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APPLICATION REF  
A007047194

# Town Planning Report

Extension to Temporary Parking  
Station, Volumetric Subdivision and  
Temporary Heritage Building  
Relocation

Melbourne Street, South Brisbane  
Queensland 4101

Prepared for 164 Melbourne Street Pty Ltd and 190 Melbourne  
Street Pty Ltd  
Our Reference: 10730  
12 June 2026

**Saunders  
Havill**

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## Document Issue

Issue	Date	Prepared By	Checked By
Draft (for QA)	30/10/2025	AF	LB
Draft (for client review)	07/05/2026	AF	LB
Final (for lodgement)	12/06/2026	AF	LB

# Executive Summary

This report is written on behalf of 164 Melbourne Street Pty Ltd and 190 Melbourne Street Pty Ltd who seek approval for:

- Development Permit for Material Change of Use for a temporary commercial car park (parking station) over approximately 320 spaces within the Stage 2 basement car park (approved under the site's Master Plan approval – A006663110) which will otherwise remain unoccupied while Tower C is constructed;
- Development Permit for Reconfiguration of a Lot – Volumetric Subdivision to excise the Former Bond's Sweets factory onto its own title; and
- Development Permit for Building Works – temporary relocation of the former Malouf's Fruit Shop and Residence to assist with works around said building.

Having regard to the Brisbane City Plan 2014, the subject site is zoned PC1 Principal Centre (City Centre) and is located in the Kurilpa South Area precinct under the Kurilpa Sustainable Growth Precinct TLPI (TLPI No. 2 of 2025)(the Kurilpa TLPI).

The proposed development is assessable development requiring Impact assessment. In accordance with the requirements of the Planning Act the application will be required to be publicly notified.

An assessment against Schedules 9 and 10 of the *Planning Regulation 2017* (Planning Regulation) confirms that the application does not trigger any referrals.

This Town Planning Report, and supporting documents, have assessed the proposed development against the provisions of the Planning Scheme and other relevant legislation. We believe the development is consistent with the Planning Scheme and is appropriate for the locality. It is therefore recommended that the development application be approved, subject to relevant and reasonable conditions.

# Project Summary

## Property Summary

<b>Site Address</b>	164-190 Melbourne Street, South Brisbane 23-27A Manning Street, South Brisbane
<b>Real Property Description</b>	Lot 1 RP1430, Lot 2 RP1430, Lot 3 RP1430, Lot 163 B3137, Lot 2 RP211064, Lot 3 RP211253, Lot 4 RP211253, Lot 7 RP213339 and Lot 30 SP330366
<b>Easements / Encumbrances</b>	N/A
<b>CLR / EMR</b>	N/A
<b>Local Government</b>	Brisbane City Council

## Planning Framework Summary

<b>State Interests (SPP)</b>	Natural Hazards and Risk Resilience <ul style="list-style-type: none"> <li>▪ Flood Hazard Area – Local Government Flood Mapping Area</li> </ul> Strategic Airports and Aviation Facilities <ul style="list-style-type: none"> <li>▪ Obstacle Limitation Surface Area</li> <li>▪ Wildlife Hazard Buffer Zone</li> </ul>
<b>Regional Plan and Land Use Category</b>	Urban Footprint
<b>Planning Scheme</b>	Brisbane City Plan 2014
<b>Zone</b>	Principal Centre Zone
<b>Neighbourhood/Local Plan</b>	Kurilpa Sustainable Growth Precinct TLPI (TLPI No. 2 of 2025)
<b>Applicable Overlays</b>	<ul style="list-style-type: none"> <li>▪ Airport Environs</li> <li>▪ Bicycle Network</li> <li>▪ Commercial Character-Building Site</li> <li>▪ Critical Infrastructure and Movement Network</li> <li>▪ Flood</li> <li>▪ Heritage</li> <li>▪ Industrial Amenity</li> <li>▪ Major Electricity Infrastructure</li> <li>▪ Acid Sulfate Soils</li> <li>▪ Road Hierarchy</li> <li>▪ Streetscape Hierarchy</li> </ul>

