

Economic Development Queensland

Woolloongabba Priority Development Area Development Scheme Amendment

Submissions Report

OCTOBER 2025

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Economic Development Queensland

GPO Box 2202, Brisbane, Queensland 4001.

1 William Street Brisbane Qld 4001 (Australia)

Phone: (07) 3452 7880

Email: contact@edq.qld.gov.au

Web: www.edq.qld.gov.au

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1.0 Introduction

Before the Minister for Economic Development Queensland (MEDQ) can amend a Development Scheme (the Scheme) under section 67 of the *Economic Development Act 2012*, the Scheme must undergo public notification.

In amending the Scheme, the MEDQ must consider any submissions received within, and may consider a submission made after, the submissions period has ended.

The proposed Woolloongabba Priority Development Area (PDA) Development Scheme (Scheme) was publicly notified for 15 business days from 7 – 29 August 2025. State agencies were also consulted and provided comments.

A total of 145 Submissions were received by Economic Development Queensland (EDQ) during the public notification period.

The *Woolloongabba Priority Development Area Development Scheme Submissions Report* (Submissions Report) summarises all 145 Submissions, contains information about their merits and details any changes made to the Scheme.

2.0 Public Notification Process

Public notification of the proposed Scheme occurred between 7 – 29 August 2025, for 15 business days.

2.1 Community Engagement

During the public notification period, the following community engagement initiatives were conducted:

- a notice about the proposed changes to the Woolloongabba PDA Development Scheme and the public notification process was added to the Woolloongabba PDA – Development Scheme page on the EDQ website (<https://www.edq.qld.gov.au/our-work/priority-development-areas-pda/woolloongabba>),
- a postcard mailbox drop to approximately 4,000 homes and businesses within the PDA boundary,
- social media engagement,
- a 'Have Your Say' (HYS) webpage with:
 - a downloadable copy of the proposed amended Scheme document and 'how to make a submission' fact sheet,
 - a downloadable copy of the draft Development Charges and Offsets Plan (DCOP),
 - Q&A mechanism to ask questions and receive responses in an online public forum, and
 - FAQs for the PDA.

2.2 Community Engagement Summary

Table 1: Number of views by Webpage during public notification

| Webpage | Views |
|-------------------------|------------------------------------|
| 'Have Your Say' page | 1,567 |
| EDQ webpage | 3,260 |
| Social Media engagement | 5,426 impressions and 99 reactions |

Table 2: Number of downloads by document

| Document | Downloads |
|---|-----------|
| Proposed Woolloongabba PDA Development Scheme Amendment No. 1 (HYS) | 160 |
| Proposed Woolloongabba PDA Development Scheme Amendment No. 1 (EDQ) | 371 |
| Draft Development Charges and Offsets Plan (HYS) | 77 |
| Draft Development Charges and Offsets Plan (EDQ) | 130 |

2.3 Submission Review Process

Submissions were received by email and via EDQ's Woolloongabba PDA – Have Your Say online submission page. Table 3 below explains the method used for considering submissions.

Table 3: Method for considering submissions

| Step | Action |
|---|---|
| 1 Registration of Submissions | All Submissions received on or before 29 August were registered and given a unique identifier. |
| 2 Summarising submission issues | As submissions often included several comments, each distinct comment (positive or negative) was entered into a database and categorised by theme (e.g. traffic, flooding). |
| 3 Evaluation and responses to issues | Comments were considered in detail, responses prepared, and if required, appropriate changes to the proposed Amendment identified. |
| 4 Submissions report | The Submissions Report summarises the Submissions, presents the evaluation of the merits of the Submissions, and details the changes made, if any, in response to the Submissions about the proposed Amendment. |
| 5 MEDQ approval | The Submissions Report was considered by the MEDQ in making the Amendment. |

| Step | | Action |
|------|---|--|
| 6 | Publishing and notification of the Scheme | <p>After making the Scheme, the MEDQ published:</p> <ul style="list-style-type: none"> • a gazette notice establishing the date the amended Scheme came into effect, • the Scheme and Submissions Report on the EDQ website, and • a notice on the EDQ website, stating the amended Scheme had been approved and is available. <p>Submitters, Brisbane City Council and State agencies were notified the Amendment was in effect.</p> |

3.0 Submissions overview

3.1 Submission Numbers

A total of 145 Submissions were received by EDQ during the public notification period. No additional submissions were made after the end of the submission period. All 145 submissions were considered, and their details are included in the Submissions Report.

3.2 Submitter Interest in the PDA

Submissions were received from a variety of stakeholders. Table 4 below provides a breakdown of Submissions by stakeholder type.

