

# Woolloongabba Priority Development Area



# Overview for forum

1. What are 'Priority Development Areas'?
2. Examples of other PDAs
3. What do we know so far about the Woolloongabba PDA?
4. What requirements are there for community consultation?
5. What do we as a community want for the heart of Woolloongabba?
6. Q&A
7. What's next?

# What are Priority Development Areas?

PDA's are formed under the *Economic Development Act 2012*

From Economic Development Queensland:  
“Priority Development Areas (PDAs) are parcels of land within Queensland identified for land development to deliver **significant benefits to the community**”....“A PDA helps to **resolve complex planning and development** matters that unlock value and community benefits”

From the EDO: “ PDAs are areas of land within Queensland where development is prioritised by the Minister for Economic Development Queensland **because the project is expected to deliver significant economic or community benefit**”.

## 34 Declaration

- (1) A regulation (a *declaration regulation*) may declare a part of the State to be a provisional priority development area.
- (2) In making a declaration under subsection (1), regard must be had to—
  - (a) the main purpose of this Act; and
  - (b) without limiting paragraph (a)—
    - (i) any proposed development for land in the area; and
    - (ii) the economic and community benefit to the State that may be gained by the proposed development; and
    - (iii) the impact the Planning Act may have on the delivery of the proposed development if the declaration regulation were not made.

# What are Priority Development Areas?

1. A PDA is declared by the Minister.
2. State gov prepare and publish a “Interim Land Use Plan”
3. Feedback can be given on the ILUP
4. State gov prepare and publish a “Proposed Development Scheme”
5. There is a minimum of 30 days for consultation on this
6. The Minister must consider the submissions and may make changes to the proposed development scheme. If significant changes are made, the Minister is required to repeat the process.

## 59 Public notification

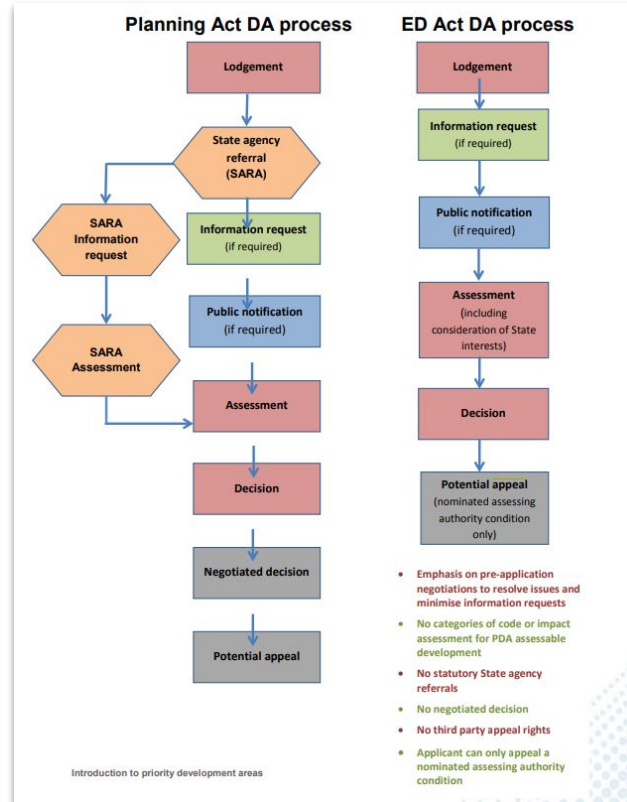
After preparing the proposed development scheme, MEDQ must—

- (a) publish the proposed scheme on the department’s website; and
- (b) publish, at least once in a newspaper circulating in the area of the relevant local government, a notice—
  - (i) stating that the proposed scheme is published on the department’s website; and
  - (ii) inviting persons to make submissions, within a stated period of at least 30 business days (the *submission period*), about the proposed scheme.

