

3 October 2014

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Cr Amanda Cooper
Chair, Neighbourhood Planning and Development Assessment Committee
Brisbane City Council]
GPO Box 1434
Brisbane Qld 4001


Dear Cr Cooper

Kurilpa Riverfront Renewal Draft Master Plan

Thank you for the opportunity to provide feedback on the *Kurilpa Riverfront Renewal Draft Master Plan* (Master Plan). The Property Council is pleased to see Brisbane City Council (Council) and the Queensland Government working together with the community to unlock this underutilised piece of Brisbane's inner city.

As rightly pointed out in the Master Plan- and the *South Brisbane Riverside Neighbourhood Plan* (Neighbourhood Plan) which informed it- Kurilpa provides a logical extension of Brisbane's land-locked CBD.

With a variety of frequent and efficient transport modes already in place, and more envisaged, the precinct's anticipated residential population will be well serviced by public and private transport infrastructure.

Connectivity to the new Bus and Train (Bat) Tunnel in particular will be of great appeal and utility to future residents and workers.

Additionally, as Kurilpa is on the doorstep of the Cultural Precinct and the Southbank Parklands, we see the development of this precinct as a unique opportunity to build on the amenity of the city's existing cultural and social offerings.

The Property Council recently lodged a submission on the Queensland Government's *Cultural Precinct Master Plan-draft*, in which we highlighted the significant social and economic benefits to be gained through revitalisation of the Cultural Precinct.

Redevelopment of the Kurilpa area will be vital in achieving the outcomes of the *Cultural Precinct Master Plan*, particularly its aim to create a lively day and night economy.

Since the adoption of the Neighbourhood Plan in 2011, South Brisbane has benefited from significant private and public sector investment in infrastructure and public amenity.

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The increased height levels and additional residents provided for in the Neighbourhood Plan have led to more restaurants, cafes, bars and entertainment venues becoming commercially viable.

It has also allowed for a greater proportion of the ground plane being handed over for public, activated spaces.



The Property Council is keen to see the next stage of the Kurilpa Riverfront Renewal planning process, which we envisage will build on the current investment in South Brisbane, and through the new parks and desired design outcomes, will bring even greater amenity to the area.



As you know, the Neighbourhood Plan was developed over a five year period, and was designed with significant input from local residents. The community's desired outcomes for the entire South Brisbane area are well articulated in the Neighbourhood Plan.



The Master Plan, which builds on the Neighbour Plan, aims to utilise 'streamlined processes' to 'attract investment and facilitate timely, high-quality development'. The Property Council therefore seeks your assurance that the next stage of the planning process will continue to build on the fundamentals established in the Neighbourhood Plan, rather than starting again from 'square one'.



We are also pleased to see the consideration of flexible development options within the Master Plan. As the Property Council's members will play a significant role in the revitalisation of this area, we are keen to remain involved in the refinement of Council's desired design and planning outcomes.



Kurilpa forms an important part of Brisbane's urban landscape, and it is exciting to see these old industrial sites being opened up for redevelopment and greater use by the community.



Thank you once again for the opportunity to provide feedback on the Master Plan, and we look forward to continuing our work with you to bring the Plan's vision to life.



Yours sincerely



Chris Mountford
Acting Executive Director