

25 January 2023

South Bank Corporation
PO Box 2001
SOUTH BANK QLD 4101

By email: haveyoursay@futuresouthbank.com.au

South Bank Draft Master Plan

Thank you for the opportunity to provide feedback on behalf of the property industry in relation to the South Bank Draft Master Plan.

As you are aware, the Property Council's members are deeply invested in the future of our state. They are city-shapers and community builders, who are committed to delivering projects that embrace local characteristics and benefit Queenslanders for the long-term. Our industry is the largest private sector employer in Queensland and will be instrumental in the delivery of major projects ahead of the Brisbane 2032 Olympic and Paralympic Games.

As we lead into the Games, bold place-making and city-shaping initiatives such as those outlined in the Master Plan are exactly what is required for Brisbane to be recognised as a global city, whilst still delivering liveability and viability of the Brisbane CBD for decades to come. In particular, we commend the Draft Master Plan's commitment to accessibility and sustainability. Generally speaking, the Property Council is supportive of the aims of the Draft Master Plan.

However, there are several aspects of the Draft Master Plan which require clarification. Namely, the Draft Master Plan does not contain details about sequencing or timing of delivery, which is critical for industry given the importance of this precinct.

We also seek clarification around what the specific 2032 ambition for South Bank is, as distinct from longer term ambitions for the precinct. Given the Draft Master Plan details changes to two Olympic venues (the piazza and the cultural forecourt) it is important to understand how an Olympic overlay will be apply to these venues under a final Master Plan.

The northern and southern gateways set out in the Draft Master Plan will play an important role in welcoming pedestrians to the South Bank precinct, as well as resolving large breakages in the active transport network. As such, we would appreciate more

detail how these technical solutions will be arrived at, as well as the opportunities this presents for adjacent precinct connections.

The scale of the Draft Master Plan means that there will be a significant number of capital projects which will be required to deliver it. Accordingly, we are interested in learning about the costs estimates for these projects, the relative scale of investment required and how this investment could be offset by any revenue opportunities along with details surrounding which parties are intended to provide this investment.

Of particular interest to our members is detailed information as to the governance of South Bank during and after the implementation of the Draft Master Plan. We note that the South Bank Corporation was created in order to develop South Bank from a brownfield site and given that South Bank is now a fully developed asset, we believe that discussion about which governance structures would best suit the future of South Bank would be beneficial.

The South Bank precinct is an icon of Brisbane's cityscape, and we would welcome any opportunities for further engagement and collaboration. If you have any questions in relation to the Property Council or this submission, please do not hesitate to contact Jen Williams, e jwilliams@propertycouncil.com.au p 0448 432 936.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jen W'.

Jen Williams
Queensland Executive Director