

Mark Lane Precinct

Kangaroo Point

Master Plan Report

Development Application – Master Plan Report

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Note: This report is to be read in conjunction with other consultant reports/documents.
Drawings in this report are not to scale, please refer to the architectural drawings package
for scale drawings. All 3D rendered images are Artist Impression only.

Woods Bagot acknowledges the Traditional Owners of the land, sky and waters. We pay our
respects to Elders past, present, and to the future leaders of our community.
We honour the ongoing deep spiritual connection that the Traditional Owners have with this
country. With respect, we tread gently to help reconcile and pave the way for a united and
harmonious future for all people.

Contents

Master Plan Report

01 Placemaking Vision

- 1.1 Key Design Pillars
 - 1.2 Active Lifestyle
 - 1.3 Living Edge
 - 1.4 Social Energy
-

02 Understanding The Precinct

- 2.1 Site Context
 - 2.2 Priority Development Area Scheme
 - 2.3 Considerations — Site Contours
 - 2.4 Considerations — Planning Controls
 - 2.5 Considerations — Heritage
 - 2.6 Considerations — Tunnel Constraints
-

03 Public Realm Response

- 3.1 Cross Site Connections
 - 3.2 Colonnades and Cloisters
 - 3.3 Activated Podium
 - 3.4 Pedestrian and Vehicular Circulation
 - 3.5 Landscape Plan by Urbis
-

04 Built Form Response

- 4.1 Podium Articulation — Relationship to Cliff by Aria
 - 4.4 Tower Articulation
-

06 Milestones

- 5.1 Precinct Staging Diagrams
 - 5.2 Interim Activation Illustrative Diagrams
 - 5.3 Interim Activation — Precedent Imagery by Urbis
 - 5.4 Precinct Staging Diagrams
-

07 Design Perspectives - Pedestrian Experience

- 6.1 Vulture and Main Street Intersection
 - 6.2 Vulture and Main Street Intersection
 - 6.3 Subtropical Undercrofts
 - 6.4 Subtropical Courtyards
 - 6.5 Subtropical Laneways
-

08 Design Perspectives - Tower Articulation

- 7.1 Tower Articulation — Vulture Street
- 7.2 Tower Articulation — Main Street
- 7.3 Tower Articulation — Intersection
- 7.4 Tower Articulation — Mark Lane
- 7.5 Tower Articulation — Lahey Lane

Placemaking Vision

Key Design Pillars

PLACE DIMENSIONS

WELLNESS

*Active
Lifestyle*

NATURE

*Living
Edge*

HOSPITALITY

*Social
Energy*

ACTIVE LIFESTYLE



Woolloongabba's demographic skew is one of the youngest in Brisbane, with a median age of around 30 compared to Newstead's 33.

This youthful, professional cohort is driving strong demand for health-oriented amenity. Mark Lane can capture this energy by creating an everyday wellness ecosystem in partnerships with brands such as Total Fusion or Soak. Together, this would anchor the precinct in an active lifestyle culture that feels both premium and authentic.

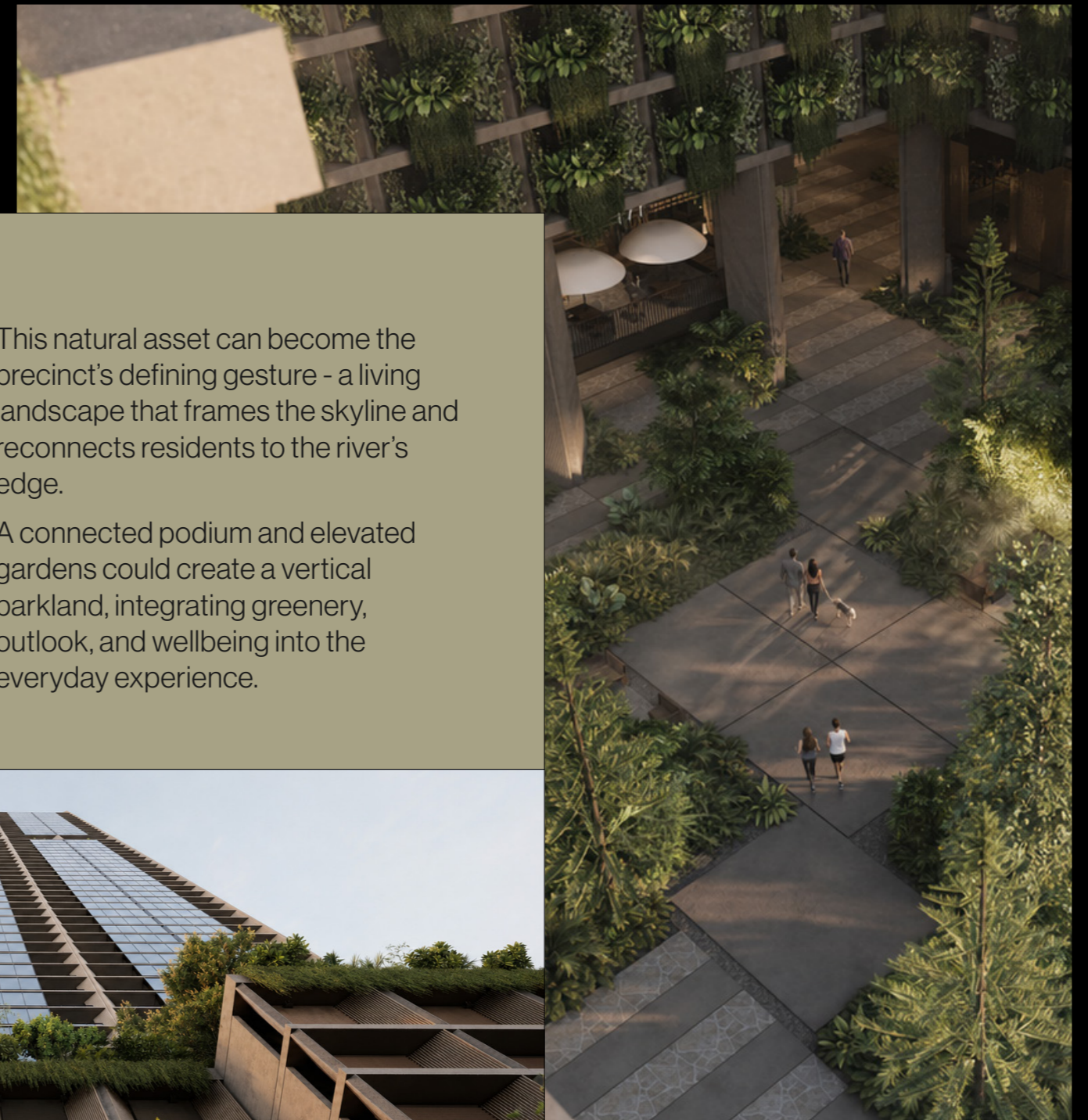


LIVING EDGE

Few urban sites in Brisbane offer the drama and elevation of the Kangaroo Point cliffs.

This natural asset can become the precinct's defining gesture - a living landscape that frames the skyline and reconnects residents to the river's edge.

A connected podium and elevated gardens could create a vertical parkland, integrating greenery, outlook, and wellbeing into the everyday experience.



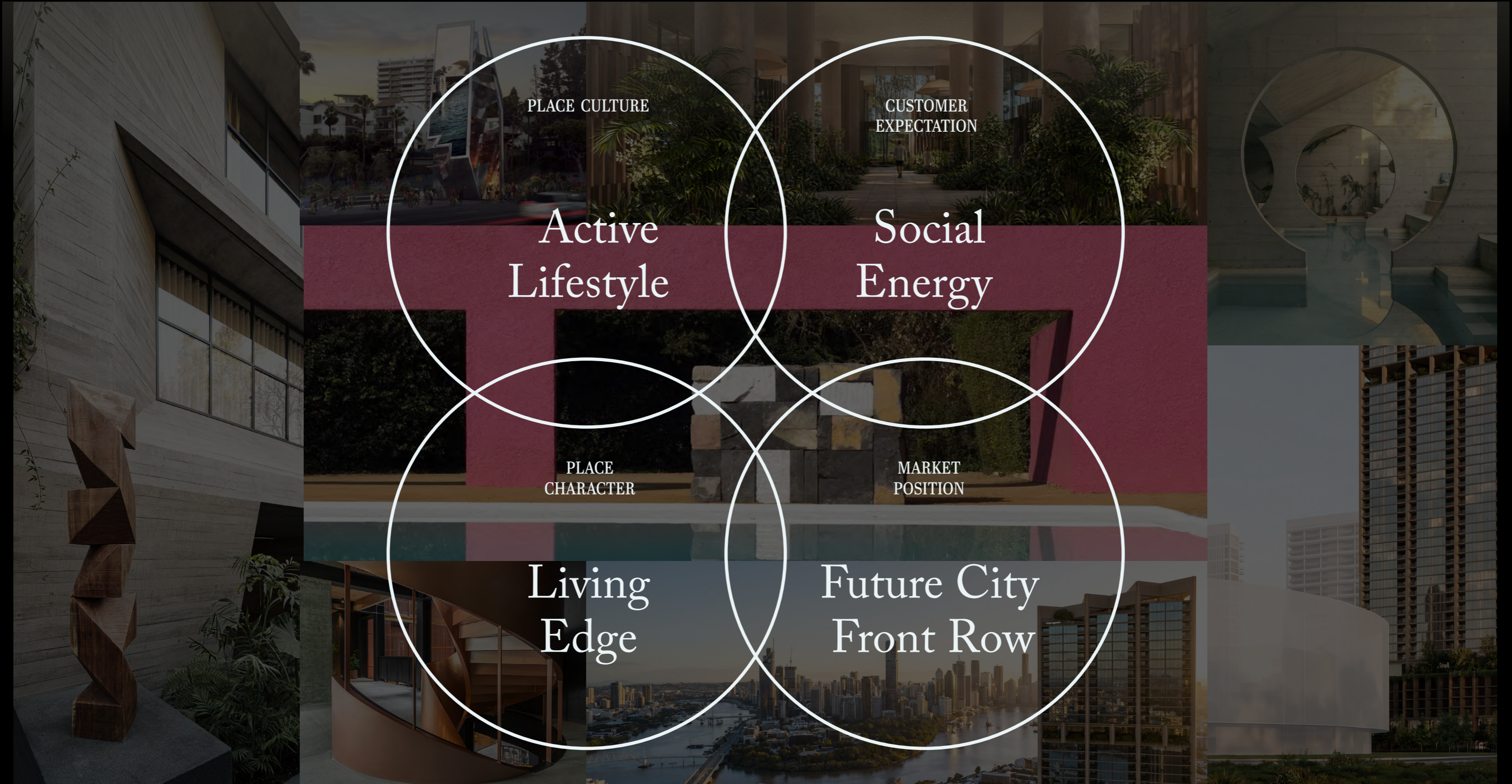
SOCIAL ENERGY



Kangaroo Point's established resident base values quality, privacy, and proximity - yet lacks a local destination that reflects its sophistication.

There's a clear opportunity to create a refined social hub that feels like an extended neighbourhood: a collection of quality restaurants, a music bar, and a day-to-night time hospitality economy. This layer should combine approachability with distinction - a place for connection, dining, and atmosphere, not crowds or spectacle.





