to the site and surrounds.

A copy of the Decision Notice, Development conditions and key approved plans are provided in **Appendix C**.

This recent approval was an Other Change application to modify the original approval granted in December 2023 (Council Ref.: A005608649).

2.1.1 Land Dedications

The current development approval includes the delivery of the following land dedications:

- A 600m² area of land that is to be **dedicated to Council for the expansion of Davies Park**; and
- A 997m² area of land that is to be **dedicated to Council for widening Montague Road**.

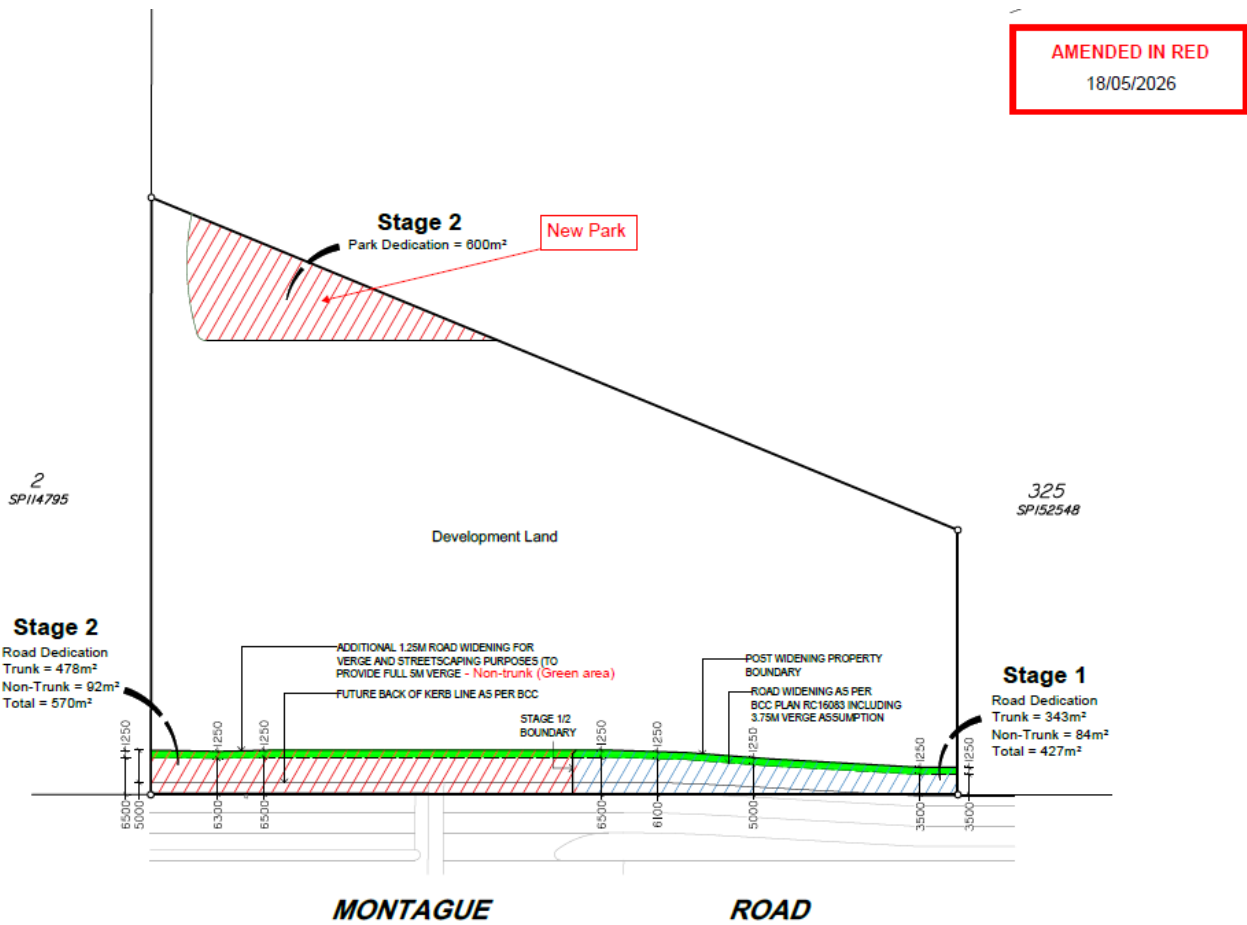
The existing approval has an associated Infrastructure Agreement (**IA**) that sets out the obligations involved with delivering this infrastructure. **Table 3** below documents the plan that is appended to the IA for the purposes of illustrating the dedication areas.

