

**From:** [South Brisbane Electorate Office](#)  
**To:** [REDACTED]  
**Subject:** Questions regarding the Woolloongabba PDA  
**Date:** Wednesday, 27 September 2023 1:06:00 PM  
**Attachments:** [image001.png](#)  
[MINLTR - Woolloongabba PDA Declaration Letters - Amy McMahon.pdf](#)  
[image002.png](#)  
[2023-05-25 Letter to Dep Premier re Gabba PDA.pdf](#)  
[image004.png](#)

---

Hello Debbie,

I'm getting in touch following recent correspondence from the Deputy Premier (attached), which lists you as the best contact for queries regarding the Woolloongabba Priority Development Area. I'm hoping you can help with the following questions.

1. I'm very concerned regarding the planned consultation process. From what I have read on the PDA site, the consultation will consist of the required 30 days for submissions, a survey and meetings. For an area of this size, that is densely populated, this proposed consultation is deeply inadequate. I wrote to the Deputy Premier in May with the following proposal (also see letter attached):

- 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.

2. The current ILUP stipulates that BCC zoning applies across Precinct 3, 20-storey limits in Precinct 2. Can you clarify:

- What height limit applies in Precinct 1?
- Will the current provisions for Precincts 2 and 3 carry over into the Development Scheme?

3. The ILUP stipulates 'public notice' for developments that exceed height limits, impact on the amenity or development potential of adjoining land, or material change of use for some areas. Will these requirements for public notice carry into the Development Scheme? Can you also clarify:

- Will 'public notice' include calling for submissions from the public?
- If so, can you clarify how submissions received as part of a public notice are dealt with – are these made public? Is there a requirement to respond to submissions? Will

submissions be considered before final decisions? Do submitters have rights of appeal?

4. The ILUP makes reference to “50% open space” in Precinct 1. Can you clarify:
  - Does the [commitment that the state government made in 2020 to 50% parkland, to be co-designed by the community](#), no longer apply?
  - What areas are captured as part of “open space”? Is the grounds of the Gabba Stadium considered open space? Are paved walkways or plazas considered “open space”?
5. The ILUP makes no reference to requirements for public, social or affordable housing in Precincts 2 and 3. Can you clarify that there are currently no formal requirements for public, social or affordable housing in Precincts 2 and 3?
6. The ILUP allows for developments within Precinct 1. Can you clarify whether Precinct 1 will be open for private developers to make development applications? Or will developments in Precinct 1 be restricted to public entities?
7. Does the state government have a definition for ‘green space’? Schedule 2 includes a definition of “open space” but no definition for ‘greenspace’.
8. Will the “Central Park” referred to in the ILUP be entirely green space, or “open space” (defined in schedule 2 as green space and public realm)?
9. Footnote 44 on page 25 states “It is expected that a minimum unencumbered hard stand plaza holding area of 2.1 hectares at RL 14.5 will be required for Brisbane 2032”. Can you tell me what “RL 14.5” means?
10. Page 19 makes reference to a “Stanley Street study corridor”. Is there a study of Stanley St taking place?

I appreciate these are a lot of questions, but as I’m sure you’d understand, there are a great many residents and businesses captured within the PDA who are now coming to me with questions that I can’t currently answer.

Kind Regards,  
Amy

**Amy MacMahon**

MP for South Brisbane

Pronouns: She/her

**E:** [south.brisbane@parliament.qld.gov.au](mailto:south.brisbane@parliament.qld.gov.au) | **P:** (07) 3724 9100

**W:** [www.amymacmahon.com](http://www.amymacmahon.com) | **F:** [www.facebook.com/AmyMacSouthBris](https://www.facebook.com/AmyMacSouthBris)

**Sign up for updates:** [www.amymacmahon.com/keep\\_updated](http://www.amymacmahon.com/keep_updated)



**Amy MacMahon MP**  
Member for South Brisbane

1/90 Vulture St, West End QLD 4101  
E: [South.Brisbane@parliament.qld.gov.au](mailto:South.Brisbane@parliament.qld.gov.au)  
P: (07) 3724 9100  
[amymacmahon.com](http://amymacmahon.com)

South Brisbane Electorate is located on the land of the Jagera, Yugara, Yugarapul, and Turrbal Nations.  
We pay respect to their Elders, past, present and emerging. Sovereignty has never been ceded.

---

**From:** Correspondence from DSDILGP <correspondence@dsdilgp.qld.gov.au>  
**Sent:** Monday, September 25, 2023 12:05 PM  
**To:** South Brisbane Electorate Office <South.Brisbane@parliament.qld.gov.au>  
**Subject:** Correspondence from the Hon Steven Miles MP, Deputy Premier - our ref: WR23/27185

Good afternoon

Please find attached correspondence from the Honourable Steven Miles MP, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure.

Please do not respond to this email. If you wish to reply please send your email to [deputy.premier@ministerial.qld.gov.au](mailto:deputy.premier@ministerial.qld.gov.au)

Kind regards

**Executive Services Unit**

Department of State Development, Infrastructure,  
Local Government and Planning  
1 William Street, Brisbane QLD 4000

This email, together with any attachments, is intended for the named recipient(s) only; and may contain privileged and confidential information. If received in error, you are asked to inform the sender as quickly as possible and delete this email and any copies of this from your computer system network.

If not an intended recipient of this email, you must not copy, distribute or take any action(s) that relies on it; any form of disclosure, modification, distribution and /or publication of this email is also prohibited.

Unless stated otherwise, this email represents only the views of the sender and not the views of the Queensland Government. Please consider the environment before printing this email.

---

This email and any attachments may contain confidential or privileged information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The confidentiality and privilege attached to this message and attachment is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone, and destroy and delete all copies. The Department does not accept any responsibility for any loss or damage that may result from reliance on, or use of, any information contained in this email and/or attachments.