



WOOLLOONGABBA PDA

PUBLIC NOTIFICATION FACTSHEET

Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper



**Queensland
Government**



WHAT THIS FACTSHEET COVERS



This factsheet provides information about the Woolloongabba PDA, Brisbane's growth, community priorities and how to make a submission about the Proposed Development Scheme (The Woolloongabba Plan) and supporting Draft Public Realm Guideline.



WHAT IS HAPPENING?

The community are invited to have their say about the Proposed Development Scheme for the Woolloongabba PDA between 2 May to 14 June 2024 (the submission period).

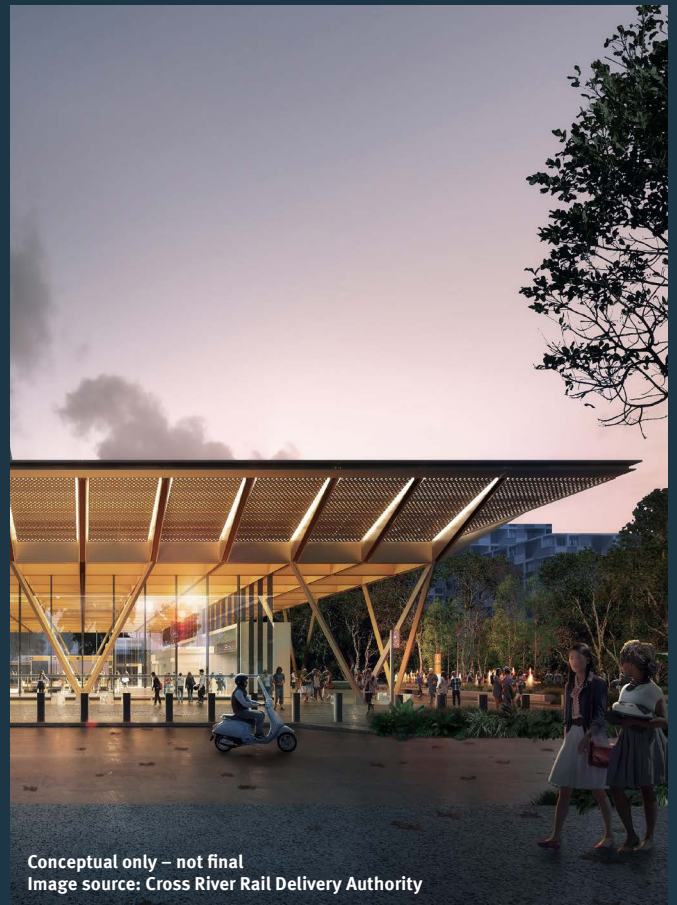
During the submission period, Economic Development Queensland (EDQ) is seeking your feedback about the PDA's Proposed Development Scheme (The Woolloongabba Plan) and supporting Draft Public Realm Guideline.

The Woolloongabba Plan and supporting Draft Public Realm Guideline provide a proposed planning framework to manage growth and facilitate transformative urban regeneration, enabling more housing, more jobs and more open space.

DID YOU KNOW?



Due to Cross River Rail, Woolloongabba will soon be just a three-minute train ride from the CBD.



Conceptual only – not final
Image source: Cross River Rail Delivery Authority

BACKGROUND

BRISBANE IS GROWING

Brisbane is growing. By 2045, it is expected to welcome close to half a million more residents which will require more than 200,000 new homes, as well as quality new spaces and places to work and play.

Urban regeneration helps manage this growth by revitalising underutilised city areas, enabling new ways to enjoy urban life and support more people living closer to public transport, workplaces, entertainment districts and services.

Boosted by its central location, access to existing services and jobs, and unprecedented public transport investment, including Cross River Rail and the proposed Brisbane Metro station, Woolloongabba is experiencing its own urban regeneration.

The State Government, through EDQ, has developed a proposed plan – The Woolloongabba Plan – to guide the urban regeneration process, providing a planning framework to coordinate development activities that enable the following transformative urban renewal outcomes:

- more and greater diversity in housing, including social and affordable housing
- extensive urban greening through a connected network of new high-quality public spaces and revitalised pedestrian-friendly streets
- great communities with easy access to day-to-day amenities and high-frequency public transport
- major central events and cultural entertainment precinct set around a new Central Park and proposed community hub / library
- prosperous employment hub centred around health and innovation
- elevate visibility of the area's First Nations and European history and culture as a key feature of its distinctive place identity through interpretation and adaptive reuse
- promote urban design excellence and sustainability.