## Application Summary

<b>Description</b>	Temporary Commercial Car Park (320 spaces), Volumetric Subdivision and Temporary Relocation of a Local Heritage Place
<b>Type of Approval Sought</b>	<ul style="list-style-type: none"><li>▪ Development Permit for a Material Change of Use – Temporary Parking Station</li><li>▪ Development Permit for a Reconfiguration of a Lot – Volumetric Subdivision</li><li>▪ Development Permit for Building Works associated with a Local Heritage Place</li></ul>
<b>Assessment Manager</b>	Brisbane City Council
<b>Category of Assessment</b>	Impact Assessment
<b>Referral Details</b>	Nil

## Applicant Details

<b>Applicant</b>	164 Melbourne Street Pty Ltd & 190 Melbourne Street Pty Ltd c/- Aria Property Group Level 2/56 Boundary Street South Brisbane QLD 4101
<b>Contact</b>	Ricardo Puccini Telephone: (07) 3226 0111 Email: <a href="mailto:ricardo@ariaproperty.com.au">ricardo@ariaproperty.com.au</a>

## Project Team

<b>Applicant / Developer</b>	Aria Property Group
<b>Town Planning</b>	Saunders Havill
<b>Traffic</b>	Colliers
<b>Structural Engineering</b>	Lynskey Structural Consultants
<b>Heritage</b>	Vault

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# 1. Introduction

Saunders Havill Group has been engaged by 164 Melbourne Street Pty Ltd and 190 Melbourne Street Pty Ltd to prepare this development application. The development application seeks approval for the following aspects of development:

- Development Permit for a Material Change of Use – Parking Station (320 spaces, Temporary)
- Development Permit for a Reconfiguration of a Lot – Volumetric Subdivision
- Development Permit for Building Works associated with a Local Heritage Place

The application is made over land located at 164, 170 & 190 Melbourne Street and 23-27A Manning Street, South Brisbane Queensland 4101 (legally described as Lot 1 RP1430, Lot 2 RP1430, Lot 3 RP1430, Lot 163 B3137, Lot 2 RP211064 Lot 3 RP211253, Lot 4 RP211253, Lot 7 RP213339 and Lot 30 SP330366).

This Town Planning Report assesses the proposal against the relevant provisions of the *City Plan 2014* (the Planning Scheme), the *Planning Act 2016* (the Planning Act) and other relevant legislation.

This report is accompanied by the following specialist reports/plans:

- |                     |   |
|---------------------|---|
| <b>Attachment A</b> | Proposed RAL Plans, prepared by Saunders Havill           |
| <b>Attachment B</b> | Traffic Assessment, prepared by Colliers                  |
| <b>Attachment C</b> | Basement Drawings, prepared by Bates Smart                |
| <b>Attachment D</b> | Code Compliance Tables, prepared by Saunders Havill       |
| <b>Attachment E</b> | Structural Schematic Drawing, prepared by Lynskey         |
| <b>Attachment F</b> | Heritage Letter, prepared by Vault (under separate cover) |

# 2. Site Analysis

## 2.1. Site Location

The subject site is located between Edmondstone Street, Melbourne Street and Manning Street in South Brisbane Queensland 4101. The **Figure 1** below shows the location of the subject site:



Figure 1: Site location plan (Source: QLD Globe)

The temporary carpark is sought over the basement car park approved under the site's Master Plan approval (A006663110), being approximately 320 spaces within the Stage 2 basement.

