

Schedule of amendments – Woolloongabba CRR PDA Interim Land Use Plan (ILUP), dated November 2021

The following table details amendments made in updating the Woolloongabba CRR PDA ILUP (dated April 2020) to the Woolloongabba CRR PDA ILUP (dated November 2021). Reasons for changes are provided in Column 4.

Column 1	Column 2	Column 3	Column 4
Section	ILUP (April 2020) - wording	ILUP (November 2021) - wording	Reason for update
Minor editorial amendments throughout ILUP.			
Cover page	April 2020	November 2021	To reflect date of the new ILUP. Cover image has also been replaced with a new concept image of the new CRR Woolloongabba station.
Inside cover page	N/A	<p><u>Acknowledgement of Country</u> We acknowledge the Traditional Owners of the land on which we live and work We pay our respects to the Elders, past and present</p> <p>Throughout time, Brisbane, the land by the river, has been a path of transport for all people A place of connection, a place of many tracks</p> <p>The Ancestors and Elders travelled this terrain long ago Following tracks that we follow today We recognise their connection to this country, the waterways and community</p> <p>As we build this path through Country While we tunnel deep beneath our river Laying tracks for greater connection, creating new places for the future We acknowledge the rich traditions and stories of the past At the many places we are working to bring this Project to life Across Brisbane, the Gold Coast, and greater South-East Queensland</p>	Cross River Rail Delivery Authority's Acknowledgement of Country has been incorporated into the new ILUP.

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		<p>Across Brisbane, the Gold Coast, and greater South-East Queensland</p> <p>With an open heart and mind, we hope to learn from the traditions, stories, customs and practices of Australia's First Nations people</p> <p>Together, as we build this track for the future.</p>	
1.2	<p><u>Priority Development Area Description</u> The Woolloongabba Cross River Rail (CRR) PDA was declared by a regulation⁴ on 3 April 2020.</p> <p>The Woolloongabba CRR PDA, identified in map 1, is approximately 21 hectares and is located approximately 1-kilometre south-east of Brisbane's city centre.</p> <p>The Woolloongabba CRR PDA is generally bounded by Vulture Street to the north, Stanley Street to the south, Allen Street to the west and the Gabba stadium to the east. The Woolloongabba CRR PDA does not include the East Brisbane State School.</p> <p>It incorporates vacant land previously occupied by the State Government's GoPrint, Landcentre and Dental Hospital buildings and the existing Woolloongabba busway station. The Woolloongabba CRR PDA also includes the Gabba stadium, Woolloongabba Place Park, the Gabba Towers commercial building and the heritage listed former Woolloongabba Police Station building and Morrison Hotel on the corner of Stanley Street and Merton Road.</p>	<p><u>Priority Development Area Description</u> The Woolloongabba Cross River Rail (CRR) PDA was declared by a regulation on 3 April 2020. It comprises an area of approximately 21 hectares and is identified on Map 1.</p> <p>The Woolloongabba CRR PDA is located approximately 1 kilometre south-east of Brisbane's city centre. It is generally bounded by Vulture Street to the north, Stanley Street to the south, Allen Street to the west and the Gabba stadium to the east. The Woolloongabba CRR PDA does not include the East Brisbane State School.</p> <p>The Woolloongabba CRR PDA incorporates vacant land previously occupied by the State Government's GoPrint, Landcentre and Dental Hospital buildings and the existing Woolloongabba busway station. It also includes the Gabba stadium, Woolloongabba Place Park, the Gabba Towers commercial building and the heritage listed former Woolloongabba Police Station building and Morrison Hotel on the corner of Stanley Street and Merton Road.</p>	Minor wording refinements to improve readability.

