

15 December 2022

The Hon Steven Miles MP
Deputy Premier and Minister for State Development,
Infrastructure, Local Government and Planning
PO Box 15009
CITY EAST QLD 4002

Dear Deputy Premier,

BUSINES SOUTH BANK SUBMISSION: Draft South Bank Master Plan

Firstly, may we take this opportunity to congratulate the Government for releasing its Draft South Bank Master Plan.

By way of introduction to our comments, it is recognised that the South Bank Parklands are an extremely important and special place for Brisbane and Queensland.

It is essential that this area remains special and significant and accordingly it needs to constantly evolve and develop. There has been little in the way of significant improvement to the South Bank Parklands over the past 10 years and this Master Plan has been eagerly awaited by our members.

We are pleased to provide the below comments which have been made in consideration of, Business South Bank's (BSB) own 20-year vision; feedback from our members from various surveys as well as feedback generating from an information session coordinated by the Master Plan team.

As broad commentary, BSB understands that South Bank Corporation (SBC) jurisdiction falls within a 42-hectare boundary however it is imperative that the broader precinct from Woolloongabba to the Kurilpa reach of the river be considered. This is especially important in light of the 2032 Olympic Games.

This also includes the connectivity to the cultural precinct. The entire area needs to be considered as one precinct, particularly as the public does not distinguish between SBC and Arts Queensland authority.

Whilst the draft Master Plan does not present any bold thinking, BSB recognises that the core attributes of the Parklands are good but need to be refreshed (excluding the Maritime Museum – see comments below).

For the sake of simplicity, and where-ever possible, our comments will follow our 20-year vision four pillars:

- (1) connections
- (2) global destination
- (3) inclusivity
- (4) sustainability.

Connections

1. BSB fully supports and endorses any opportunity for South Bank Parklands to better integrate and connect with surrounding neighbourhoods. **The Parklands should not sit separate to its surrounding environment.** As mentioned in our opening comments we believe the Parklands and surrounds need to be considered as one precinct – this would help in establishing it as a truly global destination.
2. BSB has strongly advocated for an extension of the **bougainvillea arbour concept** beyond the Parklands' boundary. This wayfinding pathway concept should link Woolloongabba, Parklands, Cultural Centre precinct and into the Kurilpa Reach and beyond to the City.
3. Improvements to the **Maritime Museum** need to be considered as a priority to offer an enhanced cultural destination at the Southern end. The connection along the river from the **Clem Jones Promenade** to **Kangaroo Point** cliffs are overdue, relatively inexpensive and would have a transformational effect for the City.
4. This river connection would also provide broader public access to the **green riverfront space** outside of the Maritime Museum.
5. Above all else, it is critical that the Government revitalises this **southern section** of the Parklands.
6. The Master Plan concept of **extending the green area** into the surrounding streets and spaces is applauded and BSB considers this to be important to enhance the experience of any visitor to the Parklands. **Glenelg, Russell, Ernest** and **Tribune** Streets lends themselves perfectly for this purpose. It would take minimal investment to create this as strong and distinct pathways.
7. BSB has long supported removing the **Piazza** and strengthening the **Glenelg Street** connection from **Musgrave Park** to the river. Glenelg Street has limited traffic function and would lend itself to a more pedestrian focused street (whilst still allowing logistical access for the BCEC)
8. Notwithstanding the above comments (*regarding Glenelg Street*), **Russell Street** is also an obvious connector street. An exciting **pedestrian link** could be created extending from the City, across the Neville Bonner bridge, under Brisbane Conventions Exhibition Centre via Russell Street walk, past Musgrave Park and ending at West End retail strip.

9. An additional immediate improvement can be gained by streamlining the crossing from BCEC to SW1 (across Merivale St).
10. BSB understands that the intersection at **Vulture/Stanley/ Dock/ Graham Street** is outside of SBC jurisdiction, however this intersection is critical to any southern connections – particularly future links to the Gabba Stadium.
11. One solution could be to investigate a bridge similar to the Perth hospital Kids bridge (*see image below*).



Global Destination

1. As stated above, improved connections to Queensland’s internationally recognised cultural institutions provide a unique opportunity to create a **cultural and lifestyle precinct of international standing**.
2. BSB supports improvements to the **cultural forecourt**. This has long been the gathering place for Brisbane celebrations. The backdrop of the City skyline provides enormous tourism promotional opportunities.
3. However, any improvements to the cultural forecourt must include improvements to **Victoria Bridge** to improve the pedestrian experience (*see sustainability comments*).
4. It is understood that the deferring of **underground Metro station** at the cultural centre was an **interim solution** reached by State Government and BCC. BSB supports any future solution to reinstate the station underground to improve the public realm, improve connections at this most critical intersection for the precinct.
5. We note that the Master Plan refers to improvements to the **BCEC** entrance as well as potential developments along Merivale St. BSB supports enhancements to the BCEC. BCEC is recognised amongst BSB members as a major economic driver for, not only the precinct, but the State.
6. BSB applauds the **Creative Corridor** concept as it would help to maintain and reinforce Queensland’s cultural and arts offerings.

