



05 June 2020

Mr Duncan Pegg MP
Committee Chair
State Development, Tourism, Innovation and Manufacturing Committee

Via: sdtimc@parliament.qld.gov.au

**Forest Wind Farm Development Bill 2020 (Bill): Submission to the State Development,
Tourism, Innovation and Manufacturing Committee**

Thank you for the opportunity to provide feedback in support of Part 8 Division 4 of the Bill, which will amend the Springfield Structure Plan (SSP) to facilitate the orderly planning and development of land in Greater Springfield.

The Property Council of Australia is the leading advocate for Australia's biggest industry – property. We are a national not-for-profit organisation established to promote the work of the property industry in delivering prosperity, jobs and strong communities to all Australians.

The Property Council acknowledges the State Government's changes to the Bill which will assist, preserve and ensure the efficient functioning of the SSP, and allow it to continue to provide certainty and achieve its intended outcomes for the community, various stakeholders and the broader region.

The SSP, along with other Development Control Plan (DCP) areas including North Lakes and Kawana Waters are examples of what can be achieved with an integrated planning and infrastructure framework in critical growth areas of Queensland. The coordinated land use planning and provision of infrastructure within a well-defined planning hierarchy has allowed these areas to adapt flexibly to the changing needs of the community. Furthermore, the provisions have facilitated excellent results for residents, and stakeholders over the long period of time required to develop these extensive complex projects.

The coordination of planning in conjunction with the integration of infrastructure frameworks has been a long-term advocacy issue for the Property Council. In recent years new growth areas have lacked a level of detail and coordination that was provided through the previous DCP framework.

The Bill's provisions to preserve the successful integrated planning and infrastructure framework, and the critical role of the master developer as curator of the current framework for the SSP will build on the demonstrated success of Greater Springfield and provide clarity to the uncertainty created by court decisions in 2017-2018.

In addition, the Property Council supports the Bill for following the following reasons:

1. **Supports population growth.** Masterplanned communities have an important role to play in the State Government's implementation of *ShapingSEQ*, the South East

Queensland Regional Plan. Greater Springfield, which forms part of the Western Corridor is critical to meeting the objectives for population growth in this part of the State and when fully developed will accommodate 143,000 residents.

2. **Creates jobs.** An efficient and effective planning and infrastructure framework is crucial to the creation of jobs. The certainty provided by the Bill will increase confidence and drive development and jobs in Springfield following the COVID-19 crisis.
3. **Promotes strong communities.** An orderly planning and infrastructure framework is important in delivering prosperity, jobs and strong communities. The success of Greater Springfield has been possible due to the integrated nature of the planning and infrastructure framework. The Bill's provisions, which seek to re-establish and update critical links between the plan making process and the provision of infrastructure, will provide residents with certainty that the amenity and liveability of the community will be preserved and enhanced into the future.
4. **Facilitates investment.** Nearly \$17 billion has been invested in Greater Springfield since 1997. This investment was largely due to the certainty provided by the development framework. The provisions of the Bill will largely preserve the existing mechanisms of the SSP for a graduated plan making hierarchy. The SSP's successful track record has facilitated investment that has driven the growth of Springfield. Preserving the current graduated plan making hierarchy is critical to protecting and encouraging current and future investment.

We commend the Queensland Government on its action to preserve and provide certainty for the ongoing operation of the planning and infrastructure framework for Greater Springfield. Thank you for the opportunity to provide feedback on the Forest Wind Farm Development Bill 2020 and specifically the provisions associated with the Springfield Structure Plan.

Yours sincerely,



Chris Mountford
Queensland Executive Director