

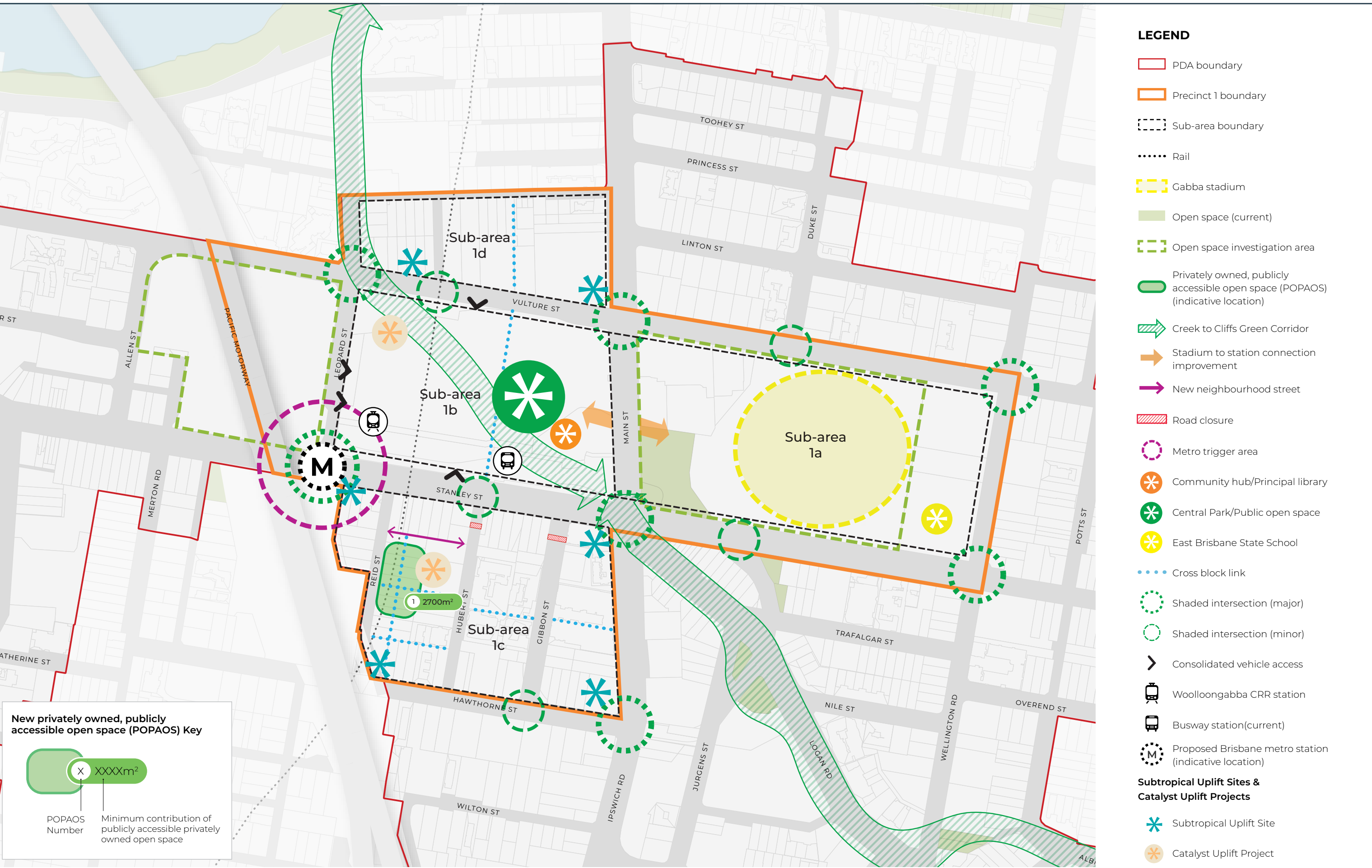
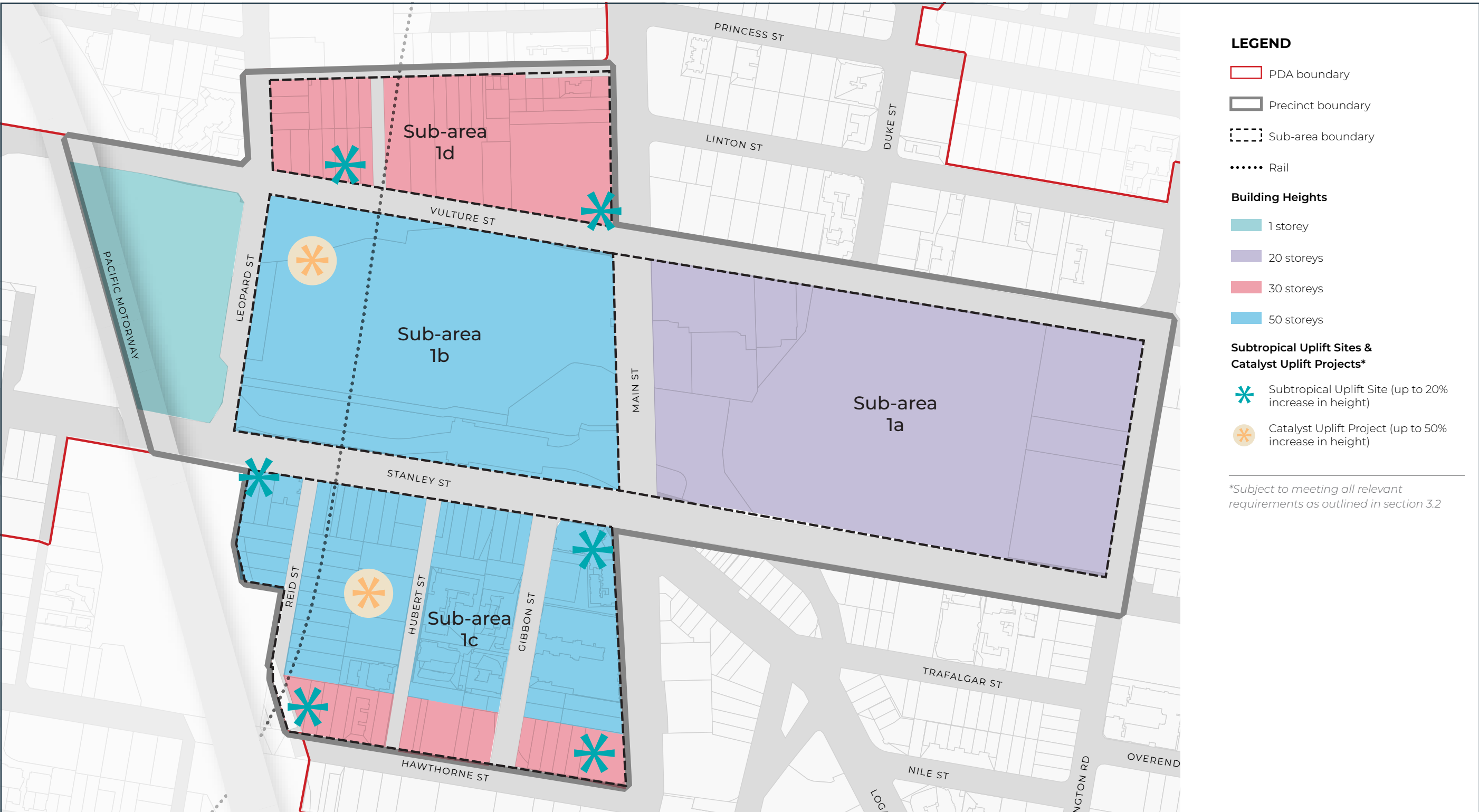
Precinct 1: Woolloongabba Core

