




Speech By
Sandy Bolton

MEMBER FOR NOOSA

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PRIVATE MEMBER'S STATEMENT

Noosa, Development

 **Ms BOLTON** (Noosa—Ind) (2.51 pm): When governments propose planning schemes, it is vital they gather informed feedback from Queenslanders. For this they need relevant information and appropriate processes. In my electorate currently, we have two planning processes that have created anger from residents, organisations and businesses. First, Noosa council is finalising proposed changes to the Noosa 2020 planning scheme, resulting possibly in changes to building heights, zonings, parking space requirements and more to address our affordable housing needs. During consultation, residents voiced their concerns, including having premium sites designated for only units instead of the house they wish to build. This would lead to seriously expensive units, not genuinely affordable ones.

The Noosa chamber of commerce highlighted the importance of understanding the practical implications of any planning changes as this can drastically alter the costs and benefits of construction. If changes make it too expensive to build, including that elusive affordable housing, then it simply will not get built. They submitted that planning scheme amendments need viability assessments and an analysis of their economic implications. While these changes are at a local government level, the state is involved via its own scheme and 'state interest' of housing supply and diversity. This is where the outrage is.

Currently two projects—I brought this up this morning—have been submitted to the new state facilitated development assessment pathway that bypasses local governments. These notifications had no solid details on which to provide feedback. Even though the minister today provided in answer to my question without notice that the projects will have a higher percentage of affordable homes than in the notifications and will be managed by a community housing provider, many questions remain, including around the height. This is very relevant to the Noosa economy, given we are reliant on our look, laid-back feel and brand. Across Queensland, these notifications are occurring, and the government must immediately provide the extra information sought by local governments and their communities for informed feedback. How else can you make an informed decision?

The reality for Noosa right now is what we experienced when we were forcibly amalgamated. This government must stop and think. For six years I raised the need for affordability. Taking an extra three months to do it right with communities alongside, instead of them protesting in front of parliament—and they will—is the right thing to do. It is not nimbysism; it is about proper process. Normally, organisations representing businesses call for a reduction of processes and red tape; however, the Noosa chamber is calling for an increase. Are they justified? From what we have seen in these last few weeks, yes, even though with every extra process there is a cost. However, the cost to not do so could even be greater, including very few affordable homes in sight as a result.