# What are Priority Development Areas?

- **Community consultation requirements are extremely limited** - there is a minimum of 30 days of consultation for the preparation of a 'Development Scheme' (a master plan of sorts). For any development that is then proposed within the PDA, there are no requirements for consultation - unless this has been stipulated in the Development Scheme
- Requirements for infrastructure charges (money that developers have to pay to the council to invest in crucial public infrastructure) are different to usual developments
- **Local planning rules are overridden.**
- **Streamlined process that circumvents other planning rules** - from the EDO: *"Declaring an area as a PDA or a Provisional PDA provides a much quicker alternative to the State's standard planning approval process under the Planning Act 2016 (Qld)...Development will instead be subject to the faster process provided by the Economic Development Act 2012"*.
- **There are no rights of appeal:** From Economic Development Queensland: *"Limited appeal rights avoid potential delays to development within PPDAs or PDAs which would compromise the ED Act objectives to facilitate economic or community development"*.
- Developments also **do not need to be referred to other state agencies for interest checks.**

# What are Priority Development Areas?



[Priority development areas | State Development, Infrastructure, Local Government and Planning](#)

# Examples of other PDAs

## Toondah Harbour PDA

- Plans to build thousands of apartments on a **protected, UN-listed wetland near Cleveland**.
- There has been **ongoing opposition from local residents** and the **Environmental Defenders Office** has been helping in the fight to protect the wetlands.

## Ripley Valley PDA

- A huge residential development where koala habitat has been cleared
- This includes Deebing Creek, a site sacred to local First Nations people, who have been fighting this project for years.

## Queens Wharf Casino PDA

- 10% of public land in the CBD has been privatised for a mega casino and hotel project.
- The developers have been **involved in a corruption scandal**.

### Secret state document shows support for Toondah Harbour high-rise housing project

The state government has backed a controversial housing estate, featuring a 3600-apartment complex, in Moreton Bay despite plans for the project to be built on environmentally significant Ramsar wetlands.

### Toondah Harbour: should a wetland home to endangered birds become \$1.3bn worth of shops, high-rises and a marina?

A Queensland controversy has been building for eight years and will soon be in the hands of Tanya Plibersek



# Examples of other PDAs

## Roma St PDA

- The PDA will see a reduction in greenspace of around 4 ha.
- A petition in opposition gathered over 30,000 signatures, and 1,155 submissions.
- As a result of this community pressure, reduction in greenspace went from 5 ha to 4 ha.

## Boggo Road PDA

- Plans for an innovation hub, including plans to redevelop the Gaol itself
- Despite large amounts of community feedback calling for more greenspace, there will be no meaningful expansion in greenspace
- Potential for towers overlooking the neighbouring primary school.



AUG 8, 2021 —

Dear Supporters,

After a long wait, the final plans for the Roma St precinct have been released. Thanks to each of your efforts, the Government has acknowledged the impacts on Roma St Parklands and committed to 1 hectare of park space.

It's not the 5 hectares of existing green space under threat but every hectare counts. We are grateful to every single person who signed our petition, sent a letter, went to a meeting. This 1Ha park owes its existence to each one of you.

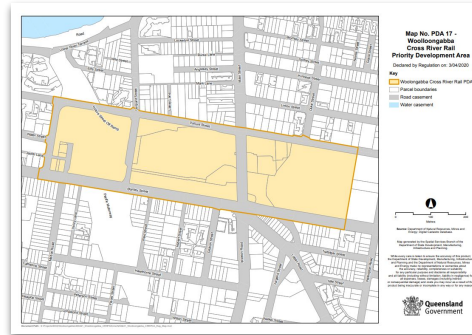
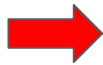
If you would like more information on the detail of the final scheme, you can find it on our facebook page: <https://www.facebook.com/SaveRSP>

Thank you.



