



# INFORMATION MEMORANDUM

292 MONTAGUE ROAD,  
WEST END

Prepared by Ray White Commercial QLD  
NOVEMBER 2020



Outline indicative only



Outline indicative only

# THE OPPORTUNITY

Ray White Commercial (QLD) are pleased to exclusively offer 292 Montague Road, West End QLD for sale.

This is a terrific opportunity to purchase your own freehold commercial building to occupy, invest or develop. The current owners have a current Development Approval which provides you with the opportunity to value add immediately.

The property is ideally situated on the corner of Montague Road and Vulture Street, two of the area's main thoroughfares. The site enjoys unrivalled proximity to Davies Park, Montague Markets and all the amenity West End has to offer.

Highlights include:

- 554sqm\* corner site
- DA for 5 retail suites and office extension (see **Appendix A** for plans)
- Existing fit out includes first floor modern office and ground floor warehousing
- West End recorded a 3-year average annual population growth rate of 4.63% exceeding the Queensland average of 1.72%.<sup>1</sup>
- Affluent precinct with household income levels 31% above the QLD average.<sup>2</sup>
- Mixed use (Corridor) Zoning
- Corner site providing dual street access

There is ongoing demand in the Brisbane fringe for both investors and occupiers. The property must be sold at auction if not earlier, act now to avoid disappointment as it will not last long.



[Video Link](#)

For Property Enquiries:

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For Funding Enquiries:

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Green Finance Group  
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E [james@greenfinancegroup.com.au](mailto:james@greenfinancegroup.com.au)

\*Approximately/Reported  
<sup>1</sup> GapMaps 2020  
<sup>2</sup> ABC Census Data



# PROPERTY SUMMARY

<b>Address</b>	292 Montague Road, West End
<b>Property Description</b>	<p>The site is improved with a two storey office and warehouse building constructed from brick. The building offers expansive warehouse space currently suitable for pallet racking and light industrial use. The warehouse space is accessible via Vulture Street with rear driveway access allowing for convenient loading and unloading capability. The upstairs office space has been recently refurbished to a high standard and is equipped with two private offices and toilet and shower amenities.</p> <p>Overall the property enjoys dual street frontage to Montague Road and Vulture Street providing direct access to South Bank, the Brisbane CBD and further to the Pacific Motorway. The site has considerable development upside and is 4 storey code assessable. The facade of the building also provides upside for future signage income to be achieved on the property (subject to council approval).</p>
<b>Land Area</b>	554m <sup>2</sup>
<b>Net Lettable Area</b>	Ground floor 370m <sup>2</sup> * Level 1 358m <sup>2</sup> * (pending Council approval)
<b>Lot and Plan</b>	L1 RP106544
<b>Street Frontage</b>	The property offers a 15m* frontage to Montague Road and 35m* to Vulture Street.
<b>Applicable Plan</b>	South Brisbane Riverside Neighbourhood Plan
<b>Zoning</b>	QPP-MU3 - MIXED USE (CORRIDOR) ZONE

\*Approximately



# LOCATION & ECONOMIC OVERVIEW

THE WEST END PRECINCT BRINGS TOGETHER A VIBRANT COMMUNITY ENVIRONMENT COMBINED WITH ULTRA CONVENIENT ACCESSIBILITY TO BRISBANE'S BEST COMMERCIAL, ENTERTAINMENT, AND RECREATIONAL PRECINCTS.

West End has a quirky, local characteristic described as a fusion of cultures and mix of alternative and vintage. The shops, restaurants and lively lifestyle reflect this inner-city suburb's charm and growth potential.

Bordered by the Brisbane River, this lifestyle destination has access to the best health and educational institutions, employment opportunities and cultural facilities. Just metres from riverside parkland, cycling and walking tracks, this rare opportunity is also a short walk to the City Cat, high-frequency City Glider bus and West End's vibrant restaurants, cafés, shops and markets.

With the CBD just 2.0km\* away, this prized location is also minutes from Southbank, major hospitals, the University of Queensland and within the coveted catchments of both West End Primary and Brisbane State High Schools.

West End has experienced significant gentrification over the past few years encompassing the construction of numerous high-end residential and commercial development projects.

The suburb has recently recorded a SEIFA (Social Advantage and Disadvantage Score) of 8.20/10 ranking highly amongst other Australian areas.<sup>2</sup> Furthermore, West End currently benefits from a high 85% white collar workforce which drove a total retail spend of \$842 million dollars over the past calendar year.<sup>2</sup> **(Full demographics report available upon request)**

West End is expected to benefit further from the highly anticipated completion of the \$1.24Bn Brisbane Metro (2023), and the \$5.4Bn Cross River Rail project due for completion in (2024). This transport infrastructure development is also underpinned by the construction of the \$3.6Bn Queens Wharf Casino project and the \$2Bn Brisbane Live redevelopment [\(click HERE\)](#)<sup>3</sup>.

Source: GapMaps (2km Catchment Analysis)<sup>2</sup> | Nearmaps<sup>1</sup> | Brisbane Development<sup>3</sup>

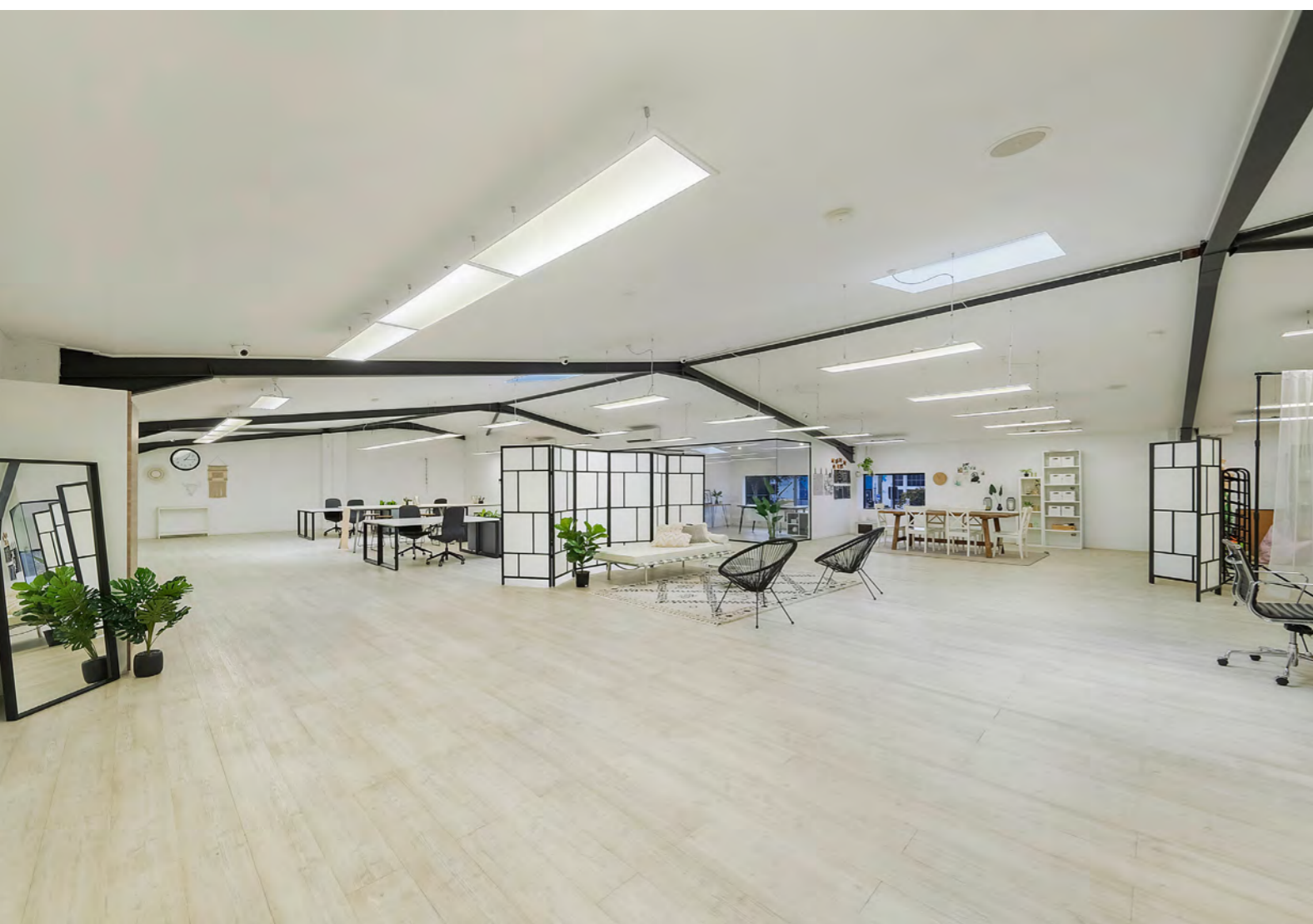
Approximately\*



# IMPROVEMENTS

## Construction & Building Services

Floor	Upstairs office: Vinyl flooring
	Bathrooms: Tile
	Warehouse: Concrete
Frame & Facade	Brick and panel cladding
Internal walls	Upstairs office: Plasterboard and glass panelling
	Bathrooms: Tile
	Warehouse: Brick & plasterboard
Ceilings	First floor ceiling consists of plasterboard supported by exposed steel beams. Ground floor ceiling consists of exposed timber beams.
Roof	Sheet metal
Stairs	Internal staircase for access to level 1.
Security	Basic services



# ESTIMATED OUTGOINGS

Outgoings	Annual Outgoings
Land Tax	\$21,000 (based on single holding)
Local Government Rate and Charges	\$17,752
Insurance	\$3,030
<b>TOTAL OUTGOINGS</b>	<b>\$41,782</b>

\*Approximately

# TOWN PLANNING OVERVIEW

292 Montague Road is referenced under the Brisbane City Plan 2014 and is zoned (MU3) Mixed Use Corridor. MU3 zoning is flexible and allows for a variety of potential redevelopment options including a mix of business, retail, residential, service industry and tourism accommodation. The property is further referenced under the Riverside South Precinct of the (South Brisbane Riverside Neighbourhood Plan/ NP007). This plan specifies a maximum code assessable building height of 4 storeys for the subject property.

The property is not subject to any character or heritage zoning constraints as per the 2014 City Plan. Furthermore the property is not subject to any major flooding events with the property exhibiting a (Minimum Ground Level) of 6.1 metres which remains above the (Defined Flood Level) of 5.4 metres. To the best of our knowledge 292 Montague Road is not listed on any Contaminated Land or Environmental Management Registers and has no Asbestos contamination.

We note that the subject property currently has active Development Approval for the construction of five retail suites and an extension to the existing office space.