Table 4: Breakdown of submissions by stakeholder

| Stakeholder | Number of submissions received |
|--------------------------|--------------------------------|
| Resident | 115 |
| Businesses | 13 |
| Industry Representatives | 12 |
| Community groups | 5 |
| Other | 0 |
| TOTAL | 145 |

3.4 Key Areas of Support or Issues Raised

The Submissions provided general support for the following matters:

- Amended provisions addressing barriers to development activity, reducing housing cost and reducing red tape
- Redevelopment of the former Go-Print site
- Clarity of performance-based nature of the scheme
- Increase in activity within the PDA.

The Submissions raised concern about the following matters:

- Redevelopment of the Go-Print and Gabba Stadium sites
- Building height limits across the PDA
- Amount of public open space
- Amended provisions for affordable housing, dwelling mix and green star minimums
- Expansion of the East Brisbane State School
- Traffic congestion

A full evaluation of the Submissions, including consideration of both support and issues raised is detailed in Section 4.0 of this Submissions Report.

4.0 Summary of Issues

The subsequent table provides a summary of the issues, the responses and any associated amendments made to the Scheme in response to the Submissions.

The following themes were used to organise the comments contained in the Submissions considered.

- | | |
|---|--|
| 1. Housing | 8. Economic and community benefit |
| 2. Green space/ Public open space | 9. Sustainability |
| 3. Community facilities | 10. Building height/ Character buildings/ Built form |
| 4. Active transport/ Public transport/ Connectivity | 11. Privatisation of public land |
| 5. Traffic/ Parking/ Servicing | 12. Development scheme comments/ General |
| 6. Flood mitigation and planning | 13. PDA boundary change |
| 7. Community consultation | 14. SUP, CUP, and Privately Owned, Publicly Accessible Open Space (POPAOS) |

| # | Issue | Response | Amendment |
|----------------|---|---|-----------|
| Housing | | | |
| 1. | Affordable and Social Housing <ul style="list-style-type: none"> Support removal of a minimum 20% of residential development for social and affordable housing. Require large and medium scale residential developments to provide a percentage of dwellings for social and affordable housing. Include alternative affordable and social housing delivery mechanisms, incentives, inclusionary zoning frameworks, and/or partnerships. Retain a minimum provision of social and affordable housing. Development on publicly owned land should be 100% social housing | <p>The amendments support the delivery of much-needed housing supply in the PDA by providing a clear, streamlined regulatory framework for development.</p> <p>The current housing market presents significant delivery challenges, including rising construction costs, labour shortages, and supply chain constraints. Reducing regulatory complexity is essential to maintaining project viability in this environment.</p> <p>Prescriptive requirements further constrain delivery by introducing complexity, uncertainty, and cost, which may delay projects or add to the cost for the end home-owner.</p> <p>Removing mandatory social and affordable housing provisions reduces regulatory burden and improves project feasibility for a broader range of housing projects, allowing the development industry to respond to market conditions and deliver diverse housing products.</p> <p>These changes create the conditions necessary to unlock housing supply, particularly in high-density urban renewal areas where delivery is most sensitive to cost and regulatory risk.</p> | No |

| # | Issue | Response | Amendment |
|--|---|--|-----------|
| | | The amendments are a pragmatic response to current market conditions and reinforce EDQ's role in enabling development that is viable, responsive, and capable of meeting Queensland's housing needs. | |
| 2. | The amendments will result in fewer homes being delivered. | The amendment is designed to reduce red tape and barriers; thereby accelerating the deliver of homes within the PDA. The PDA vision retains a focus on providing increased housing supply that will deliver a choice of homes. | No |
| 3. | Residential densities <ul style="list-style-type: none"> Densities should be increased. Densities should be reduced. | High density residential development is considered appropriate given the area's proximity to the Brisbane CBD, public and active transport opportunities, accessible employment, retail and dining opportunities, education facilities, and open space areas including South Bank with its regional open space offering, Raymond and Mowbray parks and the Kangaroo Point Cliffs park and boardwalk. | No |
| 4. | Objection to and support for removing the requirement for 20% of residential gross floor area for dwellings with three or more bedrooms. | The amendment allows the development industry to respond to market conditions. Prescriptive requirements further constrain delivery by introducing complexity, uncertainty, and cost, which may delay projects or deter investment. The amendment aims for innovative design through performance-based solutions | No |
| 5. | Retain requirement for diverse housing tenures. | The amendment allows the development industry to respond to market conditions. Prescriptive requirements further constrain delivery by introducing complexity, uncertainty, and cost, which may delay projects or deter investment. By generating more activity in the PDA, the amendment will deliver more diverse housing than is currently the case. | No |
| Green Space / Public Open Space | | | |
| 6. | Open space <ul style="list-style-type: none"> Support for a major public park in Precinct 1 or on the site of Gabba stadium redevelopment. Provide details of the size and location of the new park/open space in Precinct 1 Retain current settings in relation to the Cross River Rail (CRR) site and greenspace. | <p>Precinct 1a includes the former GoPrint site (also referred to as the CRR site) and the existing Gabba Stadium site.</p> <p>The Scheme provides for a lively mixed-use area, a new indoor entertainment venue and the redevelopment of the Gabba Stadium site after 2032. It could feature high density housing, diverse retail and commercial offerings, open space and new community facilities.</p> <p>The size and location of the open space within this area will be resolved through the preparation of a Sub-precinct Plan or Plan of</p> | No |

