



Deputy Premier

Minister for Infrastructure, Local Government and Planning
and Minister for Trade and Investment

Our ref: MC16/5255

3 JAN 2017

Mr Neil Laurie
The Clerk of the Parliament
Queensland Parliamentary Service
Parliament House
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BRISBANE QLD 4000

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ABN 90 856 020 239

Dear Mr Laurie

Neil

Thank you for your letter of 2 December 2016 regarding Petitions No. 2655-16 and 2672-16 lodged with the Legislative Assembly on 29 and 30 November 2016 about the Fitzgibbon Urban Development Area Development Scheme, specifically the development of Precinct 1 situated on the former QUT site.

I appreciate the concerns expressed by the petitioners.

The Queensland Government is conscious of the pressures of Brisbane's increasing population growth. The government has therefore adopted a responsible and sustainable approach to manage the impacts upon residents and deliver community benefits, such as new open space, employment opportunities, education, cafes and affordable housing. With careful design, urban renewal is planned in areas with existing and planned infrastructure.

The plan to renew the former Queensland University of Technology (QUT) campus was first identified in 2008, as part of the Fitzgibbon Priority Development Area (PDA). Following the declaration of the PDA, a program of community engagement was undertaken by the former Urban Land Development Authority (now Economic Development Queensland - EDQ) in 2009.

Extensive, formal community engagement occurred in 2011, and included community newsletters, letters to residents, engagement sessions, establishment of a community reference group, and a 30 business day public notification period during which 26 submissions were received. Following this process, a submissions report was prepared, outlining the ideas and issues raised by the community and how they were incorporated into the revised PDA development scheme, which was formally adopted in July 2011.

The development scheme outlines a range of information including land uses, building typologies and height limits and is available on EDQ's website at www.edq.qld.gov.au by clicking on (1) Strategic land use planning, (2) Priority Development Areas, (3) Fitzgibbon PDA, Brisbane and (4) Fitzgibbon PDA development scheme. The submissions report is also available at the above webpage by clicking on 'Fitzgibbon PDA Submissions Report'.

EDQ is now progressing with the development of the Carseldine renewal project, and is continuing with its high standard of community engagement.

The project will revitalise the former QUT campus grounds to deliver an urban village incorporating 25 hectares of bushland and open space, as well as residential, commercial and retail uses. The urban village will provide opportunities for the community, which will attract investment to the local community, and deliver jobs and economic growth.

The government office precinct (and the 900 public servants who work there), Carseldine Markets, C&K Childcare Centre and Kedron Wavell Ballpark will remain in place and these spaces and uses will form an integral part of the activation and success of the urban village.

The enclosed newsletter was distributed to around 8,400 residents in the suburbs of Aspley, Carseldine and Fitzgibbon in early December 2016 to provide residents with updates about the project and advise on how the community can get involved in the design process.

In addition, EDQ had an information stall at the Carseldine markets on 3, 10 and 17 December 2016 where residents and other interested people could speak to EDQ staff. EDQ is planning further community engagement in February 2017. To receive more information about the project, including community engagement details, you can register online at <http://haveyoursay.dilgp.qld.gov.au/carseldine>.

EDQ is continuing to address a number of key elements of the project, many of which the community has raised, including traffic, infrastructure, flora and fauna and stormwater. This builds on the studies previously undertaken in 2010 and 2011 and ensures that the information used to inform the design of the village it is up to date.

A major component of the village design will include the retention of existing vegetation. A significant portion of the existing bushland, comprising over 50 per cent of the site, is planned to be retained inclusive of the tracts of vegetation adjoining Cabbage Tree Creek. Protection of both flora and fauna are of great importance and this has been incorporated into the land use plan following previous detailed studies.

I acknowledge that it is important to ensure that sufficient infrastructure capacity is in place to support new development. EDQ is undertaking detailed traffic assessment to identify where road or intersection upgrades are required. The broader road network, level crossing, and park-and-ride are managed by the Department of Transport and Main Roads and Brisbane City Council, and EDQ will be liaising with them to ensure that broader traffic issues, including congestion on Beams Road, are appropriately addressed.

Extensive stormwater modelling is being undertaken, and onsite works will be delivered for flood mitigation purposes. These initial infrastructure works are expected to begin in late 2017.

All development will be subject to relevant approvals. As development applications are lodged, they will be publicly available on the EDQ website. It is intended that the first development application will be lodged in mid-2017.

The Queensland Government is committed to community engagement and if you have ideas that you believe EDQ should consider in this next phase of the design process, I encourage you to engage with EDQ. Your feedback will help to shape Carseldine Urban Village.

If you require further information, I encourage you to contact Mr Andrew Sly, Executive Director, Residential and Regional Development, EDQ in the Department of Infrastructure, Local Government and Planning on 3452 7338 or by email at andrew.sly@dilgp.qld.gov.au.

