

From: [Executive Correspondence](#)
To: [Mike Kaiser](#)
Subject: **ACTIONED TO EDQ (LB)** Correspondence from the Cross River Rail Delivery Authority - D2022/89796
Date: Friday, 4 November 2022 12:39:50 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Correspondence from the Cross River Rail Delivery Authority - D2022-89796.pdf](#)

Dear Mr Kaiser,

Please see attached correspondence from Mr Graeme Newton, Chief Executive Officer, Cross River Rail Delivery Authority regarding the Boggo Road Cross River Rail Priority Development Area.

Regards,

Executive Correspondence
Cross River Rail Delivery Authority

- executivecorrespondence@crrda.org.au
- crossriverrail.qld.gov.au
- 123 Albert Street | Brisbane Q 4000



The Delivery Authority is disclosing this information on a confidential basis whereby the party in receipt of the information will not disclose the information and otherwise agrees to treat information on a confidential basis. Where this information is being disclosed to another Queensland government agency, note the information may be of a concern to the Delivery Authority if released under the Right to Information Act 2009 (Qld) (RTI Act) and therefore triggers the consultation requirements under s.37 of the RTI Act.

Our ref: D2022/89796

- 4 NOV 2022

Mr Mike Kaiser
Director-General
Department of State Development, Infrastructure, Local Government and Planning
Mike.Kaiser@dSDLGP.qld.gov.au

Dear Mr ^{Mike}Kaiser

I am pleased to advise that the Minister for Economic Development Queensland has approved the Development Scheme, Kent Street Movement Corridor Guideline and Development Charges and Offset Plan (DCOP) for the Boggo Road Cross River Rail Priority Development Area (the PDA), effective from 4 November 2022.

These documents are now available on the Cross River Rail (CRR) website, together with a Submissions Report detailing how submissions received through the recent notification process have been considered. The CRR website can be found at <https://crossriverrail.qld.gov.au/planning-environment/priority-development-areas/boggo-road-cross-river-rail-priority-development-area-pda/>.

The Development Scheme, Guideline and DCOP enable significant community benefits, including:

- the expansion of knowledge-intensive activities, stimulating growth in innovation and jobs in health, science and education services
- improved amenity and precinct activation
- a network of high-quality open space including a family-focussed Outlook Park, new urban common in the Princess Alexandra precinct, significantly enhanced Boggo Road Gaol park and new public plaza adjacent to the new Boggo Road station
- a system of new and upgraded pedestrian and cycle links to make active transport safer, quicker and more efficient
- the adaptive re-use of the Boggo Road Gaol for community use purposes.

The approval of these documents represents a major milestone, establishing the principal policy platforms to guide and assess the transformational redevelopment of the PDA.

As the CRR Priority Development Areas move towards implementation, I can also advise that responsibility for these precincts will now be held by Economic Development Queensland who, as the State's planning and development agency, is best placed to ensure the planning and assessment functions are administered as efficiently as possible.

If you require further information, please contact Mr Peter Silvester, Assistant Program Director – Program Delivery on (07) 3153 2690 or by email at peter.silvester@crrda.org.au.

Yours sincerely

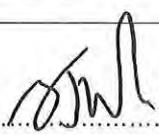
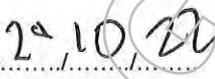


Graeme Newton
Chief Executive Officer
Cross River Rail Delivery Authority

Pages 3 through 5 redacted for the following reasons:
-----Sch. 3(2)(1)(b) - Reveal Cabinet consideration or otherwise prejudice
confidentiality of Cabinet considerations or operations

RTI RELEASE - DSDIL GP

SUBJECT Making of a second new Interim Land Use Plan (ILUP) for the Woolloongabba Cross River Rail (CRR) Priority Development Area (PDA)

<p>Note: This brief is considered draft until signed.</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Not approved</p> <p><input type="checkbox"/> Noted</p> <p><input type="checkbox"/> Further information required (see comments)</p>	<p>Signed.......... Date..........</p> <p>Hon. Steven Miles MP, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning Minister Assisting the Premier on Olympics Infrastructure</p> <p>Comments:</p>
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ACTION REQUIRED BY 11 November 2022 to give effect to the second new ILUP (dated November 2022) upon expiration of the current ILUP (dated November 2021) on 24 November 2022