# Gabba PDA

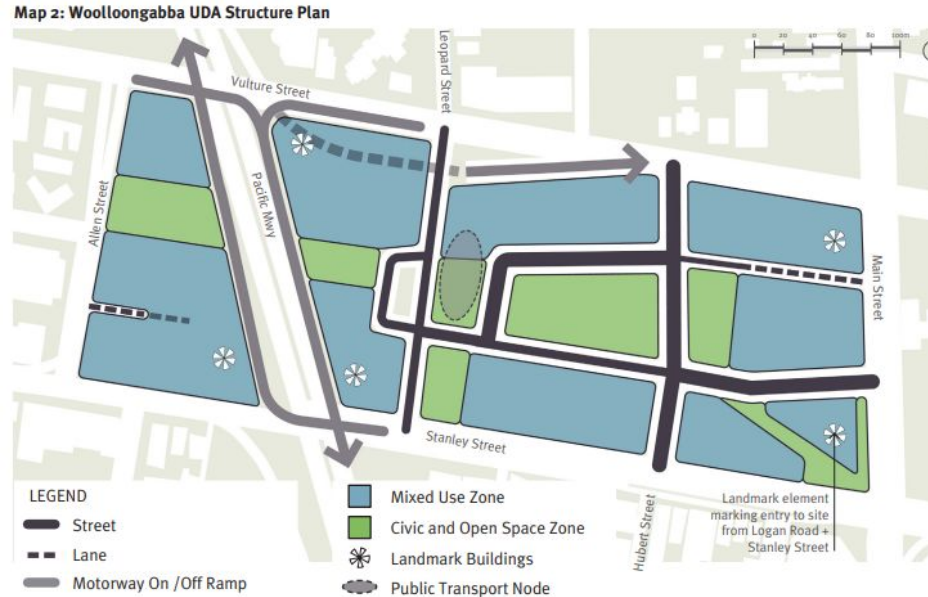
1. **2010:** Woolloongabba PDA declared in 2010 - 10 hectares
2. **2020:** Replaced in 2020 by the Woolloongabba CRR PDA - 21 hectares
3. **2023:** Soon to be replaced by an even bigger PDA of approx 95 hectares



# Gabba PDA

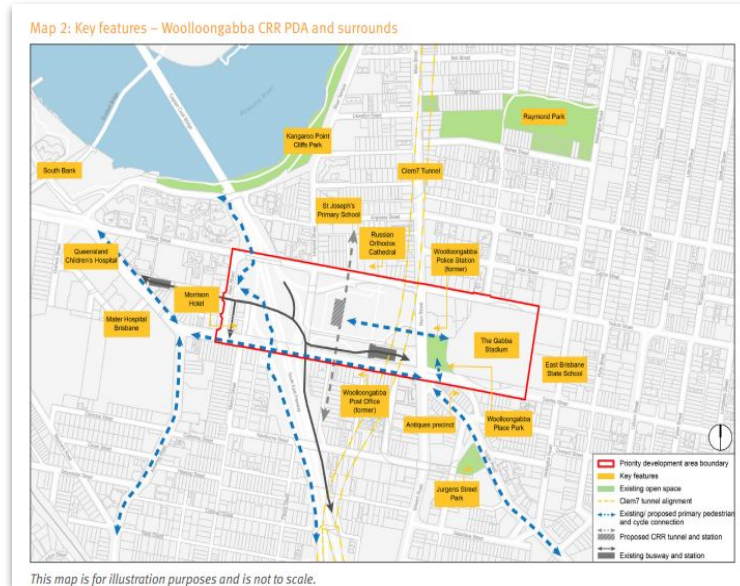
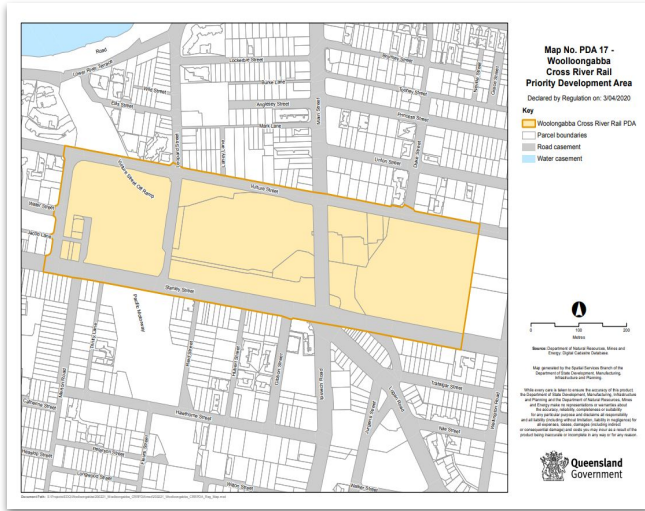
**2010:** Woolloongabba PDA declared in 2010 - 10 hectare site for mixed use and housing

*“The Woolloongabba UDA will accommodate a minimum of **2000 new dwellings**. These could include housing for key workers in the Mater Hill health precinct, accommodation for hospital patients and their families including 'step down' accommodation, housing for young professionals and others working in the CBD and inner south, student accommodation and apartments for local residents to meet the changing needs of the local community”.*