**BCC Zoning Overlay Map**



Source: Brisbane City Council City Plan (2014)

**NearMaps Aerial Photography**

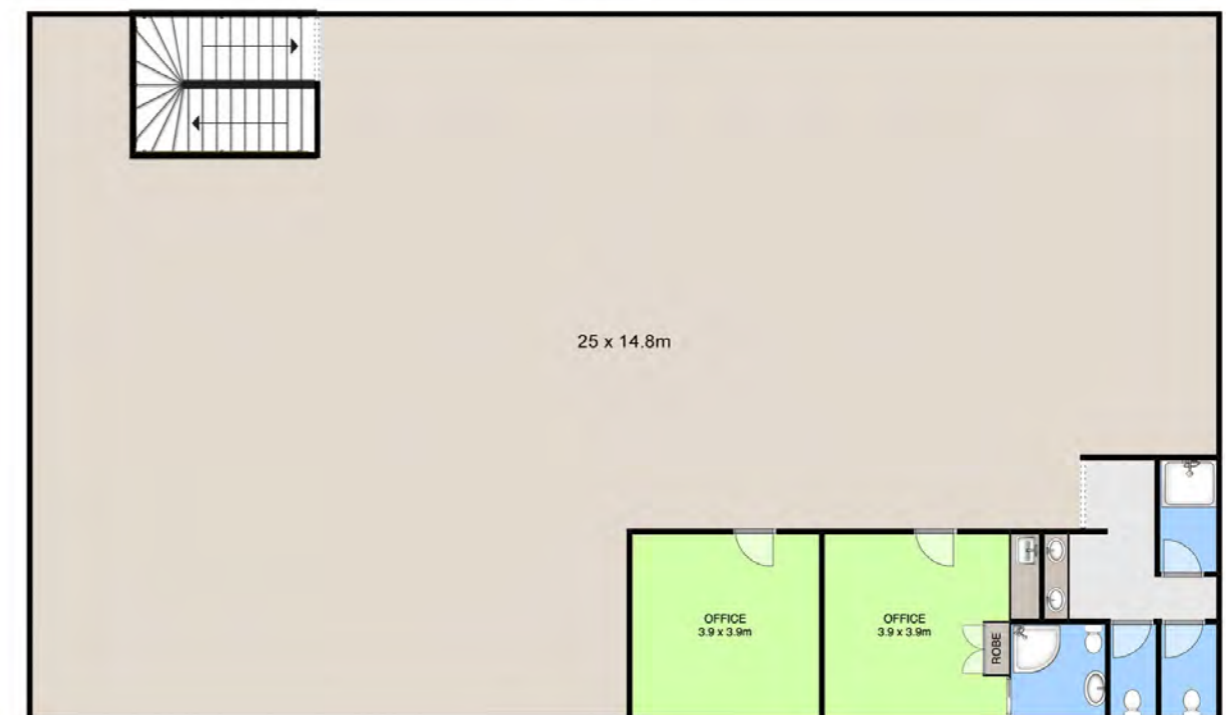


Source: NearMaps (2020)

# FLOOR PLAN



LOWER LEVEL



UPPER LEVEL

292 MONTAGUE RD, WEST END

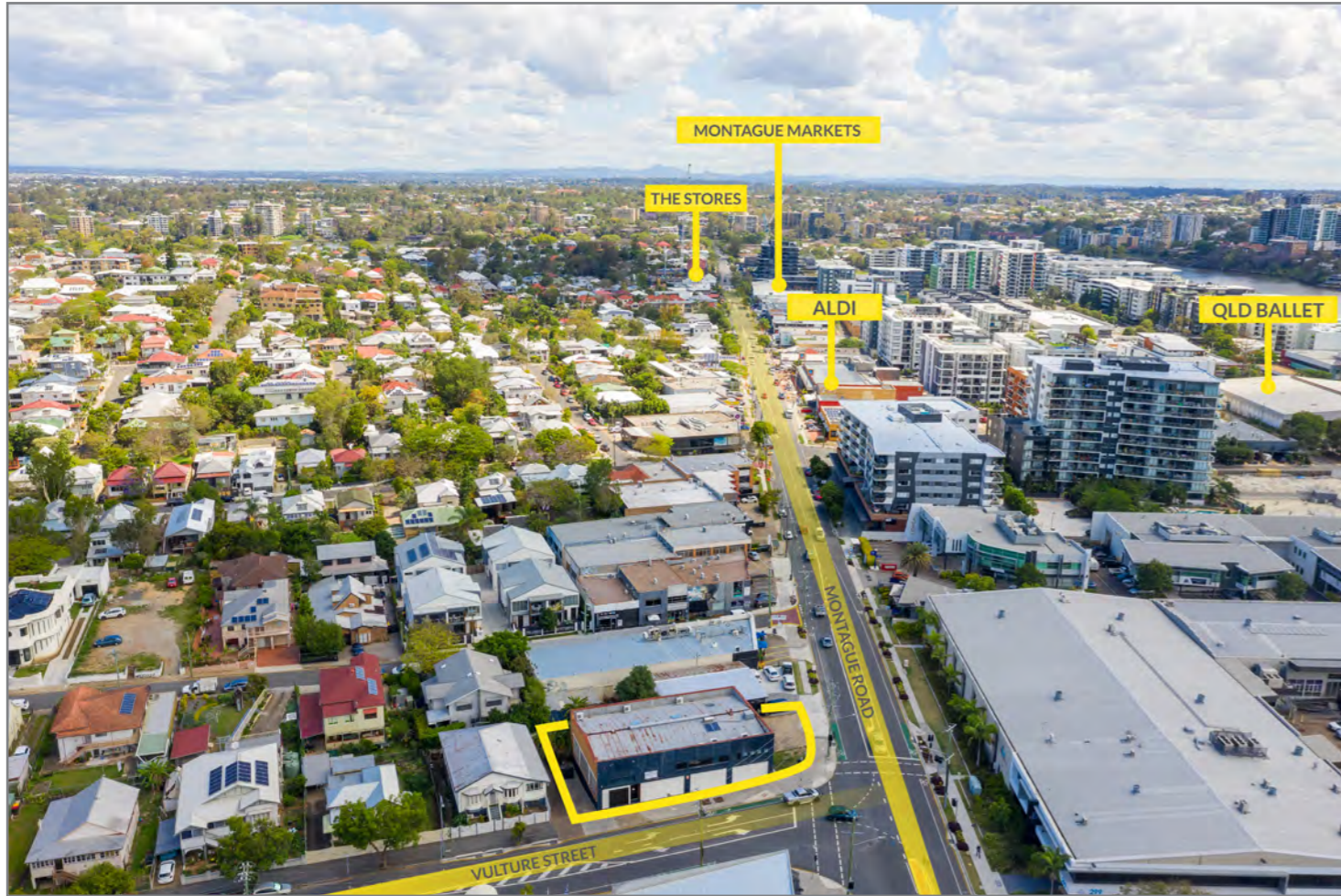
INT: 728m<sup>2</sup>

ALL MEASUREMENTS ARE APPROXIMATIONS WITH MINIMAL TOLERANCE, DISPLAYED IN METRES.

# PHOTO GALLERY



# PHOTO GALLERY



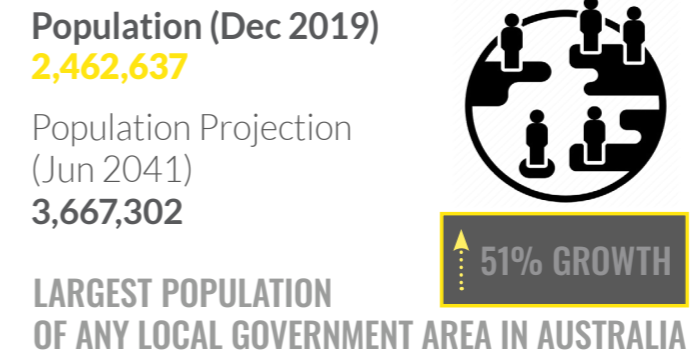


# WHY BRISBANE?

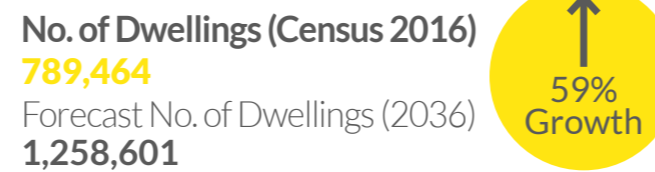
## ECONOMY



## POPULATION



## DWELLINGS



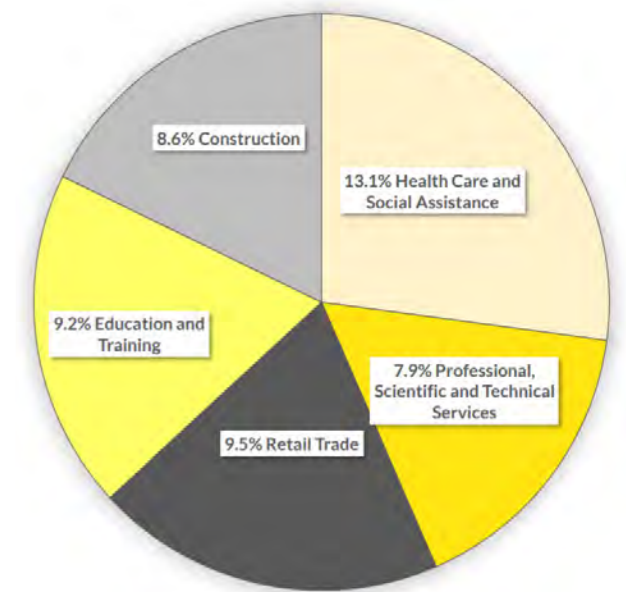
## EMPLOYMENT



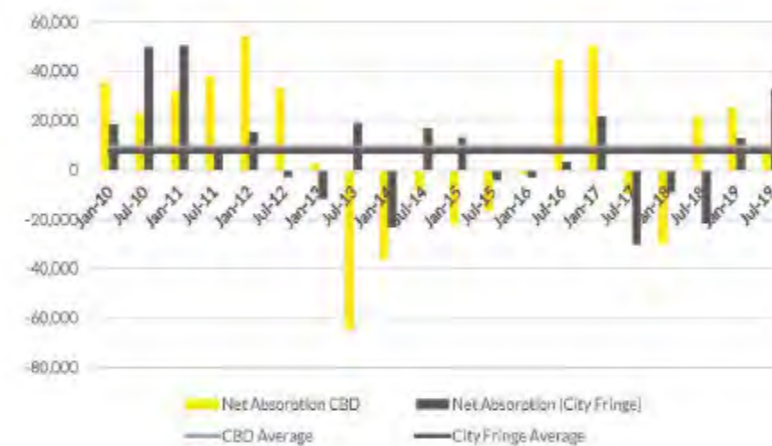
**29% GROWTH**



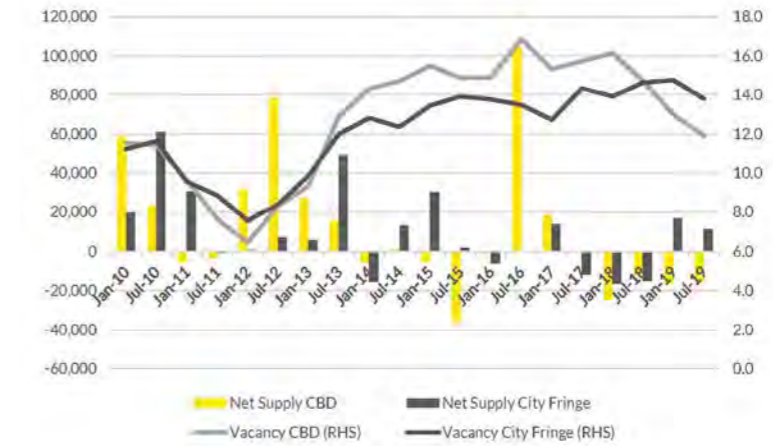
## TOP-5 INDUSTRIES\*



### NET ABSORPTION



### NET SUPPLY VS VACANT RATE



Source: Property Council of Australia  
\*By Employment, Greater Brisbane Region

# BRISBANE MAJOR PROJECTS & INFRASTRUCTURE

Over \$45 BILLION of public and private sector infrastructure projects under construction or in the pipeline, transforming Brisbane into "Australia's New World City".

RayWhite.