RECOMMENDATION

It is recommended that you:

- **approve** the making of the new ILUP (dated November 2022) for the Woolloongabba CRR PDA (**Attachment 1**)
- **sign** the letter to Mr Graeme Newton, Chief Executive Officer (CEO), Cross River Rail Delivery Authority (CRRDA) (**Attachment 2**)
- **sign** the letter to Mr Colin Jensen, CEO, Brisbane City Council (**Attachment 3**)
- **note** that, subject to your approval of the new ILUP (dated November 2022), a notice specifying the effective date as 24 November 2022 will be published in the Queensland Government Gazette on 18 November 2022.

BACKGROUND

- On 3 April 2020, the Woolloongabba CRR PDA was declared, and an ILUP (dated April 2020) was given effect, to provide an interim regulatory planning framework for period of 18 months whilst a development scheme is prepared.
- Following declaration of the Woolloongabba CRR PDA, the CRRDA, as the then delegate of the Minister for Economic Development Queensland (MEDQ), commenced preparation of the development scheme as the long-term regulatory planning instrument.
- On 19 July 2021, following a request from the CRRDA, you approved the Department of State Development, Infrastructure, Local Government and Planning's recommendation that the ILUP for the Woolloongabba CRR PDA would need to be re-made. This was approved on the basis that additional planning would be required to respond to a potential successful 2032 Olympic and Paralympic Games hosting bid, and that a decision regarding this would be made following the decision of the International Olympic Committee (IOC).
- On 21 July 2021, the IOC selected Queensland as host of the Brisbane 2032 Olympic and Paralympic Games (Brisbane 2032).
- On 15 November 2021, you approved a new ILUP (dated November 2021) for the Woolloongabba CRR PDA, which took effect on 24 November 2021, providing up to 12 months for additional planning to be undertaken in response to the IOC's decision, and the State Government's announcement about the Gabba Stadium redevelopment.

- In addition to providing an additional 12 months for development scheme preparation, the new ILUP (dated November 2021) included several amendments when compared against the original ILUP (dated April 2020) including:
 1. updates to *section 1.3 Application of the ILUP and Planning for Games* to acknowledge the need for additional planning to be undertaken
 2. insertion of a new *section 2.1.2 2032 Olympic and Paralympic Games* and updates to *section 2.1.6 Focus of the Woolloongabba CRR PDA* to acknowledge Brisbane's successful 2032 Olympic and Paralympic Games hosting bid and how the Gabba Stadium redevelopment relates to the broader PDA
 3. updates to *Section 2.2 Vision* to state that the PDA will capitalise on the opportunities presented by Brisbane 2032
 4. updates to embed provisions relevant to two election commitments, being:
 - a) minimum 50 per cent open space provision (GEC1645)
 - b) affordable and social housing requirements GEC1646).
 5. updates to precinct boundaries resulting in all government land holdings being contained within Precinct 2.
- Planning is not yet finalised for the Woolloongabba CRR PDA, and the ILUP (dated November 2021) is due to expire on 24 November 2022. Consequently, approval of a second new ILUP is required to facilitate additional planning, followed by development scheme preparation including public notification.
- There are no provisions under the *Economic Development Act 2012* to 'extend' an existing ILUP. However, section 40AC provides for you, as the MEDQ, to make a new ILUP for a maximum effective period of up to 12 months.
- Subject to your approval, the enclosed new ILUP (dated November 2022) will provide up to 12 additional months for finalisation of the development scheme on or before 24 November 2023.