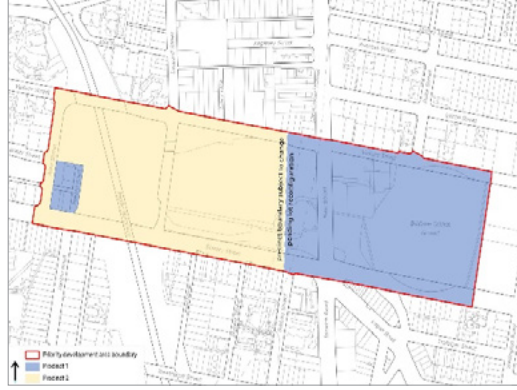
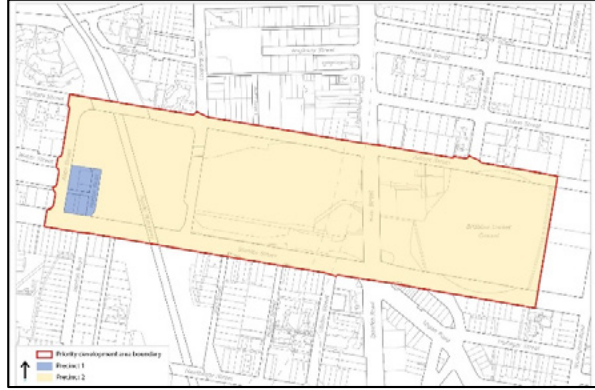
Column 1 Section	Column 2 ILUP (April 2020) - wording	Column 3 ILUP (November 2021) - wording	Column 4 Reason for update
1.3	<p><u>Application of the Interim Land Use Plan</u> The Woolloongabba CRR PDA Interim Land Use Plan (ILUP) is applicable to development on land within the Woolloongabba CRR PDA.</p> <p>This ILUP was made by the Minister of Economic Development Queensland and took effect on commencement of the declaration regulation for the CRR PDA. The declaration regulation provided for the ILUP to be effective for 18 months unless the development scheme for the PDA takes effect earlier.</p>	<p><u>Application of the Interim Land Use Plan</u> This Woolloongabba CRR PDA Interim Land Use Plan (ILUP) ^(existing FN), dated November 2021, applies to development on land within the Woolloongabba CRR PDA. It replaces the previous ILUP, dated April 2020, and has effect from 24 November 2021 for a period of 12 months unless the development scheme for the PDA takes effect earlier.</p> <p>As planning for the Woolloongabba CRR PDA largely pre-dates confirmation of Brisbane as the host of the 2032 Olympic and Paralympic Games, this ILUP, dated November 2021, has been made to acknowledge the need for additional planning to be undertaken in light of the State Government’s proposed redevelopment of the Gabba stadium ^(FN).</p> <p>New footnote 2: “Refer to section 2.1.2”</p>	<p>Section 1.3 of the ILUP has been amended to include reference to the April 2020 ILUP that has been replaced, reference to the November 2021 ILUP and 12 month expiration period, and also to provide context as to why the new ILUP has been made.</p>
2.1.2	N/A	<p><u>2032 Olympic and Paralympic Games</u> On 21 July 2021, the International Olympic Committee selected Queensland as host of the Brisbane 2032 Olympic and Paralympic Games (Brisbane 2032). For Brisbane 2032, 84% of venues are already built or will be temporary including the Brisbane Cricket Ground (known as the Gabba) which is nested within the Woolloongabba CRR PDA. The Gabba will be the venue for Olympic and Paralympic athletics and the opening and closing ceremonies.</p> <p>The Gabba has been home to sport in Queensland for 126 years but in its current form, it hasn’t always kept pace with enhancements or redevelopment of other major stadia in capital cities throughout Australia. Over the coming years, redevelopment of the Gabba is needed to support the long-term professional sport, community and entertainment needs of Brisbane and South East Queensland including attracting national and international sporting and entertainment</p>	<p>This section has been incorporated into the strategic context of the new ILUP to acknowledge that Brisbane has been confirmed as the host of the 2032 Olympic and Paralympic Games, the redevelopment of the Gabba stadium, and how this relates to the broader PDA and the commitments pertaining to open space, and social and affordable housing.</p> <p>Consequently, sections 2.1.2, 2.1.3, 2.1.4 and 2.1.5 have been re-numbered to 2.1.3, 2.1.4, 2.1.5 and 2.1.6, respectively due to the</p>