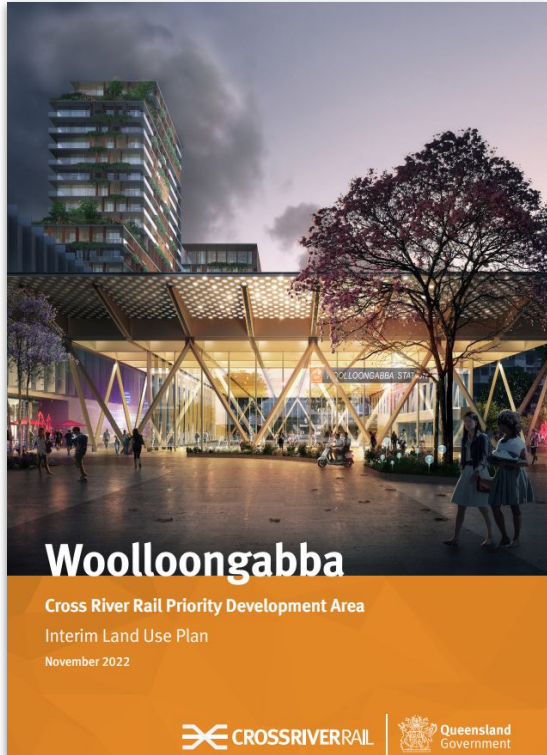


# Gabba PDA

2020: Woolloongabba CRR PDA declared in 2020 - 21 hectare site



# Gabba PDA



## 2.2 Vision

*The Woolloongabba CRR PDA will create a renewed focal point for Woolloongabba and Kangaroo Point South supporting improved connections to the precinct including the new underground CRR station, the Woolloongabba busway, and the Gabba stadium. The PDA will **capitalise on the opportunities presented by Brisbane2032**.*

*New public realm will enhance local amenity and support an outdoor, community-oriented lifestyle. As part of the public realm, **a net increase in park will be provided**.*

*The mix of uses will be well aligned with the investment in infrastructure in the locality. Development will **improve the visitor experience during events at the Gabba stadium** and provide for easy community access to the Woolloongabba CRR and busway stations. Access to the area by public transport, walking and cycling will be prioritised over private vehicles.*

*New public realm and thoroughfares will assist in creating **direct interchange between rail and bus and connecting the area with the Gabba stadium** and the South Brisbane knowledge and technology precinct, Woolloongabba and Kangaroo Point.*

# Gabba PDA

- In 2020, the state government committed to **50% of the PDA site being parkland**
- The state government also **committed to a co-design process**

**Labor promises to make 50 per cent of Gabba train site into parkland**



Tony Moore

October 12, 2020 – 3.12pm

## Labor's principles to guide the Gabba train station redevelopment

1. No less than 50 per cent of the site reserved for public parkland
2. Community input, including a co-design of the site
3. Affordable housing for key workers – nurses, teachers and other frontline workers – as well as social housing
4. Better connectivity between the precinct and the community
5. More trade for local Gabba small businesses
6. A legacy public benefit outcome for the community



# Gabba PDA

But this commitment to “50% parkland” has since changed to “open space”, defined as including “green space and public realm”.

Development in Precinct 2 will ensure:

1. a minimum of 50% of land in this precinct comprises open space<sup>29</sup>, and
2. residential uses (including residential components of mixed-use development) provide:
  - a. diverse housing options to suit a range of households by offering universal design<sup>30</sup> and a wide variety of dwelling sizes and configuration
  - b. a minimum of 10% of total residential GFA as dwellings with 3 or more bedrooms, and
  - c. a minimum of 15% of total residential GFA as high quality social or affordable housing<sup>31</sup>, including affordable housing for frontline workers (e.g. nurses, teachers).