Precinct 1 will undergo major development to establish a thriving precinct core, supporting cultural activities, major events and rich day and night activity. The precinct will be anchored by high-frequency public transport, world-class open space and active transport, and the Gabba Stadium.

The precinct accommodates the greatest concentration of mixed-use activity within the Woolloongabba PDA. This includes principal business and administration functions, complemented by retailing, entertainment, education, community and cultural facilities, tourism and residential uses, including affordable housing.

PREFERRED USES – PRECINCT 1 (EXCLUDING SUB-AREA 1A)		
➤ Bar	➤ Food and drink outlet	➤ Place of worship
➤ Community use	➤ Hotel	➤ Shop
➤ Education establishment	➤ Multiple dwelling	➤ Short-term accommodation
➤ Office	➤ Park	

PREFERRED USES – SUB-AREA 1A		
➤ Community use	➤ Function facility	entertainment facility
➤ Educational establishment	➤ Indoor sport and recreation	➤ Office
➤ Food and drink outlet	➤ Major sport, recreation and	➤ Park



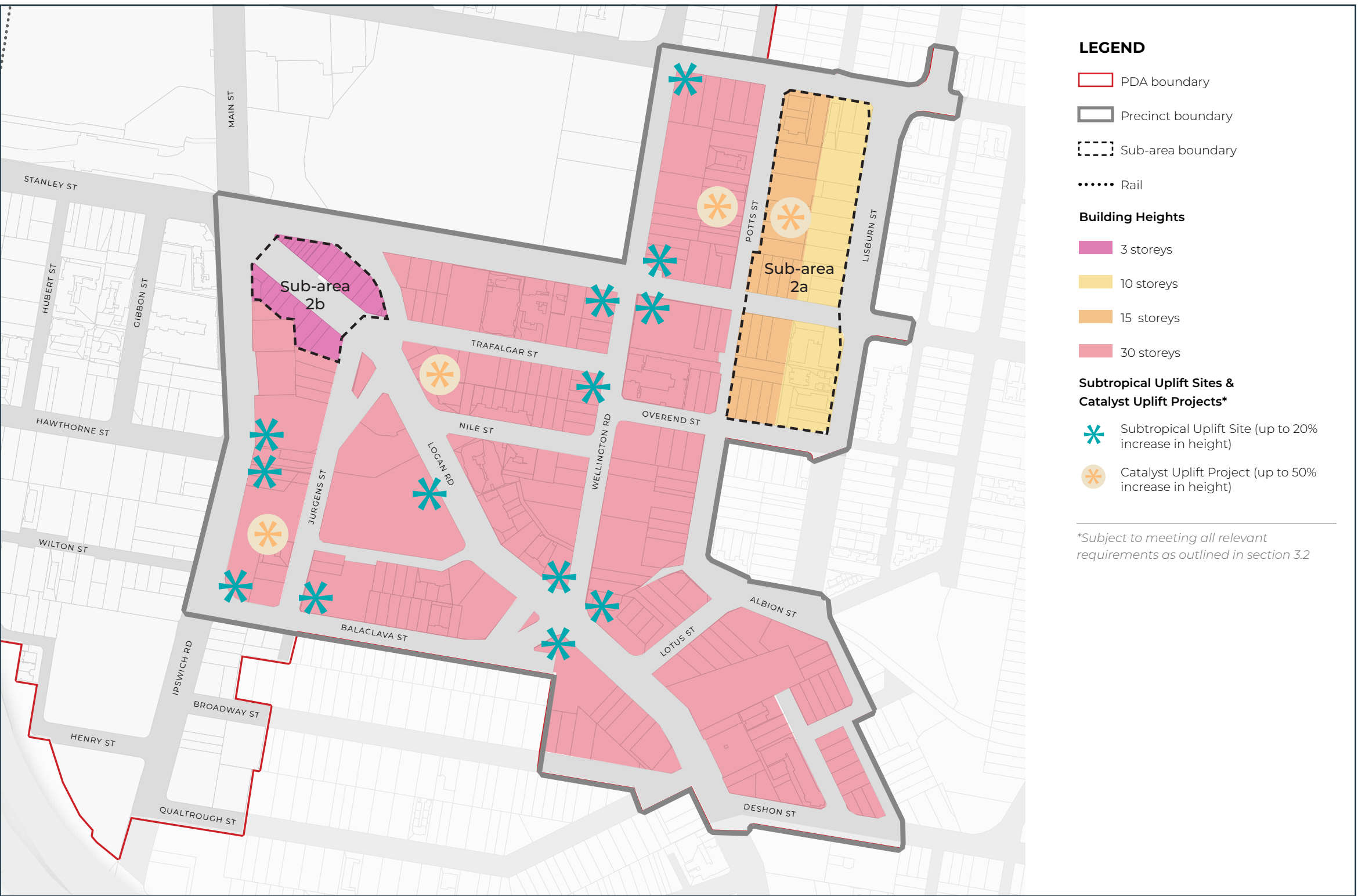
Precinct 2: Logan Road

Precinct 2 will experience significant urban renewal, developing into a green and vibrant mixed-use neighbourhood.

Centred on a transformed Jurgens Street park, forming part of the Creek to Cliffs Green Corridor, the precinct provides clear, comfortable and equitable access to existing and future public transport infrastructure and nearby major facilities and employment nodes.

Whilst enabling mixed-use opportunities, Precinct 2 has a predominately residential focus, capitalising on the precinct’s improved urban amenity, proximity to public transport options and high-quality public realm.

PREFERRED USES – PRECINCT 2 (EXCLUDING SUB-AREA 2A AND 2B)		
➤ Food and drink outlet	➤ Rooming accommodation	fronting Vulture Street/ Stanley Street/Ipswich Road/Wellington Road and where integrated into a multistorey development)
➤ Multiple dwelling	➤ Service industry	
➤ Indoor sport and recreation	➤ Shop	
➤ Health care service	➤ Showroom (up to 1,500m ² in gross floor area, where	
➤ Park		
PREFERRED USES – SUB-AREA 2A		
➤ Food and drink outlet	any individual tenancy)	➤ Residential care facility
➤ Shop (where fronting Stanley Street and where no greater than 1,500m ² for	➤ Multiple dwelling	➤ Rooming accommodation
	➤ Retirement facility	
PREFERRED USES – SUB-AREA 2B		
➤ Bar	➤ Food and drink outlet	➤ Shop (where no greater than 250m ² for any individual tenancy)
➤ Club	➤ Hotel	
➤ Community care centre	➤ Office (where not at ground level)	
➤ Community use		



