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Submission – Development Scheme Updates Woolloongabba and Northshore Hamilton PDAs

Dear Julian

Thank you for the opportunity to provide a submission on the Development Scheme Updates for Woolloongabba and Northshore Hamilton Priority Development Areas (PDAs).

On behalf of the Committee for Brisbane, I would also like to thank you for providing a recent (20 August 2025) member briefing to us on these updates, which also included the broader refocusing of Economic Development Queensland's (EDQ's) strategic direction and objectives.

The Committee for Brisbane appreciates EDQ's renewed focus on unlocking housing and industrial opportunities, delivering effective outcomes as part of the EDQ PDA program, increasing 'development ready' land to market, and providing greater development certainty. We also appreciate the organisation's commitment to improved efficiency, service delivery and customer engagement.

The Committee for Brisbane

As you are aware, the Committee for Brisbane is a member-based, independent, cross-sector organisation, representing many of the businesses, organisations and individuals who live, work and play in Greater Brisbane. From universities and accounting firms, through to schools, individual creatives, architects and more, our members have come together in the collective pursuit of delivering on our vision of Greater Brisbane as the world's most liveable place. To that end, we are focused on what the region needs, rather than individual business needs.

Woolloongabba PDA Development Scheme

In terms of the Woolloongabba PDA scheme, we appreciate the strong emphasis in the amendments on fast-tracking applications, reducing red tape and being responsive to industry feedback. Of particular importance for the Committee are changes to precinct provisions for a future indoor entertainment venue but, more specifically, transformation of the Gabba Stadium post-2032, and capitalising on the PDA's proximity to major landmarks.

While the stadium site is not within EDQ's remit, the provisions within the development scheme will have an impact on the future use of this site. As you are aware, significant investments have been made in Brisbane's knowledge corridor, starting at the Prince Alfred (PA) Hospital and Boggo Road innovation and biotech

cluster, through to Woolloongabba, Albert Street and Roma Street, ending at the Royal Brisbane and Women's Hospital (RBWH) and Herston Health Precinct. This eight-kilometre corridor physically connects Queensland's leading universities, hospitals, research institutions and businesses- through the new Cross River Rail and Metro- promoting a culture of innovation, collaboration and place-making initiatives across Queensland's largest collection of knowledge-intensive industries.

Therefore, while we strongly appreciate the need to unlock critical housing supply, and the updated scheme expecting to support 16,000 new homes, we also urge the updates to consider connectivity, walkability and how the Gabba 'fits' in with these other precincts of specialisation ahead of, during and well- beyond the Games. Such an outcome is critical for Brisbane, and aligns with the Committee for Brisbane's focus on the increasing importance of creating unique precincts, walkable communities and diverse recreational and hospitality offerings.

Northshore Hamilton PDA Development Scheme

Similarly, in terms of the Northshore Hamilton scheme, we appreciate the focus on unlocking the potential for 10,000 new homes and streamlining land supply, while also revisiting regulatory issues, and the expedited and timely processing of applications. Indeed, bringing forward the release of over 10 years' worth of land supply will create an overwhelmingly positive outcome for Brisbane, especially at a key part of our city, and given the proximity to the Brisbane River and Brisbane Airport.

As we are sure you can appreciate, population growth and geographically disperse communities are increasing the need for further transport investment. This is true in Greater Brisbane as it is in Northshore Hamilton.

It is for this reason that, similar to Woolloongabba, creating walkable communities and diverse connectivity outcomes will be critical. Activating accessibility to the Brisbane River, for example, is a consistent theme among Committee for Brisbane stakeholders, with Northshore Hamilton offering maritime commuter and tourism opportunities that could connect with Moreton Bay and other parts of our city.

Digital infrastructure

Finally, we would strongly welcome a greater reflection of digital infrastructure in both scheme updates. Indeed, we have identified a deficit in digital connectivity and coordination in current planning at all levels of government, and this is a key area we wish to explore in the short term. Investment in new infrastructure provides an opportunity for Queensland but also Greater Brisbane to showcase its credentials in the digital economy. A focus on data and investing in the digital infrastructure needs for the future will ensure our aspirations around creating an innovation economy are advanced.

This includes areas such as high speed internet, and mobile bandwidth being embedded in the planning and design of 2032 Games-related and other PDA scheme-related growth infrastructure.

Thank you for the opportunity to provide a submission on these development scheme updates. The Committee for Brisbane is keen to add value to this process and EDQ's ongoing activities.

In the meantime, should you wish to discuss the contents of this letter in any further detail, please do not hesitate to contact me directly on jen@committeeforbrisbane.org.au or 0448 432 936.

Yours sincerely



Jen Williams
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Committee for Brisbane