

# LANES

419 MONTAGUE RD, WEST END STAGE 2  
LANDSCAPE REPORT: CHANGE APPLICATION

Prepared for  
Issued  
Revision

The Pradella Group  
18 May 2026  
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# CONTENTS

1.0 CONCEPT PLANS  
 GROUND FLOOR . . . . . 3  
 MEZZANINE . . . . . 4  
 PUBLIC REALM UPDATE . . . . . 5  
 ROOFTOP TERRACE . . . . . 6  
 SHADE COVER ASSESSMENT . . . . . 7

2.0 BCC LANDSCAPE CODE RESPONSE . . . . . 8

LaStudios have been commissioned by Pradella to prepare a landscape strategy for Stage 2 of the 419 Montague Road Project, named Lanes. The centrepiece of this project is the new piece of public open space on Tondara Lane that continues the design language of the Montague Markets public realm to stitch together a cohesive narrative that further embeds this important piece of West End into the existing context.

The 419 Montague Road site is located within an area of South Brisbane that is experiencing great uplift in residential growth. With growth the need for a considered public realm benefit becomes increasingly important to the precinct.

Landscape is threaded throughout the project, occupying edges on each level with a rooftop dedicated to resident amenity with a specific focus on wellness, activity and families.

This project has the ability to become an iconic demonstration project for creating engaging urban spaces for the precinct; Spaces that are permeable, inviting, and playful and that reflect a positive response to living in the sub tropics.

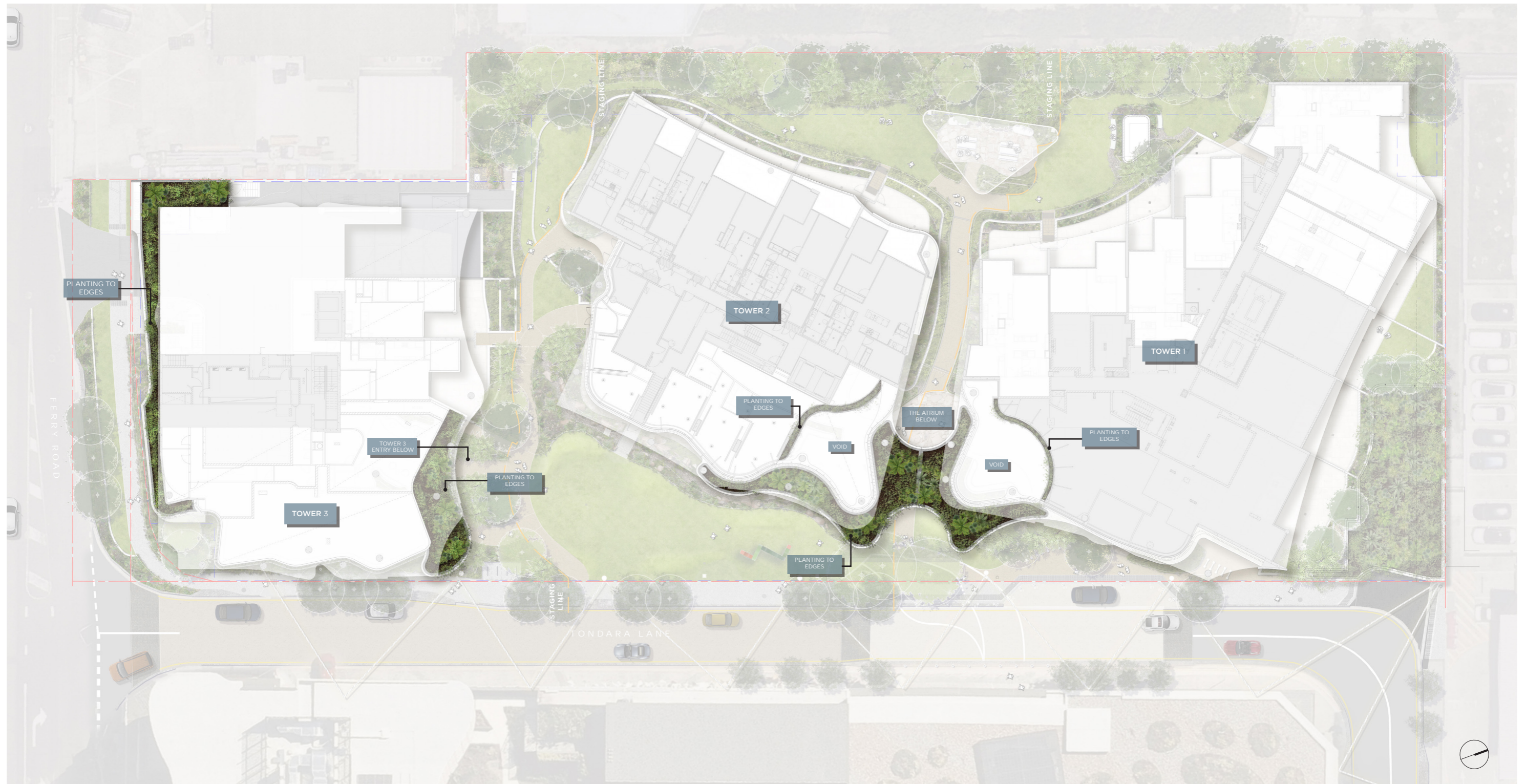
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# 01 | CONCEPT PLANS

