



Speech by

**Mark McArdle**

**MEMBER FOR CALOUNDRA**

Hansard Tuesday, 10 February 2009

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## **SUNSHINE COAST INDUSTRIAL PARK**

**Mr McARDLE** (Caloundra—LNP) (Deputy Leader of the Opposition) (11.15 am): The Sunshine Coast Industrial Park is located at the end of Pierce Avenue in Caloundra and is a state government initiative. The park was developed over 12 months ago to ensure that we diversify tourism, development and retail across the Sunshine Coast. Stage 1 has now been developed to an exceptionally high standard. I table a photograph that shows the entry road into the estate.

*Tabled paper:* Photograph of four-lane entrance to Sunshine Coast Industrial Park [\[4990\]](#).

The road is four-laned. It is kerbed and channelled. It has underground power. It is landscaped and has streetlighting as well. Indeed, when you look at the photograph, you would think you were driving into a housing estate. The park consists of 73 lots ranging in size from 2,000 square metres to the largest lot of around 10 hectares. Based on the combined total area of the 73 lots, which is in excess of 770,000 square metres, and the widely reported cost of \$60 million borne by the taxpayers of Queensland, the government's project cost is less than \$80 per square metre plus some holding charges. Prices in relation to the lots vary from \$225 per square metre for the largest lot to \$330 per square metre for the smallest lot. As I said, these lots have now been on the market for a period of 12 months but only one has been sold, and that was to Energex for a substation.

In the latter part of 2008 prices were cut by an average of 12 per cent and sales commissions were increased. All but four of the original 20 or so early contracts or expressions of interest have lapsed or been withdrawn by the potential buyers. The government now intends to put four lots to auction early this year to test the market. This government is otherwise out of any ideas or concepts as to how to sell 73 lots into which taxpayers have poured \$60 million. This government clearly does not know how to conduct simple business. If this is an example of how Labor stimulates the Queensland economy, it is no wonder we have a debt of \$65 billion and must rely on the federal government for financial support.

The real concern is that taxpayers' money is sitting idle at a cost of \$60 million, and there is simply no return for the people of the Sunshine Coast or, indeed, Queensland. Bear in mind that the government portrayed this as one of the industrial parks of the future that would attract new and existing businesses to ensure they grew and nourished other industries across the coast and attracted more income and diversity to the region. This is a government that has touted for some considerable period of time that it knows how to conduct the economy, that it knows how to stimulate the economy and that it knows how to grow jobs. Over a period of 12 months this government has failed on all three initiatives in relation to the industrial park on the Sunshine Coast at the end of Pierce Avenue. If ever there was an example of a government that did not know how to market, did not know how to sell, did not know how to package an idea, this is it—\$60 million of taxpayers' money sits idle and 73 lots of prime industrial land sits unattended and unused by people in this state who could turn that into significant dollars for the region, who could take on apprentices and employ more people across the region.

This is a government that is simply bereft of ideas as to how to stimulate the economy. Despite the fact that it uses rhetoric, it does not walk the talk. The government simply does not comprehend that it needs to work hand in hand with private enterprise to ensure that private enterprise also takes control of such ventures, because it is private enterprise which knows how to turn a dollar, which knows how to

stimulate the economy and which will make this state great into the future. Small businesses are the backbone of this state. This government simply does not comprehend that when it puts its toe into the water it pollutes the water; it does not assist it.