Table 3 – Dedication Plan

Drawing or Document	Number	Plan Date
Plan of Proposed Dedications	240760_003_PRO	4/03/2026 (amended in red 16/05/2026)

Extracts of this plan are provided in **Figure 4** below.

Figure 4 – Dedication Plans



Source: Brisbane City Council

To support and expedite the process for dedication of this land – the Applicant is seeking to subdivide the site to create land parcels that align with the dedication areas required under the IA. Further details are provided **Section 3**.

3 The Proposal

3 The Proposal

The proposed development involves a management subdivision, being a ROL, to reconfigure the two (2) existing lots into four (4) proposed lots.

Specifically, the proposal seeks to further subdivide Lot 1 on RP160569 and Lot 1 on RP144959 to create land parcels that correspond with the approved development lot, the Davies Park dedication area and the Montague Road widening dedication areas.

The ROL is administrative and facilitative in nature. It does not seek to alter the approved built form, land uses, staging or development outcome established under the current development approval. Rather, it provides a practical lot configuration that supports the delivery of the approved development and the associated infrastructure obligations secured through the executive IA.

3.1 Subdivision Intent

The intent of the subdivision is to create discrete allotments that align with the land dedication requirements and staged delivery obligations under the current development approval referenced in Section 2.1. The dedication areas for Davies Park and Montague Road widening are presently contained within the broader development site and do not exist as separate parcels. The proposed ROL will therefore assist in clearly identifying, managing and ultimately transferring these areas to Council in accordance with the approval and IA.

The proposed lot configuration will also assist in streamlining construction and infrastructure delivery. By separating the land dedication areas from the development lot, the Applicant can more efficiently coordinate civil works, remediation investigations, dedication timing and construction programming for the approved three-tower development.

As part of carrying out the approval, the Applicant is required to address potential contamination matters prior to dedication of land to Council. The process for investigating and managing contamination may vary across different parts of the site and will be informed by further technical investigations. Creating separate lots for the dedication areas will simplify the administration and management of these processes, including any temporary Environmental Management Register (EMR) requirements that apply to particular parcels.

The temporary allotments proposed include Lots 900, 901, and 902, which are documented further below. These parcels reflect the dedication areas required for the development. These allotments are temporary in nature, and as such do not require connections to civil services. Furthermore, these allotments do not require infrastructure charges to be levied upon their creation, noting they are to become Council assets as opposed to developable lots. In this regard, the development will not increase demand on infrastructure networks.

The proposed subdivision therefore provides a clear and efficient framework for implementing the existing approval. It will support the timely delivery of the Davies Park expansion, Montague Road widening and construction of the approved development, while maintaining consistency with the development outcomes already approved by Council.