## GROUND FLOOR



# MEZZANINE LEVEL



\*NOTE ARCHITECTURAL BACKGROUND UPDATE ONLY - NO CHANGE TO PLANTING AREAS PROPOSED

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1:400 @ A3 0 10 50m

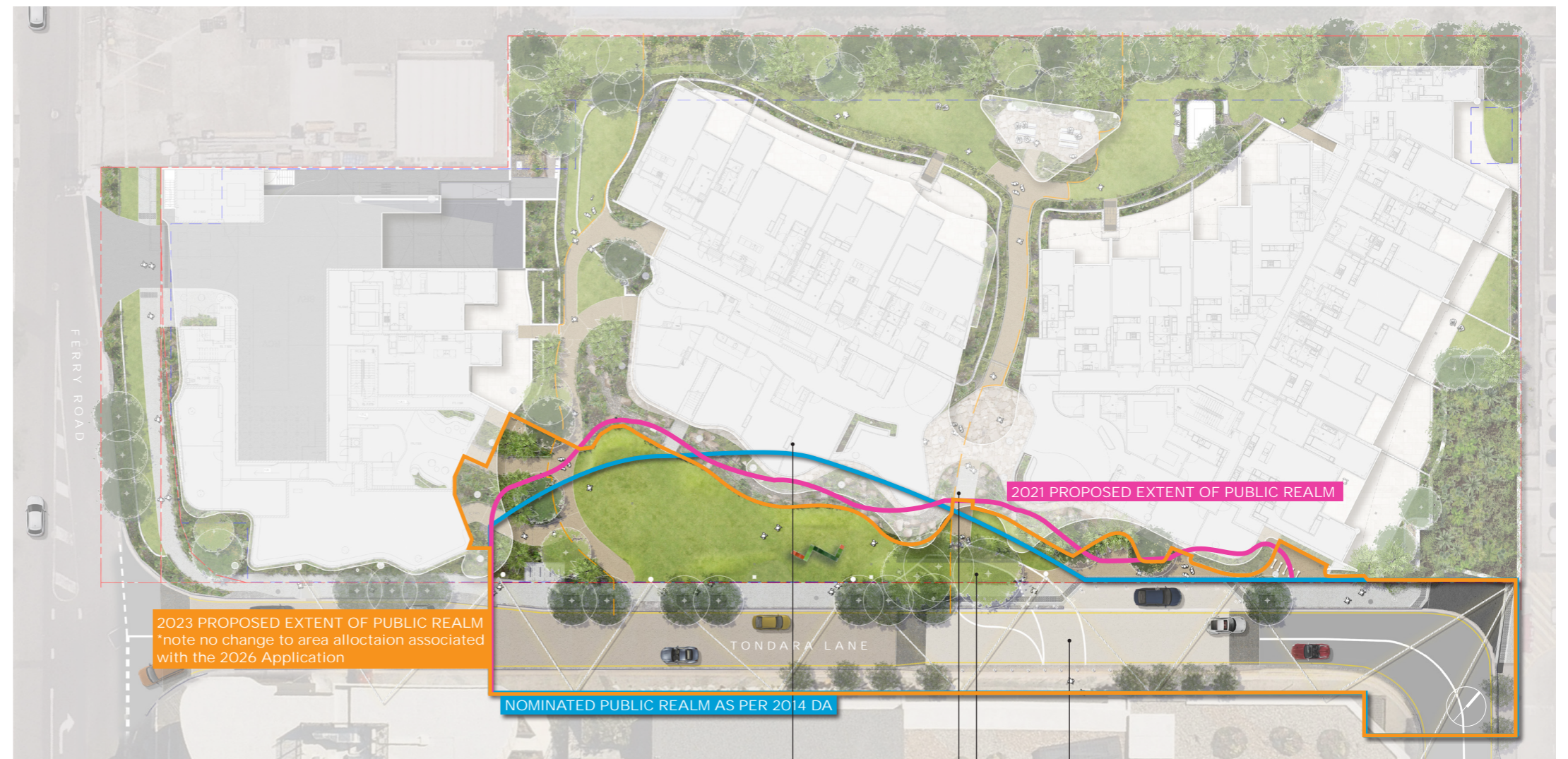
# PUBLIC REALM UPDATE

## 2014 Scheme Comparison

The vision for the 2014 public realm scheme had a focus on how the space interacts with the traffic movement that would be using Tondara Lane and the driveway access point that sat at each end. This resulted in a small piece of lawn surrounded on all sides by vehicle movement and pathways.

The 2021 scheme has a more generous public realm with a focus on a large, usable public lawn that connects to the Montague Markets arcade. The transformation of Tondara Lane and the frontage of the development to a pedestrianised space allows the full scale of the space to be embraced by a public open space and an increase in tree planting opportunities with a reduction in hardscape.

	2014 SCHEME	2021 SCHEME	2023 SCHEME
Public Realm	1,710m <sup>2</sup>	1,805m <sup>2</sup>	1,813m <sup>2</sup>
Lawn	260m <sup>2</sup>	500m <sup>2</sup>	347m <sup>2</sup>
Garden	120m <sup>2</sup>	50m <sup>2</sup>	103m <sup>2</sup>