UNDERSTANDING COMMUNITY PRIORITIES FOR WOOLLOONGABBA'S URBAN REGENERATION

To help inform planning for the PDA, EDQ engaged Studio THI, an independent not-for-profit urban change management specialist, to undertake a community priorities study. The study explored community perspectives on urban change in Woolloongabba and identified priorities for future development. Drawing on the responses of 500 community members, gathered insights are summarised as follows:

- The community values Woolloongabba for its convenient location and unique identity as an inner-city neighbourhood, international sports hub and centre for health and education. The importance (and challenge) of making all the different parts work well together is well understood.
- The community is highly supportive of the area's urban regeneration, viewing it as an opportunity to make the area more people-friendly, increase open space and greenery, make it easier to walk and cycle, provide more affordable and greater diversity of housing options, and promote a way of life that's good for the environment.
- Woolloongabba's older residents (> 45 years of age) were concerned about the potential impact of taller buildings on the area's character. Younger residents (aged between 18 to 35) expressed the importance of regeneration to deliver more affordable housing options.

Further information about the study is detailed in the Woolloongabba Community Priorities Report, available at the Woolloongabba PDA 'have your say' page here: <https://haveyoursay.dsdlgp.qld.gov.au/woolloongabba-priority-development-area>



SCAN THE QR CODE
TO HAVE YOUR SAY



WHAT IS A PDA?

Priority Development Areas (PDAs) are parcels of land within Queensland identified for land development to deliver significant benefits to the community. Further details about PDAs can be found at the EDQ website: edq.qld.gov.au.

WHAT IS THE WOOLLOONGABBA PDA?

The Woolloongabba PDA was declared on 22 September 2023 and comprises an area of approximately 106 hectares, covering parts of Woolloongabba, Kangaroo Point, East Brisbane, and South Brisbane (see Figure 1).

The PDA was declared in response to a range of urban regeneration opportunities such as:

- major public transport investment in Cross River Rail, the Kangaroo Point Green Bridge and the proposed Woolloongabba Brisbane Metro station
- alignment with other State priorities, such as affordable and social housing provision, high-value job creation, and improved amenity for community enjoyment
- potential for greater planning cohesion and integration, connecting significant precincts to the city and major destinations
- revitalising underutilised inner-city areas to support more people living closer to public transport, workplaces, entertainment districts and services.

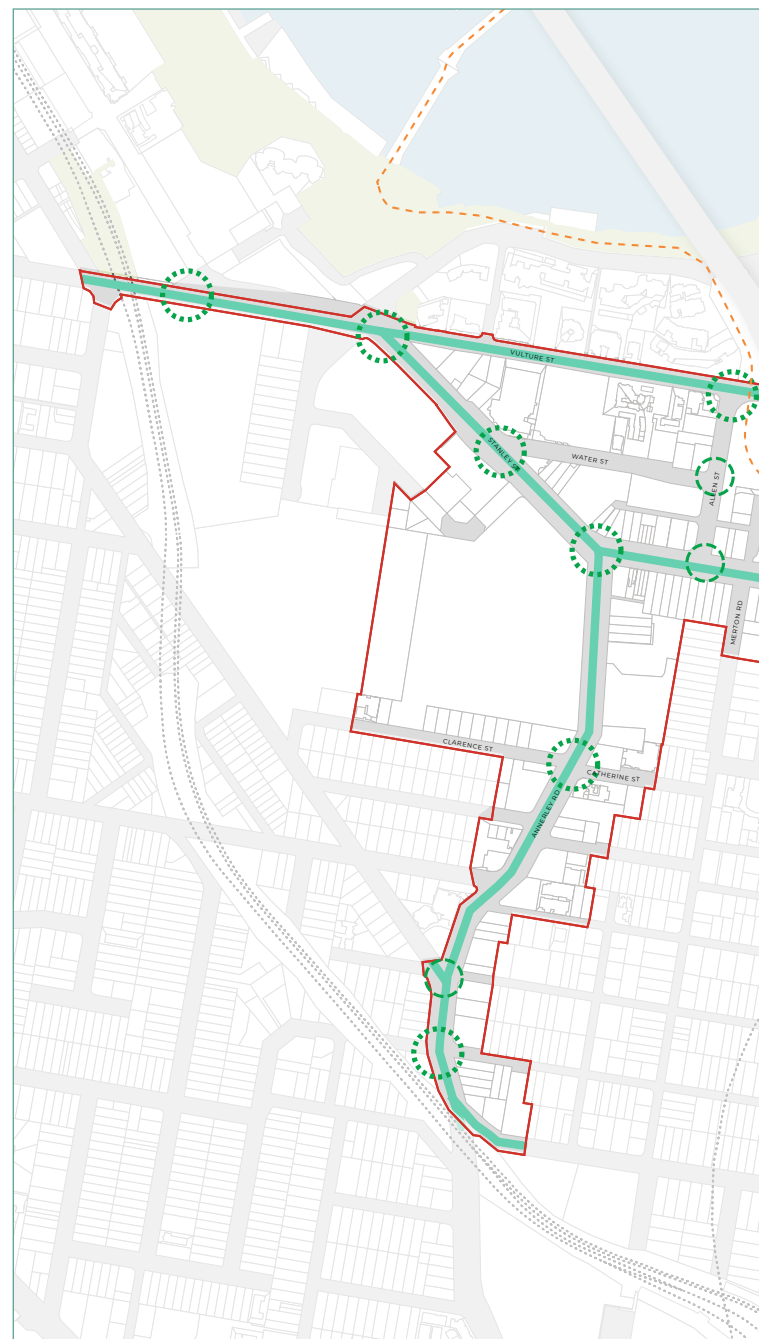
Through its declaration as a PDA, EDQ's streamlined planning and assessment processes apply, enabling more housing, jobs and open space sooner.