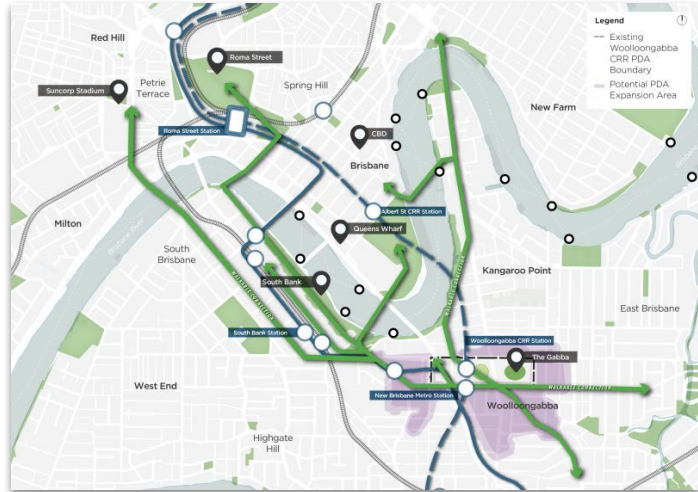
As at 2021, the planning of the Gabba redevelopment is in the early stages and a significant amount of work is required to understand how the Gabba relates to the broader PDA. This includes commitments pertaining to **open space**, affordable and social housing, and project staging. The MEDQ will work collaboratively with relevant state agencies and bodies responsible for coordinating the delivery of Brisbane 2032, including the Organising Committee for the Olympic Games, to ensure these matters, along with Brisbane 2032 requirements, are considered when preparing the PDA development scheme.

**Open Space** – means green space and public realm used for active and passive recreation, including public park.

From the [BCC City Plan](#), ‘public realm’ is defined as: *“Any publicly accessible streets, pathways, cross-block links, arcades, plazas, parks, open spaces, key civic spaces and any public and civic buildings and facilities”*.

# Gabba PDA

2023: Expanded Gabba PDA, of approx 95 hectares



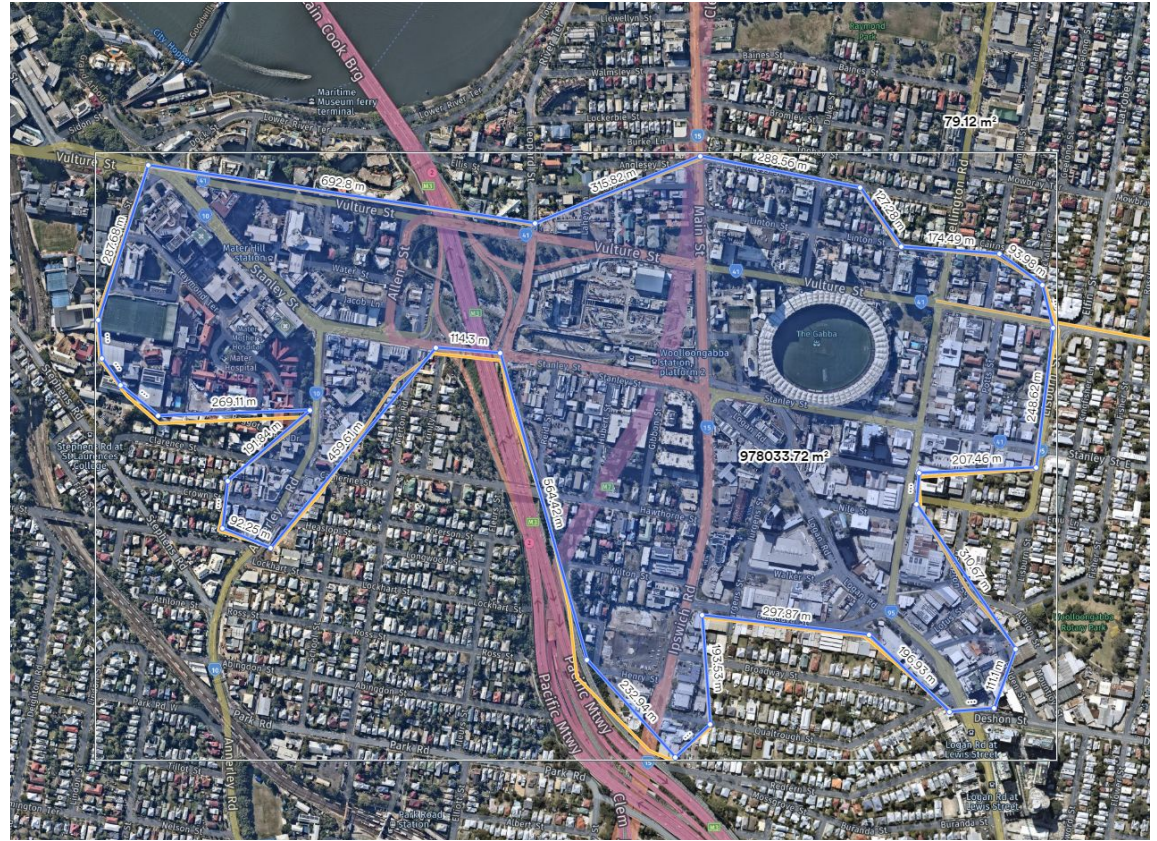


# Gabba PDA



# Gabba PDA

- Map is not yet finalised, but based on what we've been given so far, the PDA is approx 95 hectares
- Includes the Mater Hospital
- Includes residential and commercial areas
- The core of the PDA is public
- Much of the surrounding area is already zoned for high density - and we can expect that the plan for the PDA will be for even greater density