Trees & palms	16 no.	26 no.	32no.
Hardscape	1,330m <sup>2</sup>	1,255m <sup>2</sup>	1,363m <sup>2</sup>



*\*NOTE NO CHANGE TO PUBLIC REALM AS PART OF CHANGE APPLICATION*

- Activated edges with office pods
- Visual connection from Tondara Lane to rear landscape with garden edges
- Tondara Lane functions as a low speed pedestrian friendly environment with vehicle entry points pulled to the edges
- Subtropical landscape creates a garden edge between public realm & built form

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# ROOFTOP TERRACE



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50m



# SHADE COVER ASSESSMENT



--- EXTENT OF COMMUNAL OPEN SPACE

## TOWER 3

TYPE	QUANTITY	POT SIZE (AT INSTALLATION)	EST. CANOPY HEIGHT x SPREAD AT INSTALL (m)	EST. CANOPY AT INSTALL (m <sup>2</sup> )	EST. CANOPY HEIGHT x SPREAD AT YEAR 5	EST. CANOPY AT YR. 5 (m <sup>2</sup> )	TOTAL EST. CANOPY (m <sup>2</sup> ) AT YEAR 5
TREE	4	100L	2.2 x 1.0	0.78	5.0 - 7.5 x 4.5	15.90	63.6
TREE	1	200L	3.0 x 1.2	1.13	5.0 - 7.5 x 5.0	19.63	19.63
PALM	4	100L	*1.0 x 1.0	0.78	4.0 - 5.0 x 4.5	15.90	63.6
PALM	4	200L	*1.5 x 1.2	1.13	4.0 - 5.0 x 5.0	19.63	78.52
							225.35

