

Economic Development Queensland



Advancing our cities and regions strategy Delivering economic and community development outcomes

The Advancing our cities and regions strategy is an innovative approach to renewing and repurposing surplus and underutilised state property to deliver better community outcomes, create jobs and drive economic growth.

Property Queensland within the Department of State Development is working with government land-owning agencies to identify sites that represent property opportunities that will deliver on government priorities, and generate economic development and community outcomes.

To help achieve this strategy, eight economic and community zones have been identified where Economic Development Queensland (EDQ) will lead the delivery of a range of projects, many of which will be iconic developments to transform precincts and catalyse economic growth and diversification in our cities and regions.

These zones are:

1. Cross River Rail innovation and economic development corridor.
2. Cross River Rail-related economic development opportunities.
3. South East Queensland urban renewal precincts.
4. Regional cities urban renewal precincts.
5. Health and knowledge precincts.
6. Housing renewal and integration precincts.
7. Queensland renewable energy sites.
8. Regional liveability precincts.

Developments will need to deliver strong community benefits, meet broader government priorities such as innovation, affordable housing and expanded tourism, and will involve engagement with local governments, the community, stakeholders and industry.

New projects will also build on EDQ's existing development portfolio of community, residential, urban renewal and industrial developments and provide additional income for reinvestment in future infrastructure projects.





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Foreword

The Queensland Government is committed to creating jobs, driving economic growth and building safe, caring and connected communities.

Advancing our cities and regions strategy—Delivering economic and community development outcomes aims to achieve these objectives through the strategic reuse and renewal of underutilised and surplus government properties.

This initiative will enable suitable properties to be reviewed, renewed and repurposed in ways which will deliver a range of economic, community and financial outcomes.

The initiative will also generate development revenue to deliver infrastructure for the state and focuses on opportunities within eight initial key economic and community development zones.

In the short-term, four targeted place-based opportunities are already being advanced as part of this initiative:

1. Cross River Rail economic development strategy.
2. Moreton Bay renewal.
3. Townsville transformation.
4. Rockhampton revival.

EDQ will lead this initiative, utilising its planning and development expertise to work with state government agencies to identify land renewal or repurposing possibilities and assess the potential for value uplift.

EDQ will also collaborate with communities, councils and industry on projects to ensure they are meeting local needs.

These economic and community development zones will deliver on the government's Advance Queensland objectives by identifying opportunities which will foster economic growth and promote community wellbeing now and in the future.



A black ink signature of Annastacia Palaszczuk MP, consisting of a stylized 'A' followed by a long horizontal line.

ANNASTACIA PALASZCZUK MP

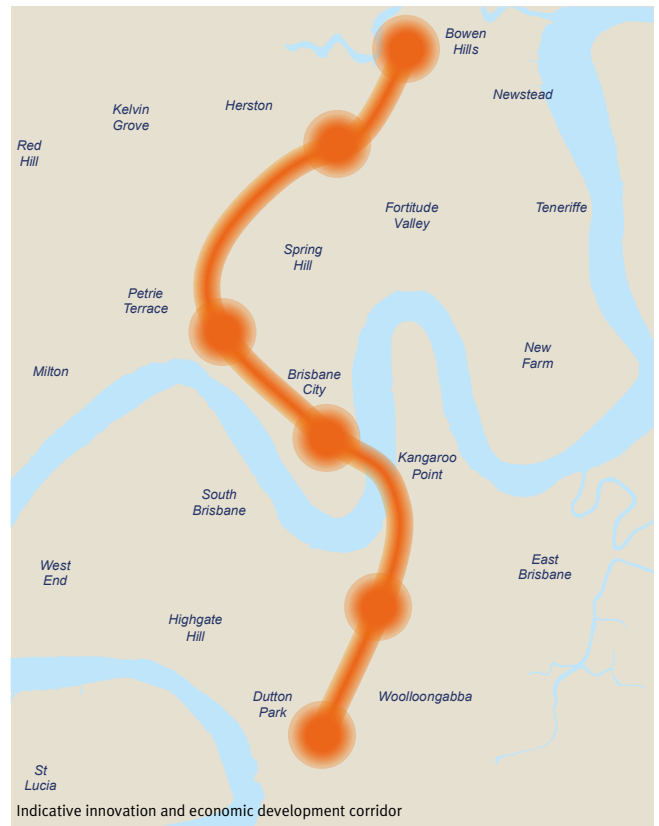
Premier and Minister for the Arts



A black ink signature of Jackie Trad MP, featuring a stylized 'J' and 'T' with a vertical line through them.

JACKIE TRAD MP

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



Cross River Rail innovation and economic development corridor

Cross River Rail (CRR), the Queensland Government's highest priority transport infrastructure project, is an opportunity to transform South East Queensland through new places to live, work and play.

The Queensland Government will designate a Cross River Rail innovation and economic development corridor, stretching from Mayne Rail Yards through to Boggo Road, linking some of Brisbane's major research and innovation hubs, employment centres and community facilities.

