



Speech by

# Hon. Stirling Hinchliffe

MEMBER FOR STAFFORD

Hansard Tuesday, 9 March 2010

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## MINISTERIAL STATEMENT

### Urban Land Development Authority, Development Guidelines

**Hon. SJ HINCHLIFFE** (Stafford—ALP) (Minister for Infrastructure and Planning) (10.40 am): A new approach to suburban development that could be the future of Queensland housing has been released by the Urban Land Development Authority. The Urban Land Development Authority recently released *Residential 30: guidelines to deliver diversity in new neighbourhood development* and the first suite of practice notes to provide simple guidance on how residential developments can diversify to meet the changing needs of Queensland communities. These guidelines and notes respond to the need for more affordable housing and the need to promote excellence in sustainable planning and design in the face of climate change and growth.

It is no secret that Queensland is feeling the pressure of population growth. The state is growing by around 115,000 people each and every year—that is a city the size of Darwin. At the same time, the average size of households is getting smaller so there is a real need for a greater diversity of housing. These Urban Land Development Authority guidelines and notes provide not just planning guidelines but examples of design elements related to neighbourhoods, streets, buildings, blocks, lots and parks as well as case studies for achieving innovation and diversity in a range of different densities.

The practice notes cover a wide variety of topics, incorporating practical tips on successful small lot development, improving commercial return from higher smaller lots, engineering techniques for higher density development, affordable sustainability innovations and tree retention within suburban projects. Both documents can be found at [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au). I encourage practitioners, both in industry and from councils across the state, to access these important resources.

The Urban Land Development Authority is already demonstrating this diversity in the affordable Fitzgibbon Chase development in Brisbane's north. It is also working with a number of community organisations to manage a range of innovative social programs in conjunction with this project. One of these is the Fitzgibbon Industry Relevant Schools Training, FIRST, program, developed by the Urban Land Development Authority to provide students with on-the-job training at the Fitzgibbon Chase development as part of their school curriculum. This valuable program increases student awareness of potential future career paths in the building trade and provides skills which can be used in a range of industries across Queensland.

The Bligh government is proud to be associated with projects like FIRST because they provide skills and ongoing opportunities for local students as well as Queensland industry. While I am speaking about that project, I want to thank the member for Sandgate for her commitment to ongoing support for opportunities in her area—opportunities for local students and opportunities for Queenslanders seeking an affordable home.