



108 MONTAGUE

DEVELOPMENT APPLICATION

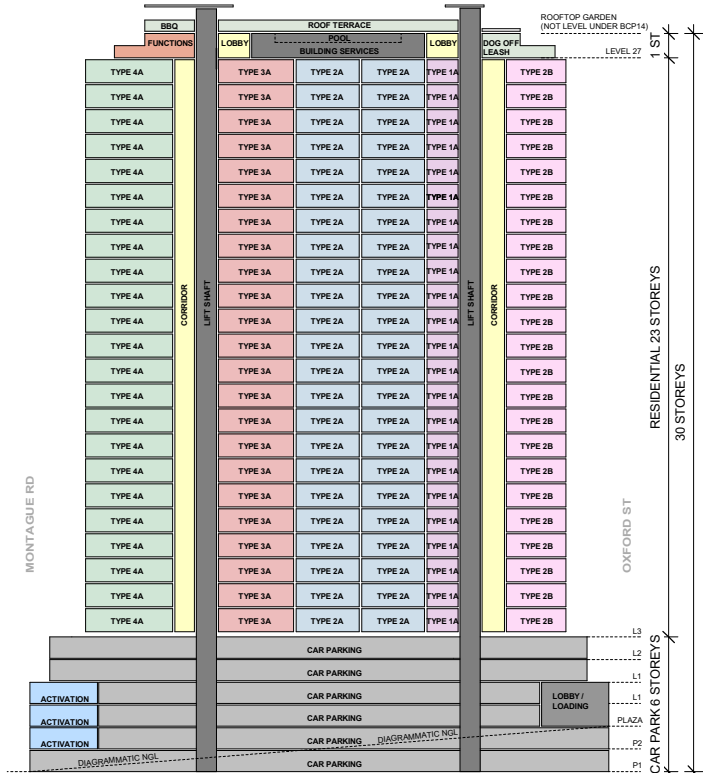
114, 120 - 122 MONTAGUE ROAD
8-12 OXFORD STREET
39A BOUNDARY STREET

SOUTH BRISBANE QLD 4101

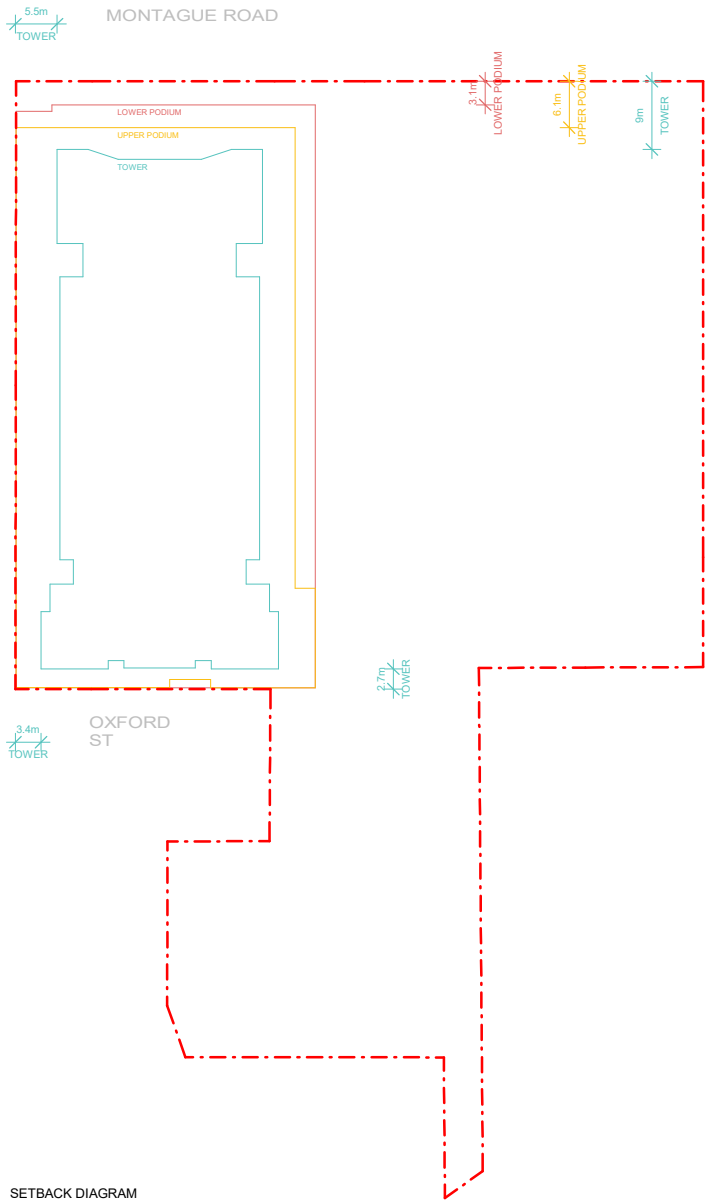
SITE PARTICULARS								
RPD (120 - 122 MONTAGUE RD)	LOT 50 ON RP885764, LOT 52 ON RP10840, LOT 1 ON RP95549							
RPD (8-12 OXFORD ST)	LOTS 37,38,39 ON RP10840							
RPD (39A BOUNDARY ST & 114 MONTAGUE ST)	LOT 2 ON RP95549							
STREET ADDRESS	114, 120-122 MONTAGUE ROAD, 8-12 OXFORD STREET & 39A BOUNDARY STREET							
SUBURB	SOUTH BRISBANE							
TOTAL SITE AREA	9044m²							
PROPOSED DEVELOPMENT								
PLANTING:	1096m²							
PODIUM SITE COVER:	3550m² OR 39.2%							
TOWER FOOTPRINT:	1825m²							
RESIDENTIAL COMMUNAL SPACE:	1195m² (INCLUDES INTERNAL COMMUNAL)							
PUBLIC ACCESSIBLE:	1253m²							
RESIDENTIAL GFA:	33305m²							
CENTRE ACTIVITIES GFA:	1080m²							
DWELLING SUMMARY								
UNIT TYPE	FLOORS	1A	2A	2B	3A	3B	4A	TOTAL
PODIUM TOP	1	2	4	1	2	2	2	
PODIUM TOTAL		2	4	1	2	2	2	13
TYPICAL FLOORS	22	2	4	1	2	2	2	
TYPICAL FLOORS TOTAL		44	88	22	44	44	44	286
TOP FLOOR	0	0	0	0	0	0		
TOP SUBFLOOR TOTAL		0	0	0	0	0	0	0
NUMBER	23	46	92	23	46	46	46	299
UNITS/BED		46	115		92		46	299
		15.4%	38.4%		30.8%		15.4%	100%
TOTAL UNITS								299

PROPOSED CAR PARKING (AS DESIGNED)							
	RESI	TANDEM (COMM)	VISITOR/COMM	TOTAL CARS	BIKES	ST. CAGE	MOTORBIKE
PARKING P1	80	0	0	80	75	75	1
PARKING P2	46	3	15	64	52	52	
PLAZA	32	0	8	40	31	23	1
LEVEL 1	54	0	0	54	42	42	
LEVEL 2	78	0	0	78	60	60	
LEVEL 3	82	0	0	82	71	43	
TOTAL PROVIDED	372	3	23	398	331	295	2

PROPOSED AREA SCHEDULE (AS DESIGNED)			
	GFA CENTRE ACTIVITIES	GFA RESIDENTIAL USES	
PARKING P1	26m²	—	
PARKING P2	356m²	—	
PLAZA	420m²	—	
LEVEL 1	278m²	—	
LEVEL 2	—	—	
LEVEL 3	—	—	
LEVEL 4	—	—	
TYPICAL TOWER	—	PER FLOOR 1455m²	
NO. TYPICAL FLOORS	22	SUBTOTAL 33465m²	
ROOF TCE LOWER	—	210m²	
ROOF TCE UPPER	—	90m²	
TOTAL PROVIDED	1080m²	33765m²	



SECTION DIAGRAM



SETBACK DIAGRAM

SHEET LIST		
	SHEET NAME	REV
AR DA 001	COVER SHEET AND DEVELOPMENT SUMMARY	A
AR DA 010	DEVELOPMENT DIAGRAMS	A
AR DA 101	SITE CONTEXT PLAN - PROPOSED	A
AR DA 200	GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL P1	A
AR DA 201	GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL P2	A
AR DA 202	GENERAL ARRANGEMENT PLAN - PODIUM - PLAZA	A
AR DA 203	GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL 1	A
AR DA 204	GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL 2	A
AR DA 205	GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL 3	A
AR DA 206	GENERAL ARRANGEMENT PLAN - TOWER - LEVEL 4	A
AR DA 207	GENERAL ARRANGEMENT PLAN - TOWER - LEVEL 5-26	A
AR DA 208	GENERAL ARRANGEMENT PLAN - TOWER - LEVEL 27 ROOF TERRACE	A
AR DA 209	GENERAL ARRANGEMENT PLAN - TOWER - ROOFTOP GARDEN	A
AR DA 300	OVERALL ELEVATIONS - NORTH WEST & SOUTH WEST	A
AR DA 301	OVERALL ELEVATIONS - NORTH EAST & SOUTH EAST (BRERETON ST)	A
AR DA 400	OVERALL SECTIONS - LONGITUDINAL SECTION A-A	A
AR DA 401	OVERALL SECTIONS - CROSS SECTION B-B	A
AR DA 410	OVERALL SITE SECTION - LONGITUDINAL	A
AR DA 901	FACADE DETAILS - OXFORD STREET AND LITTLE MANNING	A
AR DA 902	FACADE DETAILS - MONTAGUE ROAD - SHEET 1	A
AR DA 903	FACADE DETAILS - MONTAGUE ROAD - SHEET 2	A
AR DA 904	FACADE DETAILS - ROOFTOP	A
AR DA 950	SUN DIAGRAMS	A

A JD FOR DA LODGEMENT 05.06.26
Rev Initial Description Date

PLANNING APPROVAL

Client
STOCKWELL

Archipelago

Turrbal and Yuggera/Jagera Country
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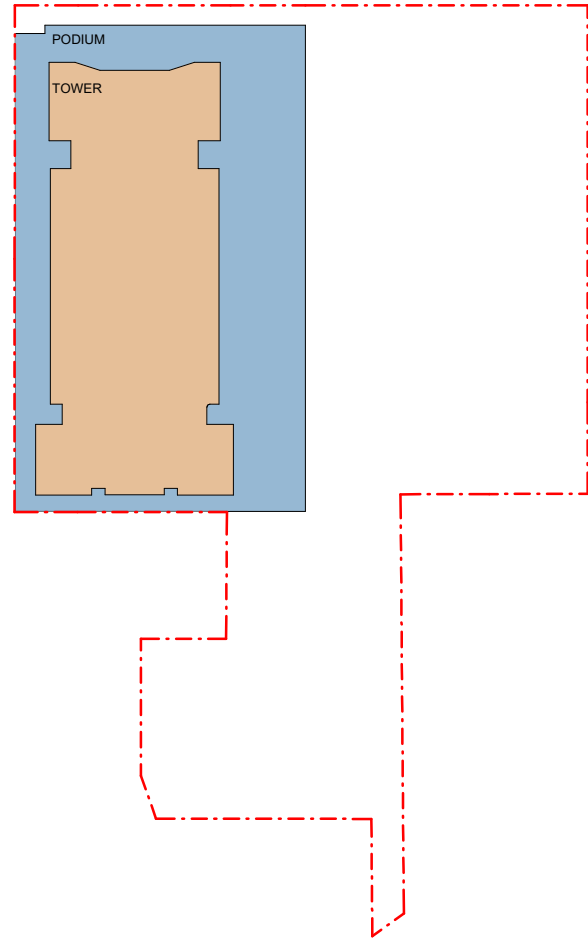
Project
25026
108 MONTAGUE ROAD

DRAWING TITLE
COVER SHEET AND DEVELOPMENT SUMMARY

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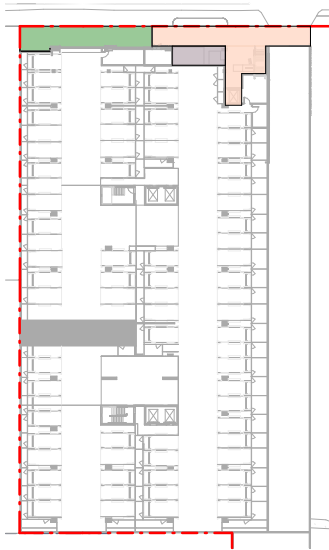
DISC	PHASE	DWG NO	REVISION
AR	DA	001	A

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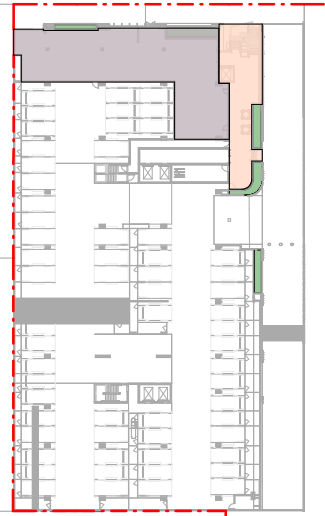
SITE COVER & TOWER FOOTPRINT

SITE AREA: 9044m²
PODIUM SITE COVER: 3550m² OR 39.2%
TOWER FOOTPRINT: 1825m²



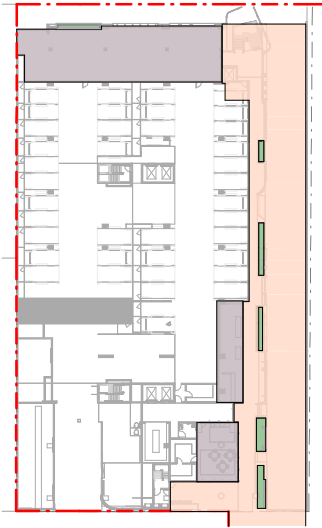
P1

CENTRE USES GFA: 26m²
PLANTING: 72m²
PUBLIC: 121m²



P2

CENTRE USES GFA: 356m²
PLANTING: 40m²
PUBLIC: 132m²



PLAZA

CENTRE USES GFA: 420m²
PLANTING: 30m²
PUBLIC: 1000m²



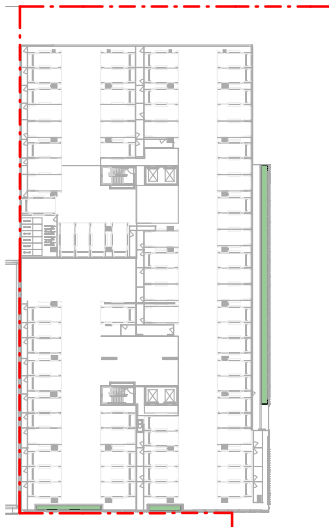
LEVEL 01

CENTRE USES GFA: 278m²
PLANTING: 20m²



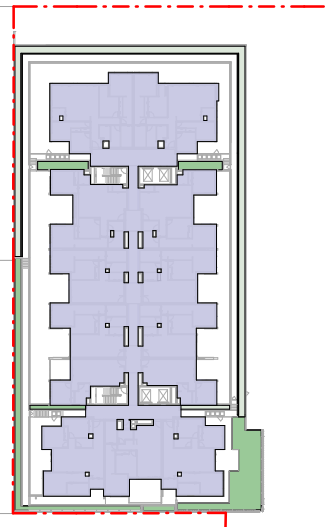
LEVEL 02

PLANTING: 70m²



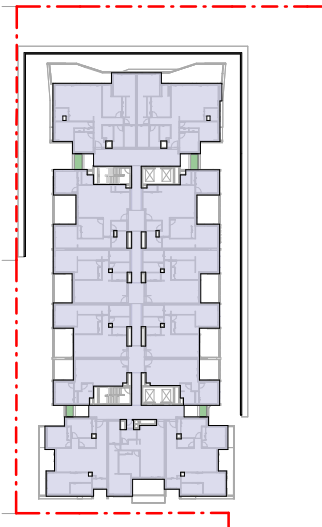
LEVEL 03

PLANTING: 50m²



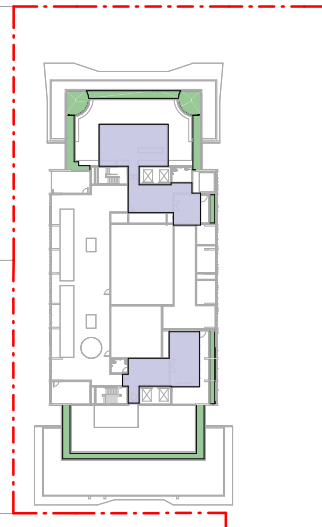
LEVEL 04

RESIDENTIAL GFA: 1455m²
PLANTING: 293m²

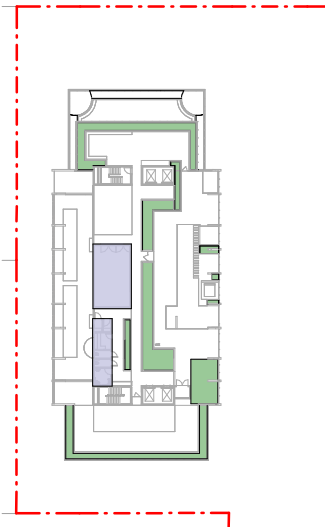


TYP FL 5-26

RESIDENTIAL GFA: 1455 m² / FL (31,570m² TOTAL)
PLANTING: 11m² EVERY FL (253m² TOTAL)
COMMUNAL USES RESIDENTIAL GFA: 210m²
COMMUNAL USES (INT + EXT): 445m²
PLANTING: 118m²



ROOF TCE LOWER



ROOF TCE UPPER

COMMUNAL USES RESIDENTIAL GFA: 90m²
COMMUNAL USES (INT + EXT): 750m²
PLANTING: 190m²

LEGEND

GFA

CENTRE USES GFA
TOTAL: 1080m²

RESIDENTIAL GFA
TOTAL: 33,765m²

TOTAL GFA: 34,385m²

PLANTING

PLANTING
TOTAL: 1136m²

SITE COVER

3550m² OR 39.2%

GFA DEFINITION

GROSS FLOOR AREA, FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN AREAS USED FOR—

- BUILDING SERVICES, PLANT OR EQUIPMENT, OR
- ACCESS BETWEEN LEVELS; OR
- A GROUND FLOOR PUBLIC LOBBY; OR
- A MALL; OR
- PARKING, LOADING OR MANOEUVRING VEHICLES; OR
- UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.

