

MESSAGE FROM THE GABBA BUSINESS ASSOCIATION



Date: 17 March 2023

P.O. BOX 6066

Woolloongabba Qld 4102

Hon Stirling Hinchliffe,

Chair Brisbane 2032 Olympic and Paralympic Games Legacy Committee and Minister Assisting the Premier on
Olympics and Paralympics Sport and Engagement

Dear Honorary Stirling Hinchliffe,

The Gabba Business Association was established in 1999 to help connect local business, provide support and information and create a forum for discussion and provide a portal to liaise with the various levels of government and agencies. Our mailing list has over 200 local businesses and land owners.

Our Association is obviously very interested in what the final plan will be for the Gabba PDA. Our members are cautiously optimistic that the completed precinct will deliver the vibrant renewal you predict.

The GBA seeks to be involved in the interim development planning vision with ongoing input as the decisions will have direct input into our businesses and residential properties...

The attached document outlines issues our members would like to explore with you and the Brisbane Olympic and Paralympic Games Legacy Committee in a constructive way.

Our hope is that the Olympic Games are a wonderful success but also that the new infrastructure is something that will serve the local community and attract those outside the area for many years to come.

Yours faithfully

Glenn Maymann

President

Gabba Businesses Association's Concerns

The GBA and its members and clientele congratulate the Government decision to proceed with the Olympics in Woolloongabba and the local upgrades this will encompass.

The following issues have been flagged by the members and local community and we seek consultation and input regarding these issues:

- *The closure of East Brisbane State School and the lack of schooling opportunity within the walkable neighbourhood*
- *The Cross River Rail Site*
- *The utilisation of Raymond Park as a temporary warm up facility.*
- *The focus on the promenade and entry to the stadium and potential of the stadium improvements not to address local business and community needs*
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- *Information required concerning the Travel Corridor to South Bank*

Closure of East Brisbane State School

Obviously the school can't remain on site as the rebuilding of the stadium requires this land. This is accepted by members of GBA.

However, the proposed Coorparoo High School site is rejected by local parents and our members due to its distance from the current site and barriers for safe travel. The proposal as well as the possibility of closing the school completely without further examination of alternate sites seems extremely poorly thought out and a missed opportunity for the future.

GBA requests that the following sites should be fully investigated.

- There is the old Holden site on Ipswich Road (currently owned by the Transport Department for Metro bus recharging, - which could be relocated anywhere.) 865 Stanley St, Woolloongabba QLD 4102
- The Finlayson's Timber and Hardware, 135 Wellington Road, East Brisbane. This site has many advantages.
- Use of Mowbray Park and the bowls club?
- Possibly part of Raymond Park could be used?

The Finlayson's Timber Yard would have the additional cost of land but it is by far the best site as it retains Raymond Park post Olympics and enables the students to use Raymond Park for their physical education activities. It is also the closest site to the current school location. This proposal has strong support in the local community.

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With the massive infrastructure and unit development that will occur prior to and post the Olympics games means the number of local residents will markedly increase. A local school is essential to the district and will have much larger numbers than currently in the existing catchment.

Cross River Rail Site

The main focus for the Association is the design and long term usage of the Cross River Rail site. Its current focus appears to be the promenade entry to the stadium. But what about after the games are finished? We need to ensure that the planning and design is of benefit to the local community long after the games are over. The major AFL and Cricket matches might top 15 uses a year. The rest of the time the site needs to work for the broader community and be more than paved surfaces.

GBA believes this site should become an exemplar inner city plaza reflecting design principles used at SouthBank such as high level canopy cover from shady trees, water features, public seating as well as cafés, restaurants and bars. The space beneath the promenade bridge could become a boutique art and craft hub or entertainment precinct.

Raymond Park

GBA acknowledges that Raymond Park is underutilized and could be better designed and equipped.

GBA has concerns about the use of this park for the Warm Up Track for the Olympic Games. We strongly believe the design of the track should not require the removal of the 6 dwellings as proposed.

The Warm Up Track should be for the duration of the games only providing an opportunity for redesign of the park post games. Placing this in the Corparoo School precinct would make more sense and be well used after the Games.

Revitalization of Woolloongabba and Promenade

There is also mention of a promenade to Southbank and the city. This has the possibility of great impact and access to the area.

The Premier's comment regarding an active corridor to South Brisbane and the CBD as part of the revitalization of Woolloongabba is welcome but we seek details of the proposal. Will it simply be a bike path or something more substantial, like an Arbor? Will it include overpasses and will properties be resumed?

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Finally if the hope is that the Gabba project will anchor the major urban renewal project, how will the surrounding areas be linked with easy movement and connectivity? The suburb is very segregated now with the Freeway, Hospital and stadium. This needs to change to significantly to make the Gabba vibrant and a destination of choice.

We think the entire Olympic precinct requires intense planning, consultation and involvement of the broader community to really make it a success and a 'Go To' destination long after the games are over.

We realise that planning is well under way but what is available to the public is very limited at this stage. We look forward to obtaining more detailed information in the near future.

We are more than happy to assist in any way to help make this project a great success.

With kind regards

Glenn Maymann

President