

5 June 2024

The Hon Grace Grace MP
Minister of Economic Development Queensland
Economic Development Queensland
GPO Box 2202,
Brisbane QLD, 4001

Dear ~~Minister~~ Grace

On behalf of Business South Bank (BSB), we would like to congratulate Economic Development Queensland (EDQ) on the Woolloongabba Priority Development Area (PDA) plan. It provides an integrated and coordinated planning approach for this new precinct.

BSB's vision is to make the 'greater' South Bank precinct (which includes parts of Woolloongabba) into one of the best urban precincts in the World – a global destination.

BSB's four *Fundamental Principles* are:

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

We are delighted to read that the PDA's vision and development requirements call for comparable Principles.

As part of the public consultation process BSB is pleased to provide the below comments, and where it was deemed that more information was required, the comments have been phrased as queries.

<i>Prioritise active transport movement</i>	Supportive of this, but it did not seem clear how this would be achieved along the extremely busy Vulture, Stanley and Main Street.
<i>New station will connect surrounding destinations including hospitals</i>	Will it be obvious how to get to the hospital from the Gabba station. Accessibility under the riverside expressway is extremely poor.
<i>Wider PDA will develop as a place interconnected neighbourhood, integrating key precincts</i>	Will there be a body set up to ensure this integration? The planning, activation and connection of space needs coordination.

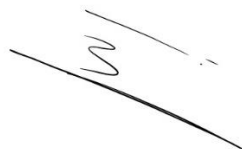
<p><i>Central Park</i></p> <p><i>World Class Open Space</i></p>	<p>Support additional parklands, particularly in this harsh urban landscape, but concerned about how the 50-storey buildings surrounding the new park will affect access and sun.</p> <p>Unclear if the 'world class open space' referred to the new Central Park. What is being considered in Central Park to be 'world class'?</p>
<p><i>Referencing the word 'gateway'</i></p>	<p>Why is the word 'gateway' used – will there be something anchoring this new precinct to be a destination in its own right – or is this precinct seen as a point to get to another destination?</p> <p>This seems to contradict the theme of integration.</p>
<p><i>Integrating intuitive wayfinding</i></p>	<p>Pleased to see numerous references to wayfinding. Wayfinding is critical however it needs to be consistent across the PDA, the precinct directly connected to the PDA, and generally across the City.</p>
<p><i>Stanely St Study corridor</i></p> <p><i>Substantial enhancements to major movement corridors such as Stanley St</i></p>	<p>What is this, what is it studying and who is the custodian of the study?</p> <p>What are these enhancements?</p> <p>Specific attention needs to be given to the critical intersection of Vulture, Stanley, Dock Streets. This five-way intersection is key access point to the new PDA precinct – and includes enormous pedestrian movements for schools, university, hospital staff & visitors, and visitors to the Parklands.</p> <p>BSB has long advocated for an overpass solution for this intersection.</p>
<p><i>Future State Transport Corridor</i></p>	<p>What are the likely 'future state transport corridor' – and how are these being considered in the planning?</p>
<p><i>Employment activities including health, innovation</i></p>	<p>The precinct provides the opportunity to build on the health and sport industry. BSB supports strategies to attract allied health services, as health/sport innovative industries.</p>
<p><i>Numerous references to Knowledge corridor</i></p>	<p>What governance or entity 'stitches' the knowledge corridor together to ensure benefit is extracted from the 'marketing phrase'.</p>

<i>Affordability in housing</i>	Support the need for affordable housing in the precinct particularly for hospital front line workers i.e. nurses, cleaners. Is the Government able to be the developer or JV with respected organisations to deliver affordable housing on Government owned land to ensure this is delivered?
<i>Precinct 5 map 13</i>	BSB notes that there is an 'Open space investigation area' marked. There is no reference to this in the document. Who is coordinating 'investigation'?
<i>Cross block links</i>	Support cross block links. Who maintains these?
<i>Walkable spine</i>	BSB is a proponent and major supporter of the walkable spine. The document refers to the walkable spine but does not provide any specific information about its delivery.
<i>Library</i>	Support the inclusion of a library or other cultural institution, this will provide a bookend for the cultural precinct. There seems to be no mention of linkages with the cultural precinct.
<i>DTMR investigate opportunities to reconfigure M1 ramps and intersections</i>	BSB recognises that this is noted as an "action" and would like to be considered a stakeholder in the investigative process.
<i>Growing population</i>	There are no references to any additional schools being built or existing schools being expanded, which be required for the increase of residents moving into the new precinct.

BSB is pleased to be considered a stakeholder in the PDA process to help EDQ deliver a revitalised and renewed Woolloongabba precinct and is pleased to offer its further assistance should it be required.

Please do not hesitate to have your office contact BSB's CEO, Janine Watson on 3846 5191 or janinew@businesssouthbank.com.au if you have any questions about this submission.

Sincerely



JOHN BARTON
CHAIR