



Speech by

Mark Ryan

MEMBER FOR MORAYFIELD

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URBAN LAND DEVELOPMENT AUTHORITY AMENDMENT REGULATION: DISALLOWANCE OF STATUTORY INSTRUMENT

Mr RYAN (Morayfield—ALP) (9.10 pm): It is always a pleasure to follow the contribution of the secret shadow minister for the LNP. I rise to make a contribution to the debate and oppose the member for Nicklin's disallowance of statutory instrument motion.

My family has strong connections with the Caloundra area. My mother's family were among the first European settlers in the Caloundra hinterland area. I was born on the Sunshine Coast. Many of my family members continue to live in the Caloundra area. A number of my cousins work in the construction industry on the Sunshine Coast. I know from talking with my cousins around the barbecue at family functions that the construction industry on the Sunshine Coast currently has limited opportunities for young people to build their trade and build their business. Quite frankly, the limited sustainable development opportunities on the Sunshine Coast have created limited employment opportunities for young people on the Sunshine Coast and limited economic development opportunities for the Sunshine Coast region. My cousins often have to travel large distances for work opportunities and this, in turn, affects their disposable income and their work-life balance.

I think we all have a dream of working close to where we live. For many of those wanting to work in the construction industry and live on the Sunshine Coast, this dream is a distant reality. That is why sustainable development in the Caloundra South area and the state government's support thereof is so important to the broader Sunshine Coast region, including the Morayfield state electorate, and the people who live there. The Caloundra South site not only has the potential to further support employment opportunities for people in the construction industry but also has the potential to deliver up to 23,000 homes, with many homes priced at or below the median house price for the region. This fact is particularly important for this region, which a Bankwest study showed had the highest property prices in the state—that is right, the highest property prices in Queensland. No wonder young people on the Sunshine Coast are finding it tough to purchase their own home.

The need to deliver affordable homes for key Sunshine Coast workers, such as teachers and nurses, does not in any way signal that the Queensland government is ignoring the opportunities to enhance the important environmental values of the Caloundra South site. The state government, which has been working with the Sunshine Coast Regional Council to try to progress the structure plan for this site since June 2009, clearly recognises the environmental importance of the Caloundra South area and particularly the Pumicestone Passage. There has been much debate about this issue between the council, the landowner and the community during previous planning processes undertaken by the council. This debate led to the review and discussion of a range of environmental factors regarding the site.

The declaration of Caloundra South as an urban development area to be planned by the state government agency, the Urban Land Development Authority, provides an opportunity for the community and stakeholders to again review environmental studies and look for additional innovative ways to manage environmental issues and make independent recommendations on these matters. This process is a further check and balance and safeguard on the environmental qualities of this region. When declared an urban

development area in late October 2010, an interim land use plan for Caloundra South was immediately put into place which, among other things, states that the urban development area will provide for the enhancement of local and regional biodiversity values through the protection of ecologically important areas and the establishment and maintenance of buffers to these areas.

Integrated water cycle management will be required to contribute to the water quality values of the Pumicestone Passage and nearby waterways. To ensure these environmental values are reflected during early development, a range of principles have been outlined in this interim plan for any development that will take place during the phase, including minimal emissions to land, water and atmosphere; protection from flood and bushfire risk; appropriate management of floodwater and stormwater; protection of amenity, ecological values and natural systems; maintenance and enhancement of the environmental values of the nearby waterways and wetlands; maintenance and enhancement of significant vegetation including, where possible, along streets and within park networks; the promotion of the efficient use of resources maximising recycling opportunities and reducing waste generation; and incorporating leading energy efficiency and water efficiency practices. The ULDA will ensure the protection of the ecological values of the Pumicestone Passage as an internationally protected Ramsar wetland and will work with the developer so that this principle underpins all development philosophies for the site.

The Queensland government is committed to protecting this sensitive and valuable waterway. It was the state government that moved to further protect the Pumicestone Passage with the introduction of green zones and go-slow zones to protect species such as dugongs and turtles. The state government also introduced vegetation management laws which protect vital vegetation along waterways from being mowed down. We have also established the South East Queensland Healthy Waterways Study, the world's largest monitoring and reporting program for waterways.

The ULDA, in conjunction with the developer, will ensure best practice water sensitive urban design is implemented so there is no significant impact from the developer. The Caloundra South ULDA project is an important project for the Sunshine Coast, an important project for young people and jobs.

Madam DEPUTY SPEAKER (Ms Farmer): Order! Given the sessional orders I am going to have to ask the—

Mr RYAN: I support the instrument introduced by the minister and oppose the disallowance motion.