



- Urgency is driven by a development application intended to be filed by a key landowner.
- Landowners; City of Gold Coast; the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP); and the State Assessment and Referral Agency (SARA) are currently being informed of the proposed FRL (Category C) designation (**Attachment 1**).

### Recommendations

- That you approve:
  - the associated notification of FRL (**Attachment 2**) and its publication in the Queensland Government Gazette, in accordance with section 242 (1) of the TI Act
  - the concurrent notification of the corridor within Ormeau—as FRL for QTMP—to Council of the City of Gold Coast (**Attachment 3**).
- That you note landowners, City of Gold Coast, DSDILGP and SARA are currently being informed of the proposed FRL (Category C) designation (**Attachment 1**).

### Financial Implications

- Schedule 3, section 2(1)(b) [Redacted]

### Background

- The proposed FSMF site at Ormeau was identified as the preferred site through a multi-criteria analysis that assessed a number of properties across South East Queensland. The site was also identified by the LGCFR project, as the preferred location of its stabling facility. A co-located concept design was developed and it was decided to combine the stabling and maintenance depot into one package to be procured and delivered by QTMP.
- The Ormeau FSMF facility will be required to maintain the QTMP fleet once rolling stock units commence revenue service. [Redacted]  
Schedule 3, section 2(1)(b) [Redacted]
- Accordingly, TMR seeks to notify the corridor within Ormeau for QTMP—as FRL—commencing at the intersection of Burnside Road near the north-western corner of Lot 37 on SP260816 in Ormeau, then, generally traversing south for approximately 3.55 kilometres, ending near the south-western corner of Lot 2 on RP214580 in Ormeau (**Attachment 4**).

### Key Issues

- The acquisition of the site will be delayed until such time as the extent of the land required for the successful QTMP proponent's concept design of the stabling and maintenance depot is known (dependent on updated requirements for LGCFR).
- To mitigate reputational risk, potential cost escalations and complexity in dealing with the same landowner on multiple occasions, the land acquisition process cannot commence until the exact land take is known.
- The current owners of the site are preparing development approvals that could impact the development of the site as the FSMF and stabling facility. As such, it is urgent that planning certainty is provided to landowners and affected parties through the State's clear intention as signalled by the FRL land designation.

## Financial Implications

Schedule 3, section 2(1)(b)

## Consideration of the *Human Rights Act 2019* (HR Act)

- The HR Act was considered when undertaking the recommendations outlined in this brief, and there are no impacts to human rights.

## Consultation with Stakeholders

- Section 242 (1) of the TI Act stipulates that the relevant local government needs to be notified by written notice that the land is intended to be used as a railway concurrently with the gazettal.
- The TMR South Coast Region has been notified of the intention to gazette the area as FRL (Category C) designation.
- The landowners, City of Gold Coast, DSDILGP and SARA are being informed of the proposed FRL (Category C) designation.

## Employment

- The QTMP FSMF is expected to support up to 460 full-time equivalent (FTE) construction jobs and 150 FTE rail maintenance and construction jobs in the Ormeau and Gold Coast region over a 30-year maintenance period. This number is an estimate based on the Queensland Treasury 'guidelines for estimating the FTE jobs directly supported by capital works'.

## Media

- QTMP has generated media attention through the 2021 QTMP announcement on 20 October 2021 and its connection with the 2032 Olympic and Paralympic Games announcement.

## Election Commitments

- QTMP relates to 2020 Election Commitment GEC1745 to build 20 Queensland trains in Maryborough and the infrastructure needed to maintain them for Cross River Rail.

## Government Objectives

- QTMP relates to the following objectives as set out in Queensland's COVID-19 Economic Recovery Plan:
  - supporting jobs: support increased jobs in more industries to diversify the Queensland economy and build on existing strengths in agriculture, resources and tourism
  - making it for Queensland: grow manufacturing across traditional and new industries, making new products in new ways and creating new jobs
  - building Queensland: drive investment in the infrastructure that supports our recovery, resilience and future prosperity
  - growing our regions: help Queensland's regions grow by attracting people, talent and investment, and driving sustainable economic prosperity
  - investing in skills: ensure Queenslanders have the skills they need to find meaningful jobs and set up pathways for the future.