# Gabba PDA

*From the Dept of State Development, Infrastructure, Local Government and Planning*

*A new, larger PDA:*

- *delivers on the **Brisbane 2032 legacy** through precinct revitalisation and urban renewal*
- *improves planning outcomes and enhances connections from significant precincts to the city, new public transport and Brisbane's suburbs*
- *provides greater leverage of major projects such as Cross River Rail, Brisbane Metro, and the Gabba redevelopment*
- *better aligns with other state priorities like more social and affordable housing, more jobs, and a better lifestyle.*

*The Queensland Government has a commitment to include **social and affordable housing** and **50% open space** within the Woolloongabba Cross River Rail precinct. The Queensland Government remains dedicated to its commitments. A new, larger PDA offers the potential for additional opportunities for open space and social and affordable housing outcomes.*



# Trenert 'Station Square'

- “\$1.2b world-class mixed-use precinct in the heart of the 2032 Gabba Olympic and Paralympic hub”
- Co-announced with the Deputy Premier
- Luxury hotel, residential and commercial towers and “114 affordable and social housing units” with buildings as high as 40 storeys
- BlueCHP “have entered an exclusive agreement with [Trenert](#) for social and affordable housing at Station Square Woolloongabba”



# Gabba PDA

From the Dept of State Development, Infrastructure, Local Government and Planning

*Under the Economic Development Act 2012, the process will involve:*

- *Revoking the existing Woolloongabba Cross River Rail PDA*
- *declaring a new, larger PDA and implementing an Interim Land Use Plan at the same time*
- *preparing a Development Scheme.*

*Declaring the new, larger PDA is expected to happen **between September and October, 2023.***

*After that, a Development Scheme will be prepared. As part of this process, we will invite the community to have their say and provide feedback. Community consultation is **likely to start around April 2024.***

*The Development Scheme is expected to be **finalised around September 2024.***

<https://www.statedevelopment.qld.gov.au/economic-development-qld/priority-development-areas-and-projects/priority-development-areas/cross-river-rail-pdas/woolloongabba-cross-river-rail/expanding-the-woolloongabba-cross-river-rail-priority-development-area>

# Consultation

1. State gov will publish a “Interim Land Use Plan” in September or October
2. They have indicated that consultation will take place in April 2024 - this will be for a minimum of 30 days
3. The Minister must consider the submissions and may make changes to the proposed development scheme. If significant changes are made, the Minister is required to repeat the process.
4. A Development Scheme will then be finalised by September 2024.

## 59 Public notification

After preparing the proposed development scheme, MEDQ must—

- (a) publish the proposed scheme on the department’s website; and
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# Consultation

## Consultation processes for PDAs are extremely limited

### Consultation for Boggo Road PDA

1. One webinar
2. Two pop-up offices, attended by a total of 27 people
3. Two facebook posts and a LinkedIn post
4. Emails
5. Letterbox drop
6. Meetings with institutional stakeholders
7. 170 submissions received

### Consultation for Roma St PDA

1. Three in-person sessions, attended by around 161 people
2. Two facebook posts and one tweet
3. Emails
4. Letterbox drop and doorknocking
5. Meetings with institutional stakeholders
6. 1155 submissions received



