

120 MONTAGUE ROAD, WEST END

Town Planning Report



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10 June 2026

REPORT

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10 June 2026

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Prepared by:

RPS

Stephen Mason

Technical Director – Planning

Level 8, 31 Duncan Street
Fortitude Valley QLD 4006

T +61 7 3539 9741

E stephen.mason@rpsconsulting.com

Prepared for:

Stockwell Development Group Pty Ltd

Holly Lucas

Senior Development Manager

33 Vulture Street
West End QLD 4101

T 07 3004 6811

E holly.lucas@stockwell.com.au

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SUMMARY

Table 1: Summary

Details			
Site details	120 Montague Road, South Brisbane	Lot 1 on RP95549	928m ²
	122 Montague Road, South Brisbane	Lot 52 on RP10840	612m ²
	128 Montague Road, South Brisbane	Lot 50 on RP885764	809m ²
	8 Oxford Street, South Brisbane	Lot 39 on RP10840	405m ²
	10 Oxford Street, South Brisbane	Lot 38 on RP10840	405m ²
	12 Oxford Street, South Brisbane	Lot 37 on RP10840	554m ²
	Part of 39A Oxford Street, South Brisbane	Part Lot 2 on RP95549	5,352m ² *
	Total Area:		9,065m ²
Regional Plan Land Use Designation	Urban Footprint		
Provisional Priority Development Area (PPDA)	Precinct 3: Montague Road		
Brisbane City Plan 2016	Principal Centre Zone (City Centre Precinct - PC1) South Brisbane Riverside Neighbourhood Plan (Kurilpa Precinct NPP-004)		
Temporary Local Planning Instrument (TLPI) 02 of 2025	Kurilpa Sustainable Growth Precinct Plan (Kurilpa Core Area PPA-01)		
Owner	Lactalis Australia Pty Ltd (ACN 072 928 879)		
Proposal			
Brief Description	The proposal is for mixed use development, comprising an apartment tower set above a podium incorporating street facing and active frontage retail and commercial tenancies. The proposal will deliver the first part of Little Manning Lane between Montague Road, Oxford Street and Boundary Road. The proposed development comprises stage 1 of Stockwell's broader masterplan vision for the redevelopment of several sites across South Brisbane which will deliver substantial new housing supply, retail and entertainment precincts. The ultimate development will make a substantial contribution to the public realm in the form of new public squares, walkways, plazas and upgrades of riverside parkland The development application seeks: • PDA Development Permit for Material Change of Use for Multiple dwelling, Centre Activities (including Childcare centre, Club, Community use, Educational establishment, Food and drink outlet, Function Facility, Health care services, Indoor sport and recreation, Office, Sales office, Shop, Theatre, Veterinary service) and Bar. Prior to declaration of the PPDA, the application would have been code assessable under <i>Brisbane City Plan 2014</i> and the <i>Kurilpa Sustainable Growth Precinct TLPI</i>. The proposal is 30 storeys in height and would not have constituted a Higher Density Residential Building under the TLPI.		
Development Staging	N/A		
Application Details			
Aspect of Development	PDA Preliminary approval		PDA Development permit
Material change of use	☐		☒
Building Work	☐		☐
Operational Work	☐		☐
Assessment Category	☒ PDA Assessable Development		

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Pre-lodgement / Consultation			
Entity		Date	Contact Name
Brisbane City Council DA Team	☒ Yes ☐ No	7 April 2026	Kristian Baker
Other			
Report authors	Stephen Mason Technical Director – Planning D: +61 407 968 115 E: stephen.mason@rpsconsulting.com	Boti Hajos Senior Planner D: +61 7 3437 2015 E: boti.hajos@rpsconsulting.com	

*This is the area of the entire lot.

1 INTRODUCTION

RPS has been engaged by Stockwell Development Group (Stockwell) to prepare this town planning assessment report to support a development application for mixed use development comprising Multiple Dwellings, a range of Centre Activities, and Bar on land at 120 to 128 Montague Road, 8 to 12 Oxford Street and 39A Boundary Street, West End. The subject site is formally described as Lots 1 to 2 on RP95549, Lots 37 to 39 and 52 on RP10840 and Lot 50 on RP885764 and has a total area of 9,065m².

The proposed development comprises stage 1 of Stockwell's broader masterplan vision for the redevelopment of several sites across South Brisbane which will deliver substantial new housing supply, retail and entertainment precincts. The ultimate development will make a substantial contribution to the public realm in the form of new public squares, walkways, plazas and upgrades of riverside parkland.

The subject site is located within **Precinct 3: Montague Road** of the **Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area**, declared by the Minister for Economic Development Queensland (MEDQ) on 29 May 2026.

This development application seeks:

- **PDA Development Permit for Material Change of Use for Multiple dwelling, Centre Activities** (including Childcare centre, Club, Community use, Educational establishment, Food and drink outlet, Function Facility, Health care services, Indoor sport and recreation, Office, Sales office, Shop, Theatre, Veterinary service) and **Bar**.

Under the *Provisional Land Use Plan* (PLUP), the proposal constitutes **PDA Assessable Development**.

Stockwell are industry leaders, delivering an excellent standard apartment living in predominantly inner Brisbane (West End and South Brisbane). This proposal is for mixed use development, comprising an apartment tower, set above a podium incorporating street facing and active frontage retail and commercial tenancies. The proposal is located between Montague Road and Oxford Street, South Brisbane in the heart of the newly declared Provisional Priority Development Area (Precinct 3). The proposal includes a street level flood resilient tenancy adjoining Montague Road, and upper level tenancies providing an activated podium façade.

The proposal is 30 storeys in height. It comprises 299 apartment dwellings across 23 levels within the tower component. The tower component also comprises two levels of communal open space facilities, at the building top. The upper most level adheres to the *Brisbane City Plan 2014* definition of a 'rooftop garden', accordingly it does not constitute a 'storey' as defined under *City Plan*.

The non-residential tenancies within the podium have been designed to provide active frontage and surveillance to Montague Road, and internally within the site. The tenancy spaces have been designed for flexibility to accommodate a range of potential uses. These tenancies provide sleeving to podium car parkings levels. At Montague Road the podium height reads as six storeys, which is consistent with height of nearby existing development at 144 Montague Road. The upper two stories of the podium are stepped back to present a four storey podium to the Montague Road streetscape, which is consistent with the four storey podium presented to Oxford Street.

The proposal represents an initial stage of site development, including the first part of 'Little Manning Lane': a pedestrian laneway that will ultimately connect to Boundary Street. Little Manning Lane will initially provide a slow speed shared environment from Montague Road to Oxford Street. A supplementary DDA compliant pedestrian link is also provided alongside the building edge.

The proposal has been designed to be compatible with a flood immune solution for Montague Road site access, through raising of Montague Road to approximately RL6, should it be determined that this should be pursued in collaboration with EDQ and third parties proposing development on the western side of Montague Road (consistent with flood management and resilience PPDA-wide criteria).

The proposal is consistent with the requirements of the Draft *Provisional Land Use Plan*.

Prior to declaration of the PPDA, the site was in the **Principal Centre (City Centre) zone** under *Brisbane City Plan 2014* and within the Kurilpa core area of the **Kurilpa sustainable growth precinct** under *Temporary Local Planning Instrument No. 02 of 2025* (TLPI). Within these zones and under the TLPI, the proposed development of a 30-storey tower would have been subject to **Code Assessment**. Under the TLPI the building would **not** have constituted a higher density residential development and by extension, would not have required public notification. Accordingly, the proposal satisfies the requirement of section 85(d)(ii)(A) of the Economic Development Act 2012 to enable EDQ to decide the application, and it is submitted that public notification of this application is **not** warranted under the *Economic Development*

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Act 2012. The requirements of section 85(d)(ii) of the Act are further addressed at sections 4.3 and 5.3 of this report.

This report provides greater detail on the subject site (Section 2) the nature of the proposal (Section 3) and provides an assessment of the proposal against the intents and development criteria of the Provisional Land Use Plan (Section 5). Technical issues associated with the proposal are addressed in appended technical reports.

Based on these assessments the approval is sought subject to reasonable and relevant conditions.

2 SITE DETAILS

2.1 Site Particulars

Key details of the subject site are as follows:

Table 2: Site Particulars

Site Particulars			
Site Address / RPD / Site Area:	120 Montague Road, South Brisbane	Lot 1 on RP95549	928m ²
	122 Montague Road, South Brisbane	Lot 52 on RP10840	612m ²
	128 Montague Road, South Brisbane	Lot 50 on RP885764	809m ²
	8 Oxford Street, South Brisbane	Lot 39 on RP10840	405m ²
	10 Oxford Street, South Brisbane	Lot 38 on RP10840	405m ²
	12 Oxford Street, South Brisbane	Lot 37 on RP10840	554m ²
	Part of 39A Oxford Street, South Brisbane	Part Lot 2 on RP95549	5,352m ² *
	Total Area:		9,065m²
Landowner(s)	Lactalis Australia Pty Ltd (ACN 072 928 879)		

*This is the area of the entire lot.

The site location and its extent are shown in **Figure 1** and **Figure 2** below respectively.

Certificate/s of title confirming site ownership details are included at **Appendix A**.

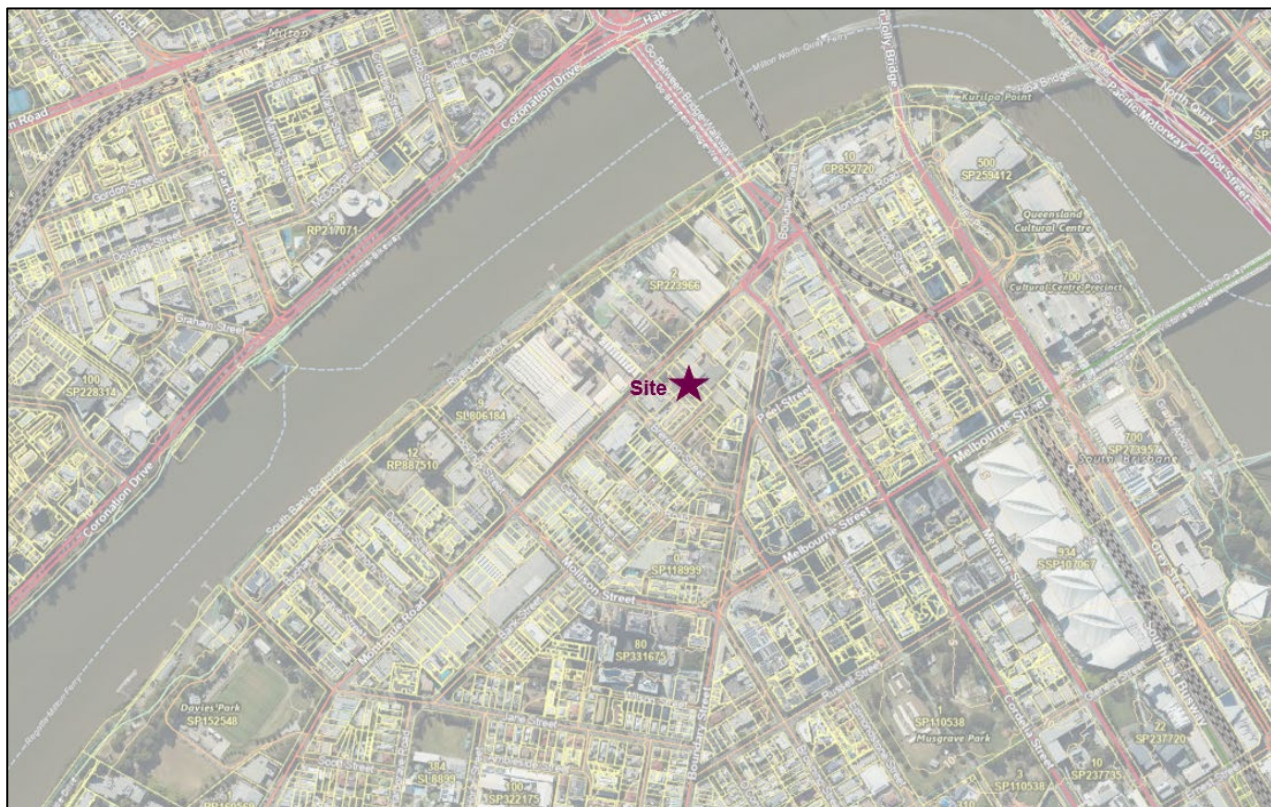


Figure 1: Site Location

2.2 Planning Context

Table 3: Planning Context

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Instrument	Designation
	– Montague Road: District road – Oxford Street: Neighbourhood road • Streetscape hierarchy: – Montague Road: Centre street major – Oxford Street: Laneway

The site is located within the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area (PPDA) precinct boundary as shown in **Figure 3**. Accordingly, this assessment of this application is the jurisdiction of Economic Development Queensland. The application will be assessed against the *Provisional Land Use Plan* for the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area.