Yours sincerely



**JACKIE TRAD MP
DEPUTY PREMIER**

**Minister for Infrastructure, Local Government and Planning
and Minister for Trade and Investment**

Enc

Community newsletter Economic Development Queensland



Carseldine Urban Village

December 2016

Concept plan



Update on Carseldine Urban Village

Over the coming years, Economic Development Queensland (EDQ) will deliver the necessary infrastructure, including roads, flood mitigation, sewer and water services, that will help transform the Carseldine site into a vibrant urban village.

The urban village will deliver high quality innovative urban design, housing diversity, affordability and work from home opportunities. Once complete, Carseldine Urban Village is expected to include up to 900 homes for around 2,000 residents as well as commercial and retail space for approximately 1,500 workers. The village will have a commercial and retail plaza and 25 hectares of green and open space.

The proposed first stage (see concept plan) of the Carseldine site transformation will include a new boulevard entrance from Beams Road with landscaping that will complement the existing bushland and proposed first release lots. The Kedron Wavell Ballpark and approximately 18 hectares of protected vegetation will be retained. A further 3.5 hectares of open space will be created. Operations of C&K Childcare and Carseldine Markets will continue.

Advancing our cities and regions strategy

In October 2016, the Queensland Government launched the Advancing our cities and regions (AOCR) strategy, which will see surplus and underutilised state property renewed and repurposed – breathing new life into communities across the state.

The Carseldine Urban Village has been identified as the first South East Queensland urban renewal precinct to be revitalised under the AOCR strategy.

For further information visit:
www.edq.qld.gov.au/infrastructure/advancing-our-cities-and-regions-strategy



Community engagement

In delivering this project, in February 2017, EDQ will engage with the community and interested stakeholders on needs and uses for new community spaces within the urban village as well as existing parks, sporting fields and other communal areas.

This will build on the extensive community engagement conducted in 2011 when detailed planning for the urban village was undertaken by the former Urban Land Development Authority (now EDQ).

The formal community engagement process included community newsletters, letters to residents, a public notification period where 26 submissions were received and the creation of the Carseldine Community Reference Group. This community feedback was incorporated into an amendment of the Fitzgibbon PDA Development Scheme and the proposed Carseldine Urban Village site plan prior to its formal adoption in July 2011.

The existing sporting club facilities and grounds located around the Kedron Wavell Ballpark are excluded from development.

Anyone interested in being involved in future community consultation is encouraged to register with EDQ. Details are in the 'Get involved' section on the back page of the newsletter.