A JD FOR DA LODGEMENT 05.06.26
Rev Initial Description Date

PLANNING APPROVAL

Client



Archipelago

Turrbal and Yuggera/Jagera Country
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Project

25026
108 MONTAGUE ROAD

DRAWING TITLE DEVELOPMENT DIAGRAMS

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DISC	PHASE	DWG NO	REVISION
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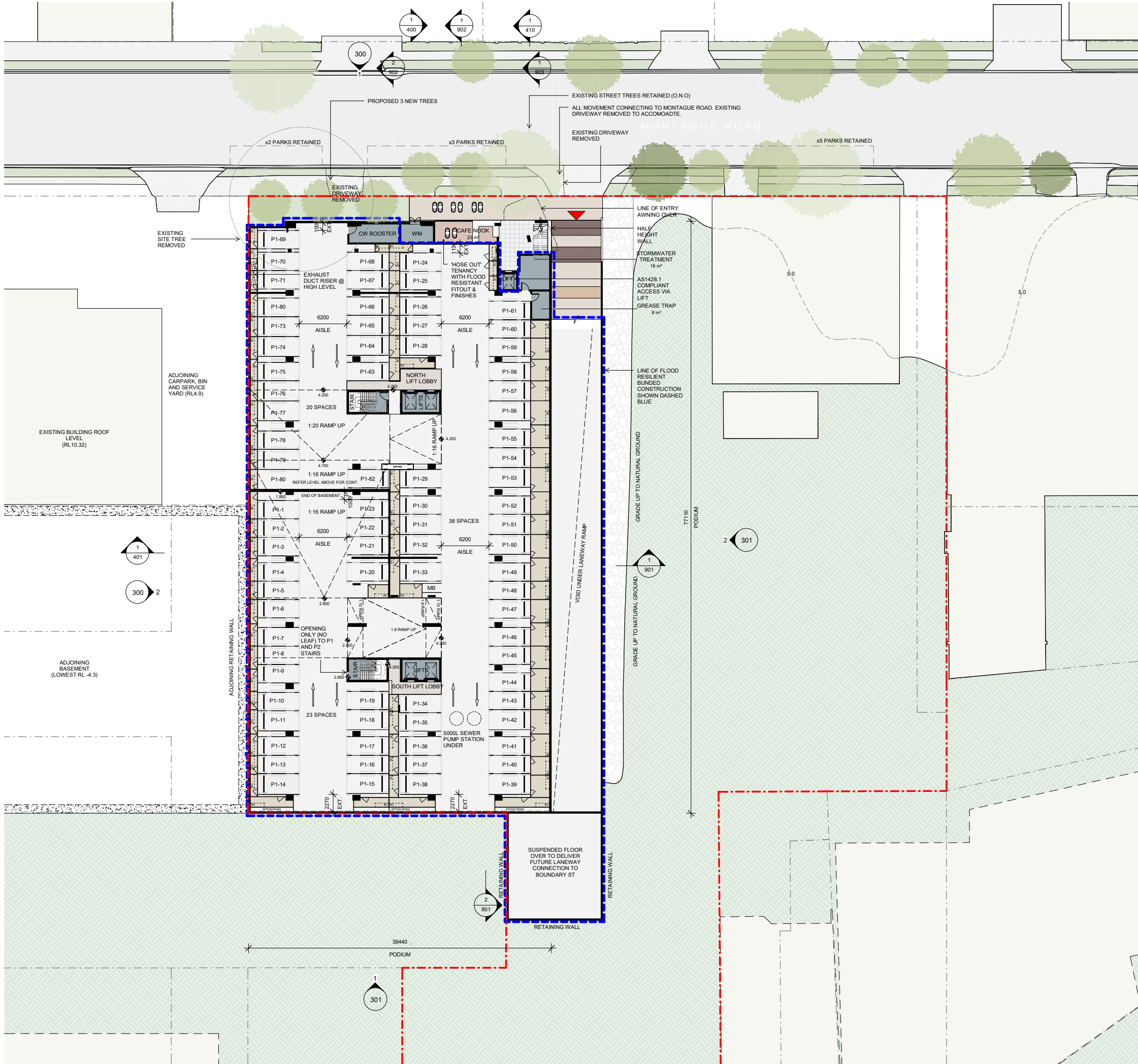
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0 10 20 30 40 50 100



- LEGEND**
- BC** BICYCLE PARK
 - CW** COLD WATER
 - WM** WATER METER
 - BUNDED CONSTRUCTION

- CAR PARK**
- 80 RESIDENT STANDARD CAR BAYS
 - 1 RESIDENT MOTORBIKE BAY
 - 75 RESIDENT STORAGE CAGES
 - 75 RESIDENT BICYCLE SPACES (BC)

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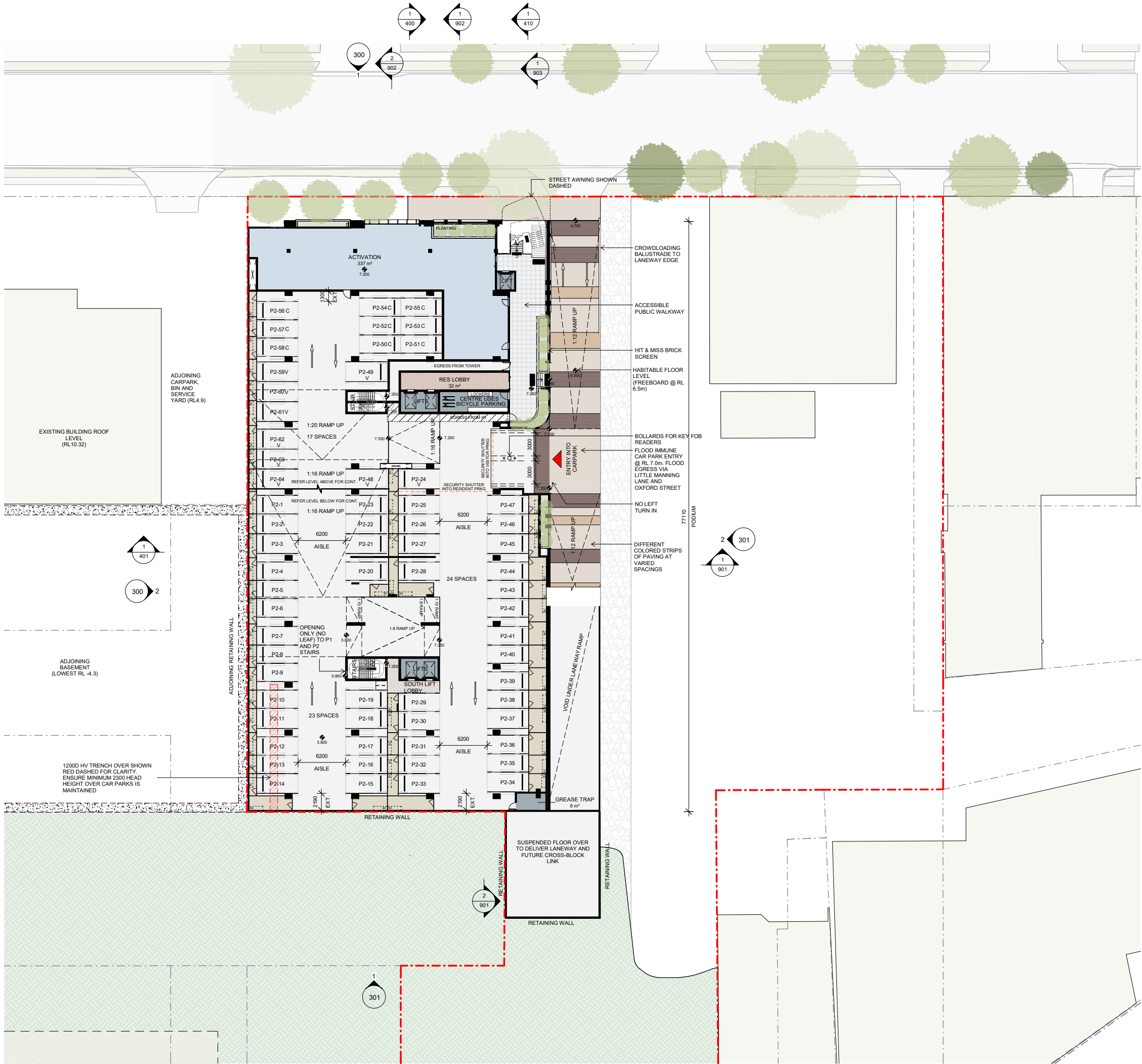
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PODIUM - LEVEL P1**

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0 5 10 15 20 25 50



LEGEND

BC BICYCLE PARK

CAR PARK

- 46 RESIDENT STANDARD CAR BAYS
- 18 VISITOR (V) AND COMMERCIAL (C) CAR BAYS
- 52 RESIDENT STORAGE CAGES
- 52 RESIDENT BICYCLE SPACES (BC)
- 8 CENTRE USE BICYCLE SPACES

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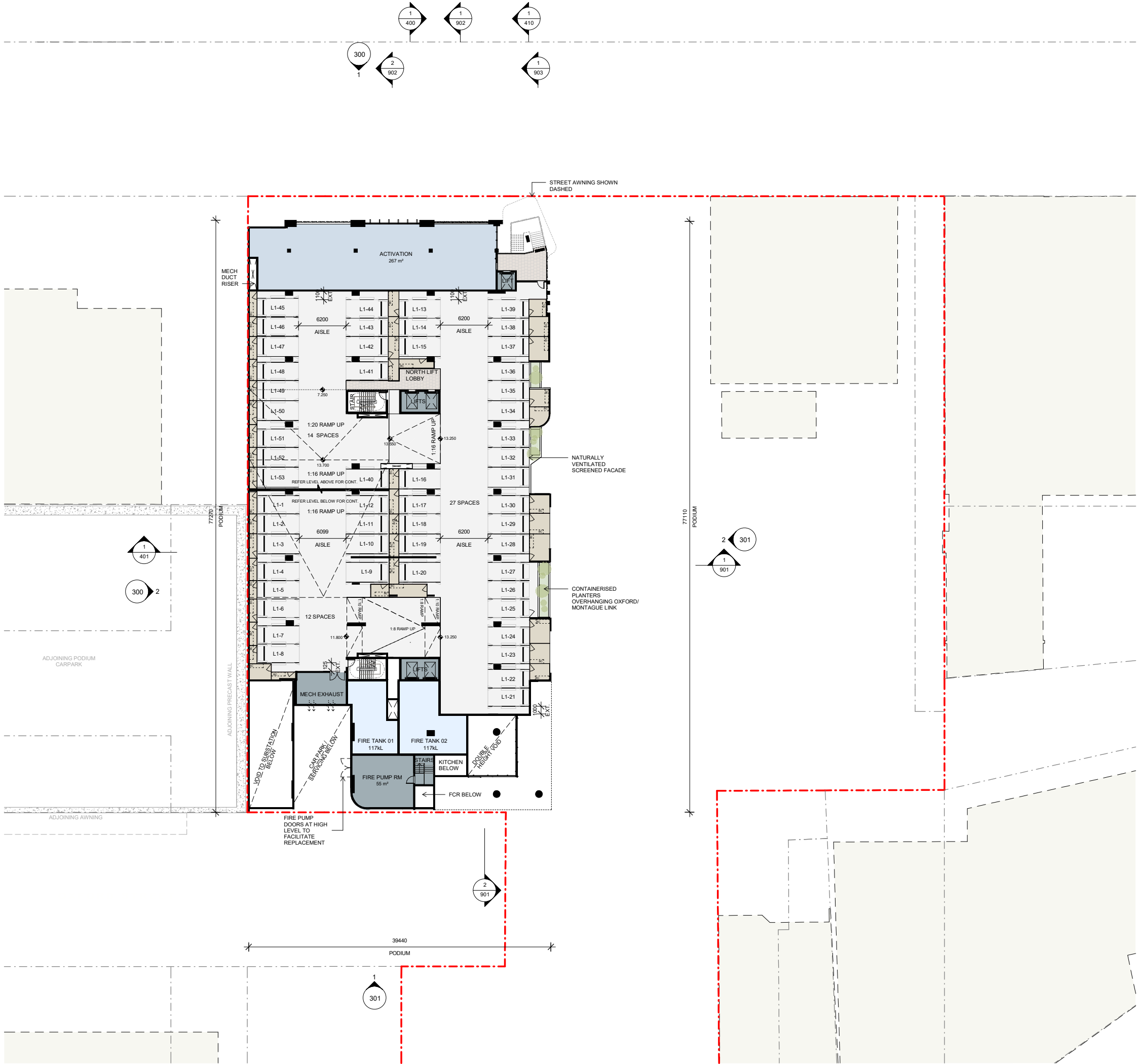
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PODIUM - LEVEL P2**

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0 5 10 15 20 25 50



LEGEND

BC BICYCLE PARK

CAR PARK

- 54 RESIDENT STANDARD CAR BAYS
- 42 RESIDENT STORAGE CAGES
- 42 RESIDENT BICYCLE SPACES (BC)

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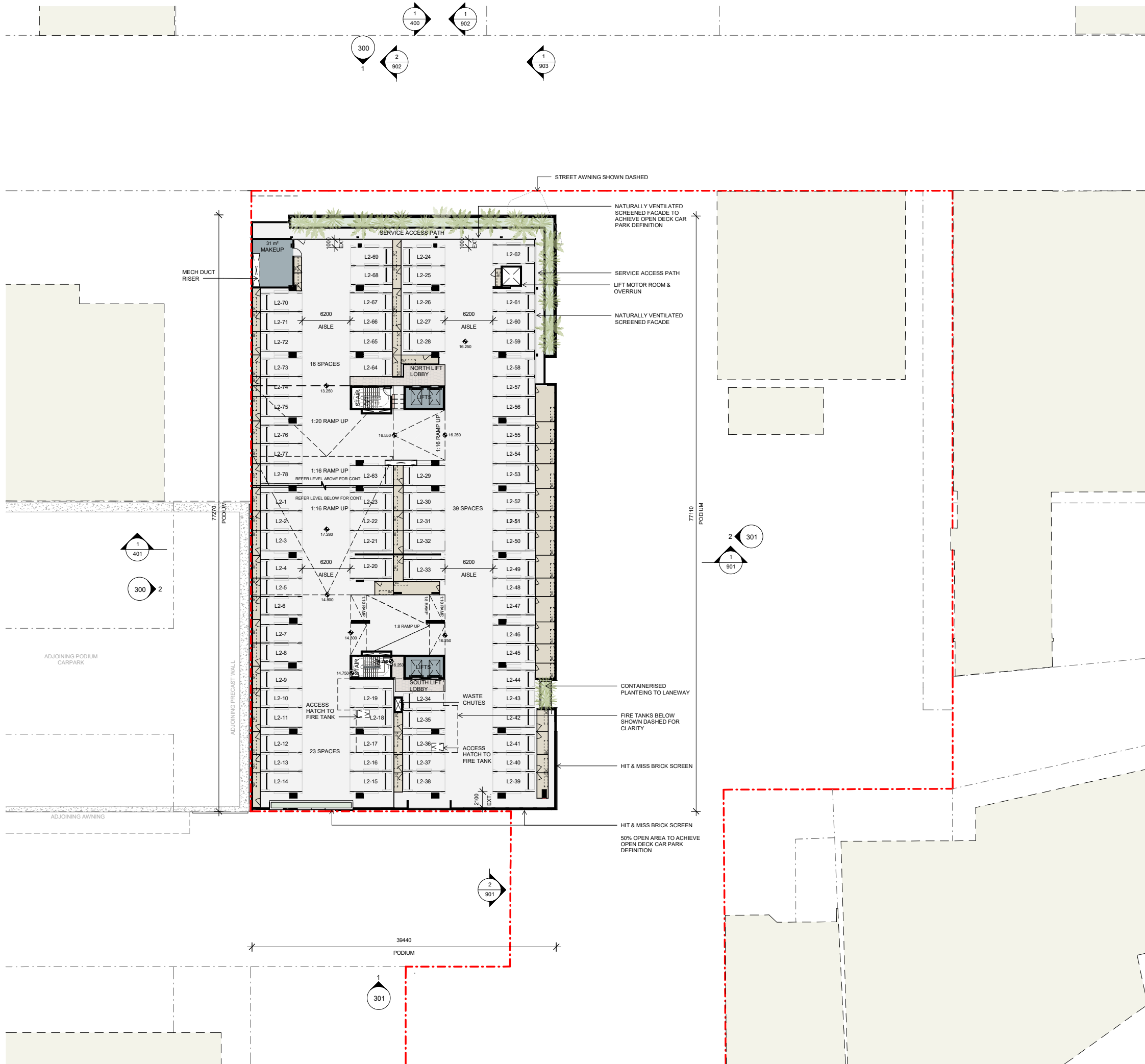
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GENERAL ARRANGEMENT PLAN -
PODIUM - LEVEL 1

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AR	DA	203	A

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- LEGEND**
- BC** BICYCLE PARK
- CAR PARK**
- 78 RESIDENT STANDARD CAR BAYS
 - 60 RESIDENT STORAGE CAGES
 - 60 RESIDENT BICYCLE SPACES (BC)

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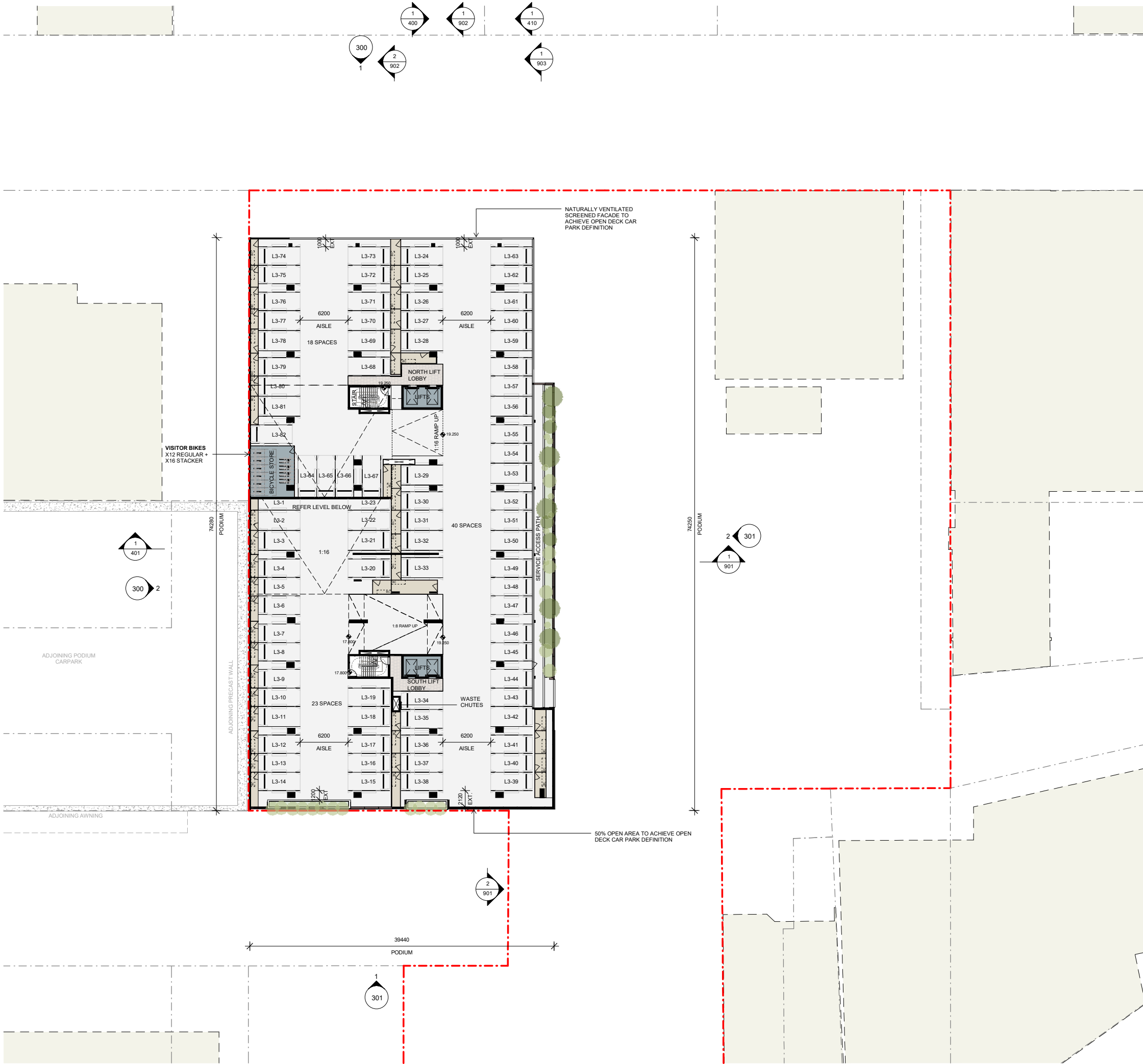
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DRAWING TITLE
**GENERAL ARRANGEMENT PLAN -
PODIUM - LEVEL 2**

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0 5 10 15 20 25 50



LEGEND

BC BICYCLE PARK

CAR PARK

- 82 RESIDENT STANDARD CAR BAYS
- 43 RESIDENT STORAGE CAGES
- 43 RESIDENT BICYCLE PARKING (BC)
- 28 VISITOR BICYCLE PARKING