The corridor will incorporate:

- » a series of major clusters of economic activities and opportunities along the CRR, linked to major facilities such as hospitals and universities
- » major hubs of retail, tourism, knowledge and innovation, entertainment, or sports activities that will raise Brisbane's profile as a world-class destination
- » clustering of economic activity and knowledge-based employment to support the innovation culture that can increase our international competitiveness
- » economic and community developments that enhance the liveability of South East Queensland as our population grows and attracts high-value knowledge workers.

Within the corridor, prominent parcels of underutilised government land will be designated as significant economic development opportunities.

Potential opportunities include the Mayne Rail Yards, Boggo Road, Roma Street and Woolloongabba. Each of these sites is:

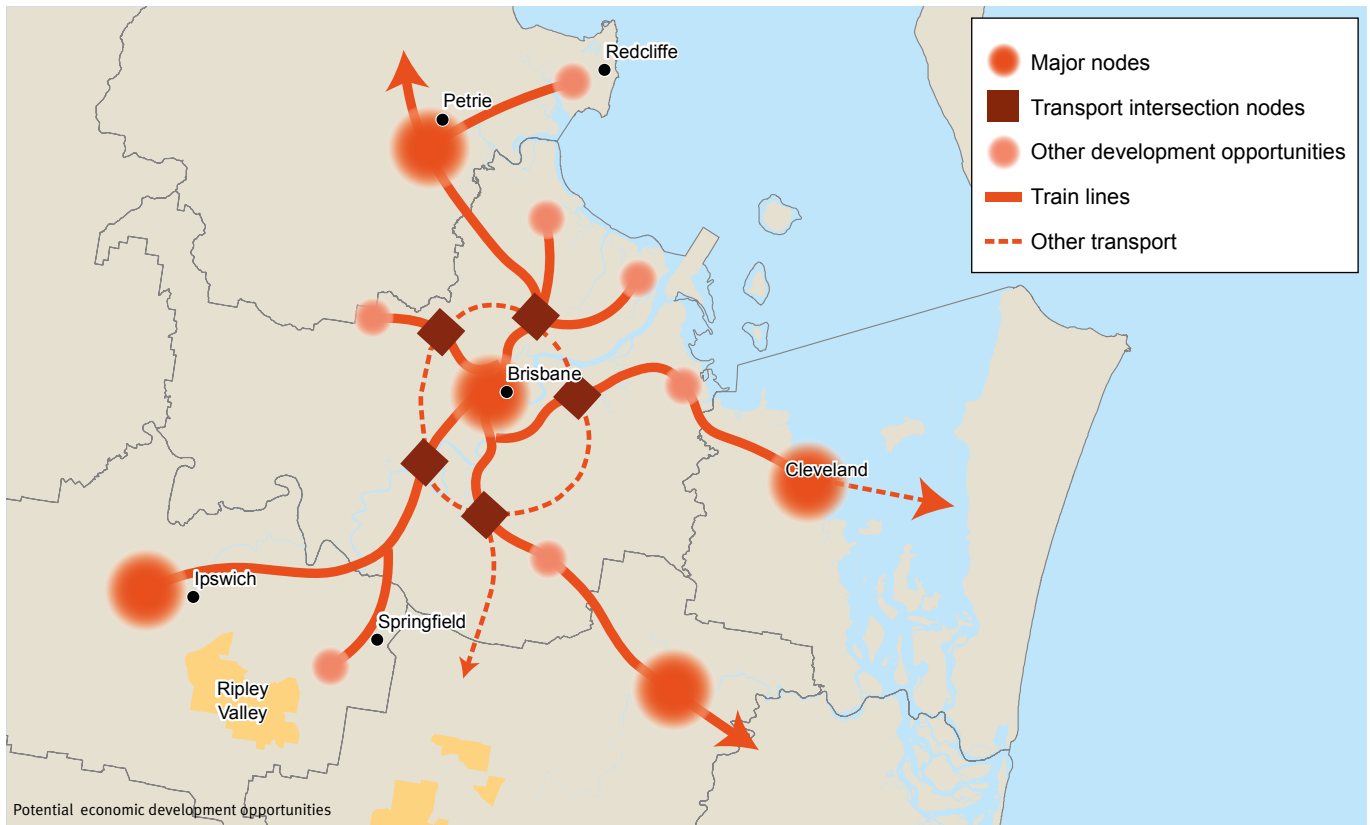
- » in government ownership
- » of a substantial size
- » strategically located within three kilometres of Brisbane's Central Business District (CBD).

Significant economic development opportunities will become multi-billion dollar transit oriented developments, creating thousands of ongoing jobs, and structured to attract international investment, visitation and exports. These opportunities will deliver a balance of economic and community development, infrastructure provision and clusters of knowledge-intensive and innovation activity.

Income generated from developing sites within the corridor will be used to contribute funding towards CRR, and to create exemplary public spaces and other infrastructure for our community.

Next steps:

- » Define the boundaries and scope of the innovation and economic development corridor in consultation with key stakeholders and develop a program of projects to transition to the new CRR delivery authority.