**\$3.6B**  
QUEENS WHARF CASINO PRECINCT  
Under Construction (2022)



**\$5.4B**  
CROSS RIVER RAIL  
Under Construction (2024)



**\$944M**  
BRISBANE METRO  
Fully Funded (2023)



**\$2.0B**  
BRISBANE LIVE  
Joint project with CRR. Demolition 2020  
(2025)



**\$2.1B**  
WATERFRONT PRECINCT  
Approved. Commence construction  
2021 (2030)



**\$1.0B**  
BRISBANE QUARTER  
Under Construction (2020)



**\$8.4B**  
MELBOURNE TO BRISBANE INLAND  
RAIL  
Under Construction (2025)



**\$20B<**  
OLYMPIC GAMES BID  
(2032)



**\$200M**  
HOWARD SMITH WHARVES  
Completed (2019)



**\$1.35B**  
BRISBANE AIRPORT EXPANSION  
Under Construction (2020)



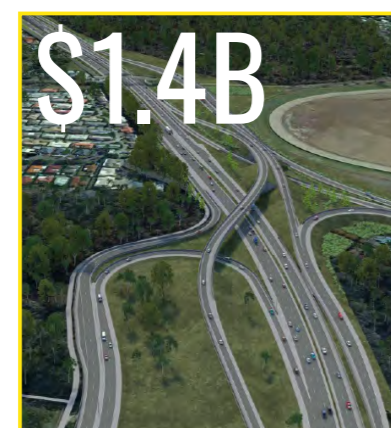
**\$1.1B**  
HERSTON QUARTER HOSPITAL  
PRECINCT  
Under Construction (2020)



**\$2.9B**  
RNA REGENERATION  
Under Construction (2029)



**\$158M**  
MEGA CRUISE SHIP TERMINAL  
Under Construction (2020)



**\$1.4B**  
GATEWAY MOTORWAY NORTH  
UPGRADE  
Under Construction (2020)



**\$150M**  
NEW QPAC THEATRE  
Fully Funded (2022)



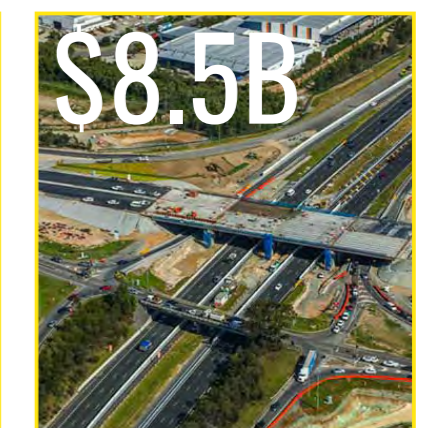
**\$500M**  
SCHOOLS  
Under Construction (2023)



**\$5.4B**  
NORTHSHORE HAMILTON  
Under Construction (2036)



**\$650M**  
KINGSFORD SMITH DRIVE  
UPGRADE  
Under Construction (2020)



**\$8.5B**  
BRUCE HIGHWAY UPGRADE  
Under Construction (2023)

# APPENDIX A

## DEVELOPMENT APPROVAL PLANS

**Neighbouring Property Consent**

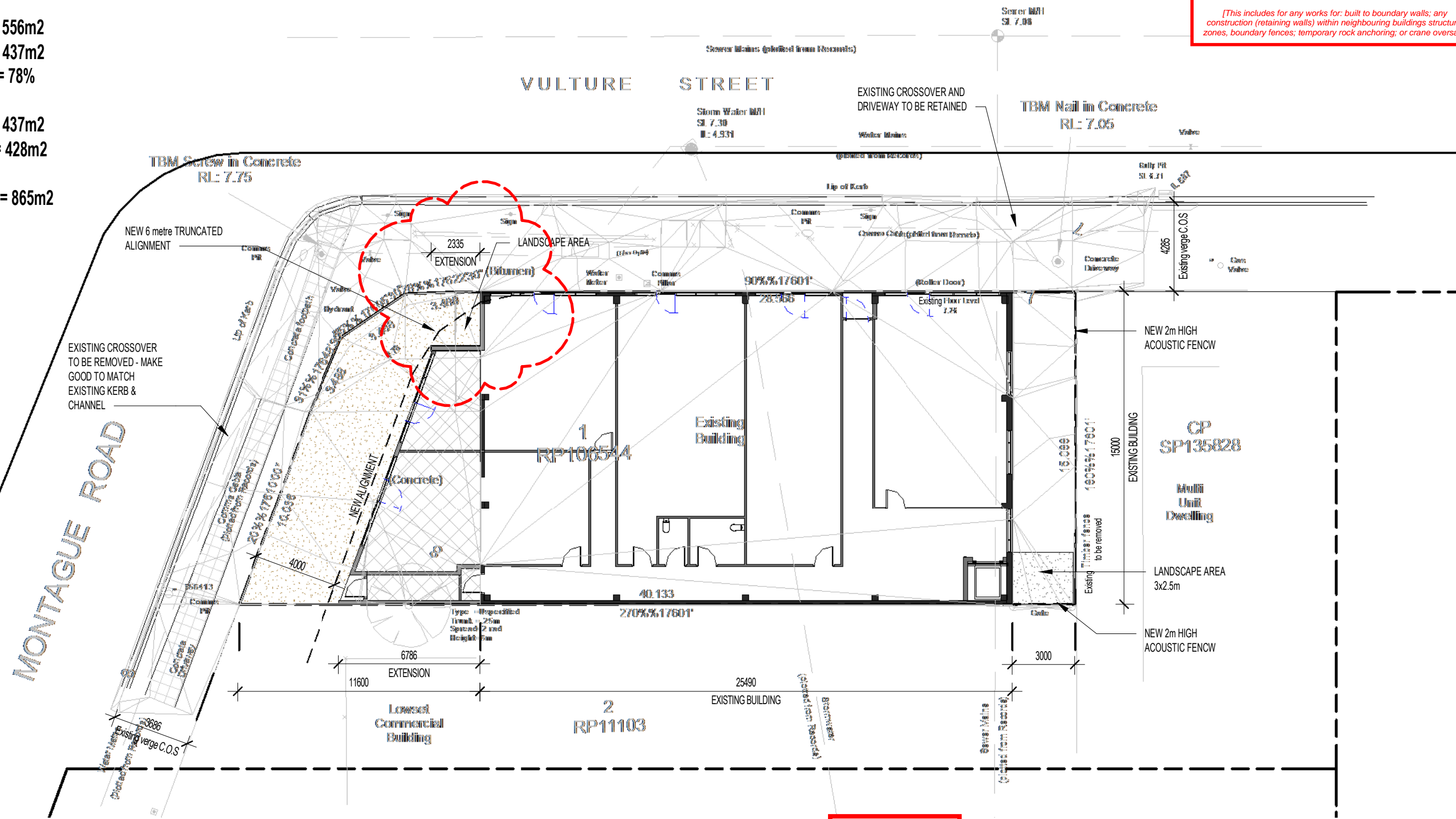
This approval does not authorise or give permission to enter onto, under or over any neighbouring private properties to survey or carryout any works without any prior consultation or without the prior consent of the relevant land or property owner(s).

[This includes for any works for: built to boundary walls; any construction (retaining walls) within neighbouring buildings structural zones, boundary fences; temporary rock anchoring; or crane oversail.]

**SITE AREA** = 556m<sup>2</sup>  
**BUILDING FOOTPRINT** = 437m<sup>2</sup>  
**SITE COVER** = 78%

**GROUND FLOOR GFA** = 437m<sup>2</sup>  
**LEVEL 1 FLOOR GFA** = 428m<sup>2</sup>

**TOTAL GFA** = 865m<sup>2</sup>



**1 SITE PLAN**  
 1:200

Received  
 13/11/2017  
 BCC DS

**PLANS AND DOCUMENTS**  
 referred to in the  
**APPROVAL**  
 Dated: 12/01/2018

D:\00\_Progect\00\_Bach\00\_292 Montague Road\20171101\14

<p><b>BACH NGUYEN</b>                  architect                  0414 422 779</p>	<p><b>bachnguyen</b>                  architects                  AIA, Sarah BASSE                  0414 422 779                  bacharchitects@live.com</p>	D C B AA GENERAL AMENDMENTS TO LODGEMENT COMMENTS GROUND FLOOR FINISHED LEVEL ADJUSTMENTS GENERAL AMENDMENTS TO LODGEMENT COMMENTS -DA LODGEMENT Issue Revision Description	Nov 2017 June 2017 November 2016 -August 2016 Date	Client <b>HUSH HOLDINGS PROPERTY TRUST</b>	Checked _____ Checker _____ Drawing Coordinated _____ Project Director Approval _____ Project Description <b>292 MONTAGUE ROAD,                  WEST END, QUEENSLAND</b>	Drawing Title <b>SITE PLAN</b>	Scale <b>As indicated</b> @A3
				Drawing Number <b>DA-02</b>	Issue <b>D</b>		

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# VULTURE STREET

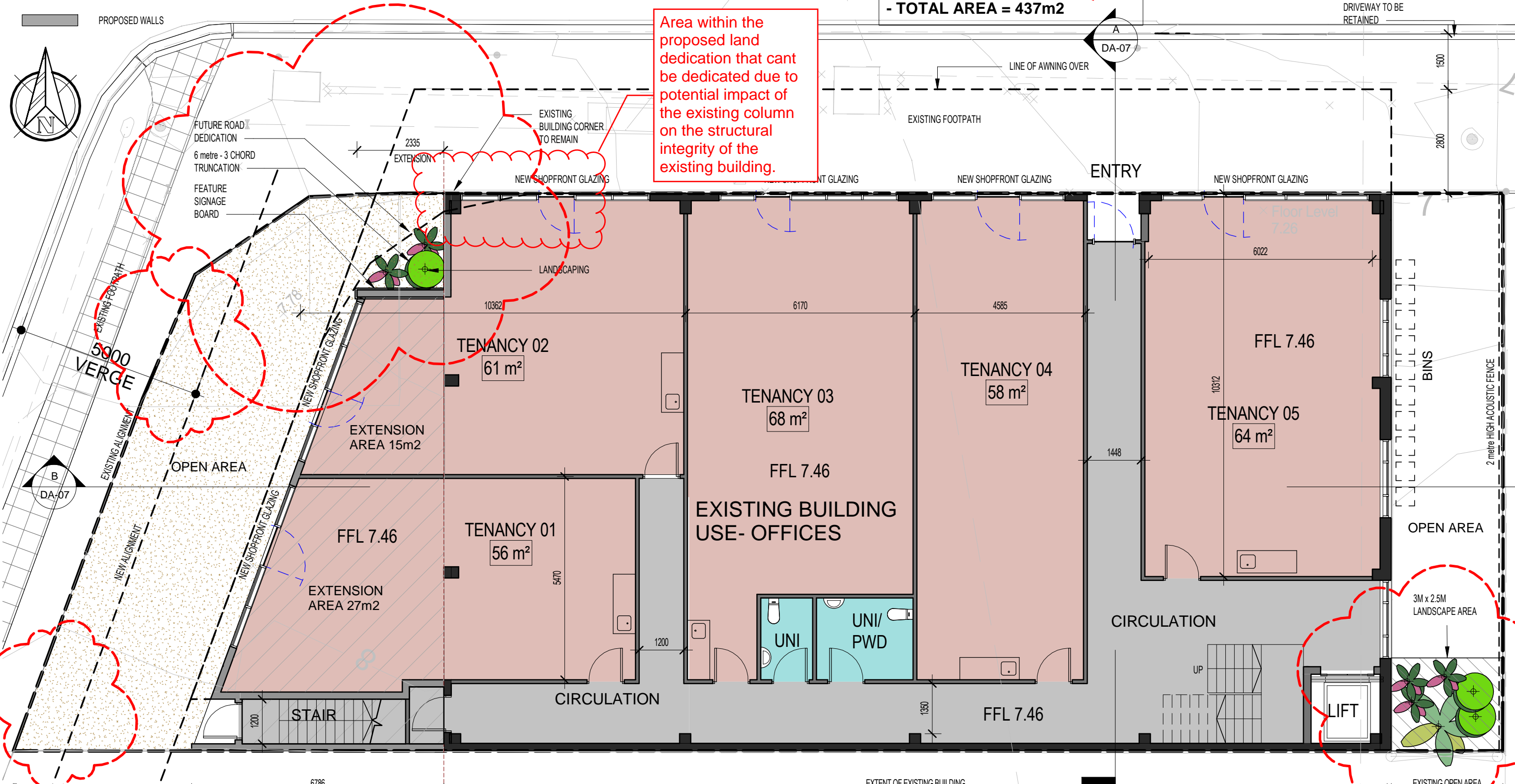
**GROUND FLOOR LEVEL**  
 - EXISTING SHOP AREA = 382m<sup>2</sup>  
 - EXTENSION AREA = ~~55m<sup>2</sup>~~ 42m<sup>2</sup>  
 - TOTAL AREA = 437m<sup>2</sup>

EXISTING CROSSOVER AND DRIVEWAY TO BE RETAINED

**LEGEND**  
 [Solid Line] EXISTING WALLS  
 [Dashed Line] PROPOSED WALLS



Area within the proposed land dedication that can't be dedicated due to potential impact of the existing column on the structural integrity of the existing building.