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DRAWING TITLE
GENERAL ARRANGEMENT PLAN -
PODIUM - LEVEL 3

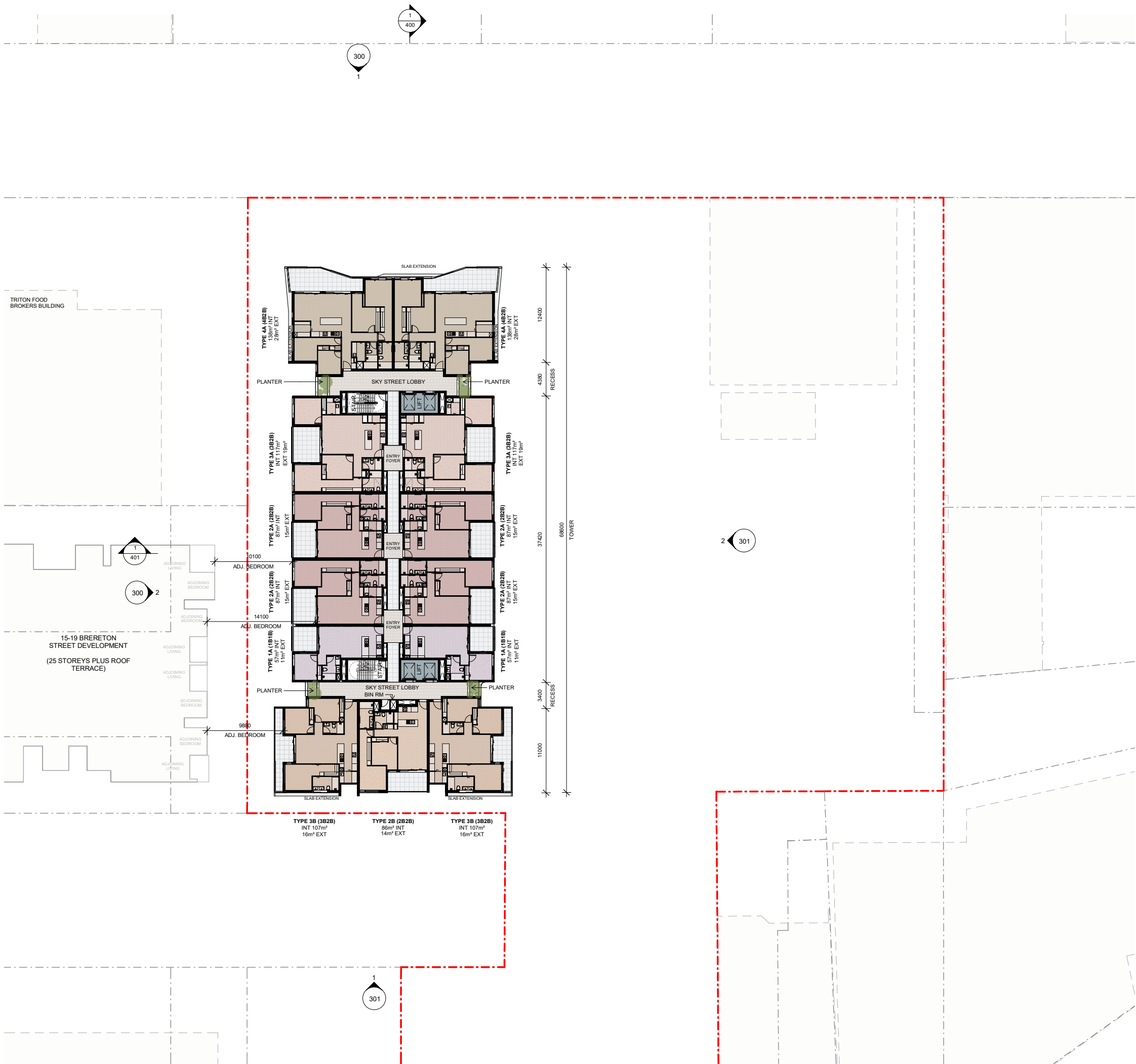
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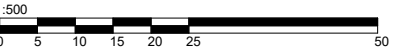
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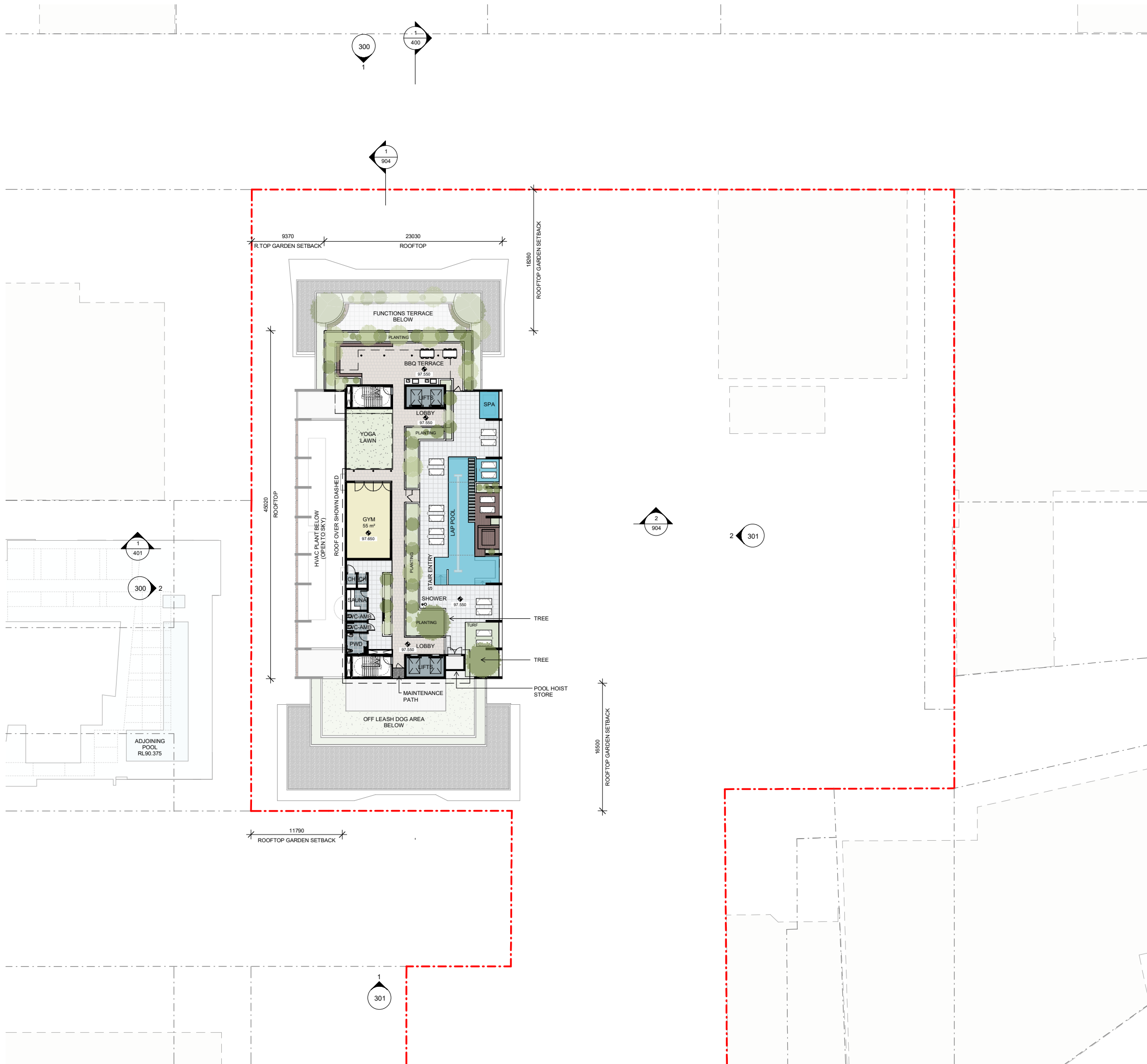
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GENERAL ARRANGEMENT PLAN -
TOWER - LEVEL 5-26

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AR	DA	207	A

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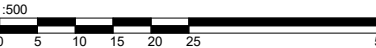
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DRAWING TITLE
GENERAL ARRANGEMENT PLAN -
TOWER - ROOFTOP GARDEN

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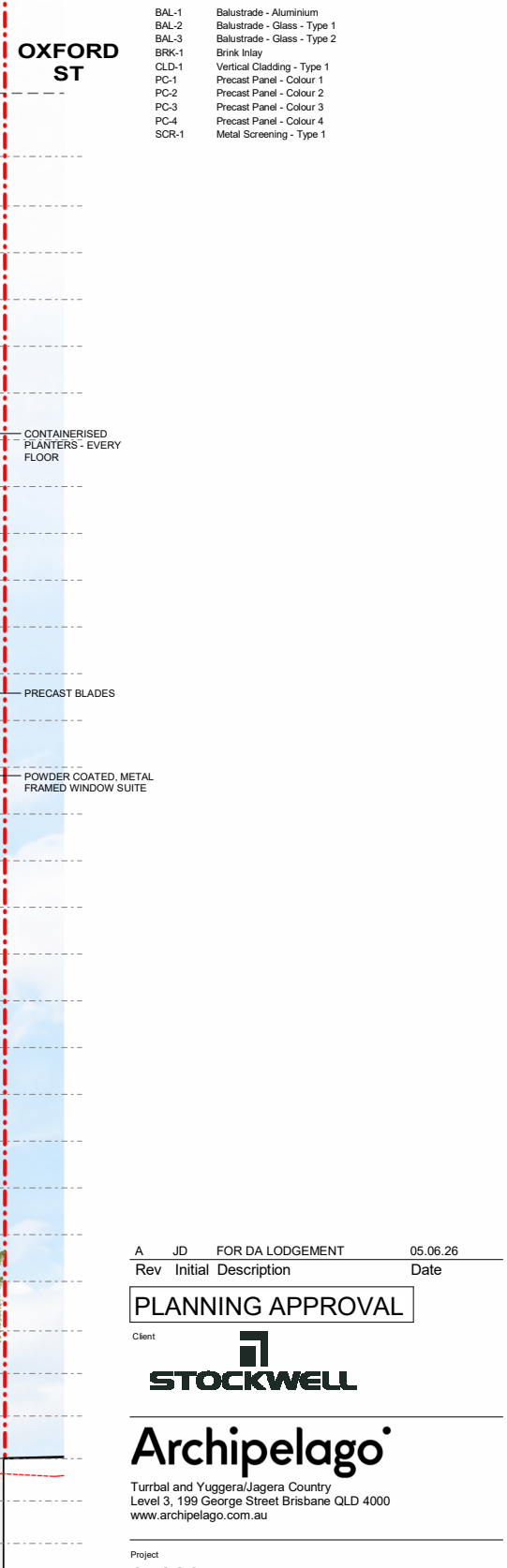
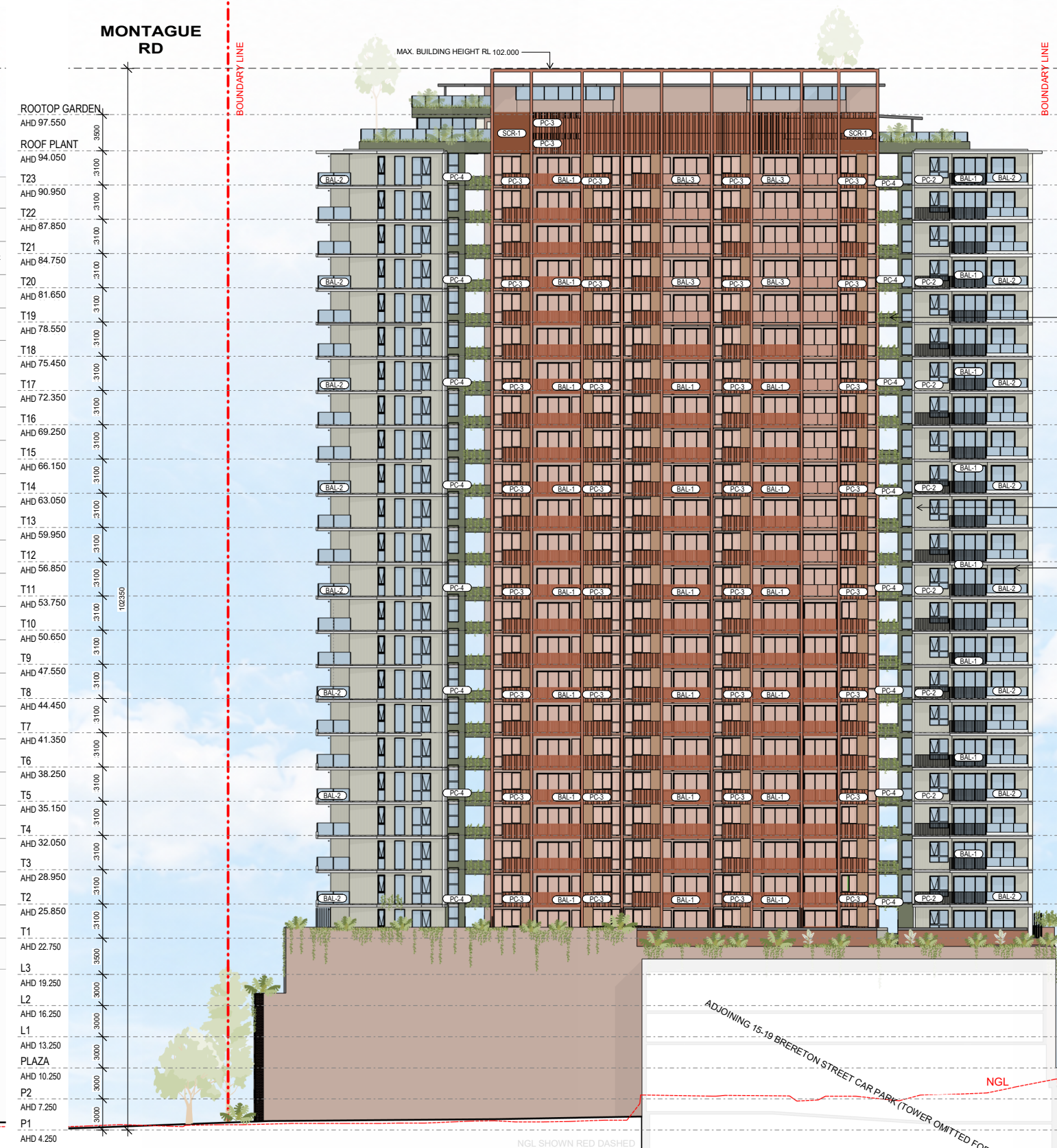
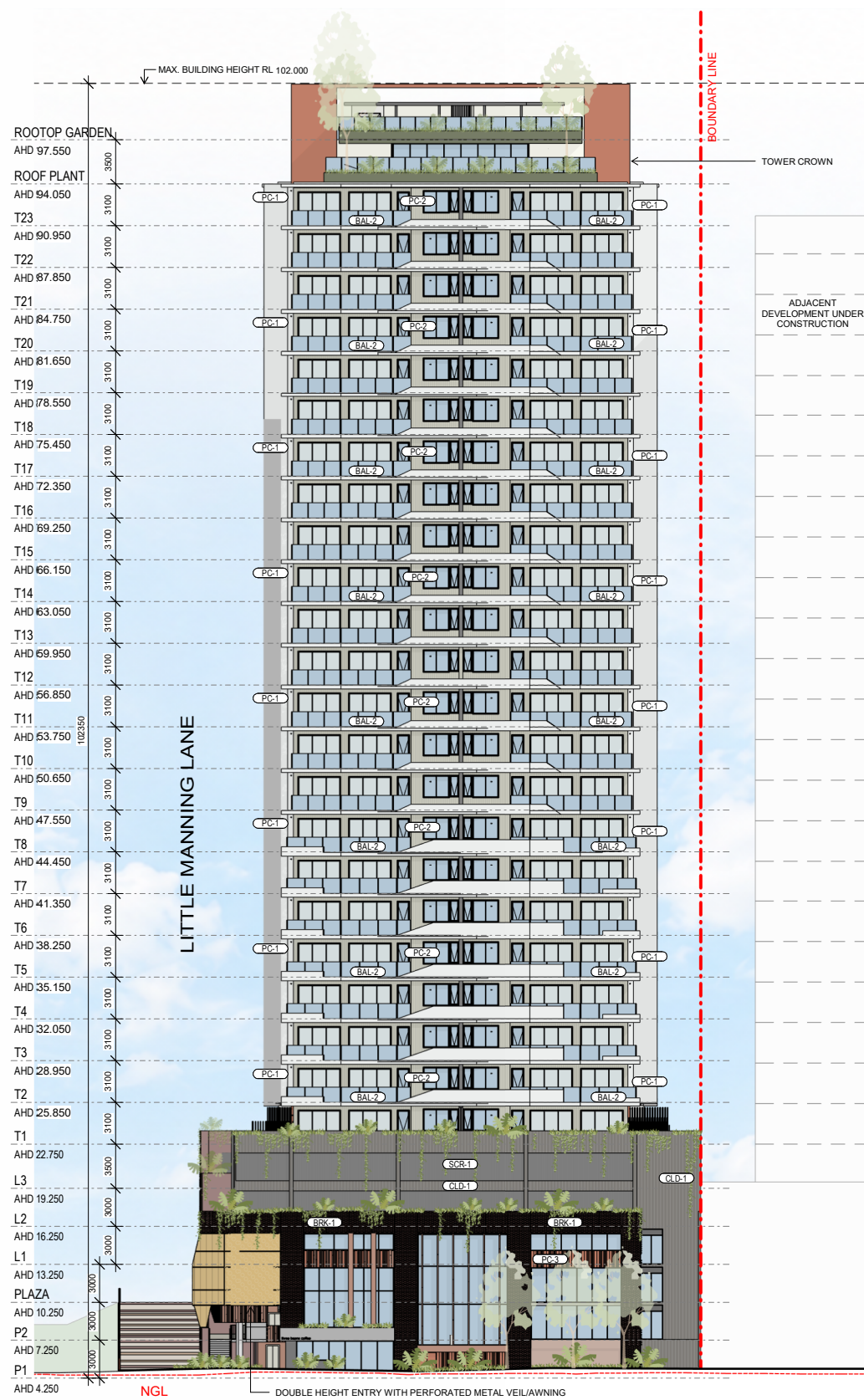
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NOTES

CODE DESCRIPTION

BAL-1	Balustrade - Aluminium
BAL-2	Balustrade - Glass - Type 1
BAL-3	Balustrade - Glass - Type 2
BRK-1	Brink Inlay
CLD-1	Vertical Cladding - Type 1
PC-1	Precast Panel - Colour 1
PC-2	Precast Panel - Colour 2
PC-3	Precast Panel - Colour 3
PC-4	Precast Panel - Colour 4
SCR-1	Metal Screening - Type 1



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25026
108 MONTAGUE ROAD

DRAWING TITLE
**OVERALL ELEVATIONS - NORTH
WEST & SOUTH WEST**

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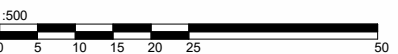
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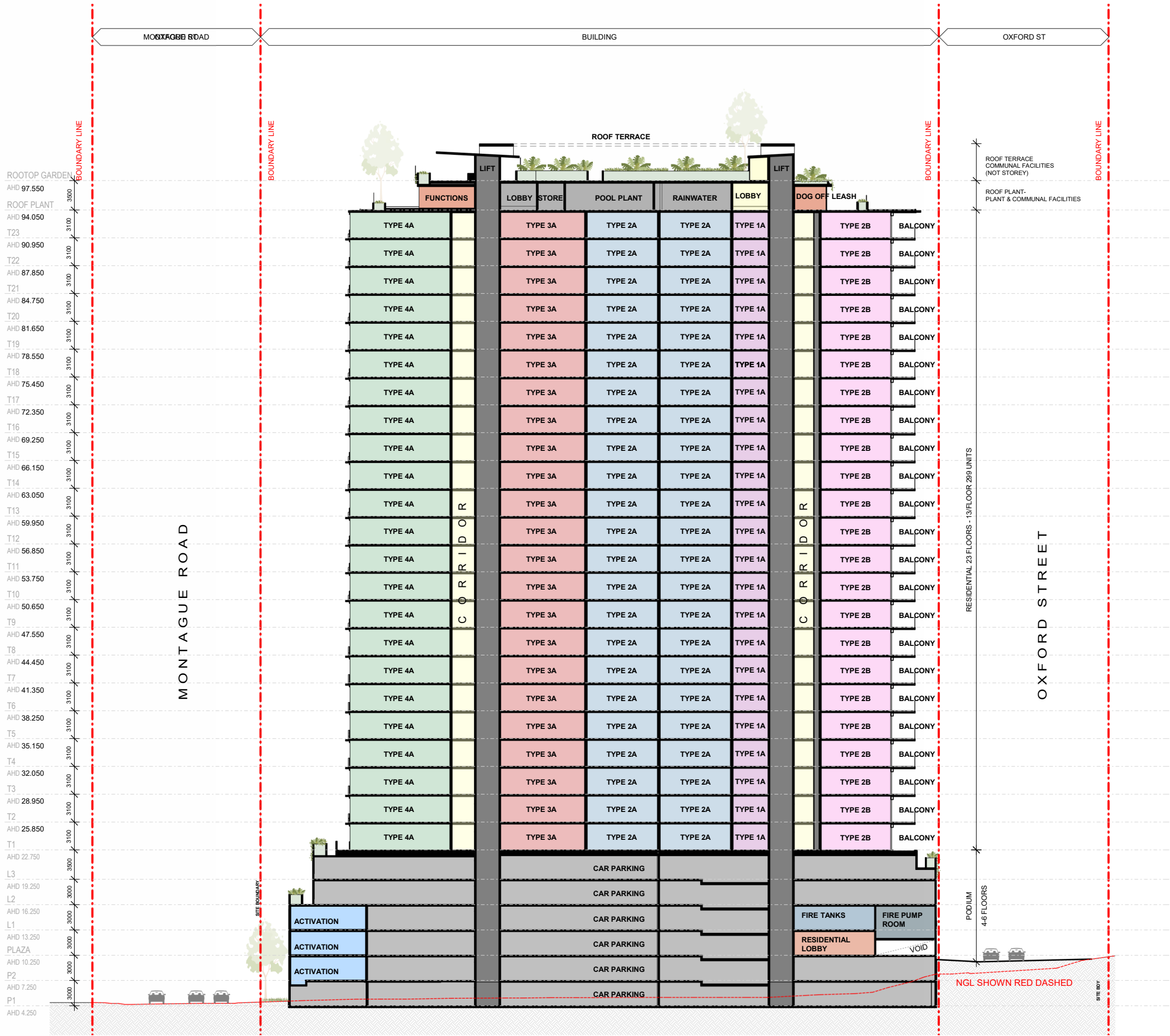