| # | Issue | Response | Amendment |
|-----------------------------|---|--|-----------|
| | <ul style="list-style-type: none"> Provide open green space on the CRR site and integrate with the Creek to Cliffs Green Corridor. Provide new useable greenspace in the PDA | <p>Development, which must be approved by the Minister for Economic Development Queensland (MEDQ).</p> <p>Privately Owned, Publicly Accessible Open Space (POPAOS) will complement the existing networks of public open space areas within the PDA.</p> | |
| 7. | Preserve existing public parks such as Raymond Park and Woolloongabba Place Park | <p>Raymond Park is outside the PDA. It remains under the management of Brisbane City Council</p> <p>Any changes to Woolloongabba Place Park will be resolved through the preparation of a Sub-precinct Plan or Plan of Development for Sub-precinct 1a.</p> | No |
| 8. | Do not allow alternative shade structures in lieu of shade trees in streets and public spaces. | Where circumstances prevent or restrict the establishment or continued growth of vegetation in streets and public spaces, alternative shade structures will be considered. | No |
| Community Facilities | | | |
| 9. | <ul style="list-style-type: none"> Provide new community facilities such as libraries, community halls/centres, and sporting facilities. Relocate the proposed new community facilities from Precinct 1 to the Russian Community Centre. | Precinct 1 provides for the delivery of a community facility. The timing, design and function of the facility is subject to discussions with Brisbane City Council. | No |
| 10. | Provide additional early childhood centres, state primary and secondary education facilities to support the increased population in the area. | <p>The Department of Education is responsible for the planning and provision of State primary and secondary schools.</p> <p>The Scheme provides for commercial childcare centres and they are a preferred land use in Precincts 1, 3, 4, and 5.</p> | No |
| 11. | East Brisbane State School (EBSS) <ul style="list-style-type: none"> Protect EBSS Enable the expansion of the EBSS. Remove EBSS to reduce school traffic and improve Sub-precinct 1a. Enable EBSS to use local greenspace or parks | <p>The amended Scheme provides for the retention and protection of, EBSS.</p> <p>The Queensland government, through the Department of Education, is responsible for decisions about EBSS.</p> <p>Any potential expansion of EBSS, and its integration with adjacent greenspace and parks is subject to further design and planning in partnership with the Department of Education.</p> <p>How EBSS integrates with Sub-precinct 1a will be resolved through the preparation of a Sub-precinct Plan or Plan of Development, which must be approved by the Minister for Economic Development Queensland (MEDQ).</p> | No |

| # | Issue | Response | Amendment |
|---|--|---|-----------|
| 12. | Provide additional health facilities to support the increased population. | The Scheme provides for private health facilities, and they are a preferred land use in Precincts 2, 3 and 5 (excluding Sub-precinct 5b). | No |
| Active Transport / Public Transport / Connectivity | | | |
| 13. | <ul style="list-style-type: none"> Improve cyclist and pedestrian access and safety along key corridors Prioritise pedestrian and cyclists at signalled intersections. | <p>The Scheme identifies the key trunk active transport infrastructure planned for the PDA.</p> <p>Further detailed planning and design will progress in consultation with Brisbane City Council and the Department of Transport and Main Roads as development proceeds.</p> | No |
| 14. | Prioritise active transport and public transport strategies and improve public transport to enhance connectivity and support population growth. | <p>The PDA is serviced by the Woolloongabba Busway Station and new Woolloongabba Cross River Rail Station. It is proximate to the Mater Busway Station.</p> <p>Many bus routes traverse the PDA including along Stanley Street, Vulture Street, Ipswich Road, Main Street, Wellington Road and Annerley Road.</p> <p>There is a dedicated bike lane along Stanley Street from Main Street to South Bank. The area is also proximate to new pedestrian bridge between Kangaroo Point Cliffs and the City Botanical Gardens.</p> <p>Two new bus stops have been identified for Main Street.</p> | No |
| 15. | Improve pedestrian and cyclist safety for East Brisbane State School. | The Scheme identifies traffic, pedestrian and cyclist infrastructure upgrades and new infrastructure that improves safety at various locations throughout the PDA. These improvements support safe cyclist and pedestrian movements within the PDA as well as directly adjoining East Brisbane State School. | No |
| 16. | A Woolloongabba Metro station, connecting to CRR station, is needed. | The Scheme has been amended to reflect the Government decision that a Metro Station is no longer planned at Woolloongabba and that the existing Woolloongabba Busway Station will remain. | No |
| Traffic / Parking / Servicing | | | |
| 17. | Traffic and congestion <ul style="list-style-type: none"> Traffic congestion within the PDA. Traffic modelling should be updated | The PDA is 2 kilometres from Brisbane City and is well serviced with public and active transport opportunities, is close to jobs, services, community and urban amenities, making it an ideal location for high density residential development. | No |