Following declaration of the Woolloongabba PDA, EDQ has developed a proposed planning framework to manage growth and facilitate transformative urban regeneration. The proposed planning framework includes the following key documents:

- A Proposed Development Scheme, called The Woolloongabba Plan
- Draft Public Realm Guideline.

Between 2 May to 14 June 2024 (the submission period), EDQ is seeking your feedback about The Woolloongabba Plan and supporting Draft Public Realm Guideline. These documents are available at the EDQ website, together with additional information such as how to make a submission.

An Interim Infrastructure Plan Background Report detailing baseline infrastructure and ultimate infrastructure requirements is also available for background purposes.



WHAT IS A DEVELOPMENT SCHEME?

A Development Scheme is a regulatory document designed to control land use and infrastructure planning. A Development Scheme:

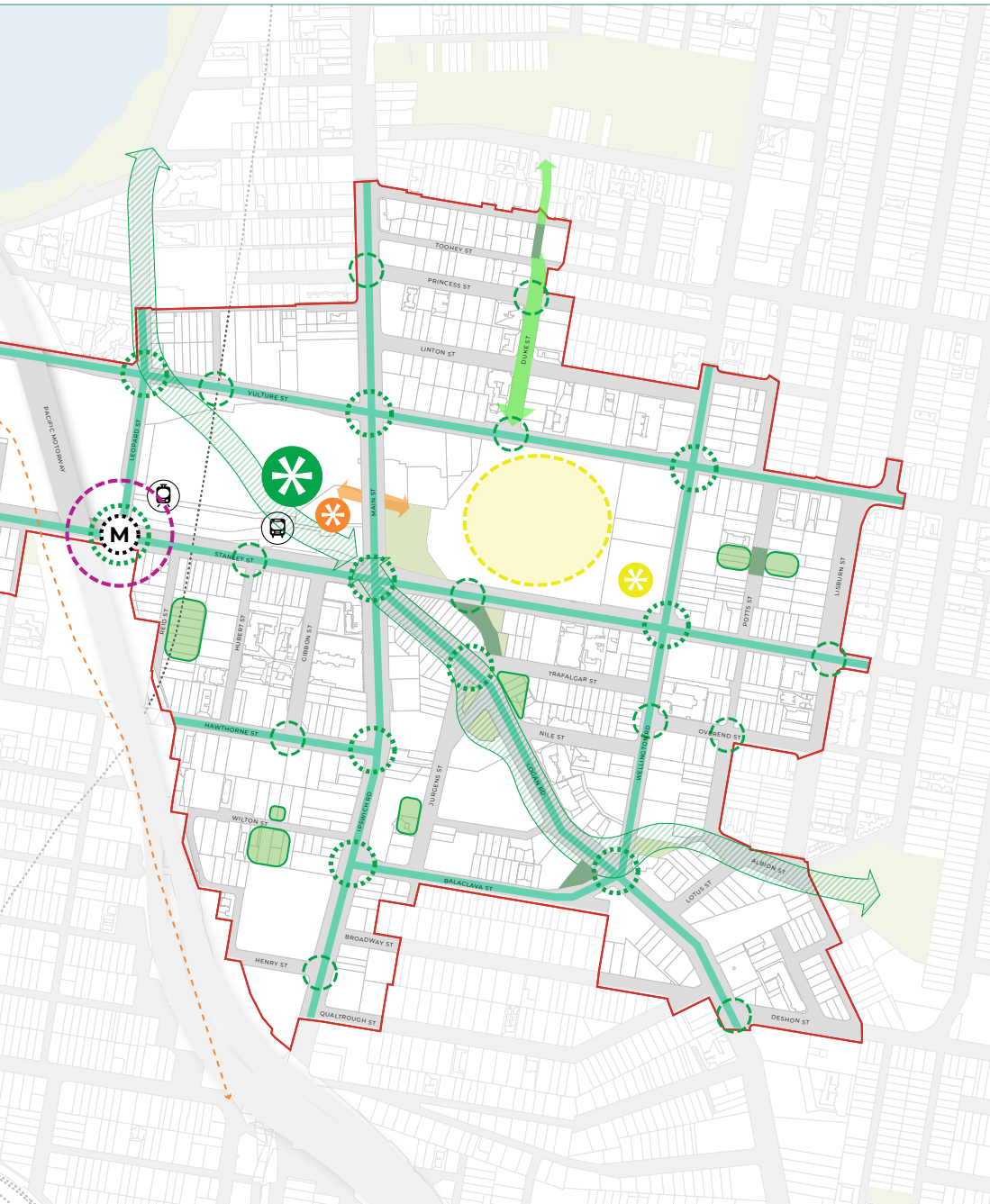
- establishes the development intent for a PDA and sets the planning policy against which future development applications are assessed
- provides a framework to coordinate development activities that enable desired outcomes.

