




Speech By
Andrew Powell

MEMBER FOR GLASS HOUSE

Record of Proceedings, 16 April 2024

**HOUSING AVAILABILITY AND AFFORDABILITY (PLANNING AND OTHER
LEGISLATION AMENDMENT BILL; BUILDING INDUSTRY FAIRNESS
(SECURITY OF PAYMENT) AND OTHER LEGISLATION AMENDMENT BILL**

 **Mr POWELL** (Glass House—LNP) (5.22 pm): I rise to make a contribution to the cognated debate on the Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023 and the Building Industry Fairness (Security of Payment) and Other Legislation Amendment Bill 2024. Like others, I also must make reference to a statement made by the Speaker earlier this morning concerning correspondence from the Leader of the House. Like others, this was the first time that matter had been drawn to my attention. However, as requested, I correct the record and advise that I should have referred in my social media post to the fact that 18 of the 19 ministers did not make ministerial statements on that day in question.

Before I turn to my contribution on these bills, I want to say that I find it quite interesting that we have just listened to a contribution from the member for Logan that was almost purely Greens bashing. It is a rather interesting situation for a member for Logan to be concerned about the Greens. The irony as well is that he, like everyone else on that side of the chamber, will not hesitate to take their preferences at the coming election in October. They talk about how members of the Greens get in here; we know the preference deals that Labor do with the Greens every single time. It was very much a fake argument with feigned concern from the member for Logan and those opposite about the Greens because they will get back into bed with them the minute there is an election preference deal on the table. The people of Queensland need to be alive to the fact that they say one thing in here and take preferences outside of this chamber.

I was going to talk about how I am concerned that, whilst these bills try to suggest that they will address the housing crisis, I think all they really do is address a political challenge the government is facing by naming them as they have—the housing availability and affordability bill. I was going to unpack that a bit more but what I will do is refer all of my constituents to the contribution by our leader of the LNP, the member for Broadwater, because I think he said it as succinctly as needed to be said. It was a brilliant contribution. He unpacked why we have got to the situation we are in when it comes to housing stock availability and affordability and what we in the LNP in particular are offering to turn that around should we be given the opportunity to govern after the election in October.

I want to unpack a couple of matters in the housing availability and affordability bill that pertain to the electorate of Glass House specifically. One of the new changes is around growth area tools. It is actually stated in the bill that this has been influenced by learnings from the development of Caboolture West. As I have explained before, the Caboolture West development sits entirely within the southern and western boundaries of the electorate of Glass House. This is an area that has long been planned for development. Back in 2009 it was first identified in the regional plan as an area for urban growth. True, it has come as a surprise to some in my part of the world, particularly those in Moorina, that there will eventually be a city the size of 70,000 people going into that Caboolture West area, but it has long been on the books and long been in the regional plan.

What concerns me with some of these elements in this legislation is that we have had similar growth areas on the regional plan since 2009 and they are actually going gangbusters. There are two just outside the northern boundary of the electorate of Glass House at Caloundra South and Palmview which are going at a rate that even the developers could not anticipate. They were achieved using existing legislative and regulatory provisions so I am really struggling to understand what the difference is in Caboolture West compared to Caloundra South, Palmview, Springfield and the likes. There is an element in here where we are talking about what were previously called development control plans, DCPs, and, yes, they played a part. We know that priority development areas, PDAs, have also worked well.

I reflect on some of the comments of the leader of the LNP, the member for Broadwater, who said that in those instances, certainly in Springfield, there was a willingness on the part of the then state government—and in many of these cases it was a Labor government—to actually work with councils to achieve these development outcomes. What I suspect has occurred at Caboolture West is an unwillingness to do that. They literally hung the then Moreton Bay Regional Council out to dry and have not been willing to sit down with them. By expecting a council—albeit the third largest in Australia and one of the fastest growing—to negotiate with some 12 different developers to master plan a city the size of 70,000 people without the support and meaningful contributions of a state government, it is no wonder that it has taken 15 years to even turn a sod.

Ironically, I head out there next week to meet with the developers of Lilywood, the first suburb to be developed out there. It has come about because the state has finally made contributions around trunk infrastructure. I point out that at one point the CEO of the then Moreton Bay Regional Council was a former senior state planning departmental official, Greg Chemello. If anyone could have sat down with the state government and worked it through, it would have been Greg and we could have had progress on Caboolture West far sooner.

The other thing I will say about Caboolture West, given its reference in the legislation, is that significant contributions from the state government are still needed to assist the City of Moreton Bay in delivering the infrastructure required to move people about that burgeoning city. I think particularly of Buchanan Road, a vital east-west linkage that will connect the Bruce Highway with Caboolture River Road and ensure that, until the Bruce Highway Western Alternative is ultimately built, people can get out to the main north-south trunk routes of the railway line at Morayfield, as well as the Bruce Highway also at Morayfield. Other infrastructure around public transport needs to be put in place. There are schools that need to go in. There needs to be provision made for hospitals to service a city of 70,000 people. Satellite hospitals are not going to cut it in Caboolture West. Again, we need the state government to step up and take an active role in working with the City of Moreton Bay in delivering Caboolture West.

There are also changes being made to the Queensland Heritage Act, as I mentioned, around development control plans. I want to touch briefly on urban encroachment. These look particularly at hard-to-locate, impact-generating uses that produce noise, dust, aerosols, fumes, light or smoke. They have been in our framework since 2009. We need to look at ways that we can still site hard-to-locate industries. In my electorate, one of the hardest yet probably one of the most necessary are our poultry farms. We have seen a huge growth in the consumption of poultry across South-East Queensland and Queensland. That poultry has to come from somewhere. We have had longstanding businesses, particularly Woodlands, that operate in the electorate of Glass House and urban encroachment is now impacting on their operations. Despite the fact that they were there first, they are now getting complaints from new residents who did not potentially do the due diligence that they needed to understand that they were purchasing in a development that is adjacent to a poultry farm and with that comes noise, machinery operation and smell. I believe it is beholden on the state government to work with councils around urban encroachment on those hard-to-place businesses. It is not just heavy industry in the likes of Narangba and so on; it also includes intensive agriculture like those poultry farms.

I conclude where I began by saying that I am still concerned, despite all of these changes. Sure, we will support them because we need to see action taken when it comes to housing availability and affordability, but I do not believe these will change that much. I still wonder why this government has not been able to achieve the outcomes they should have achieved, given previous governments have using pre-existing legislation.