

# **MARK LANE PRECINCT 1 DEVELOPMENT APPLICATION**

## **CULTURAL HERITAGE STATEMENT**

### **MAY 2026**

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This heritage statement has been prepared in support of a Development Application for a major new development – known as Mark Lane Precinct 1 – that is lodged over a large site in Woolloongabba and Kangaroo Point, in Vulture Street, Main Street and Mark Lane.

The proposed scheme for the site and this Development Application involves the development of two residential towers and one short-term accommodation building, together with commercial tenancies, ground level activation, a shared laneway, publicly accessible private open space, and pedestrian connections to a range of destinations external to the site.

The heights of buildings are proposed at 34 and 50 storeys for the residential components, while the short term accommodation building will be 11 storeys in height.

The subject site of the Development Application includes a Local Heritage Place and a pre-1911 Building, which are both located on Mark Lane. The subject site is included in the Woolloongabba Priority Development Area (PDA), and its development is subject to the Woolloongabba PDA Development Scheme which recognises heritage places and pre-1911 Buildings.

This heritage statement discusses the proposed scheme and its impacts on the Local Heritage Place and a pre-1911 Building within the subject site.

### **EXECUTIVE SUMMARY**

The proposed scheme involves a major redevelopment of a large site in Woolloongabba and Kangaroo Point, and new built form across the extent of the site, of a much greater yield, density and height than the existing in accordance with the Woolloongabba Priority Development Area (PDA) in which the site is located and the Development Scheme for the PDA.

Mark Lane, at the northern boundary of the subject site, is a narrow road of less than 4 metres in width. This road is to be widened as part of the project, to provide a better carriageway for the scale and quantum of development proposed, and safer access and circulation for vehicles and pedestrians alike.

Both the Local Heritage Place and a pre-1911 Building are located on Mark Lane and are positioned close to the property boundary. Both would need to be relocated to allow for the road widening regardless of what development was proposed.

The Local Heritage Place at 38 Mark Lane is a timber building with three attached terrace houses, while the pre-1911 Building is a single detached dwelling constructed of timber at 52 Mark Lane.

It is proposed as part of the Development Application to relocate the Local Heritage Place to another site in the general vicinity. The building cannot remain at its current location due to the construction of basement carparking and general master planning of the overall site. It is considered that this will allow its historical, typological, and aesthetic significance to be maintained, although on a new site.

It is also proposed as part of the Development Application to demolish the pre-1911 Building. The imposition of provisions for the retention of pre-1911 Buildings in the PDA is considered inconsistent with the facilitation and delivery of the major urban densification and the revitalisation of the wider Woolloongabba precinct that the Development Scheme seeks to achieve. The scale and form of the pre-1911 Building conflicts with the scale of development proposed as part of this Development Application, and other development that is facilitated and realised as part of the Development Scheme.

A pre-1911 Building should not be considered in the same manner or as the same level of importance as heritage places in the PDA. The retention of pre-1911 Buildings in the PDA should not be considered in the same manner. As a result the demolition of the pre-1911 Building at the site is sought as part of this Development Application.

## **1 THE SUBJECT SITE**

The Mark Lane development will be delivered on a large area of land fronting Mark Lane, Lahey Lane, Main Street and Vulture Street, in Woolloongabba and Kangaroo Point, across three precincts. This Development Application is for Precinct 1.

The street addresses of the subject site and the subject Development Application are as follows:

- 18-52 Mark Lane;
- 803-811 Main Street; and
- 350-352 Vulture Street.

The Local Heritage Place is located at 38 Mark Lane, while the pre-1911 Building is located at 52 Mark Lane.

It is noted that Mark Lane is a very narrow street running between Main Street in the east and Leopard Street in the west, and is less than 4 metres in width (of the roadway). This roadway needs to be widened as part of the overall development of the site to improve access within and around the site, for the scale and quantum of development proposed and allow safer access and circulation for vehicles and pedestrians alike.

Both the Local Heritage Place and the pre-1911 Building have a frontage to Mark Lane, with minimal setbacks off the street to the front elevations of these buildings .

The widening of Mark Lane that is proposed and required for the overall scheme has implications for the retention of both the Local Heritage Place and the pre-1911 Building, in their current locations and alignments.