| # | Issue | Response | Amendment |
|-----|---|--|-----------|
| | <ul style="list-style-type: none"> Updated definitions and methodologies for traffic and population movement modelling. There should be more planning for delivery/service vehicles and emerging modes (e.g. drones). | <p>The roads within the PDA connect significant local destinations including the Mater Public and Private Hospitals, the Brisbane CBD, the Queensland Children's Hospital, secondary and tertiary education and research facilities, South Bank and Westend.</p> <p>The Scheme acknowledges additional impacts of development on the existing road networks and supports a shift towards other modes of transport, such as train, bus, walking and cycling.</p> <p>Development servicing requirements will be resolved through the PDA development application process.</p> | |
| 18. | Local Road Network <ul style="list-style-type: none"> Development will impact local streets Close Stanley St at Merton Rd for safety. | <p>Necessary upgrades to the local road network have been identified and factored into the infrastructure planning for the area.</p> <p>The PDA development application process further assesses the road network impacts of individual developments proposals.</p> | No |
| 19. | Parking <ul style="list-style-type: none"> Parking shortages during construction. There is a need for parking management strategies. Reduce residential visitor parking rates from 3 to 1 space per 20 dwellings, aligning with BCC City Plan. Provide flexible, needs-based approach to non-residential parking. Parking is needed for the entertainment and commercial activities in Sub-precinct 1a. Amend Schedule 3, Table 10 to clarify parking rates for unspecified land uses. Increase bicycle parking on public and private land to support active transport. | <p>The Scheme requires development to provide on-site parking for residential and non-residential land uses, having regard to proximity to active and public transport.</p> <p>The Scheme requires resident bicycle parking and end of trip facilities (including bicycle parking) for non-residential uses consistent with the Brisbane City Plan 2014 Transport, access, parking, and servicing (TAPS) code.</p> <p>The rates in the Scheme are considered an acceptable outcome in a high-density mixed-use environment. Alternative rates will be considered for development that achieves the PDA Vision.</p> | No |

| # | Issue | Response | Amendment |
|--------------------------------------|---|--|-----------|
| 20. | Waste Management <ul style="list-style-type: none"> How does the Scheme address waste management on Stanley St near Sub-precinct 2b heritage buildings. Provide a purpose-built bin enclosure near Jurgens St and Stanley St. | <p>On-site waste servicing is resolved through the development application process.</p> <p>Where a development does not meet Brisbane City Council's waste collection standards, alternate servicing arrangements are required to be organised and maintained by the building owner/s.</p> | No |
| 21. | Connectivity and Walkability <ul style="list-style-type: none"> Closing Logan Rd and Jurgens St will reduce walkability and amenity. Provide a pedestrian bridge to South Bank to improve safety, connectivity, and reduce congestion. | <p>The Scheme no longer proposes the closure of Logan Road and Jurgens street.</p> <p>Demand for future pedestrian bridge connections will be driven by more than growth in the PDA alone. Such investment decisions will be subject to state and local government consideration and are not considered trunk infrastructure for the purposes of PDA infrastructure charge calculations.</p> | No |
| 22. | Precinct 1 needs to be easily accessible to community, commuters, and patrons. | <p>Precinct 1 is serviced by the Woolloongabba Busway Station and Cross River Rail Station as well as signalised pedestrian crossings on Stanley, Vulture, Main and Wellington roads.</p> <p>The Scheme also requires development in Sub-precinct 1a to provide direct and safe connections to, and between, public transport, as well as convenient and safe access through the precinct to key destinations.</p> | No |
| Flood Mitigation and planning | | | |
| 23. | <ul style="list-style-type: none"> Include additional flood mitigation actions in the scheme. Development could increase stormwater runoff or change existing flooding characteristics in the area. Support for changes to flood planning and alignment with Brisbane City Plan 2014 Flood overlay code. | <p>Development in the PDA must address flooding constraints as specified. The Scheme also refers to the requirements outlined in the Brisbane City Plan 2014 Stormwater Code, Flood Overlay Code, and Flood Planning Scheme Policy.</p> <p>Depending on the level of site specific risk, a developer may be required to provide a relevant flood risk assessment to ensure development does not cause adverse impacts.</p> | No |
| Community Consultation | | | |
| 24. | <ul style="list-style-type: none"> The 15 business day (BD) consultation period should be increased The consultation period should be 3 - 6 months. | <p>The <i>Economic Development Act 2012</i> (ED Act) sets a minimum 15 BD for public consultation on a proposed development scheme amendment. The Scheme, which contemplated the current level of proposed growth and is proposed for amendment was already publicly consulted on in 2024.</p> | No |