Precinct 3: Ipswich Road

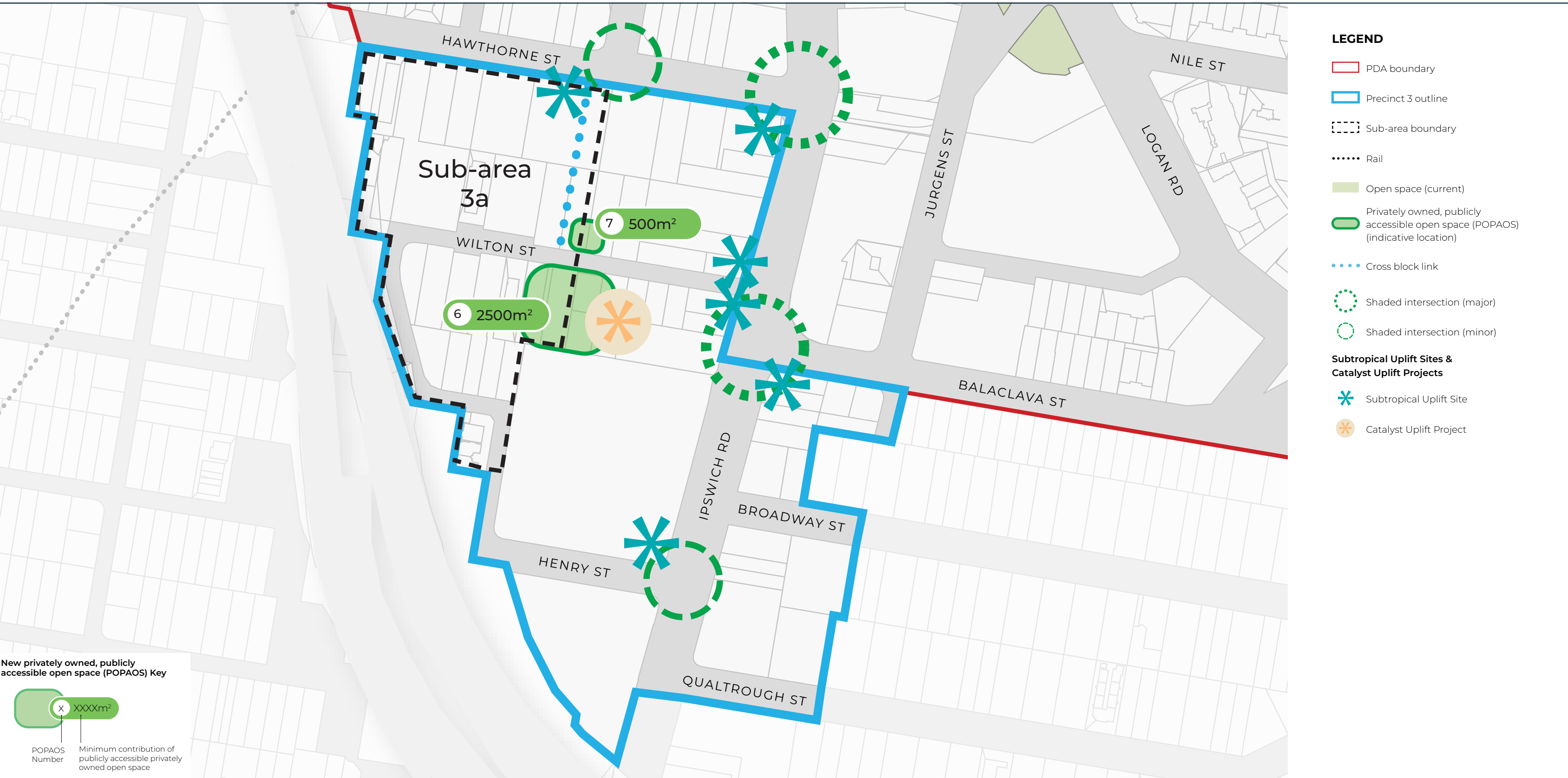
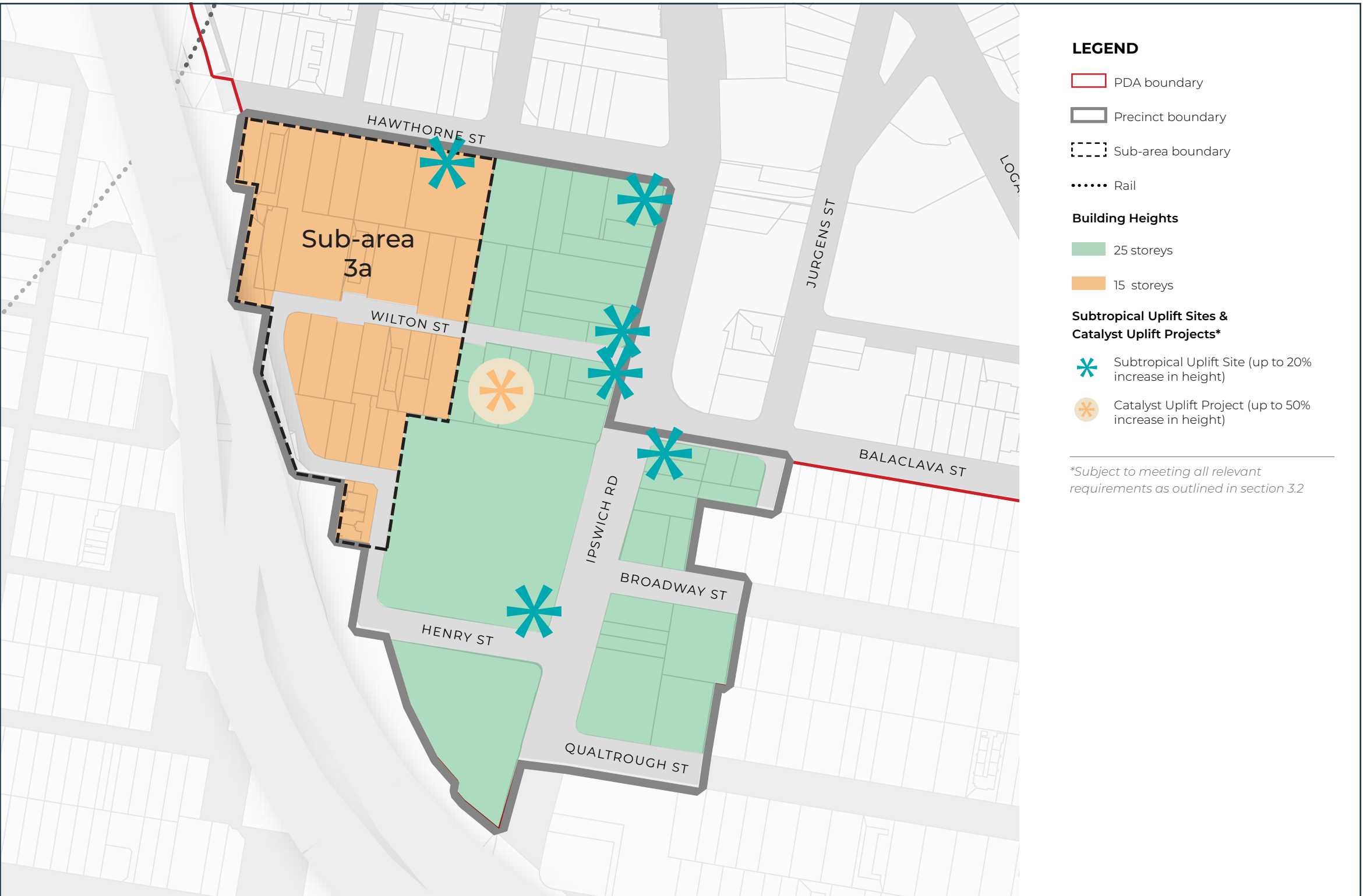
Precinct 3 supports a diverse mix of uses, with more intensive non-residential development orientated to the Ipswich Road subtropical boulevard. Amenity will be enhanced through subtropical streetscape treatments and new open space, supporting a growing residential population primarily focused within Sub-area 3a.

