

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

**Submission No:** 126  
**Submitted by:** Suzan Mobbs  
**Publication:**  
**Attachments:**  
**Submitter Comments:**

## **Submission to the State Development, Infrastructure and Works Committee**

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

**Name:** Suzan Mobbs

**Address:** [REDACTED]

**Email:** [REDACTED]

**Phone:** [REDACTED]

### **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.

Personally, I appreciate the haven Victoria Park provides in the increasingly over crowded, noisy, polluted fast paced metropolis Brisbane has become. As more native bushland is destroyed to make way for housing estates in a chronic affordable housing crisis, these green spaces will take on more significance and importance. The new housing estates I've seen don't incorporate green spaces for the residents, homes are crammed together ((What happened to fire safety regulations?)), there is minimal yard space.

Parks serve a crucial purpose for free recreational, relaxation, exercise spaces and wildlife oasis. Psychologically and physically these green urban spaces are becoming more important as outdoor therapy in the confronting and challenging pressures and stressors of the current economic situation. Regarding wildlife – what consideration has been given to the impact on wildlife that inhabit park? Where do displaced wildlife go? How do they survive as they lose the habitat that supports their existence?

After this purpose-built stadium is constructed, even if a future Queensland Premier finds what he/she considers a valid reason to demolish it, the impact on the environment and people's lifestyles near the park and further afield, is permanent.

That Premier Crisafulli will change legislation, including heritage laws, to suit a current agenda and build this one-time Olympic event stadium doesn't garner trust in his leadership. That it is necessary to take this extraordinary step underscores the strength of the public opposition.

The objection isn't to the Olympic Games it is to the destruction of a significant part of historic Victoria Park at enormous cost and inconvenience to the public who have to live with the effects of the construction & its aftermath after the games are over. What lasting financial and other benefits will the stadium bring to Brisbane? Changes to the Heritage laws - what will that mean for other heritage listed properties/areas?

Because of my husband's transfer to Townsville during the 40 years he selflessly served the community as a Queensland Police Officer, we lived there for 27 years. Premier Crisafulli also resided

in Townsville. The many Townsville parks are well maintained and utilised free public spaces, especially The Strand Esplanade that looks out to sea and the off shore islands such as Magnetic Island and the Palm Island group. They are both wildlife and human peaceful, private spacious havens as yet un-meddled with by governing agencies. Isn't the Premier aware of the importance to lifestyle that parks provide individuals and families even from his years in Townsville?

I have happy memories of occasions in the sweeping grounds of Victoria Park – for instance attending a circus performance there with friends. What provisions are being made to allow for such entertainments to continue in Victoria Park? Presuming the correct due process of submissions to stop this stadium being erected is unsuccessful, what will the huge stadium be used for and how will maintenance be funded after the Olympic Games is over?

## **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 Do**

The 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 Queenslanders**

The 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 Do**

I 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.