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**PLANS AND DOCUMENTS** referred to in the **APPROVAL**  
 Dated: 12/01/2018

**1** **GROUND FLOOR PLAN**  
 1 : 100

**AMENDED IN RED**  
 16/11/2017

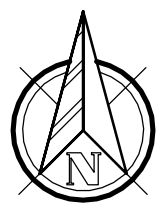
Received  
 13/11/2017  
 BCC DS

 BACH NGUYEN architect 0414 422 779	 bachnguyen architect A.A. BACH B.A.S.B.E. 0414 422 779 bacharchitects@live.com	D GENERAL AMENDMENTS TO LODGEMENT COMMENTS C GROUND FLOOR FINISHED LEVEL ADJUSTMENTS B GENERAL AMENDMENTS TO LODGEMENT COMMENTS AA -DA LODGEMENT Issue Revision Description	Nov 2017 June 2017 November 2016 -August 2016 Date	Client	Checked	Checker	Drawing Title	Scale
				HUSH HOLDINGS PROPERTY TRUST	Drawing Coordinated Project Director Approval Project Description	292 MONTAGUE ROAD, WEST END, QUEENSLAND	GROUND FLOOR PLAN As indicated @A3	
				Drawing Number DA-03			Issue D	21/12/2017 12:27:16 PM

# VULTURE STREET

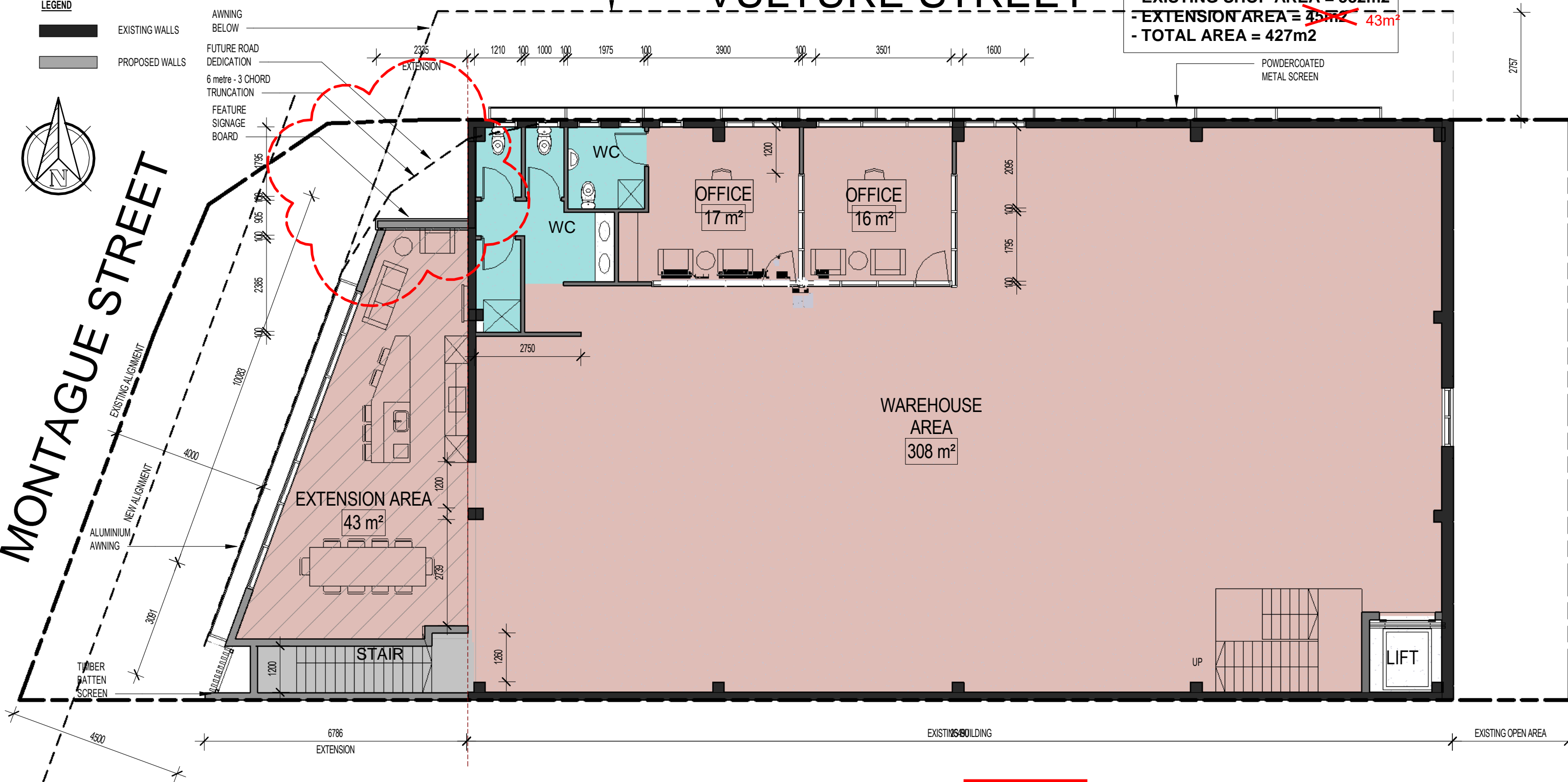
**GROUND FLOOR LEVEL**  
 - EXISTING SHOP AREA = 382m<sup>2</sup>  
 - EXTENSION AREA = ~~45m<sup>2</sup>~~ 43m<sup>2</sup>  
 - TOTAL AREA = 427m<sup>2</sup>

**LEGEND**  
 ■ EXISTING WALLS  
 ■ PROPOSED WALLS



**MONTAGUE STREET**

AWNING BELOW  
 FUTURE ROAD DEDICATION  
 6 metre - 3 CHORD TRUNCATION  
 FEATURE SIGNAGE BOARD



**1 LEVEL 1 FLOOR PLAN**  
 1 : 100

**PLANS AND DOCUMENTS**  
 referred to in the **APPROVAL**  
 Dated: **12/01/2018**

**Received**  
 13/11/2017  
 BCC DS

**AMENDED IN RED**  
 11/01/2018

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**bacharchitects**  
 BACH NGUYEN  
 architect  
 0414 422 779

**bachnguyen**  
 architect  
 AIA: Sarah BASSE  
 0414 422 779  
 bacharchitects@me.com  
 architecture • commercial • residential

Issue	Revision Description	Date
D	GENERAL AMENDMENTS TO LODGEMENT COMMENTS	Nov 2017
C	GROUND FLOOR FINISHED LEVEL ADJUSTMENTS	June 2017
B	GENERAL AMENDMENTS TO LODGEMENT COMMENTS	November 2016
AA	-DA LODGEMENT	-August 2016

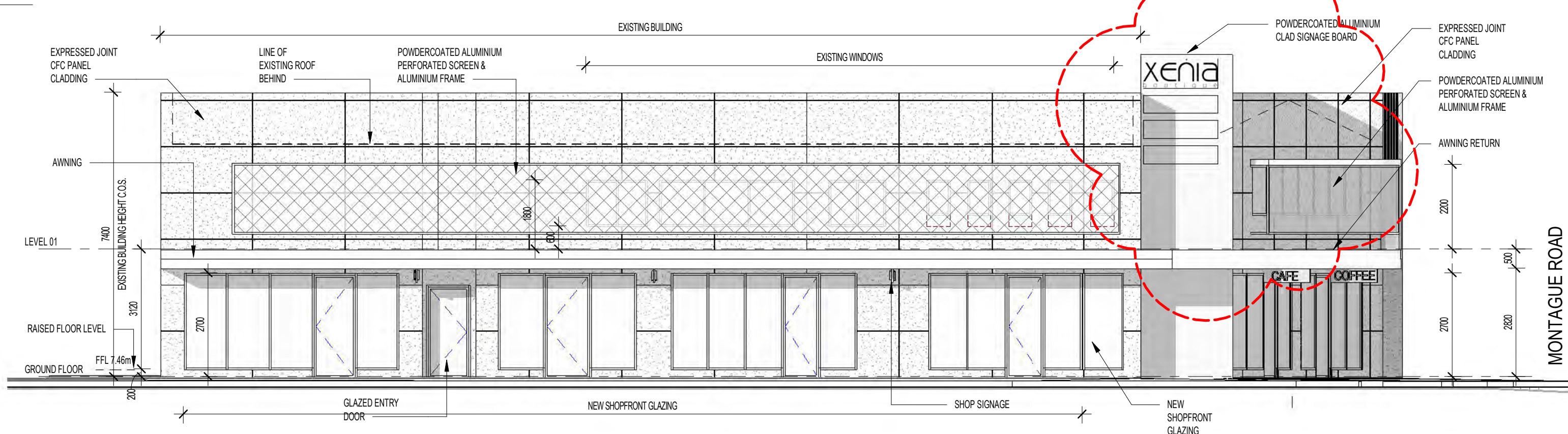
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**HUSH HOLDINGS PROPERTY TRUST**

Checked \_\_\_\_\_ Checker \_\_\_\_\_  
 Drawing Coordinated \_\_\_\_\_  
 Project Director Approval \_\_\_\_\_  
 Project Description  
**292 MONTAGUE ROAD,  
 WEST END, QUEENSLAND**

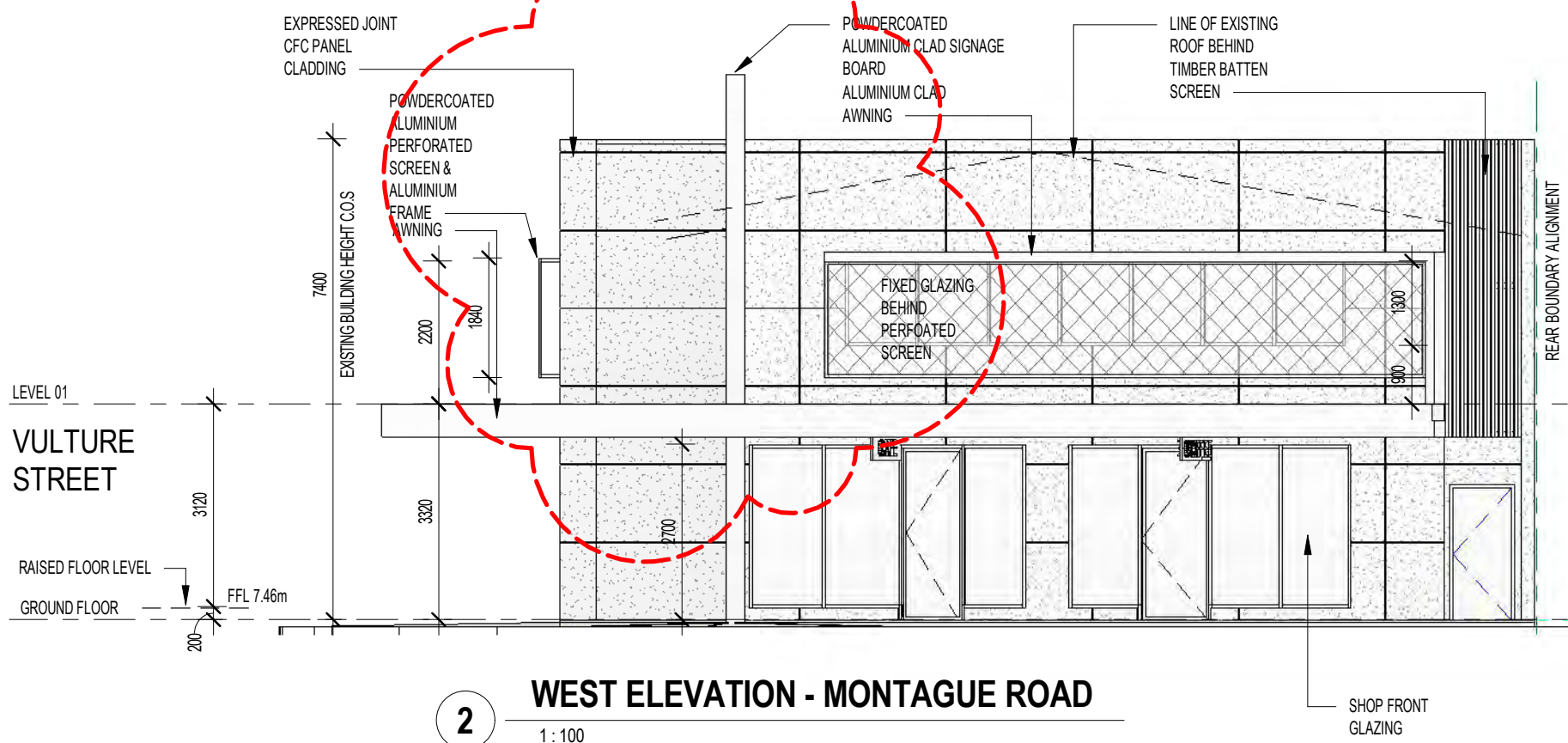
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**As indicated**  
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 Drawing Number  
**DA-04**  
 Issue  
**D**