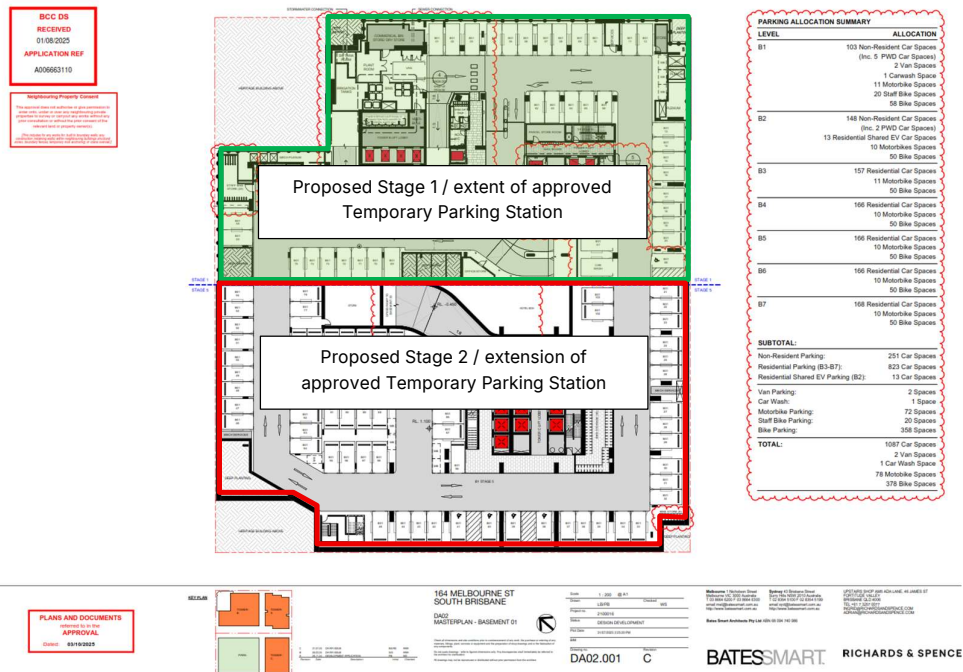


Figure 2 - extent of proposed use

## 2.2. Ownership and Encumbrances

The subject site is held in Fee Simple by 164 Melbourne Street Pty Ltd and 190 Melbourne Street Pty Ltd. The site does not contain any easements or encumbrances.

## 2.3. Development Approval History

### 2.3.1 Subject Site

There are two approvals that are relevant to this application:

- A006663110 – Master Plan approval
  - The proposed use seeks to utilise the extent of basement approved under Master Plan approval, which was subjected to rigorous traffic and geometric assessment during that application.

*Please note: a minor layout change is included for Council's preliminary feedback. Should support be received, it will be formalised via a future change application.*

- A006136049 – Tower A / Stage 1 Temporary Parking Station Approval (later changed to A006554856)
  - An existing approval for parking station over part (Stage 1 basement) of the application area.

### 2.3.2 Surrounding Sites

The following approvals were issued for similar temporary utilisation of vacant car parking spaces:

- A003392531 – 744 space temporary car park for Brisbane Sky Tower (222 Margaret Street, Brisbane City) approved 2012
- A004917583 – 631 space temporary car park approval for 304 George Street, Brisbane City, approved 2018

The proposed commercial car park would be 702 spaces (382 in stage 1, and 320 in stage 2), however Stage 2 would only be enacted after the Stage 1 commercial car park had ceased.

## 2.4. General Site Observations

A site inspection has been carried out and the following observations, as relevant to the proposal, are made:

Characteristic	Observation
Existing land uses	Locally heritage listed Malouf's Pharmacy, currently occupied by <i>West End Garden Restaurant</i> (Food and Drink outlet)
Adjoining land uses	South-east: high density residential and centre uses (Halo) South-west: commercial/medical uses (Silverstone)
Surrounding land uses	A mixture of developed and undeveloped lots. Primarily residential with commercial land uses along Melbourne Street.
Servicing	The site has connections to relevant infrastructure
Access	Via multiple crossovers on Manning, Melbourne, and Edmondstone Streets.

## 2.5. Existing Infrastructure

All infrastructure required for the commercial car park will be established in the construction of the basement car park under the master plan approval.

# 3. Development Proposal

## 3.1. MCU – Commercial Car Park

The temporary commercial car parking is to be delivered in two distinct stages, with no overlap in operation between stages. Initially, the temporary use will apply to 382 spaces within Stage 1, aligned with the extent of the approved commercial car park (REF: A006554856). It is noted that there are no changes proposed to Stage 1 operations as approved. Stage 1 will operate on an interim basis only while Towers A and B are under construction.