KEY ISSUES

- The Gabba Stadium is planned to be redeveloped and will be the venue for Brisbane 2032's athletics, as well as the opening and closing ceremonies.
- The planning, staging, design and delivery of Olympics infrastructure, including the Gabba Stadium redevelopment, is not yet complete. A master planning exercise, led by Economic Development Queensland (EDQ), addressing these considerations is currently being undertaken, with the outputs of this to inform the policy settings in the forthcoming development scheme. This work requires collaboration with relevant state agencies and bodies responsible for coordinating the delivery of the Brisbane 2032, including the Organising Committee.
- The making of a new ILUP is not subject to public notification. Accordingly, when compared against the current ILUP (dated November 2021), the new ILUP (dated November 2022) includes only minimal updates. These relate to the date of the new ILUP and minor amendments to *section 1.3 Application of the ILUP and Planning for Games*, which describes the relationship between the new ILUP (dated November 2022) and Brisbane 2032, as well as acknowledging the need for additional planning.
- The new ILUP (dated November 2022) will expire 12 months after it takes effect unless a development scheme is finalised prior.
- The new ILUP (dated November 2022) will take effect on the expiry of the current ILUP (dated November 2021). Subject to your approval, a notice specifying the effective date for the new ILUP (dated November 2022) will be published in the Queensland Government Gazette on 18 November 2022.

RESULTS OF CONSULTATION

- Internal consultation with EDQ's Planning and Urban Design team has been undertaken, and all agree on the content of the new ILUP (dated November 2022).

RESOURCE/FINANCIAL IMPLICATIONS

- There are no resource (e.g. staffing) or financial implications associated with this briefing note.

SENSITIVITIES/RISKS

- Should the current ILUP (dated November 2021) expire without provision for a second new ILUP, there would be no interim regulatory planning framework for the Woolloongabba CRR PDA.
- Dr Amy MacMahon MP, Member for South Brisbane, has previously asked you a Question on Notice (No. 983) about whether the State Government had abandoned its commitment to deliver 50 per cent 'public parkland' in the Woolloongabba CRR PDA. Dr MacMahon has also raised this matter through social media.

ELECTION COMMITMENTS

- There are two election commitments relevant to the Woolloongabba CRR precinct, being:
 1. 'make 50 per cent of the Woolloongabba CRR precinct into open space co-designed with the community' (GEC1645)
 2. 'include affordable housing for nurses, teachers and other frontline workers, as well as social housing in the future design of the Woolloongabba CRR precinct' (GEC1646).

HUMAN RIGHTS ACT

- There are no human rights identified as being relevant to this decision.

Author Name: Owen Haslam Position: Project Director Unit: CRR PDAs Tel: (07) [Redacted] Date: 7 October 2022 <small>Sch. 4(4)(b) - Disclosing information</small>	Approved by Name: Glenn Ziernik Position: A/Executive Director Branch: Planning Services Mob No: [Redacted] Date: 7 October 2022 <small>Sch. 4(4)(b) - Disclosing personal information</small>	Approved by (GM) Name: Debbie McNamara Division: EDQ Mob No: [Redacted] Date: 13 October 2022 <small>Sch. 4(4)(b) - Disclosing personal information</small>	Director-General Endorsement Name: Mike Kaiser Signed:  Date: 19/10/22
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- **Note: This brief is considered draft until signed.**



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning
Minister Assisting the Premier on Olympics Infrastructure

Our ref: MBN22/925

25 November 2022

Mr Graeme Newton
Chief Executive Officer
Cross River Rail Delivery Authority
info@crossriverrail.qld.gov.au

Dear Mr Newton

I am pleased to advise I have made a new Interim Land Use Plan (ILUP) for the Woolloongabba Cross River Rail Priority Development Area. The new ILUP will commence on 25 November 2022 and will remain in effect until it is replaced by a development scheme, or until it expires on 25 November 2023.

The making of a new ILUP is necessary to provide additional time to prepare a development scheme that appropriately reflects the opportunities presented by 2032 Olympic and Paralympic Games. Economic Development Queensland (EDQ) will continue to liaise with the Cross River Rail Delivery Authority as a key stakeholder in the planning for the precinct.

I have asked for Ms Debbie McNamara, General Manager, EDQ in the Department of State Development, Infrastructure, Local Government and Planning to assist you with any further queries. You may wish to contact Ms McNamara on (07) 3452 7510 or by email at debbie.mcnamara@dSDLGP.qld.gov.au.