This issue is addressed in the proposed scheme and the master planning that has been developed for this site, its proposed redevelopment and staging.



Picture 1: The subject site contains the Local Heritage Place at 38 Mark Lane (blue hatching), and the pre-1911 Building at 52 Mark Lane (brown shading). The site of 344 Vulture Street is the St Nicholas Russian Orthodox Cathedral, is also a Local Heritage Place and has blue hatching. [Source: BCC online services]

## 2 THE PROPOSED SCHEME

The proposed scheme comprises two purpose-built residential towers and a separate hotel building, which will be located on a single podium with a landscaped ground plane, commercial tenancies, publicly accessible private open space and a shared laneway.

In the land uses proposed and the extent of development envisaged the scheme reflects the intent of the Woolloongabba PDA and the provisions of the Development Scheme, which encourages large-scale residential development within this inner city location.

The Development Application seeks approvals for the following aspects of development:

- Development Permit for Material Change of Use for Multiple dwelling, Short-term Accommodation, Food and Drink Outlet, Bar, Shop, Function facility, Childcare centre and Community use; and
- Preliminary Approval for Building Work for Demolition of a Pre-1911 Building and a building within 10 metres of a heritage place, and Demolition (Relocation) of a Local Heritage Place.

As noted previously the subject Development Application is for Precinct 1 of the Mark Lane development. The wider site includes land to the west to Lahey Lane and beyond, and envisages the development of two further precincts as part of the overall development. Master planning for the wider site and the three precincts will result in the creation of a new private road and laneway between Mark Lane and Vulture Street in the east (running north-south), and a new cross block link between this private road and Lahey

Lane to the west, thereby creating the three precincts. The St Nicholas Russian Orthodox Cathedral site, with the cathedral, hall, and associated facilities will remain to the south of Precinct 2 of the wider scheme. While the St Nicholas Russian Orthodox Cathedral is a State Heritage Place and Local Heritage Place, the cathedral site and building are not affected by the proposed scheme for Precinct 1, or indeed either of the other two precincts of the wider site.

The development of Precinct 1 of the Mark Lane development, the master planning for the three precincts and the construction of the new residential and short term accommodation buildings requires the demolition or removal of the existing built form within the site. This is to be expected, and quite straightforward.

The existing built form ranges from smaller residential buildings along Mark Lane and Vulture Street, located on individual lots and constructed many years ago, and more modern medium density development on Main Street. Indeed some of the modern medium density residential built form at the corner of Vulture and Main Streets has been demolished already, in preparation of the Precinct 1 development.

It is fair to point out that the declaration of the Woolloongabba PDA, and the intended development for the Woolloongabba area in terms of the vision and intent of the Development Scheme will transform the built form of this part of the city in a fundamental way.

### **3 THE LOCAL HERITAGE PLACE**

The subject site includes a Local Heritage Place at 38 Mark Lane, Kangaroo Point. This site was identified as a Local Heritage Place by the Brisbane City Council in 2005, and was included in the Heritage Overlay of the Brisbane City Plan 2014 at that time. With the declaration of the Woolloongabba PDA in 2023, the 38 Mark Lane site was identified as a heritage place in the documentation supporting the PDA, following standard practice for PDAs and Development Schemes for PDAs.

The 38 Mark Lane site is not entered in the Queensland Heritage Register as a State Heritage Place.

The 38 Mark Lane Local Heritage Place is a timber residential building, thought to have been constructed in the late nineteenth century. The building contains three attached houses in the form of terrace housing, with timber party walls separating each of the houses. Each house has a brick fireplace located at the party walls, or the side elevation of the western house. The terraces are single storey, elevated above the ground on low modern stumps, with timber verandahs to the front elevation, and steeply pitched roofs finished in modern corrugated metal sheeting. Each of the three houses has been extended at the rear in recent years.

