



Speech by

Hon. Stirling Hinchliffe

MEMBER FOR STAFFORD

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MINISTERIAL STATEMENT

Sunshine Coast, Construction Industry

Hon. SJ HINCHLIFFE (Stafford—ALP) (Minister for Infrastructure and Planning) (9.47 am): The Sunshine Coast needs more housing supply and needs more local jobs. The construction industry is the second largest employer on the coast, but it is tough times at the moment for local labourers and tradies. In fact, the region has the third highest unemployment in Queensland. The Sunshine Coast construction industry has seen a three per cent decline in construction employment since the 2008-09 financial year. These figures, in addition to comments from local industry, clearly indicate that the construction industry is suffering and housing affordability due to a lack of supply continues to be a big problem. The council's own Affordable Living Strategy 2010-2020 confirms that the Sunshine Coast has a very real housing affordability problem, with housing stress impacting one in three Sunshine Coast homes.

In addition, new Bankwest data released in July found that Sunshine Coast housing affordability was only getting worse. Bankwest's *First time home buyers* report stated that Sunshine Coast homes were the most expensive in the state. The report went on to state that, while it took an average Queensland first-time homebuyer 4.5 years to save for a house, those looking to buy in Noosa and Caloundra had to save for 6.8 and 5.8 years respectively.

Clearly, housing supply is a very real problem, and finalising the Caloundra South Structure Plan has the potential to unlock 22,000 new homes in a master planned community with green space, jobs and infrastructure. This government understands how tough it is for first home buyers to find affordable homes. That is why we recently announced that the Urban Land Development Authority would take responsibility for delivering three new communities at Flagstone, Yarrabilba and Ripley Valley. This major step will help improve supply in the south-east growth corridor. Equally, the community plan for Caloundra South will make a real difference to housing affordability and jobs on the Sunshine Coast.

I have formed the opinion that the Queensland government needs to act. That is why we have secured the future of the Caloundra Aerodrome today and that is why I am foreshadowing the use of ministerial powers, including a call-in of the preliminary approval development application for Bellvista 2 and a ministerial directive in relation to the Caloundra South Structure Plan. As required by law, I will consult with the Sunshine Coast Regional Council and the landowners on the use of these ministerial powers.

The delivery of housing and jobs in this part of the Sunshine Coast has taken too long. The Bligh government will act decisively to ensure that key workers, first home buyers, families and existing and new residents can be part of the Sunshine Coast community.