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		<p>events. This need is present irrespective of Brisbane 2032. However, Brisbane 2032 provides a catalyst to accelerate the redevelopment and deliver a significant legacy outcome for Brisbane and Queensland.</p> <p>As at 2021, the planning of the Gabba redevelopment is in the early stages and a significant amount of work is required to understand how the Gabba relates to the broader PDA. This includes commitments pertaining to open space, affordable and social housing, and project staging. The MEDQ will work collaboratively with relevant state agencies and bodies responsible for coordinating the delivery of Brisbane 2032, including the Organising Committee for the Olympic Games, to ensure these matters, along with Brisbane 2032 requirements, are considered when preparing the PDA development scheme.</p>	<p>incorporation of a new section 2.1.2.</p>
2.1.4	<p><u>Relationship to the former Woolloongabba PDA</u> The Woolloongabba CRR PDA replaces the Woolloongabba PDA which was declared by regulation in April 2010. The development scheme for the former Woolloongabba PDA (which was given effect in April 2011) anticipated a new underground rail station and associated mixed-use, transit oriented development outcomes. The delivery certainty for the CRR project has provided the opportunity to revisit the planning for this area including an improved interface and visitor experience with the Gabba stadium.</p> <p>On declaration of the Woolloongabba CRR PDA, the former Woolloongabba PDA ceased to exist. The Woolloongabba CRR PDA ILUP is now the relevant planning instrument for the</p>	<p><u>Relationship to the former Woolloongabba PDA</u> The Woolloongabba CRR PDA replaces the Woolloongabba PDA which was declared by regulation in April 2010. The development scheme for the former Woolloongabba PDA (which was given effect in April 2011) anticipated a new underground rail station and associated mixed-use, transit oriented development outcomes. The delivery certainty for the CRR project has provided the opportunity to revisit the planning for this area including an improved interface and visitor experience with a redeveloped Gabba stadium.</p> <p>Upon declaration of the Woolloongabba CRR PDA, the former Woolloongabba PDA and associated development scheme, dated April 2011, were revoked.</p> <p>The Woolloongabba CRR PDA extends east over the Gabba stadium, providing enhanced connection opportunities to CRR and busway stations and facilitates improved interface and public realm outcomes for spectators, visitors and the local community.</p>	<p>Minor wording refinements to improve readability.</p>

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Section	ILUP (April 2020) - wording	ILUP (November 2021) - wording	Reason for update
	<p>PDA. The Woolloongabba CRR PDA extends east over the Gabba stadium to better facilitate the connection to the stadium from the CRR and busway stations and provides an improved interface and public realm outcome for spectators, visitors and the local community.</p>		
2.1.5	<p><u>Focus of the Woolloongabba PDA</u> Building upon the former development scheme, the ILUP enables the delivery of a dedicated pedestrian connection from the new CRR station, over Main Street to the Gabba stadium.</p> <p>Importantly, the ILUP addresses the Gabba stadium interface and new economic and community development outcomes that may be considered as part of the first stage of precinct delivery, identified as precinct 1 (refer to map 3). Precinct 1 also includes the Morrison Hotel land where development may occur during the ILUP.</p> <p>Precinct 2 represents an area where major development is not expected to occur during the ILUP (with the exception of Cross River Rail project works).</p> <p>Further consideration of economic development and community outcomes, including community consultation, will be undertaken for the Woolloongabba CRR PDA during the preparation of the forthcoming development scheme.</p>	<p><u>Focus of the Woolloongabba PDA</u> As identified on Map 3, the Woolloongabba CRR PDA is divided into two precincts, being Precinct 1 and Precinct 2.</p> <p>Precinct 1 includes land associated with the Morrison Hotel where development could occur whilst this ILUP is effective.</p> <p>Precinct 2 includes state land. Other than works related to the CRR project, development in Precinct 2 is not anticipated whilst this ILUP is effective.</p> <p>Further consideration of economic development and community outcomes, including community consultation, will be undertaken for the Woolloongabba CRR PDA during the preparation of the development scheme. This planning will also respond to a redeveloped Gabba stadium and Games Master Plan to serve Queensland for Brisbane 2032 as well as support long-term professional sport, community and entertainment needs of Brisbane beyond 2032 including attraction of national and international sporting and entertainment events.</p>	<p>Section 2.1.5 Focus of the Woolloongabba PDA has been updated to reflect changes made elsewhere in the new ILUP to precinct boundaries and corresponding precinct provisions. Additionally, wording has been included to acknowledge Government's proposed redevelopment of the Gabba stadium, Brisbane 2032 and the additional planning required in response.</p>