Department of  
**Transport and Main Roads**

Dear XXXX

RE: Future Railway Land Designation and Notice of Entry

The Department of Transport and Main Roads (TMR) has recently completed a feasibility assessment for a location for the construction of a new stabling yard and maintenance facility for the Queensland Train Manufacturing Program (QTMP).

The QTMP has been established to meet the increasing demand for rail transport by delivering 65 new six-car passenger trains, a manufacturing facility, maintenance facility and additional stabling yards.

QTMP will support south east Queensland's population and economic growth, as well as Cross River Rail and the Brisbane 2032 Olympic and Paralympic Games.

In line with the Queensland Government's commitment to source locally, the construction, testing and maintenance of the new trains will be conducted in Queensland.

### **Future Railway Land Designation**

The feasibility assessment has identified an impact to your property at XXXXX, Ormeau, as shown in the attached Transport Planning drawing XXXX.

Because of the future land requirement, I am writing to inform you of a proposed change to the planning status of your property in accordance with TMR's approved planning policy.

The department is intending to identify this area as Future Railway Land pursuant to s242 of the Transport and Infrastructure Act 1994 (TIA).

This advice to you is to confirm that the areas shown in the plan will be designated as Category C Protected Planning and provide certainty about the future land use in this area.

The Protected Planning designation means any development application for this property will be referred to the State Government for possible conditioning.

**TransLink Division**  
61 Mary Street  
Brisbane Qld 4000  
GPO Box 50, Brisbane  
Queensland 4001 Australia  
**Telephone 13 12 30**  
**Email:** [translink@translink.com.au](mailto:translink@translink.com.au)  
**Website** [www.translink.com.au](http://www.translink.com.au)  
ABN 39 407 690 291

## Site investigations and Notice of Entry

Preliminary site investigations are required to be undertaken on your property to inform the projects detailed design.

We are making contact to request access to your property for these investigations.

A Notice of Entry has been included with this letter and access can be granted with your consent, or without your consent, within seven days from the date of the notice.

We anticipate we would initially undertake:

- condition assessments
- site survey
- noise monitoring
- geotechnical surveys, including site contamination investigations.

Investigations will likely require a number of boreholes and test pits to be dug on the property and photographs will be taken to record the condition of the site. Any boreholes and test pits will be covered or re-filled on exit.

We are planning to undertake investigations from XX November 2021, weather permitting. It is anticipated site investigations on your property will take approximately four weeks.

We appreciate business operations may be taking place on your property and will work with you to coordinate access and minimise interruptions during these investigations.

The enclosed Notice of Entry is valid for the duration of investigations however we will endeavour to provide you at least 24 hours' notice via phone before we access your property for any investigations.

Please provide a suitable contact phone number on the returned Notice of Entry.

Should you require further information about the impact on your property, or regarding the site investigations, please contact Frances Dodd on <sup>NR</sup> [redacted] during business hours or by email at REP@tmr.qld.gov.au.

Yours sincerely

Danny Foster  
**Executive Director (ETCS & Future Fleet)**  
**Passenger Rollingstock and Signalling Branch, TransLink**

**NOTIFICATION OF FUTURE RAILWAY LAND**

Notice is hereby given, under the provisions of section 242 (1) of the *Transport Infrastructure Act 1994*, that the land, as generally described in the *Schedule*, is designated as Future Railway Land, which is intended to be used for a railway.

Neil Scales  
Director General  
Department of Transport and Main Roads

This notification will take effect on and from [date], respectively, under and for the purposes of the *Transport Infrastructure Act 1994*.

**THE SCHEDULE**

**ORMEAU ROLLINGSTOCK FUTURE RAILWAY LAND  
GOLD COAST CITY COUNCIL**

Part of Lot 3 on RP6875  
Lot 51 on SP109434  
Part of Lot 35 on RP142704  
Part of Lot 162 on SP125785  
Part of Lot 161 on SP125785  
Lot 3 on RP805105  
Part of Halfway Creek  
Part of Bridge Creek

The parts of the land listed above to be the Ormeau Rollingstock, Future Railway Land are shown on plan FRL\_ORS-1-A.