Before finalising a Development Scheme, the Minister for Economic Development Queensland (MEDQ) invites community feedback about a draft plan for a PDA known as a Proposed Development Scheme. The Woolloongabba Plan is the Proposed Development Scheme for the Woolloongabba PDA.

FIGURE 1

LEGEND

- PDA boundary
- Rail
- Gabba stadium
- Brisbane river
- Open space (current)
- New open space
- Privately owned, publicly accessible open space (POPAOS) (indicative location)
- Creek to Cliffs Green Corridor
- Duke Street subtropical spine
- Subtropical Boulevard
- Stadium to station connection improvement
- Veloway V1
- Metro trigger area
- Shaded intersection (major)
- Shaded intersection (minor)
- Central Park/Public open space
- Community hub/Principal library
- East Brisbane State School
- Woolloongabba CRR station
- Busway station (current)
- Proposed Brisbane metro station (indicative location)



WHAT IS THE WOOLLOONGABBA PLAN?

The Woolloongabba Plan proposes a regulatory framework comprising a PDA Vision and a range of PDA development requirements to manage the PDA's transformative change and urban renewal. The Woolloongabba Plan does not propose development.

Between 2 May to 14 June 2024 (the submission period), EDQ is seeking your feedback about The Woolloongabba Plan and supporting Draft Public Realm Guideline. Following consultation, EDQ will review all feedback and refine The Woolloongabba Plan, with an anticipated finalisation date around September 2024.



WHAT IS THE DRAFT PUBLIC REALM GUIDELINE?

The Draft Public Realm Guideline supports The Woolloongabba Plan by providing additional guidance around:

- public realm outcomes, including more open space and green streets
- how proposed developments achieve consistency with the PDA's Vision and relevant PDA development requirements.



WHAT IS THE INTERIM INFRASTRUCTURE PLAN BACKGROUND REPORT (INTERIM IPBR)?

The Interim IPBR details baseline infrastructure and ultimate infrastructure requirements to the ultimate planning horizon of 2066.

The Interim IPBR does not address financial sustainability, development charges, and the process of determining charges. These aspects will be addressed as part of a forthcoming Development Charges and Offset Plan (DCOP) that will undergo a separate public consultation process following finalisation of The Woolloongabba Plan.





WHAT WILL THE WOOLLOONGABBA PLAN ENABLE?