| # | Issue | Response | Amendment |
|---------------------------------------|---|--|-----------|
| | <ul style="list-style-type: none"> Community engagement should be through multiple avenues. Future development can occur with limited community consultation. | <p>The consultation period for this amendment occurred from 7-29 August, for the required period.</p> <p>The Woolloongabba PDA Have Your Say page included information about the proposed amendments. Information including links to the relevant documents was mailed to all residents in the Woolloongabba and surrounding postcodes, notifying the amendment and consultation period.</p> <p>A PDA development application will require public notification if in the opinion of the MEDQ, the development:</p> <ul style="list-style-type: none"> may have adverse impacts on the amenity or development potential of adjoining land, or is for a use or of a size or nature which warrants public notice. | |
| Economic and Community Benefit | | | |
| 25. | <p>Support for</p> <ul style="list-style-type: none"> the former go-print site being an entertainment precinct. increased commercial, retail, and food and drink land uses. | Noted. | No |
| 26. | Development does not provide for essential services and public benefit. | <p>The Scheme provides for a community facility in Precinct 1.</p> <p>Development charges fund the provision of community facilities, parks and open space, transport, and essential infrastructure networks in the PDA.</p> | No |
| Sustainability | | | |
| 27. | <ul style="list-style-type: none"> Incorporate green infrastructure such as tree canopy targets, green roofs, and garden spaces Prioritise climate resilience and adaptation measures Provide for rainwater harvesting, and energy-efficient design. | <p>Development is required to meet NCC building performance standards for energy efficiency, natural light, and ventilation.</p> <p>The Scheme supports the inclusion of green roofs, garden spaces, rain harvesting and energy-efficient building design.</p> | No |
| 28. | <ul style="list-style-type: none"> Support for removal of Green Star and environmental building compliance requirements. | <p>Development is required to meet NCC building performance standards for energy efficiency, natural light, and ventilation.</p> <p>Mandating Green Star certification is considered regulatory duplication and not necessarily appropriate for all building end uses.</p> | No |

| # | Issue | Response | Amendment |
|-------------------|---|--|-----------|
| | <ul style="list-style-type: none"> Reinstate the Green Star and environmental building compliance requirements. | Green Star may be considered to add substantial cost to construction and to the end user at a time when new homes are required faster and when additional projects costs are impacting project feasibility. | |
| Built form | | | |
| 29. | Building Heights <ul style="list-style-type: none"> Sub-precinct 1a: Set height limits. High-rise development may cause adverse impacts. Precinct 2: <ul style="list-style-type: none"> Increase heights from 35 to 50 storeys Retain current height limits. Precinct 4: the allowable heights may impact existing residential areas. Precinct 5: <ul style="list-style-type: none"> Reduce heights between Merton Rd and Annerley Rd, to better interface with low-rise housing and adjoining 12-storey areas. 30 storeys is too high. Subtropical Uplift (SUP) / Catalyst Uplift (CUP) sites: heights will impact surrounding sites. Helicopter Impact Assessment Area: the height limit conflicts with SUP sites. Design guidelines needed to address overshadowing of residential areas from high-rise building heights/storeys. High-rise towers may create wind tunnel effects More private open space is need. | <p><i>Sub-precinct 1a:</i> Development will need to address the limitations from the Brisbane Airport OLS. The Scheme also requires development to address potential privacy, overshadowing, and wind impacts.</p> <p>The Scheme retains maximum building heights for <i>Precinct 2</i>. The height limits support the transition from existing low-medium density areas and maintain the scale of established commercial character/ heritage buildings.</p> <p><i>Precinct 4:</i> The Scheme retains building heights maximums for Precinct 4 and requires developments to minimise amenity impacts and provide sensitive interfaces to existing dwellings.</p> <p><i>Precinct 5:</i> Development must provide sensitive interfaces to adjoining residential dwellings that appropriately mitigate impacts.</p> <p><i>SUP / CUP sites:</i> If a development delivers a SUP or CUP consistent with Schedule 6, the building height bonus and associated GFA is subject to assessment against the PDA-wide built form provisions and development must align with the PDA Vision.</p> <p><i>Helicopter Impact Area:</i> The Helicopter Impact Assessment Area is required to ensure development does not impede safe movement of helicopters. The height limit ensures efficient access for emergencies to the Mater and Queensland Children's Hospital.</p> <p><i>General high-rise concerns:</i> The amended scheme includes built form provisions, and acceptable and general development outcomes to be considered in PDA development applications.</p> <p>The Scheme requires:</p> <ul style="list-style-type: none"> building separation that supports privacy for occupants and neighbours, and access to natural light and ventilation, | No |