**ENDNOTES**

1. Will be published in the Gazette on [date].
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Transport and Main Roads

Our ref DBN17391

Department of  
**Transport and Main Roads**

XX November 2021

personal information

A/Chief Executive Officer  
Gold Coast City Council  
PO Box 5042  
GOLD COAST MC QLD 9726

Dea personal information

### **RE: Future Railway Land Designation**

The Department of Transport and Main Roads (TMR) has recently completed a feasibility assessment for a new location for the stabling yard and maintenance facility for the Queensland Train Manufacturing Program (QTMP).

The facility will be constructed as part of the QTMP, which has been established to meet the increasing demand on rail transport. The QTMP will see the delivery of 65 new six-car passenger trains to support south east Queensland's population and economic growth, as well as Cross River Rail and the Brisbane 2032 Olympic and Paralympic Games.

In line with the Queensland Government's commitment to source locally, the manufacture, testing and maintenance of the new trains will be conducted in Queensland.

A site comprised of eight properties in Ormeau has been identified as the location for QTMP's maintenance depot and stabling facilities, as shown in the attached Transport Planning drawing 670343. Because of the possible future land requirement, I am writing to advise you of a proposed change to the planning status of the properties within the City of Gold Coast region. The landholders have been informed of this land requirement.

The department intends to identify this area as Future Railway Land pursuant to s242 of the *Transport and Infrastructure Act 1994* (TIA). Under this act, the land will be designated by written notice to the relevant council, City of Gold Coast, and in the gazette of our intention to declare the land.

**TransLink Division**  
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**Website** [www.translink.com.au](http://www.translink.com.au)  
ABN 39 407 690 291

TMR will also confirm the areas shown in the plan as Category C Protected Planning, which will provide certainty about future land use in this area. The Protected Planning designation means any development application for this property will be referred to the State Government for possible conditioning.