\*references palm clear trunk

## TOWER 3

ITEM	CODE REQUIREMENTS	PROPOSED DESIGN
SITE AREA (COMMUNAL OPEN SPACE)	-	615.65m <sup>2</sup>
NATURAL SHADE	25%	225.35m <sup>2</sup> / 36.6%
BUILT SHADE	-	157.81m <sup>2</sup> / 25.63%
SOFTSCAPE (%)(INCLUDING PLANTING & TURF AREAS)	-	328.45m <sup>2</sup> / 53.35%
HARDSCAPE (%)(INCLUDING PAVEMENTS & HARDSTAND)	-	264.54m <sup>2</sup> / 42.9%

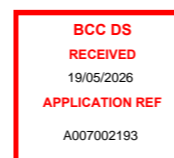
\*Code requirement noted have been extracted from 9.4.5 Landscape Works Code

\*\* note an additional 106.3m<sup>2</sup> of softscape is proposed beyond the communal open space boundary

# O2 | BCC LANDSCAPE CODE RESPONSE

## 9.4.5 LANDSCAPE WORK CODE\_PART B—CRITERIA FOR ASSESSABLE DEVELOPMENT\_TABLE 9.4.5.3.C-CRITERIA FOR ASSESSABLE DEVELOPMENT

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<b>PO1</b> Development ensures that trees are protected from development impacts.	<b>AO1.1</b> Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 – Protection of trees on development sites.	N/A - There are no significant trees on site requiring retention or protection.
	<b>AO1.2</b> Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: (a) vegetation damaged as a result of the development; (b) vegetation requiring pruning of branches and/or roots.	N/A - There are no significant trees on site requiring retention or protection.
<b>PO2</b> Development provides acoustic barriers and long fences along street frontages which: (a) are enhanced by appropriate planting; (b) are of high visual quality; (c) are designed for longevity; (d) provide maintenance access and promote pedestrian permeability in appropriate circumstances.	<b>AO2.1</b> Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: (a) is designed in compliance with the standards in the Infrastructure design planning scheme policy; (b) incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; (c) incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site; (d) incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.	N/A - Acoustic barriers not required.
	<b>AO2.2</b> Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: (a) species in accordance with the Planting species planning scheme policy; (b) a minimum of 2 tier planting.	N/A - Acoustic barriers not required.
<b>PO3</b> Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	<b>AO3</b> Development ensures that a landscape buffer required by a use code incorporates: (a) species in accordance with the Planting species planning scheme policy; (b) a minimum of 2 tier planting.	N/A - Vegetation screen or buffer not required.
<b>PO4</b> Development has artificial growing environments which: (a) maximise opportunities for high-quality landscape planting; (b) incorporate water conservation measures.	<b>AO4.1</b> Development provides drainage for podium planters which is connected to the stormwater drain and allows for flush out.	All planters will be connected to the building drainage system.
	<b>AO4.2</b> Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	Level / zone plant palettes have been provided as part of the development application to ensure that species are selected for their appropriateness to the environment in which they will be used to achieve long term success of landscape areas.
	<b>AO4.3</b> Development provides podium planting in compliance with BSD-9010, BSD-9011, BSD-9012.	Landscape areas on Level One and Rooftop will comply with BSD requirements and will be closed out during the documentation phase.