1 OVERALL ELEVATIONS - NW (MONTAGUE)

2 OVERALL ELEVATIONS - SW (BRERETON ST)



2 OVERALL ELEVATIONS - NORTH EAST (LITTLE MANNING)



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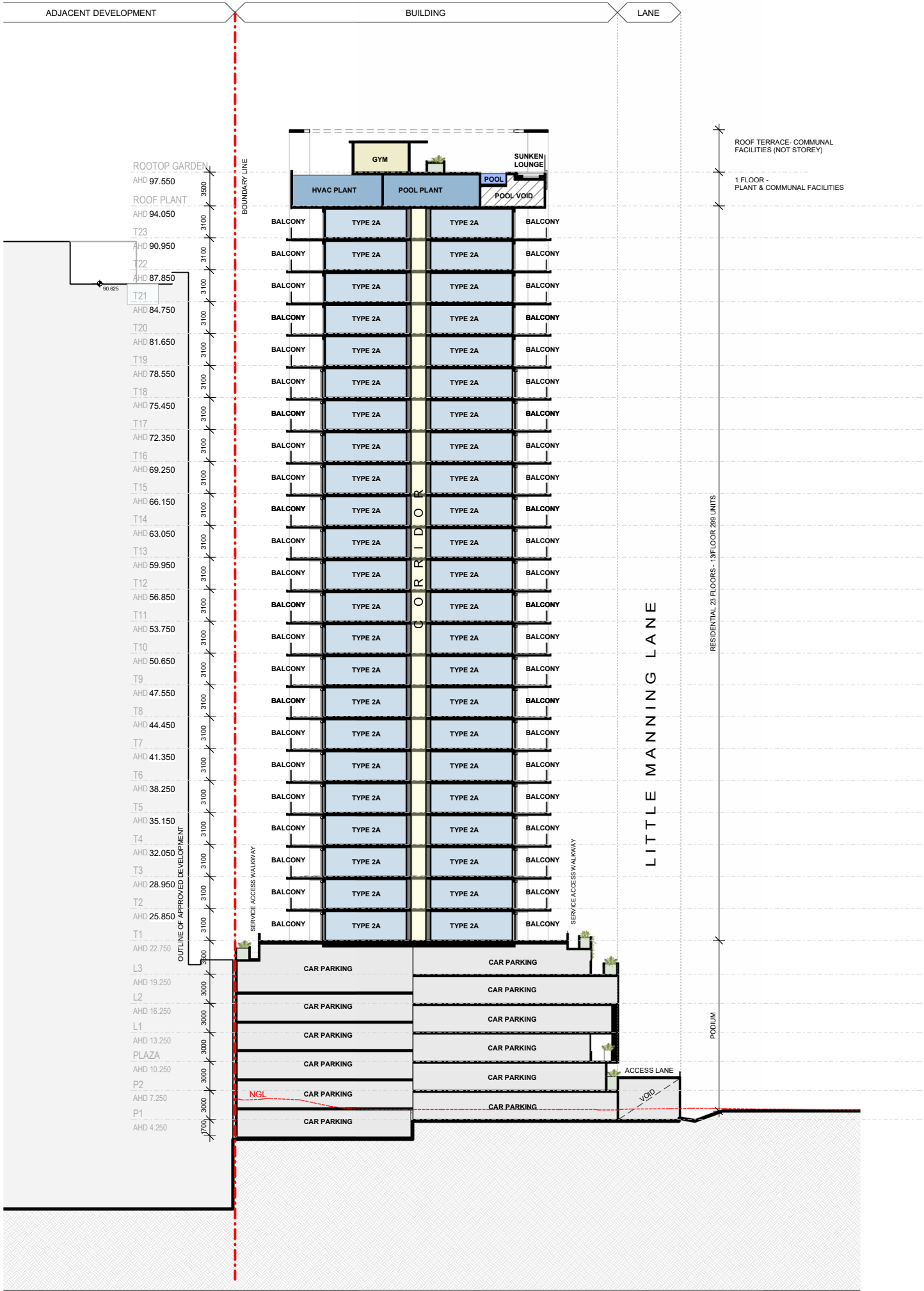
Project
25026
108 MONTAGUE ROAD

DRAWING TITLE
**OVERALL SECTIONS -
LONGITUDINAL SECTION A-A**

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DISC	PHASE	DWG NO	REVISION
AR	DA	400	A

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0 5 10 15 20 25 50



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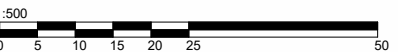
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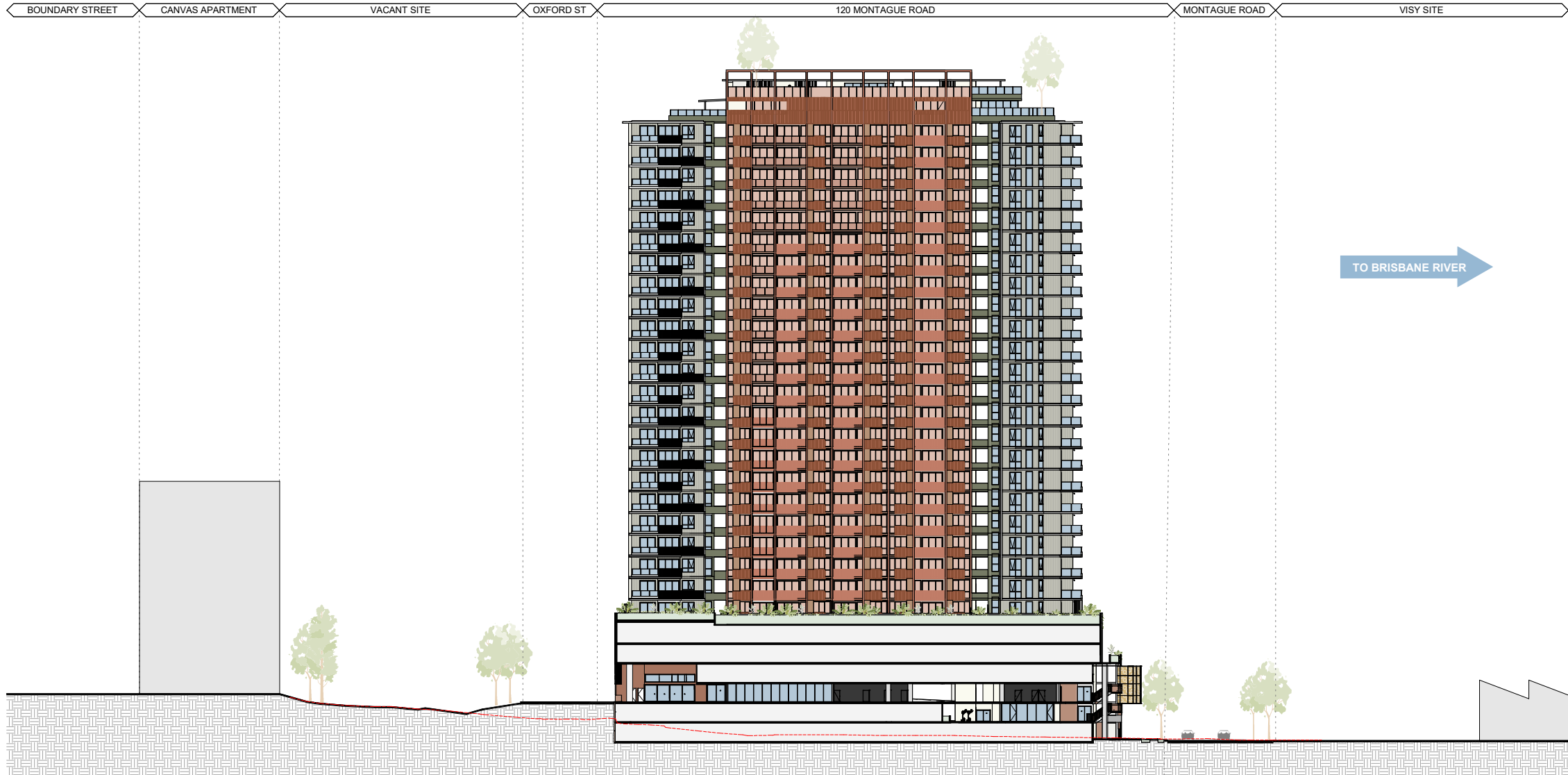
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OVERALL SECTIONS - CROSS
SECTION B-B

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DISC	PHASE	DWG NO	REVISION
AR	DA	401	A

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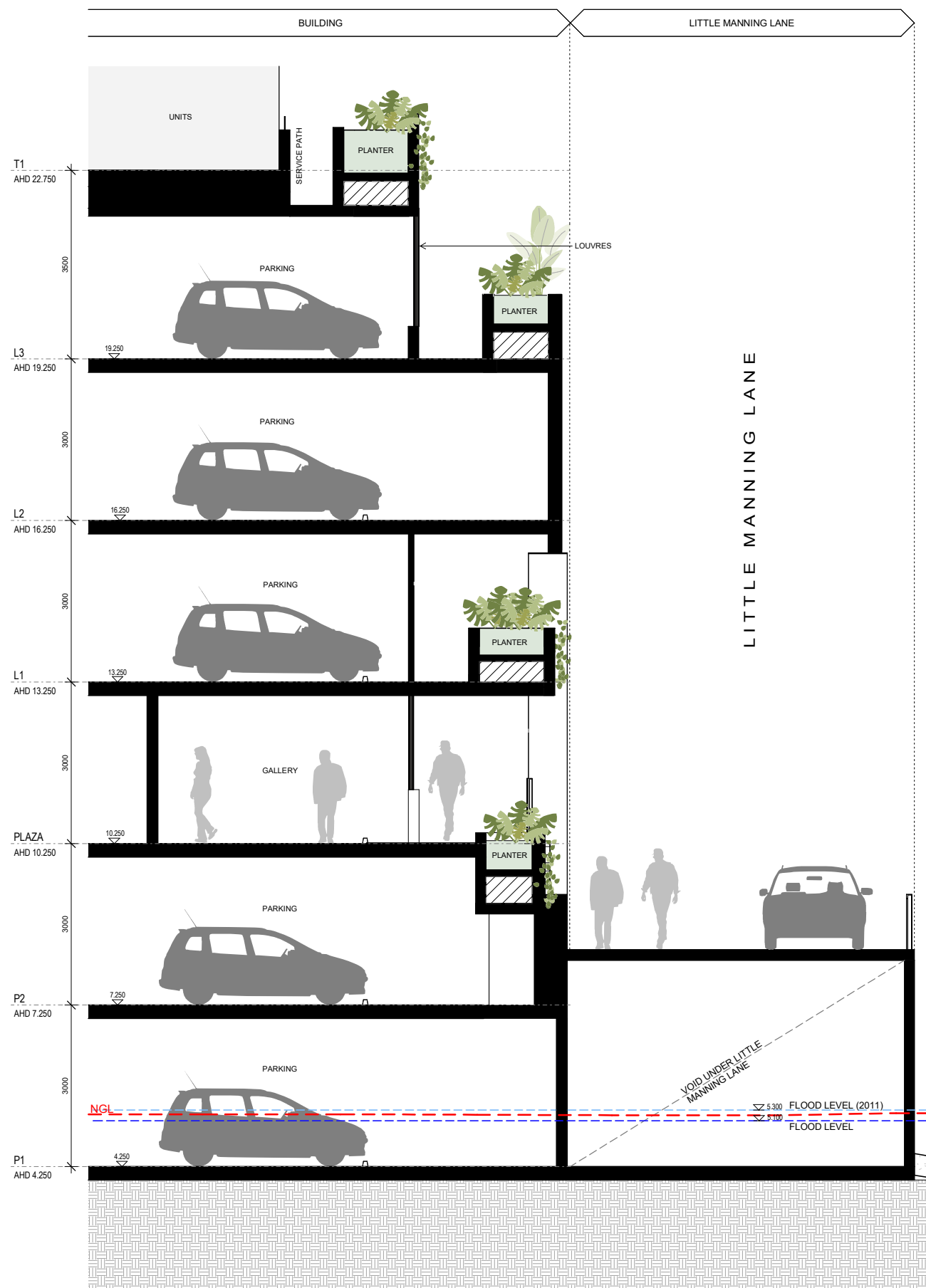
Project
25026
108 MONTAGUE ROAD

DRAWING TITLE
**OVERALL SITE SECTION -
LONGITUDINAL**

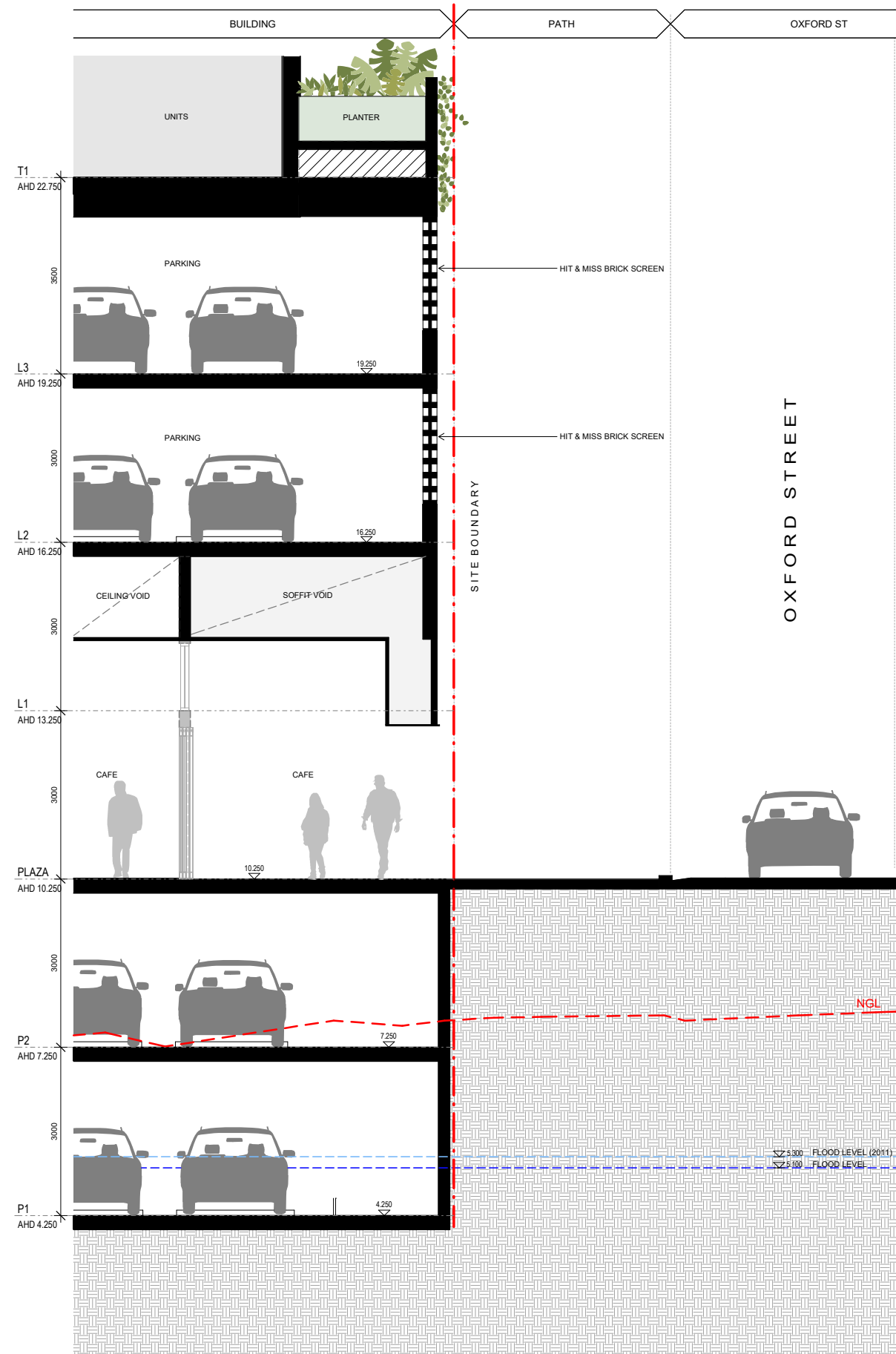
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1 DETAIL FACADE SECTION - GALLERY



2 DETAIL FACADE SECTION- CAFE

A JD FOR DA LODGEMENT 05.06.26
Rev Initial Description Date

PLANNING APPROVAL

Client

STOCKWELL

Archipelago

Turrbal and Yuggera/Jagera Country
Level 3, 199 George Street Brisbane QLD 4000
www.archipelago.com.au

Project

25026
108 MONTAGUE ROAD

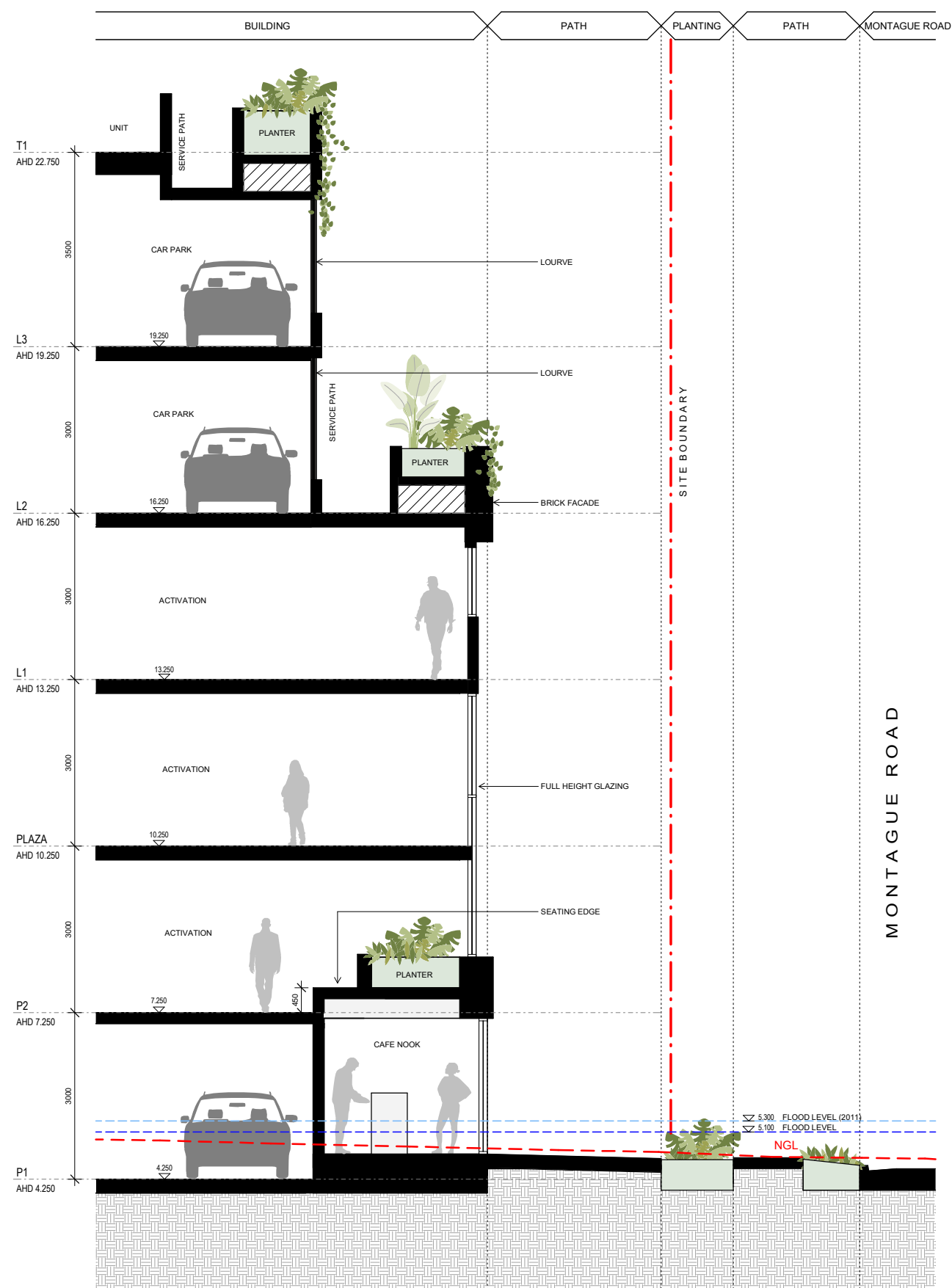
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**FACADE DETAILS - OXFORD
STREET AND LITTLE MANNING**