Understanding the Precinct

Broader Vision

Understanding the Precinct

Site Context

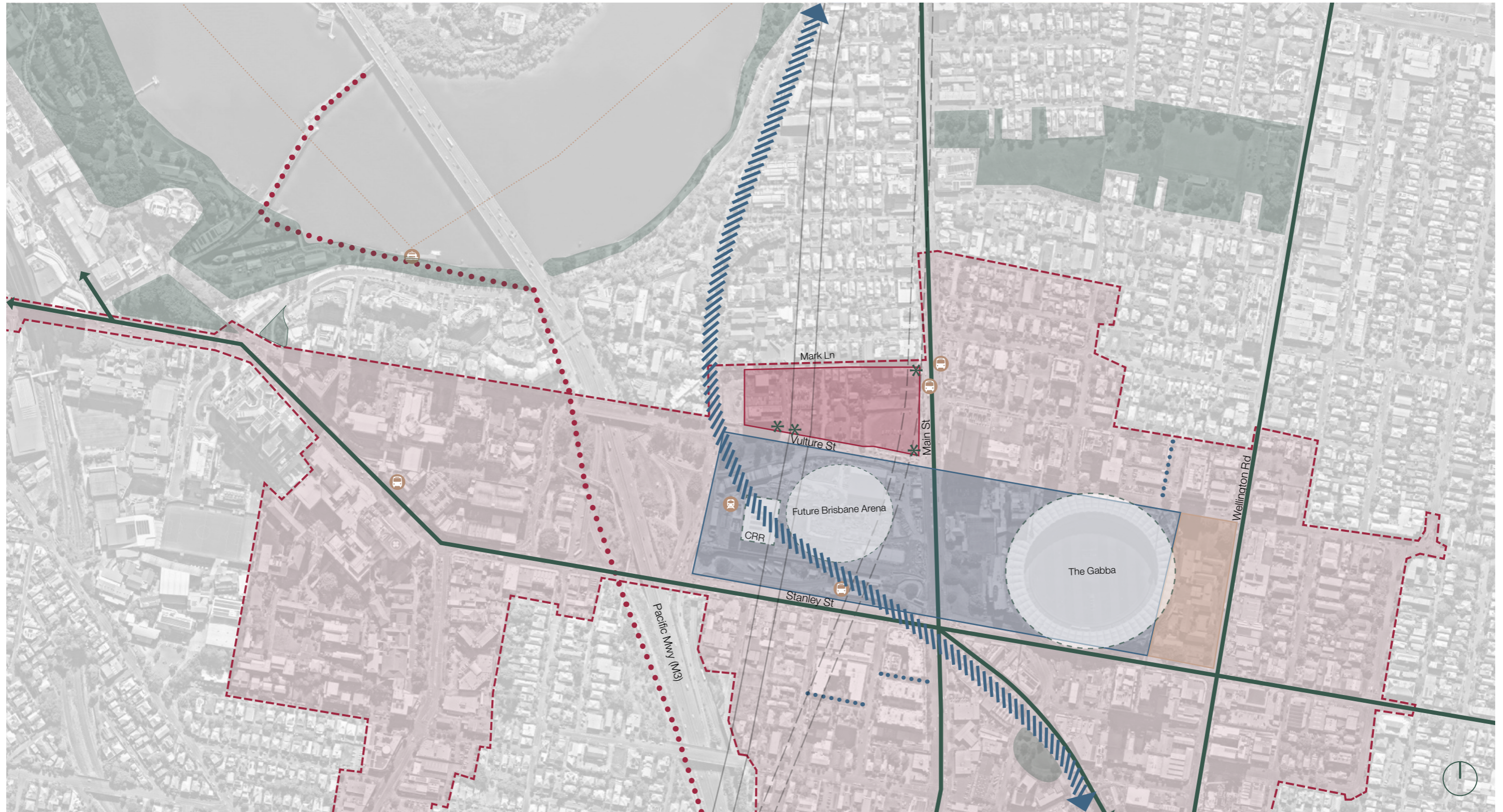


Understanding the Precinct

Priority Development Area Scheme

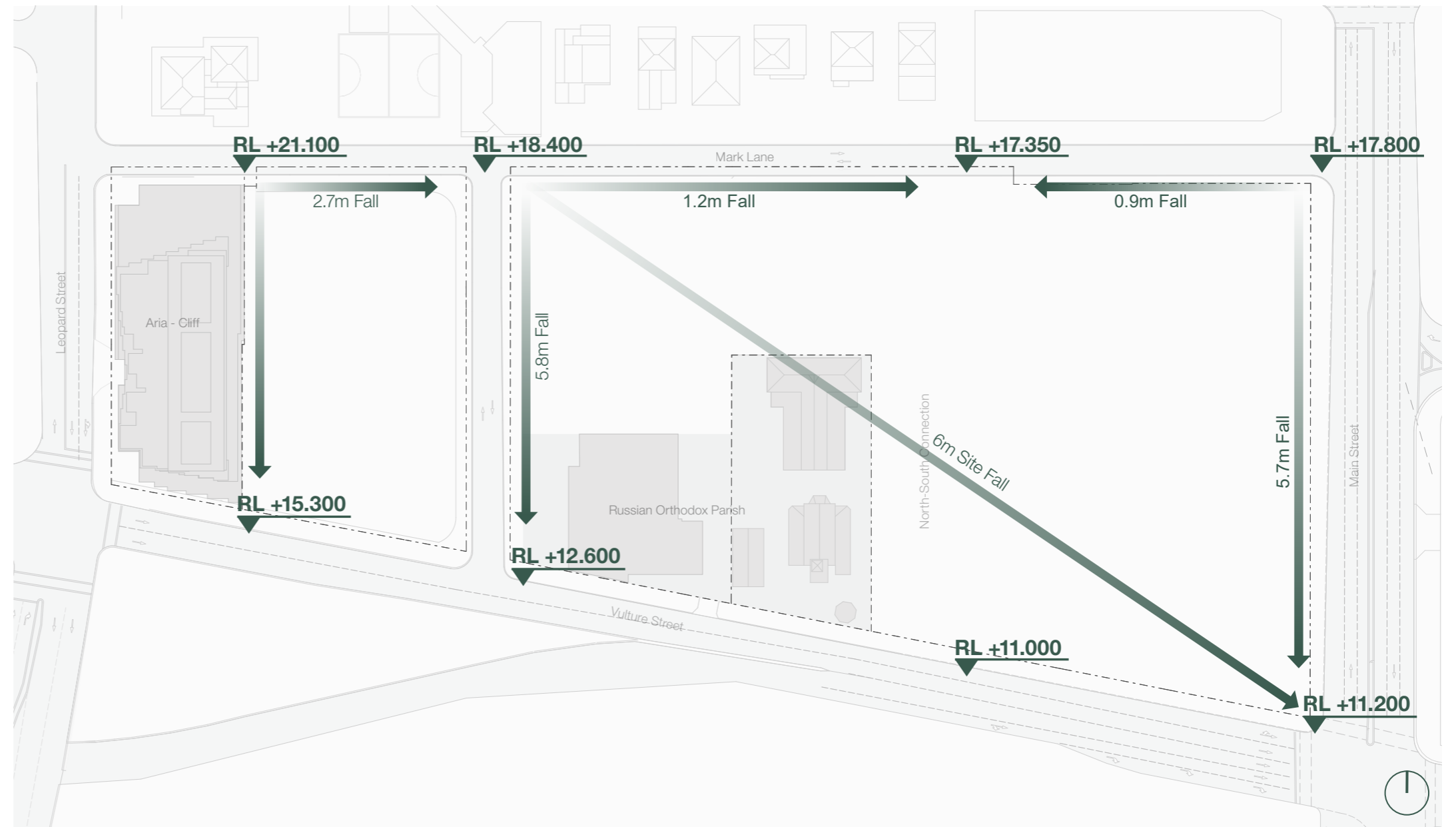
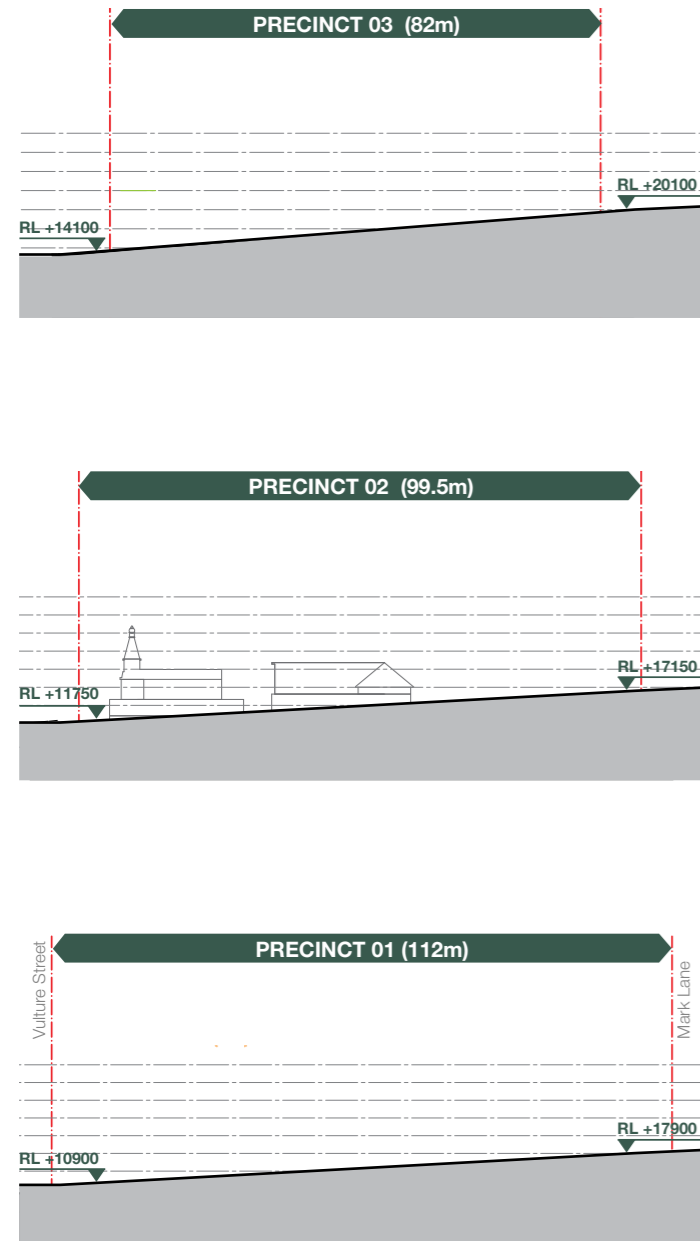
Legend

- | | | | |
|-------------------------|-------------------------------|------------------------------|---------------------------------|
| — Railway | ↔ Cycle Path | ● Mark Lane Precinct | 🚏 Busway Station & Future Metro |
| - - Clem 7 Tunnel | ↔ Creek to Cliffs Corridor | ⬢ Open Space (Existing) | 🚢 Ferry Terminal |
| - - PDA Boundary | ••• Existing Cross Block Link | ⬢ East Brisbane State School | 🚊 Woolloongabba CRR Station |
| ↔ Subtropical Boulevard | ••• Veloway 1 | ✳ Subtropical Uplift Zone | |



Understanding the Precinct

Consideration - Site Contours



Understanding the Precinct

Consideration - Planning Controls

Priority Development Area

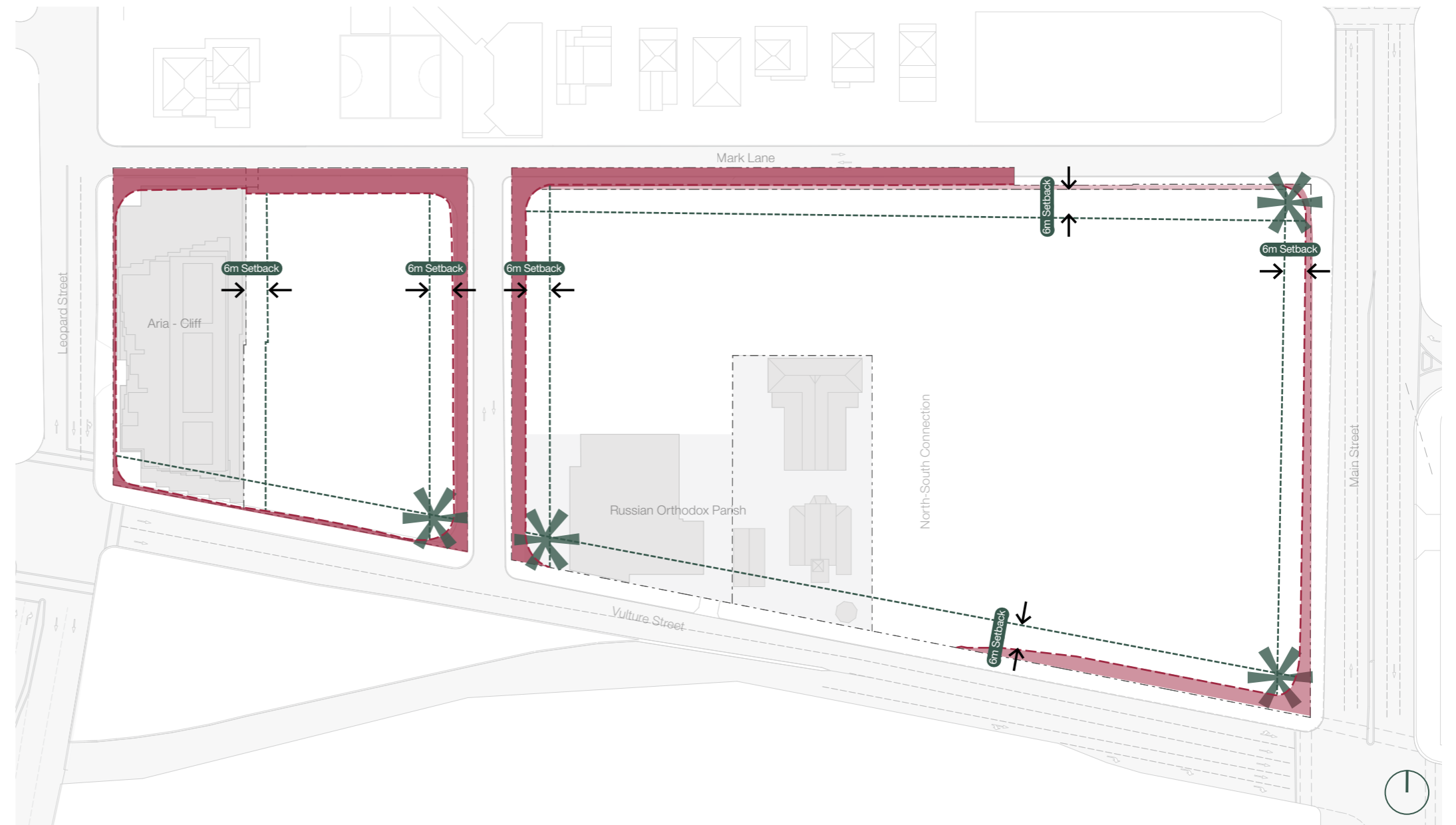
The scheme references the Woolloongabba Priority Development Area (PDA) to establish overarching planning controls to be observed.