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p><b>PO5</b></p> <p>Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.</p>	<p><b>AO5.1</b></p> <p>Development incorporates a plant selection along a pathway which ensures:</p> <p>(a) a clear trunk height of minimum 1.8m at maturity;</p> <p>(b) a shrub height of maximum 1m at maturity.</p> <p>Refer to the Crime prevention through environmental design planning scheme policy.</p> <hr/> <p><b>AO5.2</b></p> <p>Landscaping and mounding do not interfere with visibility along a pathway.</p> <p>Refer to the Crime prevention through environmental design planning scheme policy.</p>	<p>CPTED principles have been applied to the landscape design to avoid creation of hiding spaces, blind corners and blockage of visual connections.</p> <hr/> <p>CPTED principles have been applied to the landscape design to avoid creation of hiding spaces, blind corners and blockage of visual connections.</p>
<p><b>PO6</b></p> <p>Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.</p>	<p><b>AO6</b></p> <p>Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.</p> <p>Note—Cues could include changes in levels, surface or landscape treatment or fencing.</p>	<p>N/A - Use of landscape and dry creek bed act as separation between public and private areas. Rooftop can only be accessed by authorised users.</p>
<p><b>PO7</b></p> <p>Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including:</p> <p>(a) screening and buffering;</p> <p>(b) street presentation;</p> <p>(c) shading;</p> <p>(d) amenity;</p>	<p><b>AO7</b></p> <p>Development provides species in accordance with the Planting species planning scheme policy.</p>	<p>Plant palettes have been developed to ensure that species are selected for their appropriateness to the environment in which they will be used to achieve long term success of landscape areas.</p> <p>Streetscape species have been selected in line with BCC requirements and preferences.</p>
<p><b>PO8</b></p> <p>Development provides planting densities and stock sizes which are optimised to:</p> <p>(a) reduce maintenance and erosion;</p> <p>(b) achieve amenity and ecological outcomes;</p> <p>(c) provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development.</p> <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	<p><b>AO8.1</b></p> <p>Development provides planting densities and stock sizes when planting in natural ground which achieves:</p> <p>(a) full coverage of the mulched planting areas within 2 years;</p> <p>(b) 95% coverage of the extent of the elevation within 2 years where for green facades.</p> <hr/> <p><b>AO8.2</b></p> <p>Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.</p>	<p>Plant densities will be decided during the documentation phase of the project in terms of species maturity size and density requirements. Full cover will be achieved within 2 years.</p> <hr/> <p>N/A - green facades / green walls not provided in this project</p>
<p><b>PO9</b></p> <p>Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.</p>	<p><b>AO9.1</b></p> <p>Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.</p> <hr/> <p><b>AO9.2</b></p> <p>Development provides planting areas within car parking areas that are protected by wheel stops or bollards.</p>	<p>N/A - Ground level car park not provided in this project.</p> <hr/> <p>N/A - Ground level car park not provided in this project.</p>
<p><b>PO10</b></p> <p>Development for a shade structure does not compromise landscape outcomes.</p>	<p><b>AO10</b></p> <p>Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.</p>	<p>Any landscape structures within the project are sized and located to compliment tree locations and generally landscape requirement to receive natural light and rainwater.</p>

9.4.5 LANDSCAPE WORK CODE\_PART B—CRITERIA FOR ASSESSABLE DEVELOPMENT\_TABLE 9.4.5.3.C-CRITERIA FOR ASSESSABLE DEVELOPMENT