Cross River Rail-related economic development opportunities

South East Queensland is one of the largest economic areas in Australia, stretching from the Sunshine Coast to the Gold Coast, and incorporating communities such as Ipswich, Logan, Redlands and Moreton Bay. The increased rail network capacity provided by CRR has the potential to benefit the entire region, not just within the innovation and economic development corridor.

CRR will allow for faster, more efficient rail services across the region, and can unlock a portfolio of economic development opportunities on government land along and nearby the rail network.

EDQ will identify a pipeline of these opportunities, tailored to achieve government priorities and attract private sector investment. The types of opportunities will vary based on local needs, but are likely to incorporate medium to high-density developments where seniors, and knowledge and key workers can live close to transport, health and community services, and higher-value jobs.

In addition, EDQ will investigate ways to improve the efficiency of the broader public transport network to take advantage of the increased capacity provided by CRR.

Economic development opportunities will be:

- » in a strategic location and connected to other transport networks or key destinations such as universities and schools
- » located in close proximity to the rail network or connected by high-frequency buses
- » tailored to address government policy objectives such as urban renewal, affordable housing, housing diversity, education and employment.

Next steps:

- » Continue to work with stakeholders to investigate and identify economic development opportunities on government land in proximity to rail that will benefit from the CRR.



South East Queensland urban renewal precincts

A number of vacant and underutilised state-owned properties, unrelated to CRR, have been identified for major urban renewal across South East Queensland.

Located within major population centres, the sites have the potential for infill development that integrates residential, community and mixed uses, and provides significant community benefit.

Each site presents unique opportunities to deliver urban renewal precincts that meet market demands and address local needs such as housing for seniors to live and age in their local communities, affordable housing for first home owners, and facilities for expanding and ageing communities.

The first project is the development of the Carseldine Urban Village on the former Queensland University of Technology Carseldine campus site. This will deliver an urban village incorporating bushland and open space with residential and other opportunities that will complement the existing government office precinct.

Investigations are currently underway in a number of precincts including:

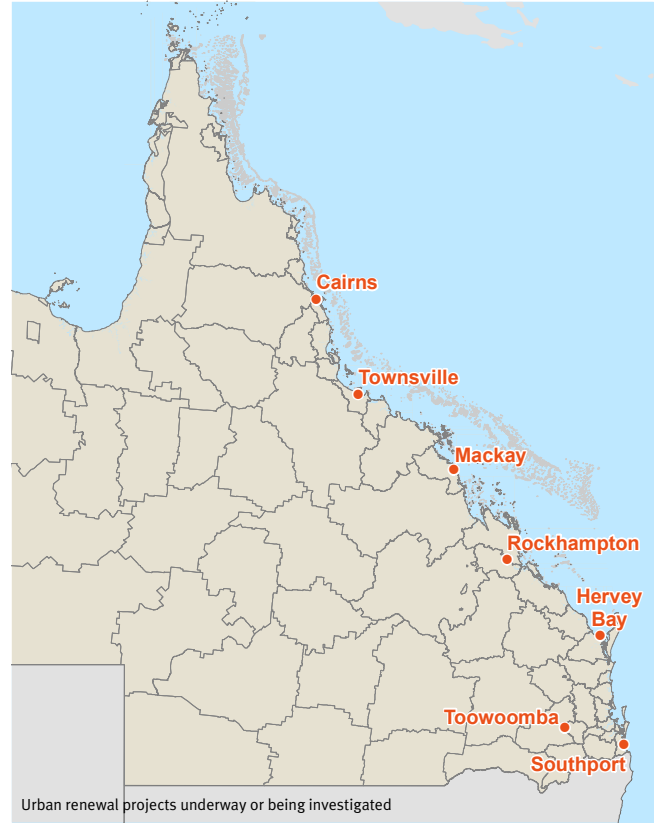
- » The site of the former Oxley Secondary College where engagement is underway, seeking the local community's input on how the site can be a useful and vibrant space once again for the Oxley community.
- » The revitalisation of the Ipswich CBD in collaboration with Ipswich City Council and other state agencies.

Additional sites will be identified for future transit-oriented developments associated with multi-modal public transport systems, especially the Gold Coast light rail system and the integration of bus and rail systems in Brisbane.

Under the Advancing our cities and regions strategy, the South East Queensland urban renewal projects will also build and expand on the existing portfolio of community development projects.

Next steps:

- » Carseldine Urban Village – commencing construction in early 2017.
- » Oxley – return to the community with the results of the initial engagement process in August 2016.



Regional cities urban renewal precincts

Urban renewal is fundamental to the sustainability and liveability of regional towns and cities, and creates an opportunity to deliver better access to health, community and employment.

EDQ is working with other state government agencies and a number of regional local governments to identify urban renewal opportunities in strategic locations.

Many regional cities have large sites for health and educational services located at their fringes, whereas there is now strong demand for those essential services to be co-located within or near the CBD.

Strategic renewal of our regional city CBDs, as well as repurposing large fringe sites, will enable local governments to deliver better housing and community services to their residents.