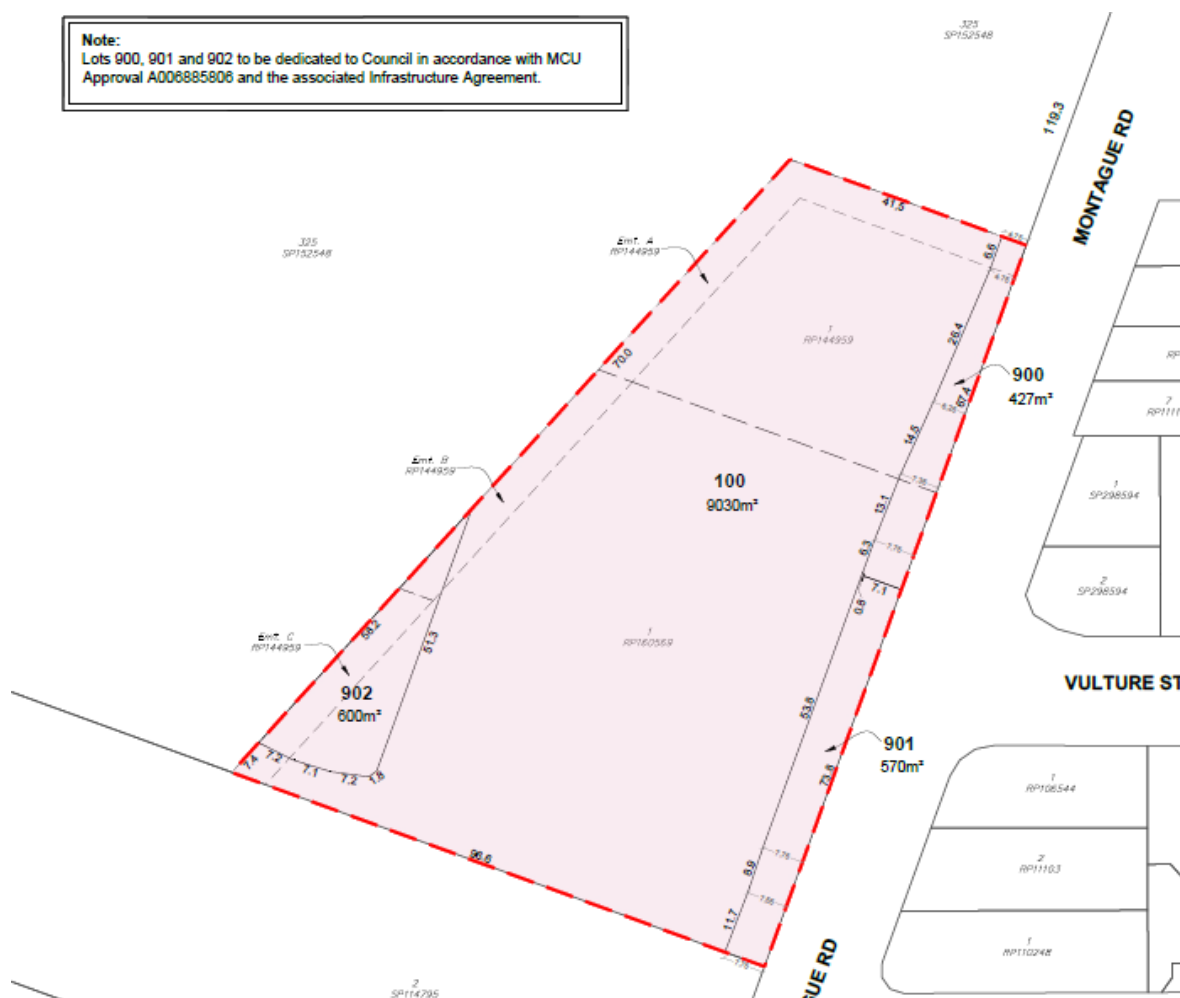
An extract of the proposed ROL plan is shown in **Figure 5**. A summary of the proposed lots and their intended purpose is provided in **Table 4** below.

Table 4 – Summary of Proposed Lots

Lot	Size	Purpose
Lot 100	9,030m ²	Development Lot – This lot will contain the approved three-tower residential-led mixed-use development. It represents the balance development parcel following excision of the land required for Davies Park expansion and Montague Road widening.

Lot 900	427m ²	Montague Road Widening (Stage 1) – This lot forms part of the land to be dedicated to Council for Montague Road widening. The proposed lot arrangement will assist in managing dedication and associated works in accordance with the approved development staging and IA. This lot will also be subject to relevant contamination investigations and any required remediation prior to dedication.
Lot 901	570m ²	Montague Road Widening (Stage 2) – This lot forms the balance of the Montague Road widening dedication area. Its creation will support the staged delivery of road widening obligations under the current approval and Infrastructure Agreement. This lot will also be subject to relevant contamination investigations and any required remediation prior to dedication.
Lot 902	600m ²	Davies Park Expansion – This lot corresponds with the land to be dedicated to Council for the expansion of Davies Park in accordance with the current approval and Infrastructure Agreement. This lot will be subject to relevant contamination investigations and any required remediation prior to dedication. Following dedication, it is expected that this land will be amalgamated with the broader Davies Park landholding.

Figure 5 – Extract of Reconfiguring a Lot Plan



Source: Bennett + Bennett

4 **State Planning Framework**

4 State Planning Framework

4.1 State Planning Framework Assessment

A summary of compliance with the relevant state planning instruments is outlined in **Table 5** below.