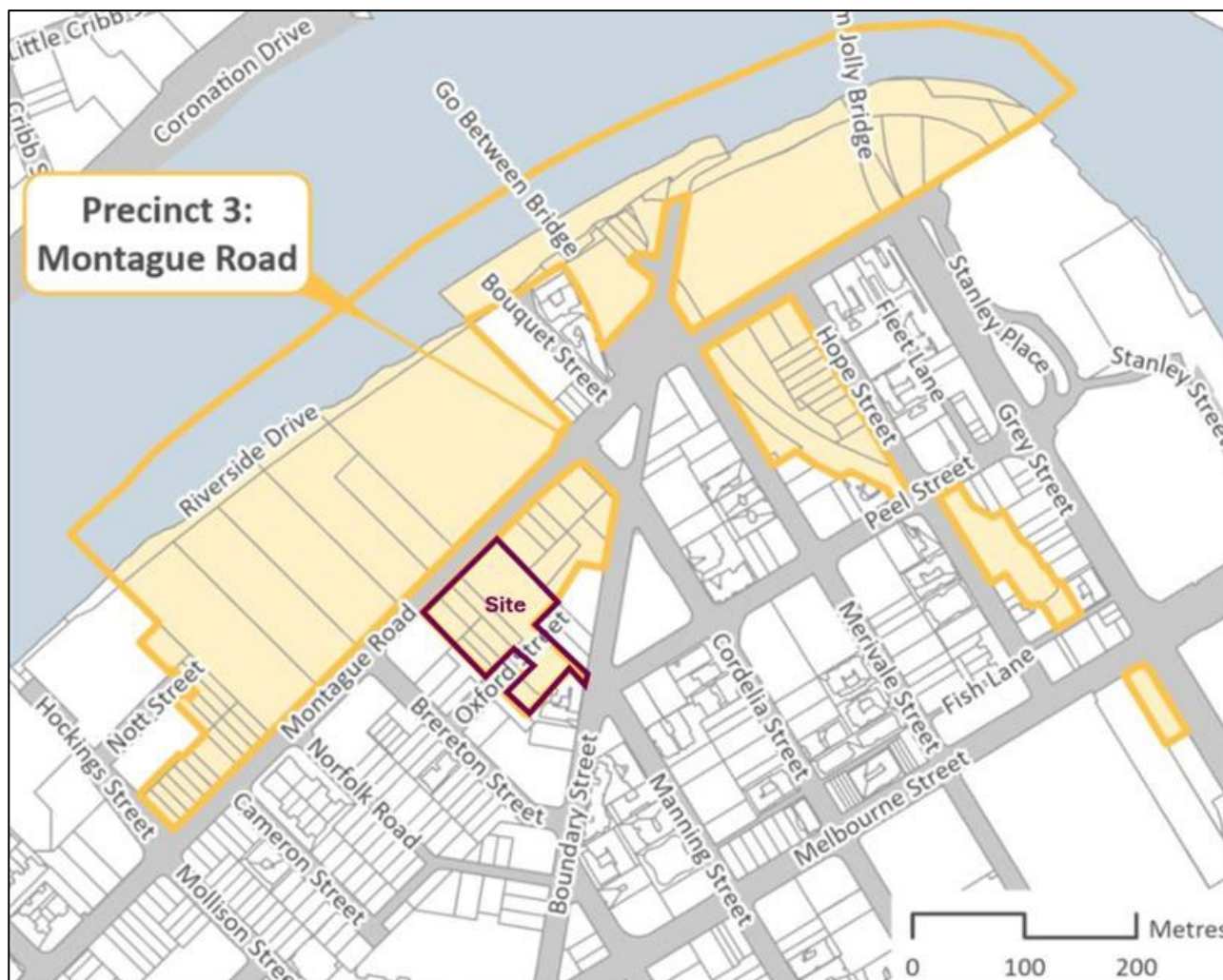


Figure 3: Site Extent (PPDA)

Zoning of the subject site that previously applied under City Plan prior to the PPDA declaration (and zoning that continue to apply to surrounding lands that are not in the PPDA) is shown on **Figure 3**.

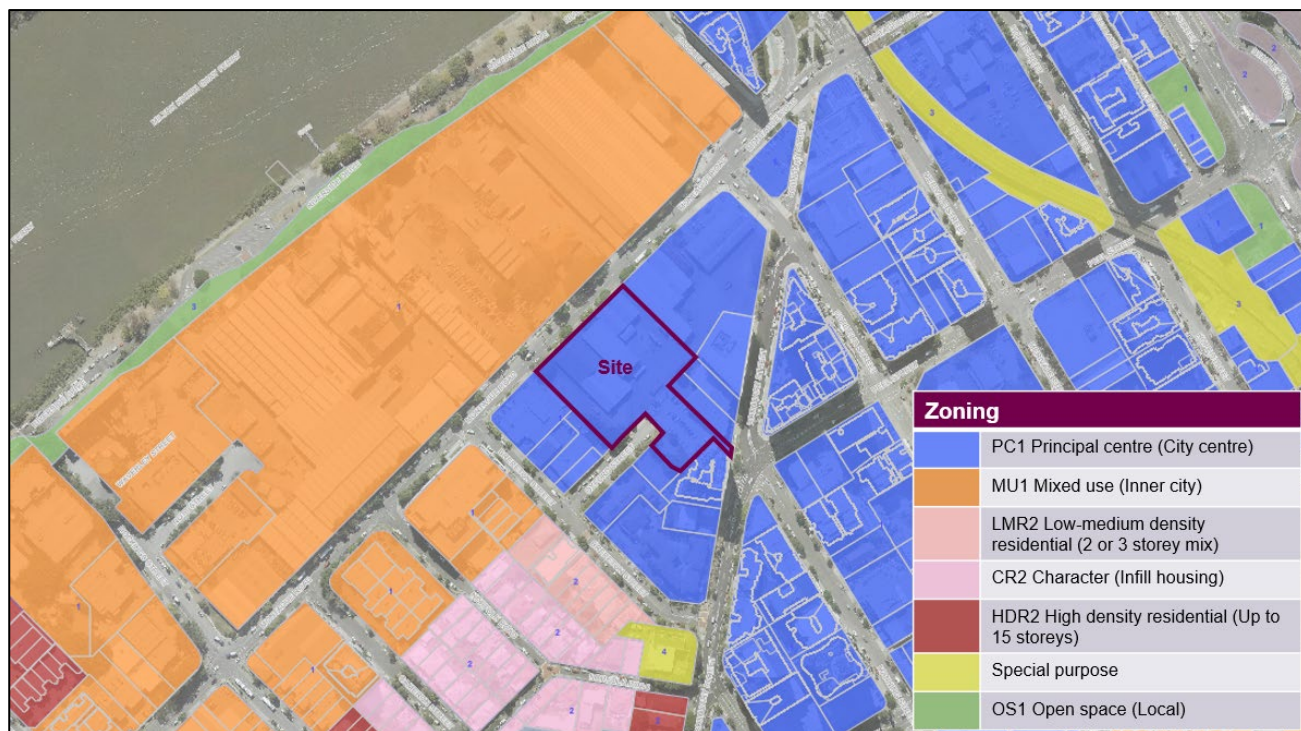


Figure 4: Zoning (City Plan)

2.3 Site Characteristics

Site inspection and searches of local and state government records indicate that key site characteristics include:

Table 4: Site Characteristics

Site Features	Details
Existing use of site	Warehousing / light industry
Topography	The site falls from the southern boundary (Oxford Street frontage – 8m AHD) to the northwestern boundary (Montague Road frontage – ~5m AHD).
Vegetation	The site is not mapped as containing any state regulated vegetation. Assessment by Council will be undertaken on two <i>Natural Assets Local Law</i> applications regarding two trees identified under that local law.
Road Frontages and Length	~38m (Montague Road) ~34m (Oxford Street) (Road closure application currently under assessment) ~6m (Boundary Street)
Services	The site has access to all relevant urban services.
Waterways	The site does not contain waterways.
Acid Sulfate Soils	The site is mapped as potentially containing acid sulfate soils as the site is situated between 5m AHD and 20m AHD.
Heritage Values	The site does not contain nor adjoin any heritage places.

2.4 Search Results

The following searches of local and state records have been undertaken.

Table 5: Searches

Search materials	Details
Relevant State Interests:	- Natural Hazards Risk and Resilience - Flood hazard area - local government flood mapping area - Strategic Airports and Aviation Facilities - Obstacle limitation surface area - Wildlife hazard buffer zone
DA Mapping System:	- SEQ Regional Plan Triggers - SEQ Regional Plan land use categories – Urban Footprint - Water Resources - Water resource planning area boundaries - Excluded Area - Threshold exemption area
EMR / CLR:	Lot 2 on RP95549 is listed on the Environmental Management Register (EMR) due to being subject to a hazardous contaminant. Remediation is intended prior to site development. The remains lots are not included on the Contaminated Land Register (CLR) or Environmental Management Register (EMR)
BCC Floodwise property report:	1% AEP Level: 6.0m AHD - Defined Flood Level (DFL): 5.1m AHD - Residential Flood Level (RFL): 6.0m AHD

Copies of search results are included at **Appendix A**.

2.5 Surrounding Land Uses

Immediately surrounding land uses comprise the following.

Table 6: Surrounding Uses

Direction	Commentary
North / West	To the north and west of the site, land beyond Montague Road contains the Visy Glass factory. This land is State owned (under the control of the Minister for Economic Development Queensland. Economic Development Queensland (EDQ) is currently reviewing private sector proposals for the revitalisation of the precinct. The area is zoned for mixed-use development and is anticipated to support the development of 5,000 new homes across several high-rise buildings set around an activated ground plane with parks and recreational facilities along the riverbank. Development approval has recently been granted for a 38 storey residential tower at 91 Montague Road (A006899238).
East	To the east of the site land is in the Principal centre zone, and also within the Kurilpa Core Area under the Kurilpa sustainable growth precinct TLPI. Existing and continuing development reflects these high order designations, including medium and high rise mixed use, residential and commercial towers.
South	Immediately to the south, construction is underway on a 25 storey mixed use (residential and ground level commercial tenancy) development at 15 Brereton Street (corner of Oxford Street – A006321461). Immediately to the south the site is also adjoined by the former Australia Post delivery centre (on the Brereton Street and Montague Road corner), now occupied by a food retailer. Beyond Brereton Street land fronting Montague Road contains predominance commercial land use, consistent with the Mixed use zone.

3 PROPOSAL

3.1 Overview

Stockwell has a strong track record of delivering quality residential development of a high standard in Brisbane's inner city south, as exemplified most recently by their completed developments: Bankside at Bailey Street and Kurilpa Street, West End; and Croft and Cremorne at Fish Lane, South Brisbane.

This Montague Road proposal is for a mixed use development comprising an apartment tower, set above a podium incorporating street facing and active frontage retail and commercial tenancies. The proposal is located between Montague Road and Oxford Street, South Brisbane in the heart of the newly declared Provisional Priority Development Area (Precinct 3). The proposal includes a street level flood resilient tenancy adjoining Montague Road, and upper level tenancies providing an activated podium façade.

The proposal is 30 storeys in height. It comprises 299 apartment dwellings across 23 levels within the tower component. The tower component also comprises two levels of communal open space facilities, at the building top. The upper most level adheres to the *Brisbane City Plan 2014* definition of a 'rooftop garden', accordingly it does not constitute a 'storey' as defined under *City Plan*.

The non-residential tenancies within the podium have been designed to provide active frontage and surveillance to Montague Road, and internally within the site. The tenancy spaces have been designed for flexibility to accommodate a range of potential uses. These tenancies provide sleeving to podium car parking levels. At Montague Road the podium height reads as six storeys, which is consistent with the height of nearby existing development at 144 Montague Road. The upper two stories of the podium are stepped back to present a four storey podium to the Montague Road streetscape, which is consistent with the four storey podium presented to Oxford Street.

The concept design ensures an engaging built form across tower levels. Two substantial building breaks on both the north and south elevations divide the built form into three elements. Further, balconies and variation in façade materials, finishes and forms ensure articulation and variation in the facades.

The proposal represents an initial stage of site development, including the first part of 'Little Manning Lane': a pedestrian laneway that will ultimately connect to Boundary Street. Little Manning Lane will initially provide slow speed shared environment from Montague Road to Oxford Street. A supplementary DDA compliant pedestrian link is also provided along the building edge. Ultimately, Stockwell square – the shared central plaza, is envisaged as a vibrant, activated space for pedestrian movement, as publicly accessible space able to cater to activities such as markets, and facilitating car park access and service vehicle movements.

