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11 June 2026

**Submission – Montague Road Precinct
Land Activation Program (SEQ Tranche 1) PPDA**

Dear Julian

Thank you for the opportunity to provide a submission on the Montague Road Precinct as part of the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area (PPDA).

On behalf of the Committee for Brisbane, we commend EDQ's ongoing commitment to activating strategic sites across the Brisbane city-region. The Montague Road Precinct represents a rare and transformative opportunity to deliver a landmark riverfront development that will significantly contribute to Brisbane's housing supply, economic vitality, and liveability goals.

The Committee for Brisbane

As you are aware, the Committee for Brisbane is a member-based, independent, cross-sector organisation representing many of the businesses, organisations, and individuals who live, work, and play in the Brisbane region. From universities and creative industries to professional services, schools, architects, and community groups, our members share a collective vision: making Greater Brisbane the world's most liveable city.

We advocate, in particular, for outcomes that serve both Brisbane and the broader needs of our city-region- creating distinctive precincts, walkable communities, diverse housing choices, and vibrant economic opportunities.

Montague Road Precinct

We are delighted to see the plan looking beyond the Visy site in isolation and embracing genuine precinct-wide outcomes. This broader approach is critical for delivering a cohesive, well-functioning urban precinct rather than a collection of standalone developments.

In this respect, we note that “Montague Road” spans the full length of West End down to Orleigh Park, and suggest that “Kurilpa” may be a more appropriate and encompassing name for the precinct as a whole.

Regardless, we strongly support the vision of transforming this former industrial site into a vibrant, mixed-use destination that aims to deliver over 4,000 new homes alongside hospitality, retail, cultural facilities, and high-quality public realm.

Place-making must be at the heart of this transformation. Genuine precinct-wide requirements are essential to ensure the Montague Road Precinct delivers more than just housing; it must create a true community with accessible social infrastructure, local services, and education outcomes that support families and lifelong learning. By embedding these considerations into the PPDA, EDQ can help shape an integrated, people-focused precinct that strengthens social connection and contributes positively to Brisbane’s inner-city fabric.

At the same time, we urge EDQ to consider, as part of the PPDA, the Montague Road Precinct’s walkability, connectivity and fit with other precincts within the inner city.

Connectivity and the Green Grid

Strong pedestrian and cycle linkages to South Bank’s cultural institutions, West End’s eclectic village character, and the broader knowledge corridor (including Woolloongabba, Boggo Road, the CBD, and Albert Street) will be essential. The precinct must enhance rather than compete with these areas, contributing to a broader mix of specialisation, innovation, and place-making.

In this context we also note the importance of linking the precinct to Brisbane’s proposed Green Grid. As you are no doubt aware, this initiative is a priority of Brisbane City Council’s Making our Mark campaign, and focuses on increasing the quantity, quality, and interconnectedness of Brisbane's open spaces to support community health and sustainability. This will require not only the contemplation of high-quality public domain design but generous tree canopy, and active frontages at ground level to create a safe, inviting, and walkable environment that reduces car dependency and fosters community interaction.

We also encourage careful consideration of transport integration. While the site benefits from proximity to existing and planned public transport, population growth across inner Brisbane demands proactive investment in sustainable mobility solutions. Ensuring the precinct supports active transport, reduces congestion on Montague Road and surrounding streets, and integrates with Cross River Rail and future Metro networks will be critical for long-term success.

Brisbane River activation

The precinct's river frontage also presents a unique opportunity. You may be aware that the Committee for Brisbane is currently taking steps toward identifying improved river activation approvals and pathways, and the precinct's maritime commuter options and tourism connections to Moreton Bay and other parts of the city could further strengthen connectivity. Exceptional riverfront activation along the precinct's river frontage offers a unique chance to create inviting promenades, parks, and recreational spaces that draw residents and visitors to the water's edge.

A new CityCat terminal at this location is essential to realise this potential. The Montague Road Precinct and surrounding inner-north areas are already significantly underserved by river transport, placing heavy pressure on existing stops and road networks. Delivering a modern, well-located CityCat terminal would provide high-frequency, sustainable commuter options for the anticipated 4,000 new homes, reduce congestion on Brisbane's roads, and unlock stronger tourism and recreational links across the river network.

Digital Infrastructure

Finally, you will be aware from our previous submissions on the Gabba and Northshore PDAs, that the Committee for Brisbane is heavily focused on creating a digital infrastructure legacy for the Brisbane city-region.

We have consistently highlighted a gap in digital connectivity and coordination across planning frameworks at all levels of government. The Montague Road Precinct, as a high-density, mixed-use development, presents an outstanding opportunity to embed world-class digital capabilities from the outset.

To this end, we strongly recommend that the development scheme explicitly incorporates requirements for high-speed fibre connectivity, advanced mobile and 5G+ coverage, smart precinct technologies, and data infrastructure.

These elements will support innovation, attract knowledge-intensive businesses and creative industries, enhance liveability through smart mobility and energy solutions, and position Brisbane as a leader in Australia's digital economy, especially given the upcoming Brisbane 2032 Olympic and Paralympic Games.

The Montague Road Precinct has the potential to deliver not only much-needed housing supply but also a lasting legacy of urban excellence for Brisbane. By prioritising walkability, connectivity, integration with surrounding precincts, and digital readiness, EDQ can create a model development that enhances the city's reputation as one of the world's most liveable places.

Thank you once again for the opportunity to provide a submission. Should you or your office wish to discuss the submission further, please do not hesitate to contact me on jen@committeeforbrisbane.org.au or 0448 432 936.

Yours sincerely



Jen Williams
CEO- Committee for Brisbane