| # | Issue | Response | Amendment |
|-----|--|--|-----------|
| | | <ul style="list-style-type: none"> design measures to mitigate wind acceleration to ensure a safe and desirable environment for pedestrians and building occupants. Depending on the context, a wind analysis report may be required to ensure the development does not result in adverse impacts. | |
| 30. | Heritage and Character <ul style="list-style-type: none"> Building heights may impact heritage buildings Protect pre-1911 buildings with setbacks, landscaping, and separation. Remove character housing protections Do not allow redevelopment in heritage/character neighbourhoods. Protect Moreton Rubber Works basement under Stanley St footpath. | <p>The Scheme includes heritage and character protection provisions (Section 2.5.4), including for pre-1911 buildings.</p> <p>Development must demonstrate sensitivity to heritage and traditional building character including through building separation, setbacks, and landscaping treatments.</p> <p>The PDA supports medium - high density urban renewal in a highly connected location. The PDA facilitates mixed-use development including housing near health and research institutions, educational establishments, high-frequency public transport infrastructure, Southbank Parklands and Kangaroo Point Cliffs, the Brisbane CBD, and a future entertainment precinct.</p> <p><i>Moreton Rubber Works building:</i> The Queensland Heritage Register boundary extends into the public verge / footpath to reflect the location of the basement.</p> | No |
| 31. | Built Form and Design <ul style="list-style-type: none"> Support for increased non-residential floor plates and setback changes. Reduce building separation distances for under 4 storeys Remove or amend floor plate limits to reflect site coverage. Remove building separation requirements below 4 storeys and clarify built-to-boundary requirements below level 4. Provide clearer interface guidelines and privacy buffers, especially near East Brisbane State School. | <p>The Scheme supports increased non-residential floor plates of up to 2,000 sqm and updated setback provisions.</p> <p>Site coverage and design flexibility are encouraged where performance outcomes are met and align with the PDA Vision.</p> <p>Building separation and boundary walls are addressed in Section 2.5.2. Design flexibility is encouraged where performance outcomes are met and align with the PDA Vision. The Scheme amended the building separation requirements for under 4 storeys to include a reduction in separation provisions from a minimum 10m to 6m for non-habitable rooms, and an increase to 12m for habitable to habitable rooms. The 12m increase is reflective of a 6m minimum side setback for development up to 4 storeys and is consistent with measures used in other urban PDAs.</p> | No |

| # | Issue | Response | Amendment |
|--|--|--|-----------|
| | | The Scheme manages sensitive transitions between uses, especially near East Brisbane State School, through built form interface provisions and landscape buffers. | |
| Privatisation of public land | | | |
| 32. | Retain / protect the state-owned land where the Gabba Stadium is located for public use and not for private development. | The Scheme responds to the Government's recent decisions to facilitate a new major entertainment venue and the redevelopment of the Gabba Stadium site, within the PDA. | No |
| Development Scheme Comments / General | | | |
| 33. | Support for <ul style="list-style-type: none"> PDA Vision and amendments to facilitate housing delivery, changes to built form and, character provisions, and performance-based assessment. the entertainment precinct and associated developments. | Support noted. | No |
| 34. | Provide clearer justification for a PDA to be declared in this area. | <p>The PDA was declared on 22 September 2023 in response to a range of urban regeneration opportunities, including:</p> <ul style="list-style-type: none"> enabling new homes for up to 24,000 people and supporting 34,000 new jobs major public transport investment in Cross River Rail and the Kangaroo Point Green Bridge alignment with key State priorities opportunities for greater planning integration across precincts and connections to the CBD and major destinations revitalisation of underutilised inner-city areas to support more people living close to public transport, jobs, services, and entertainment hubs <p>The streamlined planning and assessment processes under the <i>Economic Development Act 2012</i> is intended to enable more housing and jobs sooner.</p> | No |