Subtropical Uplift Opportunities

The Woolloongabba Plan facilitates the delivery of shaded intersections intended to increase canopy cover across the PDA, enabling a network of green streets.

Legend

- Road Dedication
- Footpath Easement
- * Subtropical Uplift Opportunity



Understanding the Precinct

Consideration - Heritage

St Nicholas Russian Orthodox Cathedral
State Heritage

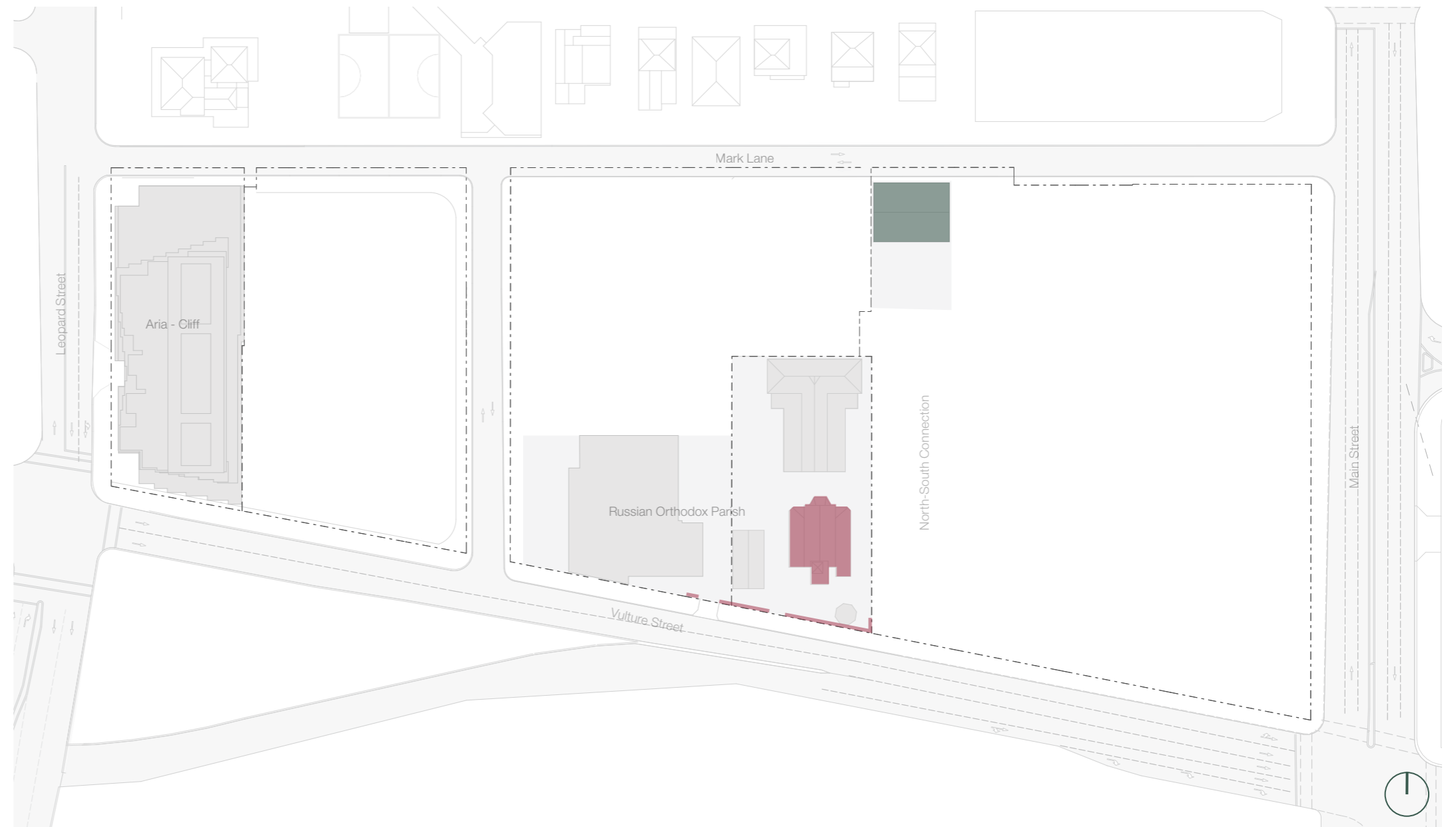


38 Mark Lane, Kangaroo Point
Local Heritage



Legend

- State Heritage
- Local Heritage



Understanding the Precinct

Consideration - Tunnel Constraints

Tunnel Constraints

Key to the planning impacts are the locations of the Cross-River Rail tunnel and the Clem7 Tunnel. The location of building forms have carefully considered the requirements and constraints around the tunnel.

Legend

- Clem7 Tunnel
- Podium Extent
- Tower Extent



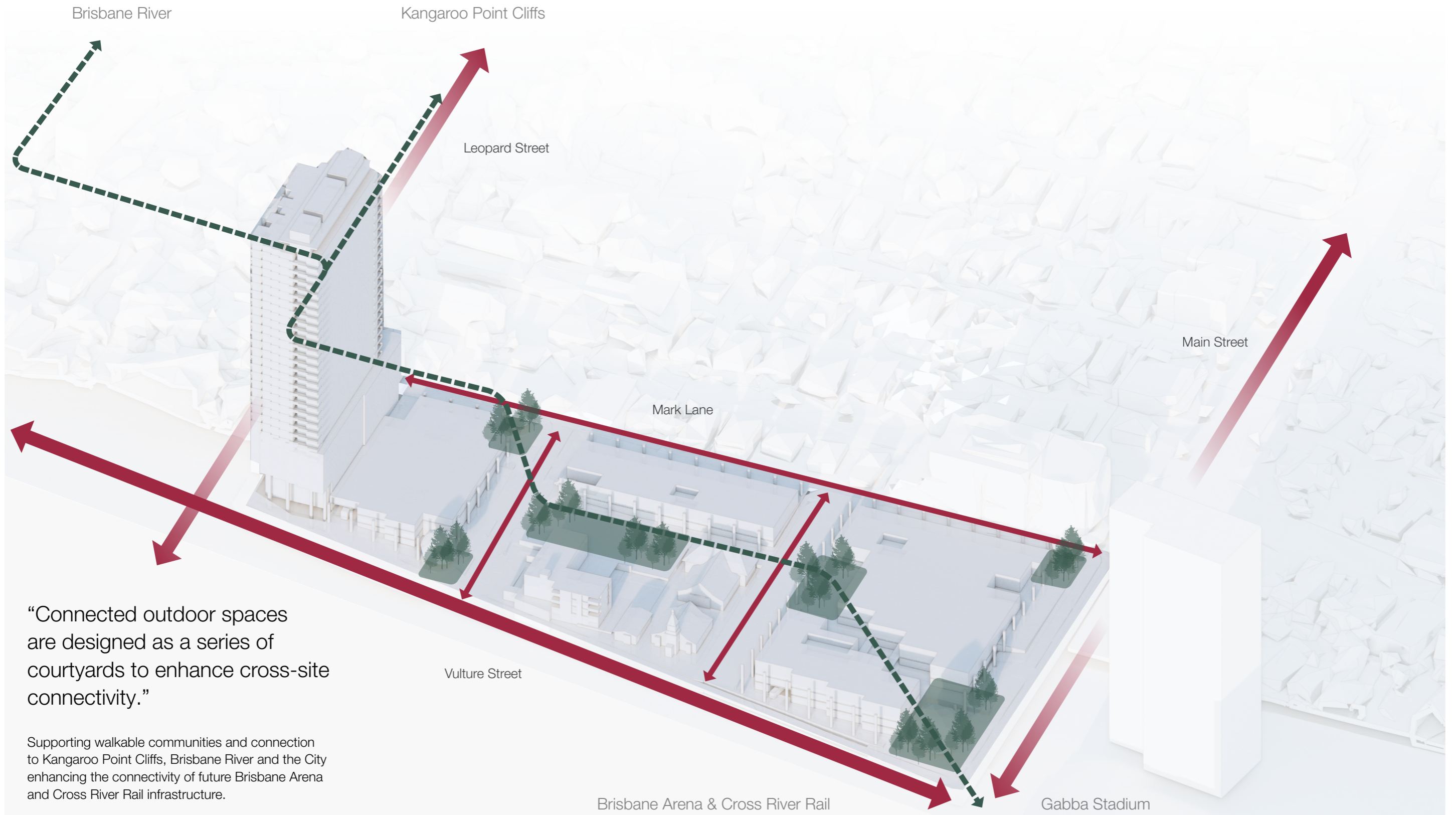
To be read in conjunction with specialist report by Tunnel and Structural Engineer.