The precinct frames the Woolloongabba core precinct and delivers improved active transport connections to major public transport infrastructure. Hawthorne Street will maintain a prevailing residential focus, providing transition between the mixed-use character of the Woolloongabba core precinct and Ipswich Road.

Sub-area 3a supports a downward transition in building height from the more intensive scale of development along Ipswich Road and within Precinct 1, to a residential character supporting diverse housing with sensitive interfaces to adjoining residential character areas.

PREFERRED USES – PRECINCT 3 (EXCLUDING SUB-AREA 3A)		
➤ Childcare centre	➤ Research and technology industry	➤ Showroom (up to 1,500m² in gross floor area, where fronting Ipswich Road and where integrated into a multistorey development)
➤ Educational establishment	➤ Retirement facility	
➤ Food and drink outlet	➤ Rooming accommodation	
➤ Health care services	➤ Shop (where no greater than 1,500m² for any individual tenancy)	
➤ Multiple Dwelling		
➤ Office		
➤ Place of Worship		

PREFERRED USES – SUB-AREA 3A		
➤ Community care centre	➤ Community use	➤ Multiple dwelling
	➤ Health care services	➤ Park
➤ Community residence		



Precinct 4: WOOLLOONGABBA NORTH

Precinct 4 enables improved connections between the Woolloongabba Core precinct, Kangaroo Point, Raymond Park and the Brisbane river. Higher density development is focused in proximity to the existing and future public transport infrastructure within the Woolloongabba Core precinct.

New development provides a transition in building heights to the adjoining traditional character areas to minimise amenity impacts.

Precinct 4 has a residential land use focus, with commercial, retail and mixed-use development orientated towards Vulture Street and Main Street. Development enables improved north-south connections along Main Street, promoting active transport to the Kangaroo Point Cliffs and Kangaroo Point Green Bridge. Duke Street is revitalised as a subtropical green spine, linking the Woolloongabba Core precinct and Raymond Park, with new cross-block links and open space supporting a walkable neighbourhood.

