



8 June 2020

sdtimc@parliament.qld.gov.au

The Committee Secretary
State Development, Tourism, Innovation and Manufacturing Committee
Parliament House
George Street
BRISBANE QLD 4000

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

This submission is made by Lendlease in support of Part 8 Division 4 of the Bill, which has the effect of amending the Springfield Structure Plan (**SSP**) to facilitate the orderly planning and development of land in Greater Springfield.

In the view of Lendlease, the Bill represents a responsible and proportionate response to the uncertainty surrounding the integrated planning and infrastructure framework for Greater Springfield, which arose as a result of conflicting court decisions in 2017-2018. Lendlease acknowledges the Government's achievement in resolving this uncertainty and applauds the decisive steps taken by the Government to do this.

Greater Springfield

Greater Springfield is an important example of the excellent results that can be achieved with an integrated planning and infrastructure framework in a critical growth area for Queensland, the Western Corridor. Coordinated provision of infrastructure within a well-defined planning hierarchy that has adapted flexibly to the changing needs of the community has facilitated the outstanding results that are the modern and thriving community of Greater Springfield. A focus on job creation and economic uplift for the region has created benefits for residents, businesses and government in Greater Springfield, and the Bill's provisions will both modernise and protect the framework that has been so successful to date, as well as clarifying undesirable uncertainty created by court decisions in 2017-2018.

Greater Springfield plays an important part in accommodating necessary development in South-East Queensland and is acknowledged as a principal regional activity centre under Shaping SEQ, the South East Queensland regional plan. The community has attracted over \$17 billion of investment over nearly three decades from multiple organisations including; Lendlease, Mirvac, Aveo, the Mater Hospital, the University of Southern Queensland, R&F Properties and GE. State, Commonwealth and local governments have all made contributions to Greater Springfield, including the duplication of the Centenary Highway, the extension of the passenger rail line to Springfield and the development of the town centre park, Robelle Domain.

Planning and infrastructure certainty

For over 23 years, the SSP (formerly the Springfield Development Control Plan) and associated Springfield Infrastructure Agreement have represented a unique integrated land use planning and infrastructure framework that has served to guide the efficient and effective implementation of the vision for Greater Springfield since the Springfield Development Control Plan came into operation on 24 January, 1997 and the Springfield Infrastructure Agreement (**SIA**) was signed on 26 March, 1998.



The integrated Springfield planning and infrastructure framework is a testament to the benefits of what can be achieved to both stimulate the development of, and uplift, a region and manage sustainable growth, when long term planning is combined with the certainty associated with the provision of supporting infrastructure. This can only become more important to Queensland in the post COVID-19 landscape. Under the SSP - SIA framework, Springfield City Group committed to provide much of the infrastructure for Greater Springfield, and was required under the SSP, as master developer, to produce a series of holistic plans for the various precincts within Greater Springfield, in parallel with Springfield City Group's staged provision of infrastructure under the SIA. For nearly three decades, Springfield City Group and the Ipswich City Council, together with Queensland Urban Utilities (more recently), have worked cooperatively under the Springfield Structure Plan to ensure that appropriate infrastructure has been provided for the growing community.

Planning and infrastructure certainty has supported Lendlease as we have developed and delivered the communities of Springfield Lakes and Springfield Rise both integral parts of the wider Greater Springfield community.

Lendlease Endorsement

Lendlease supports the Bill for several reasons:

- Greater Springfield has an important role to play in the State Government's implementation of Shaping SEQ, the South East Queensland Regional Plan. As part of the thriving Western Corridor development, Greater Springfield will be home to around 143,000 people when development is complete. Development of Greater Springfield is critical to meet the objectives for population growth for this part of the State.
- An efficient and effective planning and infrastructure framework is crucial to sensible, sustainable economic development and the creation of jobs. This will be particularly the case following the easing of lockdown restrictions following the COVID-19 pandemic, with the anticipated economic fallout and job losses. Greater Springfield has already created 20,000 jobs, with many more anticipated as the community expands.
- Around \$17 billion has been invested in Greater Springfield since 1997, on the basis of the certainty of the development framework. The provisions of the Bill will largely preserve the existing mechanisms of the SSP for a graduated plan making hierarchy, which has worked very well for a long time, and which has encouraged investment. Preservation of the hierarchy is critical to protection of existing and future investment.

Lendlease would be very happy to provide further information on these matters to the Committee if required.

Yours faithfully

A handwritten signature in black ink, appearing to read "Ian Murray", is written over a horizontal line.

Ian Murray
Development Director, Residential
Lendlease