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**1** NORTH ELEVATION VULTURE STREET  
1 : 100



**2** WEST ELEVATION - MONTAGUE ROAD  
1 : 100

NOTE:  
GROUND LEVEL AS DEFINED BY CITY PLAN

**PLANS AND DOCUMENTS**  
referred to in the  
**APPROVAL**  
Dated: **12/01/2018**

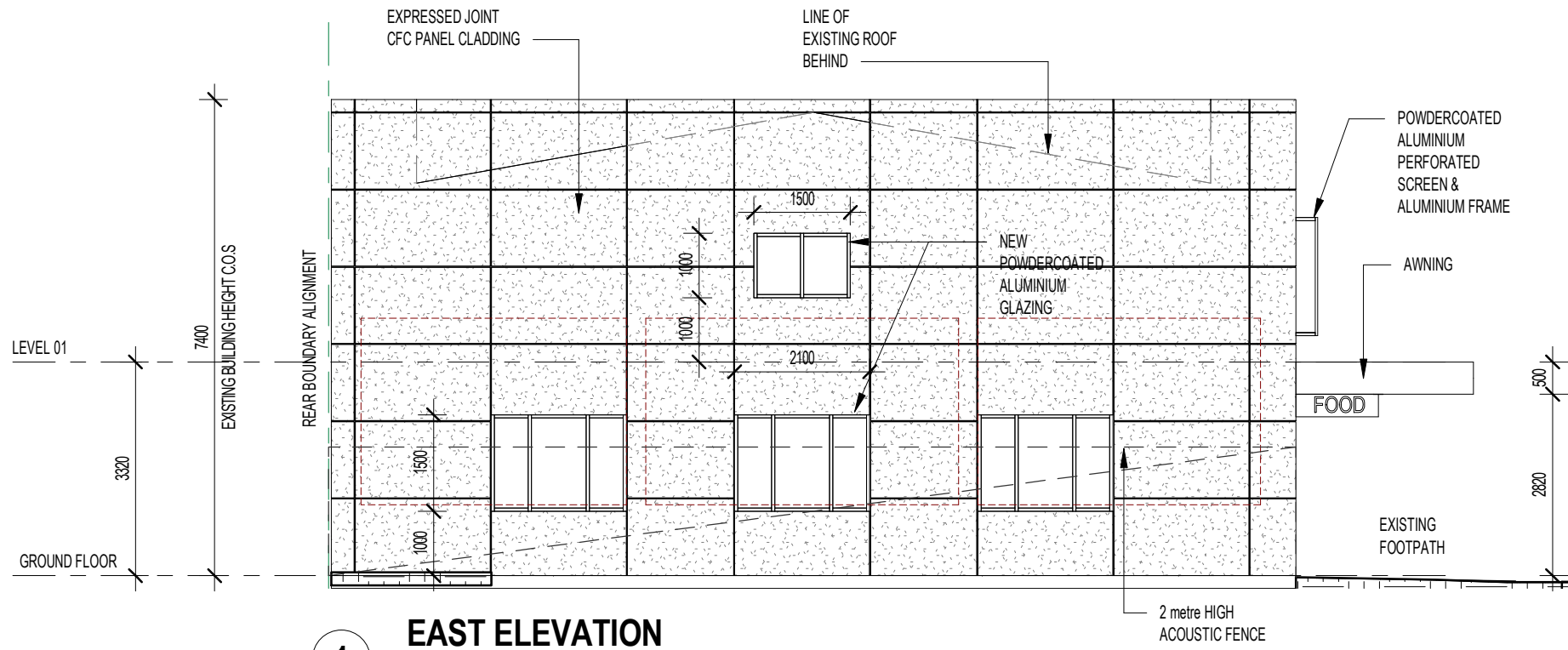
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BCC DS

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<p>BACH NGUYEN architects 0414 422 779</p>	<p><b>bachnguyen</b> architects • commercial • residential</p>	<p>D GENERAL AMENDMENTS TO LODGEMENT COMMENTS C GROUND FLOOR FINISHED LEVEL ADJUSTMENTS B GENERAL AMENDMENTS TO LODGEMENT COMMENTS AA -DA LODGEMENT</p>	<p>Nov 2017 June 2017 November 2016 -August 2016</p>	<p>Client <b>HUSH HOLDINGS PROPERTY TRUST</b></p>	<p>Checked _____ Checker _____</p>	<p>Drawing Title <b>ELEVATIONS</b></p>	<p>Scale <b>1 : 100</b> @A3</p>
					<p>Project Director Approval _____</p>		

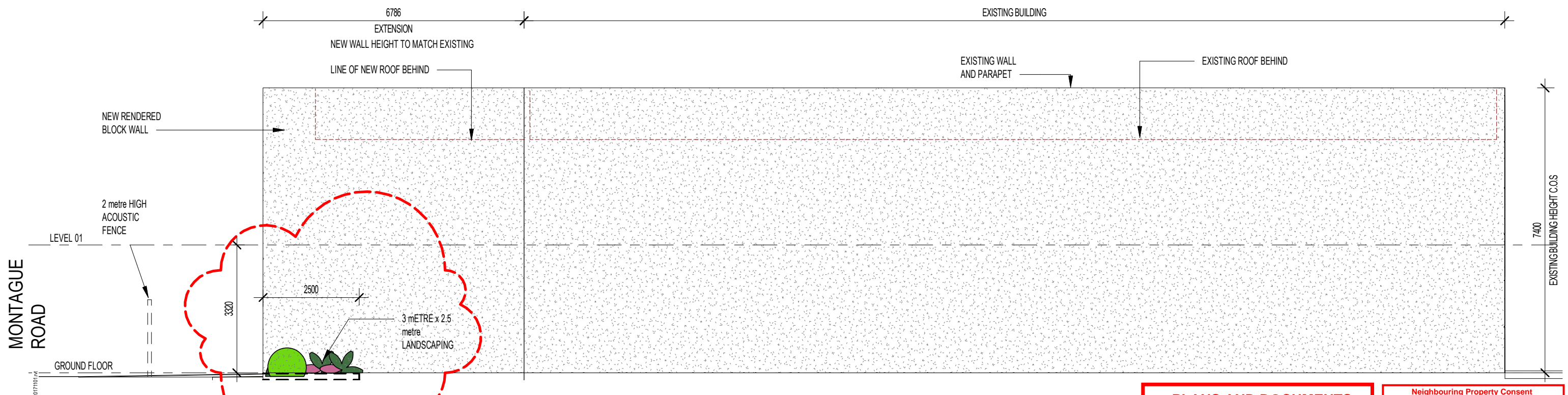
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NOTE:  
GROUND LEVEL AS DEFINED BY CITY PLAN

Received  
13/11/2017  
BCC DS

1 EAST ELEVATION  
1 : 100



2 SOUTH ELEVATION  
1 : 100

**PLANS AND DOCUMENTS**  
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Dated: 12/01/2018

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**bachnguyen**  
architect  
AIA, BArch, B.A.S.B.E.  
0414 422 779  
bacharchitects@live.com  
architecture • commercial • residential

Issue	Revision Description	Date
D	GENERAL AMENDMENTS TO LODGEMENT COMMENTS	Nov 2017
C	GROUND FLOOR FINISHED LEVEL ADJUSTMENTS	June 2017
B	GENERAL AMENDMENTS TO LODGEMENT COMMENTS	November 2016
AA	-DA LODGEMENT	-August 2016

Client  
**HUSH HOLDINGS PROPERTY TRUST**

Checked \_\_\_\_\_ Checker \_\_\_\_\_  
Drawing Coordinated \_\_\_\_\_  
Project Director Approval \_\_\_\_\_  
Project Description  
**292 MONTAGUE ROAD,  
WEST END, QUEENSLAND**

Drawing Title  
**ELEVATIONS**  
Scale  
**1 : 100**  
@A3  
Drawing Number  
**DA-06**  
Issue  
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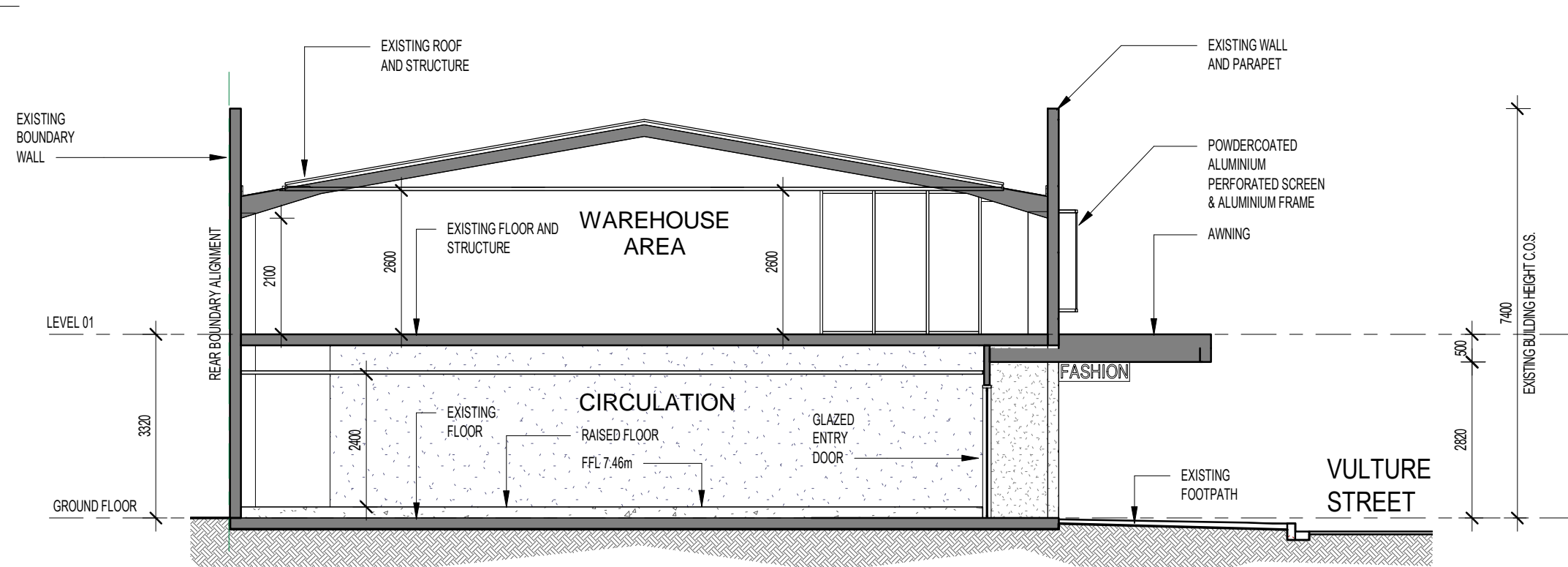
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**NOTE:**  
 GROUND LEVEL AS DEFINED BY CITY PLAN