PREFERRED USES – PRECINCT 4 – WOOLLOONGABBA NORTH

➤

Childcare centre

➤

Club

➤

Food and drink outlet

➤

Function facility

➤

Hotel

➤

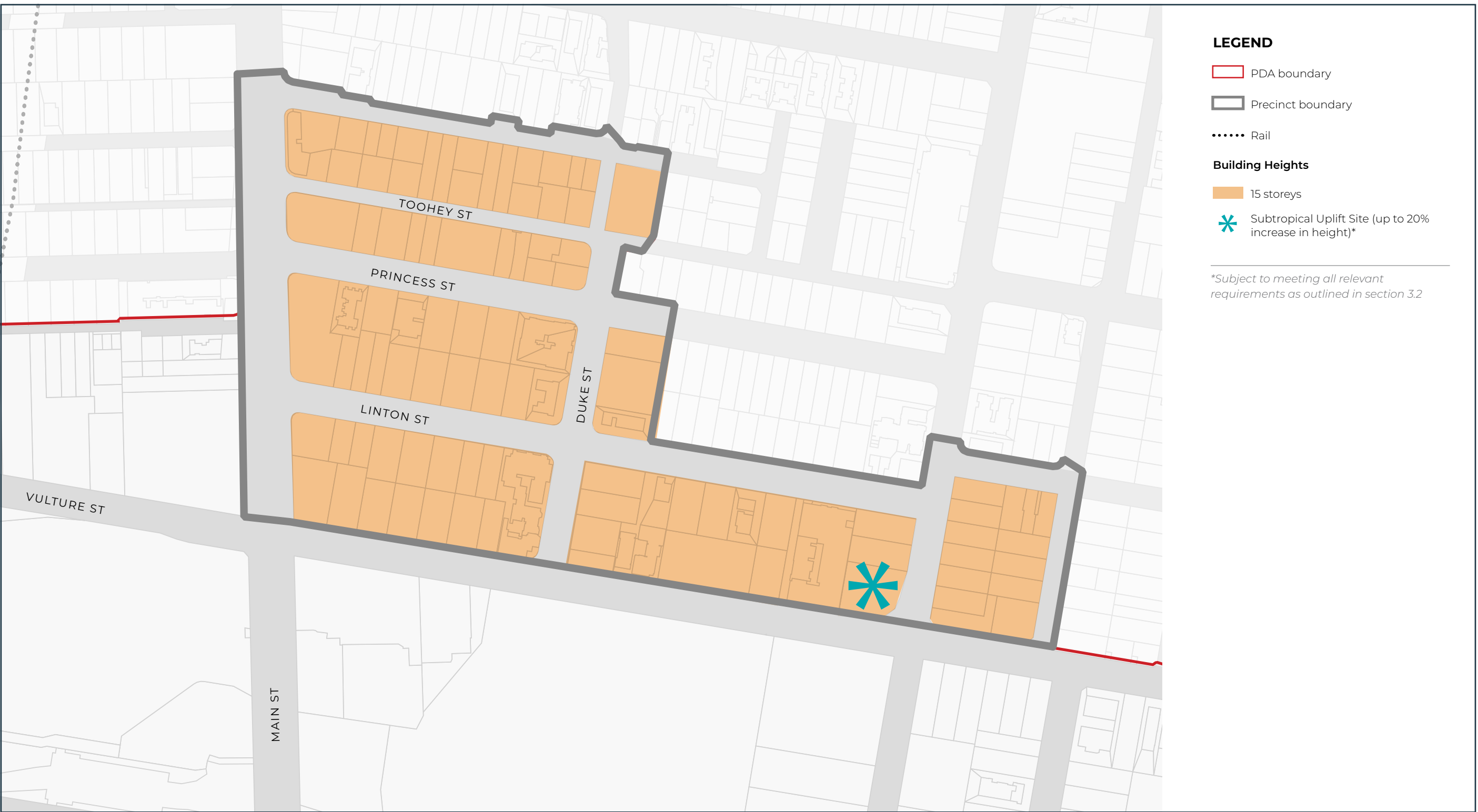
Multiple dwelling

➤

Shop (where no greater than 1,500m² for any individual tenancy)