Upon completion of Towers A and B and commencement of their associated uses, the Stage 1 temporary car park will cease operation. At that point, a further 320 spaces within the Stage 2 basement may be brought into operation as a temporary commercial car park. At no point are both Stage 1 and Stage 2 temporary commercial car parks intended to operate concurrently.

The parking station use is intended to align with the approved master plan basement (A006663110). Council will note that the attached plans include a minor extension beneath the Malouf's Fruit Shop and Residence. This will be incorporated into the master plan approval as part of a future minor change. Council's preliminary review of the updated basement plans is requested as part of this application.

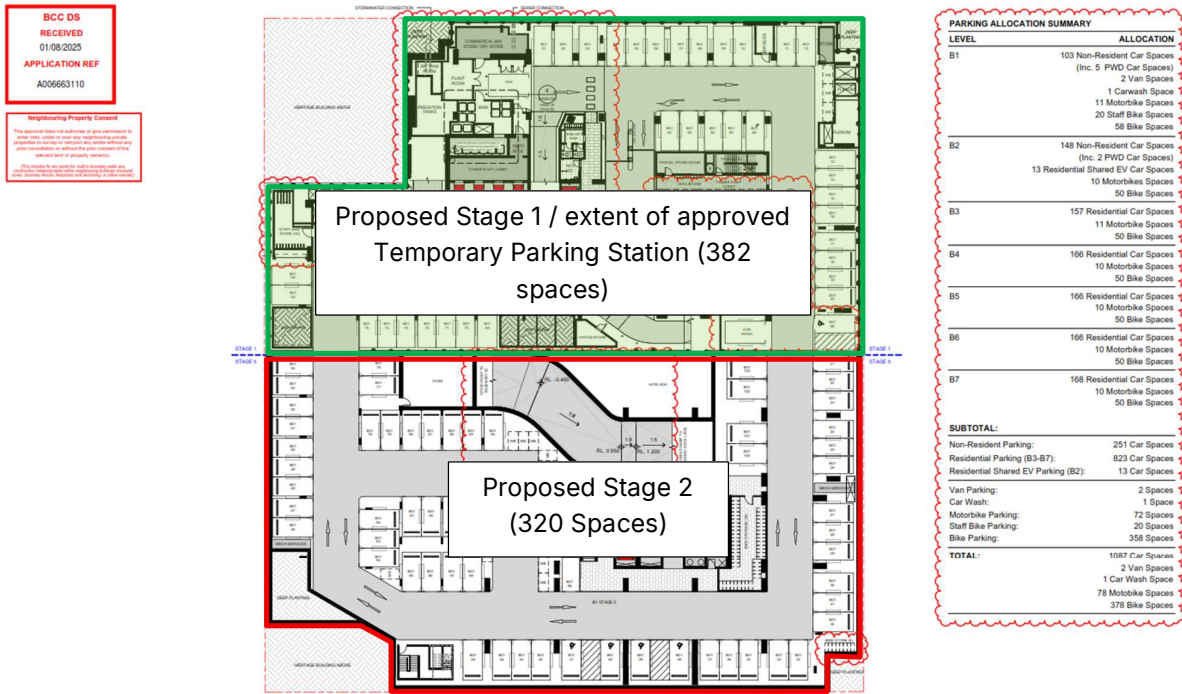


Figure 3 – proposed commercial parking



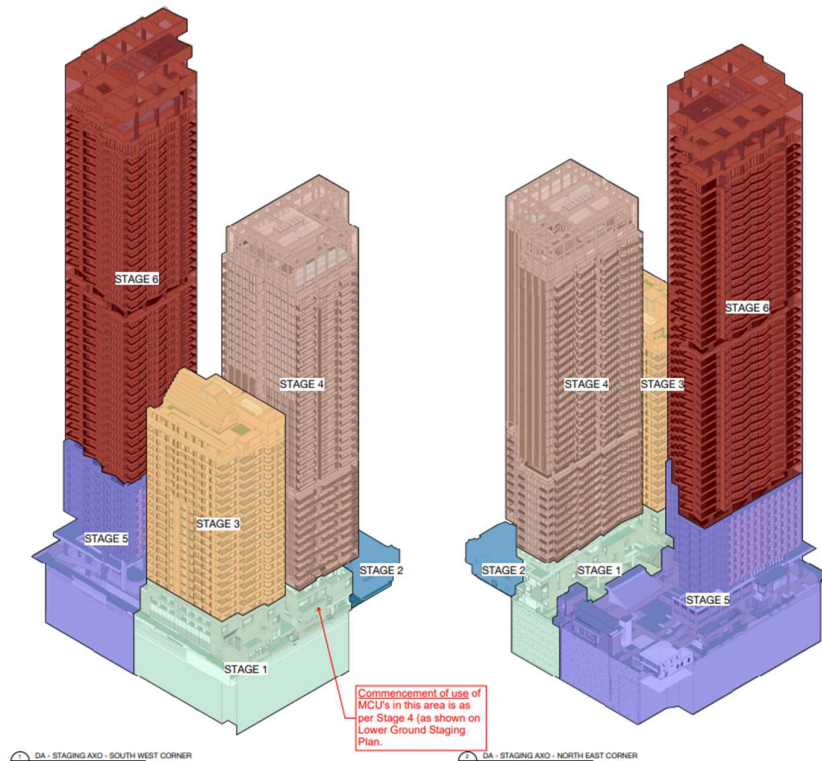


Figure 5: Approved Staging Plan

### 3.2. BW – Temporary Heritage Relocation and Re-placement

The proposal includes the temporary relocation of the existing heritage building referred to as the former Malouf’s Fruit Shop and Residence. The works seek to reduce the risk to the local heritage place during construction of the basement beneath and to accelerate the construction timeline.

The applicant’s structural engineer has prepared the attached construction methodology to safely move the building away from the works area and then replace the structure in its original location as soon as the works have been completed. Refer to the Temporary Relocation and Re-placement Schematics prepared by Lynskey Structural Consultants.