Yours sincerely

STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development,
Infrastructure, Local Government and Planning
Minister Assisting the Premier on Olympics Infrastructure

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Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning
Minister Assisting the Premier on Olympics Infrastructure

Our ref: MBN22/925

25 November 2022

Mr Colin Jensen
Chief Executive Officer
Brisbane City Council
colin.jensen@brisbane.qld.gov.au

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Email deputy.premier@ministerial.qld.gov.au
Website www.statedevelopment.qld.gov.au
ABN 65 959 415 158

Dear Mr Jensen

I am pleased to advise that I have made a new Interim Land Use Plan (ILUP) for the Woolloongabba Cross River Rail Priority Development Area. The new ILUP will commence on 25 November 2022 and will remain in effect until it is replaced by a development scheme, or until it expires on 25 November 2023.

The making of a new ILUP is necessary to provide additional time to prepare a development scheme that appropriately reflects the opportunities presented by 2032 Olympic and Paralympic Games. Economic Development Queensland (EDQ) will continue to liaise with Brisbane City Council as a key stakeholder in the planning for the precinct.

I have asked for Ms Debbie McNamara, General Manager, EDQ in the Department of State Development, Infrastructure, Local Government and Planning to assist you with any further queries. You may wish to contact Ms McNamara on (07) 3452 7510 or by email at debbie.mcnamara@dSDLGP.qld.gov.au.

Yours sincerely

STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development,
Infrastructure, Local Government and Planning and
Minister Assisting the Premier on Olympics Infrastructure

SUBJECT Boggo Road Cross River Rail (CRR) Priority Development Area (PDA) Development Scheme and Submissions Report

<p>Note: This brief is considered draft until signed.</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Not approved</p> <p><input type="checkbox"/> Noted</p> <p><input type="checkbox"/> Further information required (see comments)</p>	<p>Signed:  Date: 26/10/22</p> <p>Hon. Steven Miles MP, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning Minister Assisting the Premier on Olympics Infrastructure</p> <p>Comments:</p>
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ACTION REQUIRED BY 14 November 2022 so that an ordinary gazette notice giving effect to the Boggo Road CRR PDA Development Scheme may be published prior to the expiry of the Boggo Road CRR PDA Interim Land Use Plan.

RECOMMENDATION

It is recommended that you:

- **approve** the making of the Boggo Road CRR PDA Development Scheme (scheme) in accordance with section 63(1)(a) of the *Economic Development Act 2012* (the ED Act) (**Attachment 1**)
- **approve** the preparation of the Boggo Road CRR PDA Submissions Report (submissions report) (**Attachment 2**) in accordance with section 63(1)(b) of the ED Act
- **approve** the publishing of the submissions report and the scheme on the Department of State Development, Infrastructure, Local Government and Planning's (DSDILGP) website in accordance with sections 63(2) and 63(3)(a) of the ED Act
- **approve** the publication of a gazette notice stating that the scheme has been approved and is published on the DSDILGP website in accordance with section 63(2)(b), by Economic Development Queensland (EDQ) on your behalf
- **approve** the Boggo Road CRR PDA Development Charges and Offsets Plan (DCOP) (**Attachment 3**)
- **approve** the Kent Street Movement Network Guideline (Kent Street guideline) (**Attachment 4**)
- **approve**, on the publication of the gazette notice for making of the scheme, the revocation of the following Instruments of Delegation and Direction (IoDDs) to the CRR Delivery Authority (CRRDA) under the ED Act:
 - Albert Street CRR PDA signed 17 October 2019
 - Roma Street CRR PDA signed 18 December 2019
 - Woolloongabba CRR PDA signed 19 March 2020
 - Boggo Road CRR PDA signed 21 September 2020
- **sign** the letter to Mr Graeme Newton, Chief Executive Officer (CEO) of the CRRDA (**Attachment 5**), advising that:
 - you have approved the scheme, submissions report, DCOP and the Kent Street guideline
 - you are giving written notice revoking the above IoDDs
 - the revocation of the IoDDs will take effect on the date of publication of the gazette notice for the making of the scheme