Received  
 13/11/2017  
 BCC DS



**A SECTION A-A**  
 1 : 100



**B SECTION B-B**  
 1 : 100

**PLANS AND DOCUMENTS**  
 referred to in the  
**APPROVAL**  
 Dated: 12/01/2018

		D C B AA GENERAL AMENDMENTS TO LODGEMENT COMMENTS GROUND FLOOR FINISHED LEVEL ADJUSTMENTS GENERAL AMENDMENTS TO LODGEMENT COMMENTS -DA LODGEMENT Issue Revision Description Date	Nov 2017 June 2017 November 2016 -August 2016	Checked _____ Drawing Coordinated _____ Project Director Approval _____	Drawing Title <b>SECTIONS</b> Scale <b>1 : 100</b> @A3
				Client <b>HUSH HOLDINGS PROPERTY TRUST</b>	

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# APPENDIX B

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## DEVELOPMENT APPROVAL NOTICE



**City Planning & Sustainability  
Development Services**

GPO Box 1434, Brisbane QLD 4001  
T 07 3403 8888  
www.brisbane.qld.gov.au

*Dedicated to a better Brisbane*

12 January 2018

Hush Holdings Property Trust  
c/- NorthGroup Consulting  
3/32 Billabong Street  
STAFFORD QLD 4053

**Application Reference:** A004461485  
**Address of Site:** 292 MONTAGUE RD WEST END QLD 4101

Dear Paul,

**RE:** Decision Notice pursuant to section 334 of the *Sustainable Planning Act 2009*

I am pleased to inform you that your development application has been approved as indicated in the attached decision notice. This approval must be carried out in accordance with the attached development approval package.

In addition to this approval you may also be required to obtain a water approval from the Central SEQ Distributor Retailer trading as Queensland Urban Utilities.

Infrastructure charges notices may be issued for the approved development pursuant to the *Brisbane Adopted Infrastructure Charges Resolution (No. 5) 2015*, as detailed below:

Brisbane City Council has levied infrastructure charges for the transport, community purposes and stormwater trunk infrastructure networks. The infrastructure charges notice has been attached to the decision notice.

The Central SEQ Distributor Retailer Authority trading as Queensland Urban Utilities may levy infrastructure charges for the sewerage and water supply trunk infrastructure networks. An infrastructure charges notice for the sewerage and water supply trunk infrastructure networks is not attached to this decision notice. Queensland Urban Utilities will issue this infrastructure charges notice following this decision notice.

Included is an extract from the *Sustainable Planning Act 2009* advising you of your right to appeal to the Planning and Environment Court or the Building and Development Dispute Resolution Committees.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

Kellie Hilton  
Urban Planner  
Planning Services South  
Phone: (07)3403 7226  
Email: [kellie.hilton@brisbane.qld.gov.au](mailto:kellie.hilton@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council

**Decision Notice**  
(Section 334 of the *Sustainable Planning Act 2009*)

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**INTRODUCTION**

This is a decision notice given for a development application as defined by section 334 of the *Sustainable Planning Act 2009*. The decision to approve the application on **12 January 2018** was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

**APPLICATION DETAILS**

**Application Reference Number:** A004461485  
**Properly Made Date:** 25 August 2016

**DETAILS OF APPLICATION SOUGHT**

**Aspect of Development:** DA - SPA - Material Change of Use (ref DAMC329515916)  
**Nature Application:** Development Permit  
**Activity:** Shop, Office and Food and Drink Outlet  
**Description of Proposal:** Shop, Office & Food and Drink Outlet

**APPLICANT DETAILS**

**Name of Applicant:** Hush Holdings Property Trust  
**Applicant Address:** c/- NorthGroup Consulting  
3/32 Billabong Street  
STAFFORD QLD 4053

**SITE DETAILS**

**Address of Site:** 292 MONTAGUE RD WEST END QLD 4101  
**Real Property Description:** L1 RP.106544  
**Zone:** MIXED USE (CORRIDOR) ZONE  
**Owner:** Hush Holdings Property Trust  
**Ward:** The Gabba

**TYPE OF APPROVAL**

DA - Material Change of Use – Development Permit

**RELEVANT PERIOD FOR THE APPROVAL**

DA - Material Change of Use - Development Permit - 48 months

**FURTHER DEVELOPMENT PERMITS AND COMPLIANCE PERMITS**

The following Development and/or Compliance Permit/s may be required for the purposes of assessment of compliance with conditions of this development that require a document and/or works to be approved by Council, or where further development permits are required to carry out the development.

- Carry Out Building Work – Development Permit

**REFERRAL AGENCIES**

No referral agencies were identified for this application.

**CONDITIONS**

This approval is subject to conditions included in the attached development approval package which includes:

- conditions imposed by Council as assessment manager

## **SUBMISSIONS**

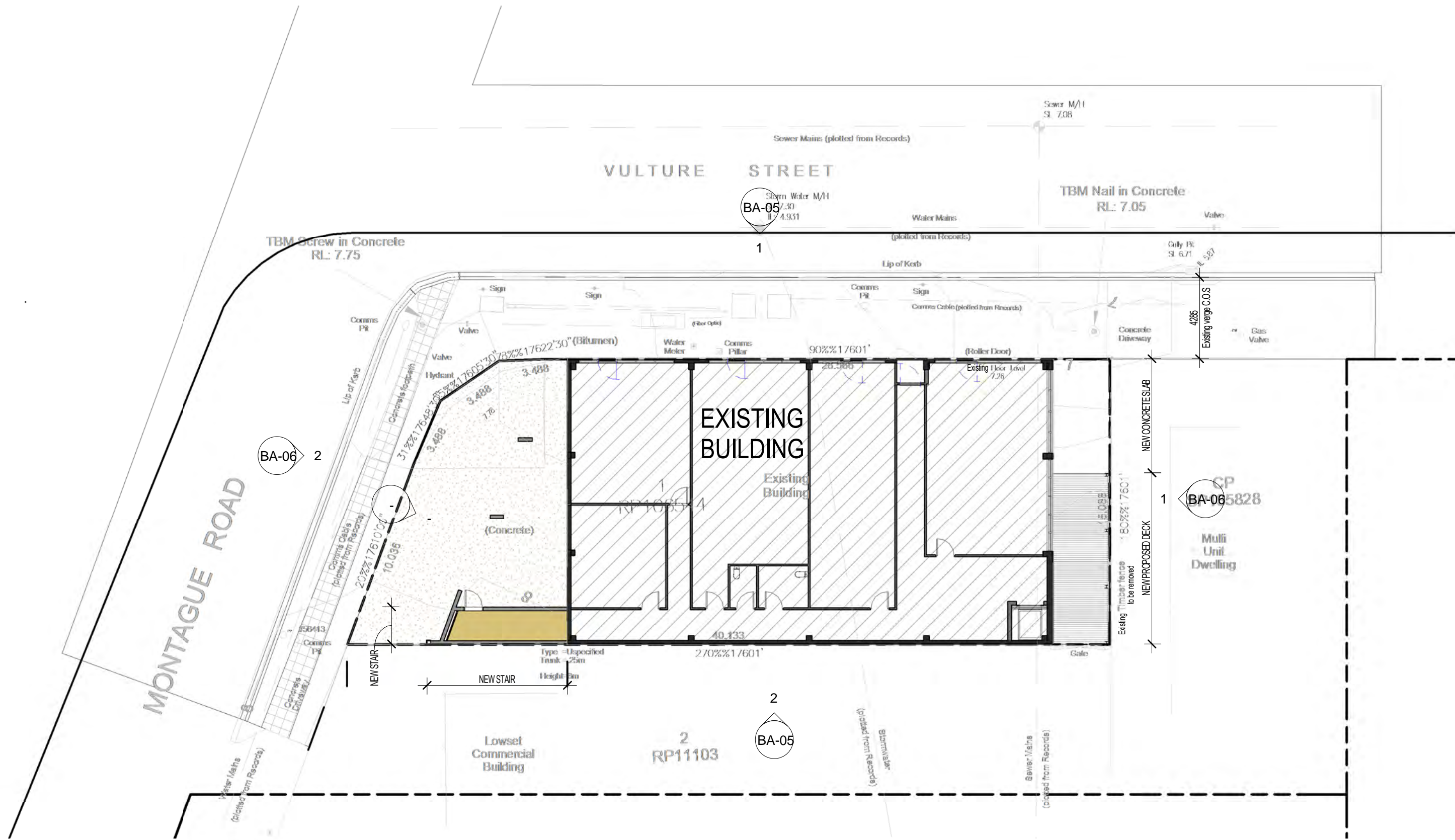
Submissions may have been received for this application. For code assessable applications, submitters are not entitled to appeal this decision.

## **APPEAL RIGHTS**

In accordance with *Section 335(1)(o)* of the *Sustainable Planning Act 2009*, the rights of appeal must be stated for the applicant and any submitters. Attached is an extract from the *Sustainable Planning Act 2009* that details your appeal rights and the appeal rights of any submitters.

# APPENDIX C

## BUILDING PLANS



**1 SITE PLAN**  
1 : 200

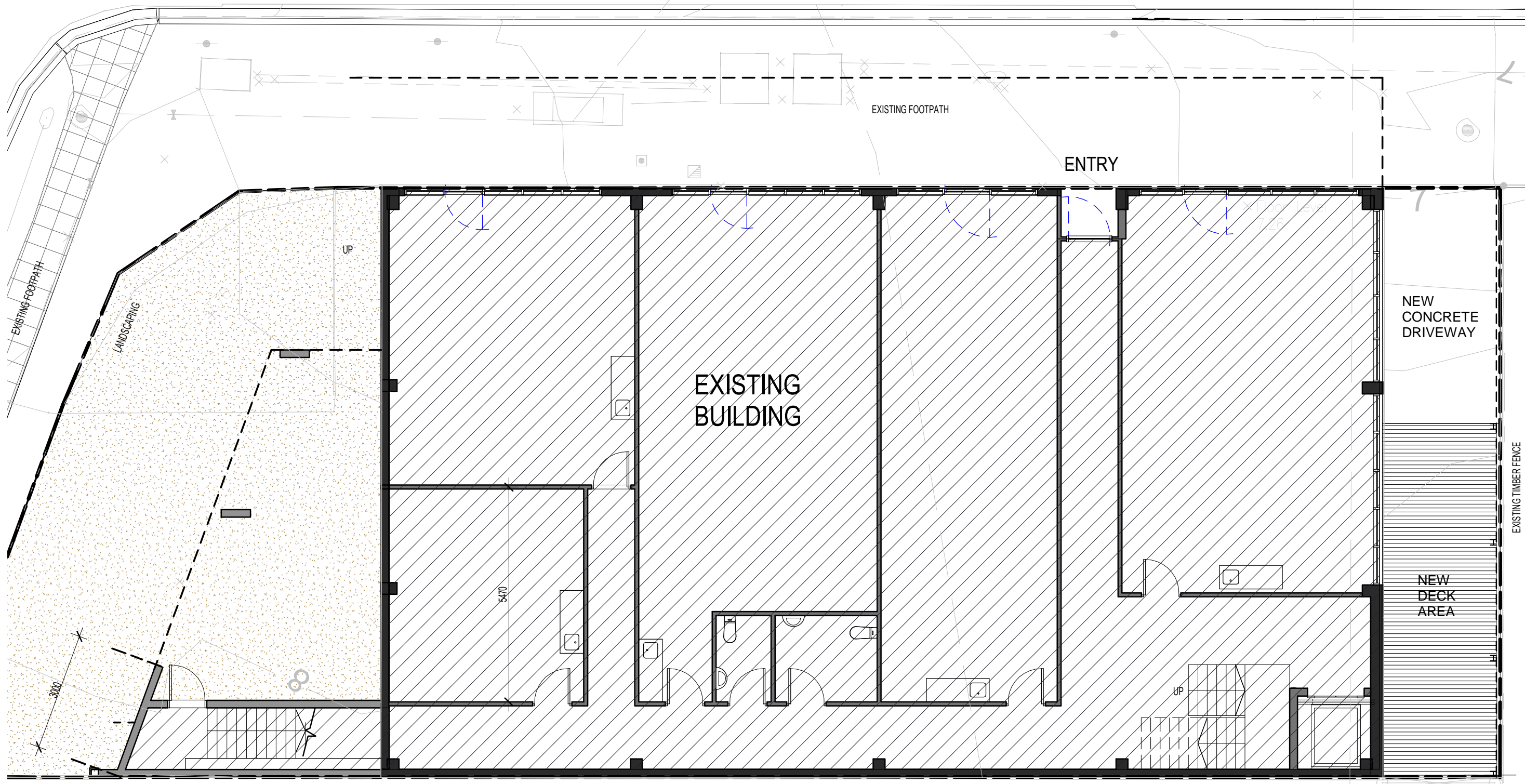
D:\00\_Projects\100\_Bach100\_292\_Montague Road Deck\292\_Montague Road Deck & Front New Act