Table 5 – State Planning Framework

Instrument / Assessment Benchmark	Date of instrument	Assessment
<i>Planning Act 2016</i> (Planning Act)	27 April 2026	The proposed ROL is subject to the procedures of Impact Assessment and is to be assessed in accordance with Section 45(5) of the Planning Act. Impact assessment must be carried out against the assessment benchmarks in the Planning Scheme and have regard to any matters prescribed by regulation for paragraph 45(5)(b) of the Planning Act.
<i>Planning Regulation 2017</i> (Planning Regulation)	1 July 2026	Schedule 8 of the Planning Regulation identifies Brisbane City Council as the assessment manager for the development application. Schedule 10 of the Planning Regulation does not identify any relevant referral matters.
<i>State Planning Policy</i> (SPP)	3 July 2017	The SPP provides supporting mapping to assist in spatially representing policies and requirements contained within the SPP. The applicable Planning Scheme (<i>Brisbane City Plan 2014</i>) has been prepared to fully reflect the interests of the SPP, to the extent relevant to this specific site and proposed development. Therefore, the proposed development will not require assessment against the SPP.
<i>South East Queensland Regional Plan</i> (ShapingSEQ 2023)	16 December 2023	The site is located within the Urban Footprint area of the regional plan. The proposal is an administrative step preceding an urban development and therefore facilitates an outcome consistent with the Regional Plan.
<i>State Development Assessment Provisions Version 3.6</i> (SDAP)	1 May 2026	A review of Schedule 10 of the Planning Regulation confirms that no parts of the SDAP are applicable to the assessment of the development. The mapping indicates the following SDAP matters apply to the site: ▪ SEQ Regional Plan Triggers – SEQ Regional Plan land use categories ▪ Water Resources – Water resource planning area boundaries ▪ Excluded Area

5

Local Planning Framework

5 Local Planning Framework

The *Brisbane City Plan 2014 (Version 36)* (the '**City Plan**') is the local planning instrument relevant to the assessment of the proposed development.

The following sections of this report provide an assessment of the proposed ROL against the relevant assessment benchmarks in the Planning Scheme.

5.1 Strategic Framework

As the application is subject to impact assessment, the proposed ROL is required to be assessed against the entire planning scheme, including the Strategic Outcomes in Part 3 of the City Plan where relevant to the proposed development.

Importantly, this application is effectively an administrative activity to facilitate the recent development approval issued over the site (Council Ref.: A06885806). Under this approval, compliance and advancement of the strategic framework was demonstrated and taken to be achieved by virtue of the approval.

Given that this proposal is an extension of, and facilitating a management step, of the above development approval, it is considered that this development maintains the same level of alignment with the strategic framework. As such, detailed strategic framework compliance commentary is not provided as part of this application.

5.2 Zoning

In accordance with the City Plan, the site is identified within the following two zones, as also illustrated in **Figure 7** below.

- **HDRI High Density Residential Zone (up to 8 storeys)**
- **MU3 Mixed Use (Corridor) Zone**

The High Density Residential Zone (up to 8 storeys) is intended to provide for:

"a. high density multiple dwellings; and

b. community uses, and small-scale services, facilities and infrastructure, to support local residents."

