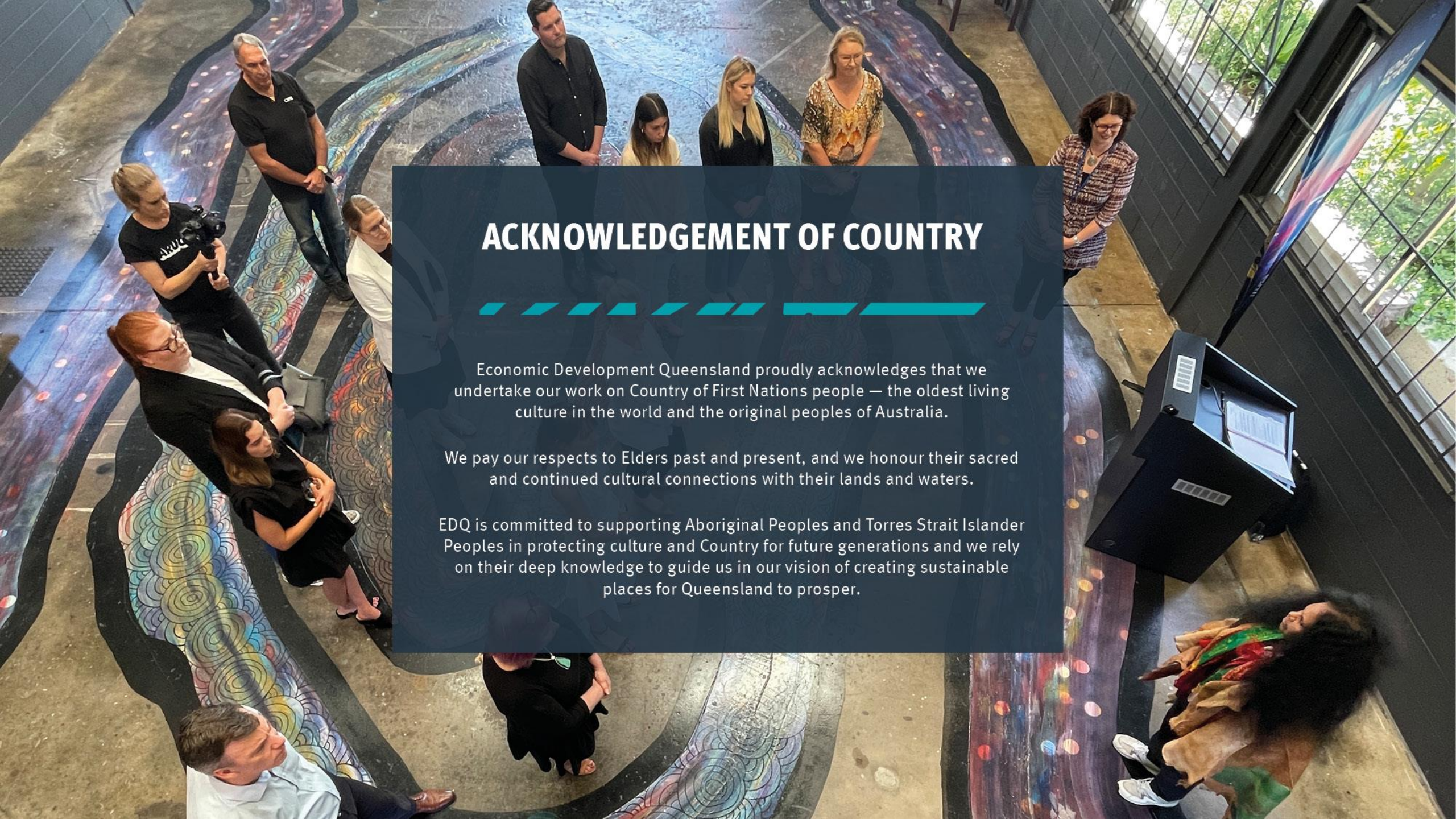
Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Queensland Government

THE WOOLLOONGABBA PLAN

Proposed Development Scheme Community Webinar



ACKNOWLEDGEMENT OF COUNTRY

Economic Development Queensland proudly acknowledges that we undertake our work on Country of First Nations people — the oldest living culture in the world and the original peoples of Australia.

We pay our respects to Elders past and present, and we honour their sacred and continued cultural connections with their lands and waters.

EDQ is committed to supporting Aboriginal Peoples and Torres Strait Islander Peoples in protecting culture and Country for future generations and we rely on their deep knowledge to guide us in our vision of creating sustainable places for Queensland to prosper.

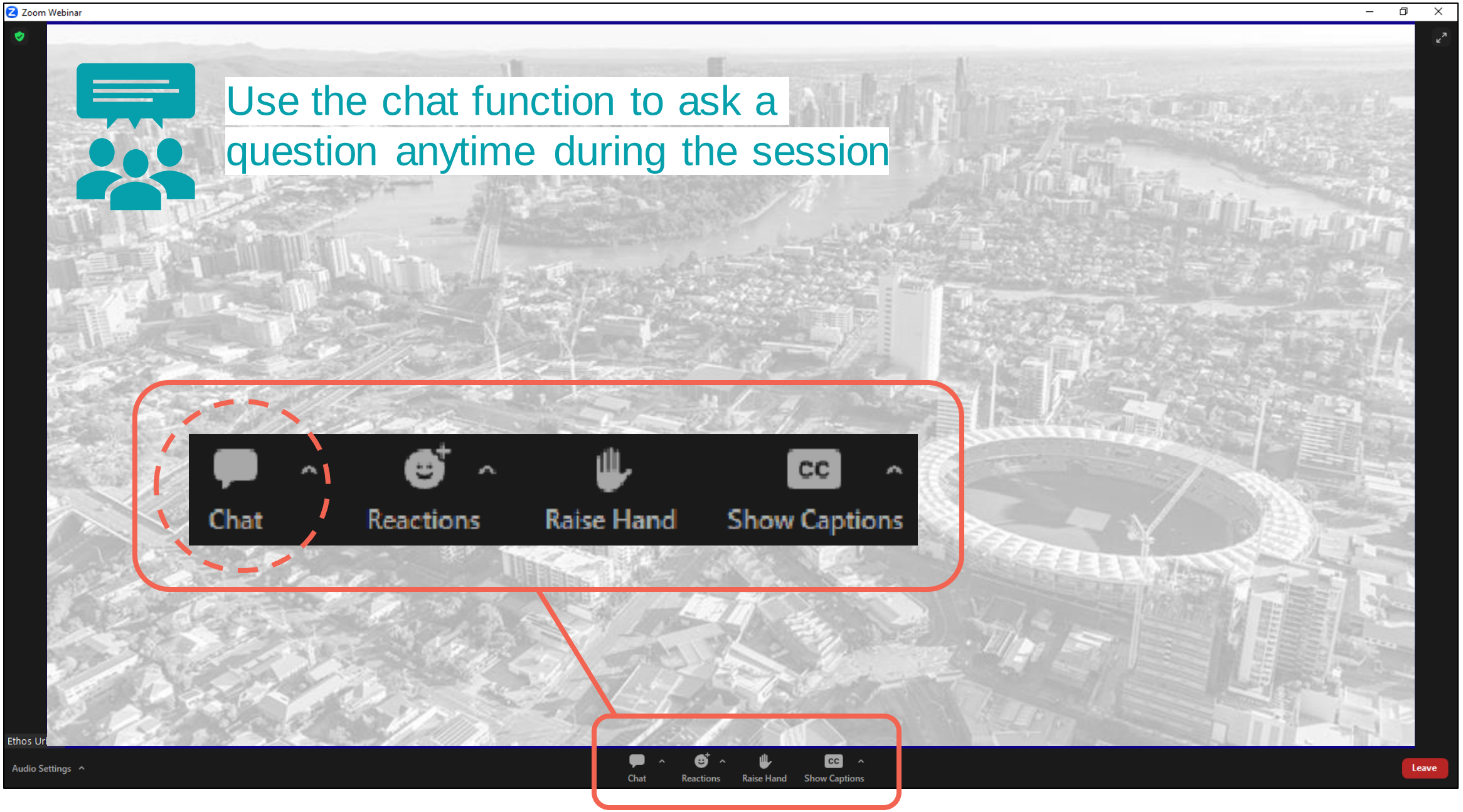
Purpose

- Provide information about The Woolloongabba Plan and supporting documentation
- Explain the planning process and how to have a say
- Answer any questions you may have

Tonight's session

- Introductions to the panel
- Zoom webinar format: Presentation, then Q&A
- Use the chat function to ask questions throughout
- Questions will be addressed in the Q&A section
- Presentation will be recorded + shared via EDQ's 'Have your say' page

Use the chat function to ask a question anytime during the session



Agenda

- PDA opportunity
- Public notification material overview
- The Woolloongabba Plan
  - highlights
  - key policy moves
  - structural elements
  - precincts
- Infrastructure planning
- Next steps
- Questions

BRISBANE IS GROWING

By 2045, Brisbane is expected to welcome **½ million more residents**

requiring more than **200,000 new homes**

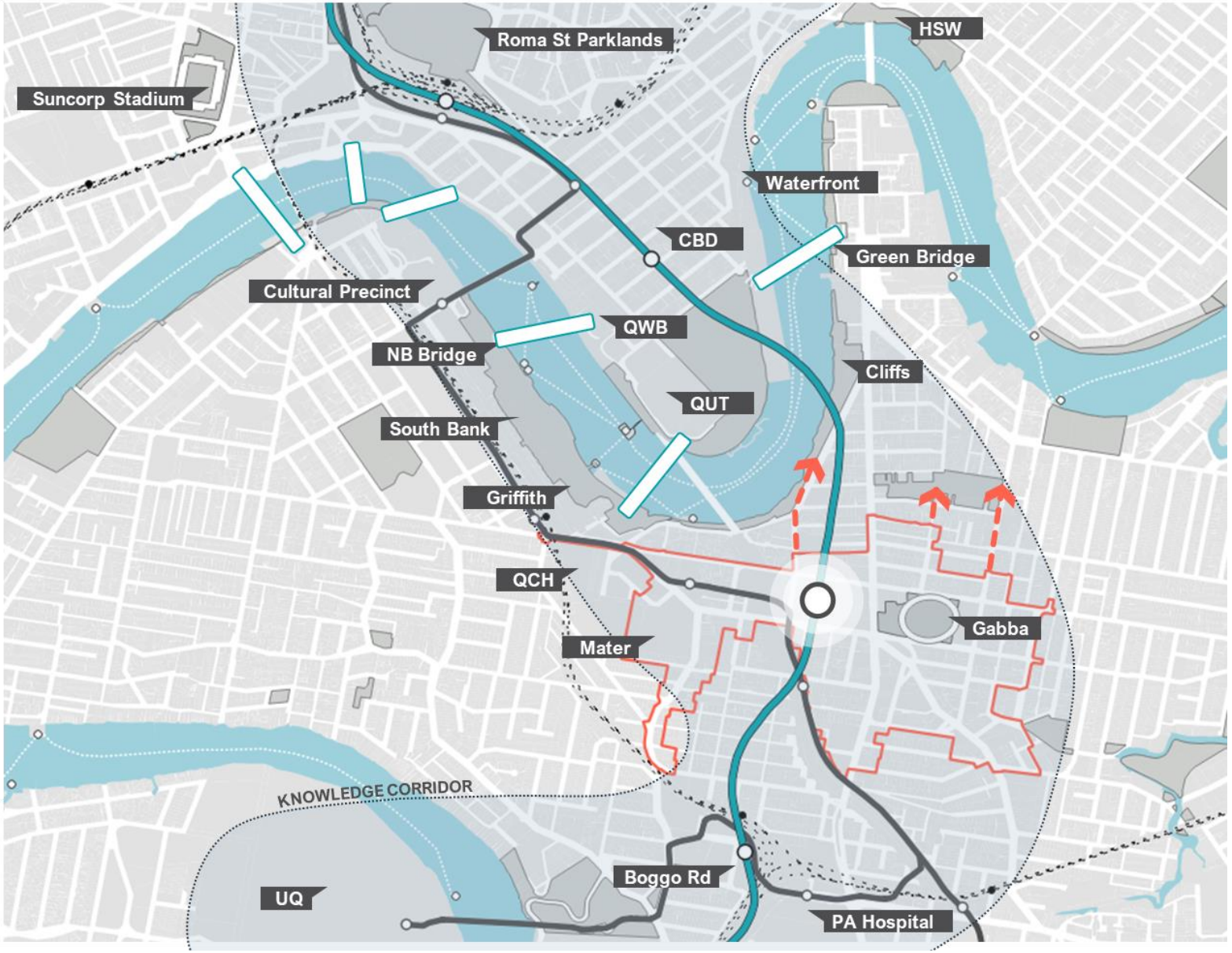
more **spaces + places** to **work + play**

Urban regeneration helps manage this growth by revitalising underutilised inner-city areas + enabling people to live closer to public transport, workplaces, entertainment districts + services

Woolloongabba PDA responding to the opportunity

- **major public transport investment** in Cross River Rail, Kangaroo Point Green Bridge + proposed Woolloongabba Brisbane Metro Station
- alignment with State priorities, such as **affordable + social housing + high-value job creation**
- **connecting significant precincts** to the city + major destinations
- revitalising underutilised inner-city areas to **support more people living close to public transport, workplaces, entertainment districts + services**

EDQ's streamlined planning + assessment process enables more housing, jobs + open space *sooner*



The Woolloongabba Plan + supporting documents

THE WOOLLOONGABBA PLAN [Proposed Development Scheme]

DRAFT PUBLIC REALM GUIDELINE

Submission period closes 14 June 2024

SEEKING COMMENTS

INTERIM INFRASTRUCTURE PLAN BACKGROUND REPORT

FOR INFORMATION ONLY

THE WOOLLOONGABBA PLAN

What it is and what it is not...