Public Realm Response

Porosity • Subtropicality • Vibrancy

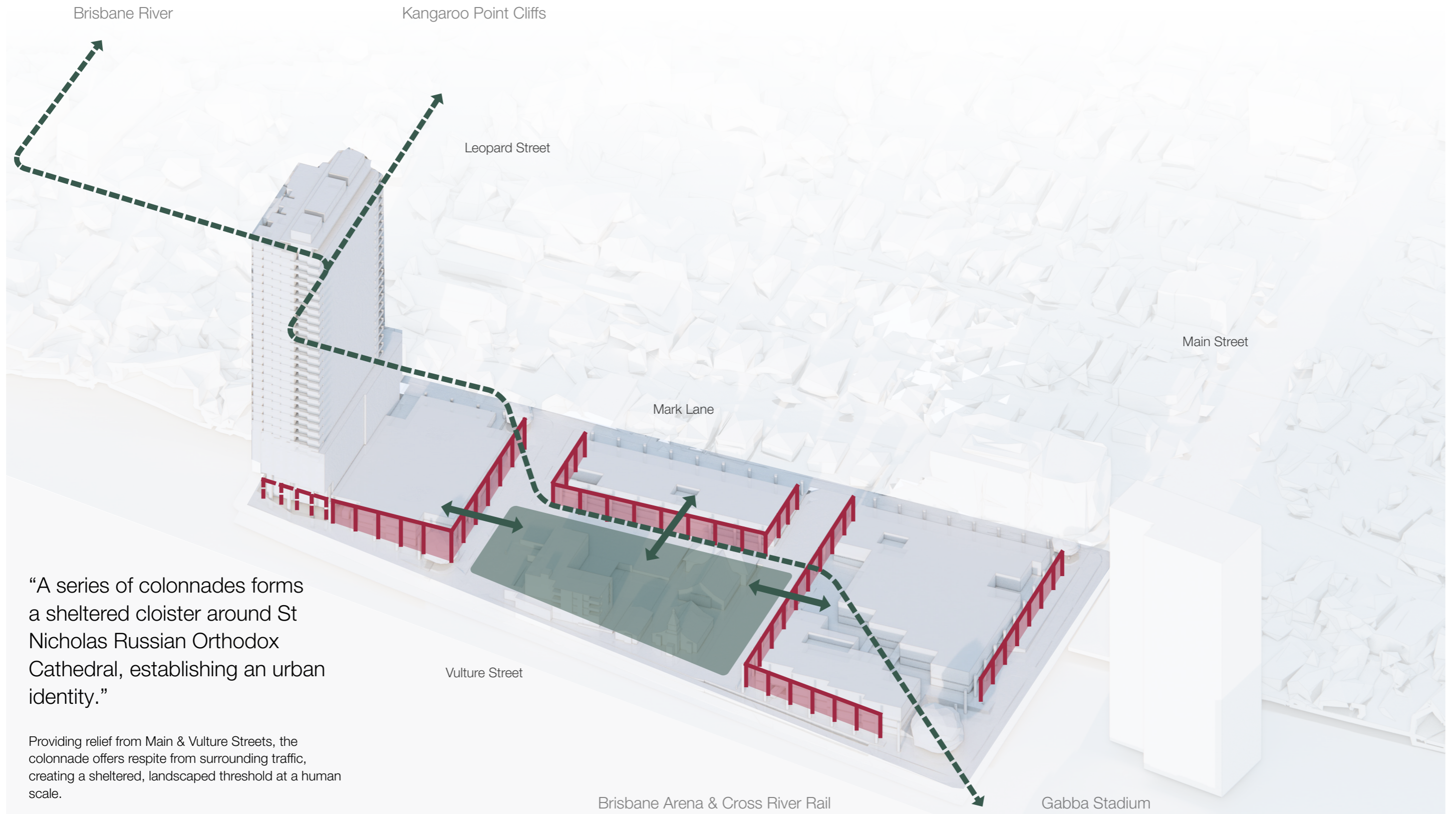
Public Realm Response

Cross Site Connections



Public Realm Response

Colonnades and Cloisters

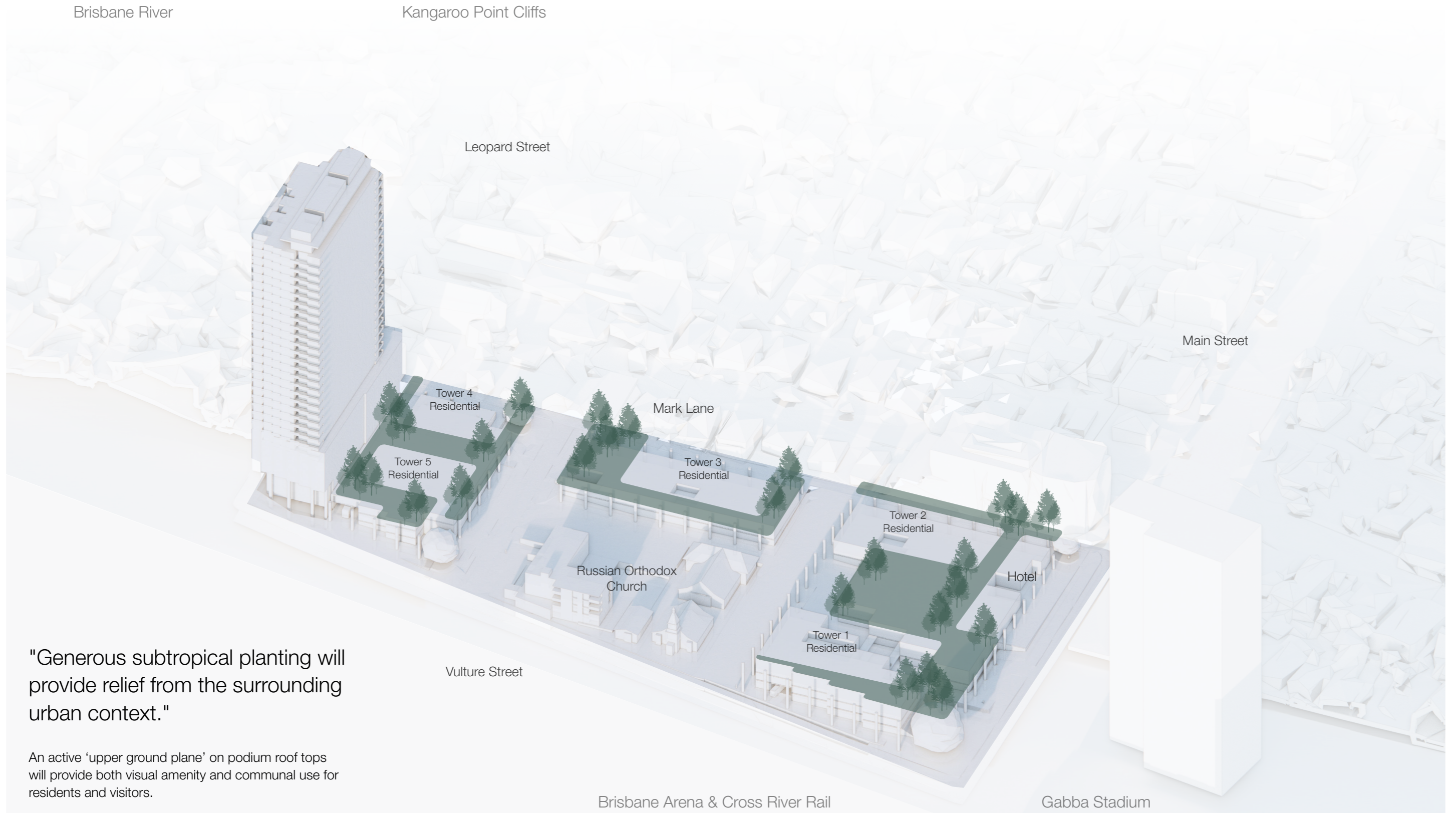


“A series of colonnades forms a sheltered cloister around St Nicholas Russian Orthodox Cathedral, establishing an urban identity.”

Providing relief from Main & Vulture Streets, the colonnade offers respite from surrounding traffic, creating a sheltered, landscaped threshold at a human scale.

Public Realm Response

Activated Podium

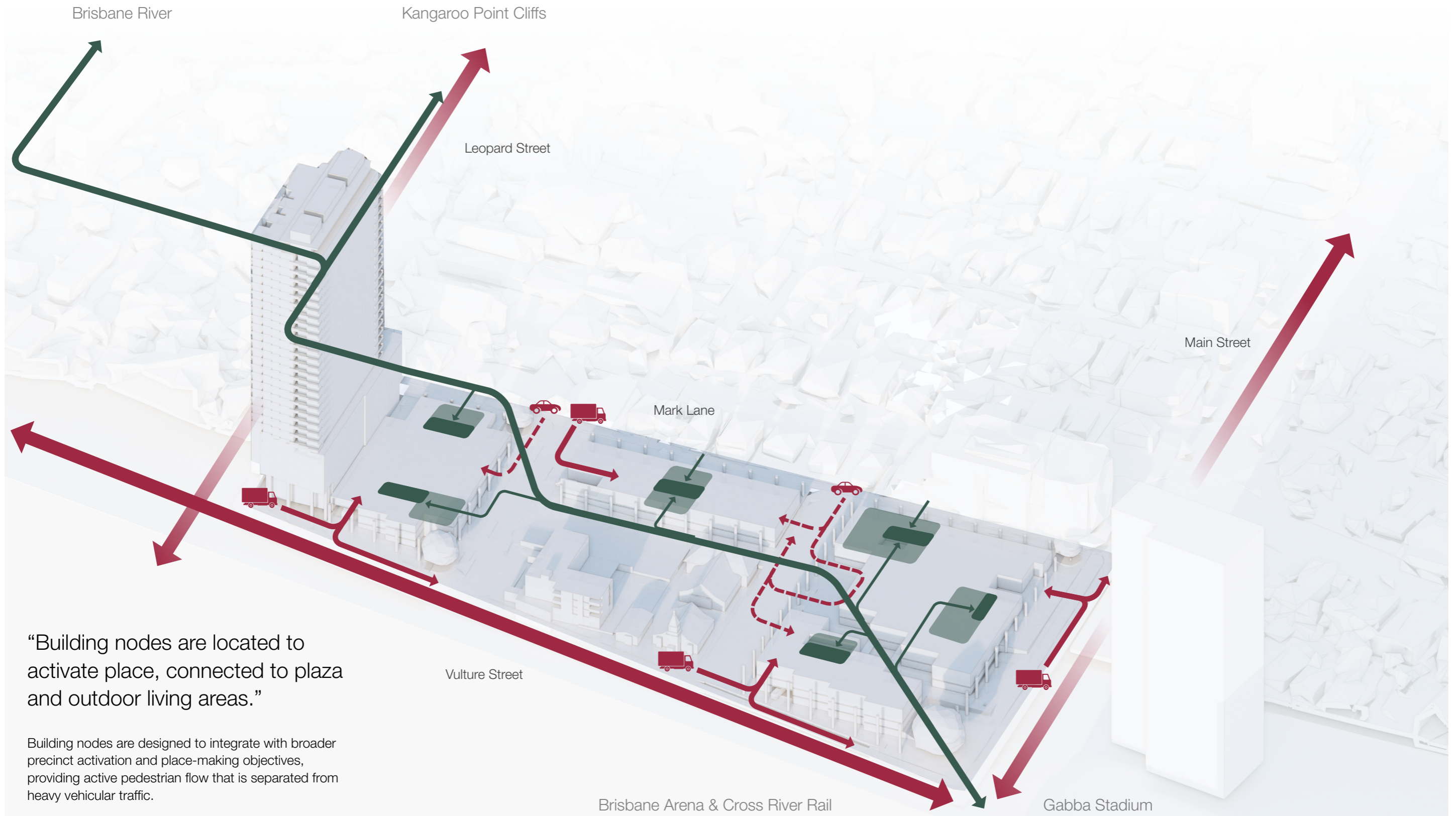


"Generous subtropical planting will provide relief from the surrounding urban context."

An active 'upper ground plane' on podium roof tops will provide both visual amenity and communal use for residents and visitors.

Public Realm Response

Pedestrian and Vehicular Circulation



“Building nodes are located to activate place, connected to plaza and outdoor living areas.”

Building nodes are designed to integrate with broader precinct activation and place-making objectives, providing active pedestrian flow that is separated from heavy vehicular traffic.