All works will be undertaken under the ongoing supervision of suitably qualified structural engineers and heritage specialists to ensure both the physical integrity and heritage significance of the building are retained.

As part of the works, the Melbourne Street shop front and the side courtyard, which we understand are not original features, would be removed. A supporting letter from Vault Heritage will be submitted under separate cover. Refer to Schematic Structural Drawings (**Attachment D**).

### 3.3. RAL – Volumetric Subdivision (former Bond's Sweets Factory)

The proposal includes the creation of a rectangular volumetric lot around the retained heritage building. This element is intended to clearly and permanently delineate the heritage building as a standalone parcel, enabling the refinement of the heritage overlay extent and the removal of unnecessary assessment triggers for future development – which have been assessed multiple times as part of the broader master-planned development.

The arrangement also includes the amalgamation of wider master plan site into Lot 100 (Stage 1) and Lot 200 (Stage 2). The volumetric lot, Lot 100 and Lot 200 retain all existing service connections and established management arrangements. Once Stage 1 of the master plan has been completed, a subsequent Building Format Plan will provide for the transition of all lots to their ultimate servicing and management arrangements.

The amalgamation of Lots 100 and 200 would be created as Stage 1 of the subdivision, with the heritage building a separate second. Figures 6 and 7 below are a copy of the volumetric subdivision plan and amalgamation.