| # | Issue | Response | Amendment |
|-----|--|---|-----------|
| 35. | Re-evaluate proposed densification targets and provide further justification. | The PDA is 2 kilometres from Brisbane City and is well served by public and active transport options. It is situated near employment opportunities, services, community infrastructure, and urban amenities, making it suitable for high density residential development. | No |
| 36. | Consider or reflect cultural significance of the Yuggerah and Turrubal lands. | The Scheme contains provisions to identify places of cultural significance and provides for the conservation and adaptive re-use of places compatible with their significance. | No |
| 37. | Increased amenity issued for nearby residents, from a large-scale entertainment venue. | The Scheme contains provisions to evaluate and manage potential traffic, noise, light impacts from a new indoor entertainment venue. | No |
| 38. | Provide for protection, adaptive reuse and/or relocation of local heritage places. | The Scheme includes provisions to address the retention, adaptive reuse and relocation of heritage places. | No |
| 39. | Remove the Sub-area Plan requirements (section 2.2.12) for flexibility. | The requirements of the Sub-precinct Plan provide flexibility, allowing the ultimate placement of uses within the precinct to be determined as additional information becomes available. | No |
| 40. | Incorporate added references to active transport in Section 2.5.7. | The Scheme includes requirements for active transport. | No |
| 41. | <ul style="list-style-type: none"> Planting requirements in the PDA-wide criteria should exclude infrastructure from open space calculations. Support definition change from deep planting to subtropical planting. | The Scheme sets requirements for private open space to ensure infrastructure does not impact the size and quality of the space. | No |
| 42. | Precinct 2: <ul style="list-style-type: none"> Include Hotel and Short-term accommodation as preferred land uses. | Land uses, other than preferred land uses, will be considered where it can be demonstrated that such proposals do not compromise the Vision for the PDA and potential impacts can be adequately addressed. | No |
| 43. | Precinct 1 <ul style="list-style-type: none"> Include Logan Rd (restaurant/heritage end) adjacent Gabba stadium to improve connectivity. Divide Sub-precinct 1a into 1a West and 1a East, allowing application of different criteria and preferred land uses. | <p>Sub-precinct 2b boundary reflects the commercial character building overlay map in Brisbane City Plan 2014.</p> <p>The distribution of uses across Sub-precinct 1a is yet to be determined. This will be resolved through the Sub-precinct Plan.</p> | No |

| # | Issue | Response | Amendment |
|-----|--|---|-----------|
| 44. | Sub-precinct 2b: <ul style="list-style-type: none"> Include 17-25 Jurgens Street. Acknowledged as a 'Special Entertainment Precinct' to protect the viability of the dining and entertainment uses. | Sub-precinct 2b boundary reflects the commercial character building overlay map in Brisbane City Plan 2014. | No |
| 45. | Precinct 5 <ul style="list-style-type: none"> Princess Theatre as a focal point with a publicly accessible plaza. Expand the preferred land uses, including in the sub-precincts. Sub-precinct 5a <ul style="list-style-type: none"> Do not include the service lane. Do not limit shop tenancies to 250sqm GFA - should be based on economic and community need. Sub-precincts 5a & 5c <ul style="list-style-type: none"> Allow for high density housing, instead of in Sub-precinct 1a. Include multiple dwelling as a preferred land use in Sub-precinct 5c, subject to demonstrating the development can manage impacts to surrounding transport network. | <p>The Princess Theatre is a State heritage listed site. The Scheme removes the expectation for a publicly accessible plaza to be provided on private property.</p> <p>The Scheme retains the requirement for development adjoining a heritage place to maintain or enhance the features and setting of the Heritage Place.</p> <p>Land uses, other than preferred land uses, will be considered where it can be demonstrated that such proposals do not compromise the PDA Vision and potential impacts can be adequately addressed.</p> <p>The lane is necessary for servicing future development. Individual site access is limited by the existing and planned upgrades to the bicycle path.</p> <p>Alternative performance-based approaches for specific development applications with additional GFA or alternative uses, will be considered where the development can demonstrate alignment with the PDA Vision.</p> <p>Given the site characteristics, high density housing is considered appropriate in Sub-precinct 1a.</p> | No |
| 46. | Cross-block links <ul style="list-style-type: none"> Support refinement of cross-block link provisions. Do not remove cross-block links. Clarify if built form can be located above a cross-block link. | <p>Cross-block links are retained where necessary to facilitate pedestrian and active transport connectivity in the PDA.</p> <p>The final design and location of cross block links will be resolved during the assessment of PDA development applications.</p> | No |
| 47. | The amendments register does not identify the amendment to the dwelling mix requirement. | The Register will be updated. | Yes |
| 48. | Development in the PDA should be staged, focusing on one or two priority areas initially. | Development in the PDA depends on market demand and private sector investment. | No |

