

**Question on Notice
No. 999
Asked on 5 June 2008**

MR STEVENS asked the Premier (MS BLIGH) -

QUESTION:

With reference to the Urban Development Areas of Bowen Hills and Northshore Hamilton, and the future development areas of Fitzgibbon and Mackay—

- (1) When will each of these site developments be completed for residents to take up occupancy?
- (2) How is the State Government going to reduce the cost to industry of delivering this housing (as stated in the Premier's media release titled 'Bligh Declares Queensland's First Urban Development Areas)?
- (3) What State Government restrictions and red tape will be cut to allow for a faster turn around time for development of these specific sites?

ANSWER:

(1) The Urban Development Areas (UDAs) of Bowen Hills and Northshore Hamilton were declared on 31 March 2008. Declaration was accompanied by commencement of an Interim Land Use Plan (ILUP) which controls development within the UDAs until the Development Schemes for each of the UDAs are prepared.

As part of the Interim Land Use Plans, specific precincts have been identified which can be developed at any time within the existing development constraints. Development greater than the existing town planning scheme requirements is constrained until such time as the Development Schemes are in place. Under the UDA regulation, this must occur no later than 31 March 2009.

Once the Development Scheme is in place, it will be up to landholders to determine the pace of development. The Queensland Government is looking at its own landholding in these areas to identify how land can be ready for development as quickly as possible.

The ULDA advises it has already commenced discussions with landowners. New development applications within identified precincts consistent with the agreed outcomes for the new Development Scheme could be lodged in the near future.

The future development areas of Fitzgibbon, Mackay and Woolloongabba have yet to be declared but it is expected that upon declaration new development within these areas could be progressed rapidly.

(2) and (3) The Government will reduce the cost to industry of the delivery of housing in the UDAs by streamlining the planning, development application and development approval processes. In creating a Development Scheme, the ULDA must consult with stakeholders, including State government agencies and local government, to identify their concerns and where possible incorporate the response in plans. Once the Development Scheme is in place, approvals are subject to a more streamlined approval process.

The ULDA also has the powers to ensure the required infrastructure is in place to support the Development Scheme and to facilitate the delivery of new developments.

This means developers can bring developments to the market in a much more timely fashion. A smoother, streamlined process should lead to reduced holding costs which can be passed through to the purchaser or renter of the property.