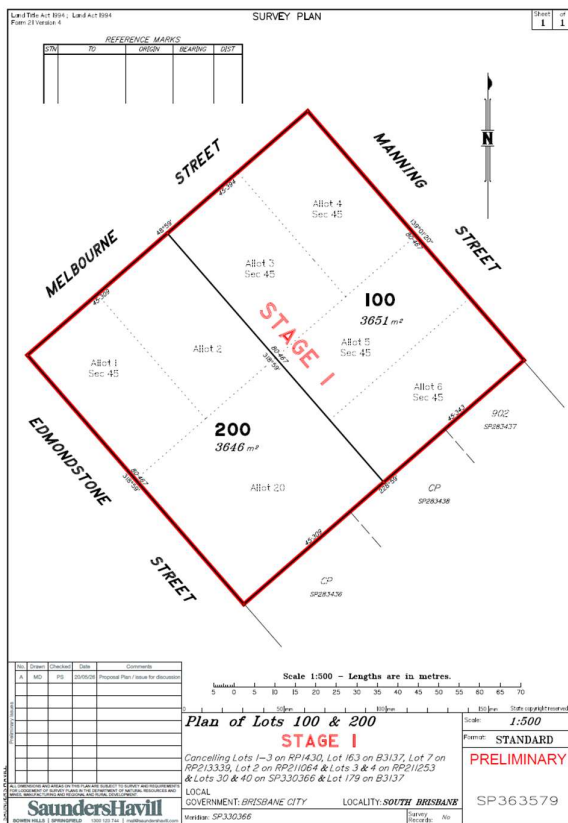


Figure 6: Volumetric Subdivision Plan

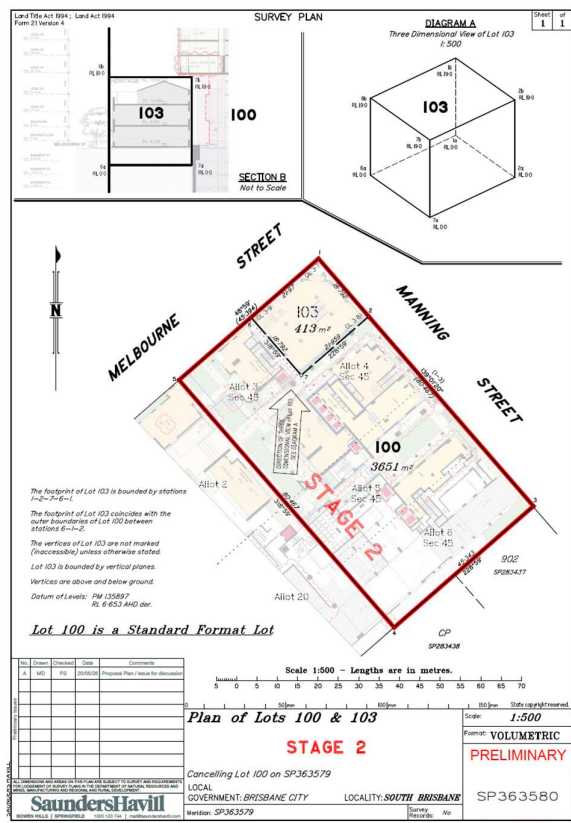


Figure 7 - Volumetric Subdivision Plan

## 4. State Framework and Assessment

### 4.1. Planning Act 2016

The proposed development is assessable and subject to Impact assessment and pursuant to s45(5) of the Planning Act:

*An impact assessment is an assessment that –*

*(a) Must be carried out –*

*(i) Against the assessment benchmarks in a categorising instrument for the development; and*

*(ii) Having regard to any matters prescribed by regulations for this subparagraph; and*

*(b) May be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

Despite triggering impact assessment, the development approval sought is relatively benign, as the basement itself was subjected to rigorous traffic and geometric assessment during the master plan approval process. Therefore, the scope of this application is relatively limited.

### 4.2. Regulated Requirements Prescribed in the Planning Regulation 2017

The regulated requirements prescribed in the Planning Regulation are appropriately reflected in full in the Planning Scheme.

### 4.3. State Planning Policy

The following State interests, as identified in the State Planning Policy (SPP), are relevant to the subject site and proposed development:

- Liveable communities and housing
  - Housing supply and diversity
  - Liveable communities
- Economic growth
  - Development and construction
- Safety and resilience to hazards
  - Natural hazards, risk and resilience (flood)
- Infrastructure
  - Strategic airports and aviation facilities

The Planning Scheme integrates all State interests within the SPP as of 1 July 2017 and as such assessment of the above matters is not required.

#### 4.4. Regional Plan

The subject site is identified within the Urban Footprint under the *Shaping SEQ* Regional Plan. Furthermore, the site is not identified within a SEQ Development Area. The planning scheme is considered to appropriately advance the regional plan.