<p><b>bacharchitects</b> BACH NGUYEN architect 0414 422 779</p>	<p><b>bachnguyen</b> architect AIA, BAArch, BASSE 0414 422 779 bacharchitects@live.com</p> <p>architecture • commercial • residential</p>	Checked _____ Checker _____ Drawing Coordinated _____ Project Director Approval _____	Drawing Title <b>SITE PLAN</b>	Scale <b>1 : 200</b> @A3
		Client <b>HUSH HOLDINGS PROPERTY TRUST</b>	Project Description <b>292 MONTAGUE ROAD, WEST END, QUEENSLAND</b>	Drawing Number <b>BA-01</b>
Issue _____ Revision Description _____ Date _____				

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EXISTING WALLS

# VULTURE STREET



**1** **GROUND FLOOR PLAN**  
1:100

D:\00\_Projects\100\_Bach100\_292 Montague Road Deck\292 Montague Road Deck & Front New Arch

<p><b>BACH NGUYEN</b> architect 0414 422 779</p>	<p><b>bachnguyen</b> architect A.P.A. Sarah S.A.S.B.E. 0414 422 779 bacharchitects@me.com</p> <p>architecture • commercial • residential</p>	Checked _____ Drawing Coordinated _____ Project Director Approval _____	Checker _____ _____ _____	Drawing Title <b>GROUND FLOOR PLAN</b>	Scale <b>1:100</b> @A3
		Client <b>HUSH HOLDINGS PROPERTY TRUST</b>	Project Description <b>292 MONTAGUE ROAD, WEST END, QUEENSLAND</b>	Drawing Number <b>BA-02</b>	Issue
Issue _____ Revision Description _____ Date _____					

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# VULTURE STREET

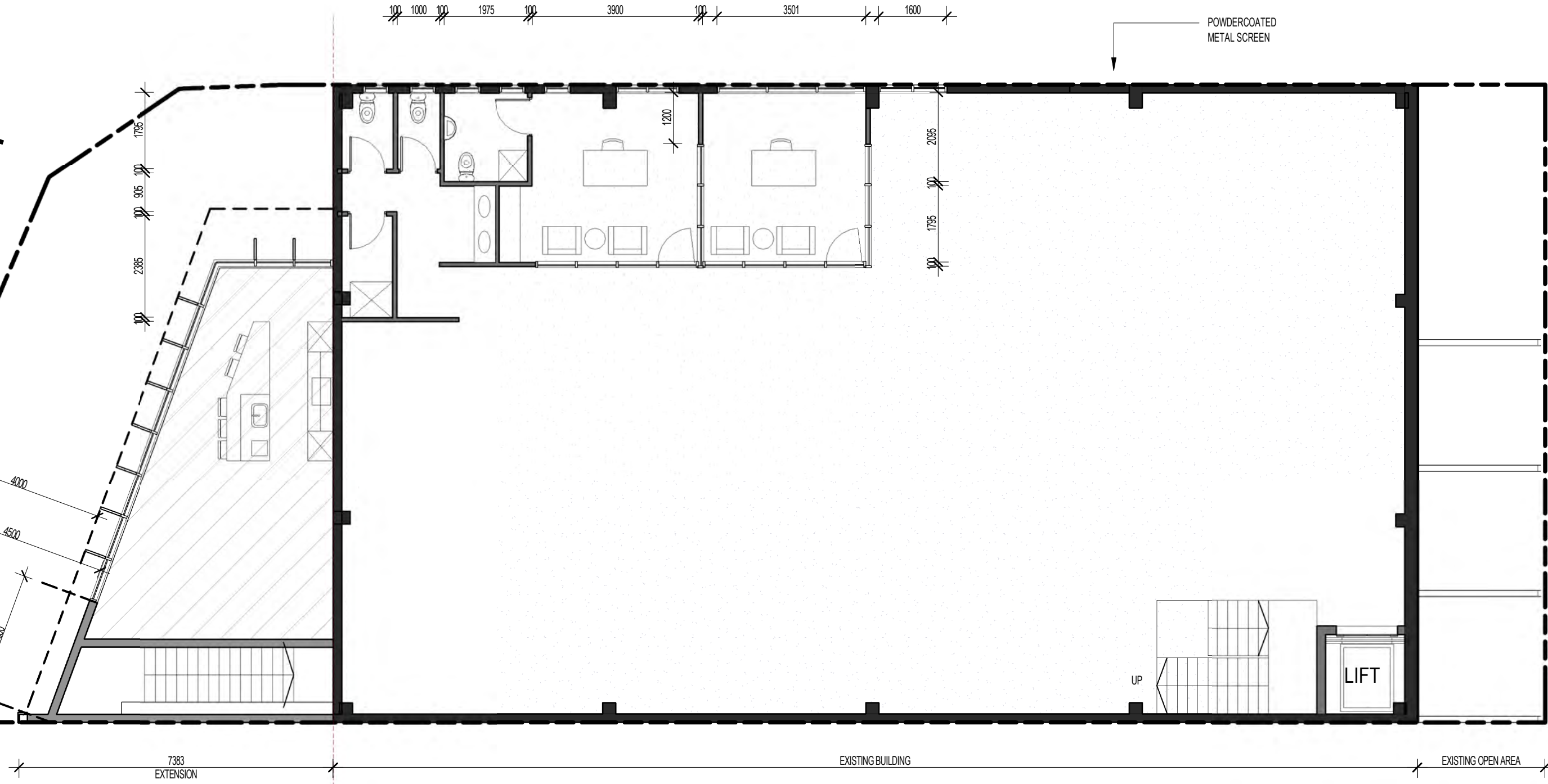
**LEGEND**

EXISTING WALLS

FOOTPATH AWNING

POWDERCOATED METAL SCREEN

MONTAGUE STREET



**1 LEVEL 1 FLOOR PLAN**  
1 : 100

D:\00\_Projects\100\_Bach100\_292 Montague Road Deck\292 Montague Road Deck & Front New A.cvt

**bacharchitects**  
BACH NGUYEN  
architect  
0414 422 779

**bachnguyen**  
architect  
AIA, BA, Arch, B.A.S.B.E.  
0414 422 779  
bacharchitects@live.com  
architecture • commercial • residential

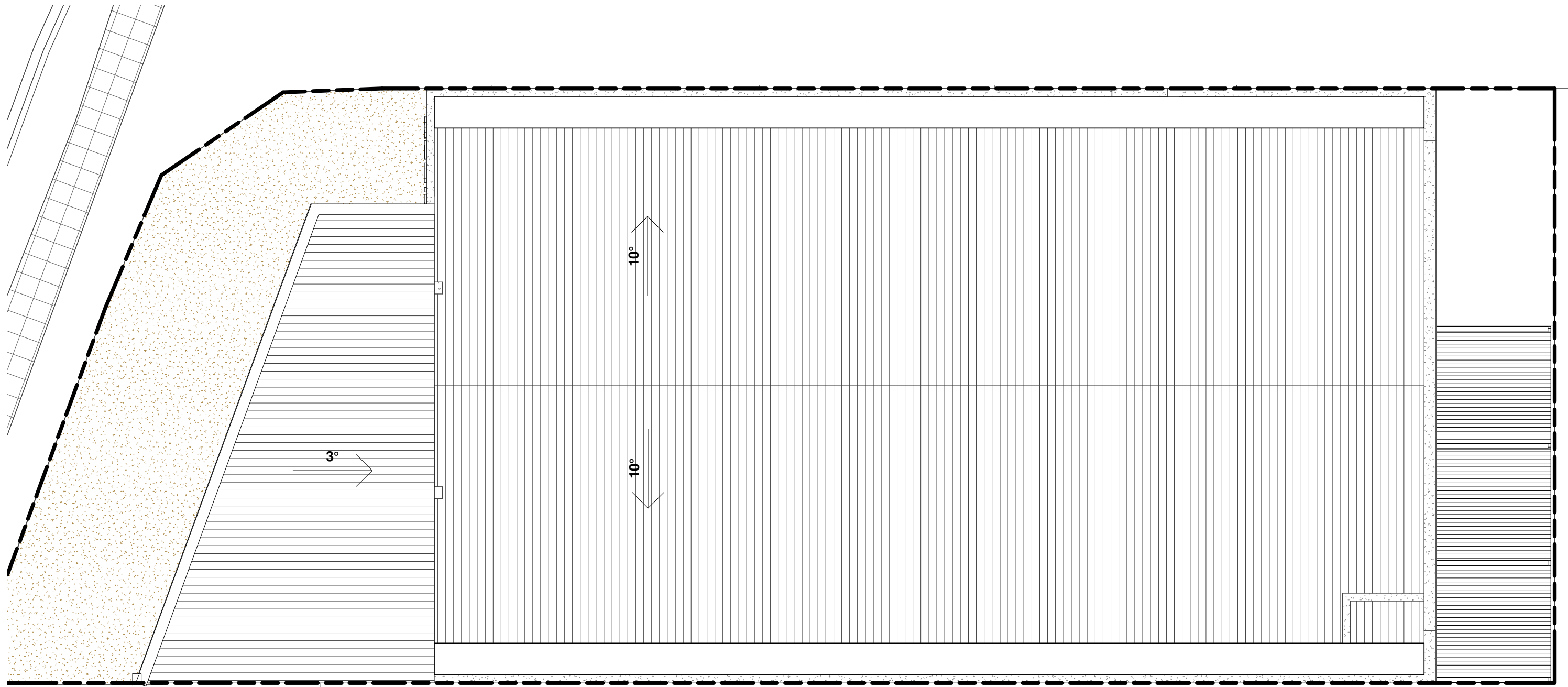
Issue	Revision Description	Date

Client	<b>HUSH HOLDINGS PROPERTY TRUST</b>
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Checked	Checker
Drawing Coordinated	
Project Director Approval	
Project Description	<b>292 MONTAGUE ROAD, WEST END, QUEENSLAND</b>

Drawing Title	<b>FIRST FLOOR PLAN</b>	Scale	<b>1 : 100</b>
Drawing Number	<b>BA-03</b>	@A3	Issue

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**1** BA\_ROOF PLAN  
1 : 100

D:\00\_Projects\100\_Bach\100\_292 Montague Road Deck\292 Montague Road Deck & Front New Act

**bacharchitects**  
BACH NGUYEN  
architect  
0414 422 779

**bachnguyen**  
architect  
AIA: Sarah S.A.S.B.E.  
0414 422 779  
bacharchitects@iive.com  
architecture • commercial • residential