- **sign** the letter to Lord Mayor Cr Adrian Schinner (**Attachment 6**), advising that you have approved the scheme, submissions report, DCOP and Kent Street guideline and advising that EDQ will be responsible for all PDA development applications within the CRR PDAs
- **note** the Boggo Road CRR PDA Infrastructure Planning Background Report (IPBR) (**Attachment 7**)
- **note** that on 7 July 2022, Mr Graeme Newton, wrote to you as delegate of the Minister for Economic Development Queensland (MEDQ) requesting your endorsement of the scheme, submissions report, DCOP and Kent Street guideline
- **note** that the approved scheme, submissions report, DCOP and Kent Street guideline will be published on DSDILGP's website
- **note** that you considered state interests relevant to the scheme prior to approving the proposed scheme for public notification and that changes made in response to submissions do not affect this consideration
- **note** that upon revocation of the IoDDs, EDQ officers will become responsible for administering the MEDQ's functions and powers for the CRR PDAs under the existing instrument of delegation to the Chief Executive, DSDILGP and instrument of sub-delegation to EDQ officers
- **note** that minor editorial and formatting changes may occur to the scheme, submissions report, DCOP and Guideline concurrent with your approval.

BACKGROUND

- On 20 February 2022, you approved the public notification of the proposed scheme and consultation on a draft DCOP.
- The CRRDA carried out public notification of the proposed scheme and consultation on the draft DCOP, IPBR and Kent Street guideline between 23 February 2022 and 6 April 2022.
- A total of 170 submissions were received, including four late submissions.
- A detailed evaluation of the submissions received, along with an assessment of the merits of the submissions. A record of the extent to which the proposed development scheme was amended to reflect the submissions is contained in the submissions report (**Attachment 2**) and summarised in the *Results of Consultation* section of this brief.

KEY ISSUES

The scheme

- The scheme provides for the renewal and repurposing of government land holdings and assets surrounding the Boggo Road CRR Station. It enables development opportunities that leverage public infrastructure in the PDA and accommodates an expansion of knowledge-intensive activities to stimulate growth in innovation and jobs in health, science, and education services.
- Your earlier approval considered the policy content of the proposed scheme and the *Results of Consultation* section of this brief outlines the matters arising from public notification that may be relevant to your consideration of the approval of the scheme.

The DCOP

- The DCOP sets infrastructure charges for development in the PDA and identifies trunk infrastructure eligible for an offset against the charge. The IPBR supports the application of the DCOP and includes the desired standards of service for the trunk infrastructure.
- The DCOP and IPBR will assist the MEDQ in exercising powers relating to infrastructure contributions matters in the PDA under section 10(1)(f) and section 85 of the ED Act.

- The key changes made to the consultation version of the DCOP are summarised below:

Sch. 3(8)(1) - Breach of confidence

- Previously, there was a reference in the DCOP to providing contributions towards external infrastructure which has now been removed. This aligns with EDQ's planning for other PDAs and does not preclude the funds being allocated outside the PDA if required.
- Previously, the DCOP allowed a maximum offset of 70 per cent of the cost of each trunk item which enabled a reserve of funds for emerging infrastructure projects. Further analysis of potential project delivery indicates this is not required and therefore this has been removed.

Kent Street guideline

- The Kent Street Movement Corridor accommodates vehicular access and servicing requirements for development between the eastern side of the rail line and the western side of the Princess Alexandra Hospital (PAH). It also provides for active transport connections from Dutton Park Station through to the PAH precinct.
- The Kent Street guideline informs the design of the movement corridor.
- A draft guideline was publicly notified by the CRRDA alongside the proposed scheme. Minor changes have been made in response to submissions as outlined in section 6.2 of the submissions report (**Attachment 2**).

Revocation of delegations to the CRRDA

- With the sequential declaration of the four CRR PDAs, the MEDQ delegated to the CRRDA certain functions and powers of the MEDQ under the ED Act. Broadly, the delegated powers and functions are for:
 - development assessment (DA)
 - development scheme making and amending
 - administering conditions, including infrastructure charging conditions (and associated offsets, credits, refunds), although the CRRDA is not permitted to fix charges
 - entering contracts, infrastructure agreements and other agreements
 - enforcing approval conditions, including associated court proceedings
 - dealing with land or other property
 - acquiring land, developing land, disposing of land or dealing with property held by the MEDQ (e.g., leasing or licensing arrangements)
 - constructing roads, closing roads, stopping traffic for roads
 - keeping registers for certain matters (e.g., PDA development applications and approvals).