- The Woolloongabba Plan enables more housing in proximity to major high-frequency public transport, jobs and existing services
- more diverse and affordable housing, including 20% social or affordable housing and accessible housing
- the growth of a major central events and cultural entertainment precinct set around a new Central Park and proposed community hub / library
- more open space, including a new central park, Creek to Cliffs Green Corridor, connecting Kingfisher Creek with the Kangaroo Point Cliffs and Green Bridge, and new privately owned publicly accessible open space (POPAOS)
- extensive urban greening through a connected network of new high quality public spaces and revitalised pedestrian-friendly streets, including:
 - a revitalised walkable spine along Stanley Street, linking South Bank and the CBD
 - the creation of a web of subtropical connections linking new open space and better connecting existing open space, such as the South Bank Parklands, Raymond Park and Rotary Park
 - greater shade tree canopy cover and amenity
- more high-value jobs centred around health, education and innovation
- greater First Nations and European cultural visibility through place interpretation and adaptive reuse
- design excellence and 5-6 star sustainability outcomes
- less parking and more pedestrian prioritisation to support modal shift to active and public transport
- more ground plane for open space and urban greening purposes by focusing density and greater building height where it makes sense.

Conceptual only – not final
Image is a view looking north-west from the expanded Jurgens Street Park

THE SUBMISSION PERIOD

The Woolloongabba Plan and Draft Public Realm Guideline are available for public comment between 2 May and 14 June 2024. The steps below outline the process of preparing and finalising The Woolloongabba Plan and supporting documentation.



**Woolloongabba
PDA declared
22 September 2023**



**Interim Land Use Plan
(ILUP) given effect for
12 months**



**Preparation of The
Woolloongabba Plan
and Draft Public Realm
Guideline for public
consultation**



**Submissions review
and finalisation of The
Woolloongabba Plan and
Public Realm Guideline
(September 2024).**

A Development Charges and Offset Plan (DCOP) that identifies the infrastructure required to service the PDA, along with development charges and how these charges are calculated, levied and administered will undergo separate public consultation process. Register on EDQ's Have Your Say website to be notified on DCOP updates, including anticipated public notification timing.



WHAT HAPPENS AFTER THE SUBMISSION PERIOD?

After the submission period has ended, the MEDQ:

- will consider all submissions
- will prepare a submissions report, and
- may make amendments to finalise the documents.

If approved by the MEDQ:

- submitters will be notified in writing
- the submissions report will be made available online
- The Woolloongabba Plan and Public Realm Guideline will take effect and be made available online.

HOW DO I MAKE A SUBMISSION?

Submissions can be made:

Via email: **edq@dcdilgp.qld.gov.au**

Or mail: **Economic Development Queensland
GPO Box 2202**

Brisbane Queensland 4001

A Submission Form can also be downloaded, completed and submitted via email, in person or by post. You can find the Submission Form by:

Scanning
this QR code:



Via the Woolloongabba PDA Have Your Say website
<https://haveyoursay.dcdilgp.qld.gov.au>

Or by obtaining a printed copy from:

Economic Development Queensland

Level 14, 1 William Street,

Brisbane Queensland 4000

Further information about how to make a submissions is available here: <https://www.statedevelopment.qld.gov.au/economic-development-qld/priority-development-areas-and-projects>



Conceptual only – not final
Image is a view from the corner of Stanley and Lisburn Streets looking north-west.

HOW DO I FIND OUT MORE?

To find out more about the Woolloongabba PDA, please visit the 'have your say' website
<https://haveyoursay.dsdilgp.qld.gov.au>

You can speak with the EDQ Team at one of the following information sessions:

- Meet a planner drop-in session: Tuesday, 21 May between 10am – 1pm at Life+, 8 Holden Street, Woolloongabba
- Meet a planner drop-in session: Tuesday, 21 May between 4pm – 7pm at Life+, 8 Holden Street, Woolloongabba
- Online information webinar: Wednesday, 22 May between 6pm – 7.30pm (please register online)
https://ethosurban.zoom.us/webinar/register/WN_5sfmQL-oS1u6yOS9MvrUoA

Or by scanning this QR code:



- Meet a planner drop-in session: Saturday, 1 June between 9am – 12pm at Metro Community Hub, 22 Qualtrough Street, Woolloongabba
- Meet a planner drop-in session: Thursday, 6 June between 4pm – 7pm at Life+, 8 Holden Street, Woolloongabba

You can also contact the EDQ Team by email at edq@dsdilgp.qld.gov.au or call on (07) 3452 7880 (business hours 8:30am to 5pm Monday to Friday).



CONTACT US

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