- is the proposed development scheme for the Woolloongabba PDA
- is a regulatory framework designed to coordinate + control development

- …is **not** proposing or guaranteeing development

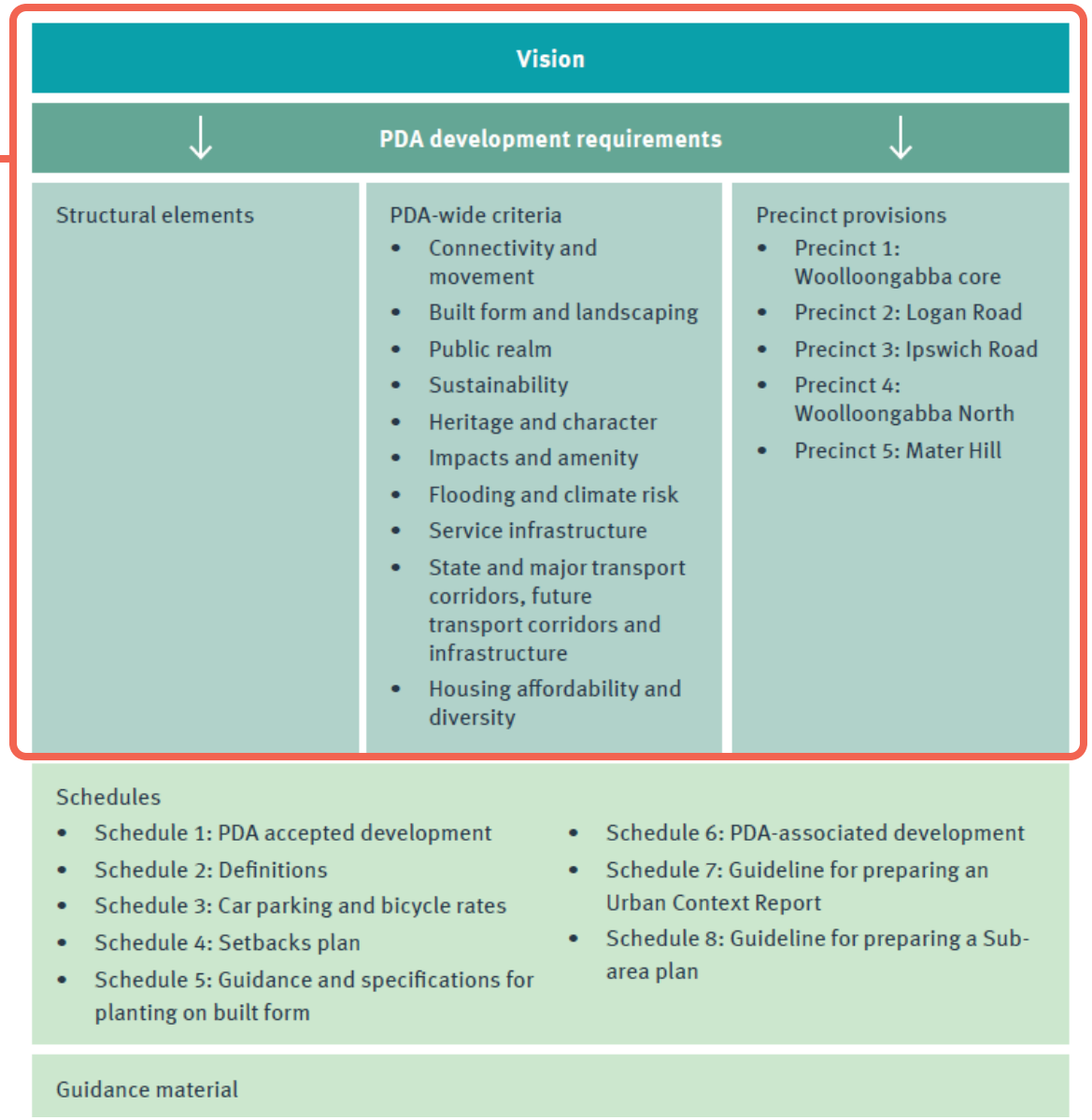
The Woolloongabba Plan contents

1 INTRODUCTION	Introduces and describes the PDA
2 STRATEGIC CONTEXT	Sets the scene for development in the context of the PDA's unique characteristics
3 DEVELOPMENT ASSESSMENT PROCEDURES	Explains the components of the development scheme + how to achieve consistency with the land use plan
4 LAND USE PLAN	Regulates development: contains the Vision, Structural Elements Plan + PDA development requirements
5 INFRASTRUCTURE PLAN	Identifies the infrastructure required to support the achievement of the land use plan
6 IMPLEMENTATION STRATEGY	Objectives + actions that support land use plan or infrastructure plan
S SCHEDULES	Includes supporting information to assist with the interpretation + application of development scheme

Development assessment procedures

Land use plan hierarchy of provisions:

- Vision for the PDA
- PDA development requirements
- Schedules
- Guidance material



Compliance with one PDA development requirement does not substitute for compliance with another

Example:

PDA assessable development that **complies with the applicable maximum building height** provisions **but is at variance with other built form provisions** (such as minimum site areas, built form transitions, setbacks, open space requirements and heritage considerations) **may fail to pass the assessment of consistency with the Land use plan**

See section 3.2.5 of The Woolloongabba Plan

The Woolloongabba Plan

Highlights

The Woolloongabba Plan enables....

IMPROVED CONNECTIVITY + MORE OPEN SPACE

active + accessible travel + urban greening

MORE HOUSING + MORE JOBS

diverse places to live + work

FIRST NATIONS

cultural visibility

HERITAGE

celebration + re-use

SUSTAINABILITY

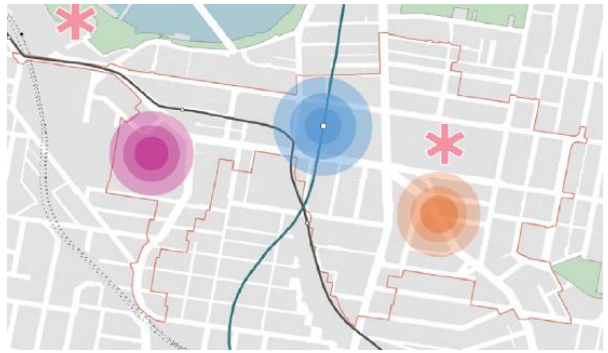
climate resilience + transit-orientated development

DESIGN EXCELLENCE

transformational change

PDA vision elements

Activity centres + destinations



- New urban core concentrated around major public transport infrastructure, world-class open space and the Gabba Stadium
- Health and knowledge hub anchored by existing health infrastructure is strengthened through growth in health services and complementary uses
- New walkable urban village focused around more open space, retail and hospitality offerings
- Better connections to major destinations

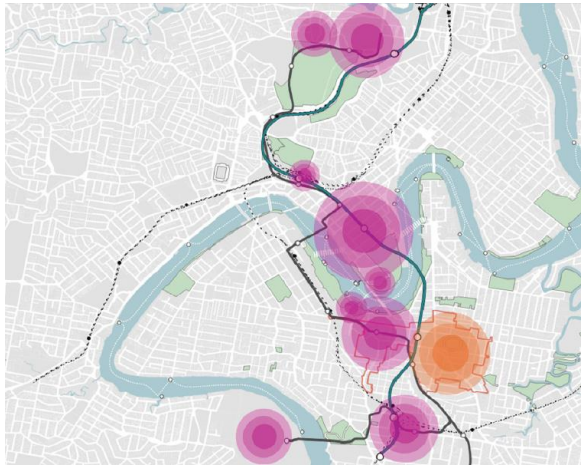
Connectivity

- Better connected neighbourhoods, services and major destinations via new green public realm network
- Comfortable active travel via shaded intersections and streets

Identity + place

- New and enhanced open space support public life and provide extensive urban greening
- Enhanced centres of cultural activity contribute to place identity and support public life
- Cultural journey from Kingfisher Creek to Kangaroo Point Cliffs, together with a walkable spine along Stanley Street transforms active travel and the PDA experience

Health + knowledge



- Strengthened health and knowledge corridor for greater Brisbane
- Greater diversity in housing supported by major public transport infrastructure and more education and employment opportunities

Key policy moves

- Housing
- Transport
- Public realm
- Built form
- Sustainability + heritage
- Climate risk
- First Nations

Housing

AFFORDABILITY + DIVERSITY

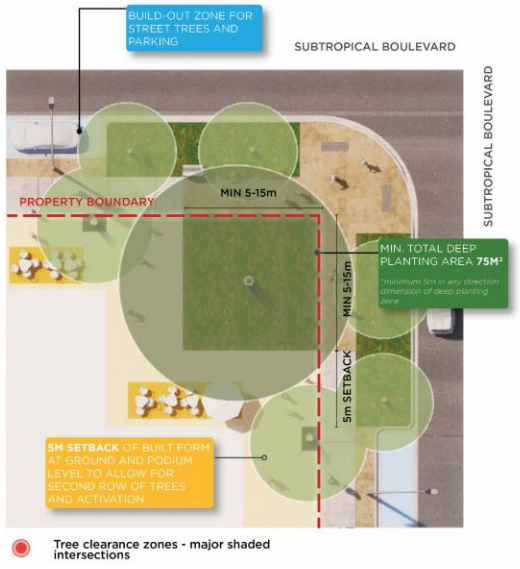
- **20%** total residential GFA as **high-quality social or affordable housing**
- **diverse housing**
  - diversity in tenure (e.g. retirement facility), or
  - minimum:
    - 20% total residential GFA as dwellings with 3 or more bedrooms
    - 20% total residential GFA as dwellings with 1 or more bedrooms
    - 20% of dwellings as accessible

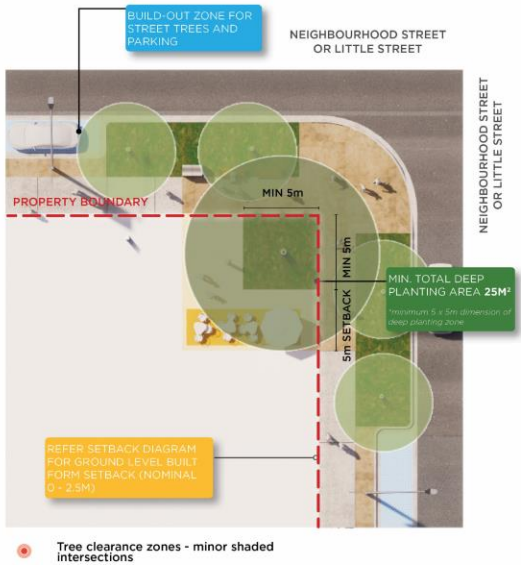
Transport

- prioritisation of active + public transport
- improved pedestrian + cycle connections
- maximum parking rates (1/3 less than CBD)
- EV charging requirements for new developments