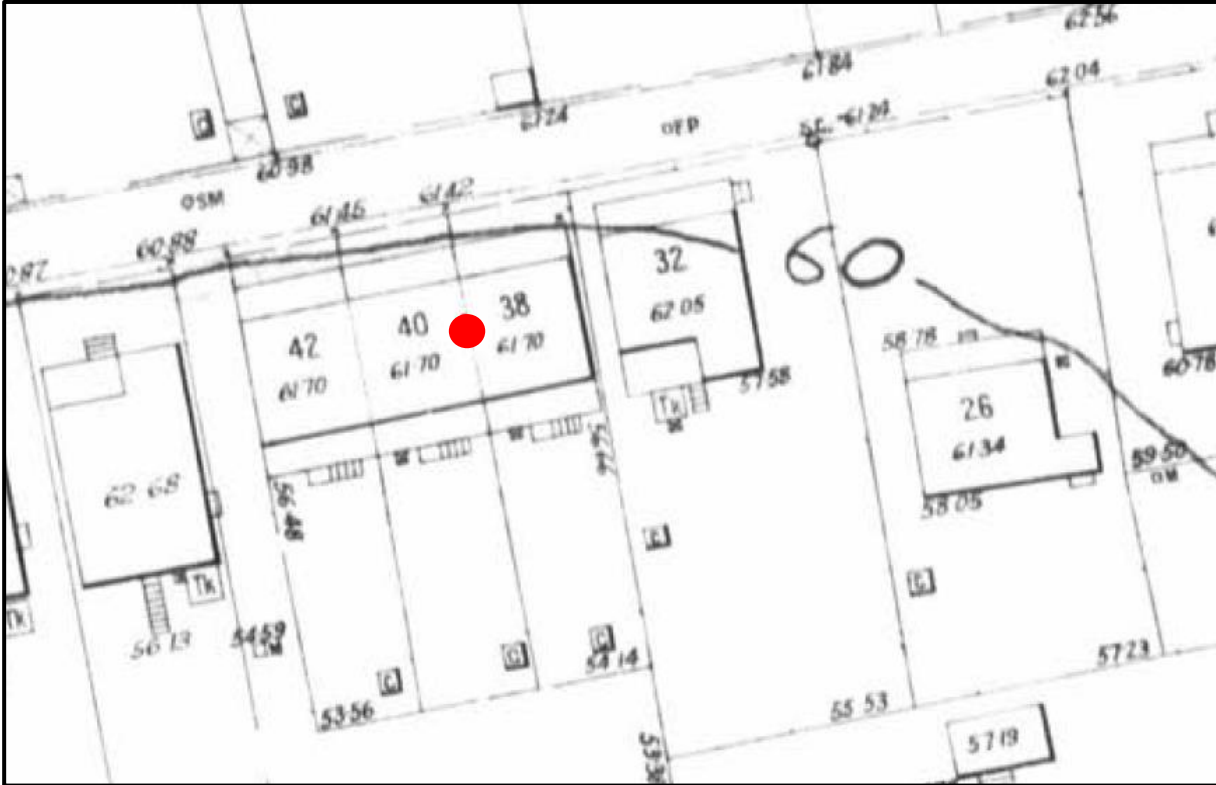
While a heritage citation was prepared by Council for the identification of the site as a Local Heritage Place, this document has very limited information, and does not include a statement of significance for the site. The heritage citation is appended to this report at **Appendix A**.

In the absence of this information, it would appear that the 38 Mark Lane site has historical value and typological value as an example of an attached terrace of three houses from the late nineteenth century, and some aesthetic value derived from its residential form and traditional building materials and details. Its timber construction also means the building is somewhat unusual and different to other terrace houses of this period, which were usually of masonry construction.



Picture 2: The Local Heritage Place at 38 Mark Lane, Kangaroo Point is of timber construction with verandahs to the front elevations. Note the minimal setback to the street. [Source: Urbis 2025]

As noted above, in their original form the houses were quite smaller in footprint than they are now. The Brisbane City Council sewerage plan from the 1920s shows the original plan form and footprint of the three houses. An excerpt from this plan is illustrated below.



Picture 3: The Brisbane City Council sewerage plan of 1922 show the extent and footprint of the Local Heritage Place at 38 Mark Lane at that time (identified by the red dot). Note the front and rear verandahs to the terrace houses. [Source: BCC online services detail plans]

Analysis of aerial photographs indicates that the rear extensions of each of the houses were carried out relatively recently, in the 1990s or 2000s.

The Council citation does not reference these extensions, or indeed any of the built form and fabric elements of the Local Heritage Place. Notwithstanding this observation, it is evident that the rear extensions to each of the terraces are much later than the original building. The extensions have no cultural heritage significance in terms of the historical values, typological values or aesthetic values of this Local Heritage Place, that has been identified by the Brisbane City Council.