Sch. 3(2)(1)(b) - Reveal Cabinet consideration or otherwise prejudice confidentiality of Cabinet considerations or operations

- On 23 March 2022, you approved the transition to occur concurrently with the approval of Boggo Road CRR PDA Development Scheme.
- The IoDDs provide for the revocation to occur upon the giving of written notice to the delegate. A letter to the Mr Graeme Newton CEO of the CRRDA is included for your signing (**Attachment 5**).

- The revocation of delegations under the ED Act will have no impact on the CRRDA's powers and functions under the *Cross River Rail Delivery Authority Act 2016* (CRRDA Act). For example, the CRRDA has broad powers under that Act to deal in land, take land via compulsory acquisition and hold land for its own functions.

RESULTS OF CONSULTATION

- Of the 170 submissions received during the public notification period:
 - 136 were from Brisbane residents
 - 12 were from industry and advocacy groups
 - four were from public sector entities
 - 18 were from residents outside of Brisbane or where no address was provided.
- The submissions report (**Attachment 2**) provides a detailed summary of the submissions received. The key matters are outlined below:

Open space

- The size of the replacement Outlook Park should be increased, and open space should be provided over the rail corridor.
- Due to steep batters around its edges, the original Outlook Park had a useable area of approximately 1,000m². The new permanent Outlook Park will deliver a fully usable area of approximately 2,100m² uplifting the useability of the space.
- The scheme does not preclude the potential for future open space areas over the rail corridor.

Building height

- According to Mr Graeme Newton, CEO, CRRDA in his letter to you seeking endorsement of the scheme (**Attachment 9**), the Honourable Minister Bailey MP, as Minister for CRR, observed that a maximum building height of eight storeys on the Dutton Park Police Station site may be the subject of local community commentary into the future, but noted that this observation did not preclude advancing the scheme for review and endorsement.
- The Dutton Park Police Station site is 50 metres south of the Dutton Park State School. Given the relationship of the site to the school it is considered unlikely that future development on the site will significantly impact privacy, amenity or overshadowing.
- The nearest residential dwelling to the Dutton Park Police Station is more than 40 metres away, diagonally across Annerley Road (consisting of five lanes of traffic, a bicycle lane and median street). It is considered unlikely that development on the site will result in significant privacy and amenity or overshadowing impacts for these residents.
- The scheme provides for the redevelopment of the Dutton Park Police Station for non-residential and mixed-use activities with a focus on knowledge, research and innovation activities.
- There is no current plan to redevelop the Dutton Park Police Station. Any future development of the Dutton Park Police Station site will require a PDA development application, where any adverse privacy and amenity impacts to nearby uses will be assessed and appropriately mitigated.

Social and affordable housing:

- Some submitters suggested the PDA should only permit residential development that is public housing. Others suggested the PDA accommodate social and affordable housing.

- The scheme provides for land uses that will reinforce the PDA's role as a globally significant innovation precinct, leveraging the existing agglomeration of health and knowledge uses and the substantial investment in public transport infrastructure. To this end, the scheme does not promote residential development in the PDA.

RESOURCE/FINANCIAL IMPLICATIONS

- The CRRDA Planning Team has transitioned to EDQ and is appropriately resourced to administer additional resource requirements arising from the revocation of the delegations to the CRRDA.

Sch. 3(8)(1) - Breach of confidence



HUMAN RIGHTS ACT

Sch. 3(7) - Legal professional privilege



Author: Name: Gerard McCafferty Position: Planning Manager Unit: Planning and Urban Design Tel/Mob No: [Redacted] Date: 23 September 2022	Approved by (Exec Dir) Name: Glenn Ziernik Position: A/Exec Dir Branch: Planning Services Tel/Mob No: [Redacted] Date: 27 September 2022	Approved by (GM) Name: Debbie McNamara Division: EDQ Tel/Mob No: [Redacted] Date: 4 October 2022	Director-General Endorsement Name: Mike Kaiser Signed: [Signature] Date: 10/10/22
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- Note: This brief is considered draft until signed.**



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning
Minister Assisting the Premier on Olympics Infrastructure