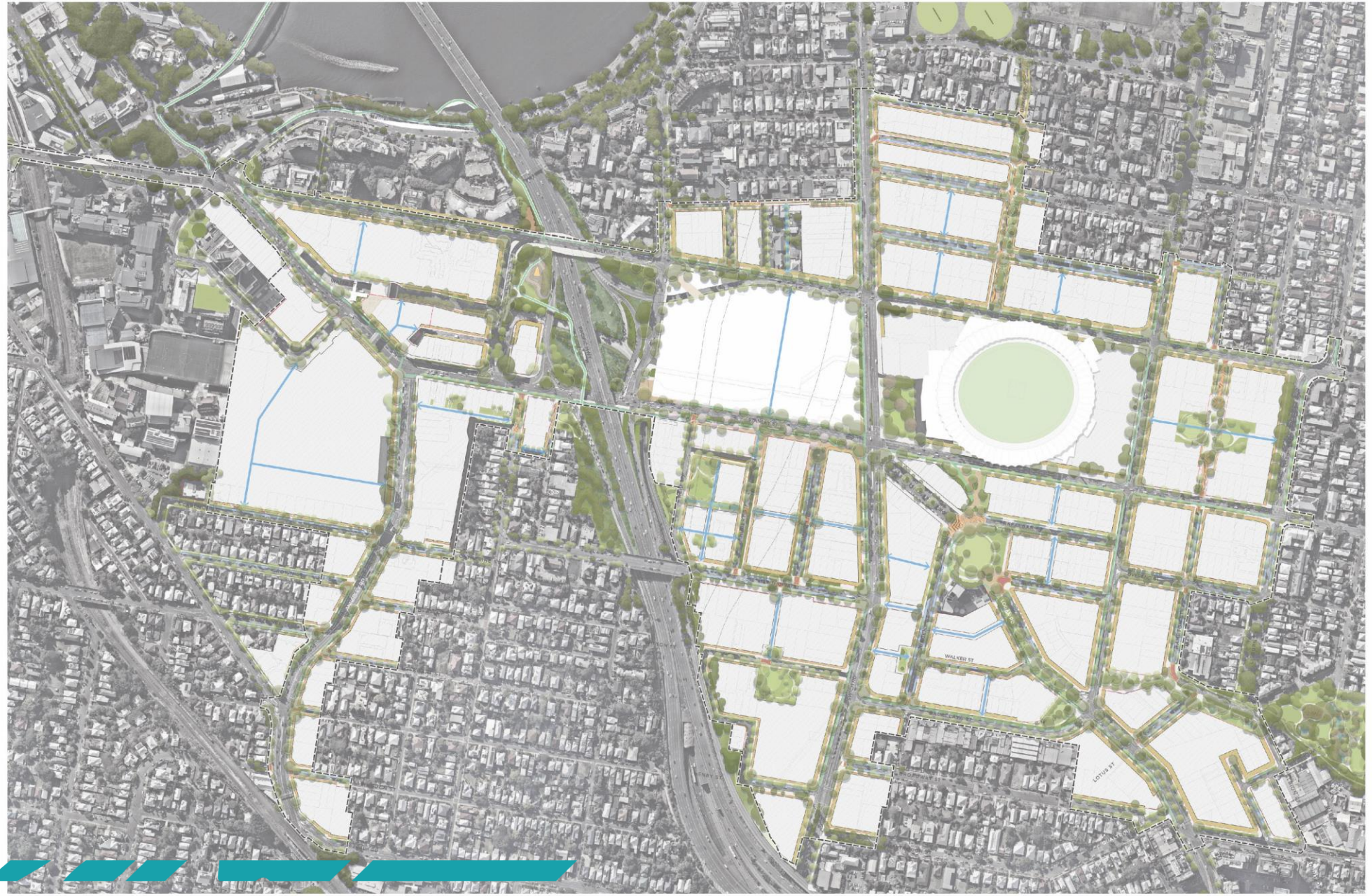
Public realm

- **Open space network**
  - connections to existing open space, enhancements of existing open space, new open space, privately-owned-publicly-accessible-open-space (POPAOS)
  - POPAOS – linked to Catalyst Uplift Projects
- **Green streets**
  - street trees, secondary tree planting (within streets / setbacks, shaded intersections
  - shaded intersections – linked to Subtropical Uplift Sites



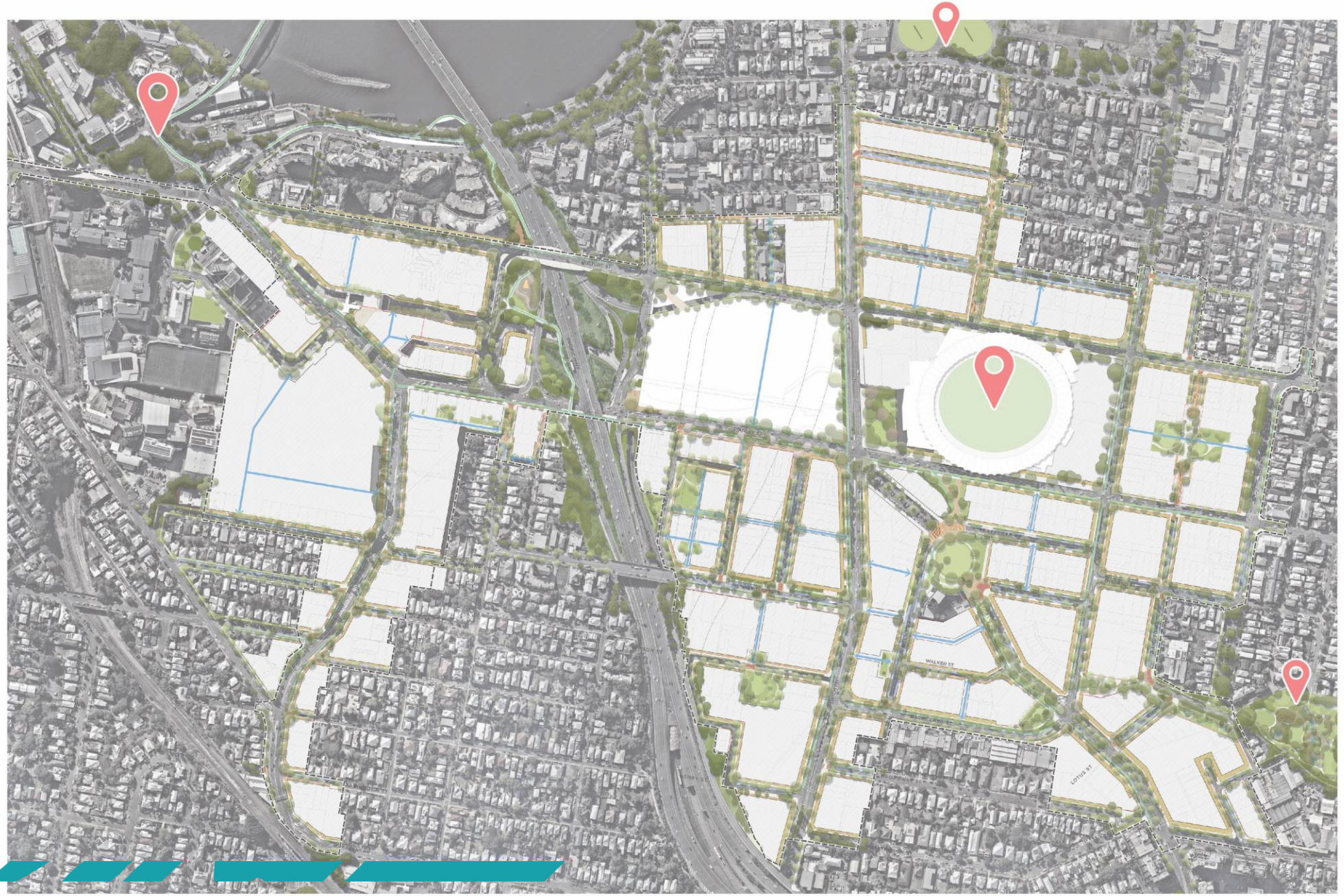


Public realm — elements



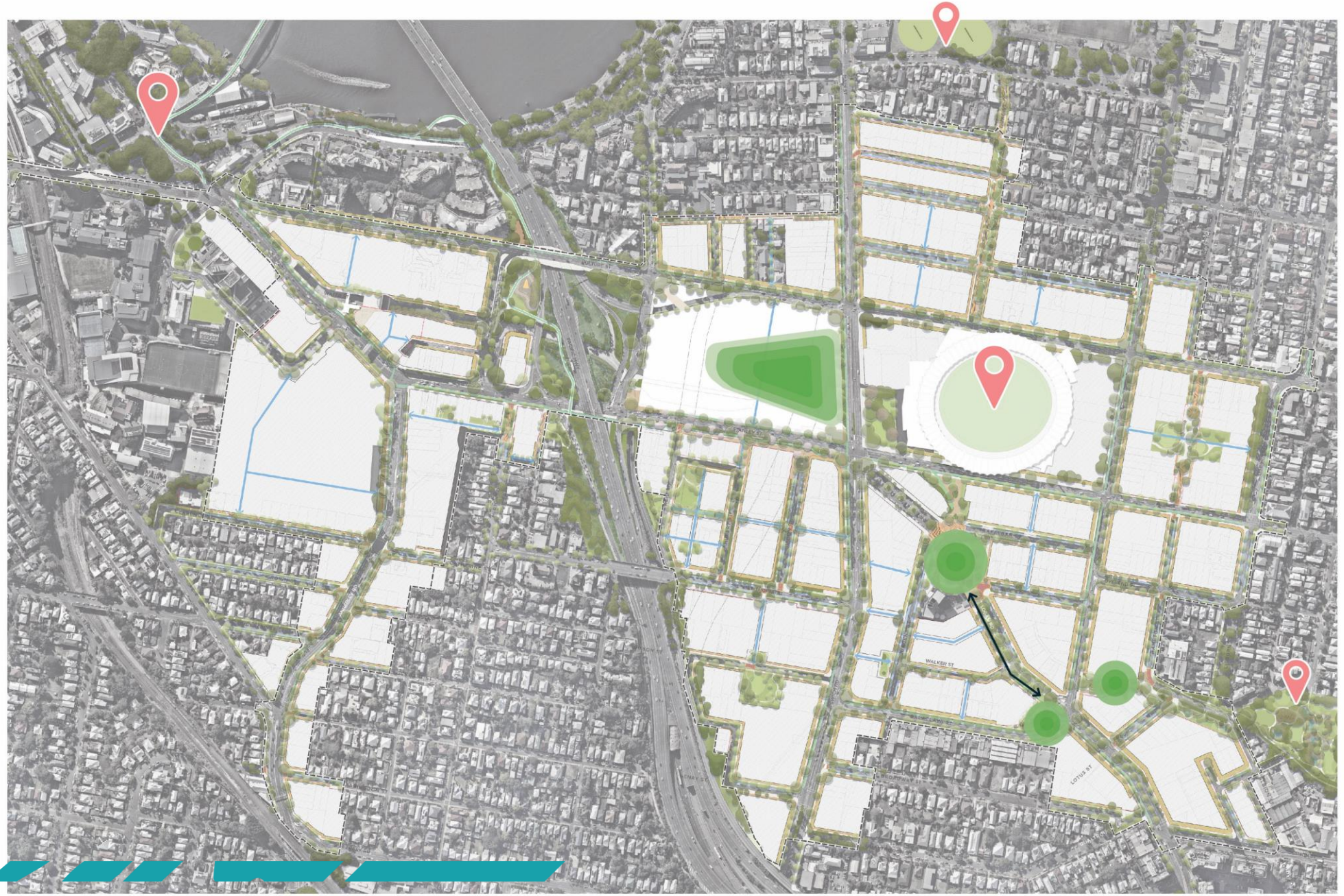
Public realm — elements

- Connect existing



Public realm — elements

- Connect existing
- New open space



Public realm — elements

- Connect existing
- New open space
- POPAOS [linked to Catalyst Uplift Projects]

Public realm — elements

- Connect existing
- New open space
- POPAOS [linked to Catalyst Uplift Projects]
- Shaded intersections [linked to Subtropical Uplift Sites]

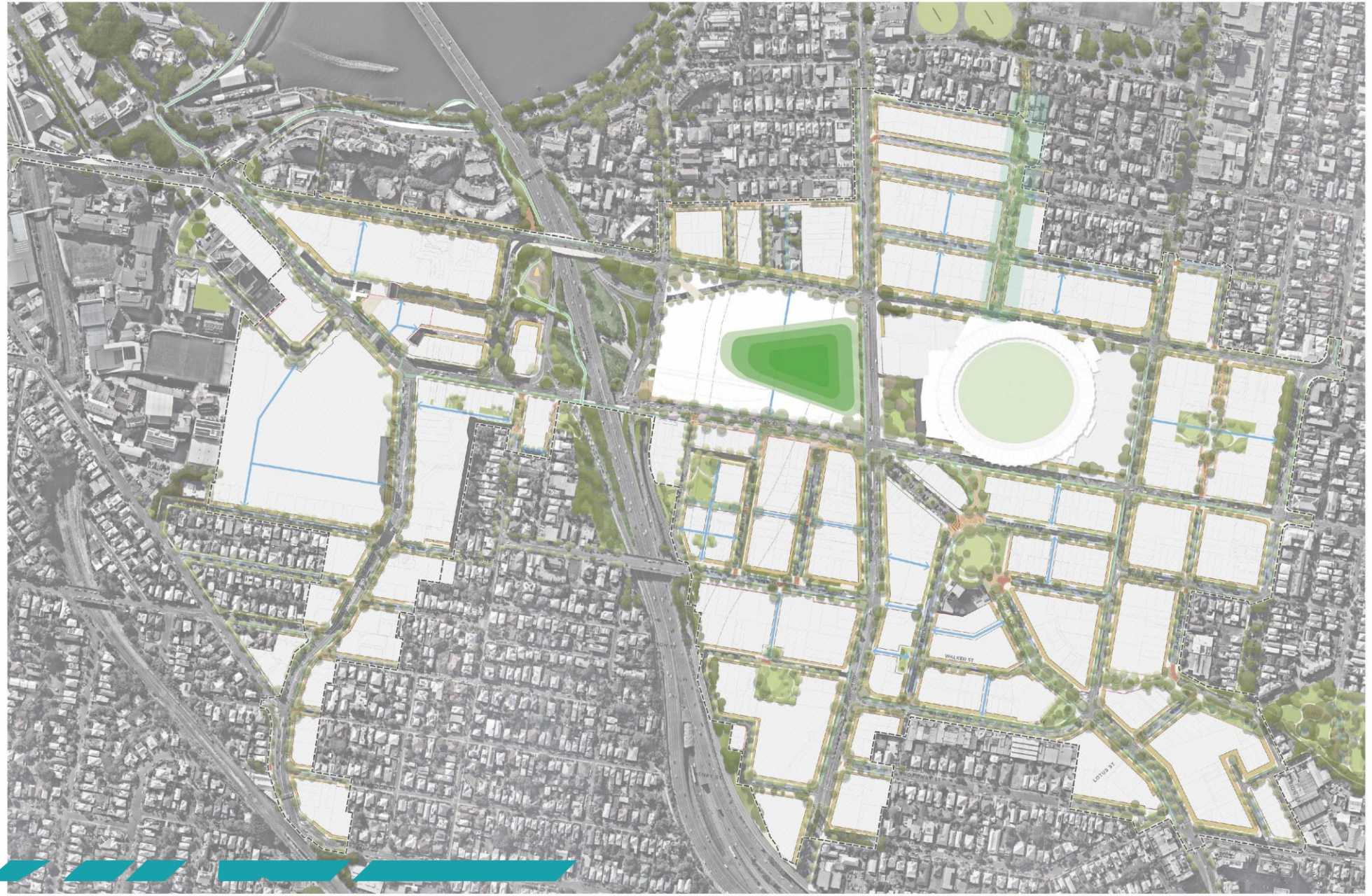
Public realm — elements

- Connect existing
- New open space
- POPAOS [linked to Catalyst Uplift Projects]
- Shaded intersections [linked to Subtropical Uplift Sites]
- Street trees
- Secondary trees to boost canopy cover
- Planting on buildings to support cooling + greening