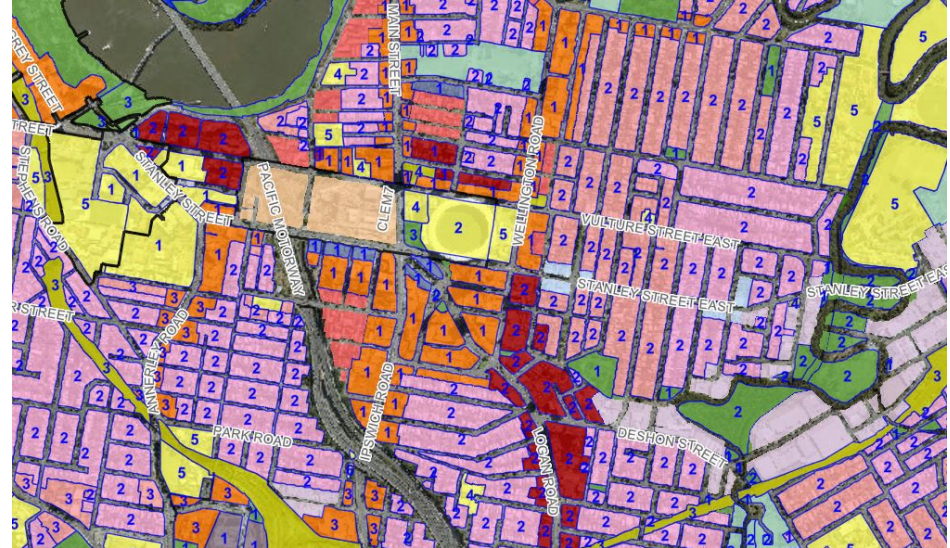
# Consultation

## My proposal for consultation (shared with the Deputy Premier in May):

- **A community vote** as to whether the community consent to the Woolloongabba PDA being declared should be held. This could co-occur with the BCC elections, for residents in the Gabba, Coorparoo, Morningside, Tennyson, Moorooka and Holland Park Wards.
- If the community vote 'yes' to a PDA being declared, **the time frame for submissions and consultation should be extended to at least six months**
- **Comprehensive details should be mailed to every property within the PDA** footprint, clearly marked as "Important engagement about the future of Woolloongabba and East Brisbane" or similar
- **Fortnightly public consultation sessions** to be hosted in various parts of the PDA footprint, for the duration of the six month timeframe, held in busy, well frequented locations and local schools
- **Staff allocated** to answer questions and meet with community members for the six month period
- **A target of at least 800 submissions, and at least 2,000 residents engaged at face-to-face events**, to ensure a robust body of feedback from the community
- Submissions be made public (as they are for BCC development applications)
- Submission report to include both qualitative and quantitative outcomes from submissions.

# Alternative Visions

- The core of the PDA is **PUBLIC LAND** and is really our last chance for park land in the neighbourhood
- The surrounding neighbourhood is already zoned for high density
- The \$2.7 billion Gabba redevelopment is driving this expanded PDA



# Alternative Visions



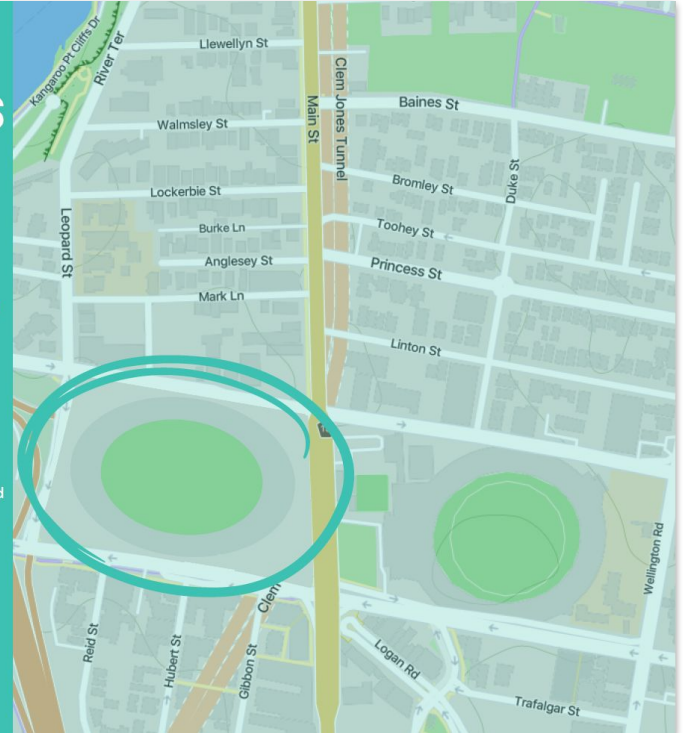
# Alternative Visions



A Twin Stadium Solution, developed by a local resident, simply proposes that a permanent stadium be built opposite the Gabba on top of the underground Cross River Rail Station.

