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P.O. BOX 6066

Woolloongabba Qld 4102

Gabba Businesses Association's Submission to 100-day Review of Brisbane 2032 Olympic and Paralympic Games Infrastructure.

The Gabba Business Association (GBA) is a not-for-profit organisation that aims to promote and encourage local business to work together and build successful business partnerships. The GBA is a long-standing body that has actively contributed to all opportunities for stakeholder engagement provided by the State and Local Governments when seeking local opinion and understanding of local business issues. We provide this submission in the expectation and hope that our requests are considered within this 100-day Review.

The GBA and its members consider the Gabba Stadium/Cross River Rail site must be retained and bolstered as a premier sporting and destination precinct.

There are a number of opportunities and challenges that are evident with any urban change within Woolloongabba, but each challenge can also be construed as another opportunity to create a stronger commercial precinct. The following matters have been highlighted by the members and local community and we seek consultation and input regarding these issues:

- **Create a destination**
 - The GBA would like to see the Gabba Stadium be used as a main Olympic Venue in 2032. The site has an unparalleled inner-city location with the transport infrastructure needed to host this event. It has international notoriety that with updated world class facilities, could be an Australian icon for many future generations.
 - A continued focus for the GBA is the design and long-term usage of the Cross River Rail site. Past iterations of CRR site have shown various high density residential and retail opportunities and with the Olympics as a promenade between transport and the venue. But what about after the games are finished? We must ensure that the planning and design is of benefit to the local community long after the games are over. The major AFL and Cricket matches might top 15 uses a year. The rest of the time the site needs to work for the broader community – it must be more than centrally focused paved

MESSAGE FROM THE GABBA BUSINESS ASSOCIATION

surfaces that looks to move people away from the precinct as soon as possible. It has to become a destination that filters people through appealing and unique landscapes, retaining patronage for restaurants, shops and recreation as well as reducing the burden of transport demand in peak periods

- GBA believes this site should become an exemplar inner city Public Open Space reflecting design principles used at SouthBank with a combination of major green spaces (high-level canopy cover from shady trees, water features, public seating) and some commercial catalyts (cafés, restaurants and bars). There will be numerous opportunities to explore innovative arrangements of recreation, commercial and connection with new spaces on or under land bridges and walkways.

- **Greater connections into the precinct and beyond**

- The Gabba Stadium has long been held as a focal point for the Woolloongabba business community, however due to major infrastructure like the freeway, Vulture and Stanley Streets, the Mater Hospital and the Stadium, there remains significant challenges to fully leverage the physical relationship between the infrastructure and the local business. The GBA fully supports a more integrated precinct with greater connections between the local destinations and into our already notable dining precinct.
- We understand that significant change may be required to reduce the segregation between the Stadium/CRR site and the surrounding existing commercial precinct, and we support this to make the Gabba vibrant and a destination of choice. We welcome any opportunity to further input regarding this.
- The extension of the Southbank Arbour (or the like) would greatly increase the potential commercial impact to the area. The largest long-term opportunity for our businesses is easy access for the local community and foot traffic, so we therefore support any local parking and a walking/active corridor. The revitalization of Woolloongabba would become a reality with a substantial investment like an Arbour, to allow a direct connection for both pedestrians and cycles to Southbank and the city.

- **A strong and permanent community**

- To create a consistent business environment, a good connection with the broader community is vital. With a diverse availability of housing stock and good community infrastructure Woolloongabba will be the premier inner-city residential address. We seek to support good sustainable decision making that emphasises the relationship between quality urban planning and strong community outcomes.
- The potential closure of East Brisbane State School is an outcome that GBA accepts as a reality with the expected development of the Stadium site. However, a new school must be built in catchment, to cater for the current and expected growth in new students. With a huge planned increase in population, we would like to see that the mix of residents needs are meet within our community locale – not removing vital social infrastructure to further exacerbate car congestion, or to create low value, mono type of residences.

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- GBA has concerns about the use of Raymond Park as the Warm Up Track for the Olympic Games. We strongly believe the design of the track should not require the removal of any existing dwellings. The Warm Up Track should be for the duration of the games only, providing an opportunity for redesign, post Games. Locating this facility in the Coorparoo School precinct would make more sense and would be well used after the Games by the Secondary College.

The GBA believes the entire Gabba Olympic precinct requires intense planning, consultation and involvement of the broader community to really make it a success and a 'Go To' destination long after the games are over.

We thank the State Government for the opportunity to provide this letter, and to have our aspirations and concerns considered in the Review Process.

We are more than happy to assist in any way to help make this project a great success.

With kind regards,

Glenn Maymann

President

Gabba Business Association