Public realm — key moves

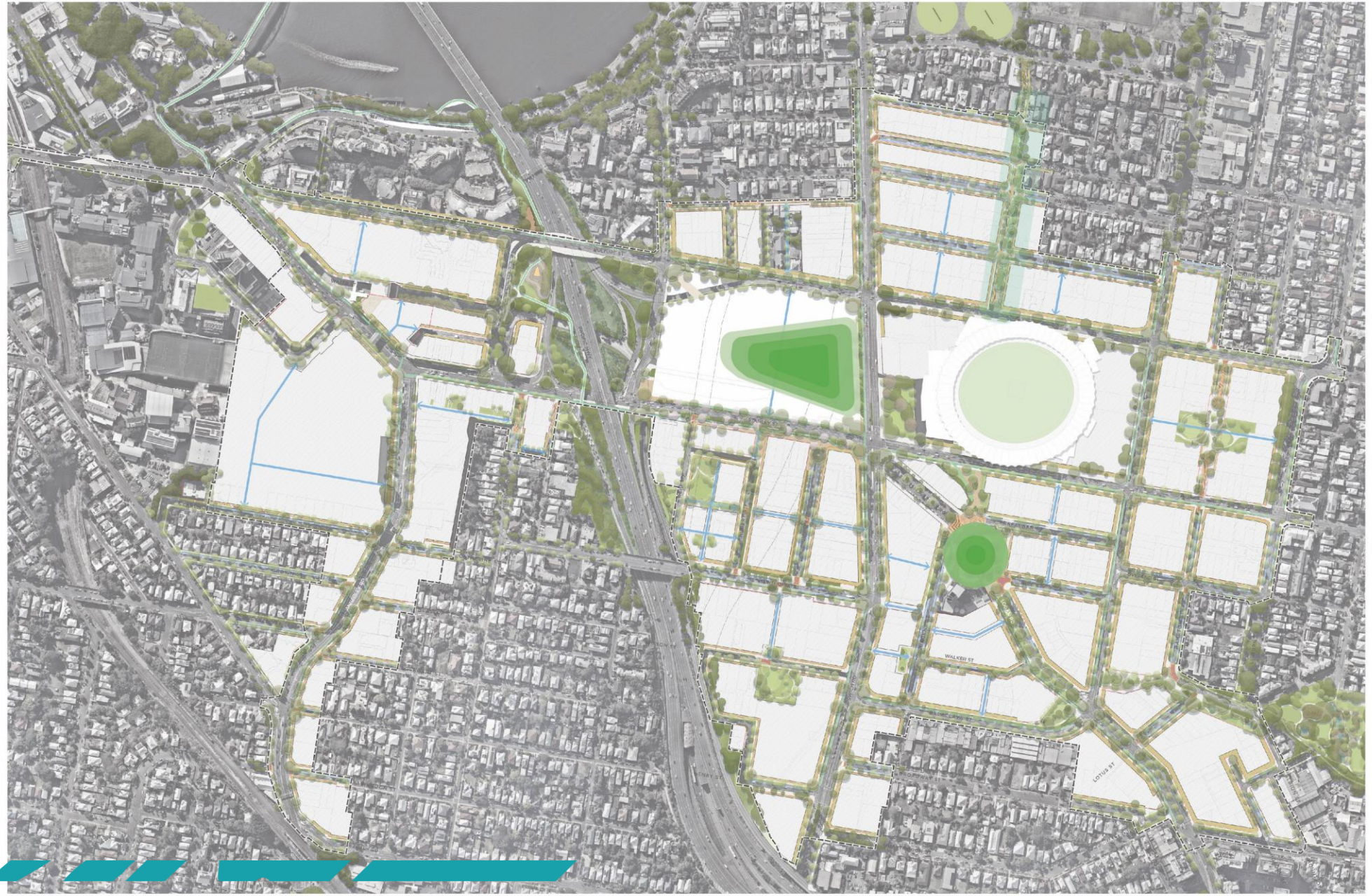
Public realm — key moves

- A new Central Park



Public realm — key moves

- A new Central Park
- Expanded Jurgens St Park



Public realm — key moves

- A new Central Park
- Expanded Jurgens St Park
- Creek to Cliffs Green Corridor

Public realm — key moves

- A new Central Park
- Expanded Jurgens St Park
- Creek to Cliffs Green Corridor
- Stanley St Walkable Spine

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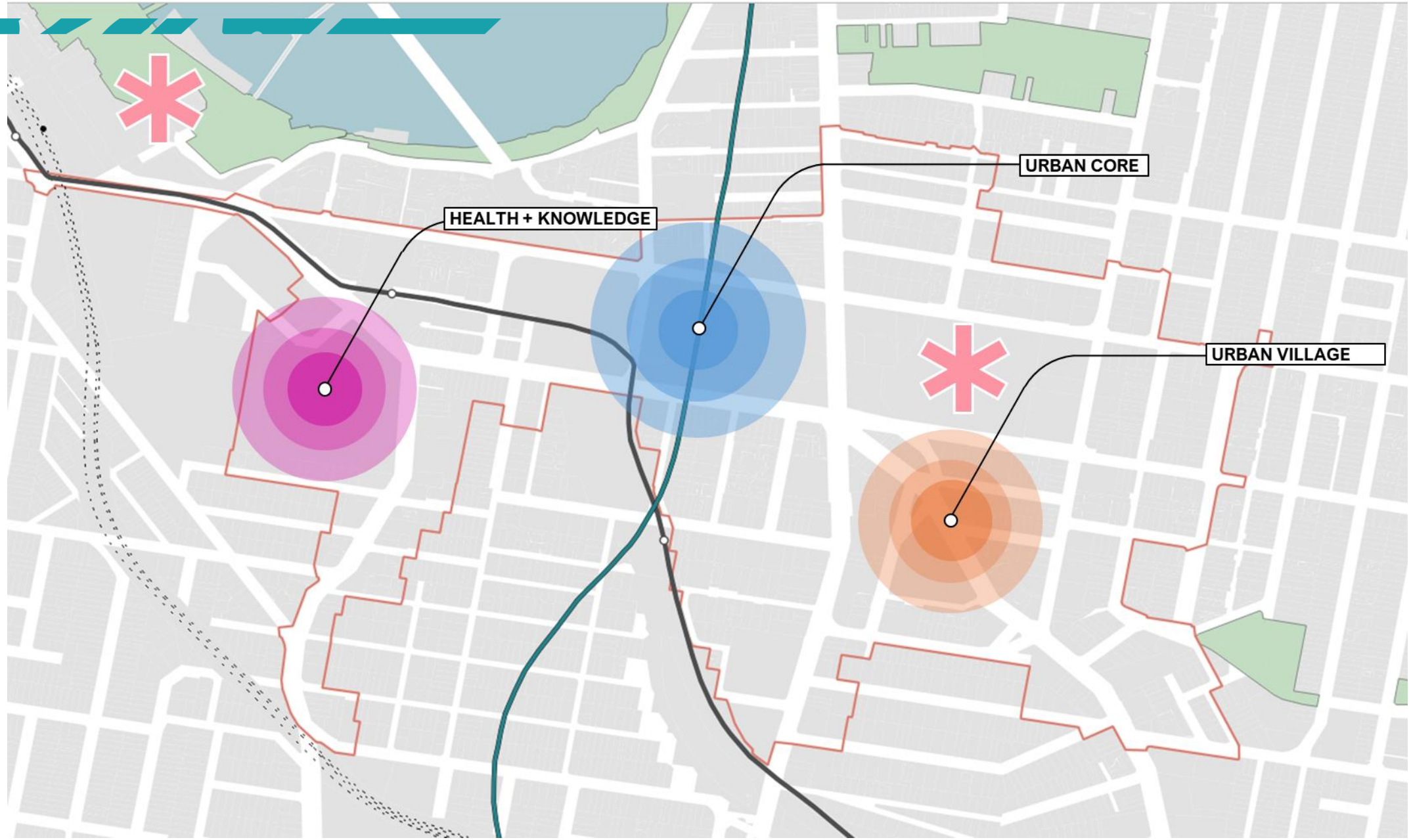
- A new Central Park
- Expanded Jurgens St Park
- Creek to Cliffs Green Corridor
- Stanley St Walkable Spine
- Stanley St pedestrianisation (between Main St and M1 ramp)

Public realm — key moves

- A new Central Park
- Expanded Jurgens St Park
- Creek to Cliffs Green Corridor
- Stanley St Walkable Spine
- Stanley St pedestrianisation (between Main St and M1 ramp)
- Duke St Subtropical Spine

Built form

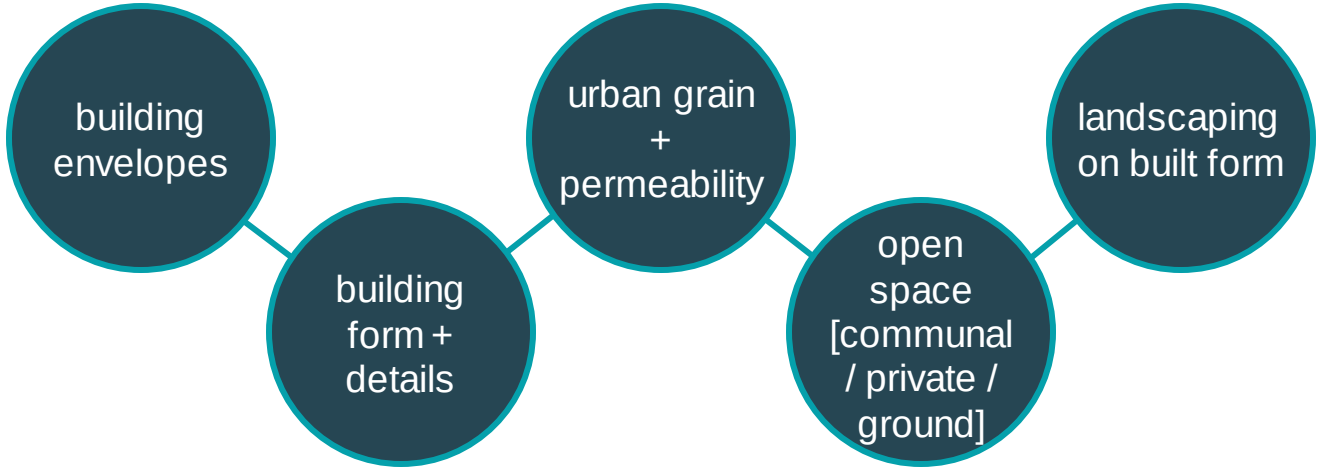
Density distribution - **3 key nodes** based on **anchoring elements**



Built form

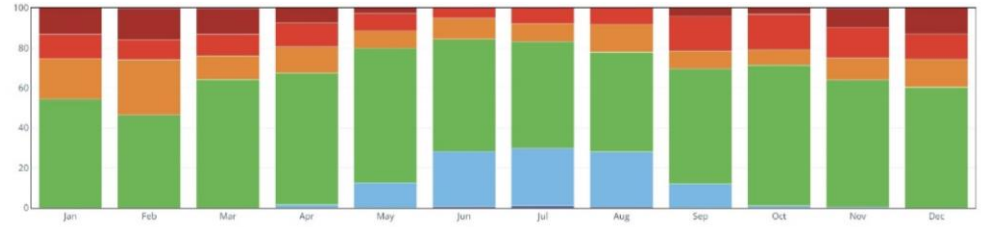
- placement leveraging open space
- transition to low rise
- public realm interfaces
- Design for liveability
  - communal space
  - greening within communal spaces
  - lighting + ventilation
  - sustainability

Built form parameters

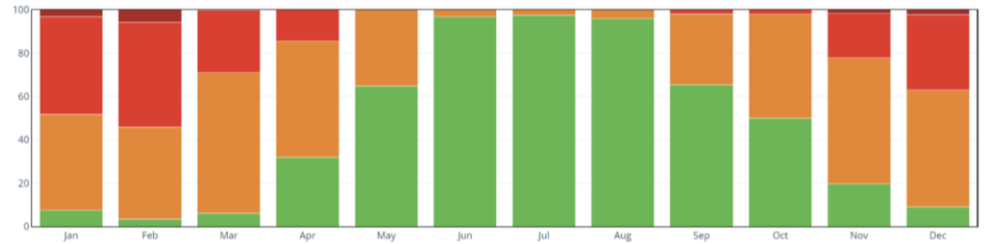


Climate risk + sustainability

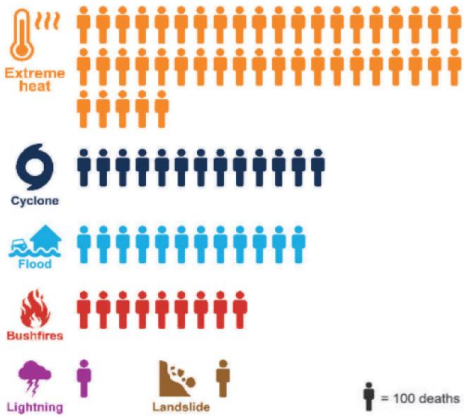
CURRENT HEAT CONDITIONS

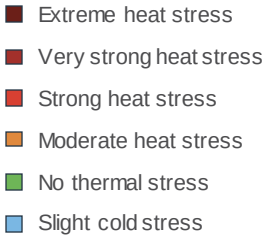


2090 [+ UHIE + BLOCKED WIND]