The proposal has been designed to be compatible with a flood immune solution for Montague Road site access, through raising of Montague Road, should it be determined that this should be pursued in coordination with third parties proposing development on the western side of Montague Road (consistent with flood management and resilience PPDA-wide criteria).

The upper-most storey of the building is proposed as a communal recreation level, providing function facilities, landscaped areas, an off-leash dog area (sleeving around building plant equipment). This is supplemented by a rooftop garden above, including a BBQ terrace, gym and gym lawn, a pool & spa area, toilet and shower facilities and provision of landscaped areas.

The site is located in close proximity to bus stops along Montague Road and Boundary Street and is situated within a walking distance of the Cultural Centre bus station, the South Brisbane Train Station and the Roma Street Train Station. The public transport at this location is excellent, frequent and highly connected. The site is also located across the road from the Visy Glass site which is anticipated to provide a similar scale of mixed-use high-density residential development once EDQ secures a partnership with a private sector developer to do so. The area has seen a growth in development over recent years, which is reflective of the high desirability of the location for residential development. The proposed development is appropriate for the subject site and the surrounding locality and will aid in addressing critical housing supply.

The proposal is consistent with the requirements of the Draft *Provisional Land Use Plan*.

Refer to the architectural design report and drawings at **Appendix B** for further details.

3.2 Masterplan Vision

The proposed development comprises stage 1 of Stockwell's broader 15-year masterplan for urban redevelopment of several sites, including the historic Parmalat factory and land adjoining the rail viaduct, in the Montague Road precinct. Stockwell's masterplan vision for the precinct includes substantial new housing supply in the form of 12 residential towers, and a range of retail and entertainment tenancies. Ultimate development will include substantial public realm improvements in the form of public plazas and upgrades to the riverside parkland to make it a premier destination for fans and organisers during the 2032 Olympic and Paralympic Games. The proposed masterplan vision seeks to deliver a vital redevelopment of the urban fabric, strengthening connections between South Brisbane and Kurilpa to the city and the Brisbane River.

The location of the proposed Stage 1 development in Stockwell's broader masterplan vision for the site is depicted in Figure 5.

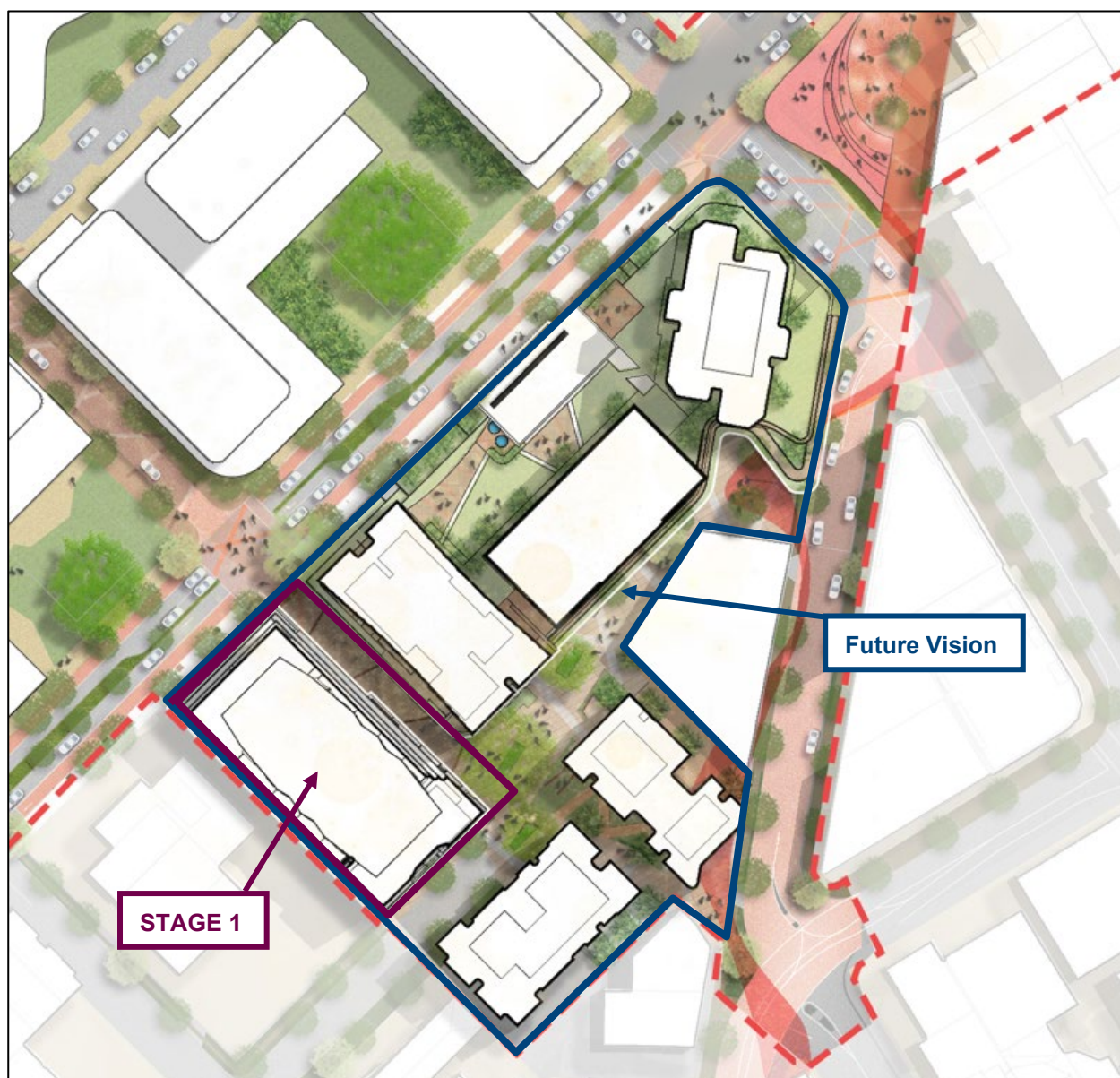


Figure 5: Masterplan Vision

The proposed development demonstrates responsive design to site characteristics, context and the structure planning sitting within the Kurilpa Sustainable Growth Precinct Plan Area. The development exhibits a high quality architectural design and contributes positively to the skyline.

An Urban Context Analysis has been prepared by Archipelago Architects, provided as **Appendix B**.

3.3 Public realm and connectivity to river

The Draft PLUP requires development to provide connections and view corridors to the river and provide positive contributions to the public realm. The TLPI No. 2 of 2025 (Kurilpa Sustainable Growth Precinct), includes high level structure planning for the subject site and surrounding area, which includes the provision of a 6m wide publicly accessible arcade/cross block link, with a minimum 2.4m wide unobstructed pedestrian pathway. The provision of this cross-block connection is reflected within the Urban Context Analysis for the subject site in **Appendix B**, and is advanced by the outcomes proposed by this development.

The proposed development provides publicly accessible pedestrian walkway, internal to the proposed building on the podium plaza level. The public walkway is accessible at grade from Oxford Street and connects through to Montague road via publicly accessible stairs and a lift. The proposed publicly accessible walkway is a minimum of 2.4m wide.

The development also features a 6.5m-wide shared use, pedestrian priority laneway, called 'Little Manning Lane'. This laneway is proposed to be retained in private ownership, but will be open to the public, connecting Oxford Street and Montague Road. The intention is for future development to expand Little Manning Lane to deliver the ultimate publicly accessible plaza / cross-block connection. The proposed publicly accessible walkway and adjoining public realm contribution is depicted in Figure 6. The ultimate outcome envisioned for Little Manning Lane is illustrated in Figure 7.

Accordingly, it is submitted that the proposed development provides an adequate interim solution to achieve cross block connectivity in accordance with the intent of the Draft PLUP, taking into consideration the scale of the proposed development in the broader locality. The opportunity has been provided for future development to build on the 6.5m wide public realm provided to deliver the ultimate cross-connection and public plaza in accordance with the intent of the Draft PLUP and the TLPI.

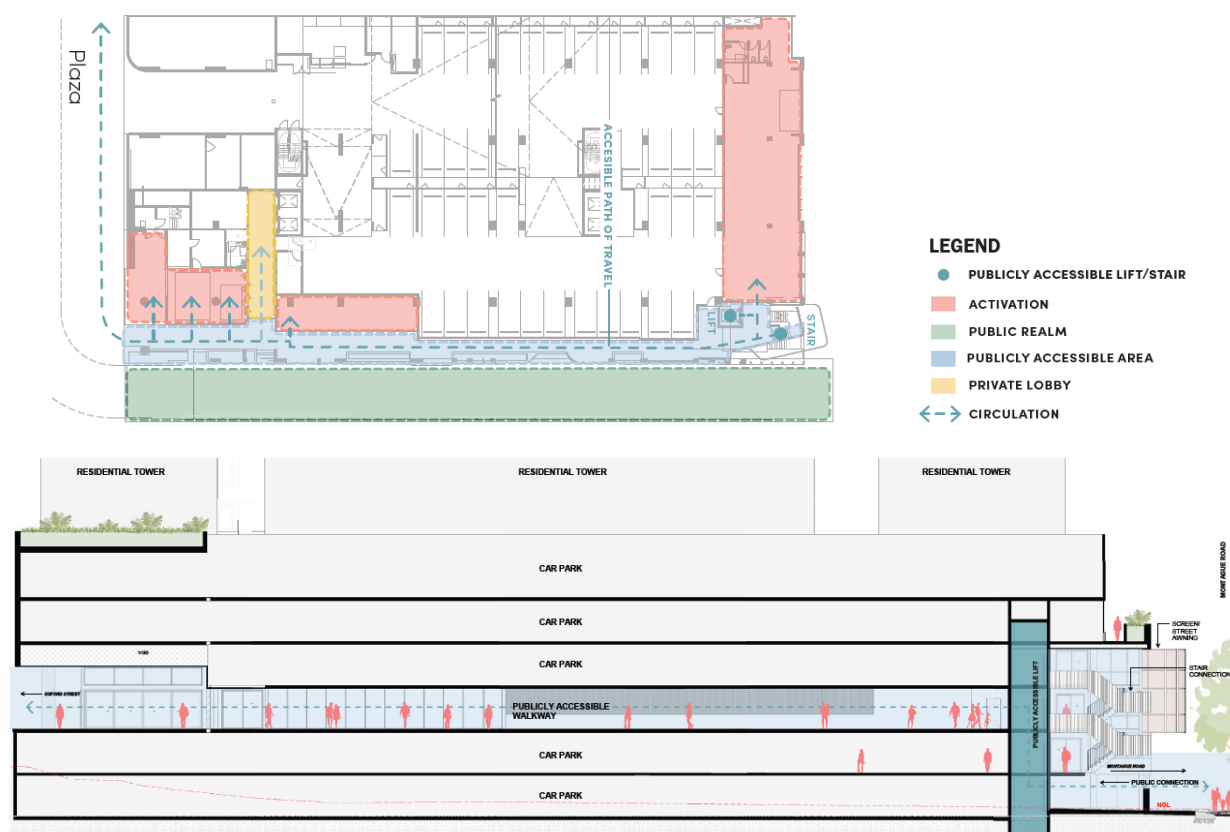


Figure 6: Proposed Cross-Block Connections

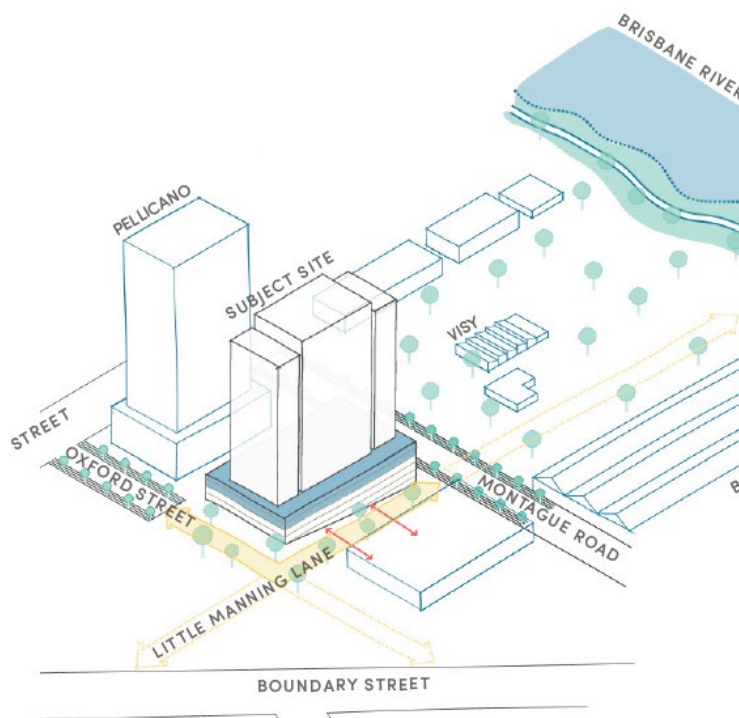


Figure 7: Little Manning Lane Ultimate Outcome

3.4 Key Development Parameters

The below table summarises the proposal in terms of its key development parameters. More detail of the proposal's key development parameters is included in the following sub-sections.

