



Government Precinct Redevelopment Project

Consultation report

September 2013



Report summary

The Government Precinct is generally located between the Brisbane River and George Street, and between Alice and Queen streets. The precinct contains a high proportion of Brisbane's cultural and heritage buildings as well as significant frontage to the Brisbane River (under the Riverside Expressway), but it is currently under-utilised as a government and community asset.

The Government Precinct Redevelopment (GPR) Project aims to revitalise state-owned land located within the designated area and is expected to create new public spaces, improved pedestrian access and include redevelopment of a number of buildings. The area will experience significant change once the 1 William Street development is completed and Queensland Government staff move to this new location.

In June 2013, the Department of State Development, Infrastructure and Planning (DSDIP) commenced community consultation to understand the views of the local Brisbane community and identify how they would like to use this precinct in the future.

This report presents the findings of an independent review and analysis of feedback received for the GPR Project community consultation program for the Department of State Development, Infrastructure and Planning (DSDIP). The consultation period ran from 20 June to 2 September, 2013.

During the consultation period, feedback was received from a number of sources:

- 1496 online surveys
- 16 submissions from businesses, industry groups and individuals
- comments from 'talk to a project team member' community displays
- feedback from three Community Reference Group (CRG) meetings.

Generally, there was strong support from all parties for the redevelopment of the entire precinct.

There was acknowledgement that this proposed development would provide a significant opportunity to make a statement and contribute not only to the amenity and aesthetics of the Central Business District (CBD), but to the economy of the city.

There were varying views on priorities for redevelopment and the types of uses that would be appropriate. This included mixed views on what role, if any, a casino should play within the redevelopment.

However, there was universally a strong desire to create a landmark development, on a world-class scale, that would put Brisbane on the map.

Through the consultation process, a number of key themes emerged. These themes are further discussed below.

Heritage

- The redevelopment of the precinct provides an opportunity to better utilise the significant heritage buildings and spaces with innovative yet sympathetic new uses.
- These buildings are highly valued by members of the community and the public expect that these will be maintained as public assets for all to enjoy.



Connectivity

- There was strong support for the proposed redevelopment to facilitate good connectivity both within and through the precinct and with adjoining areas and parts of the CBD.
- Improvements in connectivity must integrate the precinct fully into the surrounding areas, including the Queensland University of Technology (QUT), botanic gardens and with the river.
- Cyclists and pedestrians want improved and better connected bikeways through the area for both commuter and recreational purposes.

Public realm

- There is a need to ensure the design of the area, including any new buildings, is of high quality, is cohesive and fits in with the existing heritage aspect.
- There is also a strong desire for the precinct to have areas that are accessible to the public, with open space and areas for informal, free public interaction and enjoyment.
- People supported the concept of this area showcasing Brisbane to the rest of the world. There is scope for investigating the possibility of incorporating an iconic structure into the design.

Leisure and entertainment

- There is strong support to create a world class ‘destination’ in this precinct. This includes offering a mix of dining, retail and entertainment options that provide day, and most importantly, evening leisure and entertainment opportunities.

River edge

- There is strong support for the redevelopment of the river edge. People believe it is vital that the river’s edge be revitalised and connected to the rest of the CBD.
- Many people are excited by the idea of this area being redeveloped into a vibrant hub for riverside dining and socialising with jetties, marinas and walkways.

Casino

- There are mixed views within the community about whether a new casino should be located within the precinct—whether this be an additional casino, relocated or expanded casino.
- Where there is support for a casino, the overwhelming majority favour an integrated resort casino that includes hotels, shops and entertainment venues.

