

Our ref: DEV-2026-MON-4934

27 July 2026

Holly Lucas
Senior Development Manager
Stockwell
holly.lucas@stockwell.com.au

Dear Applicant,

Information Request and Public Notice of development application
Notice given under section 83(1) of the Economic Development Act 2012

Priority Development Area (PDA):	LAP (SEQ Tranche 1) PPDA
PDA Development Type:	Development Permit for MCU 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.
Property Location:	120-128 Montague Road and 8-12 Oxford Street, South Brisbane QLD 4101.
Property Description:	Lot 1 on RP95549; Lot 52 on RP10840; Lot 50 on RP885764; Lot 39 on RP10840; Lot 38 on RP10840; Lot 37 on RP10840; Part Lot 2 on RP95549.

An initial review of the above PDA Development Application has been undertaken and the following additional information is requested.

Flood Management

1. Confirmation that the proposed development does not prejudice the ability to achieve a precinct wide flood management and evacuation strategy.
2. The Flood Emergency Management Plan (FEMP) referenced in support of the application.

Context Plan

3. A context plan for the sub-precinct bounded by Montague Road, Boundary Road, Brereton Street and Cordelia Street detailing –
 - a) tower massing and building separation;
 - b) location and layout of publicly accessible and communal spaces;
 - c) location of building entries and active interfaces to streets and public areas;

- d) pedestrian movement and arcade/cross block link design;
- e) traffic movement through the precinct and overall development;
- f) access and servicing arrangements; and
- g) strategies to appropriately manage stormwater quality and quantity.

Building Design

4. Architectural drawings that –

- a) reduce the overall building length or that incorporate design measures that reduce the visual bulk of the podium;
- b) increase the setbacks to Oxford Street and the western side boundary to ensure adequate privacy and amenity for residents of this site and the adjoining development;
- c) increase the separation between habitable areas of the proposed tower and the adjoining site at 17 Brereton Street to ensure adequate privacy and amenity;
- d) detail how the design responds to the change in levels across the site, between Montague Road and Oxford Street; and
- e) demonstrate how the building and streetscape improvements contribute to an activated, functional and comfortable pedestrian environment on Montague Road.

Traffic and Access

- 5. An addendum to the Traffic Impact Assessment that considers the cumulative impact of additional car parking, within this and other buildings in the precinct, on the overall street network.
- 6. The proposed car parking entry off Little Manning Lane does not provide direct access to the carpark ramp, instead vehicles entering the site would face a parking bay once they enter the carpark. Adjust the design to ensure appropriate access between the entrance and the circulation aisles and ramps to minimise sharp turns impacting on sight lines.
- 7. Demonstrate how appropriate access and egress to the car park is provided given the design does not include a dedicated line marked loading bay and relies on an MRV and RCV to stand in the driveway off Oxford Street.
- 8. The swept path analysis drawing and Waste Management Report show a loading bay/ standing area on Oxford Street near Little Manning Lane. The architectural drawings do not show this kerb side parking/ standing area. Clarify and update the reports and swept path analysis for consistency.

Little Manning Lane

- 9. Details of the design and intended function of Little Manning Lane for both pedestrians and vehicles.

The proposed landscape concept plan identifies “Little Manning Lane” as a 6.5m wide shared zone that will connect Montague Road to a new Oxford Street extension of the carriageway. There is potential for conflict between pedestrians, cyclists and vehicles using this space.

The bollards proposed at the north end of the lane could result in vehicles needing to undertake a long reverse movement in a shared space.

10. The proposed tenure arrangements for Little Manning Lane.

Utility Services

11. Service Advice Notices (SAN) in support of the application. The SANs are to confirm that adequate water pressure, water capacity, firefighting and sewer network capacity can be achieved.

Waste Management

12. Confirmation that the waste storage and management arrangements for the proposal are adequate and that:

- a) there is sufficient storage and capacity for the proposed residential and non-residential uses;
- b) the storage room can cater for the required number of bins;
- c) appropriate transfer routes are available if the proposal relies on using the car park ramps to access the storage room, conflict management between vehicles and staff/ cleaners ramp grades and their appropriateness for the use for this purpose is to be demonstrated; and
- d) RCV vehicles can access the site using the ultimate Oxford Street alignment without conflict with structures or other streetscape elements.

The due date for providing the requested information is **six (6) months from the date of this information request**.

The PDA Development Application will lapse if a response to this information request is not received by this date, in accordance with section 83A of the *Economic Development Act 2012* (Act).

Public Notice of Application

This application **is not** required to be publicly notified in accordance with section 84 of the Act.

If you require any further information, please contact Alyce Keen on (07) 3035 0104 or by email at Alyce.Keen@edq.qld.gov.au.

Yours sincerely,



Carolyn Mellish
**Director, New Growth
Development Services
Economic Development Queensland**

Cc: Brisbane City Council