➤

Short-term accommodation



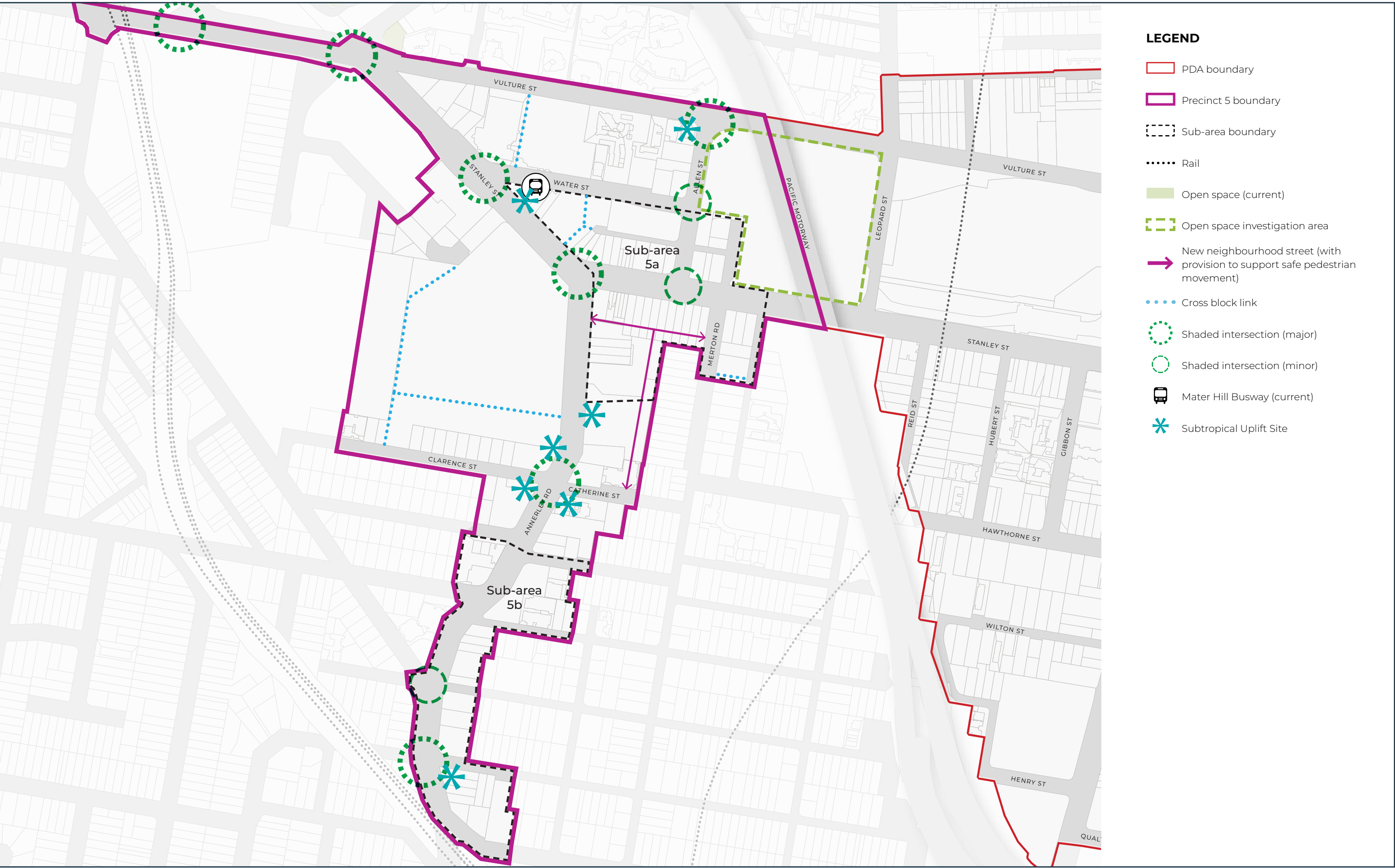
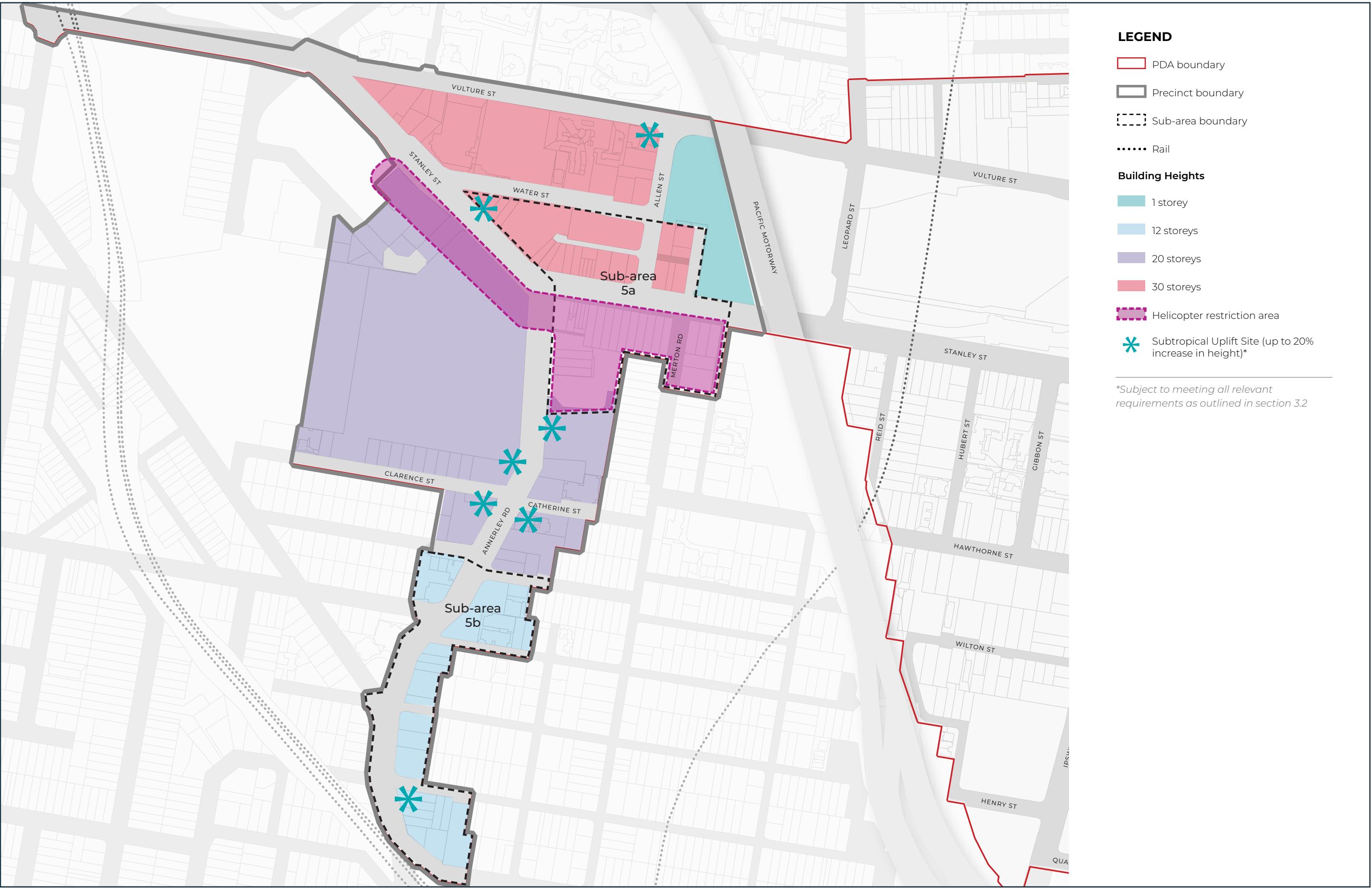
Precinct 5: Mater Hill