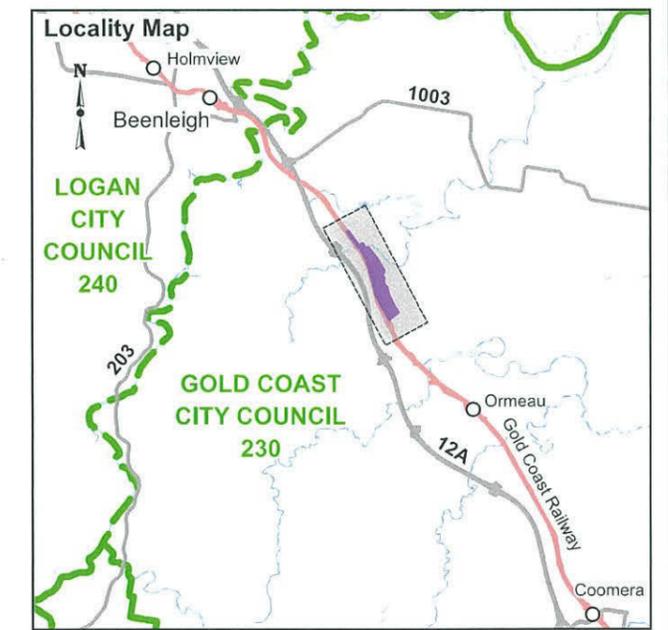
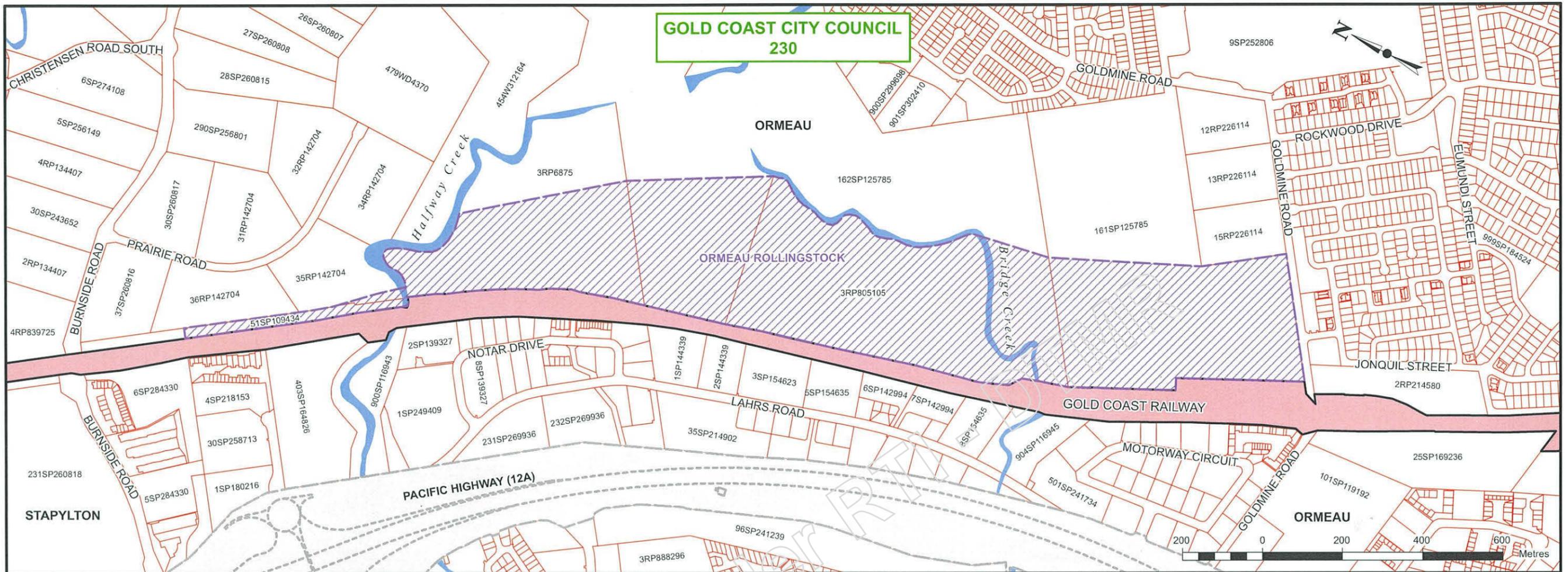
To enact the change of planning status of the properties, preliminary site investigations are required to be undertaken and we have contacted property owners to request access.

If you would like a further briefing regarding the Future Railway Land designation, or the QTMP, please contact Frances Dodd on <sup>NR</sup> [REDACTED] during business hours or by email at REP@tmr.qld.gov.au.

Yours sincerely

Danny Foster  
**Executive Director (ETCS & Future Fleet)**  
**Passenger Rollingstock and Signalling Branch, TransLink**

Released under RTI - DMR



Original Issue A3

Legend	
	Future Railway Land Corridor
	Rail Corridor
	TMR / QR Common Area
	State-controlled Road Corridor
	Railway Station
	Cadastral boundary
	Waterbody / Drainage
	Local Government Boundary
	State-controlled Road Carriageway
	Overpass / Underpass

**NOTES:**  
 Refer to maintenance responsibility agreement (if applicable) with <name> Council for limits of responsibility within the rail reserve.  
 Cadastral information supplied by Department of Resources.  
 Date Printed: 09/11/2021  
 File: FRL\_ORS-1-A.wor

Gazetted Lengths (km)		
LG No.	New	Old
230	2.83	

Length: 0.0 - 2.83 km

Local Government/s:	GOLD COAST CITY COUNCIL
Road Name:	ORMEAU ROLLINGSTOCK
<b>FUTURE RAIL LAND PLAN</b>	
Approved:	NR
General Manager (Translink)	16/11/21

**Queensland Government**  
 Transport and Main Roads  
 Future Rail Declaration Plan No.  
**FRL\_ORS-1-A**  
 Drawing No.  
**670343**