FATALITIES

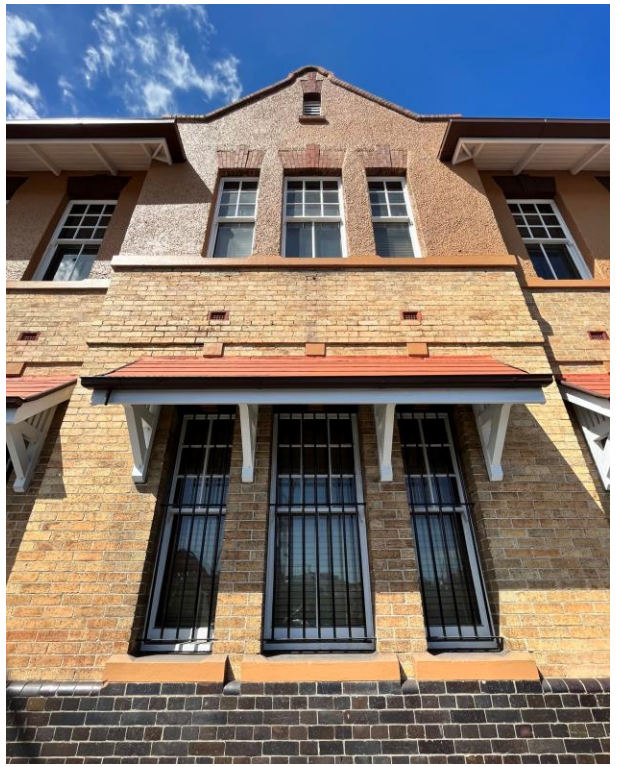




- Heat responses
  - trees + landscaping + WSUD + planting on lower levels
  - natural lighting + ventilation
  - shading
  - building separation
- Sustainability responses
  - building + public realm design – extensive urban greening
  - green star ratings / equivalent – min. 5-star green star rating (6-star in Sub-area 1b)
- Flood responses
  - adopt Brisbane City Plan
  - 1% AEP for overland flow
  - requirements to provide more detailed flood / climate risk assessments

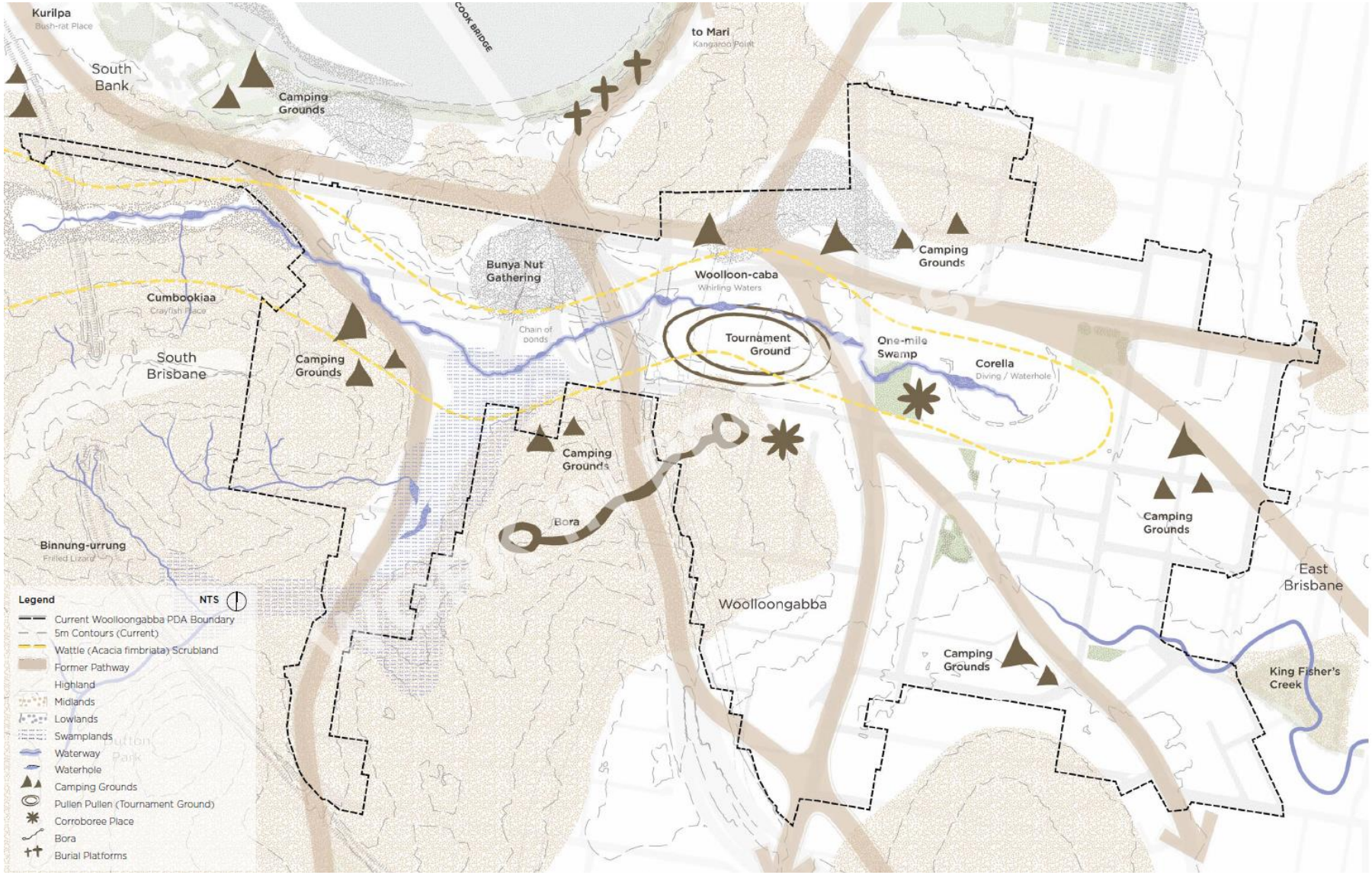
Heritage

- Conservation + adaptive re-use of a heritage place
- Urban design to address heritage / place characteristics in a sensitive + contemporary manner



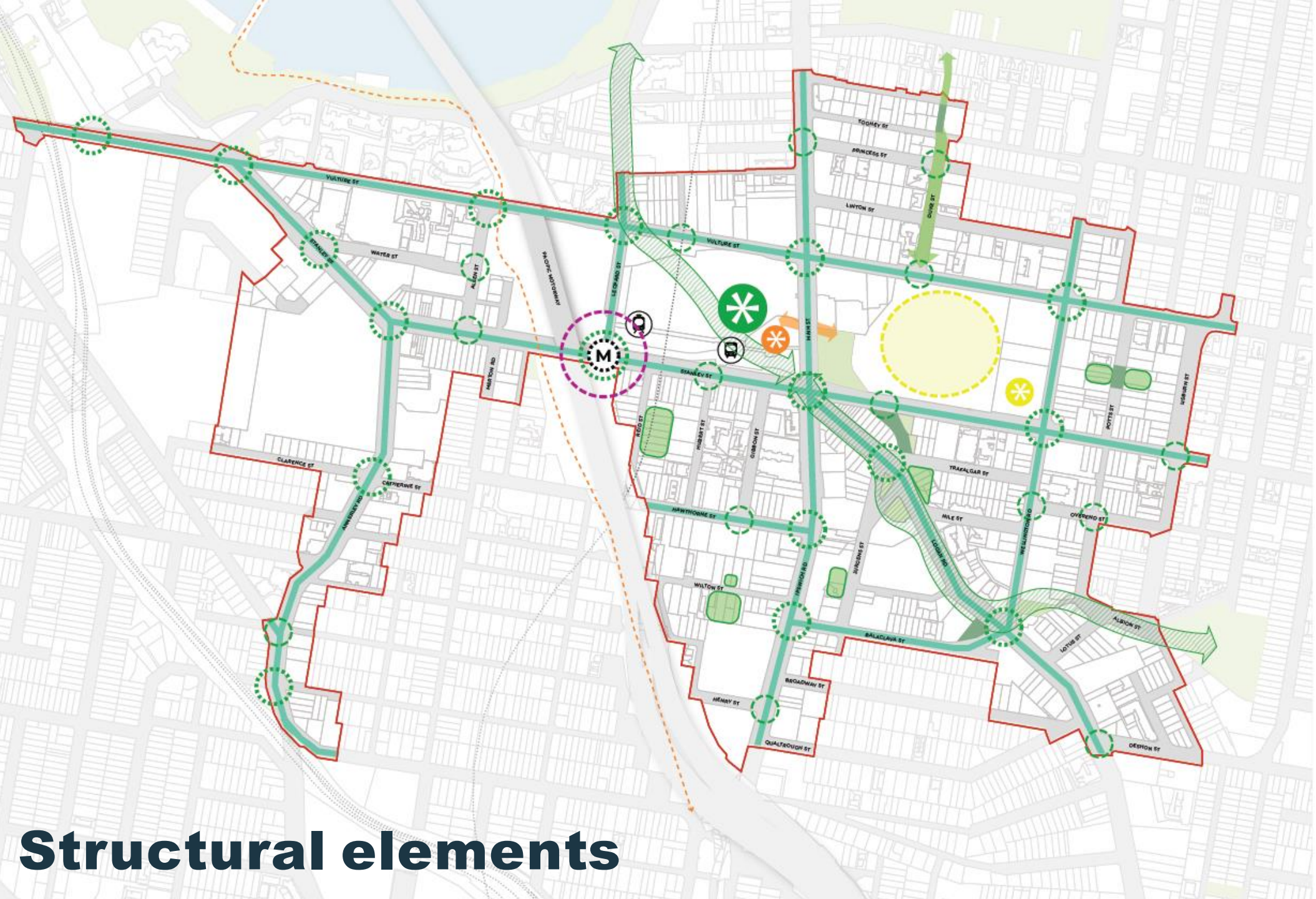
First Nations

- greater First Nations cultural visibility
- public realm + public art provisions
- Creek to Cliffs Green Corridor
- ongoing First Nations engagement



The Woolloongabba Plan

Structural elements + precincts overview

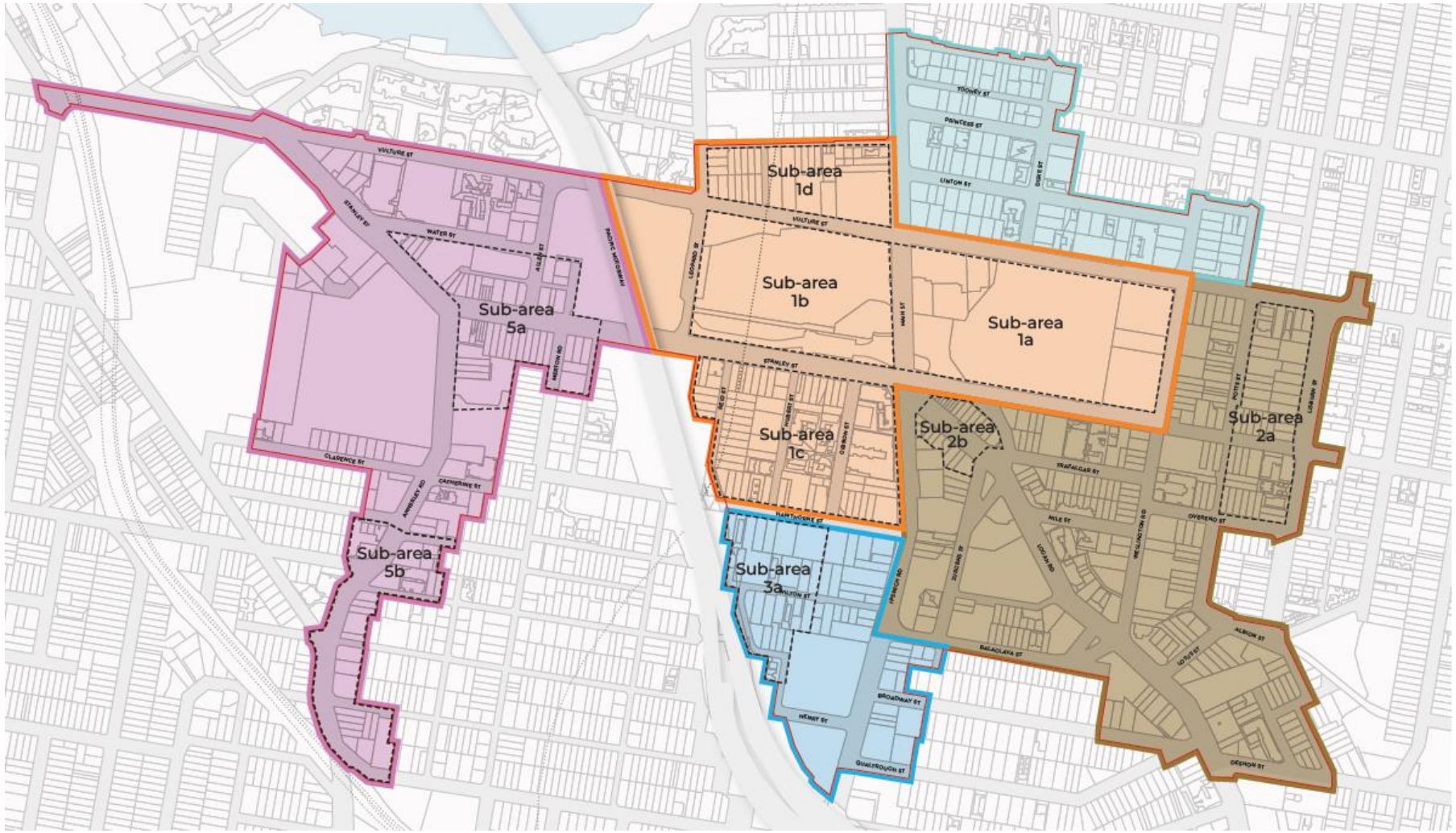


Structural elements

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)

