



16 June 2026

The Hon. Jarrod Bleijie
Deputy Premier, Minister for State Development,
Infrastructure & Planning and Minister for Industrial Relations.
Minister for Economic Development Queensland
Economic Development Queensland
contact@edq.qld.gov.au

Dear Minister,

On behalf of Business South Bank (BSB), thank you for the opportunity to comment on the Draft Provisional Land Use Plan for the Provisional Priority Development Area (PPDA), with specific focus on **Precinct 3: Montague Road** only.

BSB supports the intent to transform Montague Road into a landmark, high-density, riverfront mixed-use destination and recognises its potential to become a defining inner-city precinct for Brisbane. BSB is well positioned, through its membership base and precinct wide engagement, to contribute to the delivery of this vision and support coordinated outcomes across businesses, cultural and community stakeholders.

1. BSB's Vision Alignment

BSB's vision is to contribute to the growth of the wider precinct as **the best urban precinct in the world** - a unique, safe and welcoming place to visit, work, study and live.

This is underpinned by four fundamental principles:

1. **Connection** – Experiential physical links between key destinations. Improving key connections within and beyond the precinct.
 2. **Global Destination** – Queensland's premier lifestyle and cultural destination.
 3. **Inclusivity** – A welcoming place for all.
 4. **Sustainability** – Embracing and embodying sustainable practices that enhance our lifestyle, precinct and businesses.
- We are encouraged that the Montague Road precinct intent strongly reflects these principles, particularly in relation to connectivity, public realm and riverfront access.

2. Riverfront Public Realm and Access

- BSB supports a highly activated riverfront but emphasises the importance of ensuring it is genuinely continuous and publicly accessible in perpetuity.
- The planning for this precinct should also respect that Montague Road is a continuation of Queensland's cultural precinct, which is a strong economic driver for

Queensland and a key contributor to the state's visitor economy, creative industries and international reputation.

- Cultural and arts uses should be embedded in the planning framework to ensure the ongoing continuation, identity and growth of the cultural precinct as the area evolves.

3. Built Form, Density & Amenity

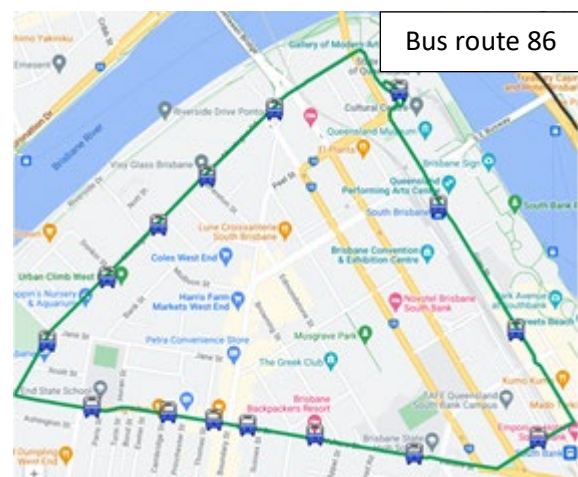
- BSB supports the intent for higher density mixed-use development in this precinct, recognising its proximity to the CBD and key transport and cultural assets.
- In relation to built form, BSB supports the requirement for tower separation, human-scaled interfaces and activated frontages.
- Given the higher density and corresponding higher residential population, it is suggested that EDQ liaise with inter-government department colleagues to ensure planning for additional school and community facilities are incorporated.

4. Mixed-use Flexibility and Activation

- BSB supports genuine mixed-use outcomes, including residential, commercial, short-term accommodation and supporting retail. Flexibility in land use is important to enabling staged delivery, is in keeping with current precinct and ensuring long-term economic vitality and activation.
- BSB supports the emphasis on active ground-floor frontages and considers this fundamental to the success of Montague Road as a destination.

5. Movement, Connectivity and Active Transport

- BSB strongly supports the emphasis on pedestrian & cycle connectivity throughout the precinct. Connectivity must be intuitive, continuous and safe for all users.
- BSB has concerns in relation to how intersections and crossing points along Montague Road will be designed, giving the high pedestrian and car movement.
- Although there is public transport nearby, Montague Road itself is not well serviced. BSB would like to advocate for the return of the 86 bus route that serviced the area for an 18-month trial period in mid-2023.



6. Flood Resilience and Climate Adaptation

- BSB has concerns about the flooding impacts in the area and strongly supports EDQ's inclusion of flood resilience requirements.
- BSB encourages the importance of coordinated precinct-wide modelling, governance and climate resilience to ensure long-term viability.

7. Governance, Delivery and Integration

- BSB recognises that successful delivery of a high-quality riverfront precinct will require strong coordination across Government, developers and local stakeholders.
- As the peak body representing businesses within the South Bank precinct, BSB is well placed to facilitate engagement across its member base, including businesses, cultural institutions and precinct stakeholders, to support coordinated planning and delivery outcomes.
- We would welcome the opportunity to work collaboratively with EDQ to support engagement, communication and activation as the precinct progresses.

Conclusion

Business South Bank supports the transformation of Montague Road into a higher density, riverfront mixed-use precinct of city-wide significance. This important extension of the precinct along the Kurilpa peninsula presents an exciting opportunity to build on the precinct's strengths and create a vibrant and connected destination.

BSB offers its support and resources to collaborate with Government and stakeholders to ensure this redevelopment maximises its public, cultural and commercial potential. As the peak body for the precinct, BSB is uniquely positioned to contribute to ongoing activation, economic vitality and stakeholder alignment as the area evolves.

BSB looks forward to continued engagement with EDQ and project proponents to deliver a revitalised, inclusive and economically successful Montague Road precinct.

Yours sincerely,



JANINE WATSON

CEO

Business South Bank