Picture 4: An aerial photograph of the 38 Mark Lane Local Heritage Place. The rear extensions to the three houses are evident. [Source: Nearmap, March 2026]

As noted previously in this statement the carriageway of Mark Lane is very narrow. The carriageway needs to be widened as part of the proposed redevelopment and master planning of the wider Mark Lane site to create better access and movement, and is therefore proposed as part of this Development Application. This road widening would be necessary regardless of what development was proposed in the vicinity.

The proposed road widening will extend into the footprint of the 38 Mark Lane Local Heritage Place, almost to the main ridge line of the building. This shows that the Local Heritage Place cannot be retained in its current location, while the road is widened to the width that is required.

Please see an aerial photograph of the site, with the proposed road widening superimposed on the view.



Picture 5: The carriageway of Mark Lane is to be widened as shown in the above road survey which is proposed as part of this Development Application.

### 3.1 The Proposed Relocation

To address these matters and the specific road widening issue of Mark Lane, the Development Application seeks to relocate the 38 Mark Lane Local Heritage Place, from its current site to another site within the general locality as part of the proposed scope of work.

This receiving site is not yet confirmed. And further no proposed land uses have been identified for the terraces at this stage.

It is understood that the current Mark Lane location of the Local Heritage Place is not a feasible location for the building to remain into the future with the development that is proposed for Precinct 1. With the fall in grade from Mark Lane to Vulture Street four levels of basement car park will be constructed along the Mark Lane frontage, with the new private road and laneway from Mark Lane to Vulture Street to be developed in the current footprint of the building.

In the master planning for the wider site that has been developed to date, higher density development is proposed to the north, east and west. If the terraces remained on Mark Lane, they would have greater scale development on both sides, and may need to be relocated more than once depending on the staging of the basement excavation. This is not an ideal scenario, and may not produce the best heritage outcomes in terms of multiple relocations.

As the 38 Mark Lane Local Heritage Place has to be relocated to allow the road widening, it is considered reasonable in a broader sense to consider another location for the building, for the benefit of the master planning of the wider site, but also for the heritage building itself.

The precise location of the building currently, in Mark Lane, is part of its history. However the building is not considered to be that significant to this location that the specific address has to be maintained in the future. As long as the terraces are retained in a nearby location, this will ensure the retention of the building overall. It is considered that the historical, typological and aesthetic values of the terraces, and the cultural significance

of the building overall, as an example of an attached terrace of three houses from the late nineteenth century, can be maintained in a new location.

The proposed relocation of the building as part of the subject Development Application has been informed by advice from structural engineers Michael Bale and Associates. A technical memorandum has been prepared by this firm. This document forms one of the attachments to the town planning report for the Development Application.

While relocating heritage buildings to facilitate the delivery of major infrastructure is not a common practice, similar scopes of work have been carried out in the past when and where it has been required. It is generally considered a reasonable compromise solution, that balances heritage conservation outcomes and the delivery of infrastructure.

The circumstances of the 38 Mark Lane Local Heritage Place site and the redevelopment of the wider site has been discussed with the applicant, the structural engineer and architects for this project at length, in terms of what will need to be considered for the relocation.

Specifically Urbis has had discussions with the structural engineer on this project about the physical relocation of the terraces, what can be achieved in structural terms, and what needs to be achieved in heritage terms. The timber construction of the building, and importantly the presence of the timber party walls, means that the building can be more easily divided into smaller elements, relocated to another location and carefully reassembled with its existing form and presentation largely reinstated and therefore retained, a better proposition than if the terraces were constructed of masonry. It is considered that the fireplaces can be braced and retained for the proposed relocation, and the chimneys can be carefully removed and reconstructed once the building has been relocated.

The rear extensions to each of the terraces are not of cultural significance, do not need to be retained or relocated, and can be demolished. However the majority of the building fabric including the front verandahs can and will be relocated. It is likely the roof sheeting is modern and can be removed and replaced if this is required to assist the relocation.

The verandahs to the front elevation can be reinstated to the terraces once they have been relocated, and will assist in the maintenance of the residential form and overall appearance of the terraces. This will ensure the existing residential form and context of the terraces are maintained into the future. It is expected therefore that the terraces can be appreciated and understood as a residential building of the late nineteenth century, in a new location in the general vicinity.