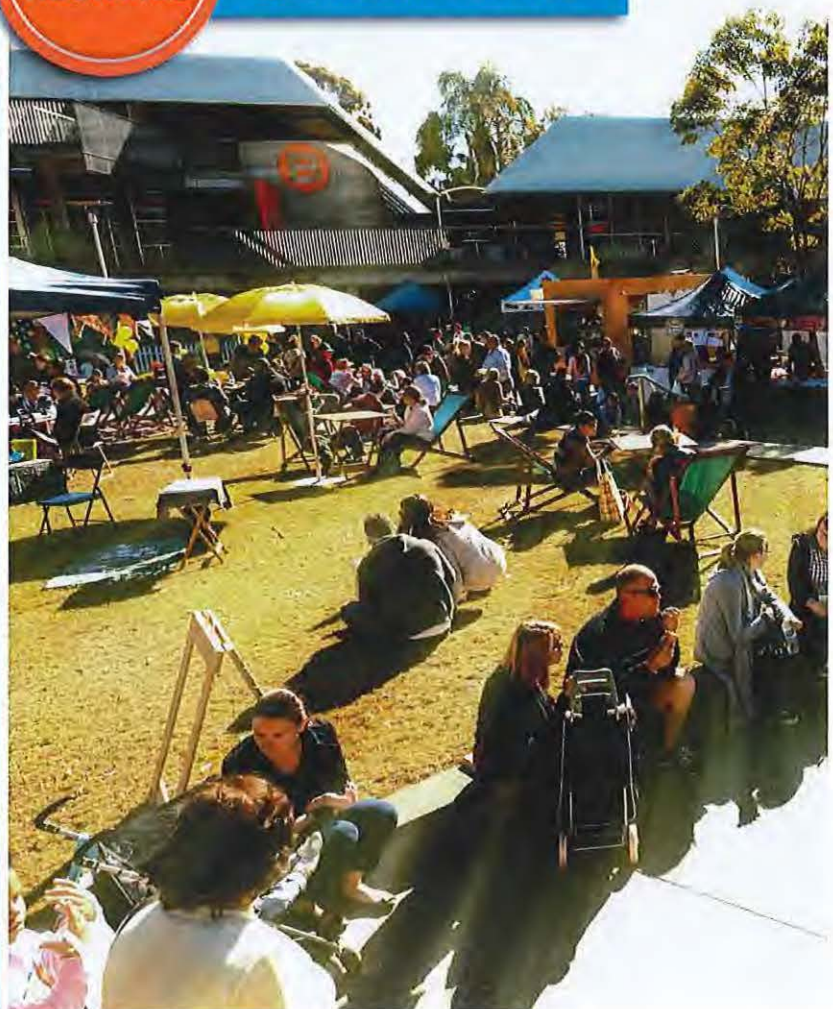
Project snapshot

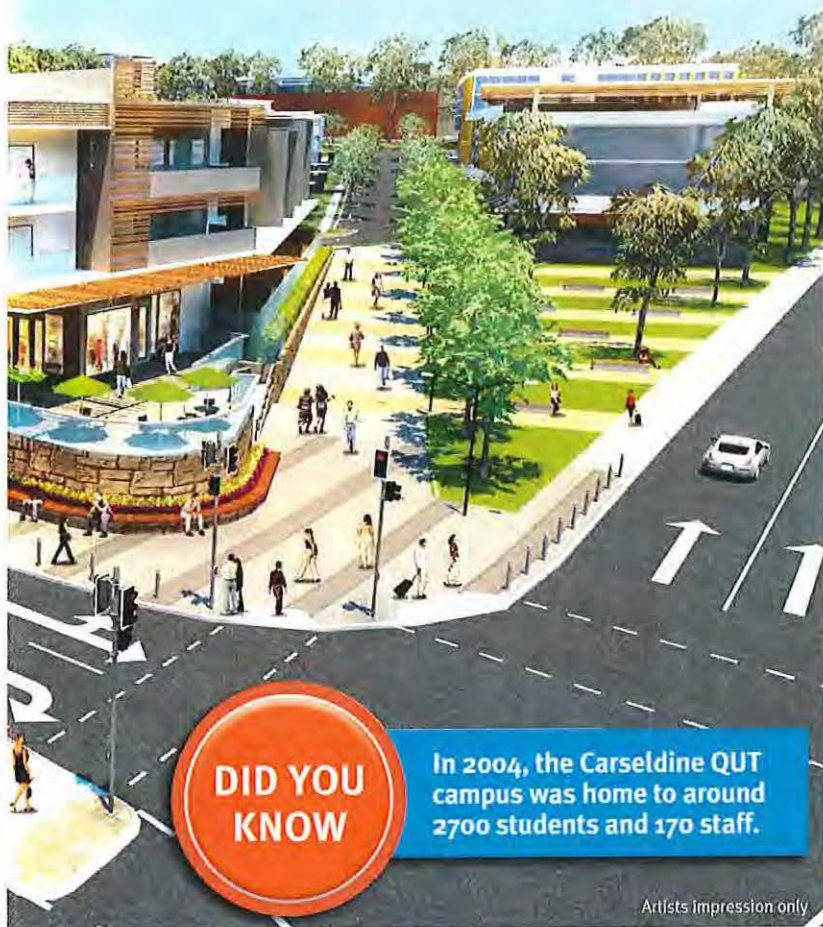
- Location: 532 Beams Road, Carseldine
- Size: 46 hectares
- Green and community space: 25 hectares
- Project duration: 4 years+
- New homes: up to 900
- Approx residents: 2,000 people
- Retail space: up to 7,000m² gross floor area
- Commercial space: up to 57,000m² gross floor area
- Investment: \$36 million
- Construction job creation: +70 connected to construction
- Ongoing jobs: 1,500
- Stage 1: Consisting of fill and earthworks relating to localised flood mitigation, entry Boulevard and provision of mixed-use village heart and mixed-use parkside residential living.