Extending the Global Destination – Kurilpa

1. As stated, BSB recognises that Kurilpa Reach is outside SBC’s jurisdiction, but it is imperative that this area (indeed all areas surrounding South Bank) are considered as a precinct so that the full benefits of connectivity within the **broader precinct** are delivered.
2. The precinct should be developed in a manner that reinforces and complements South Bank’s unique profile for culture, creativity, knowledge, sustainability and innovation, as well as being respectful to the current users of the precinct.
3. In BSB’s 2015 correspondence to the then-Deputy Premier Jackie Trad, it proposed that Government adopt the following **key principles** to guide planning for the Kurilpa precinct.
 - a. Given the special circumstances in the precinct it is vital that Government assume the role of master developer and/or take a financial stake in the precinct;
 - b. The master plan needs to be accompanied by a credible commercial strategy to give the public confidence that the proposed infrastructure can be delivered;
 - c. Any and all development must be sustainable taking into consideration the future population growth of the State;
 - d. A strategy for the delivery of social infrastructure to support the substantial proposed population increase is necessary;
 - e. The precinct should be developed in a manner that reinforces and complements South Bank’s unique profile for culture, creativity, knowledge, sustainability and innovation, as well as being respectful to the current users of the precinct.
4. BSB in its 2017 Vision South Bank report proposed the following:
 - a. Leveraging off its proximity to BCEC, the cultural centre, and inner-city university, Kurilpa is perfectly positioned to become an innovation precinct and a hub for creative industries.
 - b. It should also be considered as an extension of the Parklands with potential new cultural facilities such as a First Nations Story Telling Centre.

Inclusivity

1. BSB commends SBC's **Aboriginal opportunity framework**, there is an enormous opportunity to expand on First Nations cultural recognition, awareness and experience within the Parklands.
2. BSB supports the Deputy Premier's announcement at the launch of the draft Master Plan that a **First Nations Cultural Centre** be developed in the greater South Bank area.
3. BSB supports the improvements at the **Goodwill Bridge landing**, the combination of cars on Dock Street, pedestrians, cyclists and scooters is undesirable.
4. A key aspect of inclusivity is ensuring that a broad range of people can easily access the precinct. BSB supports the repositioning of the **active transport network**, in particular the different speed of cyclists to use different pathways. This will help to provide safe, non-private vehicle access to the precinct.
5. There needs to be a universal approach for **wayfinding** signage across all local and State Government owned assets. Wayfinding should not be used as a marketing tool.

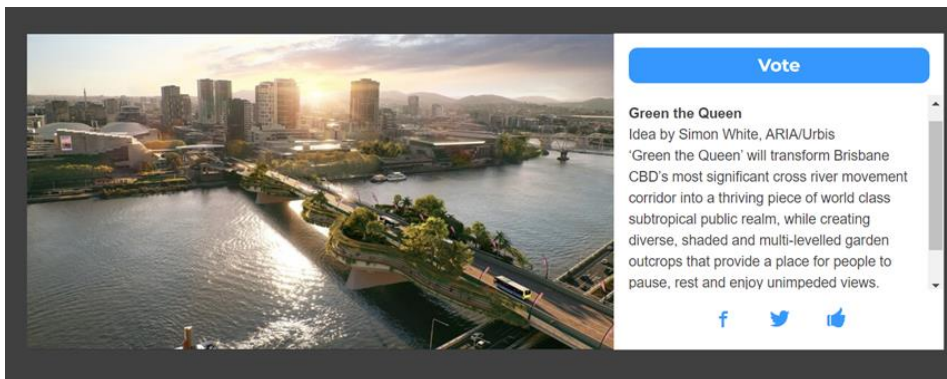
Sustainability

1. BSB's collective vision is for the precinct to be the **greenest and healthiest** in Australia and accordingly it applauds SBC's numerous best practice and world leading sustainability initiatives and is delighted the plan expands on these initiatives.
2. BSB recognises and applauds SBC's ambition to achieve nil-net increase in energy use or carbon emissions and achieve an average 2 degree reduction in precinct temperatures, nil-net increase in organic waste and net zero potable water use for irrigation.
3. BSB suggests the plan include a reference to embracing and championing the State Government's **Container Exchange** program.
4. As SBC is landlord to a large number of food tenancies, may we recommend that all tenants abide by a **sustainability code of conduct**. There seems to be missed opportunities in this space.
5. BSB believes the precinct should be a national leader in encouraging and catering for far more sustainable modes of **transportation**.
6. BSB supports transforming **Grey Street** into Australia's coolest subtropical street and reducing the urban heat throughout the Parklands.

7. BSB encourages the State Government to work with BCC to provide **shade** to **Victoria Bridge**. We applaud the initiative to introduce cooling to the cultural forecourt but the most important feeder from the CBD The Victoria Bridge is, unfathomably, completely open to the elements. We would like to see the green shading extend as per below image.



In BCC's recent *Inner Spark's Call for Ideas*, a proposal named "Queen the Green" was proposed. BSB supports this initiative as it would greatly enhance both the Parklands and Cultural Centre arrival.



Prioritising Vision Ideas

As previously stated, the following prioritisation has been based on BSB's own 20-year vision.

1st	Southern Gateway
2 nd	Northern Gateway
3 rd	Glenelg/ Russell Streets Spine
4 th	Grey St
5 th	The Promenade
6 th	Little Stanley Place
7 th	Parkland Core

Reason for Prioritisation ranking

1. BSB understands that the State Government's financial constraints means that not all of the draft Master Plan initiatives can be delivered therefore it needs to concentrate its resources in areas that need immediate attention and will provide the most valuable investment.
2. Whilst most of the Parklands is satisfactory (but should strive to be of international standard), the one area which is far from satisfactory is the Maritime Museum site.
3. Transformation to the **Maritime Museum site** needs to be considered a priority.

As the 'voice' for the precinct, we trust that our contributions will be accepted as on-the-ground intelligence about the intricacies of the precinct.

In closing, we would like to recognise the quality of work that has been presented in this Plan. The report is a comprehensive and articulate document with the artists' impressions in the document providing a wonderful view into the future.

BSB is pleased to offer its assistance to the Government to help deliver the Master Plan initiatives.

Please do not hesitate to have your office contact BSB's CEO, Janine Watson if you would like to discuss this submission. email janinew@businesssouthbank.com.au or phone 3846 5191

Yours sincerely



JOHN BARTON

Chair