



Deputy Premier
Minister for Transport and
Minister for Infrastructure and Planning

Our ref: MC17/732

16 MAR 2017

1 William Street
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7100
Email deputy.premier@ministerial.qld.gov.au

ABN 90 856 020 239

Mr Neil Laurie
The Clerk of the Parliament
Parliament House
Corner of George and Alice Streets
BRISBANE QLD 4000

Dear Mr Laurie

Neil,

Thank you for your letter of 17 February 2017 regarding petitions No. 2699-17 and No. 2677-16 lodged with the Legislative Assembly on 14 February 2017 about the Fitzgibbon Urban Development Area Development Scheme, specifically the development of the Carseldine Urban Village - Precinct 1 situated on the former Queensland University of Technology (QUT) site. I appreciate the concerns raised by the petitioners.

The plan to renew the former QUT campus was first identified in 2008, as part of the Fitzgibbon Priority Development Area (PDA). The Carseldine Urban Village project will revitalise the former QUT campus grounds to deliver an urban village incorporating approximately 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 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.

I acknowledge that it is important to ensure that sufficient infrastructure capacity is in place to support new development. Economic Development Queensland (EDQ) is undertaking detailed traffic assessments 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 the Brisbane City Council, and EDQ will be liaising with them to ensure that broader traffic issues, including congestion on Beams Road, are appropriately addressed. Provision for funding requirements is outlined within the *Fitzgibbon PDA Development Scheme – Part 5: Infrastructure Plan and Implementation Strategy* and the *Economic Development Queensland Infrastructure Funding Framework* (July 2015) which are available on the Department of Infrastructure, Local Government and Planning's (the department) website at <http://haveyoursay.dilgp.qld.gov.au/carseldine/documents>.

In preparation for the project, EDQ is continuing to address a number of key elements, 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 is up to date.

A major component of the village design will include the retention of existing vegetation. Approximately three-quarters of the existing bushland 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 within the Fitzgibbon PDA Development Scheme following previous independent detailed studies in 2011. The development scheme 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.

EDQ as the land developer will produce and implement a Flora and Fauna Management Plan as per any development application where such a condition is included as part of the development approval.

As part of the initial rehabilitation works, EDQ will be enhancing the wildlife corridor by revegetating crossing areas close to existing roads, installing crossing items such as glider poles, rope bridges and fauna underpasses, installing nesting boxes and planting food source trees, and will also be undertaking weed management in the bushland to protect native vegetation communities. A great opportunity exists to formalise a series of walking tracks and trails throughout the bushland for the local community to enjoy, which will also help to protect flora and fauna found throughout the bushland.

All development will be subject to relevant approvals. As development applications are lodged, they will be publicly available on the department website. It is intended that the first development application will be lodged in mid-2017 and will include a 20 business day public notification period.

In the meantime, EDQ has been continuing its high standard of community engagement, with four community workshops held in late February 2017 to explore participants' thoughts and opinions on the future development of Carseldine Urban Village and the opportunities it could deliver. Information gathered at this workshop will help inform the village master plan. A further workshop for the design of the new sport and recreation precinct, an information session on the master plan, once finalised, and community newsletters are planned to occur between April and July 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.

I hope this information has been helpful and addressed the petitioners' concerns. If you require further information, I encourage you to contact Mr Andrew Sly, Executive Director, Residential and Regional Development, EDQ in the department on 3452 7338 or by email at andrew.sly@dilgp.qld.gov.au.

Yours sincerely



JACKIE TRAD MP
DEPUTY PREMIER
Minister for Transport and
Minister for Infrastructure and Planning