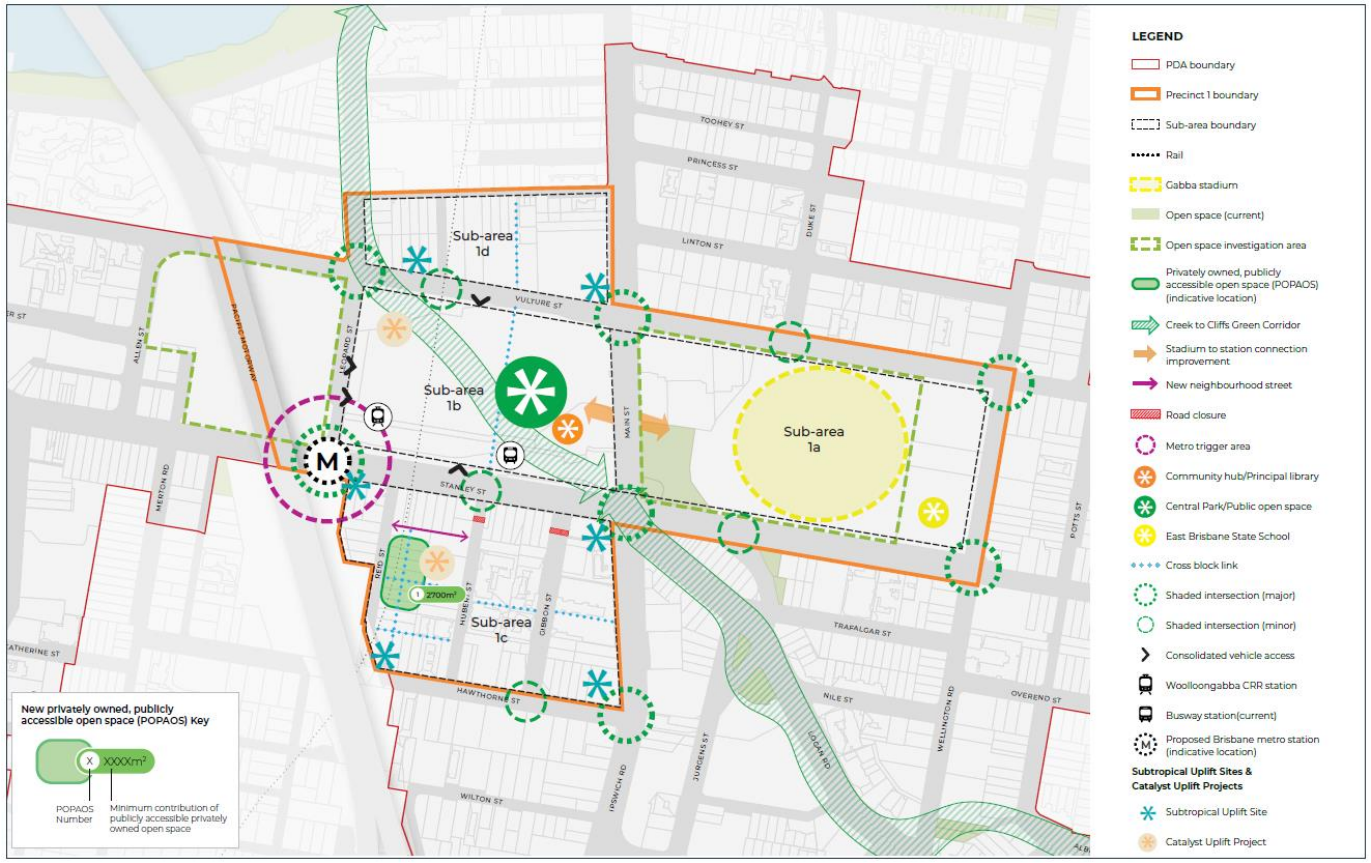
Precincts overview

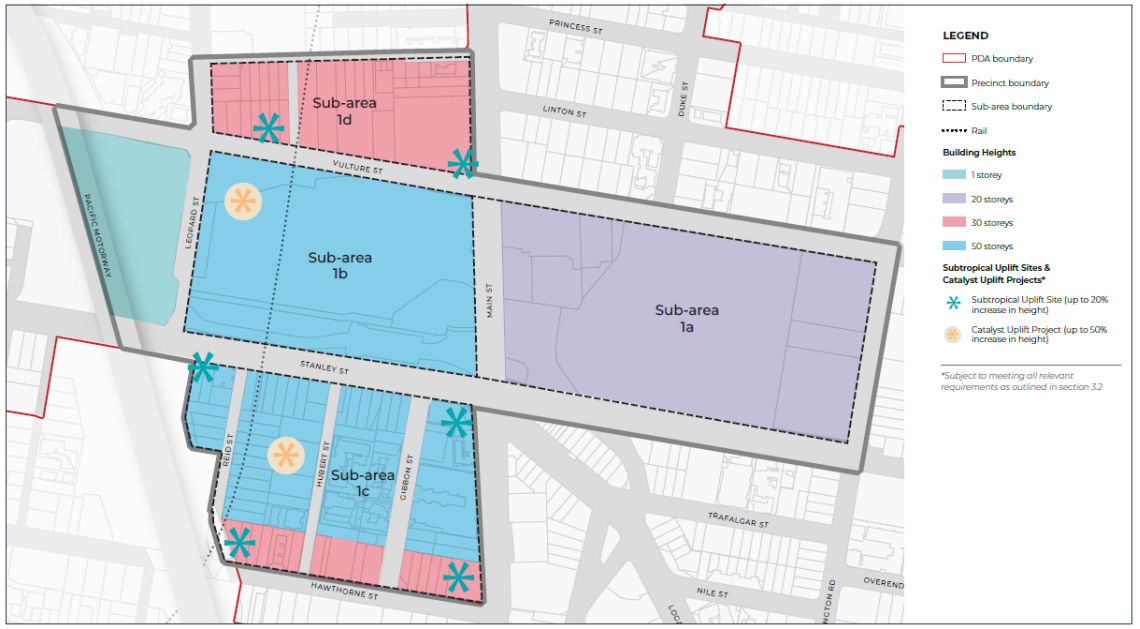


Precinct 1: Woolloongabba Core

Characteristics
- thriving precinct
- cultural activities
- major events + entertainment
- day + night activities
- high-frequency public transport
- world-class open space
- active transport

Example uses + activities
- sport + recreation
- residential uses (incl. social + affordable)
- business + administration functions
- retail
- education
- community + cultural facilities
- tourism activities





Precinct 1: Woolloongabba Core — structure planning

STRUCTURE PLANNING REQUIREMENT FOR PRECINCT 1 SUB-AREAS 1A + 1B

- structure planning requirements for Precinct 1 Sub-areas 1a + 1b (including CRR, Metro, Gabba stadium + EBSS sites)
- requires detailed precinct-level planning to be undertaken to ensure a logical, integrated + coordinated overall land use structure is determined prior to the approval of individual projects
- structure plan required to be publicly notified as part of the assessment process
- endorsed plans to be hosted on EDQ's website

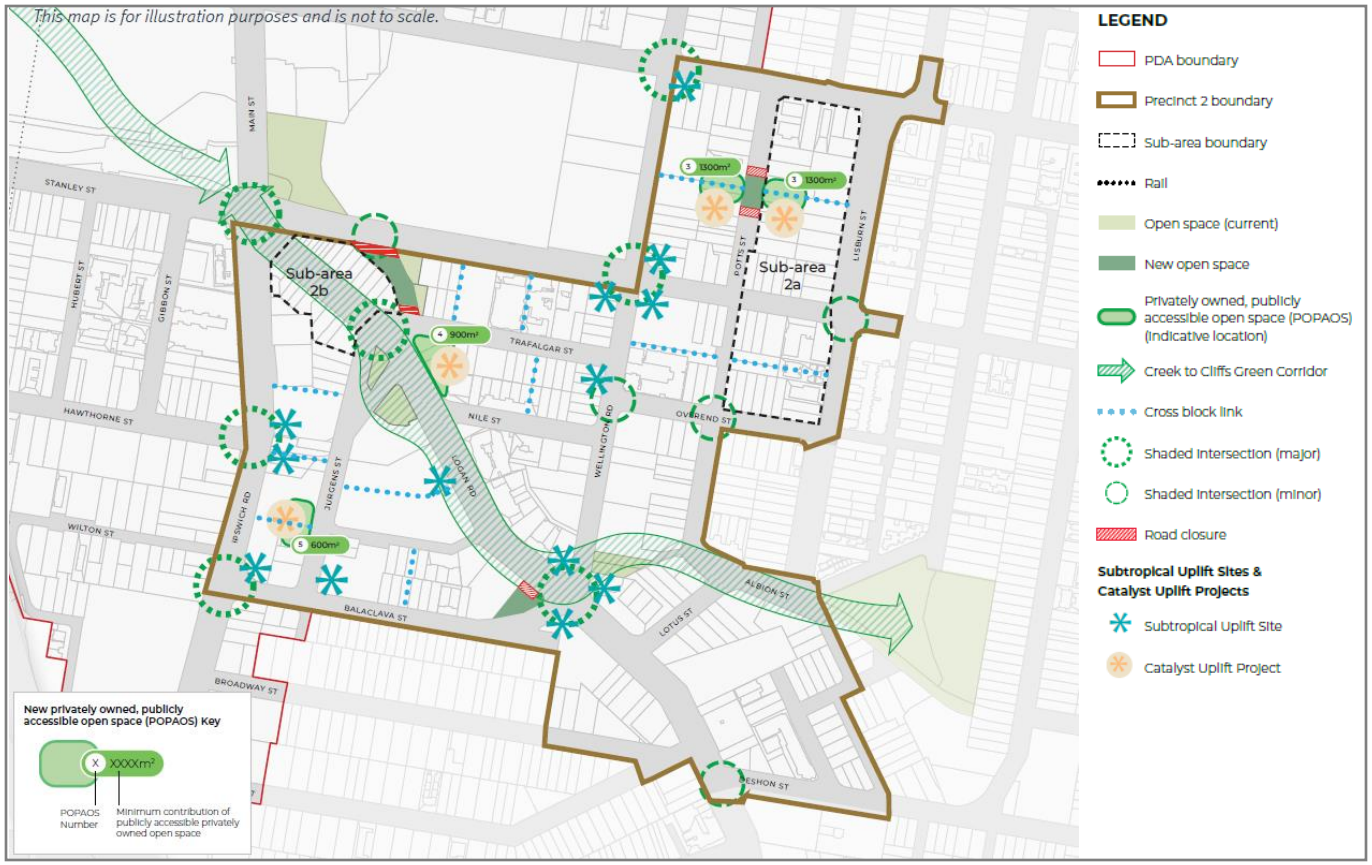
Precinct 2: Logan Road

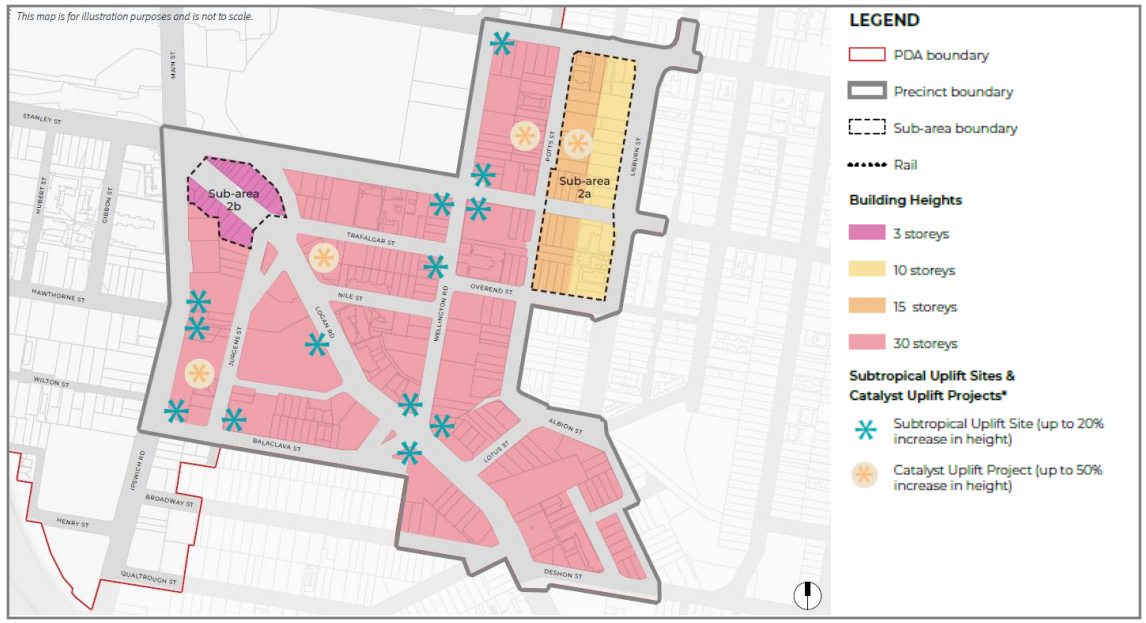
Characteristics

- green + vibrant mixed-use neighbourhood
- Creek to Cliffs Green Corridor
- high-quality public realm
- active transport

