

14 July 2005



Leon Fleming  
Senior Town Planner - Local Area Planning  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

Dear Leon

**RE: DRAFT WEST END WOOLLOONGABBA LOCAL PLAN**

The South Bank Business Association is the peak organisation acting on behalf of the diverse range of businesses, institutions and organisations operating in the 'South Bank Precinct', extending from South Brisbane to Woolloongabba and parts of the West End and Kangaroo Point.

Our constituency includes cafés, restaurants, retail, businesses, accommodation and other service and manufacturing industries, and cultural, educational and community facilities in the area. The diverse group of entities that make up the South Business Association come together to create a unique sense of place and provide a range of goods and services of State-wide and indeed international significance.

We write in response to Council's draft West End Woolloongabba Local Plan. We have reviewed this Plan and make the following submission:

**1. Transit Oriented Development**

South Brisbane is one of only two points in the entire transport network where both rail and bus corridors connect (the other point being Buranda). In view of this, the South Brisbane Area represents a strong opportunity for Transit Oriented Development (TOD). The Draft Plan does not appear to take advantage of this opportunity.

The Plan should facilitate an urban neighbourhood structure that encourages pedestrian and cycle activity typical of TODs rather than vehicular dependency for South Brisbane. High density walkable neighbourhoods should be established within the area with integrated public transport in the form of people mover services and dedicated cycle ways throughout the area.

The Plan should promote a TOD built form that allows connectivity to the river edge with neighbourhood centres forming pedestrian sheds no more than 400m (5 minute walk) from its fringe to the centre. Furthermore, neighbourhoods must be sufficiently dense to support a convenience centre accessible by foot and cycle traffic.

## **2. Permeability**

The Plan should facilitate a stronger level of pedestrian and cycle permeability between the West End/Highgate Hill area and Southbank. These linkages should include:

- A new dedicated bikeway located within the footpath zone, but differentiated from the footpaths. The dedicated bikeway should continue from the northern end of Montague Road down to the South Brisbane Railway Station again within the footpath zone of upper Grey Street. In addition to this some of the existing bike lanes throughout the peninsular are not continuous, an example being where it ends at the intersection of Melbourne and Grey Street.
- Planting of themed trees on streets between Boundary Street and Southbank. This will provide shade and shelter to footpaths thus making them more desirable and reflective of the sub tropical character of the precinct. Dedicated bikeways should be integrated into these streets. This will ensure greater user friendly linkages are available.

## **3. Traffic**

The Plan does not recognise the Hale Street Bridge. In view of this, the Plan should ensure the Bridge does not adversely impact the amenity of the local community.

Additionally, the Merivale and Cordelia Street single direction couplet should be abandoned with two directional traffic on both roads introduced. This will improve circulation and access within the immediate locality.

## **4. Connectivity to Gabba Cricket Ground**

The Gabba Cricket Ground is a major focal point within the area. Thus greater pedestrian linkages between Southbank and the Gabba should be established. Linkages should be in the form of designated bikeways built into the footpath zone together with upgraded and consistent footpaths. This will ensure the Southbank area is accessible to patrons before and after major events at the venue.

## **5. Musgrave Park**

Musgrave Park forms a key cultural precinct for the South Brisbane area. Thus the surrounding built form should highlight the Park. This should be achieved by allowing consistent building heights of up to six storeys and greater densities around the parkland. Greater building heights will place greater emphasis on the parkland in that more occupants will be able to view the parkland, in turn enhancing surveillance and personal safety, thereby ensuring greater active use of the Park.

We trust the above points will be taken into consideration by Council with the key issues reflected in the amended Local Plan. Should you wish to discuss the matter further, please do not hesitate to contact me on 3867 2033.

Kind regards



**Lois Shuttleworth**  
**Manager**  
**South Bank Business Association**