Table 7: Key built form development parameters

Aspect	Proposed
Max. Building Height	
– Podium:	4 to 6 storeys
– Tower (i.e. overall height):	30 storeys (excluding rooftop garden*)
	*Rooftop garden is not a storey under <i>City Plan 2014 definitions</i>
Max. Site Cover	
– Footprint:	3,550m ² (39.2% of site area)
Min. Front Setbacks (Montague Road)	
– Ground:	3.1 metres
– Podium (lower):	3.1 metres
– Podium (top):	6.1 metres
– Tower:	9.0 metres
Min. Front Setbacks (Oxford Street)	
– Ground:	0 metres
– Podium:	0 metres
– Tower:	2.7 metres
Min. West Side Setback	
– Ground and podium:	0 metres (Podium)
– Tower:	3.4 metres (Tower balcony) 4.9 metres (Habitable wall)
Min. East Side Setback	
– Ground and podium:	>20m (Podium)
– Tower:	>25m (Habitable)

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Aspect	Proposed
Pedestrian linkage	
- Laneway:	6.66m wide shared/pedestrian priority
- Pedestrian link	DDA compliant within building envelope
Communal Open space	
- Min. Area:	1,195m ² (13.2% of site area)
Private Open Space	
- Min. Area:	Minimum 11m ²
- Min. Dimensions:	All greater than 3 metres
Flood Hazard – Min. floor levels	
- Carpark entry:	City Plan AO requires: min. 6.0m AHD Proposed: 10.25m AHD
- Habitable floor level:	City Plan AO requires: min. 6.5m AHD Proposed: 22.75m AHD
- Essential services:	City Plan AO requires: min. 6.5m AHD Proposed: 8.75m AHD
- Commercial:	City Plan AO requires: min. 5.1m AHD Proposed: 4.75m AHD

Table 8: Key car and bicycle parking parameters

Aspect	City Plan / TLPI Acceptable Outcome*	Proposed
Car Parking		
- <u>Residential (Max.)</u>		
1 beds 0.5 sp./dw	46 dw. = 23 sp.	23 spaces
2 beds: 1.0 sp./dw	115 dw. = 115 sp.	115 spaces
3 beds: 1.5 sp./dw	92 dw. = 138 sp.	138 spaces
4 beds: 2.0 sp./dw	46 dw. = 92 sp.	96 spaces
Sub-total:	368 spaces	372 spaces
<u>Res. Visitors (Min.)</u>		
Visitors: 0.05 sp./dw	299 dw. = 15 (14.95) sp.	17 spaces
- <u>Non-residential (Max.)</u>		
1 sp./200m ² GFA	6 (5.55) sp.	9 spaces (inc. 3 tandem)
Total:	389 spaces (TAPS* AO1)	398 spaces
Bicycle Parking (Min.)		
- <u>Residential</u>		
1 sp./dw.	299 dw. = 299 sp.	299 spaces
- <u>Resi visitors:</u>		
1 sp./4 dw.	299 dw. = 75 (74.75) sp.	26 spaces
Sub-total:	374 spaces	325 spaces
- <u>Centre activities</u>		
1 sp./200m ²	6 (5.55) sp.	6 spaces
2 lockers / sp.	12 lockers	12 lockers
Total:	380 spaces / 12 lockers (TAPS* AO5.1)	331 spaces / 12 lockers

*TAPS – Transport, Access, Parking and Servicing Code (Brisbane City Plan 2014)

3.4.1 Building Height

The proposal is for a 30 storey tower.

The proposal has a podium and tower form. The podium is four storeys in height relative to Oxford Street and six storeys relative to Montague Road. This podium height reflects the need to set key tenancies above flood height. The podium height is also consistent with the nearby longstanding existing development at 144 Montague Road which presents as six storeys to the Montague Road frontage.

Further, podium height to Montague Road is managed by tiering the upper two podium levels. The proposed tiered podium approach presents as a four storey podium to Montague Road, and the further two stories of podium are stepped back a further 3 metres. Accordingly, to a pedestrian standing on the Montague Road verge in front of the site the podium will present as four storeys.

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Above podium, the tower includes 23 residential tower storeys, one communal recreation/building services storey, and a rooftop garden (which does not constitute a Storey under *Brisbane City Plan 2014* definition).

The proposal will now be assessed against the *Provisional Land Use Plan* for the PPDA. In any case *City Plan* definitions referenced above confirm that the proposed building (at not greater than 30 storeys in height) was designed to ensure that it did **not** constitute a higher density development under the *Temporary Local Planning Instrument No. 02 of 2025* Kurilpa sustainable growth precinct plan code.

The building's composition as it relates to building height is depicted in Figure 8.

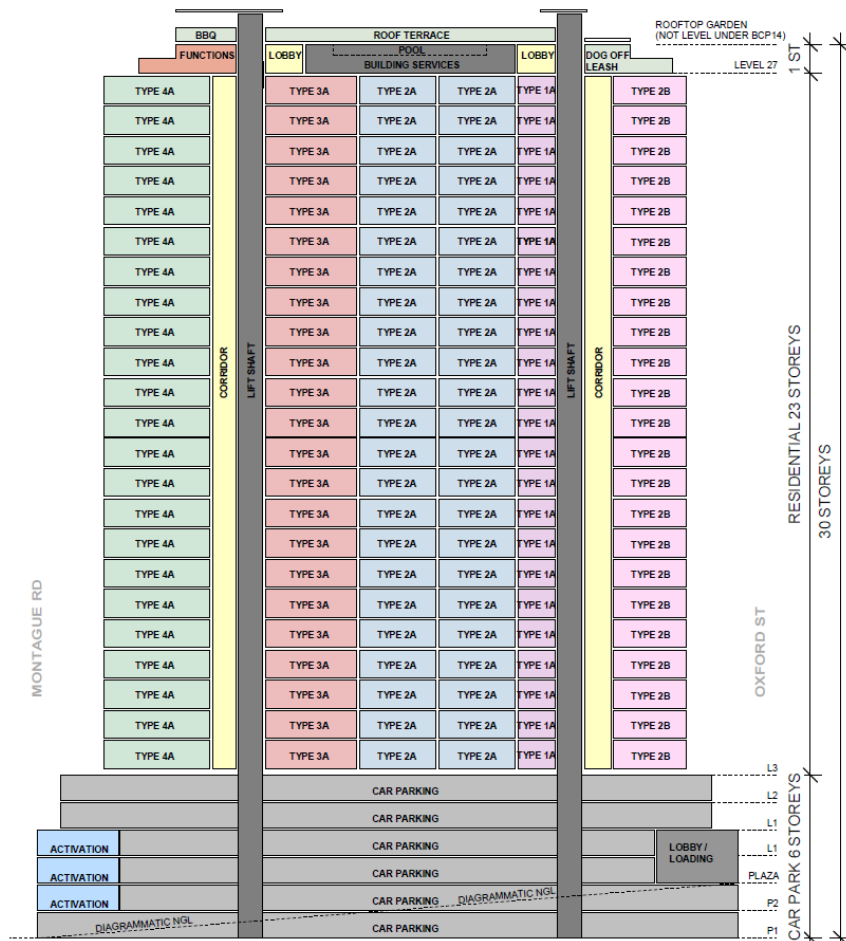


Figure 8: Building Height

3.4.2 Dwelling Diversity

The proposal has been designed to ensure diversity in dwelling choice, and affordability. Proposed dwelling mix includes 1, 2, 3 and 4 bedroom dwellings. The dwelling diversity is summarised in Table 9 and a typical residential floor layout arrangement is depicted in Figure 9.

Table 9: Unit Diversity Summary

Unit Type	Number of Units	Percentage
1-bedroom	46	15.4%
2-bedroom	115	38.4%
3-bedroom	92	30.8%
4-bedroom	46	15.4%
Total	299	100%



Figure 9: Typical residential floor layout

3.4.3 Active Frontages and Commercial Tenancies

The proposed development features active frontage tenancies and podium level commercial tenancies to provide activation to Montague Road and Oxford Street including:

- A small 23m² GFA 'Café Nook' tenancy and outdoor dining at the street level on Montague Road. This tenancy has been designed to be flood resilient. It will provide active frontage at street/footpath level, and at the entry point to the building and the DDA pedestrian linkage into the site.

Flood resilient measures are to include placement of electrical points at high level within the tenancies, and use of flood resilient finishes to enable 'hose out'. The tenant/operator will be able to remove fittings from the tenancy ahead of any flood event, given the advance warning and longer lead time for evacuation facilitated by the proposed flood management strategy.

- A 82m² GFA Food and drink or retail tenancy at the Oxford Street level, featuring an additional outdoor seating area adjoining the proposed public thoroughfare connection. This will provide activation to Oxford Street and to the future Stockwell Square intended as part of ultimate site development.
- A total of 805m² of commercial or retail space comprising three tenancies at the upper three levels of the podium fronting Montague Road. These spaces could cater to a variety of uses. They provide opportunities for a wide range of uses, that would provide activation and casual surveillance to Montague Road such as the types of podium tenancies characterising Grey Street, Southbank.

The proposed small-scale Food & Drink outlet tenancies on Montague Road and Oxford Street will service the residents and pedestrian environment along the respective road frontages, including the proposed cross-block public walkway. The tenancy fronting Montague Road has been kept conservatively small, given the flood risk along Montague Road. Raising of Little Manning Lane and Montague Road to provide flood free vehicle access in the precinct will allow larger tenancies and improved connectivity. The podium level commercial and retail tenancies will enhance the activation of Montague Road and contribute employment and business services to the locality.

Refer to Page 18 of the Urban Context Report in **Appendix A** for more details.

3.4.4 Buildings that Breathe

The proposed mixed-use development has been designed to comply with Brisbane City Council's "Buildings That Breathe" design guidelines. Refer to Section 4 of the Urban Context Report in **Appendix A** for a detailed response and figures demonstrating compliance with the sub-tropical design objectives.

3.4.5 Built Form Variation and Articulation

The proposal seeks to deliver an attractive building that is responsive to its contextual setting and integrated with public spaces at a human-scale to provide a positive contribution to the public realm. The design features:

- Warm brick inlay finish for the podium featuring copper/bronze shrouds and a gold metal entry awning to Montague Road, reflecting the history of South Brisbane and integrating with established development interfaces.
- Materiality varies across the proposed tower, including precast concrete and metalwork framing at Tower Ends and middle podium levels. The middle of the tower features tinted glass, frames and metalwork to provide a visual variation in the tower form. The proposed tower creates three distinct sections.
- The proposed tiered rooftop creates opportunities for deep planting and provides a distinct tower crown, providing a positive contribution to the City's skyline.

A 3D perspective and details around materiality are depicted in Figure 10. Refer to the Urban Design Report in **Appendix B** for more details pertaining to the design response and for further rendered design perspectives.



Figure 10: Materiality and Built Form Perspective

3.4.6 Tower Form and Amenity

The proposed development seeks to deliver a residential tower with a total length of approximately 68.6m, exceeding the maximum tower length contemplated under AO3.2 of the Kurilpa sustainable growth precinct plan code (KSGPP Code). PO3 of the KSGPP Code provides for alternative solutions, and states that:

“Development of buildings over 8 storeys provides a clearly defined slender tower to reduce visual bulk and scale. Spacing between multiple towers provides for solar access, cross ventilation and privacy.”

The proposed tower presents slender façade elements to public vantage points and contributes to distinct view corridors to the river between Boundary Street and Montague Road. The proposed built form has been designed to create three distinct sections, breaking up the built form and creating the appearance of

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distinct sections. Moreover, the proposed tower length is commensurate with existing and recently approved mixed-use and residential development's in Brisbane, including for example:

- Centra Apartments at Archer Street, Toowong ~70m tower length;
- The Milton, above Milton Station, ~64.5m tower length;
- 447 Gregory Terrace, Spring Hill, ~64.5m tower length (presented to the streetscape).