Our ref: MC22/2770
Your ref: D2022/53531

4 November 2022

Mr Graeme Newton
Chief Executive Officer
Cross River Rail Delivery Authority
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Telephone + 61 3719 7100
Email deputy.premier@ministerial.qld.gov.au
Website www.statedevelopment.qld.gov.au
ABN 65 959 415 158

Dear Mr Newton

Thank you for your letter of 8 July 2022 about the Boggo Road Cross River Rail (CRR) Priority Development Area (PDA). I am pleased to advise that I have approved the Boggo Road CRR PDA Development Scheme, Submissions Report, Development Charges and Offsets Plan and Kent Street Movement Corridor Guideline. The approved documents are available on the Department of State Development, Infrastructure, Local Government and Planning's (the department) website.

As you would be aware, I previously approved the transition of the Minister for Economic Development Queensland's delegations for the CRR PDAs to occur concurrently with the approval of the Boggo Road CRR PDA Development Scheme.

Following my approval of the Boggo Road CRR PDA Development Scheme, I am giving you written notice that I revoke the following instruments of Delegation and Direction (IoDD), effective as of the date of publication of the Gazette notice, being 4 November 2022, for the making of the Boggo Road CRR PDA Development Scheme:

- IoDD for the Albert Street CRR PDA signed 17 October 2019
- IoDD for the Roma Street CRR PDA signed 18 December 2019
- IoDD for the Woolloongabba CRR PDA signed 19 March 2020
- IoDD for the Boggo Road CRR PDA signed 21 September 2020.

Thank you for the Cross River Rail Delivery Authority's (CRRDA) diligent work in planning for the CRR PDAs. I have confidence that the success of these precincts will be in large part due to the robust planning that has been established by the CRRDA and the collaboration between agencies which has been fostered by CRRDA officers.

I have asked for Ms Kylie Williams, Project Director Planning and Urban Design, Economic Development Queensland in the department to assist you with any further queries. You may wish to contact Ms Williams on (07) 3452 7884 or by email at Kylie.Williams@dsdilgp.qld.gov.au.

Yours sincerely

STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development,
Infrastructure, Local Government and Planning
Minister Assisting the Premier on Olympics Infrastructure



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning
Minister Assisting the Premier on Olympics Infrastructure

Our ref: MC22/2770

4 November 2022

The Right Honourable the Lord Mayor of Brisbane
Councillor Adrian Schrinner
Brisbane City Council
lord.mayor@brisbane.qld.gov.au

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Telephone + 61 3719 7100
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Website www.statedevelopment.qld.gov.au
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Dear Lord Mayor

I am pleased to inform you that I have approved the Boggo Road Cross River Rail Priority Development Area (CRR PDA) Development Scheme, Development Charges and Offsets Plan (DCOP) and Kent Street Movement Corridor Guideline. The Development Scheme and DCOP will provide for the renewal and repurposing of government land holdings and assets surrounding the Boggo Road CRR Station. The Boggo Road CRR PDA is focussed on the delivery of a world class innovation precinct for health, research and education that will stimulate growth in innovation and jobs.

I have also prepared a submissions report, summarising the submissions made during the public consultation period, containing information about the merits of the submissions and the changes made in response to the submissions.

The Development Scheme, DCOP, Kent Street Movement Corridor Guideline and submission report are available on the Department of State Development, Infrastructure, local Government and Planning's website at: <https://www.statedevelopment.qld.gov.au/economic-development-qld/priority-development-areas-and-projects/priority-development-areas/boggo-road-cross-river-rail>.

The making of the Boggo Road CRR PDA Development Scheme marks the completion of the plan-making role of the Cross River Rail Delivery Authority (CRRDA) for the CRR PDAs. I have accordingly revoked my delegations to the CRRDA under the *Economic Development Act 2012*. Economic Development Queensland (EDQ) will be responsible for preparing the Woolloongabba CRR PDA Development Scheme and for assessing development applications in all CRR PDAs. The CRRDA planning staff have transitioned to EDQ to assist in this function.

Thank you for the ongoing collaboration between council officers and the State in the planning for the CRR precincts. I am confident that this collaborative effort will help to create thriving precincts for the benefit of Brisbane city and the State.

