


21 September 2015

Hon Jackie Trad MP
Deputy Premier
Minister for Infrastructure, Local Government and Planning; Transport; Trade
PO Box 15009
City East, Qld 4002



Dear Deputy Premier

Queen's Wharf Brisbane Priority Development Area Proposed Development Scheme

Thank you for the opportunity to provide feedback on the *Queen's Wharf Brisbane Priority Development Area Proposed Development Scheme* (development scheme).

The designation of Queen's Wharf as a Priority Development Area and the proposed development scheme will facilitate the transformation of this underutilized section of the CBD into an iconic, globally recognized tourism and mixed-use precinct, which will be of benefit to all Queenslanders.

Pleasingly for the Property Council, the drafting of the development scheme's provisions has taken into consideration the broader context within which the Priority Development Area is located, and aims to facilitate greater connections within, across and through the site.

This will ensure the redevelopment of Queen's Wharf benefits the broader CBD and encourages revitalization beyond the boundaries of the precinct.

Additionally, the development scheme recognizes the significant redevelopment potential of this strategic, 26.8 hectare site. Through its provisions, it reinforces that development within the precinct is to be considered in a holistic manner, rather than on a site-by-site basis.

The Property Council supports the development scheme's focus on delivering publicly-accessible open spaces, as well as the requirement to improve the safety and accessibility of the precinct for all users.

Notably, while focusing on the need for the built form to interface at a pedestrian scale, the development scheme acknowledges that the overall mass and scale of buildings should reflect their CBD location in making efficient use of this highly valuable land.

Uniquely located on the Brisbane River, development within the Priority Development Area should take advantage of the natural asset the Brisbane River provides, and as such the Property Council supports the retention of unimpeded views of the water and greater activation of the river frontage.

Importantly, the development scheme focuses on the conservation and adaptive re-use of heritage places. As the birthplace of Brisbane, Queen's Wharf plays an important role in the history of our city. We are pleased to note that the development scheme includes many provisions that would see this history protected for future generations.

In accordance with the purpose of Priority Development Areas, the development scheme will allow for the streamlined assessment of developments proposed for the site. This will assist in providing certainty for the development proponent, and bring forward the delivery of this great asset.

Finally, the Property Council notes the development scheme's requirement for development to 'interface with existing and future public transport'. This provision reinforces the importance of determining a preferred alignment for the proposed new rail corridor, in order to provide certainty for the developer and allow design outcomes to be amended accordingly.

Thank you once again for the opportunity to provide feedback on the *Queen's Wharf Brisbane Priority Development Area Proposed Development Scheme*.

If you have any questions regarding the Property Council or this submission, please do not hesitate to contact me on 07 3225 3000, or cmountford@propertycouncil.com.au.

Regards,

A handwritten signature in dark ink, consisting of a stylized 'C' followed by a long horizontal line that tapers off to the right.

Chris Mountford
Queensland Executive Director