| # | Issue | Response | Amendment |
|--|---|--|-----------|
| 49. | Consider digital infrastructure in the infrastructure planning. | Digital infrastructure exists in the PDA. Upgrading this infrastructure is the responsibility of the service providers. Future infrastructure can be facilitated through the development application process. | No |
| 50. | Provide for modern methods of construction (i.e. modular and prefabricated). | The Scheme provides for modern and innovative methods of construction. | No |
| PDA Boundary Change | | | |
| 51. | <ul style="list-style-type: none"> Exclude blocks with heritage and traditional building character value. Include the East Brisbane suburb to support future planning of this area. Include adjoining low-rise housing Include Rotary Park and the Kingfisher Creek plan, to facilitate a continuous corridor edge and interface with the park. | There are no current plans to alter the PDA boundary. | No |
| Subtropical Uplift (SUP), Catalyst Uplift (CUP) and Privately Owned Publicly Accessible Open Space (POPAOS) | | | |
| 52. | <ul style="list-style-type: none"> Support amendments to POPAOS. POPAOS should be mandated. POPAOS should provide 24-hour public access. | <p>POPAOS are no longer mandatory.</p> <p>Schedule 6: Woolloongabba PDA Public Realm and Planting Guideline provides POPAOS requirements and guidance.</p> <p>POPAOS must be designed and managed to maintain free 24hr public access.</p> | No |
| 53. | <p>Clarify if</p> <ul style="list-style-type: none"> POPAOS are not required where no uplift sought, basement parking can be located under, POPAOS contribute to overall subtropical planting requirements for the site, and buildings can overhang. | <p>A development may gain additional density by providing a POPAOS that complies with Schedule 6 requirements.</p> <p>The Scheme will be amended to clarify that the POPAOS is not required to be delivered if the height bonus is not sought.</p> <p>POPAOS requirements are separate from Subtropical planting requirements. Partial basements or overhangs may be allowed if Schedule 6 requirements are met.</p> | Yes |

| # | Issue | Response | Amendment |
|-----|--|---|-----------|
| 54. | Clarify the minimum area requirement for SUPs. | The requirements and guidance for SUPs are in Schedule 6: Woolloongabba PDA Public Realm and Planting Guideline. The minimum area requirement should respond to site context and scale of development as well as incorporate shade tree planting and public realm contributions such as, shade structure/s, street furniture, and/or creative lighting. | No |

5.0 List of Amendments

| Amendment # | Relevant section | Description of amendment |
|----------------------|---------------------------------|--|
| General | | |
| 1 | Throughout the document | Minor formatting and editorial amendments including renumbering tables and figures |
| Land Use Plan | | |
| 2 | Table 2 – 2.5 PDA Wide Criteria | Amend reference from <i>level</i> to <i>storey</i> for Building Separation |
| 3 | 2.5.3.1 | Clarify that the Privately Owned Publicly Accessible Open Space is not required to be delivered if the height bonus is not sought. |
| 4 | 2.5.8 | Footnote 45 – Include reference to State Code 1: Development in a state-controlled road environment |
| Schedules | | |
| 5 | Schedule 7: Amendments register | Included reference to amended dwelling mix requirements. |

6.0 List of Acronyms

| Acronym | |
|----------------|--|
| BCC | Brisbane City Council |
| DCOP | Development Charges and Offsets Plan |
| EDQ | Economic Development Queensland |
| MEDQ | Minister for Economic Development Queensland |
| ED Act | Economic Development Act |
| PDA | Priority Development Area |
| SPP | State Planning Policy |
| FAQ | Frequently Asked Questions |
| HYS | Have Your Say |
| Q&A | Questions and Answers |
| PoD | Plan of Development |
| AHD | Australian Height Datum |
| AEP | Annual Exceedance Probability |
| DFE | Defined Flood Event |
| TMR | Department of Transport and Main Roads |