




Speech By
Melissa McMahon

MEMBER FOR MACALISTER

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ECONOMIC DEVELOPMENT AND OTHER LEGISLATION AMENDMENT BILL

 **Mrs McMAHON** (Macalister—ALP) (7.35 pm): I rise to make my contribution to the Economic Development and Other Legislation Amendment Bill 2024. From the outset, I state that I represent a part of Queensland which is doing its fair share of heavy lifting in terms of providing housing for Queensland in accordance with the Queensland government targets. Logan is a place where housing for South-East Queensland is one of the most affordable, and we have our fair share of social housing as well. Considering obviously the previous speaker has no interest in affordable housing in his patch, we are more than happy to welcome Queenslanders and families making their first start in an affordable home in Logan. I am very proud to represent those people whom the other member would reject from his area.

This bill amends the Economic Development Act 2012 and specifically looks at Economic Development Queensland as the state's land use planning and property development agency and provides some amendments and some guidance on how they can assist with some of the outcomes from the Housing Summit. As the shadow minister had mentioned, the Housing Summit was back in 2022, but it is not like nothing has been happening on the recommendations from there.

A key action of the 2022 Housing Summit was for EDQ to drive new housing supply by establishing the delivery of social, affordable and diverse housing in the context of urban renewal precincts. The Housing Summit report was delivered in November 2022. Since that time, EDQ has been engaging with key stakeholders on ways to deliver on that recommendation. Considering the number of stakeholders it involves and the fact that local government does have a key role to play in this space, this is not something that can be made up overnight. It was in mid-2023 that stakeholders were engaged to seek views on a number of the proposals. Earlier this year there was targeted consultation on these proposals, consultation with organisations such as Q Shelter, REIQ, LGAQ, the South-East Queensland Council of Mayors and a whole range of others. If the shadow minister is interested, it was in the department's briefing to the committee which outlines the amount of work that has been happening specifically for this bill since 2022.

This bill amends the Economic Development Act 2012 by creating additional pathways for EDQ to facilitate delivery of social and affordable housing by facilitating investment activities undertaken by EDQ and establishing place renewal areas to lead coordinated and integrated urban renewal through a place renewal framework. I speak to this bill specifically because my electorate is the exact type of area that is in need of a coordinated urban renewal framework.

Beenleigh is a town over 150 years old. The historic layout of the town remains with the railway tracks through the middle and now under the town square. For some reason, our forebears in Beenleigh decided that every roundabout should have five entry points and ever since then, TMR has been scratching its head on how to undo those. The high street precinct still remains. However, the centre of commerce has moved further and further away from the centre of town. Malls are developed in the

suburbs and medium- to large-scale developments eat into our green belts around the city. I believe very much in infill development and I have made no secret of the opportunity that Beenleigh represents as a satellite urban commuter hub.

On the Logan and Gold Coast Faster Rail and on the M1 we represent the opportunity for population growth in an area that is well serviced by transport and other services; however, Beenleigh is stagnant. Multiple land investors have bought up in the CBD for small, piecemeal developments. There is no coordination between developments and many remain hoarded up and surrounded by fencing, waiting for someone else and their money to kick off renewal. We are at a stalemate. The high street has seen retailers and hospitality venues closed and replaced with pawnbrokers and employment services. This is a place in need of urban renewal and it is a place in need of direction.

Council has released multiple visions for Beenleigh. I have participated in a number of round tables and consultation events to deliver master plans for Beenleigh—even before I was elected—yet very few of the outcomes are ever delivered, because it requires commercial investment—other people's money, not council's—to realise the gleaming towers envisioned in those documents. They wait and they hesitate. In fact, the only entity investing in building in Beenleigh is the state government—schools, police stations, ambulance stations, train stations, roads and social housing—but we need to do more. As I said, Beenleigh represents a key area for this growth to happen, so I welcome EDQ's further involvement in urban renewal in Queensland. I would welcome such a framework in my own area to kickstart renewal and investment. I commend the bill to the House.