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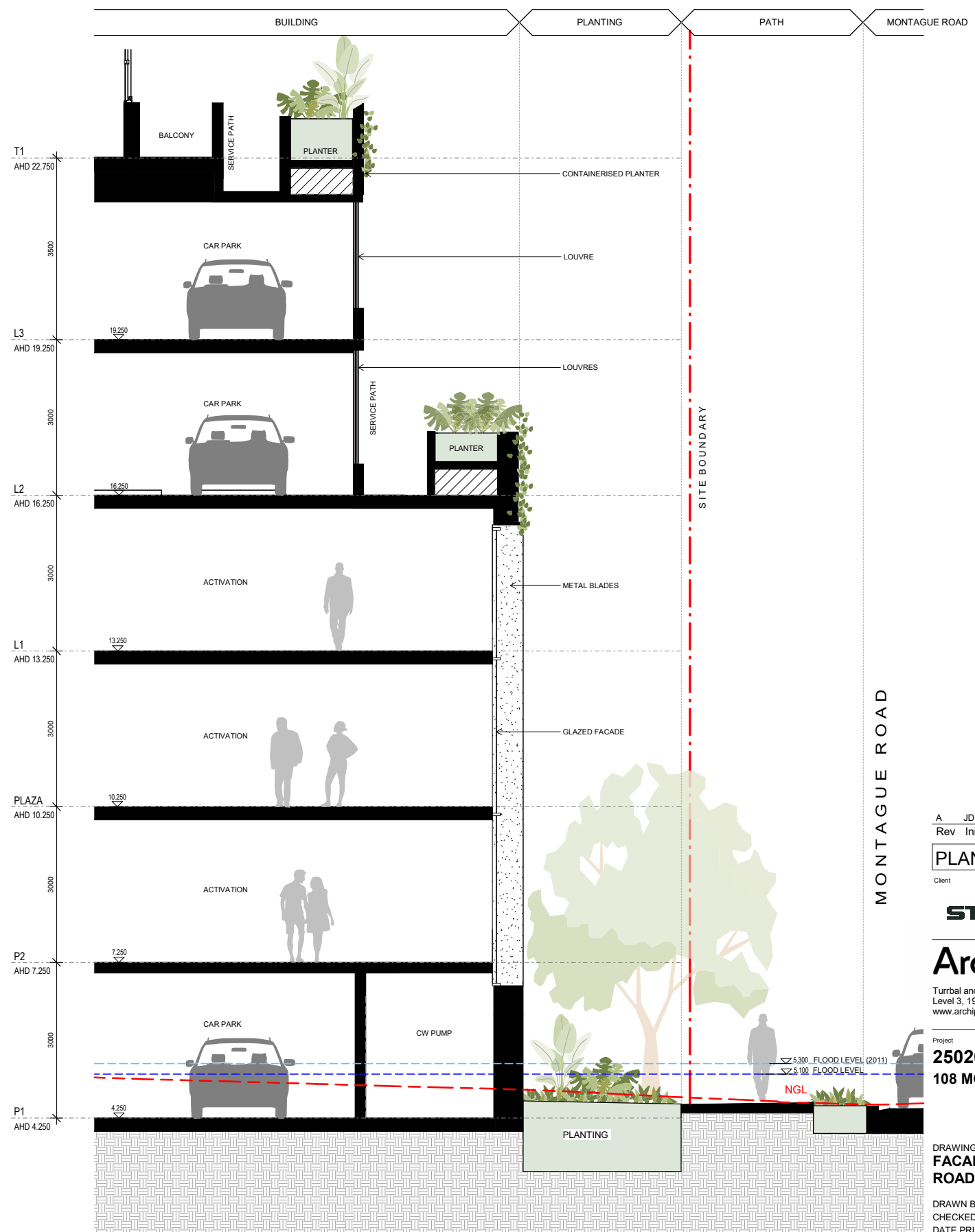
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DETAIL FACADE SECTION - MONTAGUE ROAD ACTIVATION 01



DETAIL FACADE SECTION- MONTAGUE ROAD ACTIVATION 02

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Rev	Initial	Description	Date

PLANNING APPROVAL

Client  **STOCKWELL**

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108 MONTAGUE ROAD

DRAWING TITLE
**FACADE DETAILS - MONTAGUE
ROAD - SHEET 1**

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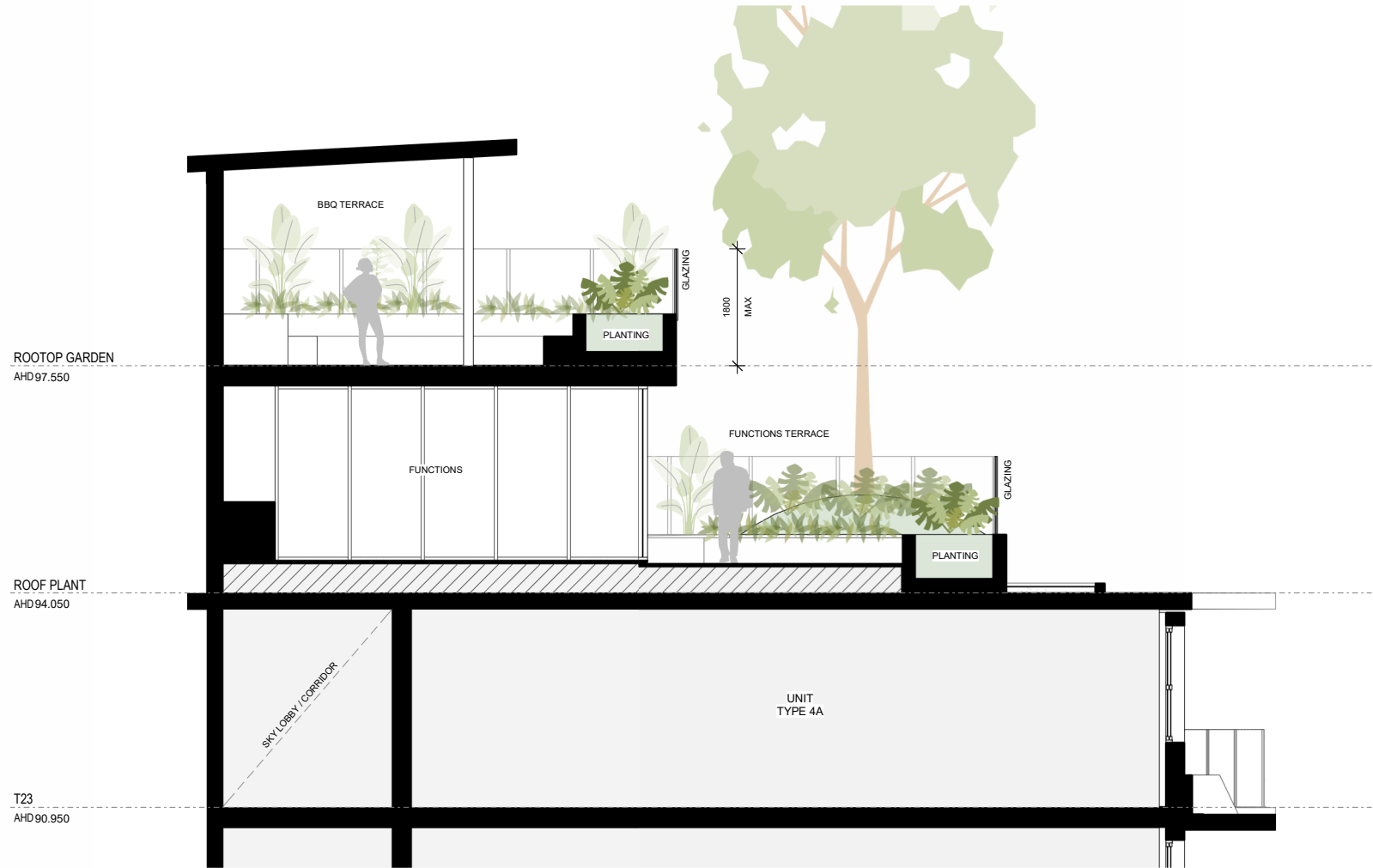


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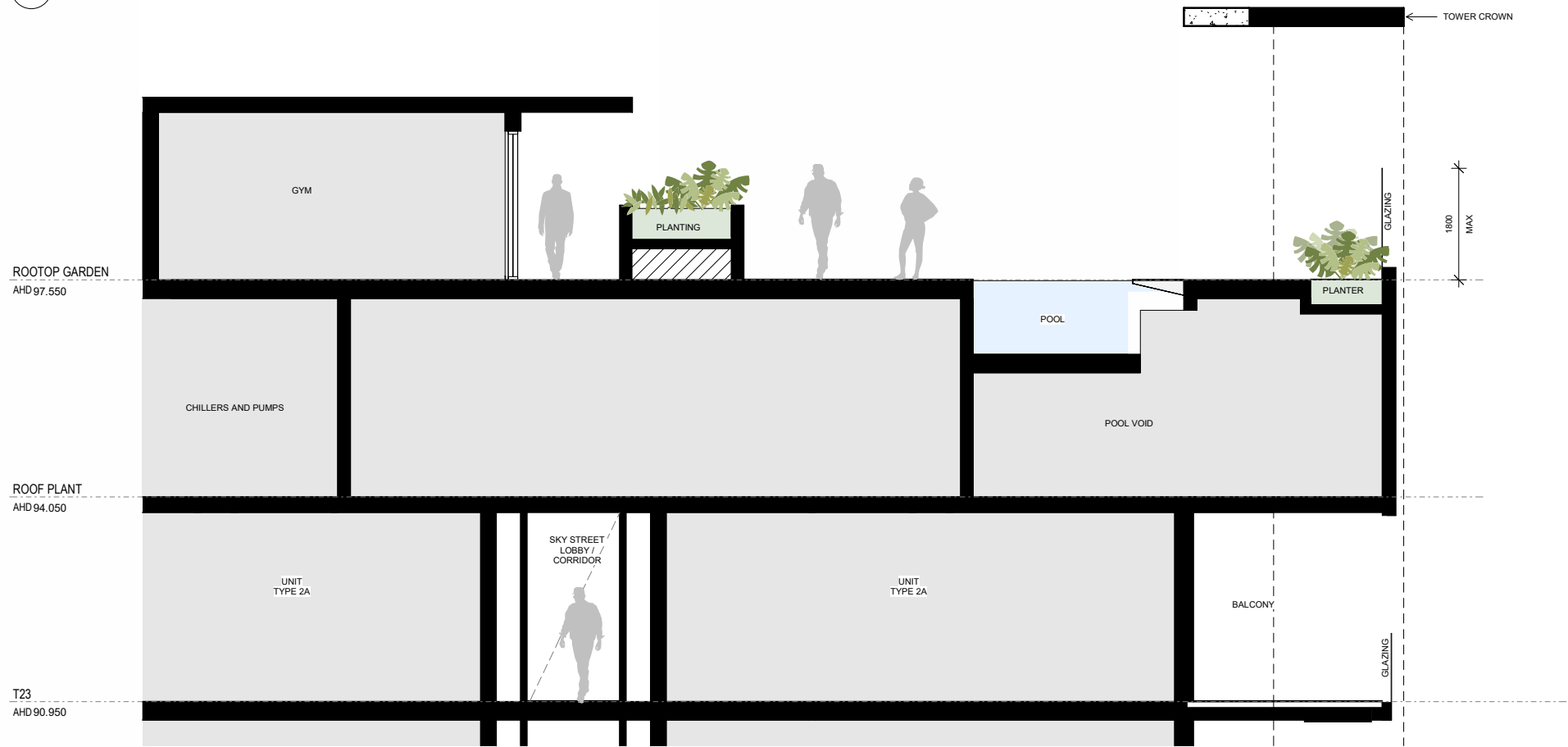
1:100



A horizontal graphic scale bar. It consists of a black bar with white rectangular segments. Below the bar, there are numerical markings at 0, 1, 2, 3, 4, 5, and 10. The scale represents 1:100.



1 ROOFTOP AMENITIES - FUNCTIONS & BBQ TCE



2 ROOFTOP AMENITIES - GYM AND POOL

A JD FOR DA LODGEMENT 05.06.26
Rev Initial Description Date

PLANNING APPROVAL

Client
STOCKWELL

Archipelago
Turrbal and Yuggera/Jagera Country
Level 3, 199 George Street Brisbane QLD 4000
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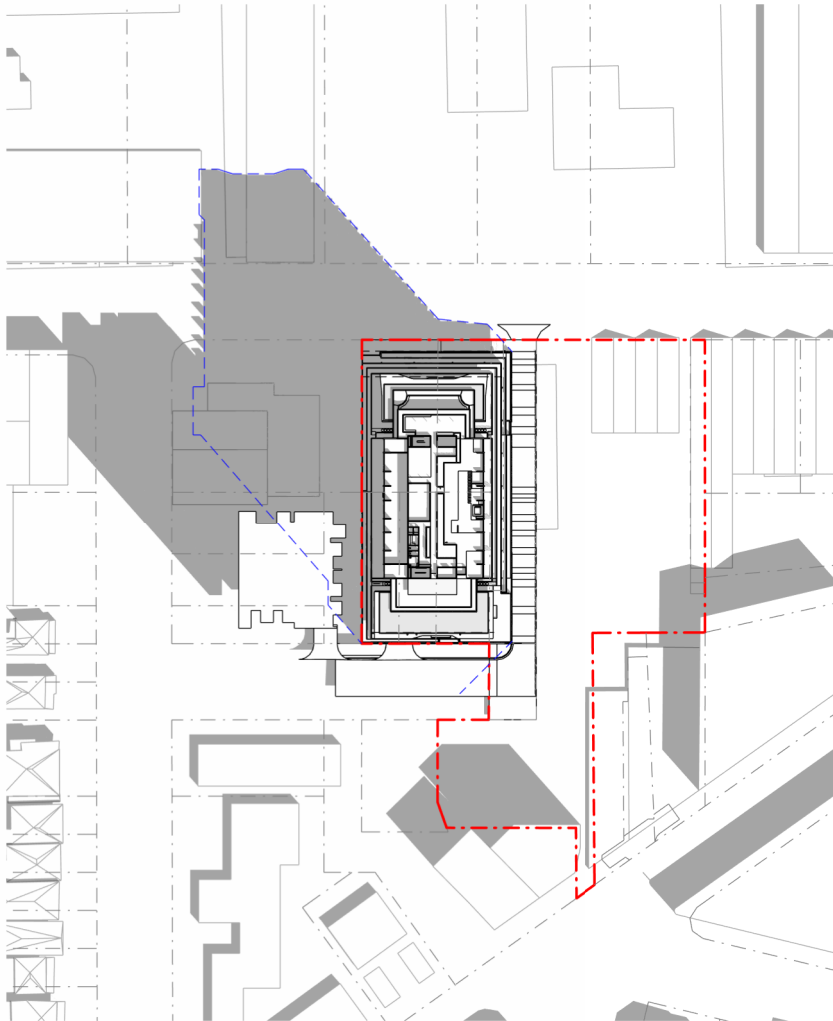
Project
25026
108 MONTAGUE ROAD

DRAWING TITLE
FACADE DETAILS - ROOFTOP

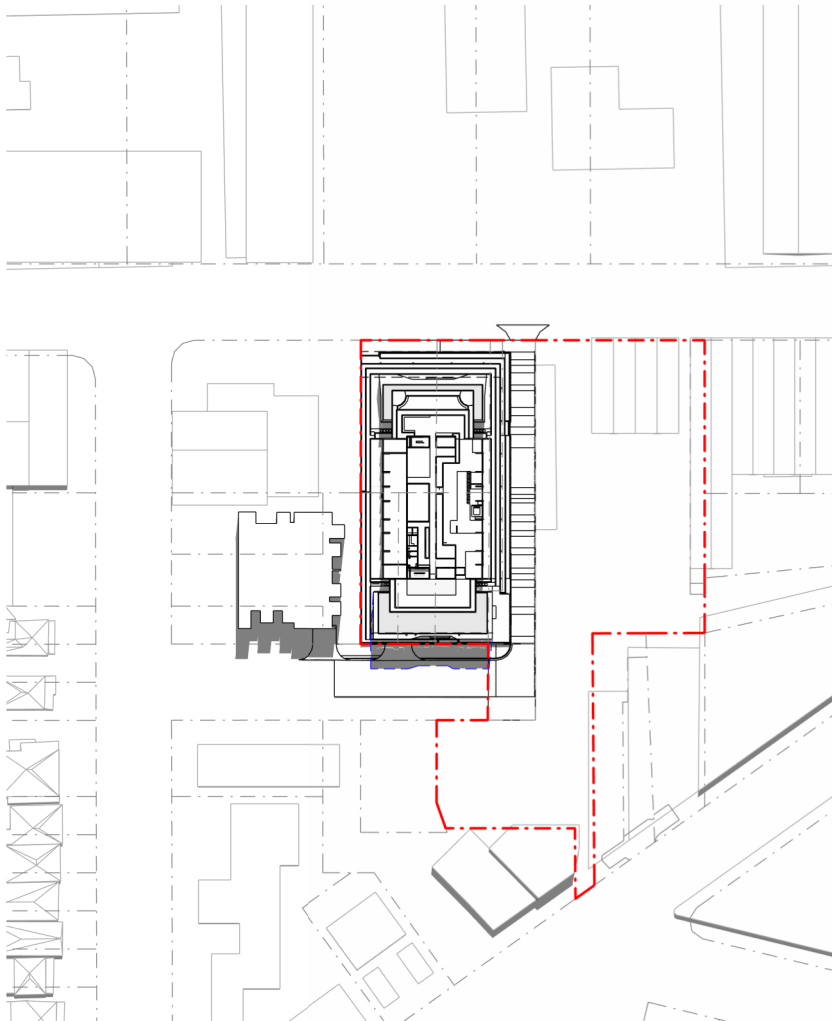
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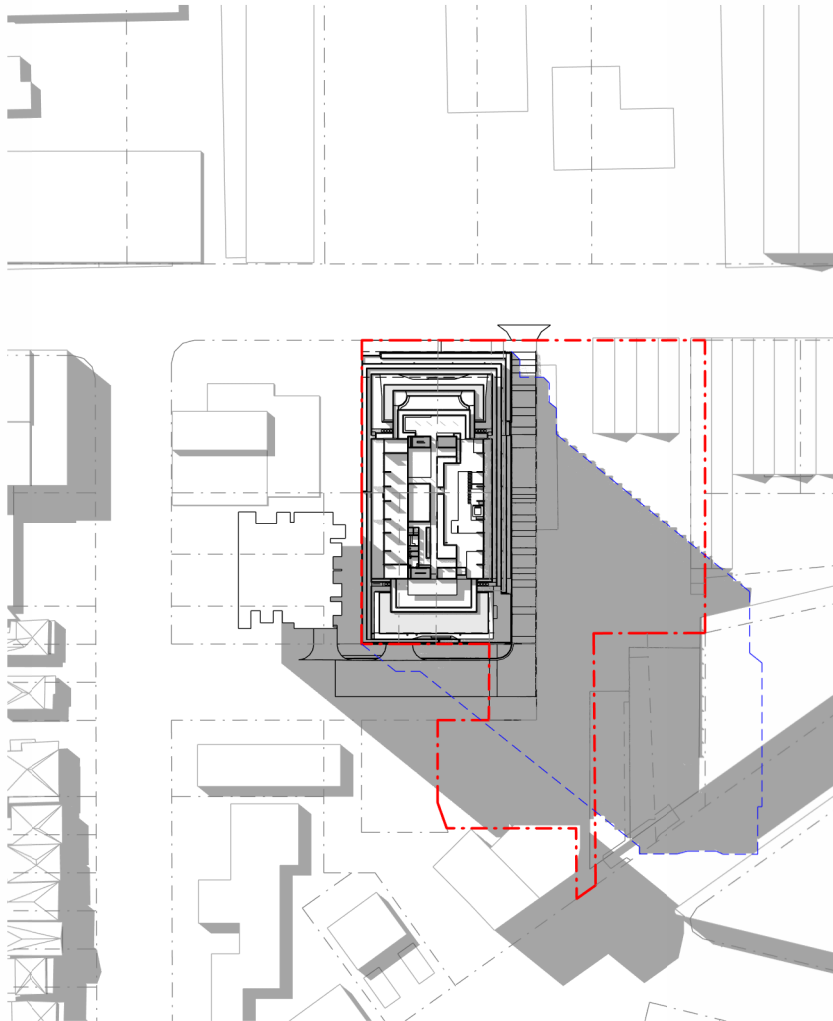
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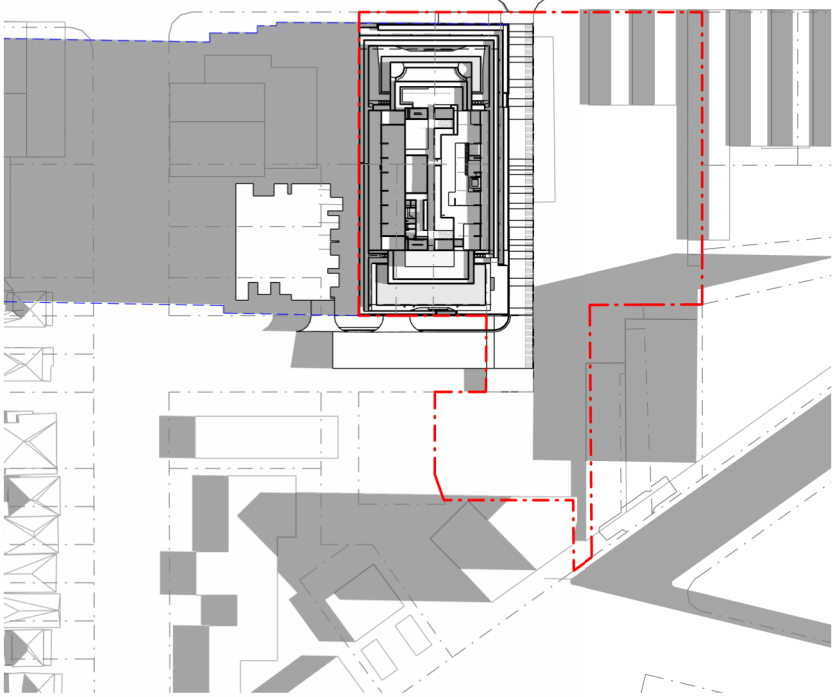
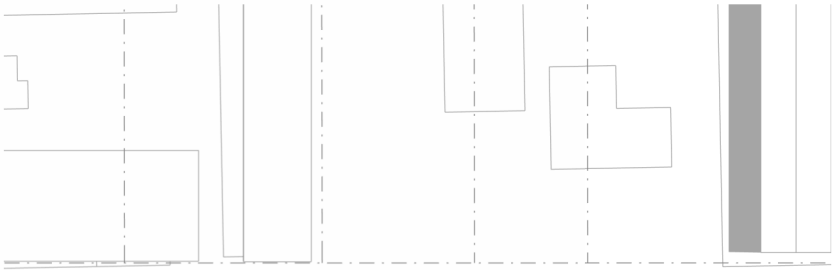
SUN DIAGRAM - SUMMER SOL. - 9AM