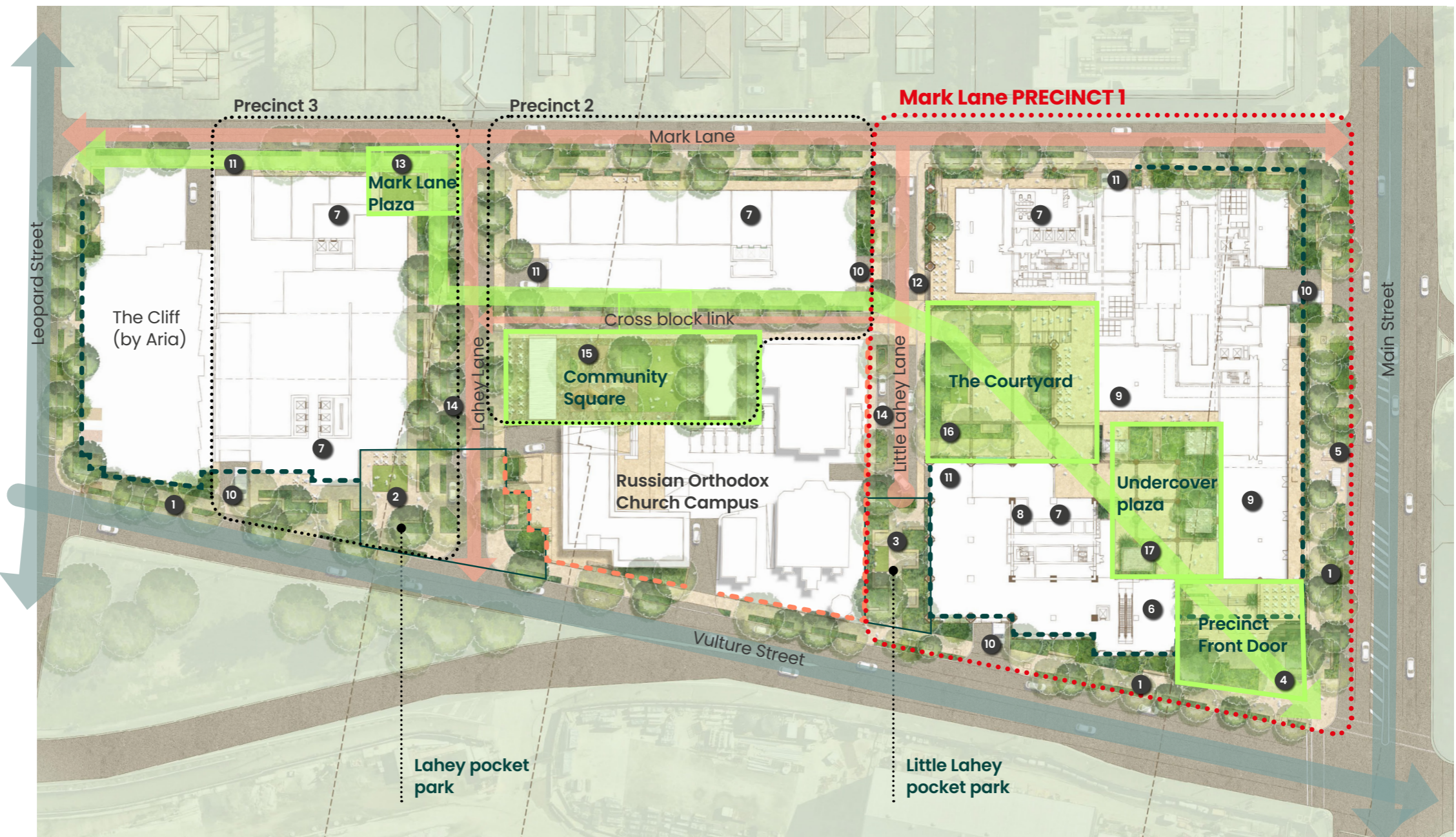
Public Realm Response

Landscape Plan by Urbis

Precinct Master Plan.

LEGEND

- 1 Vulture and Main Streets
Subtropical Boulevard
- 2 Subtropical corner pocket park
(minor shaded intersection)
- 3 Subtropical cross block link
pocket park
- 4 Major shaded intersection &
precinct front door
- 5 Main Street relocated bus stop
- 6 Community use
- 7 Residential Lobby
- 8 Childcare Lobby
- 9 Hotel Lobby & Restaurant
- 10 Loading/ servicing access
- 11 Basement/ podium parking
vehicle access
- 12 Hotel porte cochere and
parking access
- 13 North facing community green
and outdoor dining edge
- 14 On street parking
- 15 Community Square with
lawn, shaded seating, dining
pavilions and play elements
- 16 Precinct courtyard with lawn,
deep planting and shaded
seating, public art, cafe
pavilion and outdoor dining
edges
- 17 Undercover plaza & tenancy
access



DESIGN APPROACH.

Built Form Response

Responding to Context

Masterplan Design Response

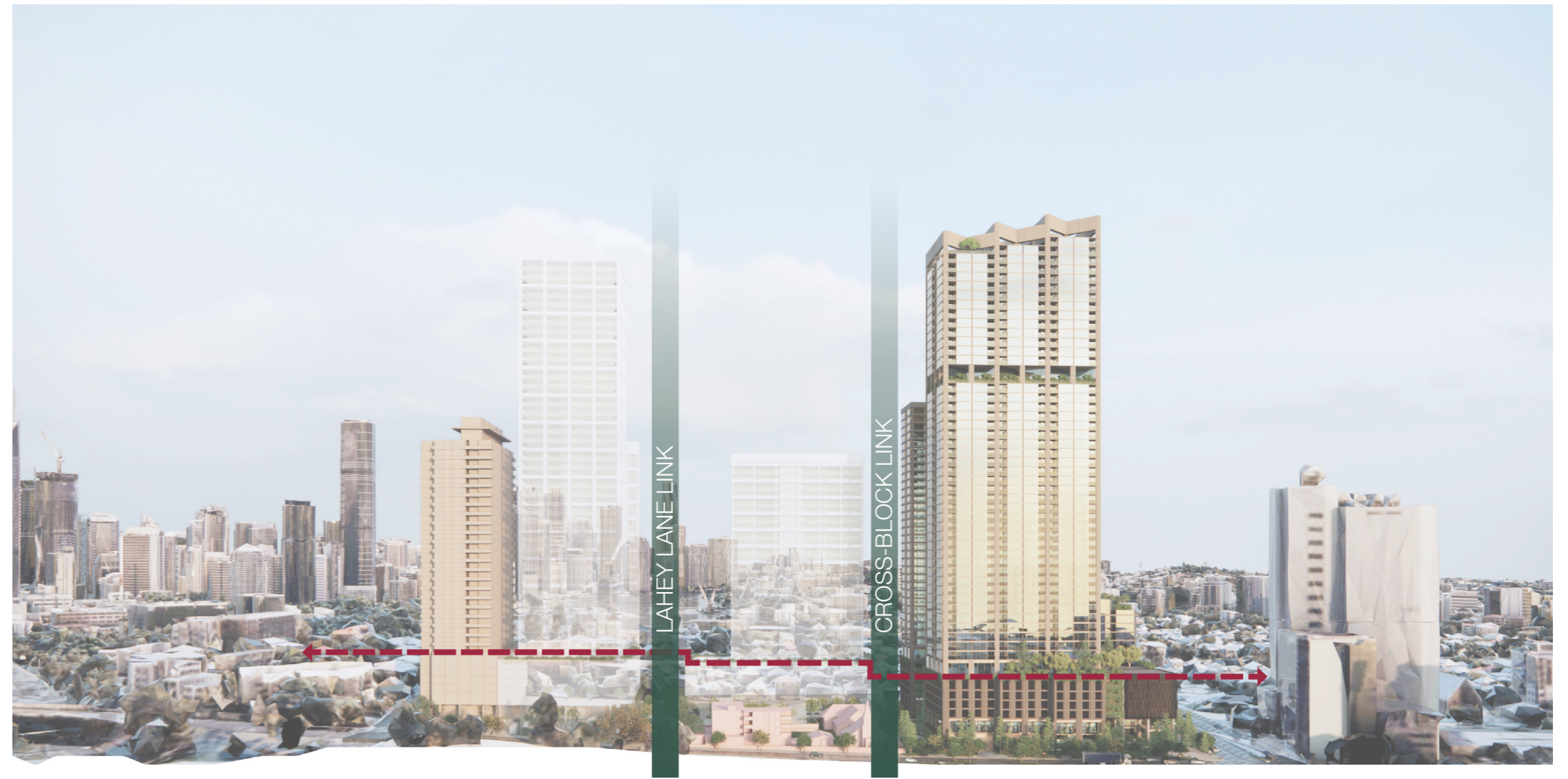
Podium Articulation - Relationship to Cliff by Aria

Responding to Existing Context

The master plan considers its relationship with existing context; in particular the podium of Cliff by Aria. The master plan intends to be sympathetic to both the height of the podium and to continue the colonnade language along the street.

Podium Articulation

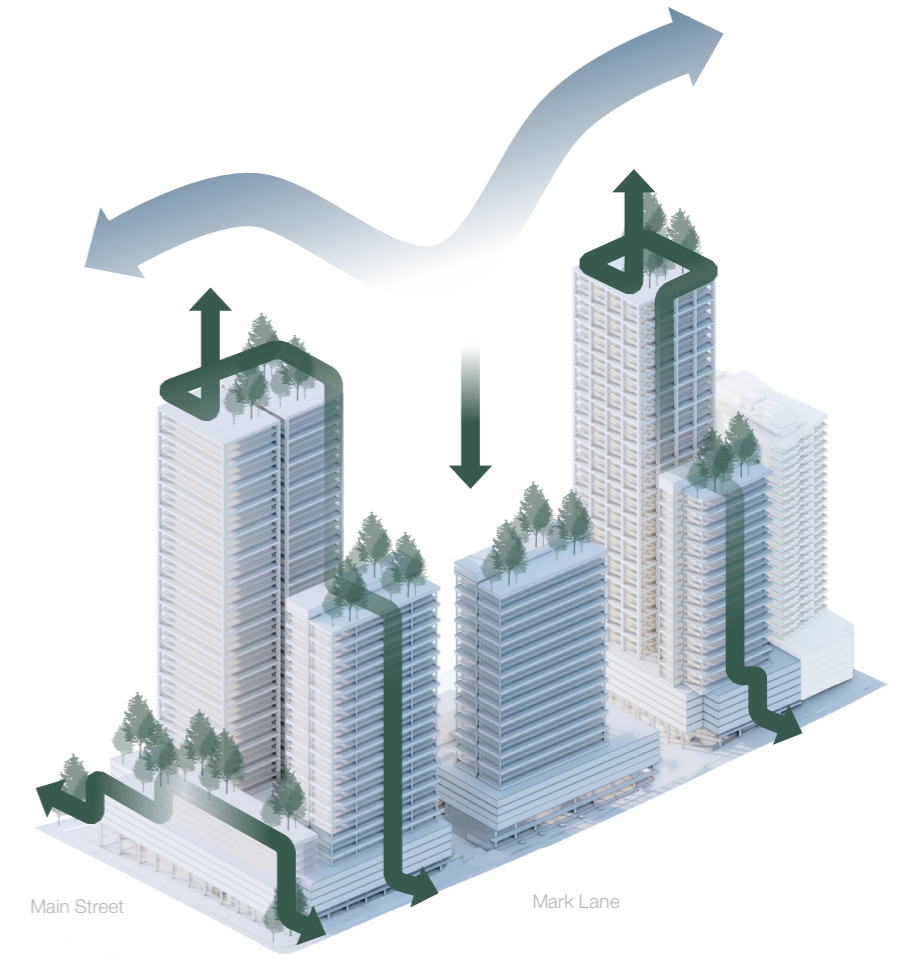
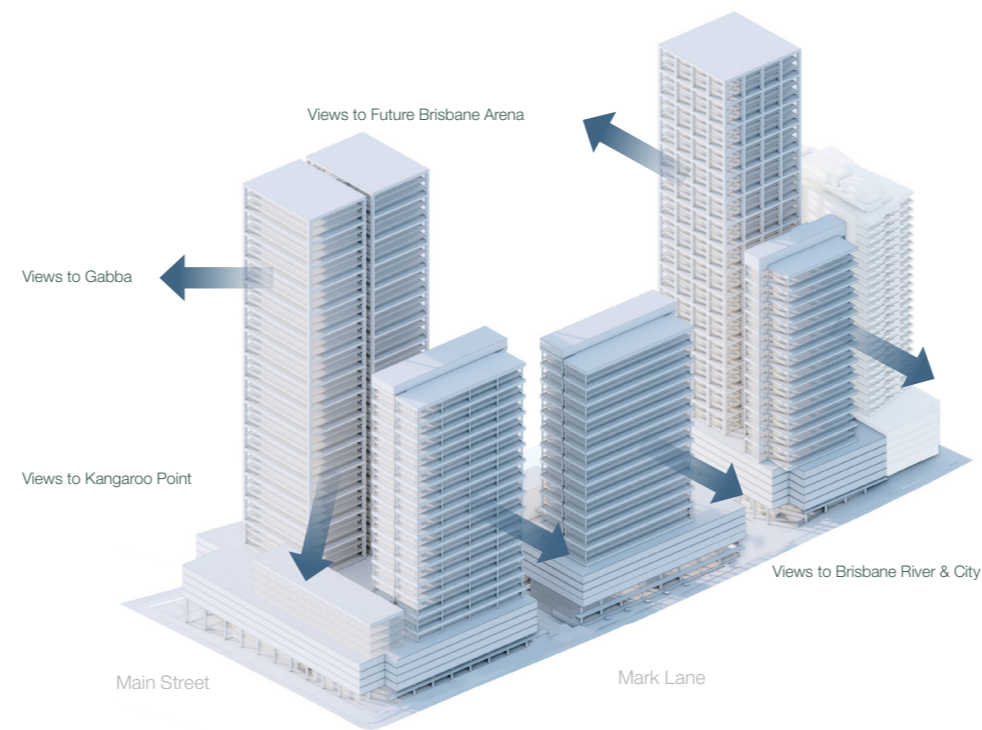
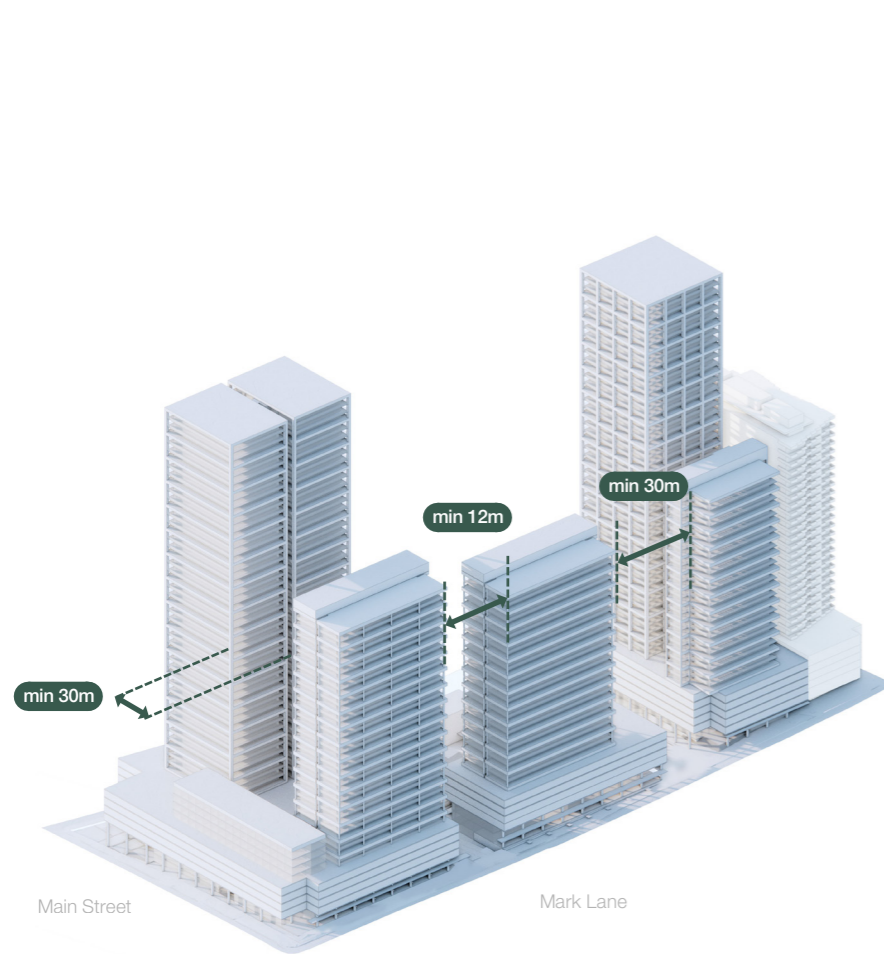
The podium will be further articulated to respond to the falling topography along the length of Vulture Street to create a street scale that relates to context.



