

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

**Submission No:** 668  
**Submitted by:** Tim Greenland  
**Publication:**  
**Attachments:**  
**Submitter Comments:**

From: [REDACTED]  
To: [State Development, Infrastructure and Works Committee](#)  
Subject: Submission to the State Development, Infrastructure and Works Committee  
Date: Tuesday, 20 May 2025 10:40:57 AM

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Submission to the State Development, Infrastructure and Works Committee concerning the Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill 2025** (the Bill).

Name: **Tim Greenland**

Address: [REDACTED]

Email: [REDACTED]

Victoria Park / Barrambin is an important component of a liveable inner city in the same way transport, light, and clean air are. It has been already heavily repurposed from its original size of over 130 hectares and only 64 hectares remain as Brisbane's largest inner-city park. This is a short-sighted and permanent loss to Brisbane. Some of the oldest and most desirable to live in cities in the world manage to keep large green spaces a priority for their population (London, Paris, Tokyo, and New York to name a few).

The location of the proposed stadiums is overdevelopment of the inner city as they are too close to the existing Woollengabba stadium. They should be spread throughout Brisbane to increase availability to local populations as part of a vision of a larger Brisbane. The inner city already hosts stressful congestion-creating events. Adding more fuel to this fire is unreasonable and would create an even more schizophrenic city - the stressful congestion and pollution conflicting with the beauty of the river and climate.

I personally use Victoria Park for walking and exercise on a regular basis. It compliments the vision of the Kelvin Grove village and surrounding suburbs as an integral component of a balanced developed area. The reduction of it and building of the Olympic venues would completely and detrimentally change the nature of the park and proximate area. It would require me to drive to an equivalent space creating more traffic (since I can currently walk to the park) eroding the liveability of the inner city.

**Why a Stadium in Victoria Park Doesn't Make Sense**

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.

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. The whole 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.

**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.

**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.

**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.

Regards,  
Tim Greenland  
20 May 2025