Precinct 5 is anchored by major health infrastructure including the Mater and Children’s hospitals and facilitates the growth and expansion of specialised health and knowledge facilities. Development in this precinct does not diminish or adversely impact the ability of these key hospitals to function and operate effectively.

Positioned at the western extent of the Woolloongabba PDA, Precinct 5 provides an important connection between the PDA and the major entertainment, recreation and creative destination of South Bank Parklands.

Heritage places are to be retained and adaptively reused in a way which respects the cultural significance of these places.

PREFERRED USES – PRECINCT 5: MATER HILL (EXCLUDING SUB-AREAS 5A AND 5B)		
➤ Community care centre	➤ Emergency services	➤ Short-term accommodation
➤ Child care centre	➤ Health care services	
➤ Educational establishment	➤ Hospital	
PREFERRED USES – SUB-AREA 5A: STANLEY STREET		
➤ Health care services	➤ Shop (where no greater than 1,500m ² for any individual tenancy)	➤ Multiple dwelling (where for key workers associated with hospital or health care services)
➤ Health co-located uses		
➤ Food and drink outlet	➤ Short-term accommodation	
PREFERRED USES – SUB-AREA 5B: ANNERLEY ROAD		
➤ Food and drink outlet	➤ Shop (where no greater than 1,500m ² for any individual tenancy)	➤ Short-term accommodation
➤ Multiple dwelling		➤ Rooming accommodation



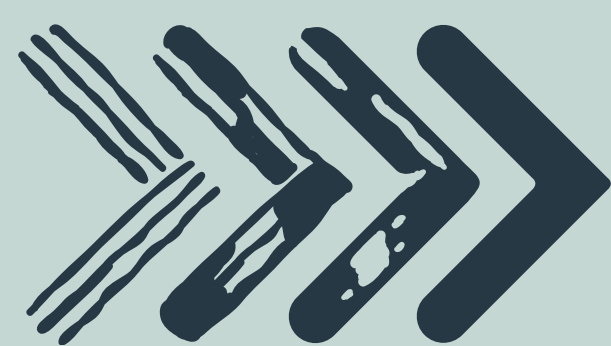


HAVE YOUR SAY

EDQ IS SEEKING YOUR FEEDBACK ABOUT THE WOOLLOONGABBA PLAN AND SUPPORTING DRAFT PUBLIC REALM GUIDELINE.

Make a submission before 14 June 2024 to have your say.

SCAN THE QR CODE TO HAVE YOUR SAY



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).



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

Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper



**Queensland
Government**