EDQ has already undertaken planning activities with local governments for the Townsville City Waterfront, Toowoomba Railway Parklands, and Southport Priority Development Areas (PDAs).

Additional state and local government owned land has been identified for potential urban renewal within:

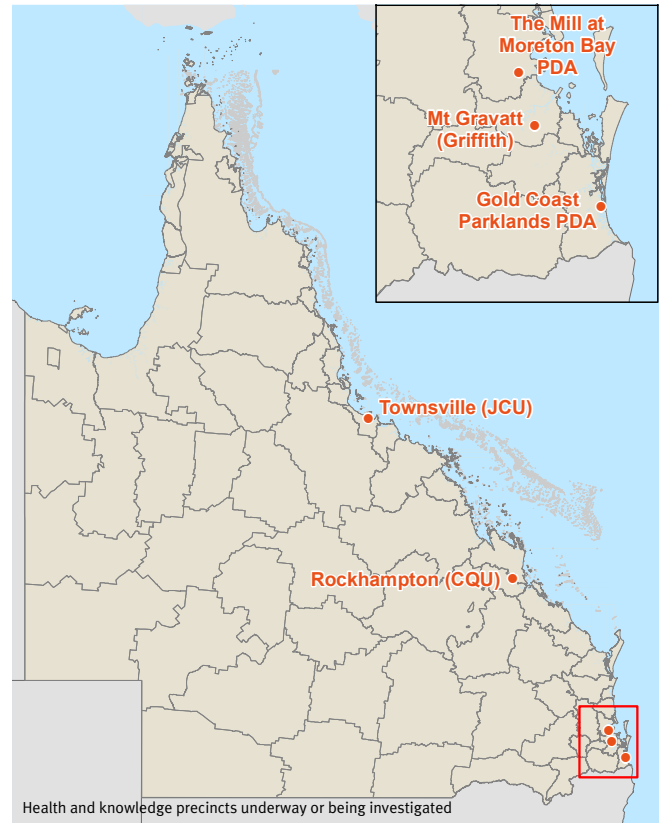
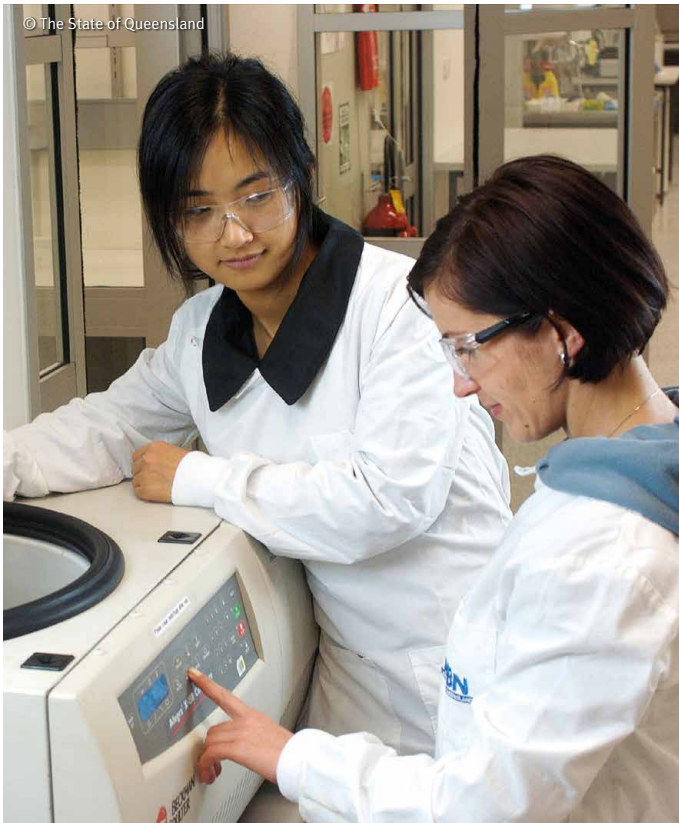
- » some regional city ports
- » Rockhampton CBD
- » Mackay CBD.

Investigations are underway to identify other sites appropriate for potential urban renewal. Depending on the project and the views of local government, EDQ's role in the urban renewal of regional cities could include:

- » planning authority
- » developer of state land
- » joint venture partner with local government on development projects
- » development facilitator through land sales
- » infrastructure facilitator.

Next steps:

- » Work with a range of local governments including Mackay Regional Council, Townsville City Council and Fraser Coast Regional Council to identify opportunities for repurposing state and local government land in the Mackay, Townsville and Hervey Bay CBDs to generate jobs and economic development.



Health and knowledge precincts

Globally, economies are progressively becoming knowledge-intensive cities, delivering greater economic prosperity from higher-value jobs in research, science, knowledge creation and the commercialisation of new technologies.

Successful knowledge economies rely on clustering economic activity to create the economies of scale and innovation culture needed to drive international competitiveness.

The Queensland Government is formulating a coordinated strategy to create health and knowledge precincts that are differentiated in the global marketplace, and that capitalise on each precinct's strengths.