It is submitted that the proposed tower is of an appropriate length and relation to the proposed podium to minimise visual bulk, creating a pleasant human-scale environment. Moreover, the proposed tower length is consistent with other existing and recently approved developments across Brisbane.

Additionally, the proposed tower features appropriate separation to surrounding existing and future towers. The proposed tower will be well setback from future development to the east, being buffered by the future delivery of Little Manning Lane. The tower features a separation in excess of 10m for the majority of its western façade, with the exception of the south-western corner unit along Oxford Street. The tower has a minimum separation of 9.88m between habitable walls, which is only marginally less than the 10m resulting from the interface of two code compliant buildings within this zone (5m setbacks). Furthermore, the 9.88m separation is limited to a small part of the proposed building (as evidenced in Figure 11). It is submitted that the proposed tower is sufficiently separated from existing and future development to provide appropriate access to daylight, cross ventilation and to provide appropriate privacy for existing and future residents, in keeping with the expected levels of amenity of the highly urbanised environment, existing and contemplated by the City Plan.

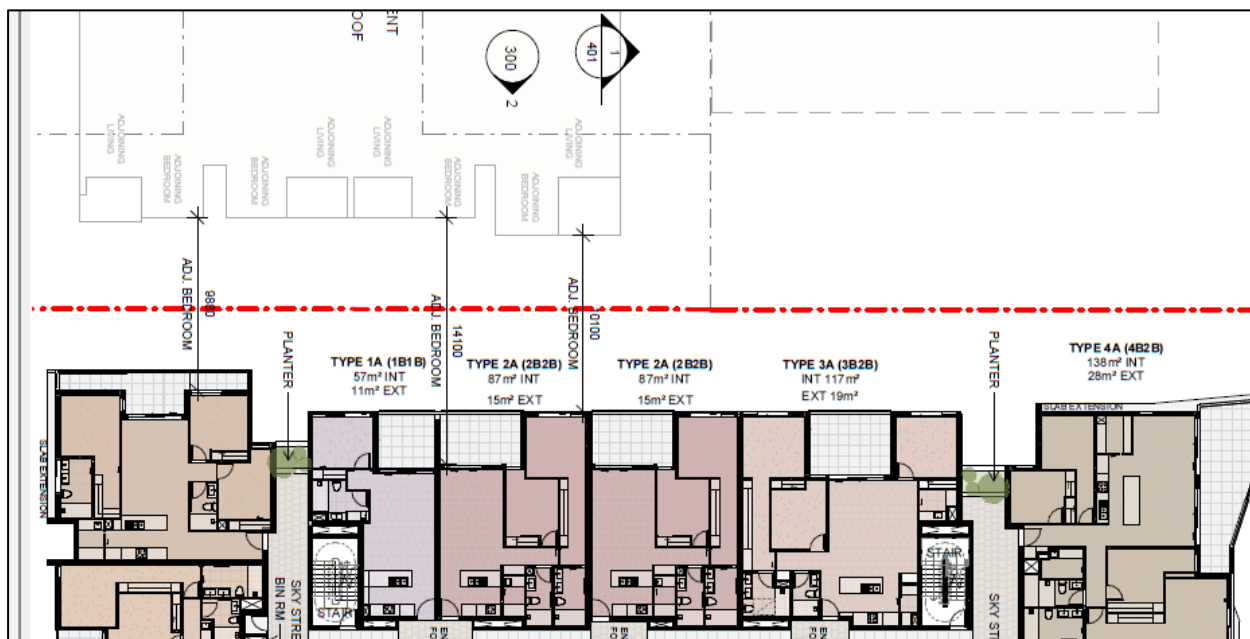


Figure 11: Proposed Western Boundary Building Separation

The development comprises a single tower in order to maximise the utility of the building footprint and provide increased housing supply whilst managing costs to end residents.

3.4.7 Site Cover

The proposed building has a site cover of 3550m² (39.2%) which fits within the maximum allowable site cover of 80% considered under AO1.3 of the Kurilpa sustainable growth precinct code.

3.4.8 Front setbacks (Montague Road)

The proposed setbacks to the Montague Road frontage are as follows:

- Ground Level to Podium Level 2: 3.1m
- Podium Level 3 & 4: 6.1m
- Tower Levels: 9.0m (4.0m behind podium line)

The above setbacks all comply with the minimum frontage setbacks set out under AO4.1 and AO4.9 of the Kurilpa sustainable growth precinct plan code and are thus considered appropriate for the purposes of the proposed development.

3.4.9 Front setbacks (Oxford Street)

The proposed setbacks to the Oxford Street frontage are as follows:

- Ground Level to Podium Level 4: 0m
- Tower levels: 2.7m - minimum

AO4.6 of the Kurilpa sustainable growth precinct plan code indicates that development, where located on a laneway identified under Figure a, is subject to a minimum frontage setback of 0m. As figure a of the Kurilpa sustainable growth precinct plan code prescribes Oxford Street as a laneway, the proposed 0m setback for podium levels is considered to be acceptable in this instance.

However, the development falls short of the minimum 4m podium setback prescribed by AO4.9 of the Kurilpa sustainable growth precinct plan code along the Oxford Street frontage, providing a minimum podium setback of 2.7m. It is considered that the provided podium setback complies with PO4, on the basis that:

- The reduced setback is for parts of the building overlooking the laneway and central plaza that will be delivered through future development. The reduced setback will facilitate activation and more appropriate passive surveillance of the publicly-accessible spaces below, whilst not compromising the views and vistas of surrounding buildings;
- The reduced setback does not prejudice the potential development of adjoining sites, being located on a rear laneway and oriented towards South Brisbane rather than the city; and
- Will contribute to a vibrant and attractive laneway along Oxford Street with clearly visible features on the lower tower levels contributing to a highly engaging urban environment.

It is noted that Stockwell have applied for a partial road closure over a part of the Oxford Street to bring the laneway into private ownership and maintenance, given Stockwell own property along all frontages.

3.4.10 Side Setbacks

The proposal includes the following side setbacks:

- Western side boundary – Podium levels: 0m
- Western side boundary – Tower levels: 3.4m – minimum (avg. 5.5m)
- Eastern side boundary – Podium levels: ~50m (6.66m when considering future development across Little Manning Street Lane)
- Eastern side boundary – Tower levels: ~56m (12.66m when considering future development across Little Manning Street Lane)

The proposal is in accordance with the relevant acceptable outcomes under the Kurilpa sustainable growth area precinct plan code and the Centre or mixed use code, except for the western side setback for tower levels which is proposed as a minimum of 3.4m, contrary to the minimum 5m prescribed by AO4.4 of the Kurilpa sustainable growth precinct plan code. In this instance, it is submitted that the development achieves compliance with PO4 of the Kurilpa sustainable growth precinct plan code, as:

- The proposed minimum tower setback of 3.4m is limited to parts of the building along the Oxford Street laneway only and has been purposefully extruded beyond the building's northern setbacks. This provides more bulk to the building's form as it presents to the laneway, creating a more engaging built form along the laneway, and a more vibrant and attractive laneway design. Parts of the building located behind the extruded segment feature a minimum western side boundary setback of 5.8m and an average setback of 5.5m across the façade;
- The minimum 3.0m setback is to the balcony and slab projection of apartment Type 3B only. The minimum setback to habitable windows and walls of the western façade is 4.8m.

- The adjoining site to the west of the premises at 15-19 Brereton Street is currently being developed for a 27 Storey multiple residential development. The proposed development would result in a minimum tower separation from the adjoining development of 8.6m to the balcony, or 9.8m to the wall of the western Type 3B apartment. Importantly, the separation increases to an average of 10.1m for the remainder of the proposed residential tower. It is submitted that this outcome is generally consistent with the 10m tower separation which could be expected from the interface of two code-compliant developments within this zone (i.e. each tower providing a consistent 5m side setback).
- Accordingly, the proposed western side boundary setbacks provide sufficient building separation for light penetration, air circulation and privacy in accordance with PO4 of the Kurilpa sustainable growth precinct plan code.

3.4.11 Site Access

Vehicular access to the site is proposed from both Oxford Street and Montague Road. The site design intends to provide primary vehicle access from Oxford Street, catering for approximately 60% of the car park access for the site and the majority for service vehicle movements. Entry into the building is facilitated by two locations, comprising a direct driveway crossover to the carpark at the Plaza level off of Oxford Street, and a further entrance from the privately held north-south road comprising the future Little Manning Lane on Level P2. Access to Level P2 is ultimately accessible from both Oxford Street and Montague Road via Little Manning Lane.

The proposed access arrangements has been assessed against the *Brisbane City Plan 2014 Transport, Access, Parking and Servicing Planning Scheme Policy* (TAPS PSP) and found to comply. Refer to Colliers assessment within the Traffic Engineering Report in **Appendix D**.

3.4.12 Communal Open Space and Rooftop Garden

Extensive communal space is provided across two levels, in the form of a dedicated communal space level (shared with building services) on the 30th storey, and a rooftop garden above on the very roof top. (Refer **Figures 10 and 11** below.) The resulting communal space is substantially greater than the minimum 5% site area required by AO30.1 of the Multiple dwelling code, equating to 800m² or 8.8% of site area.

In short, the communal space level and rooftop garden provide:

- Communal Space Level:
 - Outdoor function area with tables and seating, a BBQ area, kitchen and bound by containerised landscaping;
 - Off leash dog area, bounded by containerised landscaping;
 - Two (2) lobby areas (for respective lift locations) with adjacent PWD bathroom facilities;
 - Two (2) multi-purpose rooms; and
 - Building services including fan rooms, plant room for pool & spa, HVAC plant room and various storerooms.
- Rooftop Garden:
 - Enclosed gym area and gym lawn;
 - Outdoor recreation area including a seating area with a BBQ terrace, bound by containerised landscaping;
 - Pool area with lap pool, in-pool sun lounges, a dry lounge adjacent to the pool, plunge pool, spa, 2x cabanas and overlooking sun lounge seating area;
 - Bathroom facilities including 2x standard water closets, 1x PWD bathroom, 1x sauna and 2x change rooms

The floorplans for the communal space level and rooftop garden are depicted below in Figure 12 and Figure 13 respectively. Refer **Appendix B** for full copies of the proposed plans.

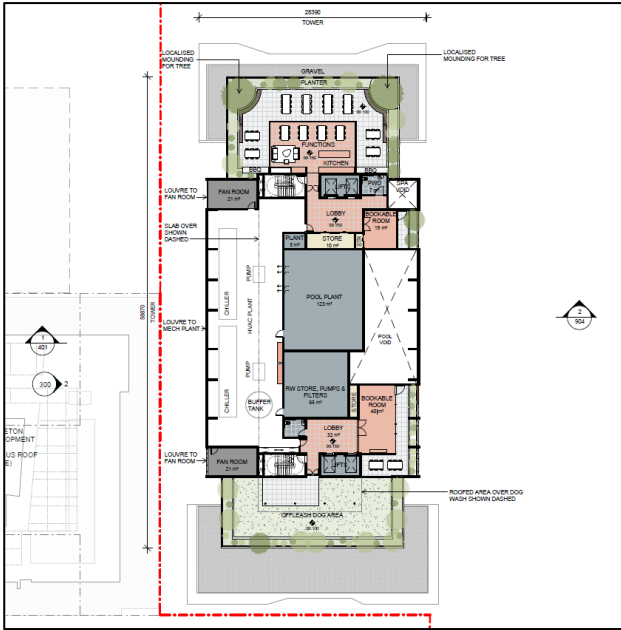


Figure 12: Communal Space Level

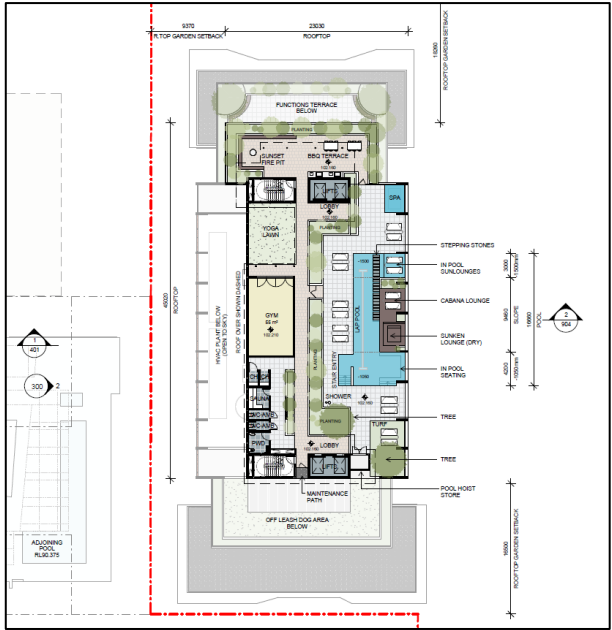


Figure 13: Rooftop Garden

The proposed rooftop garden meets the definition of rooftop garden contemplated under the *Brisbane City Plan 2014* and thus does not constitute an additional storey. An assessment of the proposed rooftop garden against the *Brisbane City Plan 2014* definition is included in the below table:

Table 10: Rooftop garden definition

Table SC1.2.3.B—Brisbane City Council administrative definitions – Rooftop garden	Response
A recreation and amenity space on a building rooftop that incorporates a mix of hard and soft landscaping and open space. For the purpose of Section 1.7.7(3) only, a rooftop garden also means a space that:	Complies The proposed rooftop garden is for communal residents only and incorporates a mix of hard and soft landscaping and open space.
(a) is not located on a podium or in a building height transition;	Complies The proposed rooftop garden is positioned above the 30th level of the proposed building.
(b) includes communal open space and does not include private open space;	Complies The proposed rooftop garden is wholly comprised of communal open space and does not include any private open space areas.
(c) includes a minimum soft landscaping area of 15% of the rooftop;	Complies The proposed rooftop garden features a generous provision of landscaping, equating to roughly 20% of the rooftop area.
(d) may only include the following structures: - lift shaft and stairway; - pool or spa including any elevated deck, platform or floor level; - roofed structures and fully enclosed structures: - lobby or foyer; - shade or shelter structure; - internal communal recreation space; - toilets, bathrooms, showers and change room facilities; - a structure accommodating a Bar or Food and drink outlet if in the Mixed use zone or a zone in the Centre zones category where the	Complies The proposed rooftop garden only includes the following structures: 2x sets of lift shafts and stairways - Pool, spa and associated pool deck 2x cabanas on pool deck - An 49m² enclosed gym and a 7m² sauna providing for the rooftop's internal communal recreation areas 2x standard toilets, 1x PWD toilet and 2x changing rooms

Table SC1.2.3.B—Brisbane City Council administrative definitions – Rooftop garden	Response
premises does not contain accommodation activities; F. a structure accommodating building plant, equipment or a meter room;	
(e) meets the following parameters for structures mentioned in (d): i. maximum height above the rooftop of: A. 3.5m for a pool, spa and any elevated deck, platform, walkway or floor level (excluding safety barriers up to 1.8m where not tinted); B. 3.5m where setback less than 3m from the outermost projection of the rooftop; C. 6m where setback a minimum 3m from the outermost projection of the rooftop; ii. maximum combined total footprint of 40% of the rooftop for all roofed structures (excluding lift shaft and stairway); iii. maximum combined total gross floor area of 20% of the rooftop for all fully enclosed structures (excluding lift shaft and stairway).	Complies The proposed rooftop garden includes a maximum height of structures of 3.85m. It is noted that all locations of structures exceeding 3.5m are setback at least 3m from the edge of the building. The proposed rooftop garden includes a total combined footprint of roofed structures of 37%, which fits within the maximum allowable 40% benchmark. The proposed rooftop garden includes a GFA of 10% for enclosed areas, which fits within the 20% allowable benchmark.

3.4.13 Private Open Space

All apartments are provided with balconies, directly accessible from main living areas. Two-, three-, and four-bedroom dwellings are proposed to have open space areas ranging between of 15m², 16-19m² and 28m² respectively with minimum dimensions of 3m, exceeding the minimum area of 12m² required under AO31.1 of the Multiple dwelling code.

One-bedroom dwellings are proposed to have 11m² balconies. This is proportionate to the size of the dwellings, is only marginally less than the minimum area contemplated in the acceptable solution and affects only two dwellings per floor. Accordingly, it is submitted that appropriate, well designed private open space is provided for all dwellings.

3.4.14 Landscape concept design

Landscape planting will be provided as part of the proposal including:

- streetscape deep planting to Montague Road;
- containerised planting to podium levels and to the full perimeter of the podium top;
- containerised planting to the shared pedestrian zone with feature pavement banding
- containerised planting to the two communal open space levels (referred to as the 'upper and lower roof terraces').

Proposed landscaping treatments will contribute to greening of façade, attractive streetscape interface to Montague Road, and creation of an attractive roof top communal open space environments.

Refer to the Landscape concept design report at **Appendix E** for further detail.

3.4.15 Montague Road Verge

Montague Road is identified in the *Brisbane City Plan 2014* Local Government Infrastructure Plan (LGIP) for a future upgrade to a four-lane road (SBR-RC-001) that services a combination of site access,

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movement and local activation. The LGIP does not prescribe a specific cross-section outcome, but does contemplate a configuration necessary to support through traffic capacity, turn movements and active transport and verge functions.

The proposed development provides a 3.1m front setback to the current Montague Road frontage. This setback could facilitate a contribution toward an ultimate road reserve width of approximately 26.4m. An adopted cross section has been prepared and included in **Appendix D** and Figure 14. The adopted ultimate cross-section comprises:

- A 3.2m central median, accommodating turn movements;
- Two traffic lanes in each direction (3.3m each);
- 5.0m verges on both sides, consistent with a 'Centre Street Major' streetscape outcome.

The proposed 26.4m ultimate road corridor width

- Is fully consistent with the LGIP-identified four-lane corridor upgrade
- Achieves an appropriate balance between transport function and urban amenity
- Facilitates a minimum 3.0m wide pedestrian priority walkway on both sides of the road along the length of Montague Road to accommodate significant pedestrian activity.
- Aligns with recent development outcomes and corridor-wide planning consistency
- Provides sufficient capacity and flexibility for future transport infrastructure upgrades
- Avoids unnecessary, isolated and disproportionate land resumption.

This configuration represents a balanced and context-responsive solution, achieving both transport capacity and high-quality urban design outcomes. Refer to the traffic engineering assessment undertaken by Colliers in section 2.6 of the Transport Engineering Report in **Appendix D** for more details.

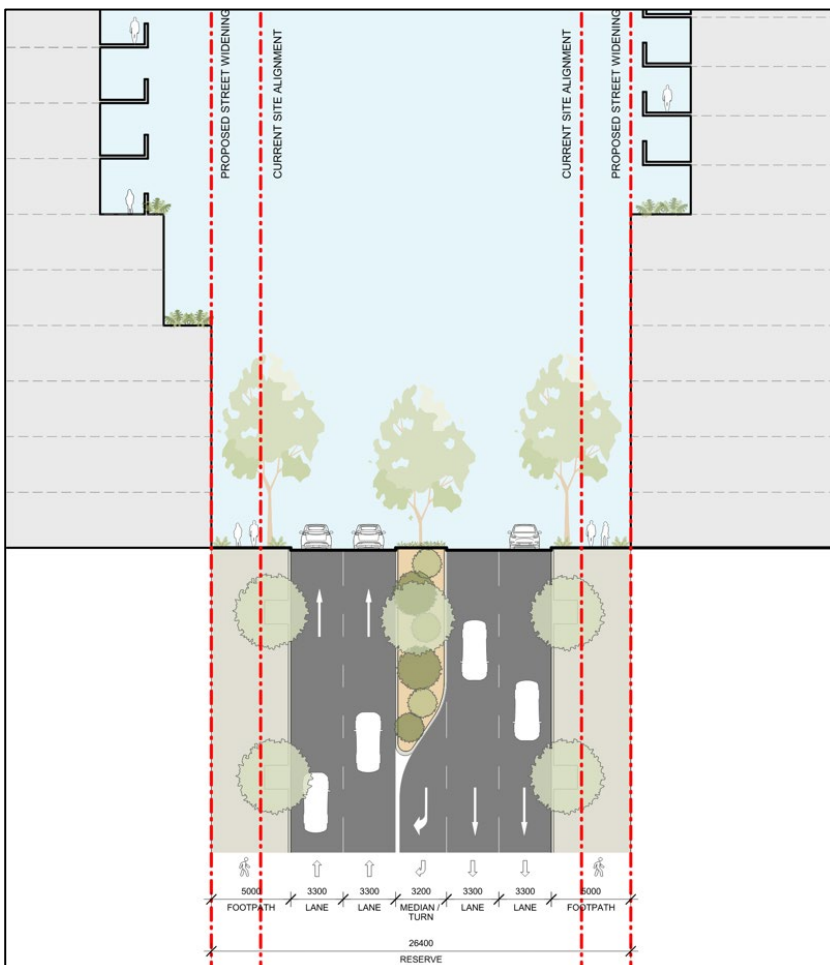


Figure 14: Future Montague Road Corridor

3.4.16 Potential Raising of Montague Road

The proposed development has been designed to allow flexibility to accommodate the potential raising of Montague Road (to RL6) to achieve increased flood resilient access and evacuation procedures for the subject site and surrounding development in the Montague Road Precinct of the PPDA. Should it be determined that this outcome is to be pursued in collaboration with EDQ and other relevant third parties, the proposed raising of Montague Road could be facilitated either in parallel with this development or subsequently to it.

3.5 Technical Considerations

3.5.1 Engineering

All necessary civil services are available to the site.

The development proposes minor excavation to create two levels of car parking below the natural ground level at the Oxford Street interface. Acid sulfate soils investigation reporting can be provided as a condition of approval.

Further detail is provided within the Engineering Servicing Report prepared by EDGE in **Appendix C**.

3.5.2 Traffic

A transport engineering report has been prepared to assess the likely traffic, access, parking and servicing implications of the proposed mixed-use development. The report concludes that the development, can be appropriately accommodated on the site.

Vehicle access is proposed from Oxford Street and Montague Road, with Oxford Street functioning as the primary access for parking and servicing and Montague Road providing secondary access. The proposal provides 398 car parking spaces, marginally exceeding the planning scheme requirement of 389 spaces, together with bicycle parking provision that satisfies the applicable requirements. The report identifies that the development will generate moderate additional traffic, but that the surrounding road network will continue to operate satisfactorily and that no further road works are required as a result of the proposal. The site is also considered well connected to pedestrian and cycling infrastructure.

The report's key findings include:

- vehicle access is provided via **Oxford Street** and **Montague Road**, with Oxford Street functioning as the primary access for parking and servicing;
- the development provides **398 car parking spaces** against a maximum limit of **389 spaces**. The additional two (2) visitor carparking spaces are considered reasonable and appropriate for a development of this size, noting the limited on-street parking around the subject site. The additional three (3) carparking spaces comprise the twin of three tandem carparking spaces which are provided for the commercial tenancies. A further four (4) additional residential car parking spaces are proposed above the maximum limits. This limited additional carparking (~2.3% increase) is considered appropriate for the area and will make the tenancies more attractive, improving uptake. Overall the development is consistent with the intent and rate of car parking provision contemplated within the City Plan;
- bicycle parking is provided in accordance with the planning scheme;
- servicing and waste collection can be safely accommodated on site by way of a dedicated loading area accessed from Oxford Street;
- the development is expected to generate moderate additional traffic, but the surrounding network continues to operate satisfactorily; and
- no additional road network works are required as a consequence of the development.

The report further notes that the site is well connected to pedestrian and cycling infrastructure and contributes land dedication along the Montague Road frontage to support the future corridor upgrade. The development provides access, parking and servicing arrangements that are appropriate to the functional intensity of development.

Refer to the Traffic impact assessment report included at **Appendix D**.

3.5.3 Flood Hazard

A Flood Risk Assessment has been prepared in support of the proposal. The assessment considers Brisbane River flooding and overland flow flooding and concludes that the site is located within flood planning areas that require detailed flood risk management measures.

The site is affected by Brisbane River flooding. Relevant flood planning levels include the defined flood level of 5.1 m AHD and the 1% AEP flood level of 6.0 m AHD. These levels have been used to inform the design.

The flood risk assessment confirms that risks to people, property and infrastructure can be appropriately managed by locating habitable areas and critical services above the applicable flood planning levels, adopting flood-compatible treatments at lower levels, and implementing a Flood Emergency Management Plan.

The assessment also identifies that the proposed bunded building footprint may displace some overland flow flood storage and that compensatory flood storage may be required as part of detailed design.

Notwithstanding this, the report concludes that the development has been designed to manage flood impacts appropriately and that the proposed structural and operational measures are suitable to mitigate flood risk.

Refer to the Flood hazard assessment & management plan in **Appendix F** for further detail.

3.5.4 Flood emergency management plan

A Flood Emergency Management Plan has been prepared to support the proposed development and manage residual flood risk during both Brisbane River flooding and overland flow events. The plan establishes the required flood response framework, including flood warning monitoring, trigger levels for action, evacuation procedures, shelter-in-place arrangements and management responsibilities.