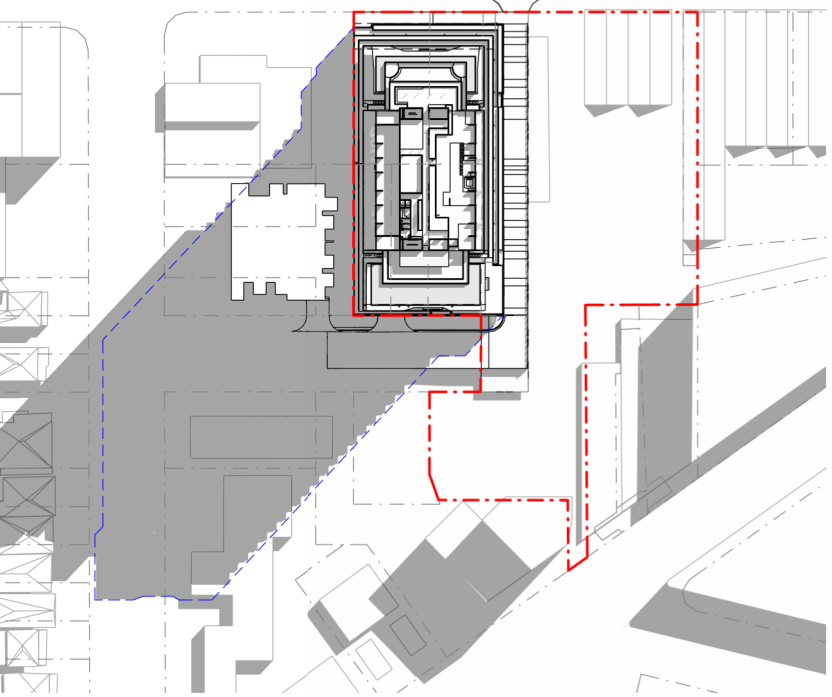
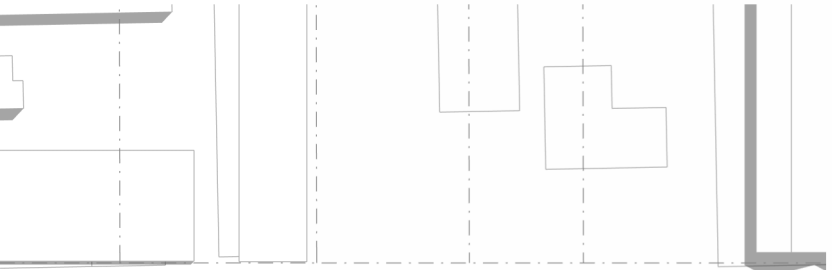
SUN DIAGRAM - SUMMER SOL. - 12pm



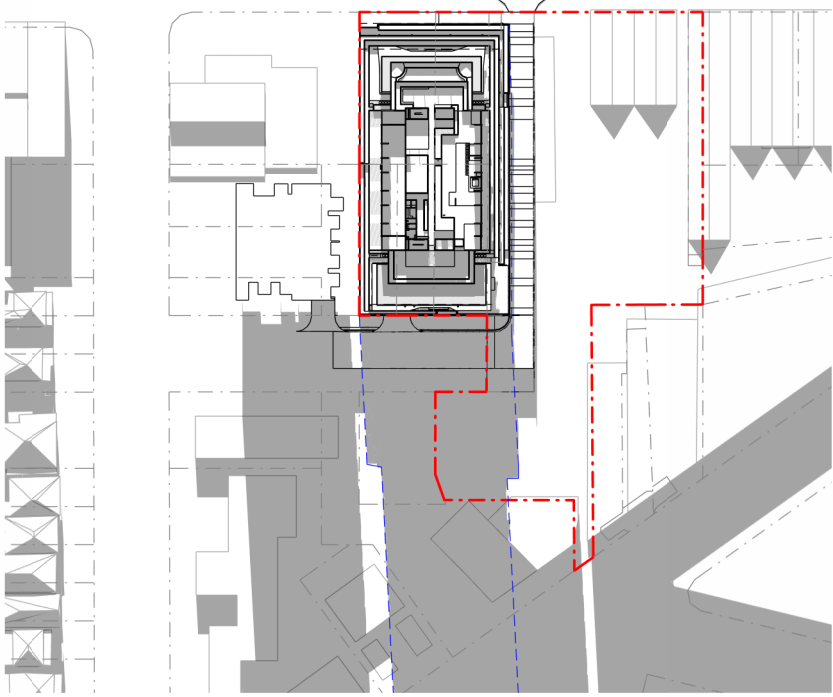
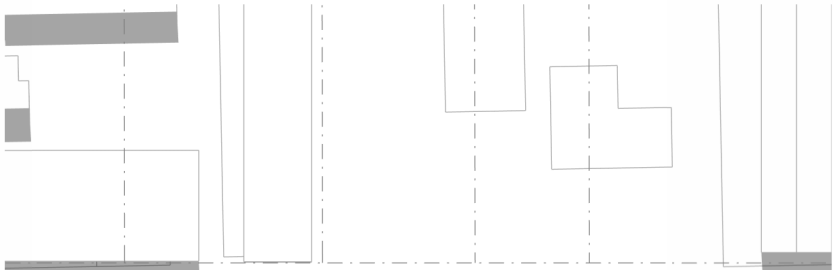
SUN DIAGRAM - SUMMER SOL. - 3pm



SUN DIAGRAM - WINTER SOL. - 9am



SUN DIAGRAM - WINTER SOL. - 12pm



SUN DIAGRAM - WINTER SOL. - 3pm

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Rev	Initial	Description	Date

PLANNING APPROVAL

Client
STOCKWELL

Archipelago
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Level 3, 199 George Street Brisbane QLD 4000
www.archipelago.com.au

Project
25026
108 MONTAGUE ROAD

DRAWING TITLE
SUN DIAGRAMS

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Archipelago'

108 MONTAGUE ROAD DESIGN REPORT

JUNE 2026

**We acknowledge the Turrbal and the Yuggera people
as the Traditional Custodians of the regions in which we
work, live and enjoy, and we pay our respects to Elders
past, present, and emerging.**

**We recognise the continuing connection of Aboriginal
and Torres Strait Islander peoples to the land,
waterways, and seas, and their role in caring for and
maintaining Country.**

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PLACE, CHARACTER & CONTEXT



01 PLACE, CHARACTER & CONTEXT

SITE LOCATION & PLACE



LEGEND

Scale 1:5000 @A3

- SITE BOUNDARY
- PRIMARY ROAD
- SECONDARY ROAD
- CITY CAT TERMINAL
- RAILWAY & STOP
- 400M / 15MINS WALKING RADIUS
- FUTURE MIXED-USE PRECINCT
- GOMA
- BRISBANE THEATRE COMPANY
- STATE LIBRARY
- QAG & MUSEUM
- QPAC
- SOUTH BANK PARKLANDS
- CONVENTION AND EXHIBITION CENTRE
- FISH LANE

SCALE 1:5000 @A3



01 PLACE, CHARACTER & CONTEXT

PLACE & HERITAGE CONTEXT

The Kurilpa Peninsula, encompassing South Brisbane and West End, sits on land long known to the Turrbal and Yuggera peoples as 'Kurilpa' – meaning 'place of the water rats.' Prior to European settlement, this riverine landscape was a network of swamps, creeks, and wetlands, supporting a rich ecosystem and serving as a significant cultural and gathering place for First Nations communities. Areas such as Musgrave Park retain deep cultural importance and are understood to overlay former ceremonial sites like bora rings.

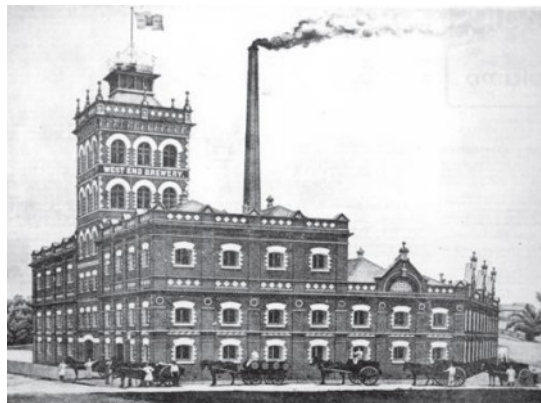
From the mid-19th century, European expansion saw this low-lying terrain undergo major transformation. Natural waterways were progressively drained or diverted to facilitate urbanisation and industrial use. Montague Road emerged as a key industrial corridor due to its river access and proximity to Brisbane's port and rail infrastructure.

A major landmark was the West End Brewery, established in 1886 on the corner of Montague Road and Merivale Street. At its height, it was one of Queensland's key breweries. However, the devastating Brisbane flood of 1893 inundated the site, damaging infrastructure and forcing a major rebuild.

The proposed development recognises this legacy of Country and heritage context and seeks to embed within its design a meaningful response: through the building's orientation to the river, incorporation of water-sensitive design, re-establishment of planting and public realm activation that honours the historical role of Kurilpa as a place of gathering.



Rakali – water rat. 'Kuril' (Yaggera)



The former West End Brewery (1890) – now the site of the Queensland Arts (Merivale/Montague)



The West End Brewery, surrounded by flood water, March 1890



Extract from Henry Wade's 1844 Map of Brisbane



URBAN FRAMEWORK AND SITE CONDITIONS

SITE CONNECTIVITY



- LEGEND
- SITE BOUNDARY
 - CYCLING CONNECTION
 - PEDESTRIAN CONNECTION
 - RAILWAY
 - ARCADE TLPI (INDICATIVE LOCATION)
 - BUS STOP

WIND & SOLAR



- LEGEND
- SITE BOUNDARY
 - SUN PATH SUMMER SOLSTICE
 - SUN PATH WINTER SOLSTICE
 - SUMMER BREEZES
 - WINTER WINDS

01 PLACE, CHARACTER & CONTEXT

SURROUNDING DEVELOPMENTS



01 PLACE, CHARACTER & CONTEXT

SITE & IMMEDIATE SURROUNDS

The project site occupies a strategic position within a vibrant urban context.

It lies in close proximity to Brisbane's renowned Cultural Precinct, encompassing institutions such as QAGOMA, the State Library of Queensland, Queensland Performing Arts Centre (QPAC) and Brisbane Theatre Company.

To the east, South Bank offers scenic connectivity and recreational opportunities, while the nearby Davies Park provides valuable green open space. Access to these public open spaces is easily afforded via pedestrian and cycling paths along the river.

The site is well-integrated into a dynamic urban fabric, with nearby Fish Lane and West Village contributing to a rich mix of hospitality and retail.

Further along Montague Road, a range of commercial and light industrial uses support the area's economic activity.

The site is also adjacent to places of local heritage significance, including the Stewart & Lloyds factory and the Visy Glass site, which reflect the area's industrial past.

With its location at the intersection of cultural, recreational, commercial, and heritage zones, the site presents a compelling opportunity for future mixed-use development, aligning with broader urban renewal and densification strategies in South Brisbane.



FUTURE MIXED-USE PRECINCT AT FORMER VISY SITE



GALLERY OF MODERN ART (GOMA)



BRISBANE THEATRE COMPANY



STATE LIBRARY OF QUEENSLAND



FISH LANE TOWN SQUARE



WEST VILLAGE PETERS LANE



FISH LANE



STEWART & LLOYDS FACTORY | LOCAL HERITAGE PLACE



DAVIES PARK



SOUTH BANK PROMENADE



SOUTH BANK ARBOUR



MUSGRAVE ROAD COMMERCIAL CONTEXT

01 PLACE, CHARACTER & CONTEXT

STREETSCAPE LOCAL CONTEXT

The streetscape surrounding 108 Montague Road reflects South Brisbane's evolving urban character, shaped by a mix of industrial heritage, emerging mixed-use developments and active public spaces.

The development has been designed to make a positive contribution to the Montague Road and Oxford Street streetscapes through thoughtful consideration of podium height, setbacks, and façade articulation. The built form responds to the existing and emerging urban context, reinforcing a cohesive streetscape character while anticipating future development within the precinct.



MONTAGUE ROAD - LOOKING NORTH



MONTAGUE ROAD - LOOKING SOUTH



OXFORD STREET - CORNER OF BRERETON ST



OXFORD STREET - LOOKING UP TOWARDS BOUNDARY ROAD - FUTURE CROSS BLOCK LINK



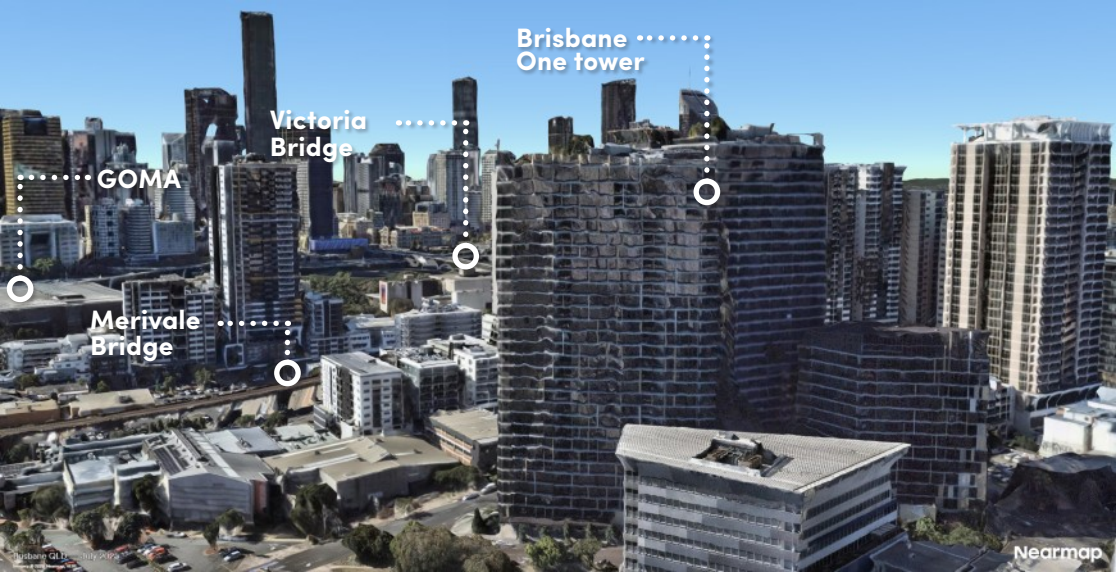
OXFORD STREET - LOOKING SOUTH

01 PLACE, CHARACTER & CONTEXT

SITE VIEWS



NORTH



EAST



SOUTH

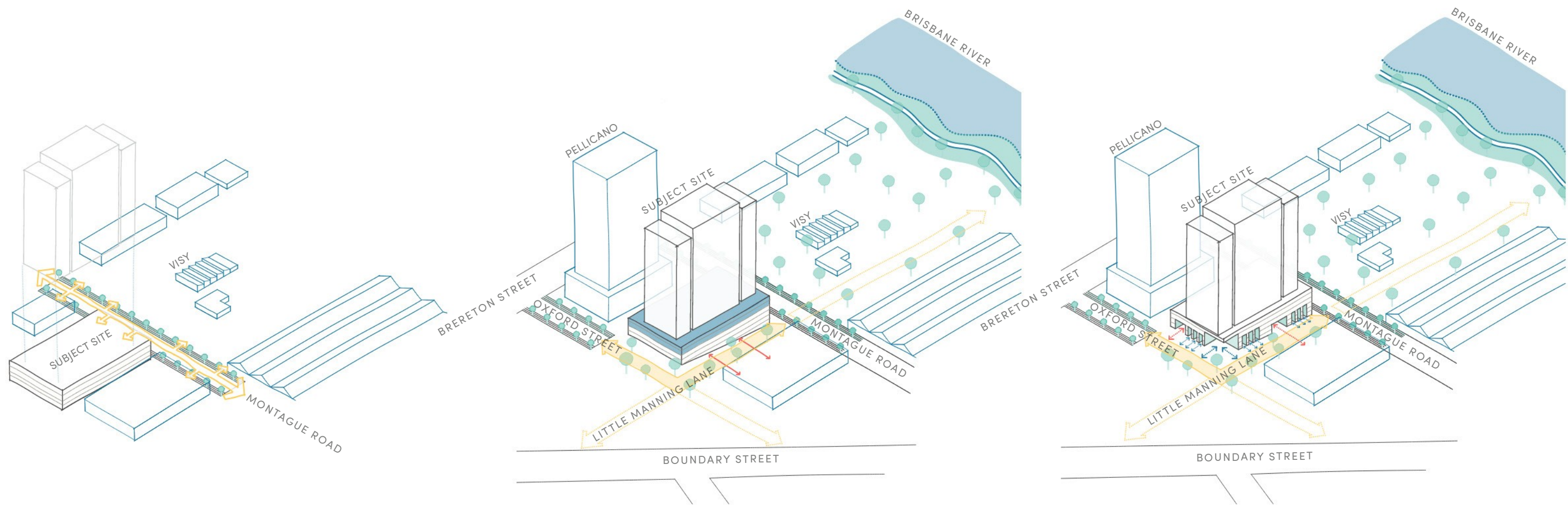


WEST



DESIGN RESPONSE

URBAN STRATEGIES



BUILDINGS FOR STREETS

As of right four storey podium delivers activation to Montague Road, however does not create meaningful connectivity through the wider Precinct and beyond.