Artists impression only.

Masterplan Design Response

Tower Articulation



Building Separation

- Maximises separation between buildings to enhance urban environment
- Increased separation to highrise tower for increased amenity
- Rationalised orientation of buildings

Views

- Maximises separation between buildings to enhance urban environment
- Increased separation to highrise tower for increased amenity
- Rationalised orientation of buildings

Responding to Context

- Corners / urban marker / gateway
- Stepping down to Mark Lane
- Transitioning down to lower density

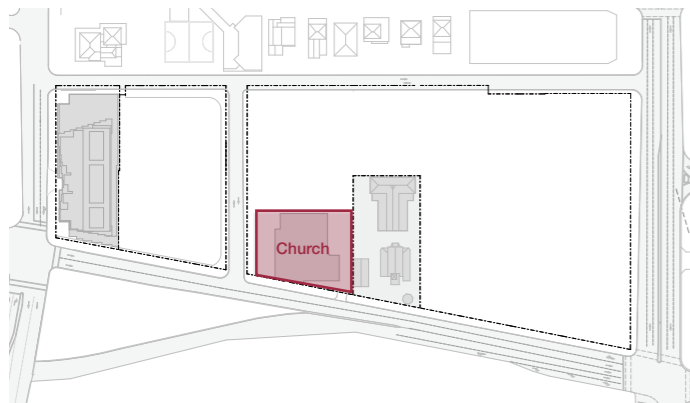
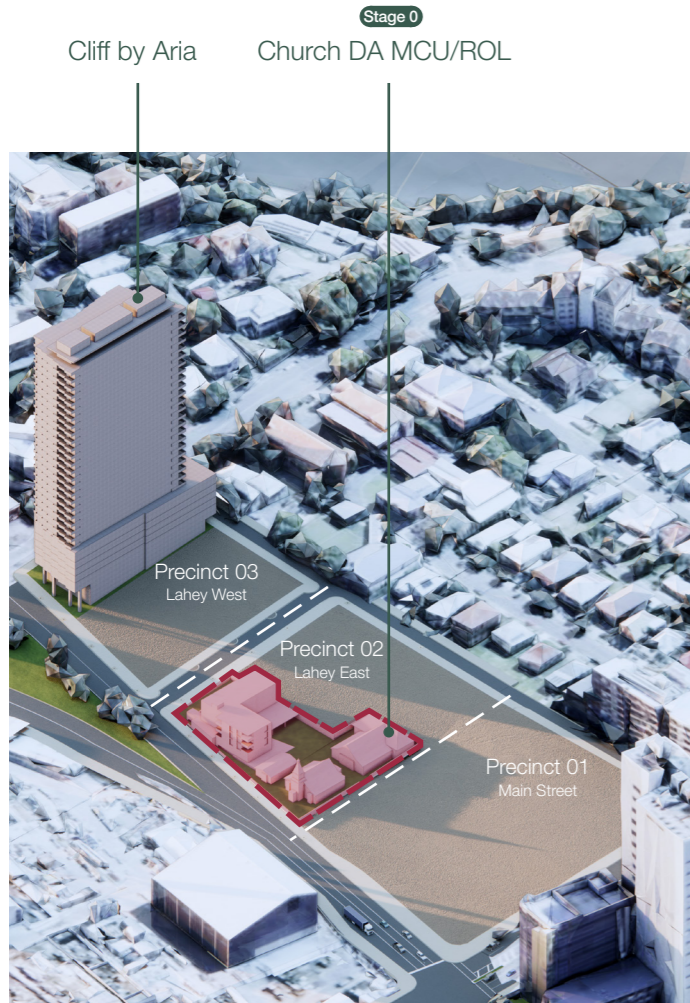
Milestones

Precinct Staging Diagrams

Milestones

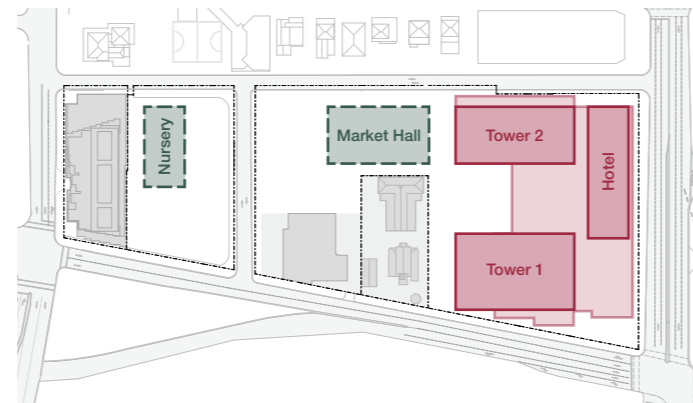
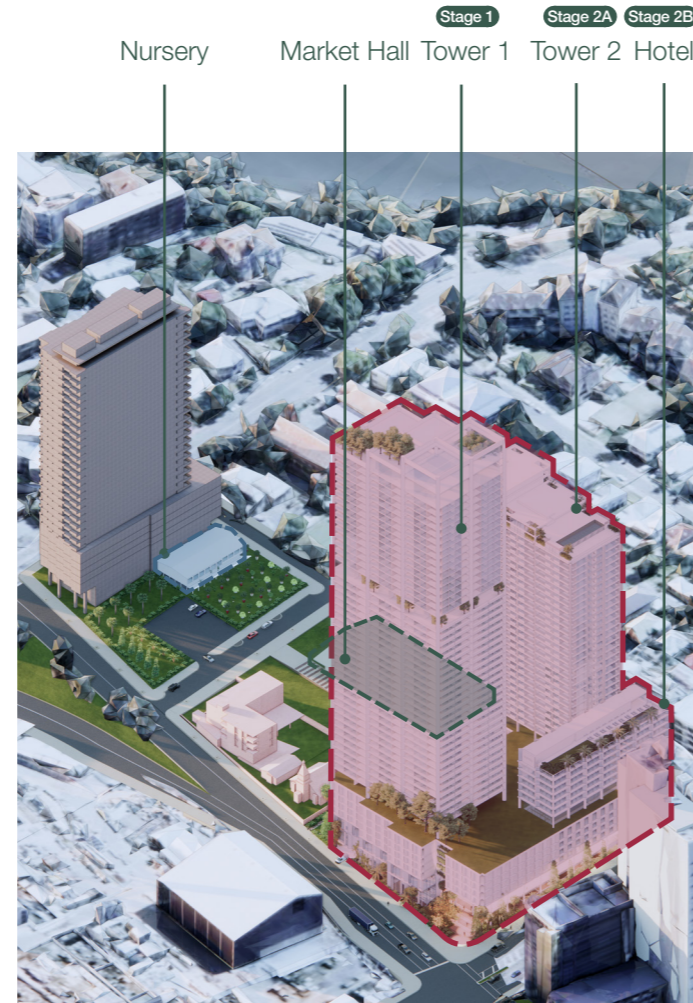
Precinct Staging Diagrams

Milestone 1



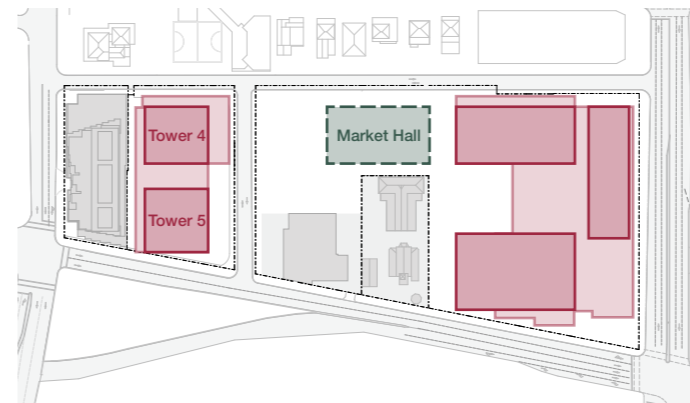
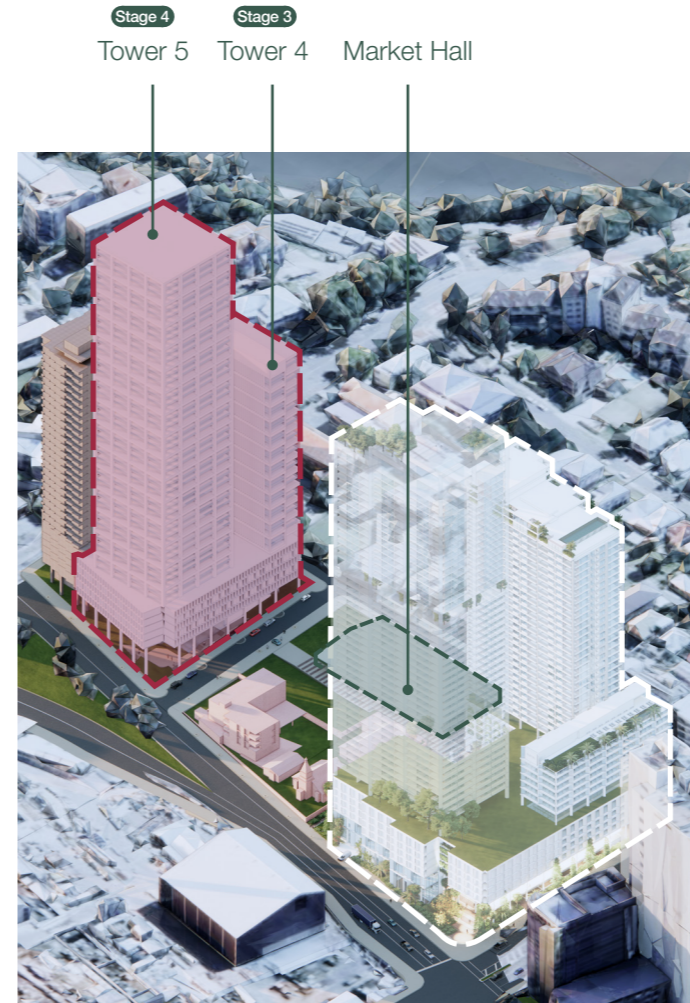
- Milestone 1**
- St. Nicholas Cathedral
 - Cliff by Aria