The FEMP provides for nomination of a Flood Warden and alternate Flood Warden to coordinate the site response, with support from an off-site building manager operating on a 24/7 basis. The Flood Warden is to be responsible for monitoring warnings, liaising with emergency services, notifying occupants and initiating response measures as required. The plan also sets out staged response procedures for overland flow and Brisbane River flooding, including the removal of vehicles from basement areas, securing of ground-level uses, restriction of access to affected areas and the use of upper levels and the Plaza Level as safe refuge and evacuation routes.

The FEMP provides a structured and practical framework to manage flood events and is intended to reduce risk to occupants, property and building operations while minimising reliance on external emergency services.

Refer to the Flood hazard assessment & management plan in **Appendix F** for further detail.

3.5.5 Operational Waste

An Operational Waste Management Plan has been prepared for the proposed development. The report assesses the operational waste management requirements of the development and concludes that the proposed arrangements are suitable for the scale and nature of the proposal.

The proposal provides for separate residential and non-residential refuse storage areas, with waste to be segregated into general waste and recycling streams. The waste strategy also recommends the separation of food organics from general waste where practicable, the provision of CDS receptacles, and the implementation of baseline waste auditing once the development reaches operational maturity.

Waste collection is proposed to occur via a rear-loading refuse collection vehicle accessing the site from Oxford Street, with reverse entry and forward exit manoeuvres into a dedicated loading area. The assessment finds that the collection arrangements are capable of safely accommodating the required servicing vehicles and that the refuse storage and collection areas are appropriately designed for ongoing operation.

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Overall, the assessment concludes that the proposed waste management arrangements are compliant with the relevant planning scheme requirements and are appropriate for a mixed-use development of this type.

Refer to the Operational Waste management Plan in **Appendix G** for further detail.

3.5.6 Stormwater Management

A stormwater management plan has been prepared in support of the proposed development. The report addresses stormwater quantity and quality management for the proposal and concludes that the development can be appropriately serviced by the existing drainage network and proposed on-site treatment measures.

The report confirms that the existing lawful point of discharge is to be maintained, with stormwater directed to the existing gully trap within Montague Road. It is noted that the proposal is not expected to adversely affect adjoining properties. In terms of stormwater quantity, the report identifies that the increase in impervious area is negligible and that detention is not required for the site, given its location within the lower one-third of the Brisbane River catchment.

The report further identifies that the development triggers State Planning Policy stormwater quality assessment and proposes an on-site treatment system comprising 12 ATLAN cartridge filters and 4 ATLAN Stormsacks. These measures are intended to achieve the relevant pollutant reduction objectives and satisfy the applicable stormwater quality requirements. Overall, the report concludes that no additional stormwater works are required and that the proposed stormwater management arrangements are suitable for the development.

Refer to the Stormwater Management Plan in **Appendix H** for further detail.

3.5.7 Acoustic Impact

An acoustic Noise Impact Assessment has been undertaken. The assessment included traffic noise intrusion, industrial noise intrusion, potential noise emissions from mechanical plant, and noise associated with loading dock, refuse and rooftop recreation activities.

The report identifies that the site is exposed to an inner-city acoustic environment and that the most relevant planning controls include the *Brisbane City Plan 2014*, Queensland Development Code MP 4.4, the *Environmental Protection (Noise) Policy 2019*, the NCC 2022 and AS/NZS 2107:2016. The Industrial Amenity Overlay Code is identified as the most stringent criterion affecting the development's façade design.

The report concludes that the development can achieve acceptable acoustic amenity, provided the recommended mitigation measures are incorporated at detailed design stage. These measures include low-noise mechanical plant, enclosed plant rooms, silencers, acoustic louvres, lined ductwork, acoustic barriers and appropriate façade treatments. Loading dock, refuse and car park activities are also to be managed so as to minimise potential disturbance to nearby sensitive receivers.

Refer to the Acoustic Impact Assessment in **Appendix I** for further detail.

4 LEGISLATIVE REQUIREMENTS

4.1 Assessment Manager

The assessment manager for this application is Economic Development Queensland.

4.2 Categories of Assessment

In accordance with Section 1.6 and Schedule 1 of the *Land Activation Program (SEQ Tranche 1) Draft Provisional Land Use Plan* (Draft PLUP), the proposed development constitutes **PDA Assessable Development**.

4.3 Public Notification

Section 3.4 of the draft PLUP provides discretion for MEDQ to determine whether a PDA development application will require public notification, based on the size or nature of the development proposed.

Prior to the declaration of the PPDA, this application would have been categorised as a **code assessable** development application under the Brisbane City Plan. Specifically:

1. The subject site is located within the Kurilpa core area (PPA-001) of the Kurilpa sustainable growth precinct plan under the *TLPI No.02 of 2025*. The proposed development is less than the maximum building height specified for a site of this size in Table B of the Kurilpa sustainable growth precinct plan, and is not a higher density residential building. As such, the TLPI would not change the category of development and assessment, which remains as set by the City Plan.
2. The categorisation of the assessment of the application under the City Plan prior to the declaration of the PPDA is detailed below:

Table 11: Former Categories of Assessment (prior to PPDA declaration)

Aspect of development	Categorising instrument	Category of assessment
Development Permit for Material Change of Use for Multiple Dwelling (299 units), Centre Activities, and Bar.	<i>Brisbane City Plan 2014</i> <i>Table 5.5.7</i>	Code Assessable
Development permit for carrying out Building Work including building work in the overland flow flood planning sub-category and Brisbane River flood planning area	<i>Brisbane City Plan 2014</i> <i>Table 5.10.11</i>	Code Assessable
Preliminary Approval for carrying out Operational Work for filling and excavation exceeding 1,000m ³ in the Brisbane river flood planning sub-category.	<i>Brisbane City Plan 2014</i> <i>Table 5.10.11</i>	Code Assessable

Accordingly, it is submitted that this development application does not warrant public notification.

4.4 Referrals

No legislative referrals are applicable for PDA development applications under the *Economic Development Act 2012*.

4.5 Economic Development Act Considerations

Section 87 of the *Economic Development Act 2012* (the Act) identifies considerations for MEDQ in making a decision on any development application. Compliance with these matters is considered below:

- **Main purpose of the Act** – the proposed development is consistent with the purpose of the Act to ‘facilitate economic development, and development for community purposes, in the state’. The proposal extends the proposed development, supporting residential development and allied commercial uses, providing significant economic development within a prominent urban renewal area in Brisbane.

- **Relevant state interests** – the state interests MEDQ can consider are very broad. Regard has been given to the following in this application:
 - There is no vegetation mapped under the *Vegetation Management Act 1999*, or areas protected by state wildlife mapping in the site boundary.
 - Flood Hazard management has been addressed at **Appendix F**.
 - The site is highly disturbed and not known to be subject to any Cultural Heritage considerations.

Searches of the Contaminated Land and Environmental Management Registers have been undertaken and are included in **Appendix A**. Lot 2 on RP95549 is listed on the environmental management register. Remediation will be undertaken prior to any development for residential purposes. Search results confirm that none of the other lots are the environmental management nor the contamination land registers.

 - The application area is fully contained within the Land Activation Program (SEQ Tranche 1) PPDA and the Urban Footprint.
- **Any submissions made about the application during the submission period** – whether public notification is required is at the discretion of EDQ, however the proposal would have been code assessable if subject to assessment under *Brisbane City Plan 2014*, which suggest public notification reasonably need not be required.
- **Draft Provisional Land Use Plan (PLUP)** – compliance with the Draft PLUP has been achieved and demonstrated in Section 5 below.
- **Any PDA preliminary approval in force for the relevant land** – there is not a preliminary approval in effect for the site.

5 STATUTORY PLANNING ASSESSMENT

5.1 Draft Provisional Land Use Plan

This application is to be assessed against *Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area Draft Provisional Land Use Plan* (the Draft PLUP). Assessment is provided below regarding:

- PPDA vision
- PPDA-wide criteria
- Development criteria for Precinct 3 Montague Road

5.1.1 PPDA Vision

The Draft PLUP outlines the vision for the PPDA as comprising:

“The PPDA facilitates development at scale and pace to support housing delivery, employment generation and sustained economic growth, leveraging proximity to high frequency public transport, major centres and existing and planned infrastructure.

Through coordinated planning, integrated infrastructure delivery and place-based outcomes, the PPDA will play an important role in Brisbane’s growth, providing new homes, jobs and community destinations.

For Precinct 3, Montague Road specifically:

***Precinct 3, Montague Road**, is intended to become a landmark destination and vibrant hub of homes, culture, and lifestyle at the city’s edge, supported by high quality public realm and strong connections the Brisbane River and to surrounding centres and transport networks.”*

The proposal readily aids the achievement of the PPDA vision, including:

- The proposed development is for the delivery of 299 additional new homes in a prominent, major centre urban renewal location. The site is well service by and accessible to public transport, major road network connections, active transport routes and public parkland adjoining the Brisbane River.
- The proposal will incorporate non-residential tenancies, suitable to accommodation a range of activities and uses that will contribute to activation of the site and the public realm it adjoins and will provide space for employment and economic development generating uses.
- The proposal includes the first phase of creation of new public thoroughfares and public realm within the site. This will include the Little Manning Laneway, which will be a shared use, pedestrian priority link from Montage Road. These public linkages will facilitate engagement and thoroughfare connections between Montague Road and Oxford Street (and ultimately Boundary Street, when development occurs over the balance of the site).

The development provides substantial opportunities for future development to deliver further integrated infrastructure and place-making outcomes. The proposal is consistent with the PPDA Vision of the draft PLUP.

5.1.2 PPDA-Wide Criteria

PPDA-wide criteria are contained in section 4.1 of the Draft PLUP. A response to the criteria is provided in **Appendix J**.

5.1.3 Precinct intent for Precinct 3: Montague Road

Precinct intent for Precinct 3 is stated in section 4.4.1 of the draft PLUP. The intent is that:

Development in Precinct 3 (Montague Road) will transform a legacy industrial area into a defining riverfront mixed-use destination for Brisbane. The precinct will accommodate high-density residential development, supported by complementary commercial and civic uses, to deliver substantial housing supply and long-term economic and community benefit.

Located at the city's edge, development will leverage proximity to the Brisbane CBD, state-significant cultural and recreational assets, and quality public and active transport networks. Through strong placemaking and coordinated infrastructure delivery, development will create a vibrant, inclusive and legible place that supports a high level of residential amenity.

With an uninterrupted riverfront setting, development will realise public access along the river, activate street and river frontages, maximise expansive views to the Brisbane River and broader city context, and enhance connections between Boundary Street, Montague Road and the river foreshore. The precinct will deliver a quality public realm that supports recreation, social interaction and community life, and reinforces Montague Road as a key civic address, informed by resilient design responses appropriate to its riverfront location.

The proposed development aids realisation of the Precinct intent including:

- The proposal is a high-density mixed-use development (including 299 dwellings and non-residential tenancies suitable for a range of uses).
- Non-residential tenancies will provide activation to Montague Road, Oxford Street, and public realm areas that are to be created within the site;
- The proposal includes the first phase of public realm opportunities within the site, including the Little Manning Lane, which will provide enable public access into the heart of the site, and connection to Oxford Street. This is the first phase of public realm that will ultimately see a connection provide to Boundary Street as part of development of the balance areas of the site. This central public realm is intended as a vibrant, activated location for meeting and gathering and also for pedestrian connection between South Brisbane and the river.
- Contributes to improving flood resilience and management for development along Montague Road by raising the road level.

5.1.4 Development criteria for Precinct 3: Montague Road

The development criteria for Precinct 3 is stated in section 4.4.3 of the draft PLUP.

The precinct Specific Development Criteria is addressed in Table 12.

Table 12: Montague Precinct Development Criteria Response

PPDA-Development Requirement	Response
Built form	
1. Development adopts a built form that is responsive to site context and frontage conditions, including road and river interfaces.	Complies The proposed built form is responsive to the Montague Road and Oxford Street frontages and integrates new cross block linkages to promote integration with river interfaces of future development.