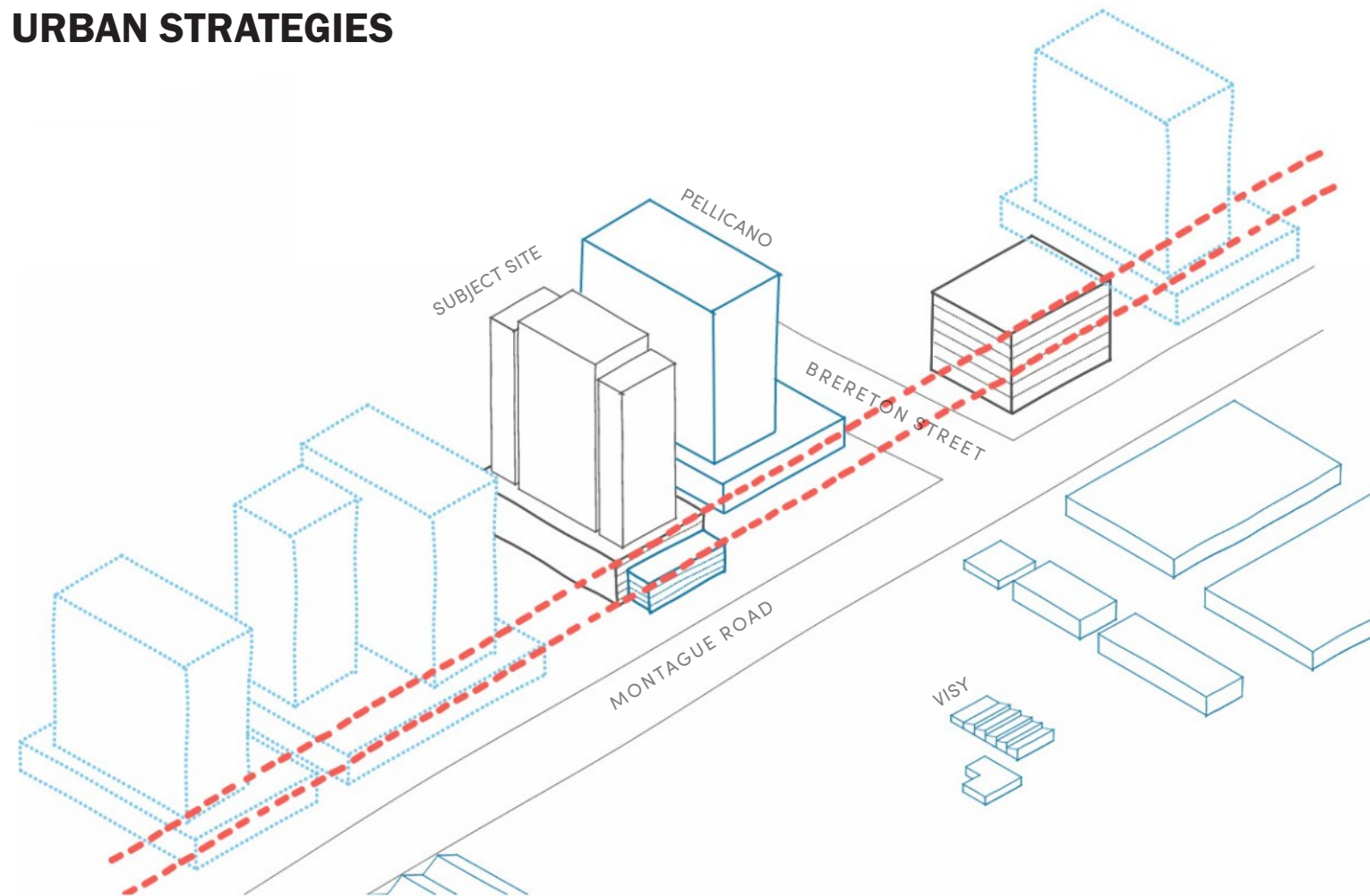
CATALYTIC CONNECTIVITY

Pulling back the podium to form a laneway from Montague Road to Oxford Street unlocks connectivity through the ground plane and provides flood resilient access to carparking. This move will ultimately establish a cross block link from Boundary Street to Montague Road, enhancing connectivity through a previously disconnected area. This loss in podium yield is offset by providing additional podium levels.

ACTIVATED PODIUM

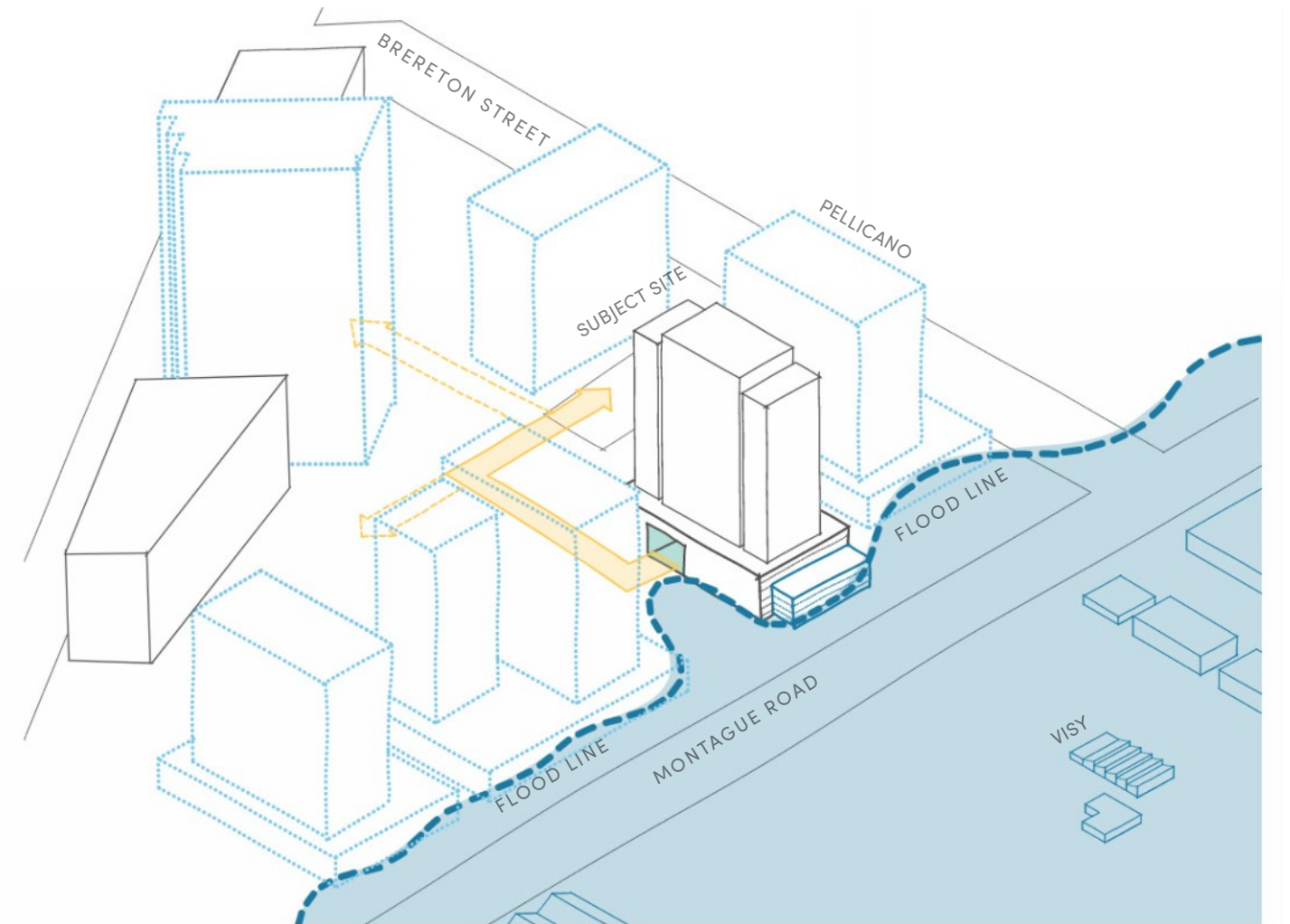
Cuts and openings to the podium activate the building edge, creating lively, occupied thresholds inviting public realm activation.

URBAN STRATEGIES



STREET RHYTHM

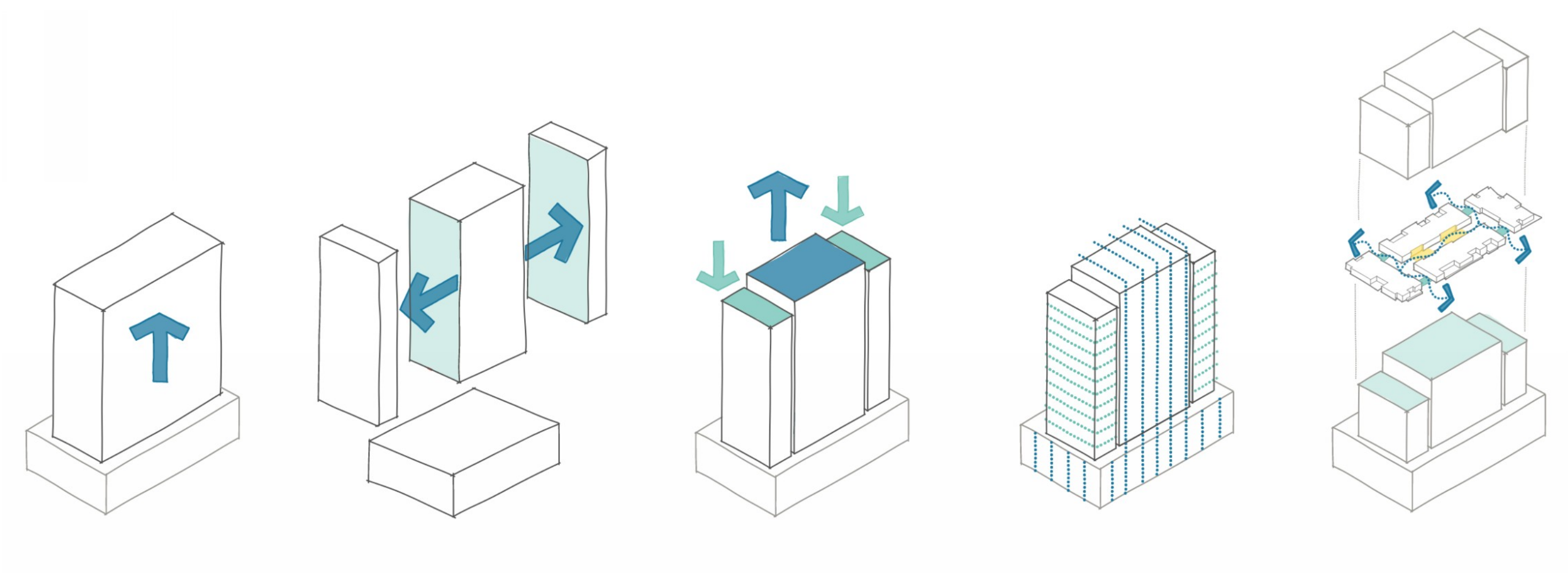
Existing and future four to six storey podium development along Montague Road delivers a consistent built form that aligns with community expectations and is appropriate to the inner city setting.



FLOOD RESILIENCE

The podium design responds to existing flood levels, establishing a tanked car park at lower levels and creating flood free access to the plaza and active podium uses.

MASSING STUDIES



TOWER MASSING

Simple volume offers no dialogue with the surrounding context.

A TRIPLET OF BUILDINGS

Breaking the tower into three distinct volumes creates a unique response, unlocking light, views, and identity. Where building forms are broken, landscape is introduced

PUSH & PULL

Pushing and pulling volumes creates an elevated roof terrace, and a dynamic play between tower elements.

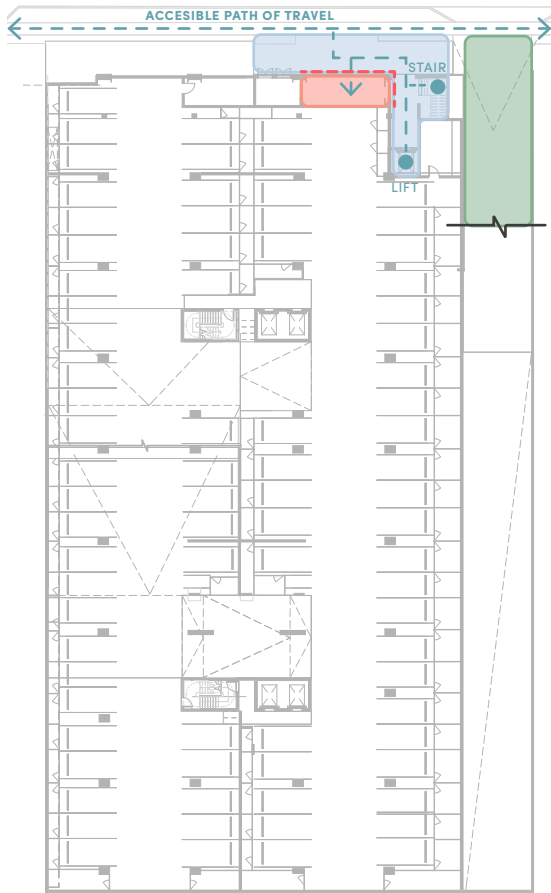
HONESTY THROUGH ORDER & STRUCTURE

A clear structural rhythm unifies buildings and defines its identity.

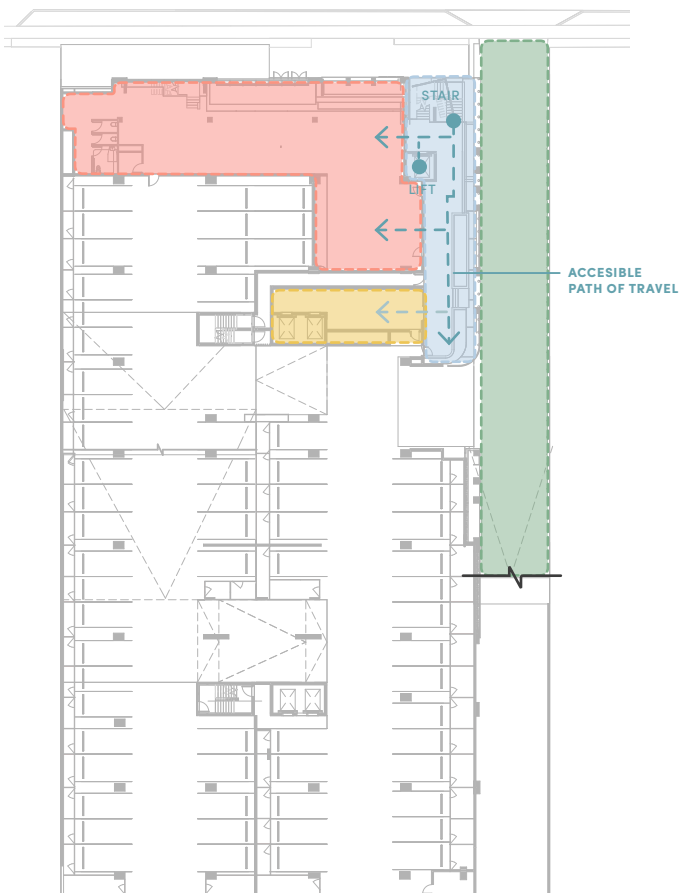
STREETS IN THE SKY

Naturally ventilated 'streets in the sky' capture key views and establish neighbourhoods.

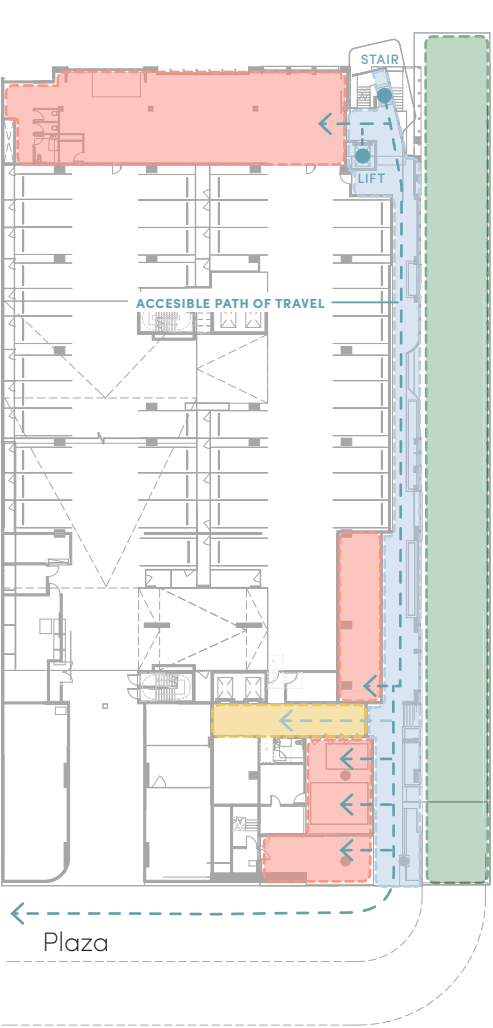
PUBLIC REALM AND ACCESSIBILITY



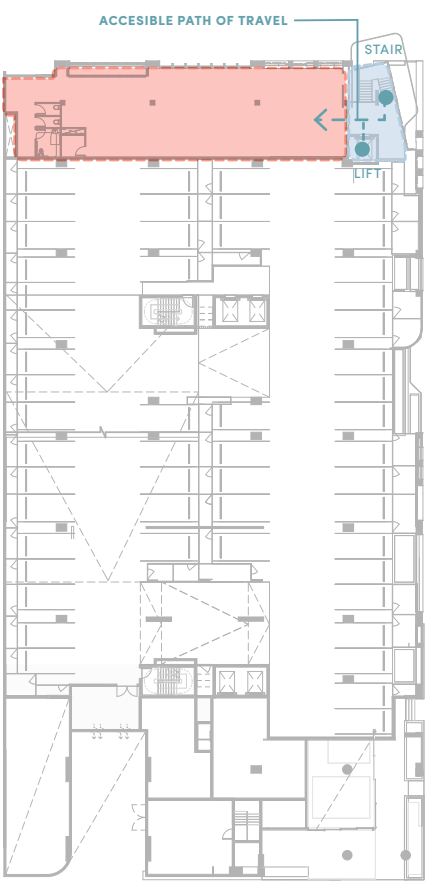
Level P1



Level P2

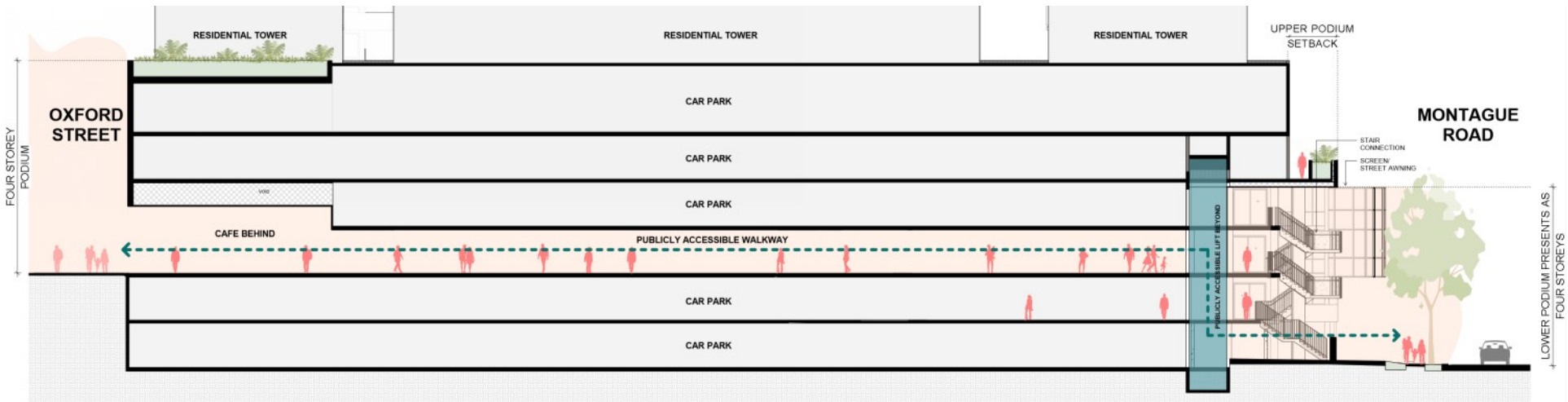


Plaza



Level 1

- LEGEND**
- PUBLICLY ACCESSIBLE LIFT/STAIR
 - ACTIVATION
 - PUBLIC REALM
 - PUBLICLY ACCESSIBLE AREA
 - PRIVATE LOBBY
 - CIRCULATION



Montague Road / Oxford Street Accessible Link

STREETSCAPE ACTIVATION



MONTAGUE ROAD

Commercial frontages along Montague Road provides opportunity for genuine street activation. A cross-block link connects Montague road to Oxford Street, articulated by openings within the podium that form an active, occupied colonnade. This colonnade extends the public realm through the site, creating permeability and a seamless interface with the adjoining commercial tenancies.



OXFORD STREET

A cafe tenancy along the Oxford Street frontage provides genuine activation to this prominent corner, which will address the future crossblock line from Boundary Street to Montague Street. This reinforces a strong visual and physical connection to the public realm, promoting activity, permeability, and engagement at the pedestrian level.