Example uses + activities

- residential (incl. social + affordable)
- park
- community events + facilities
- commercial
- retail
- food + drink

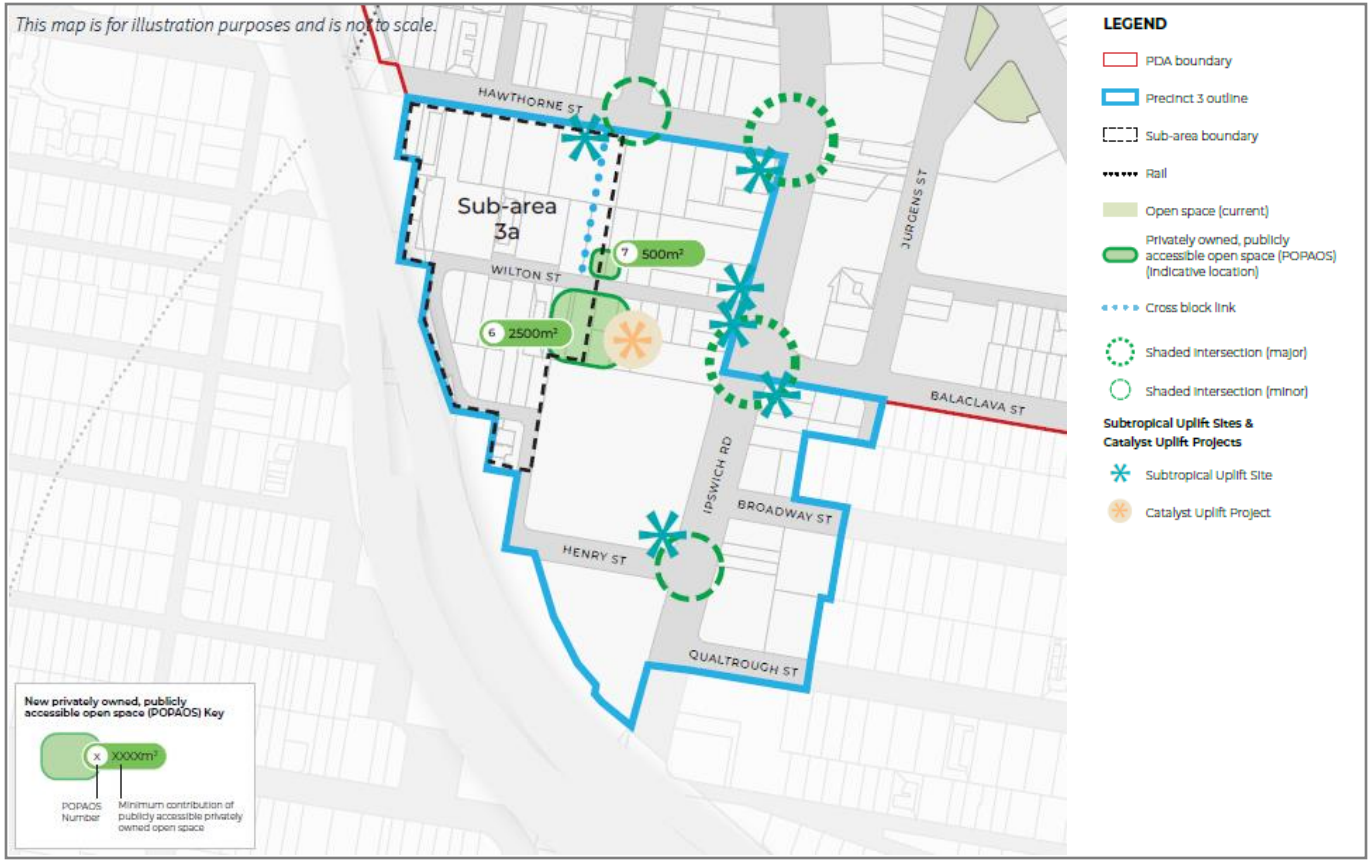


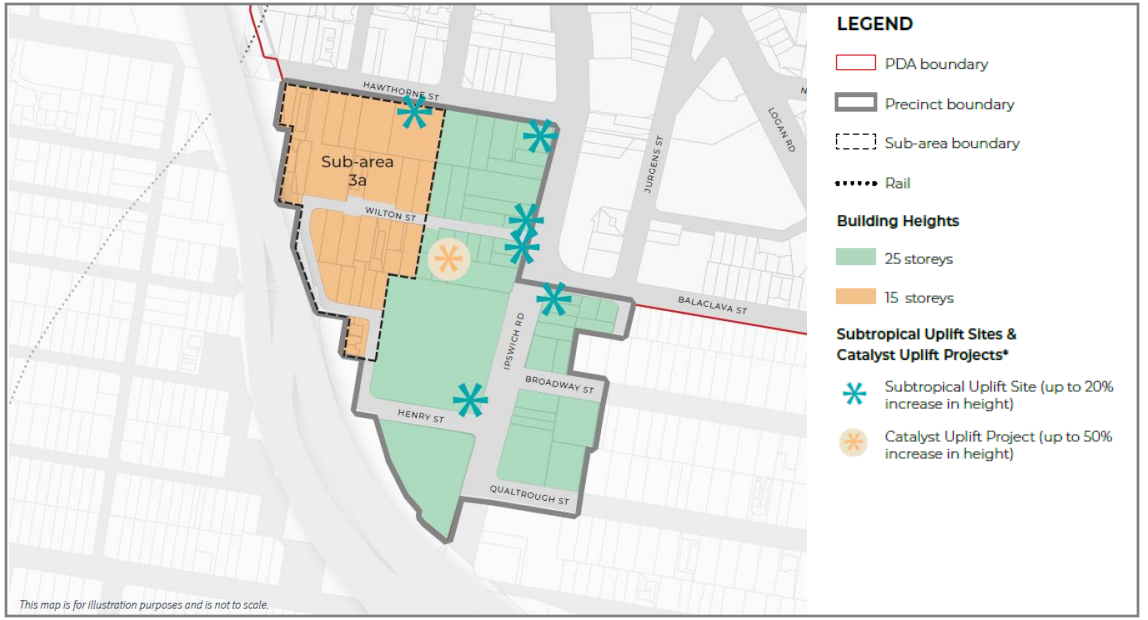


Precinct 3: Ipswich Road

Characteristics
- mixed-use character
- high-quality public realm
- active transport

Example uses + activities
- residential (incl. social + affordable)
- education
- research + technology
- commercial
- community facilities
- health care
- shops + showrooms





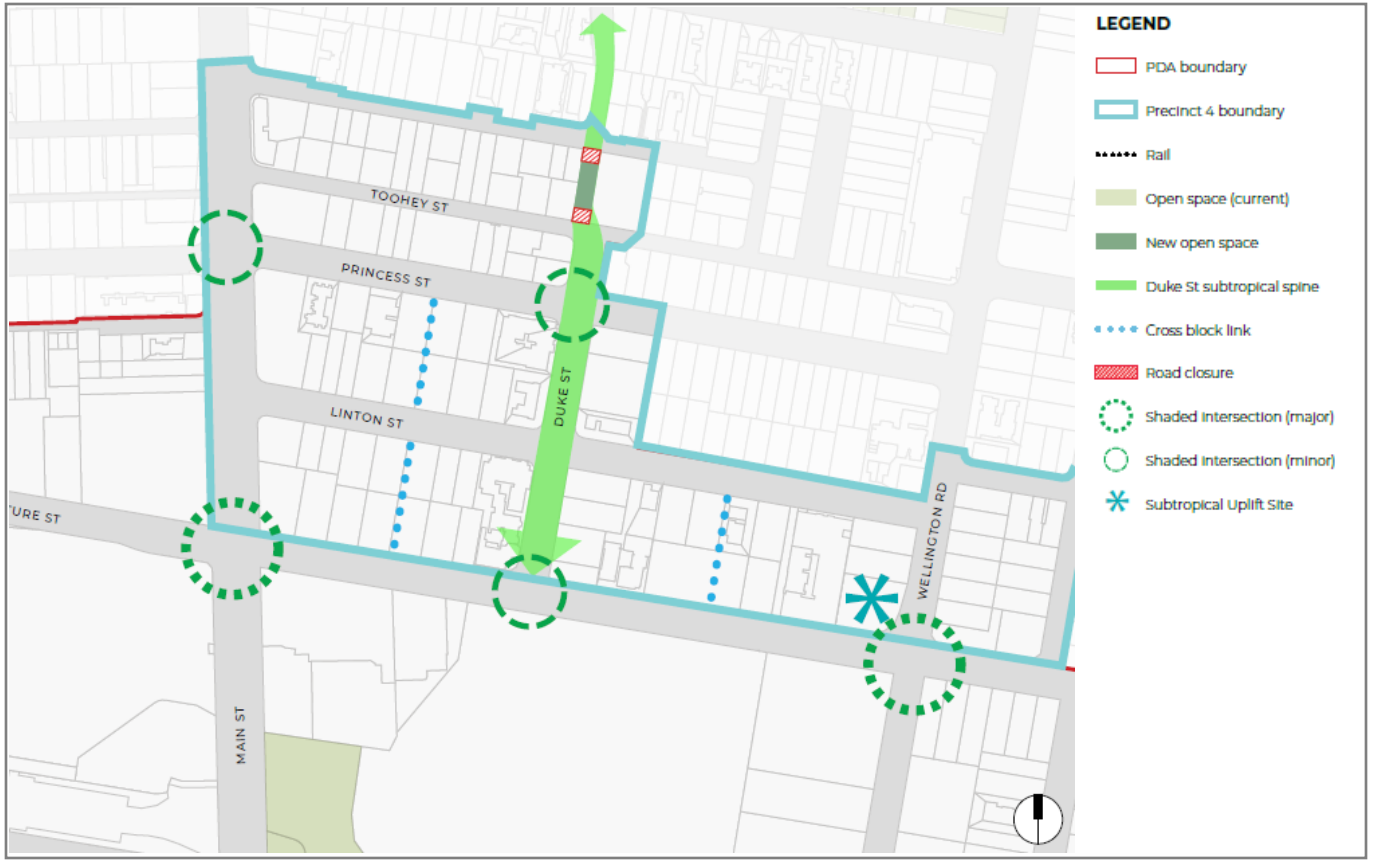
Precinct 4: Woolloongabba North

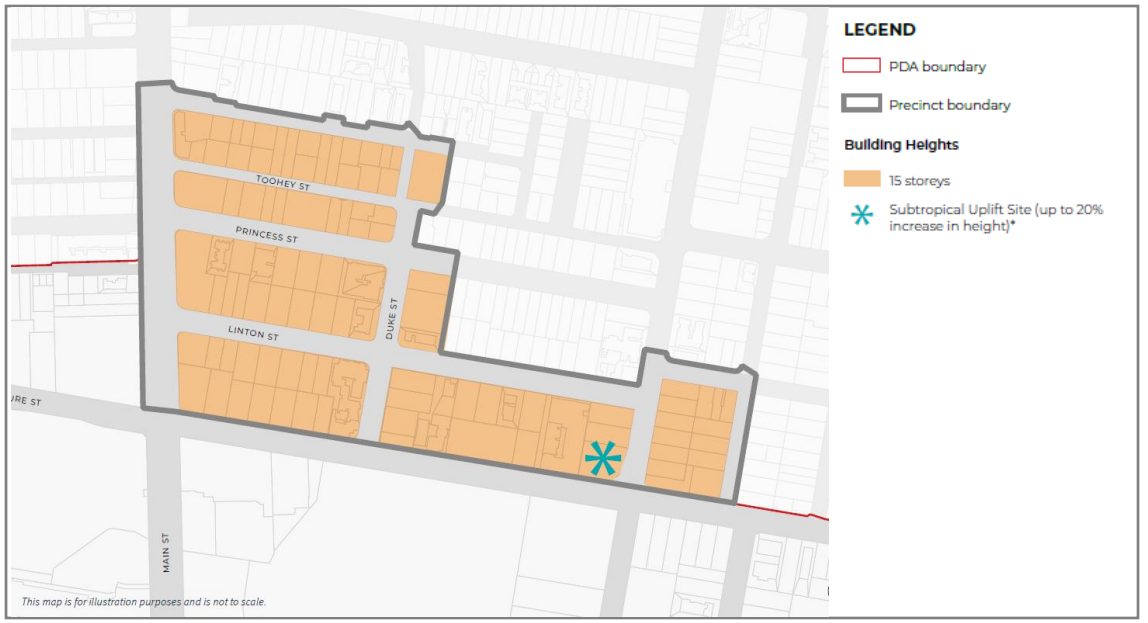
Characteristics

- higher density residential development closest to public transport, transitioning down to surrounding character areas
- enhanced public realm + open space connections
- active transport