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HECTARES

**GREEN AND
COMMUNITY SPACE**

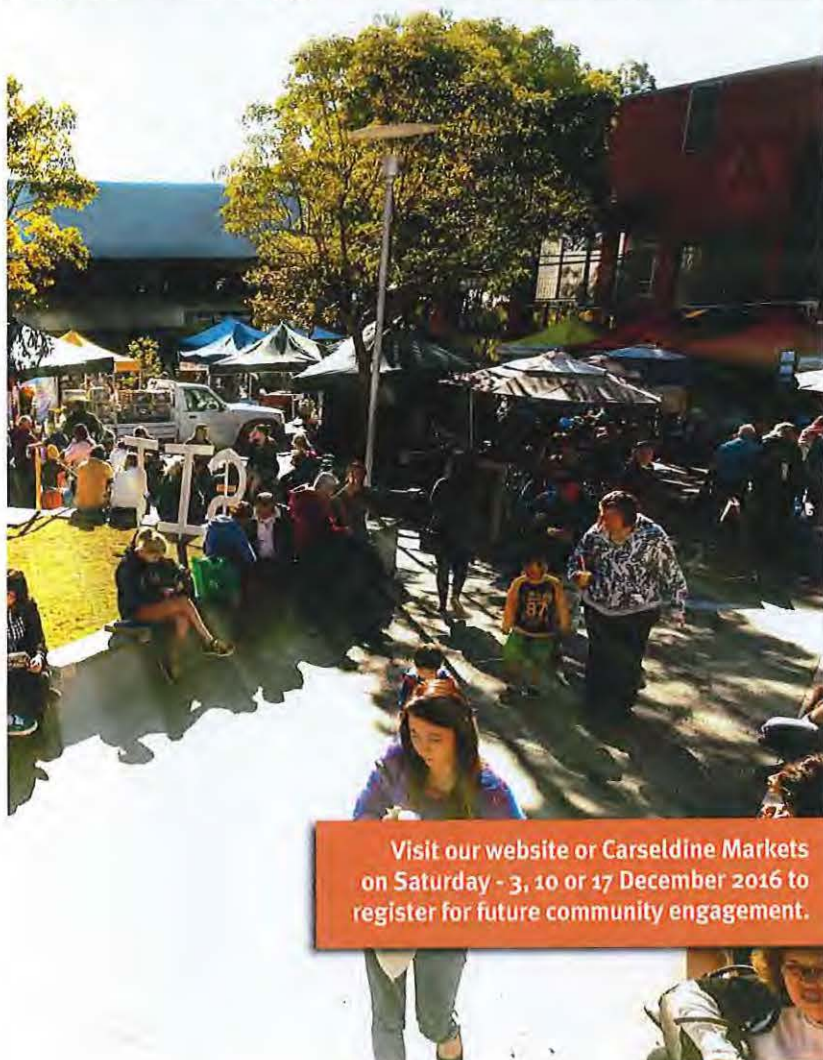




**DID YOU
KNOW**

**In 2004, the Carseldine QUT
campus was home to around
2700 students and 170 staff.**

Artists Impression only



**Visit our website or Carseldine Markets
on Saturday - 3, 10 or 17 December 2016 to
register for future community engagement.**

Frequently asked questions

What will remain on site?

The Kedron Wavell Ballpark, government office precinct, and selected other buildings plus protected vegetation will remain.

The renewed urban village will keep (and potentially add to) the current number of car parks available at the precinct.

Activities including the Carseldine Markets and childcare will remain as an integral part of the urban village.

Who is the contact for development applications?

Within a Priority Development Area, EDQ acts as the consent authority to assess development applications in consultation with Brisbane City Council.

What about local flooding issues?

Onsite works will include localised flood mitigation along the proposed bus corridor within the site and areas of fill that will improve surrounding land that currently experience inundation and open local opportunities for development.

What about traffic issues?

Traffic assessment reports were undertaken in both 2010 and 2011 in conjunction with the Fitzgibbon PDA Development Scheme amendment which is the overarching plan for the site. Currently a whole-of-site traffic assessment is underway as part of the first development application for the Carseldine Urban Village. Where road or intersection upgrades are identified as being triggered by the development, the works will be progressively delivered in accordance with the relevant development approval.

How will land be sold?

Expressions of Interests (EOI) for development parcels will be released to the market. Successful development companies and/or building groups will then advertise their various commercial, retail and/or residential product for sale to future residents and business owners. EOIs must focus on community objectives relating to housing diversity, innovation, work from home opportunities and retail and commercial centres for job creation. The process is currently being refined and details will be available in the coming months.

How can I stay informed about the project?

Register your interest in the project to receive regular community newsletters and stay informed on progress at haveyoursay.dilgp.qld.gov.au/carseldine

STAGE 1 PROJECT TIMEFRAME*

*indicative timeline

DECEMBER 2016

Visit us at
Carseldine Markets

JANUARY 2017

Second community
newsletter

FEBRUARY 2017

Community
consultation on
open space

EARLY-MID 2017

Development
application
stage 1 lodgement
(infrastructure)

WHAT NEXT?

EDQ will be working with the community to gather ideas on what they would like to see as part of the urban village's public realm, including:

- civic village heart
- public art throughout the village
- track and trail opportunities
- extension of cycle paths.

See the 'Get involved' box below to register for future community engagement.



GET INVOLVED



EDQ would like to hear from people who want to be involved in community consultation, and would like to be kept informed about project developments, and the Carseldine Urban Village revitalisation.

To register to be involved in community consultation, and to receive project updates such as newsletters, please visit haveyoursay.dilgp.qld.gov.au/carseldine

If you are concerned about specific impacts of the Carseldine Urban Village (for example, sporting field use, car parks, walking tracks) please email or phone us with your specific queries:

Email: edq@dilgp.qld.gov.au

Phone: (07) 3452 7880