By integrating multi-modal transport, these precincts could co-locate health and knowledge employment centres with residential accommodation for students and workers to attract and retain residents and visitors.

EDQ is currently working on:

- » Gold Coast Health and Knowledge Precinct incorporating the Gold Coast Parklands PDA, Gold

Coast University Hospital, Gold Coast Private Hospital and Griffith University

- » Petrie in Moreton Bay, where council is planning a university and health facilities co-located at the former paper mill site. The Queensland Government recently declared The Mill at Moreton Bay Priority Development Area to facilitate this project.

Further opportunities exist on university campuses with surplus land no longer required by modern universities.

EDQ is working with universities across the state to consider consolidating their facilities to free up surplus land for economic and community uses including public and/or private hospitals, research institutes, student accommodation, medium-density residential, key worker housing and other community uses.

Potential opportunities have already been identified at James Cook University (JCU) in Townsville, Central Queensland University (CQU) at Rockhampton and Griffith University's Mt Gravatt campus in Brisbane.

Next steps:

- » Evaluate the expressions of interest for the first available lot within the Gold Coast Health and Knowledge Precinct and choose a successful tenderer by the end of 2016.
- » Progress negotiations for the preferred development partner for the urban renewal of the Central Queensland University campus in Rockhampton.
- » Progress discussions with James Cook and Griffith universities to identify opportunities in Townsville and Mt Gravatt.



Housing renewal and integration precincts

The Queensland Government has developed a discussion paper—Working together for better housing and sustainable communities—which demonstrates the thoughtful consideration given to providing appropriate housing for a changing community and continuing to renew and maintain Queensland's social housing portfolio.

Ageing social housing stock, predominantly built on large residential lots, was built to meet Queensland's needs 30 or more years ago.

The Queensland Government has a unique opportunity to update its ageing, freehold housing product with a range of contemporary designed townhouses and emerging attached housing types with a mix of one, two or three bedrooms.

The new mix would:

- » provide more social housing stock through higher density housing better connected to public transport
- » balance occupancy rates by providing an appropriate range of housing types for today's needs

- » reduce the maintenance costs of ageing stock
- » improve the balance of social and non-social housing in communities by selling some redeveloped stock on the private market.

EDQ is collaborating with the Department of Housing and Public Works (DHPW) to develop a strategy and program in Logan for housing renewal and identify catalyst development opportunities.

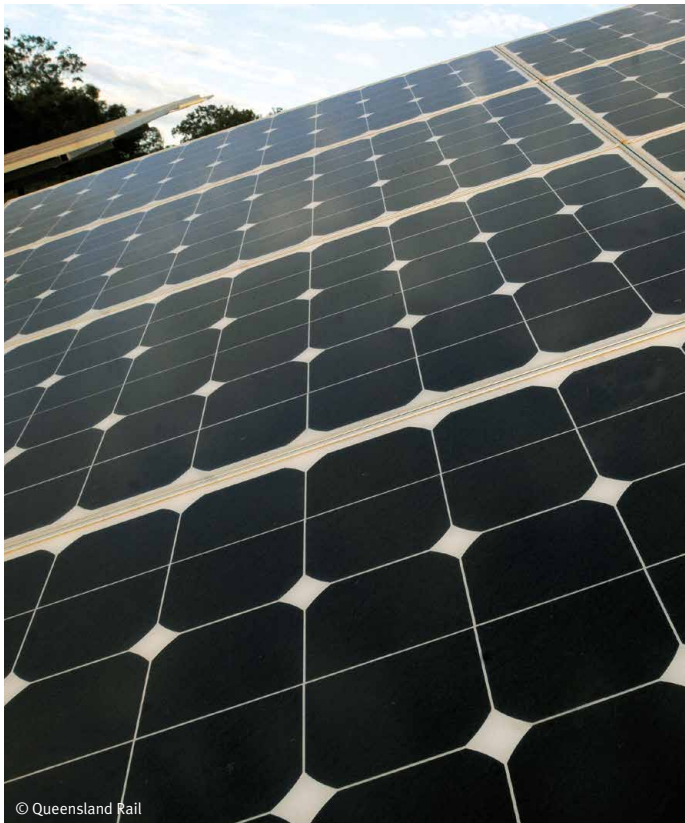
EDQ has also started work with DHPW on a pilot project to renew two city blocks of social housing in Redcliffe to:

- » improve housing diversity
- » innovate housing design, materials and efficiency
- » develop new funding models for social housing
- » ensure visions and plans have market appeal
- » develop delivery models to attract investment and financing, or secure joint venture partners.