While the Mark Lane address will not be maintained, another location in the overall locality means the building can stay in the general vicinity of its current site, and the building will only need to be relocated once. An inner city location is preferred for the building – the built form of this Local Heritage Place is demonstrative of a late nineteenth century inner city location of Brisbane, and this will need to be considered in choosing a new site for the building.

Further investigations need to be carried out of course as to the precise methodology of this relocation, and drawings prepared to demonstrate and articulate what is to be retained and what can be demolished, and how the single building will be divided into separate pieces for the move. In the broadest sense it is understood that the relocation can be achieved safely and carefully, based on the engineering advice. This will allow this Local Heritage Place to be conserved in a new location, and the widening of Mark Lane to occur to assist the overall redevelopment of this site.

The Woolloongabba PDA Development Scheme has a series of scheme provisions for the development of heritage places in the PDA area. It is considered that these provisions can be satisfied with the relocation of

the building to a new site. A new residential setting will need to be created for the building in its new location, with the building situated on low stumps for example as it is now.

## 4 THE PRE-1911 BUILDING

The pre-1911 Building at 52 Mark Lane is also located along Mark Lane, and needs to be relocated to facilitate the widening of this carriageway.

This building was identified as a pre-1911 Building and included in the pre-1911 Building Overlay of the Brisbane City Plan 2014 at that time. With the declaration of the Woolloongabba PDA in 2023, the 52 Mark Lane site was identified as a pre-1911 Building in the documentation supporting the PDA, which was unusual for Development Schemes in PDAs to that time.



Picture 6: The pre-1911 building at 52 Mark Lane, Kangaroo Point. Note the minimal setback to the street. [Source: Urbis 2025]

The pre-1911 Building at 52 Mark Lane is proposed to be demolished as part of the subject Development Application.

It is considered that the imposition of provisions for the retention of pre-1911 Buildings in the PDA is inconsistent with the facilitation and delivery of the major urban densification, and the revitalisation of the wider Woolloongabba precinct that the Development Scheme seeks to achieve.

As noted above, the existing built form along Mark Lane is comprised of smaller residential dwellings, of a similar scale and form as the identified pre-1911 Building. The site of 52 Mark Lane is the only site that is

identified as a pre-1911 Building. This scale of development will radically change when development is facilitated and realised as part of the PDA Development Scheme in this general area.

The Woolloongabba PDA Development Scheme has a series of scheme provisions for the development of pre-1911 Buildings in the PDA area. The Development Scheme allows the demolition of a pre-1911 Building if it *significantly compromises the ability of development to achieve the PDA Vision*.



Picture 7: The scale of the built form along Mark Lane currently. [Source: Urbis 2025]

As the extent of new development at the site is of a wholly different scale to the single storey timber form of the pre-1911 Building at 52 Mark Lane, it is considered that its retention as part of the Mark Lane development will significantly compromise the ability of the proposed development to achieve the Vision of the Woolloongabba PDA.

The retention of this building would be little more than a tokenistic attempt to maintain some elements of the former land use and built form of the area, when the PDA and the Development Scheme are encouraging new and more intensive development of a fundamentally different scale and form.

A pre-1911 Building is not considered in the same manner or level of importance a heritage places in the PDA. Its retention should not be considered in the same manner as well.

In this regard the demolition of the building is sought as part of this Development Application.

On balance the outcomes sought for the subject site and the proposed Development Application are supported. The widening of Mark Lane needs to occur which has major implications for the Local Heritage

Place and pre-1911 Building within the subject site. Neither can be retained in their current locations. The Local Heritage Place will be retained on another site and its significant values can be maintained.

The pre-1911 Building is proposed to be demolished.

It is considered at a fundamental level that the Development Scheme should not be seeking the retention of these buildings on individual lots. The retention of pre-1911 Buildings in the PDA is inconsistent with the facilitation and delivery of the major urban densification of this site, and the revitalisation of the wider Woolloongabba precinct that the Development Scheme seeks to achieve.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Scott Richards". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scott Richards  
Associate Director  
Urbis Ltd



## **APPENDIX A – BCC HERITAGE CITATION**