

Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill 2025

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Submitted by: Birkdale Progress Association
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Submission re SDIWC Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill 2025

As President of Birkdale Progress Association Inc, I strongly object to the proposed Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill 2025.

I wish to make the following comments:

- Removal of 15 Queensland Planning Laws to expedite the construction of venues for the 2032 Brisbane Olympic Games signifies that the people of Queensland will lose their democratic/human right to participate in any development decisions that are not in their best interests. The people of Queensland, the community, will be denied a voice.
- The people of Queensland will lose their trust and faith in State Government integrity as the Government approves development decisions that contradict community wishes, especially, decisions that may have adverse effects on the Olympic venue site or adjacent areas.
- All developments for the 2032 Brisbane Olympics must remain subject to existing Queensland planning Laws, especially those pertaining to Environment, Conservation, Heritage and Cultural Heritage protection.
- All developments for the 2032 Brisbane Olympics must remain subject to existing Queensland planning Laws to provide accountability, transparency and integrity.
- Of great concern is that projects proposed for the 2032 Brisbane Olympics will be exempt from core environmental and conservation planning laws. These are serious laws that protect biodiversity and when disregarded there is the potential that proposed projects or developments will have adverse impacts on ecologically important areas at or adjacent to the project sites.
- Consider the 2032 Olympic venue for the Birkdale Community Precinct, Redland City, and the proposed construction of a whitewater centre, infrastructure, roads, car parks, amenities and cafés/restaurants. This proposed development is on a unique and sensitive parcel of land that is of high ecological and conservation value. A freshwater aquifer, a wetland, underlies this land watering the regional vegetation that in turn provides healthy habitat for biodiversity especially the endangered koala. Adjacent to the whitewater site is core koala habitat which supports a healthy koala population. Koalas and nature attract tourist dollars and provide sustainable income upon which the Queensland economy relies.

The current development proposal for the Birkdale community precinct has the potential to have devastating impacts on koalas, vegetation and the freshwater aquifer. Imagine the end result of industrial scale construction, infrastructure construction, noise, dust and saltwater contamination from the nearby Tingalpa Creek – a wasteland with no koalas nor biodiversity.

Planning laws are essential to prevent adverse impacts to the “naturally wonderful” Birkdale land by the proposed Redlands whitewater centre.

- Disregarding environmental planning laws will further endanger the survival of koalas and Queensland's rich biodiversity.

Tourists wish to see Australia's unique koalas and biodiversity in the wild and they can, here on the Birkdale land, in Redland City; rather than the proposed whitewater centre, a niche sport venue that appeals to a narrow market, is not appropriate and will not provide sustained, economic growth for Redland City which will not be in the State interest.

Loss of koalas will seriously affect the economic growth for the State which depends upon the tourism dollars.

- The Birkdale Precinct is significant as it also has Heritage and Cultural Heritage values. There are two State Heritage listed properties and significant cultural artefacts located that need to be honoured, valued, respected and protected from encroachment of a built environment. Laws must remain in place that protect from inappropriate and irresponsible development decisions.
- The built environment of the proposed Redlands whitewater centre will not be in harmony with the natural setting of the Birkdale land nor adjacent to the heritage listed US Army Radio Receiving Station (former). The proposed Redlands whitewater centre must be removed from the Olympic venue plan in favour of the Penrith whitewater stadium in NSW. The proposed Redlands whitewater centre is a most inappropriate development for land that is of high ecological value.
- The Queensland Government has both a legal and moral responsibility to protect and safeguard koalas in the wild, our natural assets, for future generations to enjoy. This will promote growth in the tourism sector that generates jobs and strengthens the local and regional economies.
- The Queensland community must have planning laws, especially, Environment, Conservation, Heritage and Cultural Heritage that offer protection from development decisions that are totally incompatible with the environment and economic interests of Queensland.

I urge the Queensland Parliament to act in the interests of all Queenslanders, future generations, biodiversity and our State by not passing the Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill 2025. Ensure that all Olympic developments remain subject to existing State laws as are all other development applications.

Yours sincerely,

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