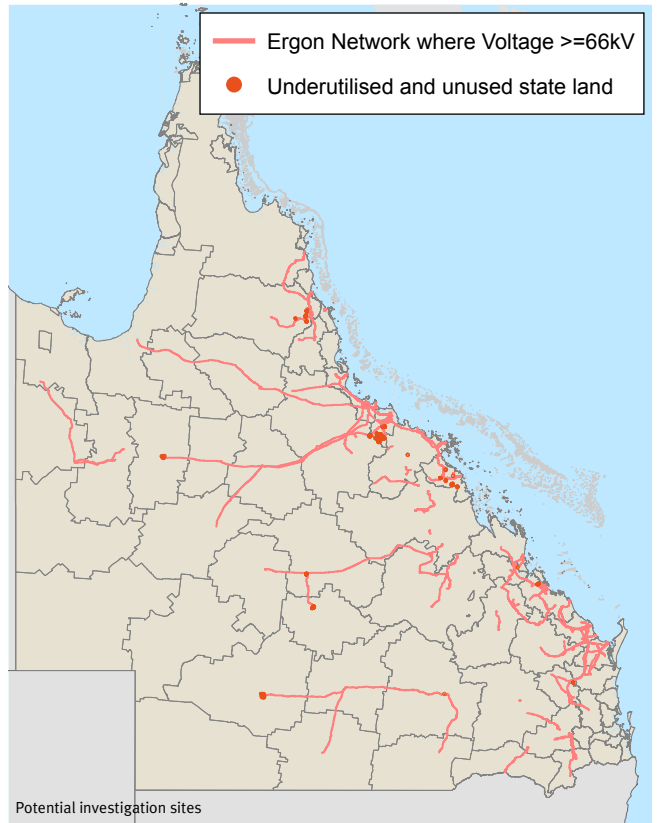
Further opportunities will be identified in partnership with the DHPW.

Next steps:

- » Identify catalyst development opportunities in Logan and develop business plans for approval by mid-2017.
- » Work with DHPW to identify further social housing renewal opportunities.



© Queensland Rail



Potential investigation sites

Queensland renewable energy sites

The Queensland Government is committed to growing our state's renewable energy industry, creating new jobs and reducing greenhouse gas emissions.

EDQ will play a role in Queensland's drive to increase renewable energy investment by identifying large sites of surplus and underperforming government-owned land in regional Queensland, that have the potential to become large-scale renewable energy developments, mainly in the form of solar farms.

With its abundant solar resource, Queensland is well-suited to solar energy generation.

Solar farms can cover anything between one acre and more than 100 acres, and are usually developed in regional and rural areas.

Solar farming on a large-scale will enable Queensland to deliver on its renewable energy commitments, while creating financial returns for regional land holders and jobs across the state.

Working with Ergon Energy, EDQ has already identified a number of potential sites close to existing Ergon Energy infrastructure that could be suitable for solar energy developments.

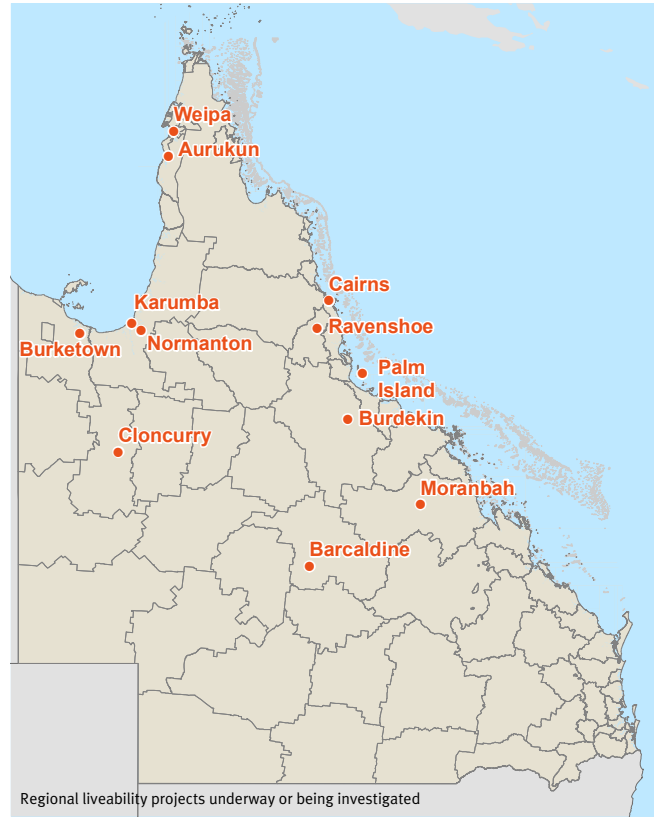
If it was all developed there is enough land already identified that could provide renewable energy to meet more than 50 per cent of Queensland's current electricity generation.

EDQ will work across government agencies to:

- » identify suitable sites
- » establish a government framework for project feasibility and transparency
- » undertake community and stakeholder engagement within local communities
- » develop a project delivery model that may include a pilot project.

Next steps:

- » Work with Ergon Energy to review its network and identify opportunities to increase renewable energy integration.
- » Develop a transparent process to bring land to the market.



Regional liveability precincts

The regional liveability strategy is an initiative to assist regional and remote local governments to identify and deliver economic and community infrastructure projects to enhance liveability and support community sustainability.

EDQ will provide planning, project delivery or funding for new infrastructure or to upgrade existing facilities considered a high priority by regional communities.