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2.2	<p><u>Vision</u> The Woolloongabba CRR PDA will create a renewed focal point for Woolloongabba and Kangaroo Point South supporting improved connections to the precinct including the new underground CRR station, the Woolloongabba busway, and the Gabba stadium.</p>	<p><u>Vision</u> The Woolloongabba CRR PDA will create a renewed focal point for Woolloongabba and Kangaroo Point South supporting improved connections to the precinct including the new underground CRR station, the Woolloongabba busway, and the Gabba stadium. The PDA will capitalise on the opportunities presented by Brisbane 2032.</p>	<p>Section 2.2 Vision has been updated in response to the opportunities presented by Brisbane 2032.</p>
3.3	<p><u>Plans of Development</u> A Plan of Development (PoD) may:</p> <ul style="list-style-type: none"> a. accompany a PDA development application for a material change of use or reconfiguring a lot b. consider any proposed use, and any associated building work or operational work, and c. form part of a PDA development approval. <p>Schedule 1 identifies development consistent with an approved PoD as PDA accepted development.</p>	<p><u>Plans of Development</u> Plans of Development (PoD) typically comprise maps, graphics and text that collectively demonstrate how proposed uses, works and lots will contribute towards the achievement of relevant PDA development requirements and the Vision for the PDA.</p> <p>PoD may be used as both a master planning tool for a broader precinct and for the development of individual sites. PoD may include concept designs, deal with the sequencing of development and set criteria for PDA accepted development to be undertaken subsequently.</p> <p>PoD should indicate the location and function of temporary and permanent uses and structures, and how these uses and structures will relate to each other. PoD cannot detail with land beyond the boundary of land subject to a particular development application.</p> <p>PoD are prepared by an applicant and may accompany a PDA development application for a material change of use or reconfiguring a lot. They may deal with any proposed use and any associated building work or operational work.</p> <p>Schedule 1 identifies development consistent with an approved PoD as PDA accepted development.</p>	<p>Section 3.3 Plans of Development has been updated to reflect made to section 3.3 to reflect the current CRR wording for PoD and for consistency with the Roma Street CRR PDA Development Scheme.</p>