#### 4.5. Designated Premises

The subject site is not a designated premises.

#### 4.6. Referrals

An assessment of Schedules 9 and 10 of the Planning Regulation confirms that the application does not involve referral.

# 5. Local Framework and Assessment

## 5.1. Planning Scheme

The proposed development has been lodged pursuant to and assessed against the relevant provisions of the *Brisbane City Plan 2014* (Planning Scheme) as detailed in the following sections.

## 5.2. Use Definition

The proposed development is for a Parking Station (temporary). For the purposes of the Planning Scheme, the proposal can be defined as incorporating the following uses:

Use	Definition
<b>Parking Station</b>	<i>Parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.</i>
<b>Volumetric Subdivision</b>	<i>defined using three-dimensionally located points to identify the position, shape and dimensions of each bounding surface</i>
<b>Building Works</b>	<i>(i) building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure; or</i>

## 5.3. Category of Development and Assessment

The proposal is assessable development and triggers Impact Assessment. Public notification for 15 business days is required under the Planning Act.

## 5.4. Strategic Framework

On the basis that the proposed use and associated building works are temporary in nature, are accommodated within the approved basement car parking area, and are not materially different from the approved use, and that the proposal includes a volumetric subdivision to clearly define and isolate the heritage building without altering its long-term function or outcomes, the proposal is considered consistent with the strategic framework.

## 5.5. Zone

The subject site is within the Principal Centre Zone of the Planning Scheme as shown below. The proposed MCU, RAL and BW proposed under this application are consistent with the Principal centre zone intent.



## 6. Infrastructure Planning

### 6.1. Local Government Infrastructure Plan

A review of the Local Government Infrastructure Plan (LGIP) in relation to the subject site and proposed development has been undertaken. It is noted that the subject site is within the boundaries of the Priority Infrastructure Area (PIA).

#### 6.1.1 Trunk Infrastructure

The proposed development will not require the construction of any identified or necessary trunk infrastructure.

### 6.2. Infrastructure Charges and Credits

The *Brisbane Infrastructure Charges Resolution (No. 14) 2025* (the Resolution) was adopted by Council and came into effect on 1 July 2025. The Resolution is in accordance with the Planning Act and sets out certain requirements for infrastructure charges, including maximum charges that can be applied for different types of development.

An assessment of the Resolution has been undertaken for the development and in accordance with the original parking station approval, infrastructure charges are not applicable.

## 7. Conclusion

This report is prepared on behalf of 164 Melbourne Street Pty Ltd and 190 Melbourne Street Pty Ltd, who seek approval for a temporary parking station, temporary building works associated with the relocation of a heritage building, and a volumetric subdivision, over land at 164 Melbourne Street, South Brisbane, Queensland 4101. The applicant is seeking approval to temporarily use the basement car park for public parking while the approved ultimate uses are under construction. Separate works comprising the temporary relocation of the former Malouf's Fruit Shop and Residence and the volumetric subdivision of the former Sweets Factory are proposed to streamline the delivery of the approved master-planned development.

This Town Planning Report, together with the accompanying specialist reports and plans, has assessed the proposed development against the provisions of *Brisbane City Plan 2014* and other relevant legislation. Based on this assessment, it is considered that the proposal is consistent with City Plan on the following basis:

- The temporary parking use will align with the approved basement;
- All applicable overlays have been previously assessed and addressed as part of the Master Plan approval;
- The applicant agrees to accept the same conditions applied to the Stage 1 commercial car park, where relevant;
- The temporary parking station and works are proposed for a maximum period of five (5) years, after which the basement car park and heritage building will operate in accordance with the approved Master Plan;
- The application consolidates the existing parking station approval, streamlining and simplifying condition compliance and future plan sealing;
- The volumetric subdivision assists with the future management of heritage assessment by removing unnecessary assessment triggers; and
- The temporary relocation of the heritage building reduces risk to the heritage structure and accelerates the construction program;
- The temporary relocation methodology is supported by an experienced structural engineer and heritage architect.

It is therefore recommended that the proposed development be approved, subject to relevant and reasonable conditions.