Eligible projects must be proposed by local governments and:

- » meet a priority local need and generate or accelerate economic development or community benefit
- » contribute towards the liveability, attractiveness and amenity of a town
- » be identified in council's economic development strategy
- » foster sustainability of a regional or remote community, including those impacted by the mining downturn.

Opportunities include Ageing in Place pilot projects to address a critical shortage of housing designed for seniors. The program aims to keep older people living within their area, close to family and friends, which has proven health and social benefits for seniors and the local community.

EDQ is working to deliver Ageing in Place pilot projects, which it will fund through its budgeted capital expenditure. The first pilot projects will be delivered in Barcaldine, Cloncurry and Ravenshoe. Homes will be sold at market value, with development profits returned to the program for future investment in other regional towns experiencing seniors housing needs. EDQ is in discussions with a number of councils about a potential pilot project in their communities.

EDQ is also in discussions with regional councils on a range of other liveability projects including:

- » development of new retail centres
- » residential and industrial land supply review
- » town master planning exercises
- » town centre rejuvenation projects.

Next steps:

- » Deliver the initial Ageing in Place pilot projects in Barcaldine, Cloncurry and Ravenshoe by early 2017.
- » Engage with regional councils to identify further liveability projects in their areas.



Priority project: Cross River Rail economic development strategy

A Cross River Rail (CRR) economic development strategy will be developed to transform the CRR from a single piece of transport infrastructure into one of Australia's largest economic development programs.

The strategy will articulate a blueprint for maximising returns from government investment in the rail link, optimising government land, and delivering economic prosperity and social returns across the South East Queensland region.

Implementation of the strategy over a 40-year period is estimated to transform a \$5 billion investment into around 85,000 jobs and generate more than \$70 billion of economic activity.

The strategy will:

- » identify a CRR innovation and economic development corridor, associated significant economic development opportunities and related capacity improvements across the South East Queensland rail network
- » deliver a pipeline of catalyst projects and developments on underutilised government land within the corridor and across the South East Queensland rail network
- » attract private-sector investment and generate income from development of government land to create jobs, contribute funding towards the delivery of CRR and to fund new public assets and infrastructure
- » create a network of economic clusters, enabling the South East Queensland region to compete and prosper in the global innovation economy
- » lead early and sustained engagement with key stakeholders to maximise the economic and community development opportunities generated by the CRR
- » improve liveability by providing quality public spaces and greater housing options, which are affordable and in close proximity to higher-value, knowledge-based jobs and community services
- » support productivity growth by capitalising on the Asia-Pacific tourism, education, health, and innovation sectors through greater scale, density, and connectivity between Queensland businesses and the South East Queensland labour market
- » outline a process for bringing economic development opportunities to market.

Next steps:

- » Release the CRR economic development strategy policy which articulates the overall aims and objectives for the broader strategy.



Priority project: Moreton Bay renewal

Moreton Bay is an exceptional and largely under-recognised South East Queensland tourism asset.

Moreton Bay renewal is being driven by the North Stradbroke Island Economic Transition Strategy that will help transition the island from sand mining, and the redevelopment of the gateways to Moreton Bay's islands, Toondah Harbour and Weinam Creek.

As North Stradbroke Island transitions to new uses, 40 per cent of the island, which has been closed to the community, will become publicly accessible.

One of EDQ's key priorities will be determining appropriate sites for tourism development, with the goal of:

- » growing the domestic and international tourism market
- » supporting and growing existing tourism business operations
- » encouraging new adventure tourism operations.

EDQ will continue to facilitate the \$1.3 billion private investment in the Toondah Harbour redevelopment project, which will deliver jobs throughout construction, and ongoing jobs in tourism and business as the project is sold and tenanted.

The development plan for Weinam Creek, connected to Moreton Bay's southern islands, will also facilitate the creation of a vibrant water-front community that balances environmental and cultural character with generating economic investment in the region.

Next steps:

- » Continue to work with the Quandamooka People regarding a Native Title claim and Indigenous Land Use Agreement for Toondah Harbour.
- » Assess the Walker Group's master plan proposal for Weinam Creek in late 2016.



Priority project: Townsville transformation

The Townsville City Waterfront Priority Development Area (PDA) is the most comprehensive economic development project in the city, and one of the largest urban renewal projects currently underway in northern Australia.

This is a once-in-a-generation project that will transform Townsville's city heart through a series of vibrant and active spaces along the water's edge that connect the CBD to the waterfront. The proposed North Queensland Stadium is a component of this renewal.

Urban renewal will occur over the next 15 to 20 years and include new mixed-use developments in the CBD, creating greater economic prosperity, an active city heart, and enhanced liveability for residents and visitors.

Community benefits will be paramount, providing a network of parks and pedestrian and cycle paths along Ross Creek, as well as new tourism, dining and accommodation opportunities.

In addition to its role in the PDA, EDQ will work with James Cook University to develop a health and knowledge precinct at its Townsville campus, which capitalises on its education and research capabilities and connections with industry to accelerate local innovation and commercialisation.

