




Speech By
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MEMBER FOR MORAYFIELD

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QUEENS'S WHARF BRISBANE BILL; BRISBANE CASINO AGREEMENT AMENDMENT BILL

 **Mr RYAN** (Morayfield—ALP) (8.57 pm): I rise to contribute to the cognate debate on the Brisbane Casino Agreement Amendment Bill and the Queen's Wharf Brisbane Bill. I am very pleased to rise and speak to this cognate debate because it is all about getting Brisbane going and creating job opportunities and economic activity for our city and our state.

I note that the policy objectives of the Brisbane Casino Agreement Amendment Bill are to progress amendments to the act to replace the current casino agreement with a replacement casino agreement which introduces a new planning and development arrangement for the existing Brisbane casino-hotel complex; to reflect the intention of the parties to require any future redevelopment or repurposing applications for the casino-hotel complex and the site to be assessed and approved by the minister for EDQ; to provide that the Brisbane casino-hotel complex site is no longer exempt from development or heritage legislation in force in the Brisbane local government area; and to ratify the replacement casino agreement. I note that the purposes of the Queen's Wharf Brisbane Bill are to provide for the entering into and ratification of an agreement for a casino to be located within the Queen's Wharf PDA; to enact the Queen's Wharf Brisbane Casino Agreement as law; to provide for the way in which an entity may become, or stop being, a party to the agreement; to state the requirements for holding interests in relation to an entity that is a party to, or referred to, in the new agreement; and to provide for interaction between this act and other laws.

This project is an exciting project for Brisbane, South-East Queensland and Queensland generally. Not only will it stimulate our economy but it will put Brisbane on the map. It will truly make Brisbane a world city. We are already seeing interest from other proponents about investment and the opportunities that they see for Brisbane. We have seen market-led proposals made in respect of an aquarium and an entertainment precinct. We have already seen significant interest from international art and cultural exhibitions, and we can see world science fairs coming to Brisbane. All of these things are putting Brisbane on the map. This Queen's Wharf redevelopment will not only continue to put Brisbane on the map so that we can continue to sell our story of how Queensland and Brisbane are some of the best places in the world to be but also create jobs and sustainable economic growth in our region and throughout Queensland.

I was not going to mention this, but because of the hubris that I have been hearing from the other side, the backslapping, the high-fiving, the whooping and hollering—

A government member: Self-indulgence.

Mr RYAN: I take the interjection from the minister—the self-indulgence and hubris we have been hearing from the other side while trying to score political points about who is the genius behind this project. We have heard them trying to rewrite history. We have heard allegations about how our side of

the House criticised 1 William Street, but without 1 William Street we could not have done Queen's Wharf. It is always up to Labor to fix up the mess of the other side, but hubris has got in the way of history. Let me go to an article written on 10 December 2013 which refers to the Auditor-General asking questions. The Auditor-General asked—

Mr Seeney: What did the Auditor-General say about your budget?

Mr RYAN: This is a direct reflection on the member for Callide, because the Auditor-General questioned whether the government got value for money in respect of 1 William Street. No business case was developed for 1 William Street, government policy was not followed, and alternatives for sale were not investigated such as direct public sector ownership or leasing at other locations. The Auditor-General goes on to say that the seven properties which were sold in the precinct were sold at a loss, \$237 million below the independent valuation, and the market was not tested to determine if a higher or lower sale price could have been achieved. The transaction—

Mr Seeney interjected.

Madam DEPUTY SPEAKER (Ms Farmer): Order! I remind members that if they are going to interject they will need to do it from their own seats.

Mr RYAN: I will point it out for you if you would like, Jeff. It is not in Canberra. Some analyses that the Labor Party did while in opposition said that Queensland taxpayers would be out of pocket by \$2.26 billion as a result of the 1 William Street shemozzle that the member for Callide presided over, but there is an update. With all of those things that the Auditor-General had a look at and questioned and queried back in 2013, let us fast-forward to June last year when we had to try to sort out the shemozzle which the opposition left us. These are some of the floors that they put aside in 1 William Street for commercial use—

Mr HART: I rise to a point of order. Can the member explain how this is relevant to this bill? This is about Queen's Wharf. I would like the member to explain how it is relevant, because if it is relevant he has just proved our point.

Madam DEPUTY SPEAKER (Ms Farmer): Order! There is no point of order, but I would remind all members to keep to the bill. I think there has been a previous reference to this matter in the debate.

Mr RYAN: In relation to the point of order, in the words of the member for Callide, 1 William Street was an integral part of the Queen's Wharf development. I am talking about an integral part of the Queen's Wharf development. Seven floors of premium office space in 1 William Street had failed to attract any interest from the private sector. It will cost taxpayers \$10.5 million per year for the next 15 years, and if those floors had been left vacant it would have cost \$200 million over 15 years. In the words of our Treasurer, this is the biggest financial debacle in Queensland history. What a shame. It is up to Labor to fix the mess.

Not only are we fixing the mess but we are enhancing the investment. We are enhancing the project and making sure that this is a project which is delivered and continues to enhance Brisbane's reputation as a world city. As I said, we are already seeing other market-led proposals in respect of aquariums at South Brisbane and entertainment precincts at South Brisbane which will be complemented by the Queen's Wharf development. We will see a revolution throughout Brisbane as a result of this project, but only because Labor is here to make sure that it is delivered properly and in line with proper government processes, unlike the debacle of 1 William Street which the member for Callide presided over. To facilitate the Queen's Wharf development the Queen's Wharf Brisbane Bill and the Brisbane Casino Agreement Amendment Bill should be supported by the House, and I encourage all members to do so.