

Our ref: D2025/49801

28 May 2025

Mr Bryan Jones
Interface & Titling Manager – CRR
Queensland Investment Corporation
GPO Box 2242
BRISBANE QLD 4001

Email: bryanj@qic.com

Dear Mr Jones

Request for Owner's Consent to making of an Application to change Priority Development Area (PDA) development approval (minor change number 2) (Ref: DEV2023/1374) under Section 99 of the *Economic Development Act 2012*

CRR Albert Street Pty Ltd (ACN 660 319 693) as trustee for CRR Albert Street Pty Ltd, through Queensland Investment Corporation Limited, has advised the Cross River Rail Delivery Authority of its intention to make a second application to change a PDA development approval for the commercial tower at 83, 87, 93, 93A, 97, 97A, 101, 101A, 105, 105A, 109 and 109A Albert Street, Brisbane City and 100, 100A and 104 Mary Street, Brisbane City.

I note the proposed change (minor amendment number 2) comprises:

- Minor changes to the current approved pile solution involving removal of existing temporary Cross River Rail temporary works piles to a depth of RL-10m, rather than RL-8m, to remove the risk of possible force/load interactions with the new building piles;
- Minor changes to a localised area of the site (north-west corner) to excavate and remediate an area with potentially weaker ground materials;
- A proposed alternative raft foundation option, to provide foundation design/construction flexibility.

Consistent with the requirements of section 82(1)(b) of the *Economic Development Act 2012*, Owner's Consent to the submission of the Application to change the PDA development approval as summarised above, is granted.

Please find **enclosed** a letter of Owner's Consent to accompany the Application.

If you require further information, I encourage you to contact Mr Peter Silvester, Executive Director, Assets, Approvals and Access on 0417 708 927 or by email at peter.silvester@crrda.org.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sam Romano', with a stylized flourish extending to the right.

Sam Romano
Acting Chief Executive Officer
Cross River Rail Delivery Authority

Encl. (1)

Our ref: D2025/52352

28 May 2025

Development Assessment Team
Economic Development Queensland
GPO Box 2202
BRISBANE QLD 4001

Email: pdadevelopmentassessment@edq.qld.gov.au

Dear Sir/Madam

Owner's Consent to making of an Application to change Priority Development Area development approval (Ref: DEV2023/1374) under Section 99 the *Economic Development Act 2012*

The Cross River Rail Delivery Authority (**Delivery Authority**) is the registered owner of 83, 87, 93, 93A, 97, 97A, 101, 101A, 105, 105A, 109 and 109A Albert Street, Brisbane City and 100, 100A and 104 Mary Street, Brisbane City, formally described as Lots 3 to 9 on RP59089, Lots 11 to 15 on RP100887, Lot 1, 2 and 5 on RP621 (**Relevant Land**) located in the Albert Street Cross River Rail Priority Development Area (**PDA**).

CRR Albert Street Pty Ltd (ACN 660 319 693) as trustee for CRR Albert Street Pty Ltd, through Queensland Investment Corporation Limited, has advised the Delivery Authority of its intention to make a second application to change a PDA development approval (DEV2023/1374) (minor amendment number 2) under Section 99 of the *Economic Development Act 2012*.

The Delivery Authority hereby gives consent to the making of an Application to change PDA development approval (minor amendment number 2) by CRR Albert Street Pty Ltd (ACN 660 319 693) as trustee for CRR Albert Street Trust C/- Urbis Ltd under the *Economic Development Act 2012* in respect of a PDA approval (Ref: DEV2023/1374/2) for a development permit for a Material Change of Use for Centre Activities (Office, Shop, Food and Drink Outlet) over the Relevant Land.

Yours sincerely



Sam Romano
Acting Chief Executive Officer
Cross River Rail Delivery Authority

Our Ref: QT01969-2025

Queensland Treasury

Mr Chris Brown
Queensland Investment Corporation Limited
Level 5, 66 Eagle Street
BRISBANE QLD 4000

Email: cbrown01@qic.com

Dear Mr Brown

Cross River Rail – Albert Street Development Application

I refer to the Commercial Development Agreement (CDA) entered into by Queensland Treasury representing the State of Queensland (Treasury) and QIC Limited as trustee of the Debt Retirement Trust (QIC) on 11 August 2021, with respect to the Albert Street CRR Priority Development Area. This letter responds to QIC's request for Treasury consent to lodge an amendment in relation to the PDA Development Approval (under clause 7.10 of the CDA).

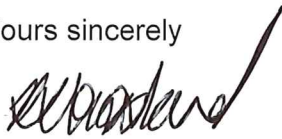
Treasury consent is provided for QIC to seek amendment of the Development Approval for Albert Street, in line with the Development Application amendment documents (Urbis amendment application to PDA of 2 April 2025) provided to Treasury on 9 April 2025.

This approval is based on QIC's confirmation letter of 9 April 2025 that the Project Documents do not materially affect the satisfaction of the State Requirements.

Further, I understand that QIC will also obtain consent from the Cross River Rail Delivery Authority (as owner of the development lot) to lodge the amendment application.

If you have any questions or wish to discuss, please contact Sarsha Pyzik, Commercial Director, on 0439 538 033 or email sarsha.pyzik@treasury.qld.gov.au who would be pleased to assist.

Yours sincerely



Rachel Crossland
Deputy Under Treasurer
Industry, Investment and Commercial
Queensland Treasury

28/04/2025