Issue	Revision Description	Date

Client	<b>HUSH HOLDINGS PROPERTY TRUST</b>
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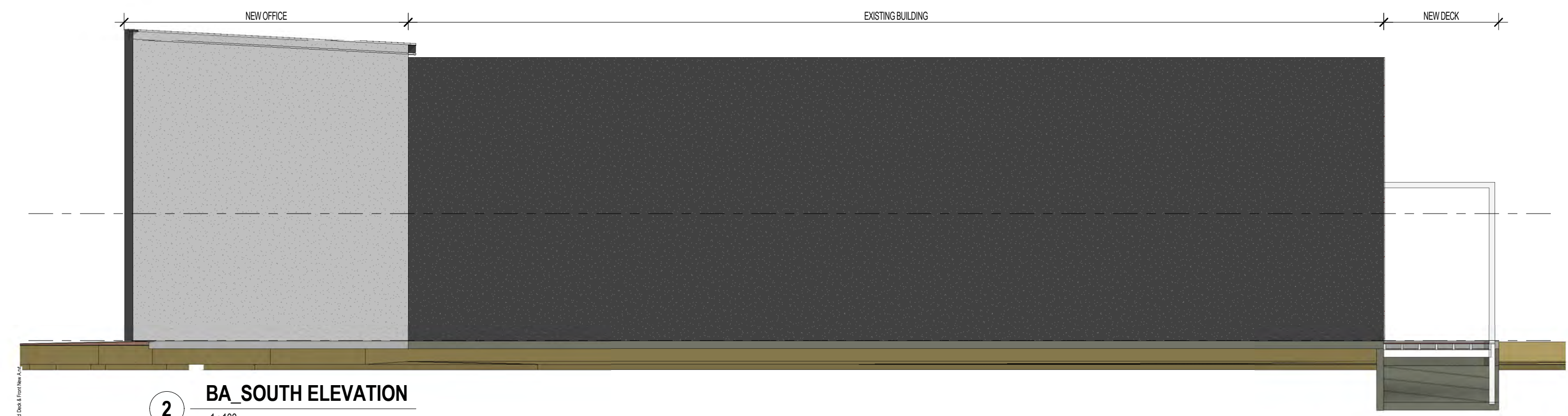
Checked	Checker
Drawing Coordinated	
Project Director Approval	
Project Description	<b>292 MONTAGUE ROAD, WEST END, QUEENSLAND</b>

Drawing Title	<b>ROOF PLAN</b>	Scale	<b>1 : 100</b>
Drawing Number	<b>BA-04</b>	@A3	Issue

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**1** BA\_NORTH ELEVATION  
1 : 100

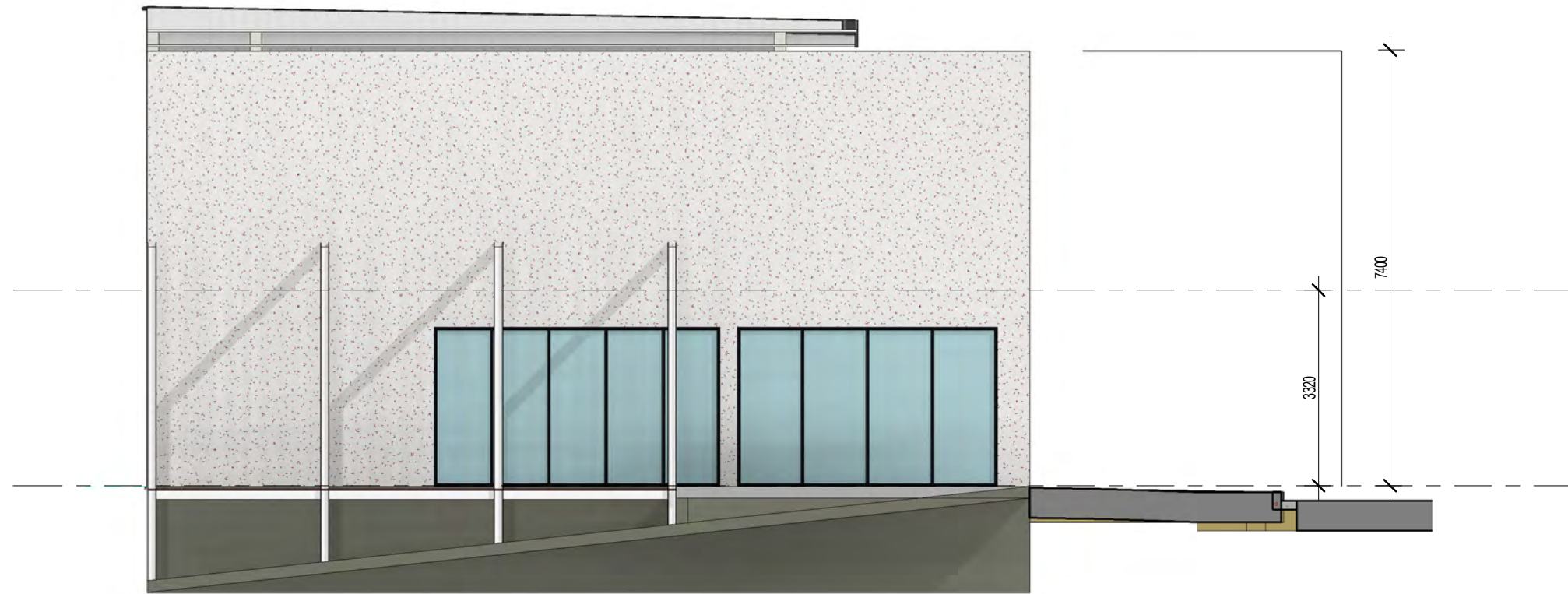


**2** BA\_SOUTH ELEVATION  
1 : 100

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<p>BACH NGUYEN architect 0414 422 779</p>	<p>bachnguyen architect AIA: Sarah BASSE 0414 422 779 bacharchitect@tve.com</p> <p>architecture • commercial • residential</p>	Issue	Revision Description	Date	Client	Checked	Checker	Drawing Title	Scale
					HUSH HOLDINGS PROPERTY TRUST	292 MONTAGUE ROAD, WEST END, QUEENSLAND	ELEVATIONS	1 : 100	
						Project Description	Drawing Number	Issue	
						292 MONTAGUE ROAD, WEST END, QUEENSLAND	BA-05		

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**1** BA\_EAST ELEVATION  
1 : 100



**2** BA\_WEST ELEVATION  
1 : 100

D:\00\_Projects\100\_Bach100\_292 Montague Road Deck\292 Montague Road Deck & Front New Act

**bach**architects  
BACH NGUYEN  
architect  
0414 422 779

**bachnguyen**  
architect  
AIA: SARAH BASSE  
0414 422 779  
bacharchitects@me.com  
architecture • commercial • residential

Issue	Revision Description	Date

Client	<b>HUSH HOLDINGS PROPERTY TRUST</b>
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Checked	Checker
Drawing Coordinated	
Project Director Approval	
Project Description	<b>292 MONTAGUE ROAD, WEST END, QUEENSLAND</b>

Drawing Title	<b>ELEVATIONS</b>	Scale	<b>1 : 100</b>
Drawing Number	<b>BA-06</b>		<b>@A3</b>
		Issue	

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1 BA\_PERSPECTIVE OFFICE



2 BA\_PERSPECTIVE DECK

D:\00\_Projects\100\_Bach100\_292\_Montague\_Road\_Deck\292\_Montague\_Road\_Deck & Front New A.rvt

 BACH NGUYEN architect 0414 422 779	 architecture • commercial • residential	Checked _____ Checker _____ Drawing Coordinated _____ Project Director Approval _____		Drawing Title <b>PERSPECTIVES</b>	Scale <b>@A3</b>
		Client <b>HUSH HOLDINGS PROPERTY TRUST</b>	Project Description <b>292 MONTAGUE ROAD,          WEST END, QUEENSLAND</b>	Drawing Number <b>BA-10</b>	Issue
Issue _____ Revision Description _____ Date _____					

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# APPENDIX D

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## OUTGOINGS



BRISBANE CITY COUNCIL ABN 72 002 765 795

# Rate Account

**Mailing Code** EMAIL  
**Property Location** 292 MONTAGUE RD  
 WEST END  
**Issue Date** 29 Oct 2020

Dedicated to a better Brisbane

Account number  
**5000 0000 0531 137**

Bill number  
**5000 1038 5626 294**



resource/EmailPDFs/500010385626294/E-1/S-1/I-1

HUSH HOLDINGS PROPERTY TRUST  
 C/- HUSH HOLDINGS PROPERTY PTY LTD AS TRUSTEE  
 12 BRYDON ST  
 HIGHGATE HILL QLD 4101

**Enquiries**  
 (07) 3403 8888  
**24 hours 7 days**

Account Period  
 1 Apr 2020 - 31 Dec 2020



Make a statement.  
**Go paperless!**

Switch to paperless billing and access your rates notice anytime, anywhere.

You can also opt-in for a free SMS reminder of your bill's due date.

Visit [brisbane.qld.gov.au/rates](http://brisbane.qld.gov.au/rates) to sign up and help keep Brisbane clean, green and sustainable.



The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. **Full payment by the Due Date includes Discount and/or Rounding (where applicable).**

Compounding interest of 8.53% per annum will accrue daily on any amount owing immediately after this date.

### Nett Amount Payable

**\$4,437.95**

### Due Date

**31 Dec 2020**

### Summary of Charges

Opening Balance	9,011.98 CR
Brisbane City Council Rates & Charges	12,288.60
Brisbane City Council Miscellaneous Charges	274.97
Special Covid-19 Rebate	116.16 CR
State Government Charges	1,002.55
<b>Gross Amount</b>	<b>4,437.98</b>
<b>Discount and/or Rounding (where applicable)</b>	<b>0.03 CR</b>
<b>Nett Amount Payable</b>	<b>4,437.95</b>

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.



Sniip

Pay using your smartphone  
 Download the Sniip App and scan the code to pay now.



Pay in person at any Post Office



\*439 500010385626294

Due Date

**31 Dec 2020**

HUSH HOLDINGS PROPERTY TRUST

Nett Amount



Billers Code: 78550

Ref: 5000 0000 0531 137

**50**

Gross Amount

**\$4,437.98**

**\$4,437.95**



HUSH HOLDINGS PROPERTY PTY LTD  
12 Brydon St  
Highgate Hill QLD 4101

First Choice Risk Solutions Pty Ltd  
P: 02 9389 4560  
E: service@firstchoicerisk.com.au  
PO Box 173  
Bondi Junction NSW 1355

## Quotation Summary

<b>Issue Date:</b>	<b>07/09/2020</b>	<b>Total Amount:</b>	<b>\$3,030.00</b>
<b>Insured Name:</b>	<b>HUSH HOLDINGS PROPERTY PTY LTD</b>		
<b>Policy Type:</b>	<b>Steadfast Business Insurance SVU</b>	<b>Premium:</b>	<b>\$2,215.75</b>
<b>Policy No:</b>	<b>600634-1-0-0</b>	<b>Emergency/Fire Services Levies:</b>	<b>\$0.00</b>
<b>Period:</b>	<b>From 07/09/2020 to 30/09/2021</b>	<b>Stamp Duty:</b>	<b>\$219.36</b>
<b>Insurer:</b>	<b>Miramar Underwriting Agency Pty Ltd</b>	<b>Insurer Admin Fee:</b>	<b>\$50.00</b>
	<b>ABN: 97 111 534 797</b>	<b>Adviser Fee:</b>	<b>\$289.37</b>
		<b>Total GST:</b>	<b>\$255.52</b>
		<b>Total Amount:</b>	<b>\$3,030.00</b>

**Notes:** Thank you for choosing First Choice Risk Solutions Pty Ltd to take care of your insurance needs. We ask that you carefully read through your invoice, schedule and important information on page 2.

Authorised Representative of Resilium Insurance Broking Pty Ltd | ABN 92 169 975 973 | AFSL 460382

# NOTES

# DISCLAIMER

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**RayWhite**

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**SAM PARKER**

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sam.parker@raywhite.com

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