## WINNERS FROM TWIN STADIUMS

- **RAYMOND PARK RESIDENTS**  
Parkland remains. Gabba used as warm up track during the Olympics and then demolished after.
- **LEGACY DEVELOPMENT SITE**  
The Gabba site could host affordable housing and memorial public parklands after the Olympics
- **THE OLYMPIC GAMES**  
Twin stadiums both serviced by new transport can enhance the games' spectacle & experience. Including hosting 20/20 cricket at the Gabba.
- **AFL & CRICKET**  
No disruption to revenue or season scheduling and end up with a brand new stadium from 2029. The Gabba could host the T20 Olympic Competition.
- **EAST BRISBANE STATE SCHOOL**  
School can remain, with the school grounds used during the Games. The School can potentially expand into the Gabba site after the Olympics
- **LOCAL BUSINESSES**  
Continued trade through to the Olympic Games ensures current local businesses owners benefit





# Alternative Visions

## DRAFT COMMUNITY VISION for the Brisbane 2032 Olympics and Paralympic Games

Here's some ideas for a community vision based on what the community has told me so far:

**Q**

**A**

**Full consultation**  
A community 'seat at the table' for full consultation at every step of the process, and all aspects of the Olympics planning and running. What has been missing to date is any consultation with Queenslanders, and particularly those Queenslanders who live in the neighbourhoods surrounding the Gabba Stadium.

**First Nations Involvement**  
A commitment to engage with First Nations elders and communities in a meaningful way, including: seeking consent, meaningful jobs and employment.

**Protect and expand East Brisbane State School**  
A guarantee that East Brisbane State School will not only be maintained, but enhanced, and included as part of Gabba redevelopment planning.

**Expand greenspace**  
Investment in further greenspace for the Woolloongabba, Kangaroo Point, and East Brisbane community.

**Woolloongabba Cross River Rail site**  
Ensuring the Cross-River Rail station site in Woolloongabba is developed in line with community needs and expectations, including public greenspace, social housing and community facilities, and the whole site to stay in public hands.

**Development needs to meet community need**  
Any development in the neighbourhood must adhere to neighbourhood plans, with a focus on sustainable, affordable housing.

**Public ownership of all new infrastructure**  
Ensuring that new infrastructure stays in public hands, and is designed for ongoing public use, including housing and accommodation.

**Local jobs**  
Employment opportunities for local residents, with a focus on long-term, sustainable jobs.

**Support for people experiencing homelessness**  
A commitment to sustainable, long-term housing for any people sleeping rough, rather than employing 'move-on' techniques as seen during the Commonwealth Games and G20.

**Public and active transport**  
Investment in public and active transport, including bike lanes, and cross-neighbourhood bus services.

**Heritage protection**  
Protection of nearby heritage sites, including the Broadway Hotel and East Brisbane Bowls Club.

**Fiscal transparency**  
A commitment to ongoing reporting and transparency regarding investment of public money, and ongoing social and economic monitoring regarding the impacts of Games planning and implementation.

**Support Local Businesses**  
A commitment to provide opportunities that come from hosting the games to local businesses, as well as minimising any negative impacts on local businesses and their employees.

**Ensuring housing affordability**  
Urgent measures to maintain affordability and cost of living in the surrounding neighbourhoods, including rate caps, rent caps, and investment in social housing, and a commitment to existing residents that they won't be priced out of the neighbourhood.

**Project and enhance Raymond Park**  
A commitment that Raymond Park be returned to the community as a park and sports facility as soon as possible after the games, and additional greenspace of an equivalent size and quality provided to the East Brisbane and Kangaroo Point community during any interruption to public access to the park due to the games.

**What do you think?**  
We'd love your feedback



[amymacmahon.com/vision](https://amymacmahon.com/vision)

# Where to next?

- Join the **community facebook group**
- **Sign the community petitions** for East Brisbane State School and Raymond Park (and join us for flyering outside the Gabba on Saturday!)
- Send your feedback to the Deputy Premier NOW
- Sign up for a placard
- Be building community pressure in the lead up to the April consultation
- Sign up at [www.amymacmahon.com/gabba\\_pda\\_sign\\_up](http://www.amymacmahon.com/gabba_pda_sign_up) for updates

