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Committee Secretary
State Development, Tourism, Innovation and Manufacturing Committee
Parliament House
George Street
Brisbane Qld 4,000

BY EMAIL – sdtimc@parliament.qld.gov.au

Dear Committee Secretary,

RE: Consultation - Forest Wind Farm Development Bill 2020

Thank you for the opportunity to comment on the Forest Wind Farm Development Bill 2020 (the bill). The Urban Development Institute of Australia Queensland (the Institute) appreciates this opportunity and this submission is made in support of Part 8 Division 4 of the bill, which has the effect of amending the Springfield Structure Plan (SSP) to facilitate the orderly planning and development of land in Greater Springfield.

The property development industry is a major contributor to the Queensland economy. As the third largest industry of employment within the state, it directly employs 10 percent of the Queensland workforce, and indirectly supports a further 13 percent. Underlining its importance to the state's economy, the development industry directly contributed \$26 billion to the Queensland economy in 2017, or 8 percent of Queensland's GSP, and a further \$35 billion through indirect economic impacts (11 percent of GSP).¹

We also point to the significant challenge the community as a whole and the property development industry in particular faces in providing affordable homes to meet the demand of a growing population. The South East Queensland Regional Plan 2017 (*ShapingSEQ*) sets the benchmark of providing 793,700 homes for a population growth of 1,886,600 between 2016 and 2041. The Ipswich local government area is expected to provide 111,700 additional dwellings for 319,900 additional people in the same period. Greater Springfield is a key part of meeting that challenge.

The Institute's mission is to support the property development industry in their pursuit to create-world class communities for Queenslanders and we believe the proposed Part 8 Division 4 is consistent with this mission.

Greater Springfield is an important example of the results that can be achieved with an integrated planning and infrastructure framework in a critical growth area. Coordinated provision of infrastructure within a well-defined planning hierarchy that has flexibly adapted to the changing needs of the community has formed the community of Greater Springfield. A focus on job creation and economic uplift for the region has created benefits for residents, businesses, and government in Greater Springfield, and Part 8 Division 4 will both modernise and protect the framework that has been so successful to date, as well as clarifying uncertainty created by recent court decisions.

Part 8 Division 4 will reinstate and update the arrangements that provided for precinct and area development plans linked to the delivery of infrastructure in the SSP area, primarily by the principal developer, Springfield City Group Pty Limited (SCG), through infrastructure agreements between SCG, the Ipswich City Council, and Urban Utilities.

¹ Urbis, The Contribution of The Development Industry to Queensland, March 2018

The Institute supports Part 8 Division 4 for the following reasons:

- Greater Springfield has an important role to play in the State Government's implementation of *ShapingSEQ*. As part of the Western Corridor, Greater Springfield will be home to around 143,000 people when development is complete. Development of Greater Springfield is critical to meet the objectives for population growth in this part of the State
- An efficient and effective planning and infrastructure framework is crucial to sustainable economic development and the creation of jobs. This will be particularly the case following the easing of restrictions associated with COVID-19 and the anticipated economic downturn and job losses. Greater Springfield has already created 20,000 jobs, with many more anticipated as the community expands. The court decisions of 2017 – 2018 potentially jeopardised the efficiency of the framework and this anticipated job growth. Part 8 Division 4 will provide greater certainty in this regard
- An orderly planning and infrastructure framework is important for the welfare and development of communities (particularly residents). From the beginning, Greater Springfield intentionally focused on open space and timely provision of infrastructure to meet development demand. Part 8 Division 4, which seeks to re-establish and update critical links between the plan making process and the provision of infrastructure, will give certainty to residents in Greater Springfield and assist to preserve and enhance amenity and liveability
- Around \$17 billion has been invested in Greater Springfield since 1997, on the basis of the certainty of the development framework. The proposed Part 8 Division 4 will largely preserve the existing mechanisms of the SSP for a graduated plan making hierarchy, which has functioned effectively for a long time, and has encouraged investment. Preservation of the hierarchy is critical to the protection of existing and future investment.

Thank you for the opportunity to comment, should you have any wish to clarify or discuss this matter please contact Manager of Policy, Martin Zaltron (mzaltron@udiaqld.com.au).

Yours sincerely,

Urban Development Institute of Australia Queensland



Kirsty Chessher-Brown
Chief Executive Officer