Example uses + activities

- residential (incl. social + affordable)
- childcare
- shops
- food + drink





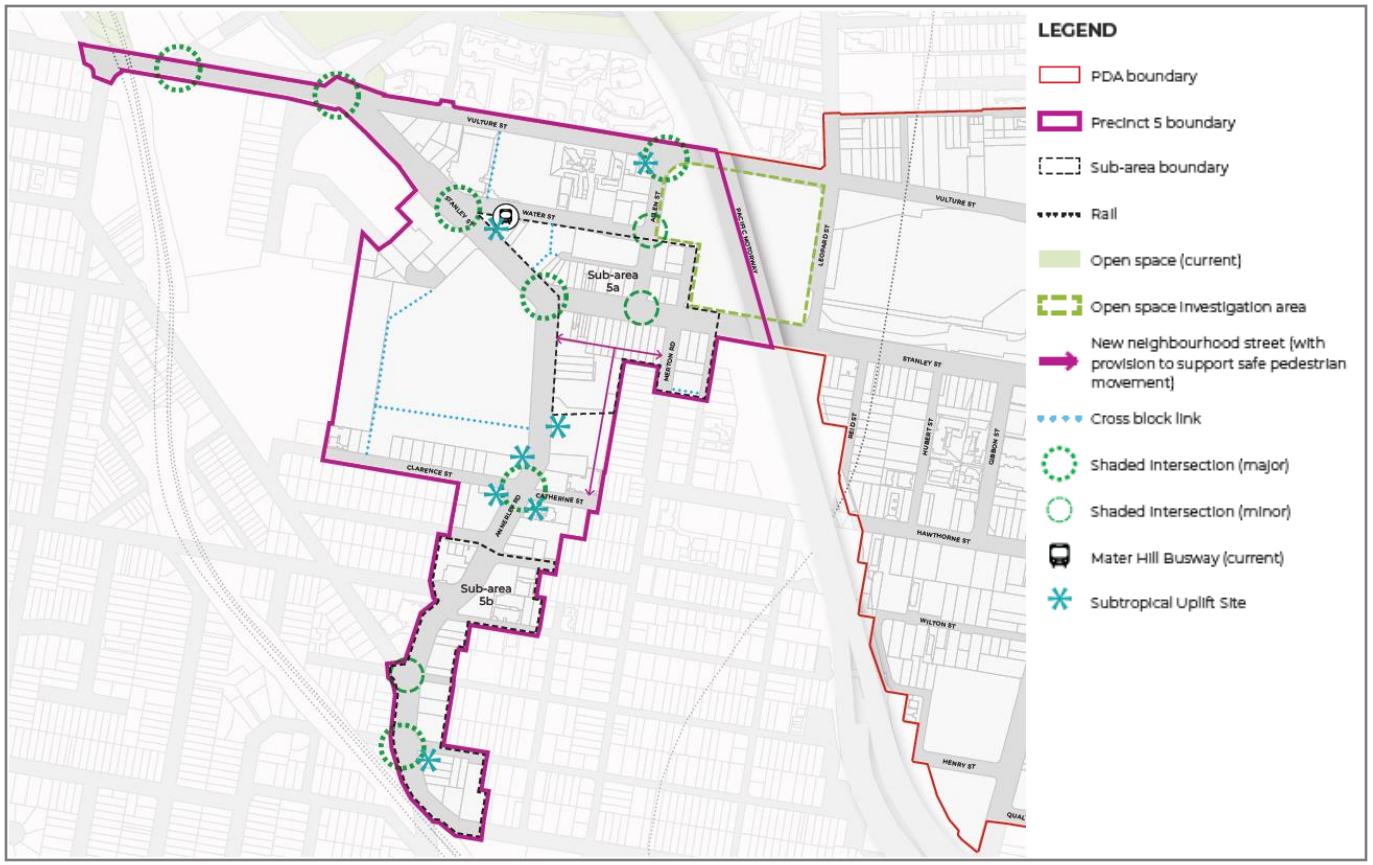
Precinct 5: Mater Hill

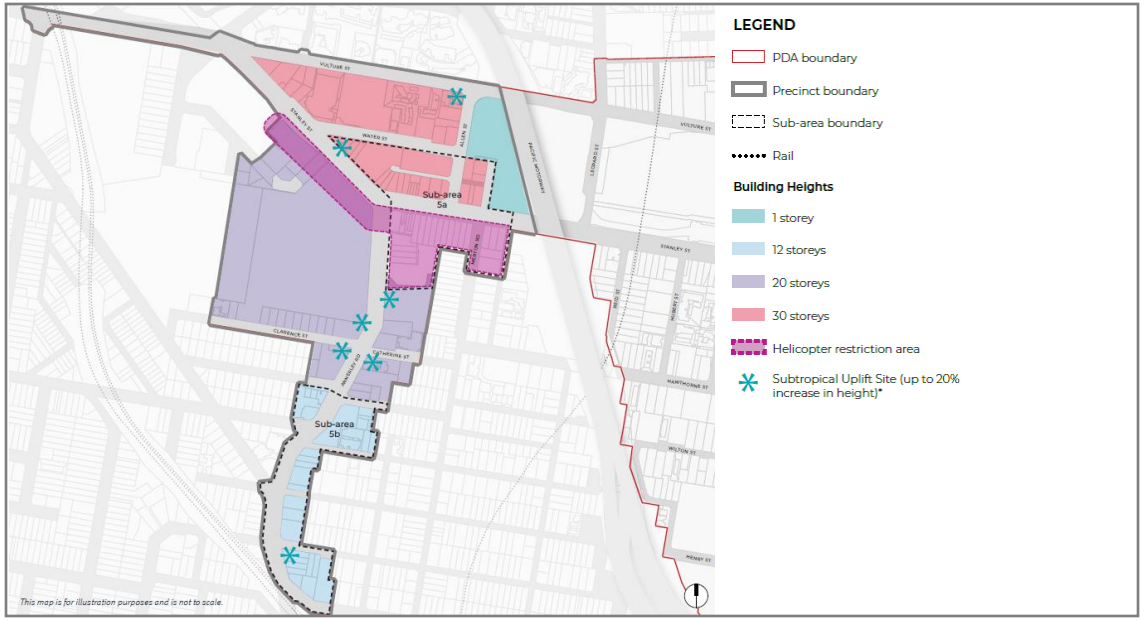
Characteristics

- major health infrastructure
- specialised health + knowledge facilities
- connections to nearby destinations
- cultural significance

Example uses + activities

- hospital
- emergency + health care services
- education
- residential (esp. for key workers)
- short-term accommodation
- food + drink
- retail





Infrastructure planning for the Woolloongabba PDA

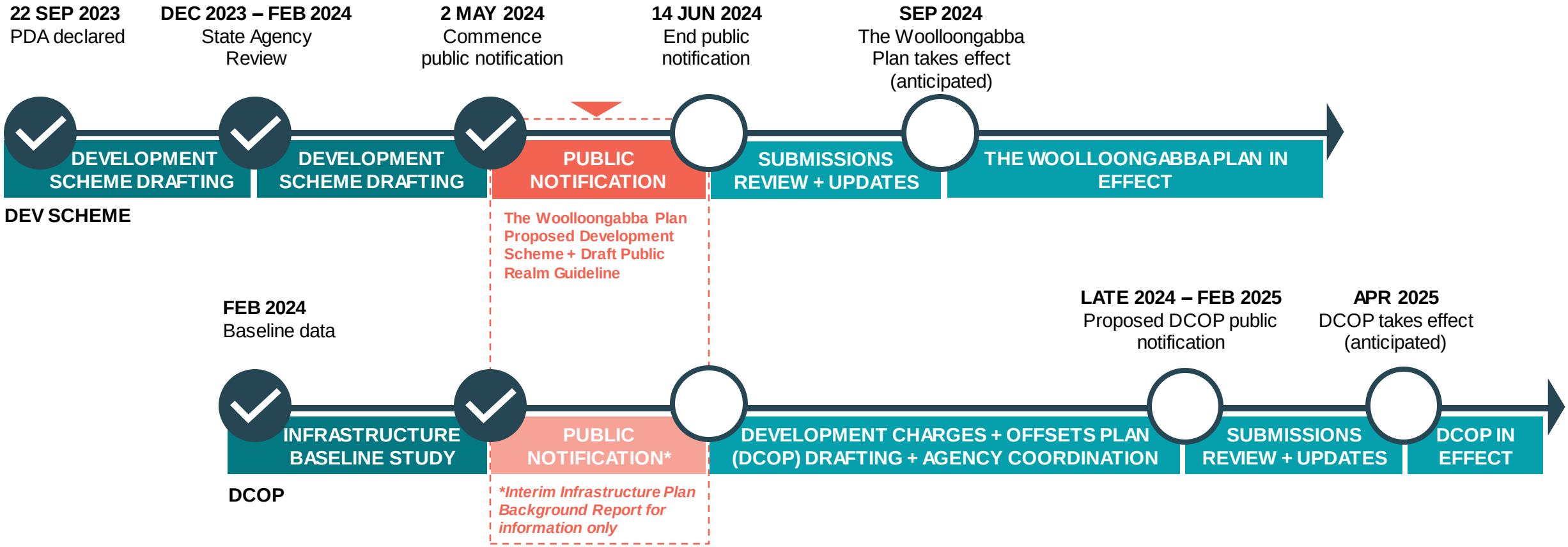
- Infrastructure Planning in EDQ PDAs – **partnership focus**
- **Interim Infrastructure Planning and Background Report** available for information
- **Infrastructure Plan:** infrastructure charges will be based on the Infrastructure Funding Framework (IFF), unless a Development Charges and Offsets Plan (DCOP) is approved or an infrastructure agreement is entered into
- **Future DCOP**:
  - defines the delivery of trunk infrastructure networks required to service growth
  - identifies the Schedule of Works (incl design and cost) over 5-year cohorts to ultimate development
  - sets infrastructure charges to cover investment required
  - identifies offsets available for developer delivery of trunk infrastructure
  - underpins advocacy for catalyst funding and project partnerships.

The “Interim Infrastructure Plan Background Report” (Interim IPBR)

- defines **existing baseline infrastructure** + **early insights** for the ultimate infrastructure requirements to the ultimate planning horizon of 2066.
- **informs** the **identification of key projects** for the Development Scheme Implementation Planning and Infrastructure Plan.
- **sets the framework** for detailed assessment, infrastructure network staging, financial sustainability modelling and development of the infrastructure charges framework.

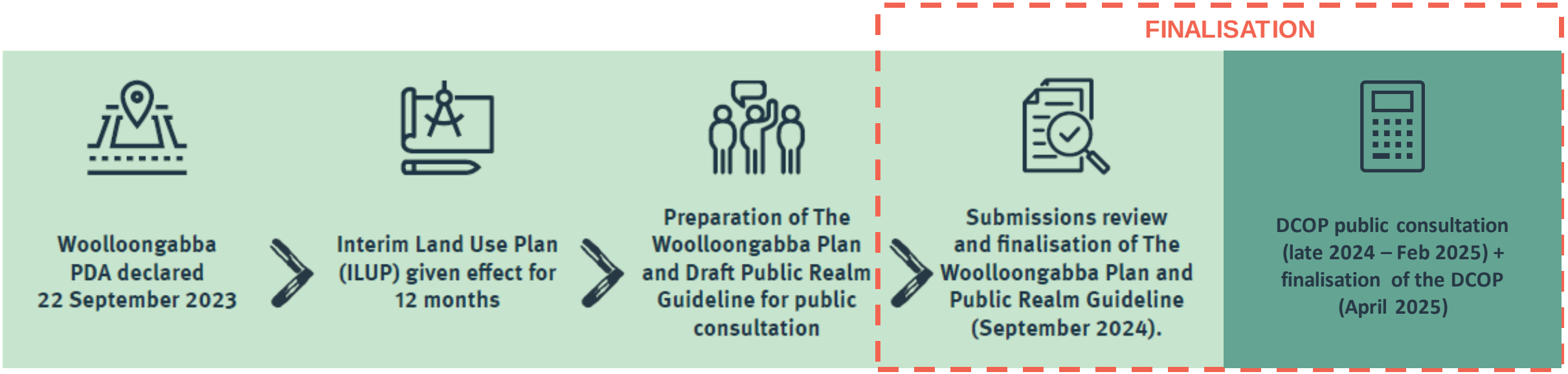
Next steps

PDA program: The Woolloongabba Plan + DCOP



What happens after the submission period?

- The Woolloongabba Plan submission period ends 14 Jun 2024
- MEDQ to consider all submissions, prepare a submissions report + may make amendments to finalise The Woolloongabba Plan

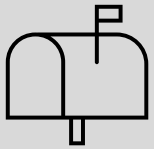


How to make a submission?

A submission should:

- be in writing
- be received during the submission period
- include the submitter's name + contact details
- include a description of any issues
- be submitted to the MEDQ

edq@dsdilgp.qld.gov.au



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Questions?

Economic Development Queensland

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