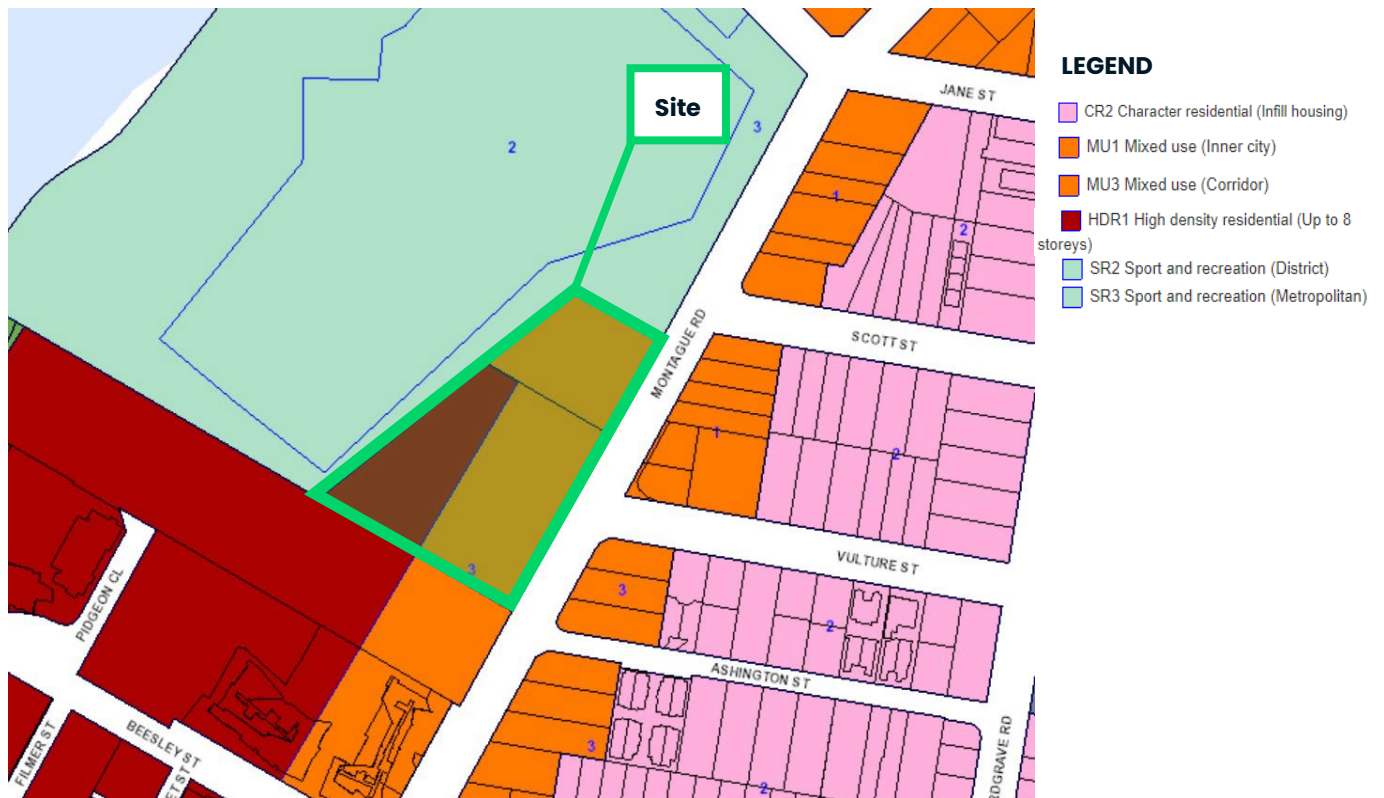
Similarly, the Mixed Use (Corridor) Zone is intended to provide for:

"a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities."

The proposed subdivision is consistent with the purpose of both zones, noting it facilitates urban consolidation and the creation of parcels which will support the efficient use of physical and social infrastructure in a well-located part of the city.

More significantly, the proposed subdivision is a necessary step as part of fulfilling the obligations of the abovementioned IA over the site.