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<p><b>PO11</b> Development involving the construction of retaining walls provides for:</p> <ul style="list-style-type: none"> <li>(a) safety;</li> <li>(b) an attractive appearance appropriate to the surrounding area;</li> <li>(c) easy maintenance;</li> <li>(d) longevity;</li> <li>(e) minimal water seepage impacts.</li> </ul>	<p><b>AO11</b> Development of a retaining wall:</p> <ul style="list-style-type: none"> <li>(a) is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland;</li> <li>(b) incorporates planting areas.</li> </ul>	<p>All landscape walls to be certified by a qualified structural engineer to ensure compliance with standards.</p>
<p><b>PO12</b> Development provides for:</p> <ul style="list-style-type: none"> <li>(a) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use;</li> <li>(b) drainage and stormwater management measures to reduce any adverse impacts on the landscape;</li> <li>(c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised;</li> <li>(d) reticulated irrigation to all artificial growing environments.</li> </ul> <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	<p><b>AO12.1</b> Development provides drainage for artificial growing environments which is connected to the stormwater drain.</p>	<p>All artificial growing environments will be drained appropriately to avoid standing water and connected to building drainage system</p>
	<p><b>AO12.2</b> Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised, and is in accordance with the standards in the Landscape design planning scheme policy.</p>	<p>Irrigation to be designed during the documentation phase, however, specification of irrigation system will aim to minimise the amount of water required.</p>
	<p><b>AO12.3</b> Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.</p>	<p>All landscaped areas to be drained appropriately to avoid standing water and capture runoff before it leaves the site.</p>
	<p><b>AO12.4</b> Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.</p>	<p>Irrigation system to be designed during the documentation phase, note, irrigation will be specified for all planting &amp; turf areas.</p>
<p><b>PO13</b> Development provides landscaping and supporting growing environments which:</p> <ul style="list-style-type: none"> <li>(a) are safe;</li> <li>(b) ensure efficient and effective maintenance;</li> <li>(c) ensures success and long-term performance.</li> </ul> <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes</p>	<p><b>AO13.1</b> Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.</p>	<p>Maintenance access has been taken into account throughout the design process. Lawn area on the rooftop will receive morning and early afternoon sunlight.</p>
	<p><b>AO13.2</b> Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.</p>	<p>Confirmed, to be specified during the documentation phase.</p>
	<p><b>AO13.3</b> Development provides one hose cock within each private landscape and recreation area..</p>	<p>Confirmed, to be specified during the documentation phase.</p>
	<p><b>AO13.4</b> Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.</p>	<p>Confirmed, to be specified during the documentation phase.</p>
	<p><b>AO13.5</b> Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.</p>	<p>Confirmed, to be specified during the documentation phase.</p>
	<p><b>AO13.6</b> Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.</p>	<p>Confirmed, to be specified during the documentation phase.</p>
	<p><b>AO13.7</b> Development ensures that artificial growing environments are designed to allow for flush out.</p>	<p>Flush out systems to be specified / designed during the documentation phase.</p>
	<p><b>AO13.8</b> Irrigation systems are designed to prevent overspray outside of planting areas.</p>	<p>To be designed during the documentation phase. Performance requirements regarding overspray captured in specification</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p><b>PO14</b></p> <p>Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.</p>	<p><b>AO14</b></p> <p>Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.</p>	<p>Level / zone plant palettes have been provided as part of the development application to ensure that species are selected for their appropriateness to the environment in which they will be used to achieve long term success of landscape areas.</p>
<p><b>PO15</b></p> <p>Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function.</p> <p>Note—Guidance is provided in the Landscape design planning scheme policy.</p>	<p><b>AO15.1</b></p> <p>Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.</p>	<p>Confirmed, to be designed during the documentation phase.</p>
	<p><b>AO15.2</b></p> <p>Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.</p>	<p>Confirmed, to be specified &amp; detailed during the documentation phase.</p>
<p><b>PO16</b></p> <p>Development incorporating a rooftop garden provides landscaping that:</p> <p>(a) is integrated into the rooftop garden design;</p> <p>(b) ensures that landscaped open spaces dominate the built form elements;</p> <p>(c) contributes to shade of communal open space;</p> <p>(d) enhances the visual amenity and function of different rooftop garden spaces;</p> <p>(e) contributes to greening the building a appearance when viewed from external public vantage points.</p> <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p><b>AO16.1</b></p> <p>Development incorporating a rooftop garden provides landscaping that includes:</p> <p>(a) planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building;</p> <p>(b) a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the planting species planning scheme policy;</p> <p>(c) suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.</p>	<p>Planting to the rooftop perimeter is observed on all four building elevations, with two comfortable exceeding the minimum 50% requirement.</p> <p>Plant palettes have been provided as part of the development application to ensure that species have been selected for their appropriateness to the environment.</p> <p>Confirmed - refer shade cover assessment supporting documentation</p>
	<p><b>AO16.2</b></p> <p>Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are:</p> <p>(a) a minimum 75% open to the sky;</p> <p>(b) provided in addition to any artificial soft landscape features</p>	<p>The combined rooftop landscape achieves the minimum open to the sky requirement</p>



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