Milestone 2



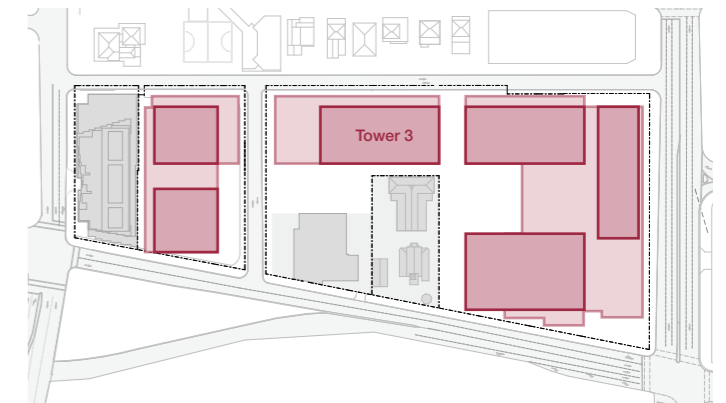
- Milestone 2**
- Stage 01 (Tower 1)
 - Stage 2A (Tower 2)
 - Stage 2B (Hotel)
- Interim Activation**
- Lahey Lane Nursery
 - Market Hall

Milestone 3



- Milestone 3**
- Tower 4
 - Tower 5
- Interim Activation**
- Market Hall

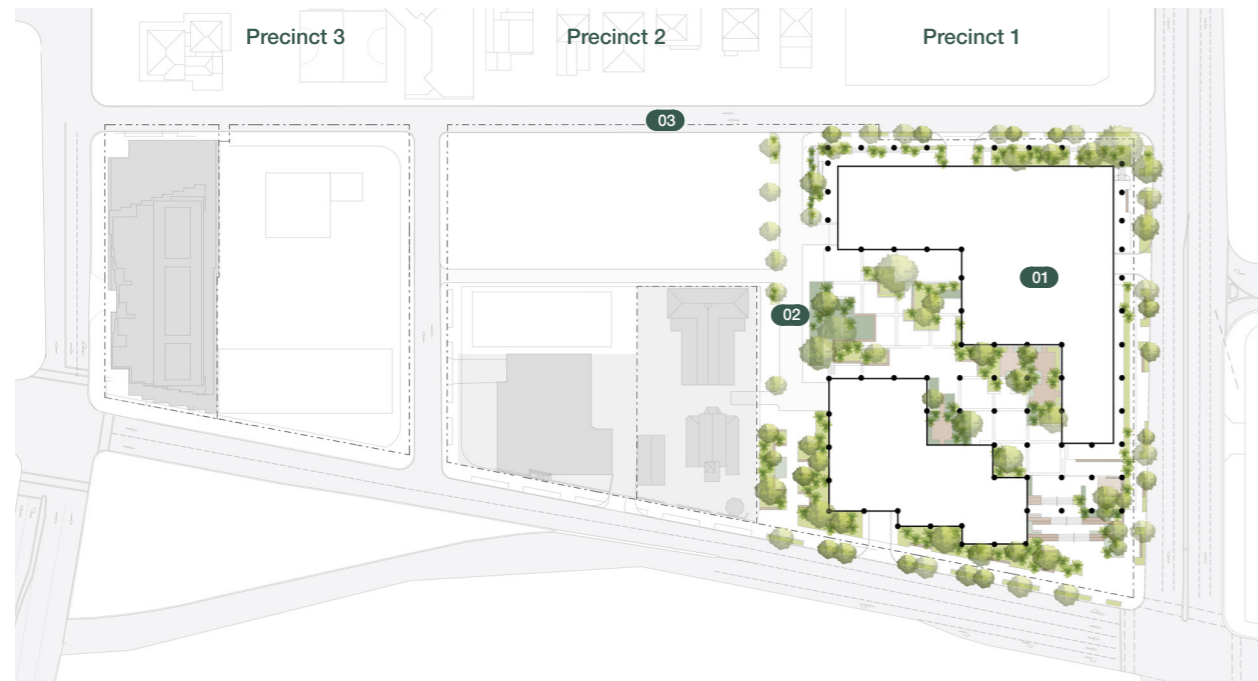
Milestone 4



- Milestone 4**
- Tower 3
 - Wellness Hub
 - Urban Landscape

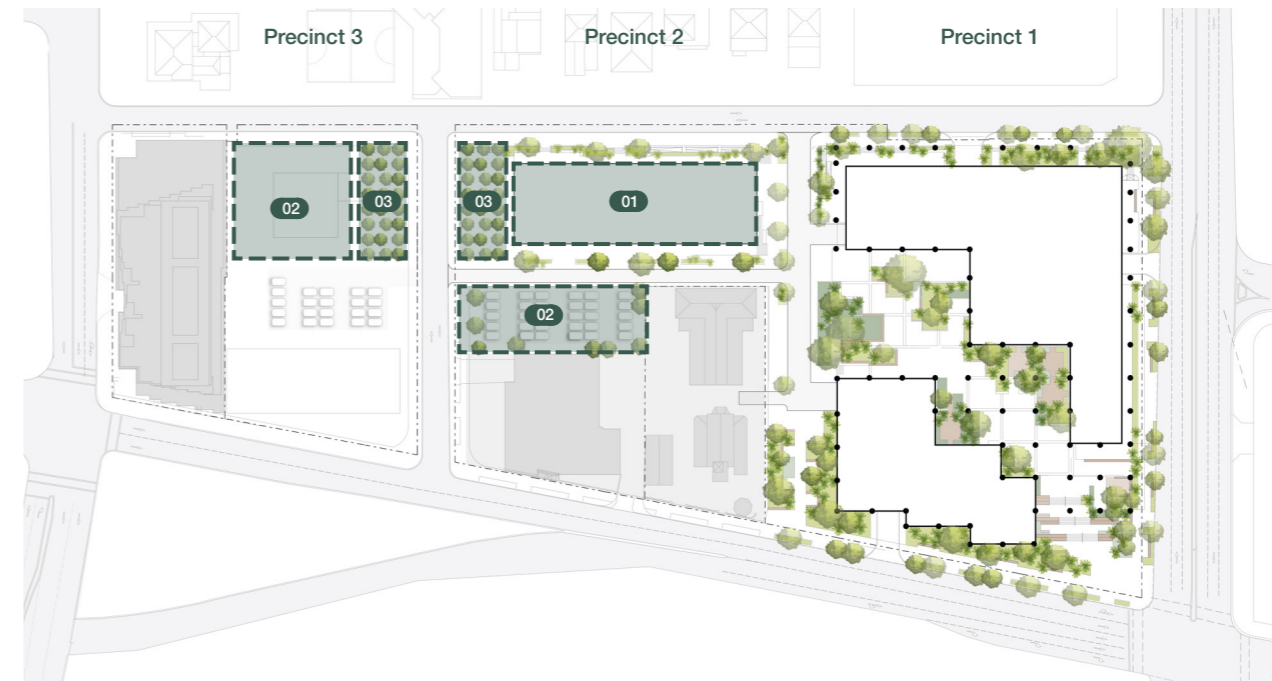
Precinct Staging

Interim Activation Illustrative Diagrams



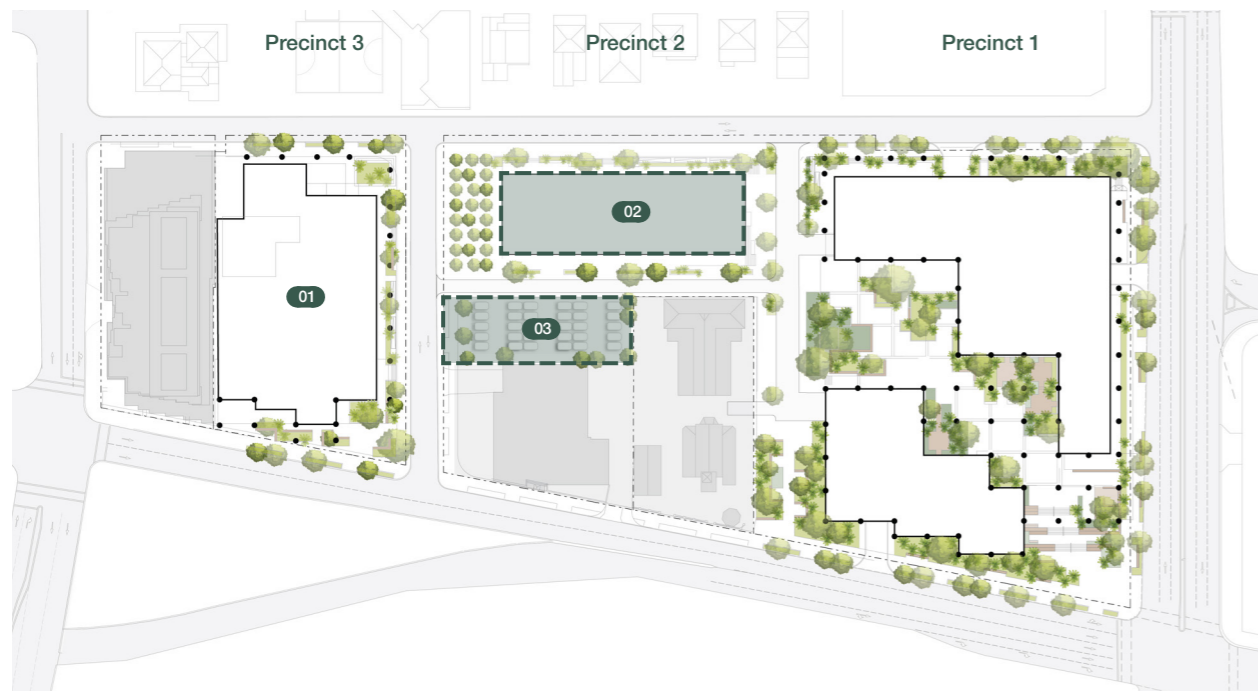
Milestone 1

- 01. Precinct 1 Construction; Residential Tower 1 & 2, Hotel, Podium
- 02. North / South Laneway
- 03. Mark Lane Road Widening Works



