




Speech By
Charis Mullen

MEMBER FOR JORDAN

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ECONOMIC DEVELOPMENT AND OTHER LEGISLATION AMENDMENT BILL

 **Mrs MULLEN** (Jordan—ALP) (3.58 pm): I rise to support the Economic Development and Other Legislation Amendment Bill 2018. In particular, I would like to focus my contributions on the proposed amendments to the Economic Development Act 2012 and how they affect priority development areas. I do have a particular interest in this, as there is a declared PDA within my electorate of Jordan—the Greater Flagstone Priority Development Area.

The review of the Economic Development Act 2012 has been timely and in response to a number of operational issues that affect the ability of Economic Development Queensland to deliver the government's objectives. Some of these issues relate to current processes for declaring PDAs, preparing and updating development schemes to assess development and the process for changing the boundaries of PDAs.

The bill also includes amendments to allow more than one plan to be made for different parts of a PDA. This flexibility is particularly important for those PDAs that are complex or may cover more than one site such as Greater Flagstone. The amendments also seek to align ED Act processes with some of the planning and development assessment reforms that were achieved with the new Planning Act which commenced in July 2017. These amendments will update processes in the ED Act and allow both local governments, with delegated development assessment powers, as well as the development industry to operate more efficiently both inside and outside PDAs.

These are not simple development applications. The Greater Flagstone PDA, declared in 2010, covers a total area of 7,188 hectares and once fully developed will provide approximately 50,000 dwellings to house a population of up to 120,000 people. We know that it will be absolutely necessary, with approximately 75,000 new residents expected to call South-East Queensland home each year as the region's population grows from 3.5 million to 5.3 million over the next 25 years. Projections indicate that this will result in more than 30,000 new dwellings every year and the creation of about one million new jobs.

The Greater Flagstone PDA is complex, involving approximately eight to nine different developers or landholders, a local government, numerous state government departments with interests and an existing community that will see significant change over the next 20 to 25 years. Economic Development Queensland is overseeing the delivery of key infrastructure such as water, sewerage and roads; emerging services including public transport, new schools and health services; and social infrastructure in the form of community development. I, for one, am very pleased to see EDQ overseeing this work. I do not believe it is fair or feasible to expect local government to take on this complex role which is why we need state planning in the form of PDAs.

It must be said that, despite a rough start, EDQ and the Logan City Council are now working closely together on the Greater Flagstone PDA, and the council has even committed resources in the form of specific place managers for both the Greater Flagstone PDA and the Yarrabilba PDA to provide even better coordination from the council's perspective. Logan City Council should be commended for this and for understanding the importance that these PDAs play in the future of Logan.

It was interesting to read the committee report on this bill and the statement of reservation from the deputy chair that this bill further restricts localised decision-making. The truth is that we have seen some fairly ordinary localised planning decisions. The original Flagstone estate, approved by the former Beaudesert shire council, is an example of development approved out of sequence, without due regard for any infrastructure or services. These irresponsible approvals have been repeated in many areas of South-East Queensland—usually by local governments who were struggling financially and believed that approving out-of-sequence development was the meal ticket to an increased rate base.

I speak to residents in Flagstone who tell me that they were promised infrastructure 20 years ago when they first settled in the area. It was cruel to do this to people—to promise things council was never going to deliver. The Greater Flagstone PDA, and the approved development scheme, sets a proper plan in place that will enforce critical infrastructure and services in these areas—like upgrades to roads, public transport, new schools and health services.

Importantly, infrastructure charges collected from new developments within the PDA will remain in the PDA and be used to pay for much of this infrastructure—again, something that does not always happen in localised decision-making. This will be done in line with population growth, not out of sequence. EDQ and its officers are experienced in managing this work, and these amendments that are being proposed to the Economic Development Act will allow them to continue this important work under a streamlined planning and development assessment framework. I commend the bill to the House.