Figure 7 – Zoning Map

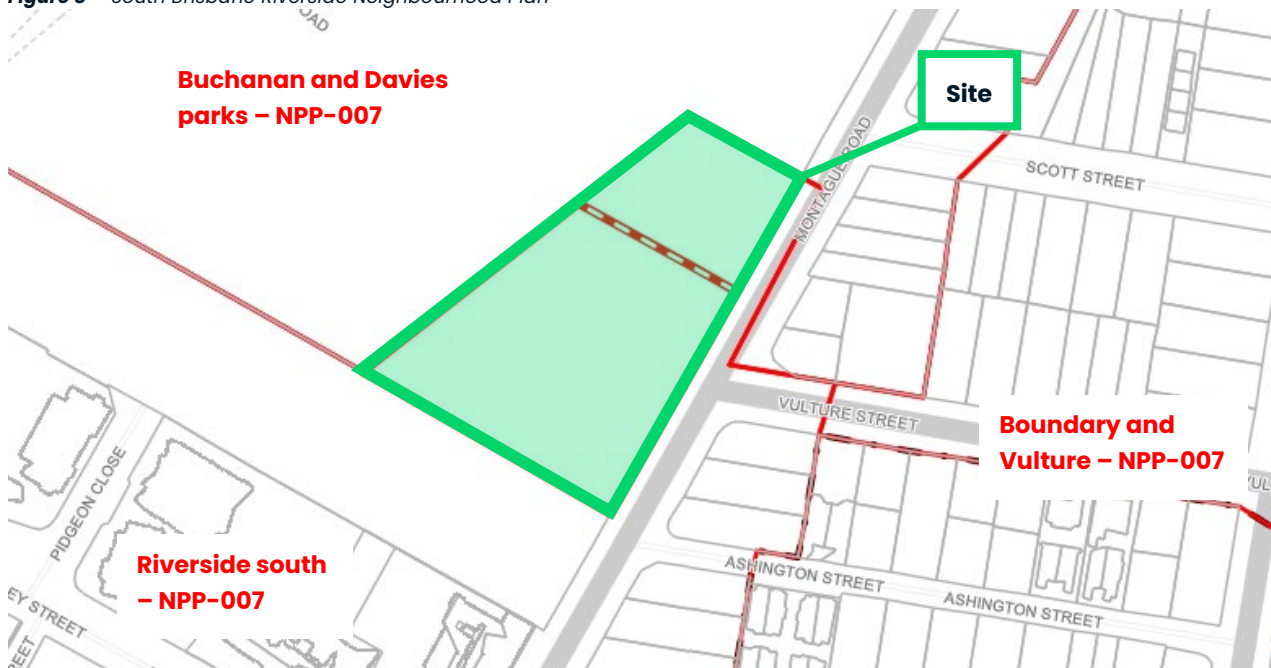


Source: Brisbane City Plan 2014

5.3 South Brisbane Riverside Neighbourhood Plan

Under the Planning Scheme, the development site is within the South Brisbane Riverside Neighbourhood Plan and in the Riverside south precinct – NPP-007, as shown in **Figure 8** below

Figure 8 – South Brisbane Riverside Neighbourhood Plan



Source: Brisbane City Plan 2014

The proposal supports the overall outcomes for South Brisbane River neighbourhood plan (and Riverside south precinct), noting that the proposal supports the expansion of community infrastructure and road infrastructure.

5.4 Category of Development and Assessment

5.4.1 Category of Development

The planning scheme, acting as the Categorising Instrument, determines that the category of development for the proposed development is *Assessable Development*.

5.4.2 Category of Assessment

The Planning Scheme determines the Category of Assessment for the application. Where a neighbourhood plan specifies the Category of Assessment for development, these categories of assessment prevail over the Zone Category of Assessment if it is a higher Category of Assessment.

The Category of Assessment table for Reconfiguring a Lot identify that the proposal is subject to **Impact Assessment** where a lot of less than 800m² is proposed in either the High Density Residential Zone or Mixed Use Zone.

In this instance, the neighbourhood plan does not vary the Category of Assessment specified by the zoning tables of assessment.

5.5 Overlays

Parts of the site are identified within the following overlays:

Table 6 – City Plan 2014 Overlays

Overlays	Sub-Category
Airports Environs Overlay	- Procedures for air navigation surfaces (PANS) - BBS zone – distance from airport 8-13km
Bicycle Network Overlay	N/A
Community Purposes Network Overlay	N/A
Critical Infrastructure and Movement Network Overlay	Critical infrastructure and movement planning area sub-category
Dwelling House Character Overlay	N/A
Flood Overlay	- Brisbane River Flood Planning Area 3 Sub-category - Brisbane River Flood Planning Area 4 Sub-category - Brisbane River Flood Planning Area 5 Sub-category - Overland Flow Flood Planning Area Sub-category
Heritage Overlay	Area adjoining heritage sub-category
Potential and Actual Acid Sulfate Soils Overlay	Land above 5m AHD and below 20m AHD sub-category
Road Hierarchy Overlay	District road
Streetscape Hierarchy Overlay	City street major

5.6 Assessment Benchmarks

The Assessment benchmarks for the application are prescribed by the category of assessment tables for the South Brisbane Riverside Neighbourhood Plan Code, High Density Residential Zone Code, and Mixed Use Zone Code and the applicable overlays. **Table 7** identifies the following codes that are applicable to the assessment of the proposed ROL. Further, a comprehensive assessment of the proposed ROL against the primary codes is attached in **Appendix E** of this report.

In summary, this assessment coupled with the relevant supporting reports demonstrates that the proposed ROL is capable of fulfilling the Acceptable Outcomes or associated Performance Outcomes of each code. See **Table 7** for a summary of the assessment benchmark compliance.

Table 7 – Assessment Benchmarks

Primary Codes	Prescribed Secondary Codes	Overlay Codes
- High Density Residential Zone Code - Mixed Use Zone Code - Subdivision Code	- Filling and Excavation Code* - Infrastructure Design Code* - Landscaping Work Code* - Outdoor Lighting Code* - Park Planning and Design Code* - Stormwater Code* - Transport, Access, Parking and Servicing Code*	- Bicycle Network Overlay Code - Flood Overlay Code – Section C only - Heritage Overlay Code – Section B and C only - Potential and Actual Acid Sulfate Soils Overlay Code - Road Hierarchy Overlay Code - Streetscape Hierarchy Overlay Code – Section A and B only

While the above assessment benchmarks are identified by the Planning Scheme as being relevant in typical circumstances; the nature of the proposed ROL and its association with the approved Material Change of Use applying to the site renders all the secondary codes irrelevant to the proposed development.