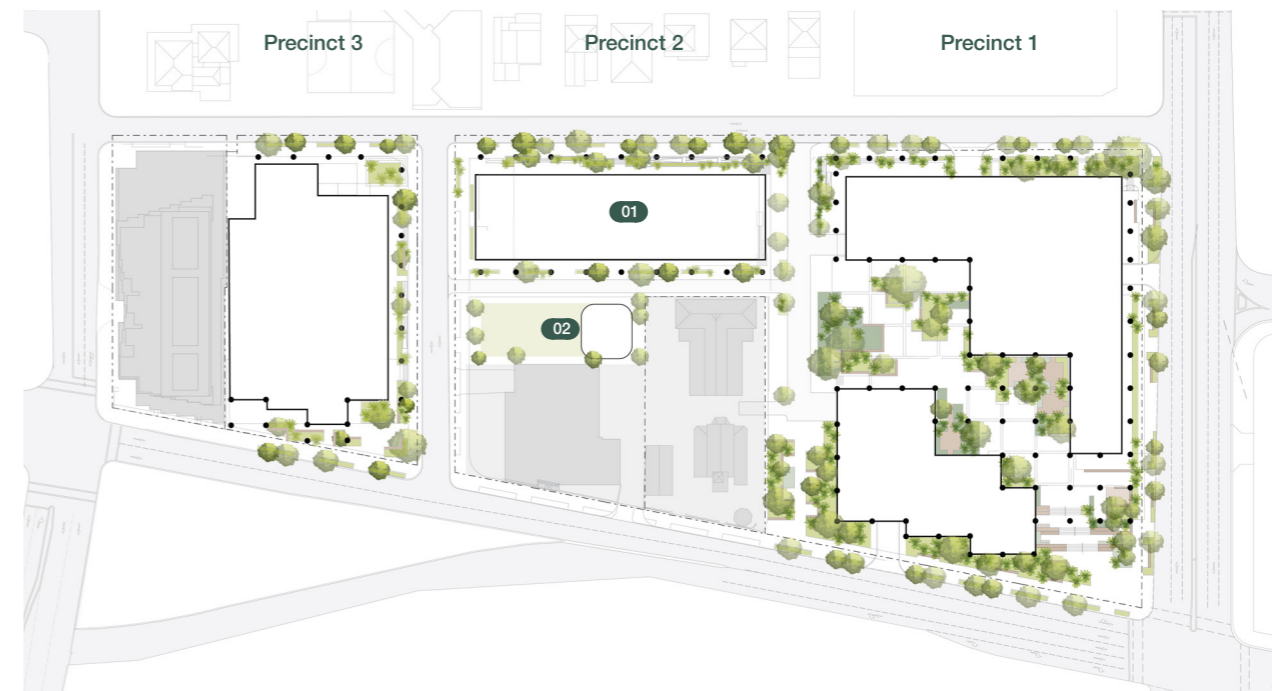
Milestone 2

- 01. Interim Structure; Market Hall
- 02. Interim Structure; Visitor Parking
- 03. Interim Structure; Nursery



Milestone 3

- 01. Precinct 3 Construction; Residential Tower 4 & 5, Podium
Nursery Reduced
- 02. Interim Structure; Market Hall
- 03. Interim Structure; Visitor Parking



Milestone 4

- 01. Precinct 2 Construction; Residential Tower 3, Podium
Removal of Nursery & Market Hall
- 02. Community Square & Feature Pavilion Building

Precinct Staging

Interim Activation—Precedent Imagery Prepared by Urbis

- 1 Temporary interactive tree storage/ nursery.
- 2 Temporary parklet with pop up furniture.
- 3 Fresh food market place.
- 4 Hospitality venue with outdoor seating in a garden setting
- 5 Marketplace and cafe tenancy.
- 6 Hospitality venue with outdoor seating in a garden setting
- 7 Temporary cafe



DESIGN APPROACH:

Milestones

Precinct Staging Diagrams

Tower 1	
Residential Units	683
3B — 25	3%
2B — 423	63%
1B — 235	34%
Resident Parks	532
Visitor Parks	103

Tower 2	
Residential Units	270
4B — 55	20%
3B — 55	20%
2B — 106	40%
1B — 54	20%
Resident Parks	326
Visitor Parks	41

Hotel	
Hotel Keys	177

	Tower 5
Residential Units	446

	Tower 4
Residential Units	120

	Tower 3
Residential Units	240



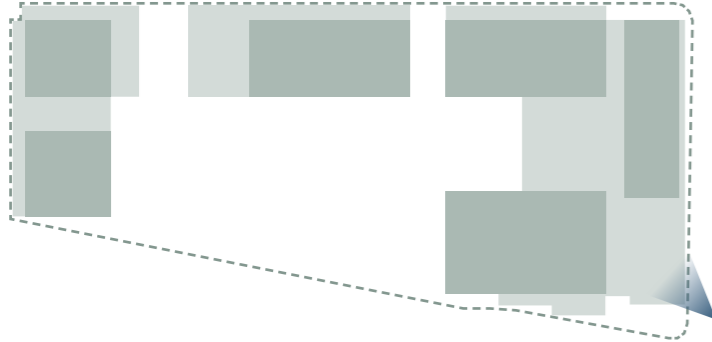
Artists impression only.

Design Perspectives

Pedestrian Experience

Design Perspectives

Vulture and Main Street Intersection

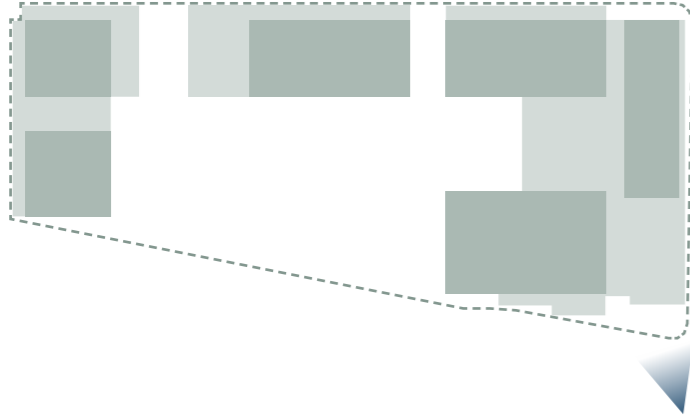


“Framed Portal Entrance to the Mark Lane Precinct. A pedestrian gateway into the courtyard.”

Artists impression only.

Design Perspectives

Vulture and Main Street Intersection



“Providing relief from Main & Vulture Streets, the colonnade offers respite from surrounding traffic, creating a sheltered, landscaped threshold at a human scale.”

Artists impression only.

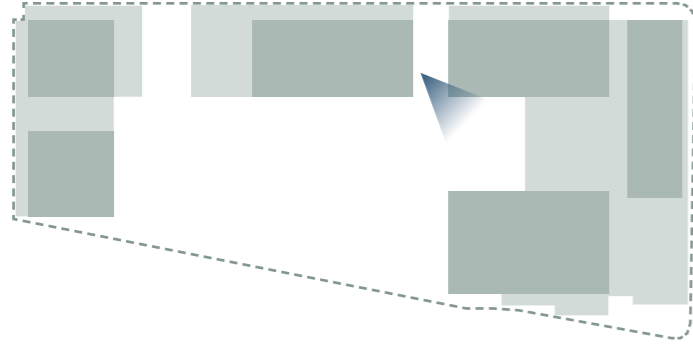
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Mark Lane Precinct

Design Perspectives

Subtropical Undercrofts

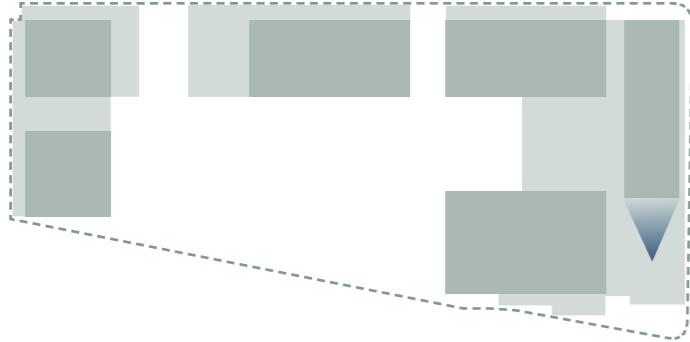


“Compressed scale to animate frontages along the pedestrian link into the Mark Lane Precinct.”

Artists impression only.

Design Perspectives

Subtropical Courtyards



“Public spaces shape urban courtyards, providing amenity, identity, and character.”

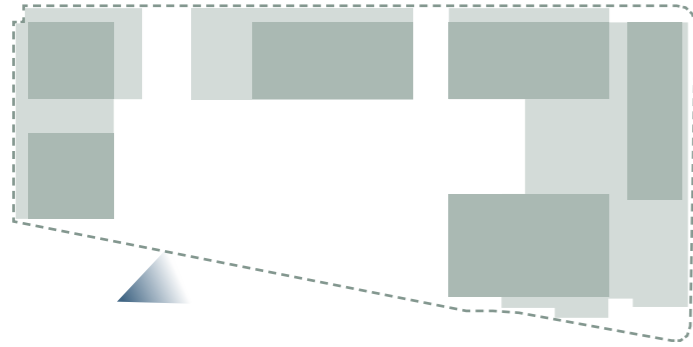
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Design Perspectives

Tower Articulation

Design Perspectives

Tower Articulation



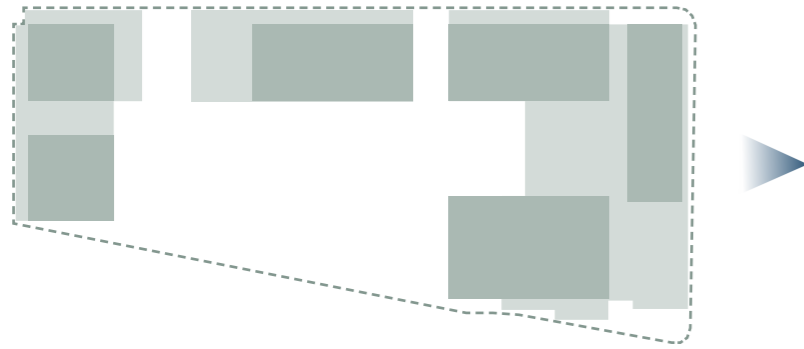
Artists impression only.

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Mark Lane Precinct

Design Perspectives

Tower Articulation



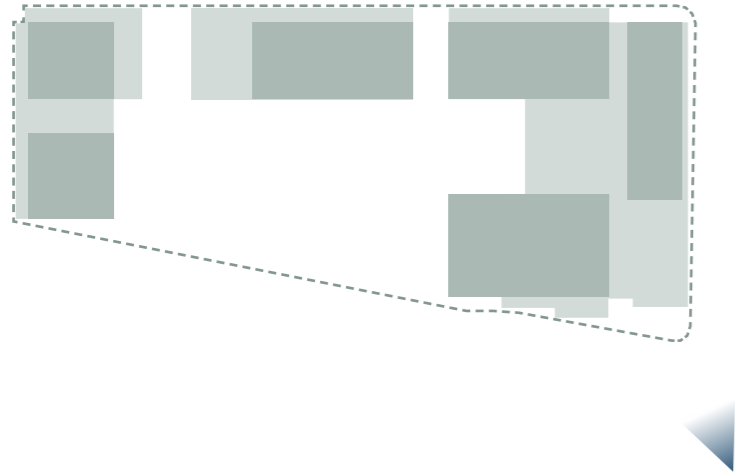
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Mark Lane Precinct

Design Perspectives

Tower Articulation



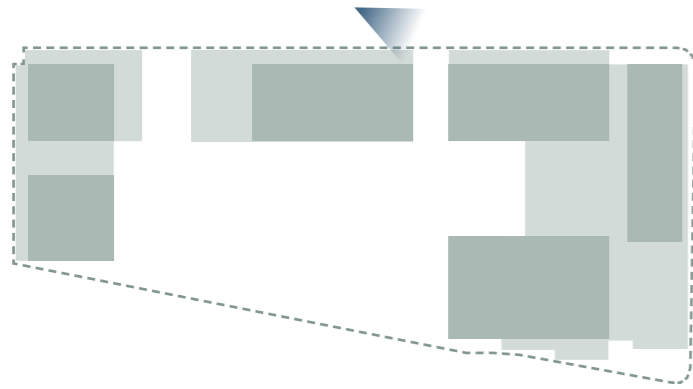
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Mark Lane Precinct

Design Perspectives

Tower Articulation



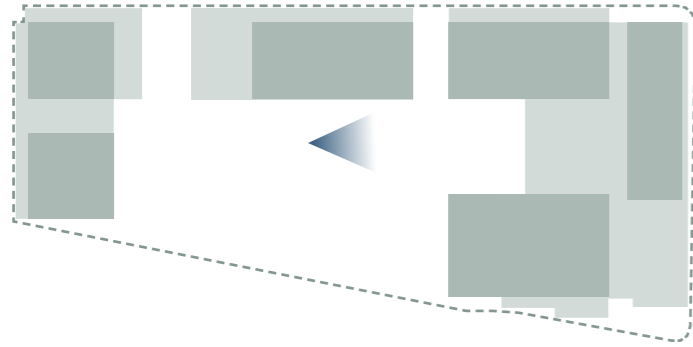
Artists impression only.

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Mark Lane Precinct

Design Perspectives

Tower Articulation



Artists impression only.

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Mark Lane Precinct



Artists impression only.




Philip Usher
constructions

W-B
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