If you require any further information regarding this matter, please contact Ms Danielle Cohen, Chief of Staff in my office, by email at danielle.cohen@ministerial.qld.gov.au or by telephone on (07) 3719 7100.

Yours sincerely

STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development,
Infrastructure, Local Government and Planning
Minister Assisting the Premier on Olympics Infrastructure

Our ref: D2022/53531

- 7 JUL 2022

The Honourable Dr Steven Miles MP
Deputy Premier, Minister for State Development,
Infrastructure, Local Government and Planning and
Minister Assisting the Premier on Olympics Infrastructure
PO Box 15009
CITY EAST QLD 4002

Email: deputy.premier@ministerial.qld.gov.au

Dear Deputy Premier

Further to your letter of 20 February 2022 confirming your approval to publicly notify the Proposed Development Scheme (PDS) and associated documentation for the Boggo Road Cross River Rail Priority Development Area (PDA), I am pleased to advise that the Cross River Rail Delivery Authority (CRRDA) has completed public notification.

The submission period ran between 23 February 2022 to 6 April 2022 inclusive, with advice inviting submissions published in the Courier Mail on 22 February 2022. For the duration of the submission period, the PDS and supporting documentation were displayed on both the CRRDA's and Economic Development Queensland's (EDQ) websites. Paper copies of the PDS and supporting documentation were also made available at the CRRDA's Experience Centre at 123 Albert Street, Brisbane City.

The CRRDA received a total of 170 submissions, including 4 late submissions, about the PDS and associated documentation. Copies of the submissions have already been sent to EDQ officers for your records. The submissions have been considered and are summarised in the Draft Submissions Report, which is enclosed together with the following for your review and endorsement:

- Development Scheme – Boggo Road Cross River Rail Priority Development Area (Development Scheme)
- Kent Street Movement Corridor Guideline – Boggo Road Cross River Rail Priority Development Area (Guideline)
- Development Charges and Offset Plan – Boggo Road Cross River Rail Priority Development Area (DCOP)
- Infrastructure Background Report – Boggo Road Cross River Rail Priority Development Area (IBPR).

The amendments made to the Development Scheme, Guideline and DCOP are considered warranted, responding to matters raised by submissions. The amendments are not considered significant changes and I confirm my intention not to re-notify.

The Minister for Transport and Main Roads and Minister responsible for Cross River Rail has been briefed regarding the Development Scheme.

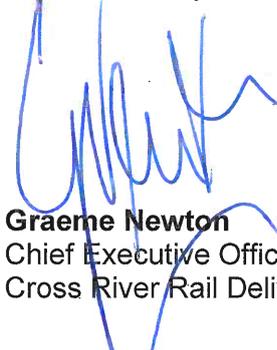
The Minister was supportive of the Development Scheme, however observed that building heights of potential future development of the Dutton Park police station site may be the subject of local community commentary into the future. The Minister noted that this observation did not preclude advancing the Development Scheme to EDQ for review and endorsement.

Subject to your endorsement of the Development Scheme and associated documentation, the CRRDA together with EDQ will undertake the necessary steps to ensure the Development Scheme, Guideline and DCOP take effect in a timely manner before expiration of the PDA's Interim Land Use Plan in November 2022.

Throughout the PDA declaration and Development Scheme drafting processes, the level of collaboration between EDQ and the CRRDA has been high. I appreciate how our officers have worked constructively together and look forward to this continuing.

If you require further information, please do not hesitate to contact Mr Peter Silvester, Executive Director on (07) 3153 2690 or via email at peter.silvester@cirra.org.au.

Yours sincerely



Graeme Newton
Chief Executive Officer
Cross River Rail Delivery Authority

Cc: The Honourable Mr Mark Bailey MP,
Minister for Transport and Main Roads

Encl.

Draft Submissions Report – Boggo Road Cross River Rail Priority Development Area
Development Scheme – Boggo Road Cross River Rail Priority Development Area
Development Charges and Offset Plan – Boggo Road Cross River Rail Priority Development Area
Infrastructure Plan Background Report – Boggo Road Cross River Rail Priority Development Area