LITTLE MANNING LANE

The cross-block link functions as an accessible shared pedestrian pathway that enhances connectivity between Montague Road and Oxford Street. Vehicle access is controlled to prioritise pedestrians, with movement limited to the car park entry located midway along the link from Montague Road. Designed as a safe and inclusive public space, the link incorporates landscape, seating, and lighting elements to encourage movement, social interaction, and informal gathering throughout the day and evening. Its generous width and active frontages promote visibility and comfort.

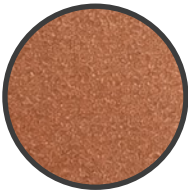
MATERIALITY & BUILT FORM INFLUENCE



Tower Middle



Precast
concrete



Bronze frames
and metalwork

Tower Ends



Precast
concrete

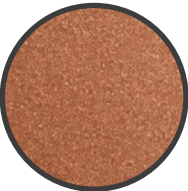


Champagne frames
and metalwork

Podium



Warm brick inlay



Copper/bronze
shrouds and reveals



Natural concrete
planters

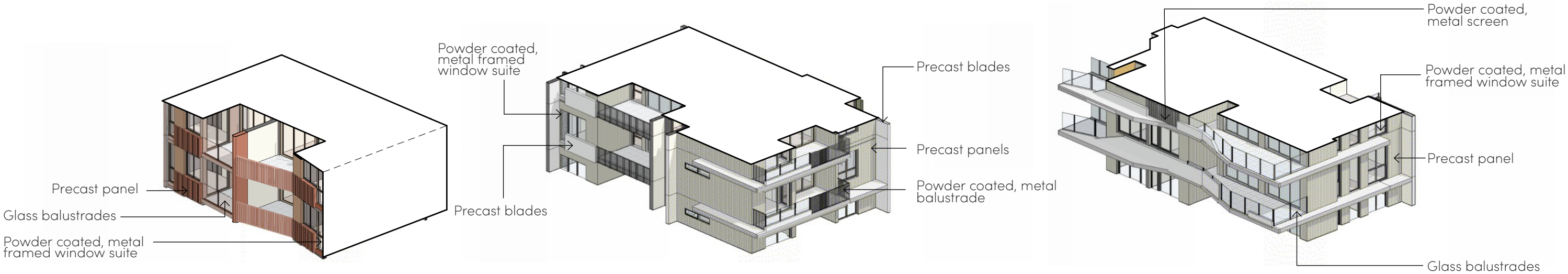


Gold metal entry
awning

MATERIALITY & BUILT FORM INFLUENCE



TOWER FORMS



BRONZE TOWER

OXFORD TOWER

MONTAGUE TOWER



DESIGN PERSPECTIVES





03 DESIGN PERSPECTIVES | MONTAGUE ROAD





BUILDINGS THAT BREATHE

04 BUILDINGS THAT BREATHE

01. ORIENTATE YOURSELF

1.1 location and orientation	The building is oriented to minimise exposure to the harsh western sun while maximising access to northern sunlight during winter. Operable openings are positioned to capture prevailing summer breezes and provide protection from cold winter winds. The placement of public and private spaces responds sensitively to the immediate context and surrounding conditions.	✓
1.2 massing and internal layout	The building massing responds sensitively to the site's natural topography and surrounding context, accommodating a cross fall of over 5.5m. Deep recesses articulate the form, reducing visual bulk, while generous overhangs provide shading and minimise solar heat gain.	✓
1.3 views	The building massing is designed to frame views toward the river and city beyond, while maintaining privacy from direct overlooking with neighbouring properties.	✓
1.4 street activation	Commercial frontage to Montague Road provides genuine street activation, complementing the adjacent commercial building at the corner of Montague Road and Brereton Street. A laneway links Montague Road to Oxford Street, punctuated by openings in the podium that create an active and occupied colonnade that extends the public realm through the site.	✓

02. OCCUPY OUTDOOR SPACES

2.1 city rooms	Semi-outdoor spaces are carved out of the podium and softened by planting, providing opportunities to meet and gather along the building's edge. Commercial tenancies at both the Oxford Street Plaza and Montague Road frontage provide genuine activation on the ground plane.	✓
2.2 sky terraces	Three sky terraces offer active outdoor spaces that provide river, city and mountain views. Communal recreational facilities for residents located on the rooftop accommodate swimming, outdoor gathering spaces, barbecue areas, gym, yoga lawn and dog park. Containerised planting throughout the sky terraces transforms the rooftop into an urban green oasis.	✓
2.3 balconies	Deep balconies provide both visual articulation and private outdoor space for residents, offering protection from sun and rain. Balconies along the northern and southern façades are oriented to capture views of the river and mountains, while their positioning helps minimise overlooking from neighbouring developments.	✓

2.4 laneways and cross-block links	A new laneway along the northern boundary establishes a pedestrian connection from Montague Road to Oxford Street, enhancing permeability and access to sunlight through the building's setback. The design enables pedestrian movement and active frontages along three edges of the site, contributing to the urban vibrancy of the precinct.	✓
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03. ILLUMINATE WITH DAYLIGHT

3.1 building setbacks	The building mass is set back from the boundaries to maximise natural daylight and reduce artificial lighting load, improving resident comfort and connection to outdoors. Streets in the sky are open to the north and south and extend daylight deep into the floor plate.	✓
3.2 glazing	Operable windows, louvres and doors achieve natural ventilation. Appropriate levels of glazing for optimum daylighting while providing privacy and reducing heat load.	✓
3.3 light wells and skylights	Corridors are open to the north and south at both lift cores, maximising the opportunities for naturally daylit internal spaces.	✓

04. NATURAL AIR AND VENTILATION

4.1 openable windows	All apartments consist of a range of openable windows. Corner apartments are dual-aspect, promoting cross-ventilation.	✓
4.2 doors and openings	Full height, operable sliding doors in each apartment open out to the balcony, connecting the open plan kitchen, living and dining areas. This maximises residents' opportunities for seamless indoor/outdoor living.	✓
4.3 natural ventilation	The corridors - conceived as 'streets in the sky' - are open to the north and south, allowing for natural ventilation through operable louvres. These are connected internally, drawing natural ventilation deep into the floor plan. Planters at each end enhance passive cooling and contribute to the building's greening strategy.	✓
4.4 layered facade	A layered and perforated facade to the above ground levels of the podium carpark provides a naturally ventilated solution. Articulated facade provides recesses and projections that work to minimise solar heat gain.	✓

04 BUILDINGS THAT BREATHE

05. SHADE AND PROTECT

5.1 awnings & colonnades	A colonnade with planted awnings along the laneway and Oxford Street Plaza provide protection against the climate and weather.	✓
5.2 shading devices	Deep reveals, deep overhangs and the building structure provides basic shading devices integrated into the design, regulating solar heat gain with minimal input from the resident.	✓
5.3 shade structures	The rooftop sky terraces are well shaded with deep overhangs and shade structures to assist in year-round occupation.	✓

06. LIVING GREENERY

6.1 vertical greenery	Planters located at the north and south of the sky streets are designed to overhang and provide vertical greenery. Containerised planting throughout the podium is design to spill over and contribute to a greener streetscape.	✓
6.2 elevated gardens	Communal recreation spaces in the sky terraces feature extensive planting, providing shade and reducing the urban heat-island effect. The yoga lawn, dog park and gym lawn provide usable green space that promote opportunities for physical activity and active lifestyles.	✓
6.3 internal planting	Planters at the north and south of the sky streets provide internal planting experiences and contribute to the building's greening strategy.	
6.4 ground plane gardens	Ground plane landscaping contributes to the building's subtropical design response and provides landscaping along Montague Road.	✓

6.5 maintain the greenery	Rainwater tanks and irrigation system has been integrated into the design. All planters have been designed to ensure ease of access and maintenance without requiring entry into apartments.	✓
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07. IDENTITY MATTERS

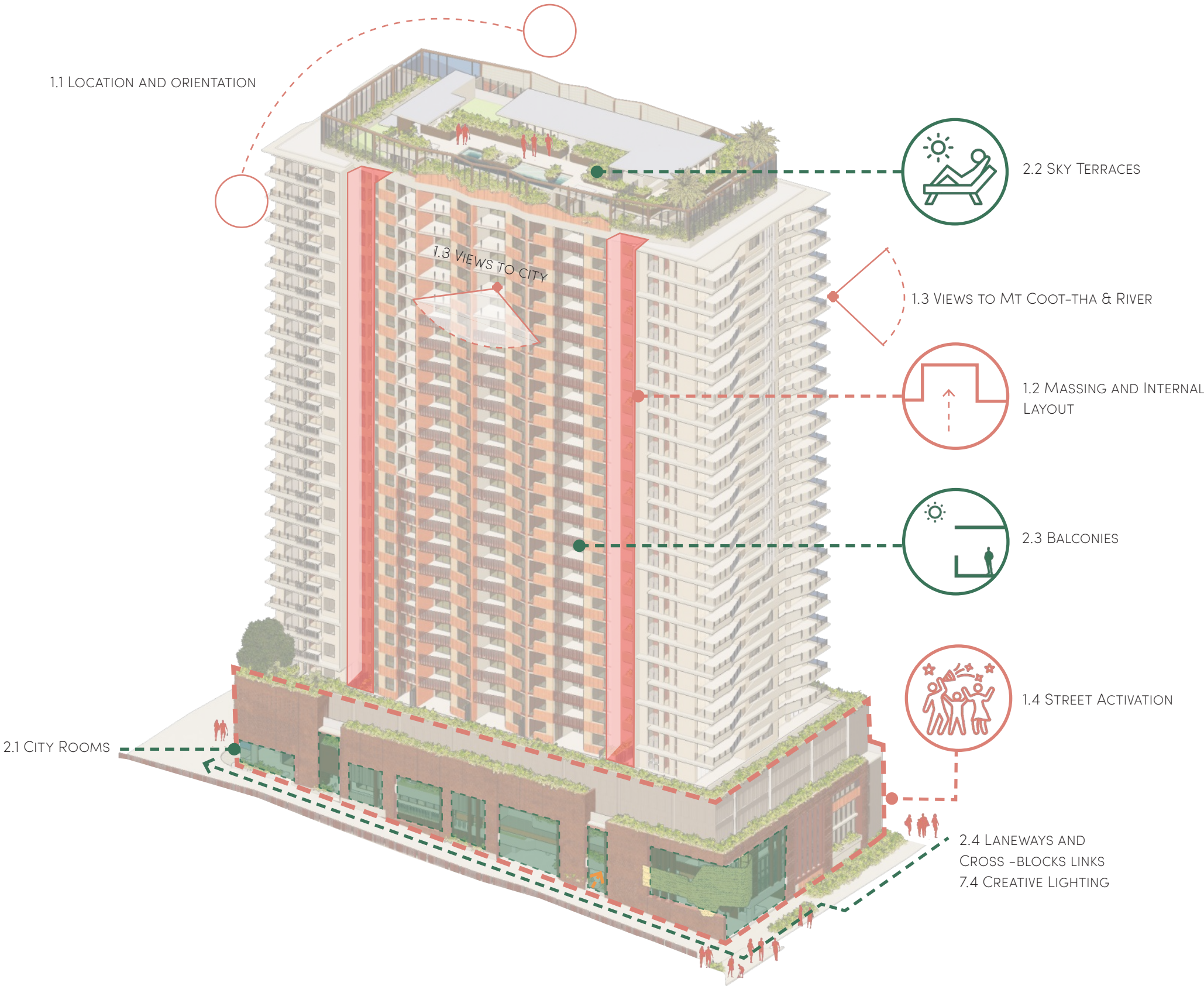
7.1 choice of materials	A refined palette of robust, high-quality and timeless materials have been selected such as precast concrete, glazing, and powdercoated metal. The podium brick base establishes a heritage connection with the surrounding context.	✓
7.2 longevity	High quality and durable materials have been selected to ensure robustness, low maintenance and sustainability.	✓
7.3 public art	Public art will be integrated into the design and contribute to the building's urban experience.	✓
7.4 creative lighting	Ground plane public lighting provides wayfinding and pedestrian safety, enhancing the urban setting.	✓

08. REDUCE ENERGY AND WASTE

8.1 energy and technology	Solar panels are provided on the roof of the sky terrace for powering communal areas. The building is designed to accomodate EV chargers in accordance with design standards.	✓
8.2 waste and water	Rainwater is collected for use as irrigation to the various landscaped areas throughout the tower. Dedicated waste and recycling facilities within the building.	✓
8.3 active transport	The building is in close proximity to several public transport options including two bus stops along Montague Road and a 15 minute walk to South Brisbane Train Station. Dedicated bicycle paths along Montague Road and the Brisbane River are directly accessible from the site, supporting safe and efficient cycling connections to the CBD and surrounding suburbs. The building design capitalises on this network by providing secure bicycle parking for residents and visitors.	✓
8.4 certification	Environmental Sustainable Design Certificates to be provided for all building components under the NCC.	✓

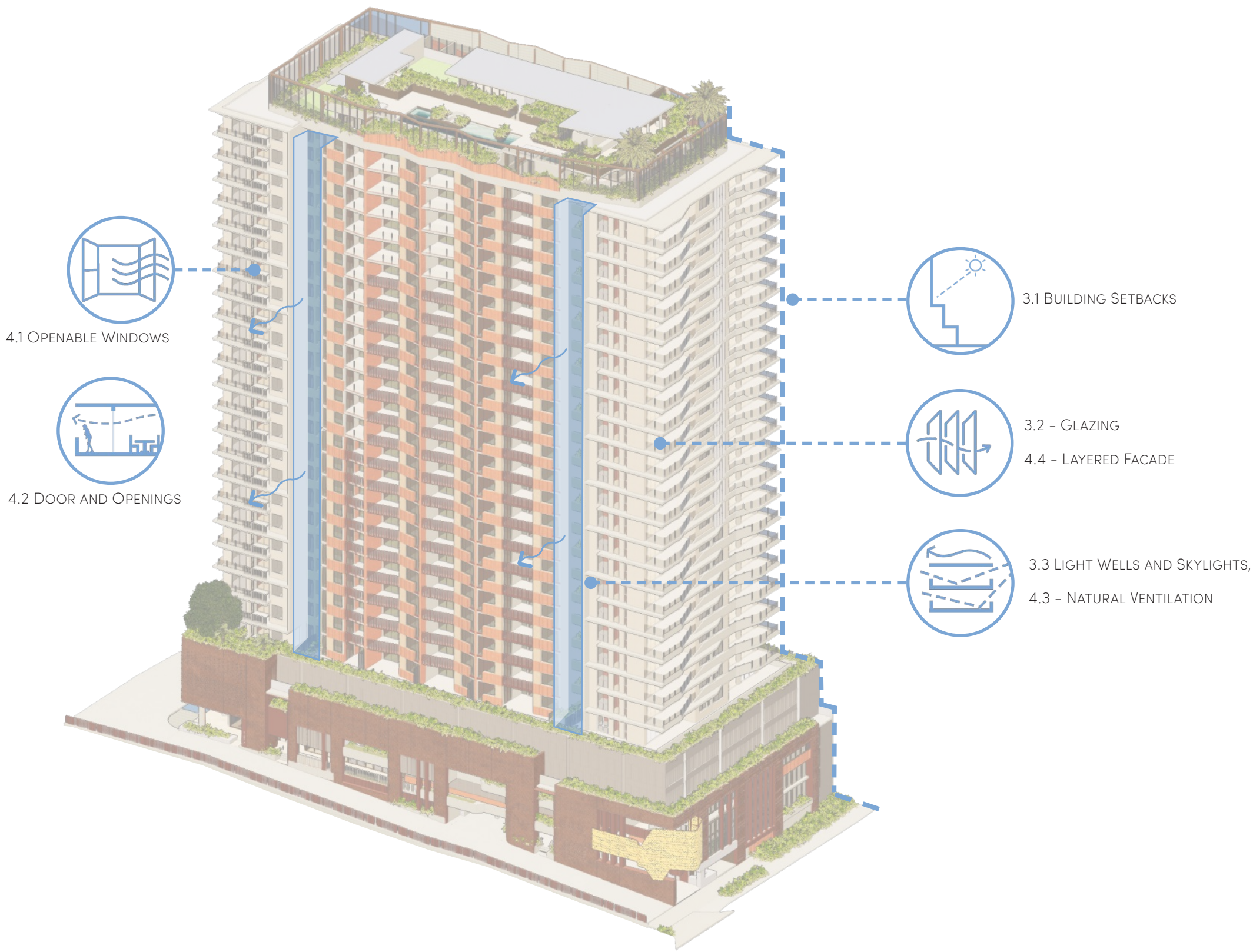
04 BUILDINGS THAT BREATHE

ORIENTATE YOURSELF | OCCUPY OUTDOOR SPACES



04 BUILDINGS THAT BREATHE

ILLUMINATE WITH DAYLIGHT | NATURAL AIR AND VENTILATION



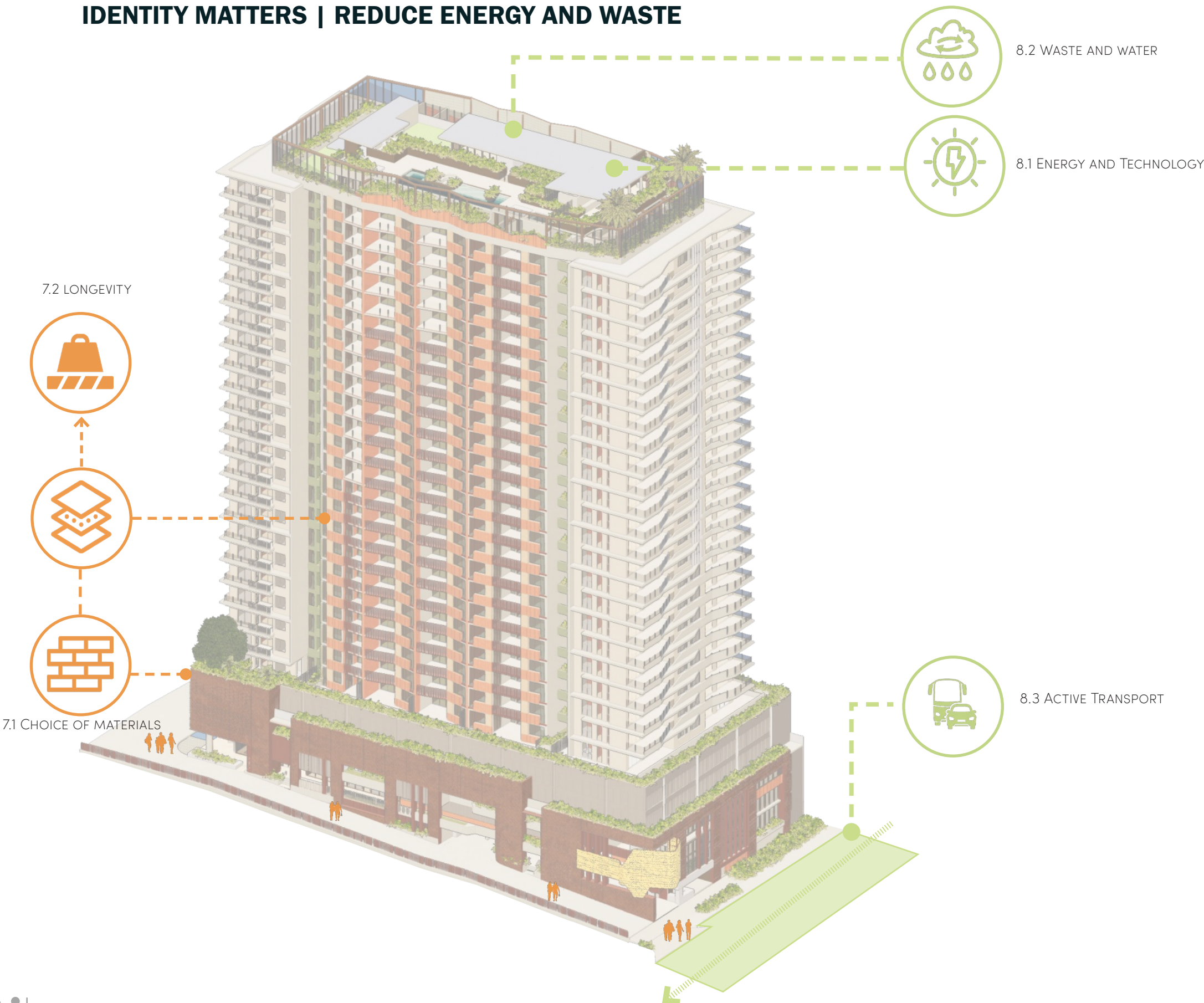
04 BUILDINGS THAT BREATHE

SHADE AND PROTECT | LIVING GREENARY



04 BUILDINGS THAT BREATHE

IDENTITY MATTERS | REDUCE ENERGY AND WASTE



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—DOCUMENT ISSUE RECORD

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Report:	108 Montague Road – Design Report	
Date:	Issue:	Checked:
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