



25 May 2023

Hon Steven Miles
Deputy Premier and Minister for State Development,
Infrastructure, Local Government and Planning
By email: deputy.premier@ministerial.qld.gov.au

Transparency for Priority Development Areas (PDAs)

Dear Deputy Premier,

Thank you for your recent letter dated 18 May 2023, and your response to Question on Notice 184, which each include information regarding the planned Woolloongabba Priority Development Area (PDA).

A number of residents and businesses have reached out to me in recent weeks to share their concerns over the future of the Gabba precinct. Community members currently have access to limited information about the future of their neighbourhood, with further information on the PDA potentially not available until November. One local resident has contacted me with concern regarding the potential sale value of their property, once the PDA is declared. Local homes and businesses are already significantly disrupted by construction associated with Cross River Rail. There is understandable angst in the community. Only when equipped with comprehensive plans about their neighbourhood, and comprehensive community consultation, can residents and local businesses be resilient.

I note with concern that a property developer, Trenert, appears to have already put together plans for a development that, according to the Brisbane Times, will form part of the PDA.¹ It would appear, based on this media coverage, that this developer has access to information about the PDA before a map has been finalised or before any public consultation. Can you clarify what information has been shared with Trenert regarding the size and composition of the PDA?

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<https://www.brisbanetimes.com.au/national/queensland/1-2-billion-complex-planned-for-gabba-in-major-pr-e-olympic-investment-20230426-p5d39y.html>

Despite your rejection of PDAs being undemocratic, I note some key issues with PDAs. Despite your clarifying that all submissions need to be considered, the PDA processes that I have observed over recent years have involved very poor community consultation, have gathered very few submissions, and documentation of consultation is not transparent. For the Boggo Road PDA, for example, pop-up information sessions were poorly located and only connected with 27 people. For both the Roma St and Boggo Road PDA processes, only minor changes were made to a final Development Scheme, in response to submissions. Submissions are not made public, and key themes aren't quantified in the submissions report, which would allow residents to verify how many submissions may have pushed for particular outcomes. I'll also note that once a Development Scheme is settled, there is no legal requirement for further consultation on developments within the PDA, usual channels for development approval are circumvented, and third parties have no rights of appeal, effectively locking the community out of decision making. I'll also note that at no point does the community get a say as to whether a PDA is declared at all. There is no other way to describe this process but it is undemocratic.

For these reasons, the Greens argue that PDAs should be abolished, or significantly transformed, to ensure genuine community say.

Given the large geography of this PDA, I would like to request the following community engagement processes be undertaken:

- Firstly, 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.

A process like this would genuinely capture community needs, and would generate a genuine legacy for this community. While the community is left in the dark, and shut out of decision-making, their mistrust of government planning will only continue to grow.

I'd also like to request a briefing on the Woolloongabba PDA, as well as the Boggo Road PDA (briefing request #2960).

Kind regards,

A handwritten signature in black ink that reads "Amy MacMahon". The signature is written in a cursive, flowing style.

Amy MacMahon
Member for South Brisbane