5.7 Local Government Infrastructure Plan

The Local Government Infrastructure Plan (the 'LGIP') integrates and coordinates land use planning and infrastructure planning and ensures the trunk infrastructure is planned and provided in an efficient and orderly manner.

The LGIP identifies the following trunk infrastructure items that are currently mapped in proximity of the site:

- WES-RC-022 (Montague Road); and
- WES-RC-020 (Montague Road).

This proposed subdivision facilitates creation of two (2) lots which enables their future dedication for the purpose of realising the above LGIP infrastructure. Please refer to **Section 3** for further information on this infrastructure.

6 **Key Planning Matters**

6 Key Planning Matters

The following section of this report provides further discussion of the key planning considerations relevant to the proposed ROL. This is to assist Council and the broader community to understand and assess the merits of the proposed development. The proposal is administrative and facilitative in nature and is intended to support implementation of the current development approval and associated Infrastructure Agreement.

The key planning matters for this application relate to:

- the proposed lot sizes and their relationship to the intended purpose of each lot;
- the interim nature of proposed Lots 2, 3 and 4; and
- the role of the subdivision in enabling dedication of land to Council, delivery of required infrastructure, and construction of the approved development.

6.1 Lot Sizes

Acceptable Outcome AO1.1 of the Subdivision Code states the following:

AO1.1

Development provides lots with dimensions in compliance with Table 9.4.10.3.B.

The provisions of Table 9.4.10.3.B identify that development in both zones applicable to the site to have a minimum lot size of 800m², a minimum rectangle dimension of 18m x 20m and an average lot width of 20m.

As illustrated in the proposed plan of subdivision (**Appendix D**), the dedication lots are less than 800m² in size and as such do not comply with the parameters outlined in Table 9.4.10.3.B.

The overarching Performance Outcome (PO1) states the following:

PO1

Development results in lots and an arrangement of lots that:

- enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;*
- are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;*
- feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;*
- complement the streetscape, local context and character for the locality;*
- address development constraints.*

Furthermore, Overall Outcome (b.) of the Subdivision Code states:

- Development for reconfiguring a lot results in lots and an arrangement of lots that:*
 - achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site;*
 - accommodate lawful uses;*
 - are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development;*
 - are arranged and configured to complement the pattern of development in the locality;*
 - address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values.*

The proposal complies with Performance Outcome PO1 and Overall Outcome (b) having regard to the specific purpose and context of the subdivision.

The subdivision is not creating conventional development lots for further development. Rather, it creates four lots that directly respond to the current development approval and IA applying to the site. Proposed Lot 1 will contain the approved residential-led mixed use development, while proposed Lots 2, 3 and 4 correspond with land required to be dedicated to Council for Davies Park expansion and Montague Road widening.

On this basis, the size and configuration of each lot is appropriate to its intended purpose. Proposed Lot 1 remains of a size and configuration capable of accommodating the approved development. Proposed Lots 2, 3 and 4 are smaller than the minimum lot size nominated in Table 9.4.10.3.B because they are not intended to function as standalone development parcels. Their purpose is to facilitate public land dedication and infrastructure delivery in accordance with the approval and IA.

The proposed lot arrangement enables the relevant outcomes and standards of the planning scheme to be achieved for the intended use of each lot. The subdivision supports delivery of an approved high-density, mixed use development within an inner-city location, while also enabling delivery of public infrastructure outcomes that have already been assessed and secured by Council through the current approval process.

The proposal is also consistent with the applicable zones, neighbourhood plan intent and relevant overlays applying to the site. The ROL does not alter the approved land use, built form, staging or development outcome. It simply provides a practical cadastral framework to support implementation of the approved development and the associated dedication obligations.

The proposed dedication lots are also appropriately shaped and located for their intended future function. Proposed Lot 2 aligns with the land to be dedicated for the expansion of Davies Park, while proposed Lots 3 and 4 align with the land required for widening of Montague Road. The shape, size and position of these lots are therefore a direct consequence of the infrastructure outcomes required under the approval and IA.

