

Question on Notice

No. 520

Asked on Thursday, 3 May 2018

MR T NICHOLLS ASKED MINISTER FOR TRANSPORT AND MAIN ROADS (HON M BAILEY)

QUESTION:

Will the Minister advise (a) the real property value of the land within the precinct of Albion train station, including the government owned vacant land and (b) the estimated value of the airspace that is forming part of the transport oriented development recently announced?

ANSWER:

I thank the Member for Clayfield for the question.

The project will include an upgrade to transport facilities and improve access to the Albion station and is intended to revitalise the suburb of Albion and surrounding community. It will integrate Albion station with nearby commercial and residential buildings and vacant land to deliver an exciting community asset.

The Albion station transit oriented development (TOD) will incorporate a multimillion dollar station accessibility upgrade, with the Department of Transport and Main Roads (TMR) working with the developer to ensure the Palaszczuk Government's promised upgrade is integrated into its plans for the precinct. Accessibility improvements will include new platform access with lifts, raised platform sections, providing improved assisted boarding points, and other accessibility features such as hearing aid loops, signage and tactile flooring surfaces.

The developers will also work with the state to optimise the design and location of commuter car parking to ensure no loss of parking capacity as well as undertake construction of the necessary works, and integrate the development with a section of North Brisbane Bikeway through the precinct.

- (a) An independent valuation was commissioned by TMR. It valued the land available for the Albion train station precinct project in the range of \$10.8–\$15.3 million.
- (b) TMR does not have an estimate of value for the airspace above the rail corridor. Under the current agreement with the developer, the rail corridor airspace is not being sold and will be retained by TMR.

It should be noted that, as part of the project, the developer will deliver \$28.7 million worth of transport infrastructure improvements. TMR conducted a competitive tender process for this TOD.

The Albion station precinct project will see delivery of a TOD outcome. TOD outcomes provide a number of government and broader community benefits, including improved public transport patronage arising from increased densities around stations, enhanced accessibility leading to decreased car dependency, the efficient use of transport infrastructure and safety improvements for public transport patrons through increased activity surrounding the station.

Despite representing the electorate of Clayfield since 2006, including time as a shareholding minister for Queensland Rail, the Member for Clayfield failed to deliver a single station upgrade in his electorate.