

Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill 2025

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1. Why Victoria Park Matters Victoria Park / Barrambin is Brisbane's largest inner-city park. It spans over 64 hectares and is a rare green space for recreation, ecology, and cultural heritage. The site is deeply significant to Aboriginal peoples, and it also holds immense value for Brisbane's broader community. The Victoria Park Master Plan was developed after almost four years of community consultation so the surprise announcement of Olympic venues in Victoria Park is a shocking betrayal of community trust. I have lived in Kelvin Grove since 2014 and previously to that I worked at Kelvin Grove QUT from 1999 until 2009. Unfortunately I suffer from a chronic disease, which means I can't work and need to visit the Royal Brisbane Hospital in Herston every six months or more. I am a widow and 62 years old. So I know this area very well, indeed my current view is of Victoria Park and the city and I find myself very lucky to be living here, mostly funded by my benefit and my superannuation. However, it was hard staying in this area as, as you would know the rents are skyrocketing and the apartments are fewer and fewer. In the end I didn't have a lot of choice and took what I could get after the other apartment I was living in for ten years was sold in February of last year. This is to make it clear that I am very well aware of what happens in this area, the comings and goings, the feeling that Kelvin Grove Urban Village is a friendly place, where I see my Dr, dentist, optometrist, go to the gym, the pharmacy, get my groceries, eat out etc etc. I feel connected to this community and people know me, and I trust my Dr who has seen me for the last 11 years. Moving to another area for me would be extremely hard, as I said my Dr is here, as are quite a few friends whom I catch up with every other week and I don't drive. Also take into consideration that I lived for 7 years two streets away from Suncorp Stadium so am fully aware of the traffic chaos that happens every time there is an even on there, however, unlike Vic Park, there is not a major health precinct or a major university next door. And finally, the rents here will become astronomical. I already pay \$600 per week for a one bedroom apartment. Since the announcement of the Olympic Stadium I see one bedroom apartments like mine asking for \$650 a week. But to be honest, this letter is not about me. This letter is about the coming destruction of a heritage listed park and how putting a stadium there is going to be extremely bad for this area.

2. Why a Stadium in Victoria Park Doesn't Make Sense Building a stadium in Victoria Park / Barrambin is impractical, environmentally damaging, and contrary to community interests. Key reasons include:

1. Challenging Topography: The park's hilly terrain and hard Brisbane Tuff rock would require extensive excavation and blasting, increasing costs and potentially disrupting nearby hospitals due to vibrations.
2. Violation of Olympic Host Requirements: Constructing a stadium here would breach the Olympic Host Contract, which mandates avoiding permanent structures in protected areas and prioritizing previously developed sites.
3. Existing Traffic Congestion: The area already experiences significant traffic from nearby hospitals, schools, and universities. A stadium would exacerbate congestion, affecting emergency services and daily commutes.
4. Inadequate Public Transport: Unlike other stadiums, Victoria Park lacks sufficient public transport access. The nearest station is a considerable walk away, posing challenges for attendees, especially those with mobility issues.
5. Loss of Essential Green Space: As Brisbane's largest inner-city park, Victoria Park provides vital green space in a city already lacking in such areas. A stadium would significantly reduce this public amenity. There are mature native trees in this park which pre-date European settlement and date to pre-1750.
6. Proximity to Major Hospital: The park is adjacent to the Royal Brisbane and Women's Hospital. Stadium events could disrupt hospital operations, affecting patient care and staff.
7. Lack of Surrounding Amenities: The area lacks the bars, restaurants, and entertainment venues that typically support stadium events, leading to potential overdevelopment

within the park itself.⁸ Environmental Impact: The park serves as a natural cooling area, mitigating urban heat. Development would increase heat retention and reduce air quality.⁹ Cultural Significance: Victoria Park holds deep cultural importance for First Nations communities. Development risks disturbing sacred sites and erasing historical significance.¹⁰ Every inch of Victoria Park is heritage listed at the local or state level. This land is part of the story of Brisbane and has a rich WWII and depression era history. ¹¹ Community Opposition: There is strong public resistance to the stadium proposal, with concerns about environmental degradation, cultural disrespect, and loss of public space.³ What the Bill Would DoThe Bill proposes to list a Stadium in Victoria Park as an 'authority venue' for the 2032 Olympics. The Bill would exempt construction of such Olympics venues and villages from 15 Queensland planning, environmental and heritage laws. The Bill would also remove any access to the Courts in relation to the construction of Olympics venues or villages. It would also override First Nations cultural heritage protections using a new process which railroads First Nations into a default plan if they don't agree in the timeline specified by the Bill.⁴ Why This Should Concern QueenslandersThe Bill removes public safeguards by effectively exempting Olympic venues and villages from laws that apply to ordinary Queenslanders. This includes the Planning Act, Heritage Act, and Environmental Protection Act. Access to the Courts is a basic right of all Queenslanders. The Bill proposes to remove this right with sweeping provisions in relation to Olympics venues and villages. The Bill introduces a fast-tracked cultural heritage scheme that limits consultation and allows default plans without the agreement of Traditional Owners. The potential use of public parkland for commercial Olympic 'villages' risks corruption. These exemptions from planning laws and court review bypass scrutiny and reduce transparency when privatising very valuable public assets.⁵ What I Am Asking the Committee to DoI respectfully ask that your report to Parliament recommend that:¹ Victoria Park / Barrambin be removed from Schedule 1 (Authority Venues);² The cultural heritage override provisions be withdrawn;³ Olympic developments be subject to existing Queensland laws like all other developments;⁴ The Victoria Park Master Plan be upheld as a reflection of the community's vision for the park.