The subdivision also addresses development constraints in a practical and orderly way. In particular, the creation of separate parcels will assist with the investigation, management and remediation of potential contamination prior to dedication of land to Council. This will allow contamination management processes to be more clearly administered across the relevant dedication areas and will support a more efficient pathway for land transfer and infrastructure delivery.

The proposal therefore satisfies the relevant performance outcomes of the Subdivision Code, notwithstanding the numerical non-compliance with AO1.1. The proposed lot sizes are suitable for their intended purpose, reflect the approved development framework for the site, and support the orderly delivery of Council-endorsed public infrastructure outcomes.

6.2 Interim Nature of Parcels 2,3 & 4

As described in **Section 3**, proposed Lots 2, 3 and 4 are being created to support the land dedication requirements under the current approval and IA. These lots are interim in nature and are intended to be dedicated to Council in due course as part of the staged redevelopment of the site.

Proposed Lot 2 will be dedicated for the expansion of Davies Park, while proposed Lots 3 and 4 will be dedicated for Montague Road widening. These lots are therefore not intended to be developed or serviced as independent private allotments. Their creation is a practical step to facilitate transfer of land to Council and delivery of the infrastructure obligations associated with the approved development.

On this basis, proposed Lots 2, 3 and 4 do not require the same servicing arrangements that would ordinarily be expected for standalone development lots. Formal connections to civil services such as sewer, water, electricity and telecommunications are not necessary, as the lots are intended for future park and road purposes and will ultimately form part of Council-controlled land.

Stormwater management for the broader site will continue to be addressed in accordance with the approved arrangements under the current development approval. The creation of Lots 2, 3 and 4 will not generate additional demand on trunk infrastructure networks, nor will it establish new development entitlements beyond those already approved for the site.

The subdivision will also assist in sequencing the delivery of the approved development and associated infrastructure. By creating separate parcels for the dedication areas, the Applicant can more efficiently coordinate remediation, civil works, land transfer and construction programming. This supports a clearer and more certain delivery pathway for the Davies Park expansion, Montague Road widening and the approved three-tower development.

It is noted that similar reconfigurations have been approved by Council in comparable inner-city redevelopment contexts where subdivision has been used to facilitate infrastructure delivery and land dedication obligations. By way of example, Council approved a ROL application at 13 Cunningham Street, Newstead on 1 March 2024 (Council Ref.: A006304922), which involved a comparable administrative subdivision associated with delivery of an approved mixed use redevelopment. This approval provides relevant guidance for the assessment of the current proposal.

The interim nature of proposed Lots 2, 3 and 4 is therefore appropriate having regard to their intended public infrastructure function, the existing approval framework for the site, and the broader objective of facilitating orderly and efficient redevelopment.

7 Conclusion

7 Conclusion

Urbis Ltd has prepared this Town Planning Report on behalf of *Traders in Purple Pty Ltd* in relation to the proposed Reconfiguration of a Lot (Management Subdivision of 2 into 4 lots). The proposed development is subject to Impact Assessment procedures in accordance with Section 45(5) of the *Planning Act 2016*.

The proposed subdivision involves creation of four parcels of land on the site, three of which are land dedication areas required as part of the recent Material Change of Use approval granted for the site by Council (Council Ref.: A006885806) and its associated IA. Accordingly, the proposed subdivision is a necessary course of action to carry out the recently approved redevelopment of the site. Proposed Lots 900, 901, and 902 are not intended to be developed or serviced as independent private allotments, and as such should not be levied for infrastructure charges.

The land dedications, being proposed Lots 900, 901, and 902, facilitate the transfer of land to Council for the purposes of widening of Montague Road as well as expanding Davies Park. The proposed development will support an efficient and clear process for this public benefit being delivered by the redevelopment.

The assessment contained within this application confirms that the proposed development complies with the relevant Acceptable and Performance Outcomes of the *Brisbane City Plan 2014*. On this basis, we respectfully recommend that Council approve the proposed development, subject to basic conditions applied to development for the ROL.

Disclaimer

This report is dated 21 July 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Trader's in Purple Pty Ltd (**Instructing Party**) for the purpose of Development Permit for Reconfiguration of a Lot (2 into 4) (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A – DA Form & Title Documentation

Appendix B – Owner's Consent

Appendix C – Existing Development Approval – A006885806

Appendix D – Proposed Subdivision Plans

Appendix E – Local Code Responses



**Shaping cities
and communities
for a better future.**

urbis.com.au