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PPDA-Development Requirement	Response
2. Development is designed to create a human-scaled public realm that enhances permeability, activates the public realm, and maximises views and river breezes.	Complies The development provides a meaningful contribution to the public realm by providing verge improvement works, activation to Montague Road and Oxford Street as well as cross-block public connections. Buildings are responsive to the site context and sited to maintain appropriate view corridors and breezes.
3. Tower forms are appropriately designed and separated to: a. provide access to daylight, air movement and views, and b. minimise overlooking and overshadowing of public spaces and adjoining development.	Complies The proposed development features appropriate tower separation to adjoining and future development to maintain sufficient access to natural light and ventilation and avoids overlooking and overshadowing impacts.
4. Built form responds to the precinct's riverfront location by: a. orienting buildings and habitable spaces to take advantage of river views and breezes, b. framing and addressing the river corridor as a primary public space, and c. supporting visual and physical connections between Boundary Street and the river.	Complies The proposed building addresses Montague Road and by extension takes advantage of river views. The development supports connections between Boundary Street and the river by providing public thoroughfare connections and a private road connecting Oxford Street to Montague Road which has the future potential to be expanded upon to deliver further public realm improvements.
5. Development on or adjoining a Heritage Place considers, respects, and, where feasible, adaptively reuses heritage elements, ensuring new development responds to the heritage features and setting in a way that enhances the vibrancy of the precinct.	Not applicable The subject site is not, nor does it adjoin, a Heritage Place.
Public Realm	
1. Development delivers a continuous, quality public realm that reinforces the Brisbane River, Montague Road and Boundary Street as primary civic and movement spines, and supports a legible, safe and inclusive pedestrian environment.:	Complies The development supports connections between Boundary Street and the river by providing public thoroughfare connections and a private road connecting Oxford Street to Montague Road which has the future potential to be expanded upon to deliver further public realm improvements. For example, by the development of the Visy site.
2. The riverfront is to be designed as a publicly accessible and activated interface that: a. realises continuous public access along the river edge, b. supports passive and active recreation, social interaction and everyday use, and c. integrates with the broader river corridor, open space network and active transport routes.	Not applicable The subject site does not include riverfront land.
3. Development strengthens connections between Boundary Street and the river foreshore by: a. providing clear, direct and legible pedestrian and cycle links, and b. framing view corridors and visual connections to the river.	Complies The development supports connections between Boundary Street and the river by providing public thoroughfare connections and a private road connecting Oxford Street to Montague Road which has the future potential to be expanded upon to deliver further public realm improvements.
Flood management	
Development considers opportunities to improve flood evacuation performance at a precinct scale and, where redevelopment occurs along Montague Road, demonstrates how coordinated design responses across adjoining sites have been tested to contribute to a flood resilient evacuation outcome.	Complies The development provides a flood responsive design outcome as demonstrated in Section 3.5.3 and Appendix F . The development also proposes a private road between Montague Road and Oxford Street, providing an interim flood free access whilst maintaining opportunities for future upgrades to the movement network as part of

PPDA-Development Requirement	Response
	future integrated development on adjoining land holdings along Montague Road. The development will contribute to the raising of Montague Road to facilitate a precinct wide response to improve flood resilience and flood hazard management outcomes.

5.2 Local Authority Assessment Guidance Material

Section 3.8 of the Draft *Provisional Land Use Plan* (PLUP) identifies that the PLUP prevails to the extent of any inconsistency with the relevant local planning scheme for the precinct.

It further indicates that:

Where identified in a footnote of the PLUP, the Local Planning Scheme may be used as guidance material when assessing PDA development applications and applying the PPDA development requirements. (Draft PLUP, section 3.8)

In this instance the Local Planning Scheme is the *Brisbane City Plan 2014*.

Review of the PLUP identifies footnotes referring to the Local Planning Scheme as follows:

- Footnote 8 references the Landscape work code and Landscape design planning scheme policy in the *Brisbane City Plan*
- Footnote 9 references the Transport, Access, Parking and Servicing Planning Scheme Policy in *Brisbane City Plan*
- Footnote 10 references the mapping and requirements identified in the Flood overlay codes and Flood planning scheme policies in the *Brisbane City Plan*
- Footnote 12 references the Acid sulfate soils overlay map and code in the *Brisbane City Plan*
- Footnote 16 refers to Brisbane City Council's Local Heritage Places and the Queensland Heritage Register.
- Footnote 17 refers to figure a in the Kurilpa Sustainable Growth Precinct TLPI for guidance on connections through development sites.

We provide commentary below addressing how the proposal responds to the *City Plan* guidance material.

Table 13: Response to City Plan guidance material

City Plan component	Commentary
Landscape work code and Landscape design planning scheme policy	The proposal is supported by a landscape concept plan, which includes a response to the City Plan Landscape Work code.
Transport, Access, Parking and Servicing Planning Scheme Policy	The proposal has been informed by comprehensive traffic engineering assessment, and is supported by a Traffic Impact Assessment which includes a response to the TAPS Code.
Flood overlay codes and Flood planning scheme policies	Development of the concept design has been informed by flood assessment, and the proposal is supported by Flood Risk Assessment report and a proposed Flood Emergency Management Plan. The Flood Risk Assessment is based on relevant Brisbane City Council policy and flood data, including Council's FloodWise Property Report for the site, the City Plan Flood Overlay Code, and the Flood Planning Scheme Policy.
Acid sulfate soils overlay map and code	The site is mapped on the <i>City Plan</i> Potential and actual acid sulfate soils overlay mapping as potentially subject to acid sulfate soils. Parts of the site are mapped as Land at or below 5m AH and parts are mapped as Land above 5m AH and below 20m AHD. It is anticipated that acid sulfate soils investigation (and management plan preparation, if required) can occur at detail design phase as a condition of approval.
Local Heritage Places and the Queensland Heritage Register	Review of <i>Brisbane City Plan 2014</i> overlay mapping, and search of the Queensland heritage register indicate that the subject site does not contain nor adjoin any local or State heritage places.

Figure 1 of the Kurilpa Sustainable Growth Precinct TLPI identifies a 6 metre wide arcade generally aligning with the boundary between lot 2 on RP95549 and lot 52 on RP10840. (See TLPI figure a excerpt below)

The proposal includes a shared use, pedestrian priority laneway in this location. Ultimate site development will enable a pedestrian linkate to be realised to Boundary Street. Details are provided in the architectural and landscape packages.

Kurilpa Sustainable Growth Precinct TLPI for guidance on connections through development sites



5.3 Local Authority Assessment Benchmarks

Section 85(d)(i) of the *Economic Development Act* identifies that for an application for which the relevant development instrument is a draft provision land use plan MEDQ is can decide the application where:

- A. *the development is categorised under a relevant local categorising instrument as assessable development requiring code assessment;*
- B. *if the development were assessed against the assessment benchmarks applying for the development under the relevant local categorising instrument, it would comply with all the assessment benchmarks*

Demonstration of consistency with the above is provided in the following sections.

5.3.1 Level of assessment under City Plan 2014

Demonstration that, under *Brisbane City Plan 2014*, the proposal would have been code assessable is provided in section 4.3 above.

5.3.2 City Plan 2014 zoning

Under the *Brisbane City Plan 2014*, the site is included in the PC1 Principal centre (City centre) zone, as displayed in **Figure 4** above. The intent of the Principal centre (City centre) zone is to:

provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to:

- a. *form the core of an urban area; and*
- b. *service the local government area.*

The proposed development, which comprises a mixed-use high-rise development, is consistent with this intent.

It is noted that the TLPI contains specific additional provisions responding to the individual roles and characteristics of the centre components of the Kurilpa sustainable growth precinct (City Centre zone precinct – southern portion).

The subject site is considered suitable for the proposed mixed-use development as:

- The site is located in the Kurilpa precinct, which has been identified as appropriate for new high-density development to support the core functions of the city centre. Compliance against the Kurilpa Sustainable Growth Precinct Plan is detailed in Section 5.3.3 below.

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- The development features a building and public domain design that is appropriate for its context, fits responsively into the streetscape and positively contributes to the overall city skyline and expectations for architectural quality in the City Centre.
- The surrounding area has a high demand for modern housing, evident in the success of housing developments in the neighbourhood.
- All infrastructure services are available to support high density residential development.

5.3.3 Kurilpa Sustainable Growth Precinct Plan

Under *Brisbane City Plan 2014*, the subject site is located within the South Brisbane riverside neighbourhood plan. The Kurilpa TLPI suspends the effect of the South Brisbane riverside neighbourhood plan over the subject site, replacing it with the Kurilpa sustainable growth precinct plan code (Schedule 5 of the TLPI). The proposed development complies with the overall outcomes for the whole of the Kurilpa sustainable growth precinct as well as the overall outcomes for the Kurilpa core area (Kurilpa sustainable growth precinct plan/PPA-001).

In particular, the proposed development achieves compliance with the above overall outcomes by providing:

- a high-density mixed-use development with a high level of activation along both frontages;
- a high level of residential amenity provided to the proposed development's 299 dwelling units;
- cross-block linkages and an improved ground plane environment for pedestrians and cyclists; and
- delivery of the first component of the proposed laneway along Oxford Street.

5.3.4 Overlays

Overlays affecting the site are listed in Section 2.2 of this report.

Details of the responses to the applicable overlay codes are provided in Section 5.3.5 below.

5.3.5 Codes

The planning scheme codes applicable to the proposal, and the location of the relevant appended code response are identified below: Infrastructure charges.

Table 14: Planning Scheme Code Responses

Planning Scheme Codes	Location of Response
Zone and Neighbourhood Plan codes	
Principal Centre Zone Code	Section 5.3.1 of this report – prepared by RPS
Kurilpa Sustainable Growth Precinct Plan Code	Appendix J – prepared by RPS
Use Codes	
Multiple Dwelling Code	Appendix J – prepared by RPS
Centre or Mixed-Use Code	Appendix J – prepared by RPS
Development Codes	
Filling and Excavation Code	Appendix C – prepared by Edge Consulting Engineers
Infrastructure Design Code	Appendix C – prepared by Edge Consulting Engineers
Landscape Works Code	Appendix E – prepared by RPS (Landscape)
Outdoor Lighting Code	Appendix J – prepared by RPS
Stormwater Management Code	Appendix H – prepared by Edge Consulting Engineers
Wastewater Code	Appendix C – prepared by Edge Consulting Engineers

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Planning Scheme Codes	Location of Response
Transport, Access, Parking and Servicing Code	Appendix D – prepared by Colliers Engineering
Overlay Codes	
Airport Environs Overlay Code	Appendix J – prepared by RPS
Bicycle Network Overlay Code	Appendix J – prepared by RPS
Community Purposes Network Overlay Code	Appendix J – prepared by RPS
Critical Infrastructure and Movement Network Overlay	Appendix J – prepared by RPS
Flood Overlay Code	Appendix F – prepared by ACOR Consultants
Industrial Amenity Overlay Code	Appendix J – prepared by RPS
Road Hierarchy Overlay Code	Appendix J – prepared by RPS
Streetscape Hierarchy Overlay Code	Appendix J – prepared by RPS
Transport Noise Corridor Overlay Code	Appendix J – prepared by RPS
Potential and Actual Acid Sulfate Soil Overlay Code	Appendix J – prepared by RPS

6 CONCLUSION

This town planning report supports a development application made on behalf of Stockwell Development Group Pty Ltd to Minister Economic Development Queensland (MEDQ) for the establishment of a mixed-use, residential development comprising one 299 multiple dwellings and Centre activities (including Food and drink outlet, Office, Shop and Indoor sport and recreation).

The site is located at 120-128 Montague Rd, West End and 8-12 Oxford Street, West End and is formally described as Lots 1-2 on RP95549, Lots 37-39 & 52 on RP10840 and Lot 50 on RP885764.

The application seeks:

- **PDA Development Permit for Material Change of Use for Multiple dwelling, Centre Activities** (including Childcare centre, Club, Community use, Educational establishment, Food and drink outlet, Function Facility, Health care services, Indoor sport and recreation, Office, Sales office, Shop, Theatre, Veterinary service) and **Bar**.

Although located within the Kurilpa core area (Kurilpa sustainable growth precinct plan/PPA-001) the proposal does **not** constitute a higher density development. Prior to the declaration of the Land Activation Program (SEQ Tranche 1) PPDA, the proposal was subject to **code assessment** under the City Plan. As such, it is submitted that the proposal does not require public notification.

This report, and appended technical assessments, have demonstrated that the proposal is substantially compliant with the PPDA development requirements of the draft PLUP. The proposal has also been assessed and determined to be substantially compliant with the intents and code requirements of *Brisbane City Plan 2014* and the Kurilpa sustainable growth precinct code. All aspects of the proposal that do not fully adhere to the acceptable outcomes have appropriate justification for the alternate solutions proposed.

Based on these assessments approval is sought subject to reasonable and relevant conditions.

Appendix A
Searches and Consent

Appendix B
Architectural Proposal Plans & Design Report

Appendix C
Civil Engineering Report

Appendix D
Traffic Engineering Report

Appendix E
Landscape Design Report

Appendix F
Flood Risk Assessment & Management Plan

Appendix G
Operational Waste Management Plan

Appendix H
Stormwater Management Report

Appendix I
Acoustic Impact Assessment

Appendix J
Code Responses