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3.8	<p><u>Interim uses</u> An interim use is a land use that - because of its nature, scale, form or intensity - is not an appropriate long-term use of the land but may be appropriate for a short or medium-term period as the PDA develops.</p> <p>A PDA development application for an interim use must demonstrate that the use will not prejudice or delay:</p> <ul style="list-style-type: none"> a. an appropriate long-term use b. an appropriate intensity of development, or c. infrastructure delivery envisaged by the vision for the PDA. <p>The PDA development requirements also apply to PDA assessable development that is an interim use.</p> <p>The MEDQ may impose a condition of approval related to the interim use including, for example, limiting the duration of an interim use.</p> <p>Information to support a PDA development application for an interim use may include:</p> <ul style="list-style-type: none"> a. a suitability assessment, and b. plans showing how the development could transition from the proposed interim use to an appropriate longer-term use. 	<p><u>Interim uses</u> An interim use is a land use that, because of its nature, scale, form or intensity, is not an appropriate long-term use of the land, but may be appropriate for a short or medium-term period as the PDA develops.</p> <p>An interim use:</p> <ul style="list-style-type: none"> a. may be subject to a limited duration, and b. must not prejudice or delay a preferred land use(s) or infrastructure delivery envisaged by PDA development requirements and the Vision for the PDA. an appropriate long-term use <p>Information to support a PDA development application should demonstrate how the development could transition from the proposed interim use to an appropriate longer term use.</p>	Section 3.8 Interim Uses has been updated to reflect the current CRR wording for Interim Uses and for consistency with the Roma Street CRR PDA Development Scheme.
4.2	<u>Precinct Provisions</u>	<u>Precinct Provisions</u> Map 3 – Woolloongabba CRR PDA Precinct Plan shows the spatial extent of Precincts 1 and 2.	Minor wording refinements to improve readability.

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	Map 3 – Woolloongabba CRR PDA Precinct Plan shows the location and boundaries of two precincts in the PDA.		
Map 3			Map 3 has been updated to reflect new precinct boundaries resulting in Government land being contained within Precinct 2.
4.2.1	<p>Precinct 1 Precinct Intent Precinct 1 is anchored by the Gabba stadium and heritage sites including the former Woolloongabba Police Station and the Morrison Hotel. The precinct spans Main Street to include part of the former GoPrint, Landcentre and Dental Hospital site.</p> <p>Development in precinct 1 will accommodate a mix of uses and activities that complement the Gabba stadium’s role and optimise proximity to the Woolloongabba CRR and busway stations. Development may include new commercial, short-term accommodation, community facilities and key worker housing. There will be a focus on substantial new investment in the public realm and in improved pedestrian connections.</p> <p>On the eastern side of Main Street, a new</p>	<p>Precinct 1 Precinct Intent Precinct 1 is located in the south-western corner of the PDA. It comprises the Morrison Hotel land, which includes the heritage listed Morrison Hotel and the landholdings directly to the north of this heritage place.</p> <p>Development in Precinct 1 will improve and protect the character and appearance of the Morrison hotel heritage place and will enhance public realm within the precinct. It will accommodate a mix of uses and activities, as detailed in Schedule 2.</p> <p>Development in Precinct 1 will:</p> <ol style="list-style-type: none"> 1. have a building height of no greater than 20 storeys 2. not prejudice opportunities for redevelopment of the remainder of the precinct, and 3. ensure there are no significant adverse impacts on the surrounding transport network. 	Section 4.2.1 Precinct 1 Precinct Intent has been updated to reflect precinct boundary changes resulting in Government land being contained within Precinct 2. Accordingly, references to the Gabba stadium, CRR station and busway have been removed. The precinct intent and corresponding provisions pertaining to Main Street and the Gabba Stadium, including the forecourt, have also been deleted as the are no longer located within Precinct 1 and to reflect the need for additional planning in relation to the redevelopment of the Gabba stadium.

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	<p>public forecourt is intended to form the western entry to the stadium and include high quality landscaping and shade structures.</p> <p>Day-to-day, the forecourt will provide public realm accessible to the surrounding community while on event days it will accommodate a range of event-related activities. Parking and stadium back-of-house service facilities will be accommodated below the forecourt level.</p> <p>A dedicated spectator (for stadium events) and active transport (outside of stadium events) connection above Main Street is intended to connect the Gabba stadium to precinct 2 and the Woolloongabba CRR and busway stations. Improved connections will also be provided across Stanley Street and Vulture Street. These new connections will improve community accessibility, safety and experience.</p> <p>Ground level below the elevated forecourt and connections will be subject to careful design treatment to ensure a safe, comfortable and attractive pedestrian environment is created. Development is to be designed to manage changes in levels and create sensitive interfaces to the surrounding streets and public realm. Active or community uses are to be established at ground level to the greatest extent practicable. This will include the adaptive reuse of the heritage listed former Woolloongabba Police Station.</p>		