Using its planning expertise, EDQ will collaboratively develop a plan to release surplus land for renewal

and redevelopment for expanded research, student accommodation and residential, retail and community uses.

EDQ is also exploring opportunities to facilitate the delivery of infrastructure to catalyse development in Townsville and will work with stakeholders, including Townsville Airport, to identify opportunities.

Through the Townsville Smartlink renewal strategy, there is also scope for EDQ to work with council and the Department of Transport and Main Roads to improve transport linkages between the CBD, Townsville Hospital and university campus. This would better connect these hubs and drive development including increasing densification along the corridor for student accommodation and affordable housing.

The Queensland Government is also working to ensure the Australian Government honours its commitment to make Townsville the first city to be recognised in a 'City Deal' under its Smart Cities Plan. In particular, the Townsville region would benefit greatly from a city deal that builds on the state's existing funding commitments towards city-shaping infrastructure such as the Townsville City Waterfront PDA and proposed North Queensland Stadium.

Next steps:

- » Collaborate with Townsville City Council, Port of Townsville Limited and private industry to identify and drive catalyst projects within the Townsville City Waterfront PDA.
- » Work with Townsville City Council, James Cook University and state agencies to progress the Smartlink concept.



Priority project: Rockhampton revival

Rockhampton is the heart of central Queensland, and its historic city centre is ready for large-scale renewal that will stimulate ongoing employment and economic activity for the tourism, construction, entertainment, leisure, retail and services sectors.

EDQ and Rockhampton Regional Council have been in discussions and identified strong demand to revitalise the CBD through joint venture projects for residential and student accommodation on surplus local government-owned land.

Beyond the catalyst projects, a city building and urban design excellence agenda will be at the heart of planning for the precinct that will encompass and enhance the core historical buildings.

EDQ will work with council to:

- » bring expertise and resources to planning and delivering a high-value project for the revitalised centre
- » ensure visions and plans have market appeal
- » develop delivery models to attract investment and financing, or secure joint venture partners
- » consider designating a potential CBD PDA.

This project will capitalise on EDQ's existing work with the Central Queensland University campus to create a small urban village on its extensive campus grounds.

Next steps:

- » Further engage with Rockhampton Regional Council to prepare a concept plan and feasibility study for the CBD renewal project.

Economic Development Queensland projects



Yeerongpilly Green

The \$850 million Yeerongpilly Green redevelopment in Brisbane provides significant new affordable housing, community facilities, public realm, parkland, institutional care facilities (Montrose), and commercial and retail space. The project will also see the revitalisation of local heritage buildings. As part the development, EDQ will deliver \$30 million in community amenities throughout the development, including 1.8 hectares of parkland and open space.



Yatala Industrial Estate

The 40 hectare Yatala Industrial Estate is one of the major strategic industrial areas in South East Queensland located within the Brisbane-Gold Coast corridor. EDQ has facilitated development within the estate since it was established in the 1980s. On-going employment generated within the estate is approximately 2785 full time positions and it contributes \$365.2 million a year in Gross Regional Product to the South East Queensland community.



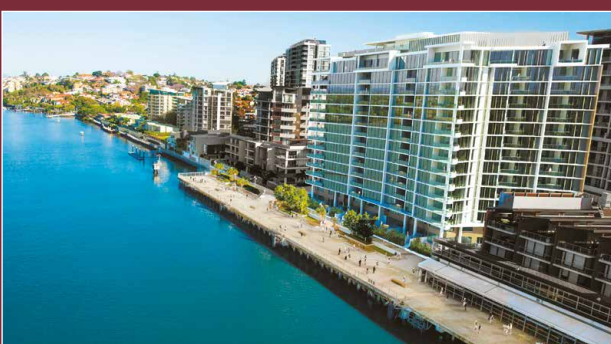
Fitzgibbon Chase

Fitzgibbon Chase is EDQ's flagship residential project. Started in 2009 in Brisbane's north, it has delivered more than 1300 homes for about 3000 people. A key focus has been on fostering a sense of community which has seen the delivery of a number of community projects including a community centre, bushland walking tracks, parks and recreation areas throughout the estate and a community garden. At the same time the project has generated \$422.5 million in private sector investment, supporting over 1450 jobs.



The Village

The Village in Townsville will include almost 1000 dwellings for about 2000 people, which incorporates established trees, embraces the river and includes a network of open parks that link the existing river-front access with the surrounding developments. The Village includes dwelling types that have not previously been delivered in Townsville to suit a range of families, budgets and needs. To date the project has generated \$123.7 million in private sector investment, supporting 370 jobs.



Northshore Hamilton

Northshore Hamilton is Queensland's largest urban waterfront renewal project and when fully developed will be home to 15,000 residents and the hub of employment for up to 15,000 people. The \$5 billion award winning project generates more than 400 construction jobs a year and has attracted over \$750 million in private sector investment since 2010. The 300 hectare site includes 2.5 kilometres of river frontage and is delivering world-class residential towers, popular retail and entertainment hubs and business precincts.

