

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

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

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Organisation (if applicable): Not applicable

I wish to make the following comments:

## 1. Why Victoria Park Matters

Victoria Park is Brisbane's largest inner-city park, spanning over 64 hectares and is a rare green space for recreation and ecology. The site 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 personally love Victoria Park because it is an incredible green space right in the heart of Brisbane, and is home to a huge number of significant trees. The most beautiful and liveable cities around the world understand how important parks are – they are the “lungs” of the city, they help to combat pollution, they offer a respite to the hustle and bustle of city living, they provide urban cooling and they provide a place for recreation, among other functions.

There is also a significant body of research to show that being in nature reduces cortisol levels and helps with mental health issues, particularly anxiety and depression. For example, forest bathing has become a vital part of preventative healthcare in Japan and South Korea, with studies showing that forest bathing improves sleep quality, mood, ability to focus, and stress levels. Chronic stress can contribute to the development of ailments like anxiety, depression, and insomnia, to name a few. Nature parks like Victoria Park have become an important part of managing the mental health and wellbeing of its visitors.

To destroy an asset like Victoria Park is a travesty to not only current Brisbane residents, but to future residents as well – it's a very short-sighted decision.

## 2. Why a Stadium in Victoria Park Doesn't Make Sense

Building a stadium in Victoria Park 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. **Victoria Park is heritage listed:** 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.
10. **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.

### 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 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 be removed from Schedule 1 (Authority Venues);
2. Olympic developments be subject to existing Queensland laws like all other developments;
3. The Victoria Park Master Plan be upheld as a reflection of the community's vision for the park.

Thank you for your consideration.

Kind regards,

Tanya Angus  
Project Manager  
Works Program Optimisation | Distribution

*Please note – I work part time, generally Monday to Thursday during school hours.*



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