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	<p>In addition to the forecourt area, the precinct will continue to provide parks for the community's use. There will be no net loss of park.</p> <p>Development will also ensure the stadium's operational requirements and flexibility for future upgrades are protected.</p> <p>Development in precinct 1 will:</p> <ol style="list-style-type: none"> 1. have a building height of no greater than 20 storeys 2. not prejudice opportunities for redevelopment of the remainder of the precinct 3. ensure there are no significant adverse impacts on the surrounding transport network 4. where building over Main Street, provide highly activated, safe and welcoming public streetscape and spaces at ground level, and 5. ensure car parking and back-of-house service facilities below the Gabba stadium forecourt level are not visually obvious from street frontages. 		
4.2.2	<p><u>Precinct 2 Precinct Intent</u> Precinct 2 includes existing government land holdings, facilities and infrastructure. Major redevelopment activities (other than for CRR project related works) are not anticipated over this land during the ILUP. Further detailed</p>	<p><u>Precinct 2 Precinct Intent</u> Precinct 2 includes existing government land holdings, facilities and infrastructure. Major redevelopment activities, other than for CRR project related works, are not anticipated for the life of this ILUP. Further detailed planning, including community</p>	<p>Section 4.2.2 Precinct 2 Precinct Intent has been updated to reflect precinct boundary changes resulting in Government land being contained within Precinct 2. Additionally, new precinct</p>

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	<p>planning, including community engagement, will inform the overall future outcomes for development in this area, as part of the forthcoming development scheme.</p>	<p>engagement, will inform the overall future outcomes for development in this area, as part of the development scheme.</p> <p>Development in Precinct 2 will ensure:</p> <ol style="list-style-type: none"> 1. a minimum of 50% of land in this precinct comprises open space^(FN), and 2. residential uses (including residential components of mixed-use development) provide: <ol style="list-style-type: none"> a. diverse housing options to suit a range of households by offering universal design^(FN) and a wide variety of dwelling sizes and configuration b. a minimum of 10% of total residential GFA as dwellings with 3 or more bedrooms c. a minimum of 15% of total residential GFA as high quality social or affordable housing^(FN), including affordable housing for frontline workers (e.g. nurses, teachers). <p><u>New footnotes:</u> Further planning will be undertaken to involve the community in a co-design process for the open space in the precinct.</p> <p>PDA guideline No. 2 outlines standards for planning and design of accessible housing in PDAs.</p> <p>For guidance on how to meet this PDA development requirement, it is recommended that applicants engage with the MEDQ or its delegate.</p>	<p>provisions have been embedded to reflect Government's commitments around:</p> <ul style="list-style-type: none"> • making 50% of the Woolloongabba CRR precinct open space and for this open space to be co-designed with the community • social and affordable housing including affordable housing for frontline workers.
Schedule 1	N/A	<p>Under "all aspects of development" include additional reference: <i>"Development prescribed in Schedule 7 of the Planning Regulation 2017."</i></p>	<p>Schedule 1 – PDA accepted development has been updated to capture all aspects of development identified under Schedule 7 of the Planning Regulation 2017. This change has been made to align the PDA with</p>

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			accepted development types under Queensland's conventional planning system regulated under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i> . This approach accords with the Roma Street CRR PDA Development Scheme and Boggo Road CRR PDA ILUP.
Schedule 2	Major sport, recreation and entertainment facility (where for the Gabba stadium)	Deleted Major sport, recreation and entertainment facility (where for the Gabba stadium).	Schedule 2 – Material changes of use that do not require notification has been updated to delete Major sport, recreation and entertainment facility (where for the Gabba stadium) as the Gabba stadium is no longer located in Precinct 1.
Schedule 3	N/A	New definition for “Open Space” “Open space – means green space and public realm used for active and passive recreation, including public park.”	Schedule 3 – Definitions has been updated to define the term “Open space”.