

28 September 2010

Paul Eagles
Chief Executive Officer
Urban Land Development Authority
GPO Box 2202
BRISBANE QLD 4001

Dear Mr Eagles

Business South Bank (BSB) is pleased to offer its comments on the Woolloongabba Urban Development Area (UDA) as part of ULDA's community engagement.

BSB is the peak organisation acting on behalf of a 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 members employ more than 8,500 people in the precinct, including in commercial and retail businesses, hotels, restaurants, cultural, educational and community facilities, such as Griffith University, South Bank Institute, Queensland Art Gallery, Queensland Performing Arts Centre, Queensland Museum, State Library, South Bank Corporation, Brisbane Convention & Exhibition Centre, Mater Foundation, Mirvac, Publicis Mojo, Rydges, Mantra South Bank, South Bank Cinemas and Thies.

BSB's comments commend the State Government on its vision to transform this strategic location into a high quality, transit-oriented precinct with a complementary mix of uses, recreation and community facilities integrated with new rail and bus facilities.

BSB offers the following comments in relation to the August 2010 Proposed Development Scheme:

- The proposed changes to the existing road system around and within the UDA need to be tested against the existing and future network capacity. There is a concern that the changed traffic routes and the performance of key intersections will impact on the South Bank precinct and the Mater/Queensland Children's Hospital precinct. Additionally, we ask that the traffic planning process take into consideration the short and medium term solutions that the State Government is looking to introduce to mitigate the problems at Grey and Melbourne Streets intersection. Although this intersection is a fair distance from the UDA, changes to the road network at both the Grey and Melbourne Streets intersection and at the UDA may adversely impact the South Bank precinct in terms of trip time, pedestrian and cyclist safety and accessibility generally.
- We recognise that ULDA is the responsible development authority for a specific area, however we have some concerns that linkages to the site's surrounding areas will be overlooked or given secondary consideration. For example, we commend the planning of 4.5m cycle paths and 5m pedestrian walkways, however once a pedestrian/cyclist leaves the UDA boundary, the surrounding footpaths and cycle ways will not be the same configuration – thus displacing a potential problem. We believe it is imperative that the ULDA and Brisbane City Council work together on ensuring further area improvement initiatives are implemented across adjoining areas such as the Mater/QCH precinct

- BSB believes that the design and capacity of the proposed bus interchange must alleviate the congestion and bus movements through the Cultural Centre bus interchange and alleviate many of this facility's dysfunctional and safety concerns.
- We commend ULDA's vision to make the UDA buildings 'demonstrate excellence in sustainability', but would suggest that this vision be even more bold and follow the example of Barrangaroo, Sydney that has set the commendable target of being a carbon neutral, water positive, and zero waste community.

We have also taken the liberty of enclosing a discussion paper that was commissioned by BSB, Gabba Business Association, and the West End Traders Association on the Future of Vulture Street which directly relates to pedestrian safety in the UDA. Some of the research and findings will be of benefit to the UDA.

We trust the above comments are of assistance. We look forward to our continued involvement in the project consultation process.

Yours sincerely



BARTON GREEN
Chair

