



Deputy Premier
Minister for Infrastructure, Local Government and Planning
and Minister for Trade and Investment

Our ref: MC16/1490

Your ref: 10.4 Petitions

18 APR 2016

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Mr Neil Laurie
The Clerk of the Parliament
Parliament House
Corner Alice and George Streets
BRISBANE QLD 4000

Dear Mr Laurie

Neil,

I refer to petitions 2561-16, 2562-16 and 2537-16 received by the Queensland Parliament on 17 March 2016 regarding the proposed development of Toondah Harbour.

The petitions raise several concerns in regards to the proposed Toondah Harbour project, including the extent of community consultation undertaken, potential environmental impacts and concerns around the commercial arrangements in place with the proposed developer, Walker Group Holdings Pty Ltd (Walker Group).

On 21 June 2013, the former government, through Economic Development Queensland (EDQ), declared Toondah Harbour as a Priority Development Area (PDA) at the request of the Redland City Council (the Council) to revitalise the waterfront site through mixed-use development. In preparing the draft development scheme for the PDA, EDQ took into consideration a number of council documents, including the *Redlands 2030 Community Plan*.

Public consultation on the draft development scheme included 10 community forums, an online submission process which attracted 583 submissions, distribution of five community mail outs, advertisements and public displays. The consultation was led by the Council in partnership with EDQ. Amendments were made to the final development scheme to reflect community feedback, including a reduction in building heights from 15 to 10 stories, reduction of marina berths from 800 to 400, and reinforcing the protection of existing parks to ensure there is no net loss of public open space.

All of the submissions received were carefully assessed and responses summarised in the submissions report which is publicly available at <http://www.dilgp.qld.gov.au/planning/priority-development-areas/toondah-harbour.html>. The final development scheme was approved on 29 May 2014.

Walker Group was selected as the preferred developer and, on 25 November 2015, submitted an application to the Commonwealth Department of the Environment for a 'controlled action' decision under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The application (reference number 2015/7612) is publicly available at <http://epbcnotices.environment.gov.au/publicnoticesreferrals/>.

This 'controlled action' process will investigate the impact on a number of environmental issues, including sea grass, migratory shorebirds and dredging impacts. The Commonwealth Government is expected to make a decision on this application in the near future.

Walker Group has also confirmed that it will seek a 'Coordinated Project' declaration under Queensland's *State Development and Public Works Organisation Act 1971* (SDPWO Act). If declared a Coordinated Project, the Environmental Impact Statement (EIS) will entail a minimum of two formal public notifications, the opportunity for public comment and rigorous analysis of the proposal's impacts. This process may take up to 18 months to complete.

It is imperative that the developer, Walker Group, meets the rigorous environmental standards determined by both State and Commonwealth Governments. Any development at Toondah Harbour will not commence until the necessary environmental approvals are obtained from the Commonwealth through the EPBC Act, and an EIS process is completed under the SDPWO Act to inform the detailed design of the project.

Following these steps, Walker Group will be required to submit a development application seeking planning approval to the Local Representative Committee which consists of representatives from both EDQ and the Council. The development application will incorporate the final proposal and will be advertised for public comment.

As part of the development and infrastructure agreements between the Council, Walker Group and EDQ, \$116 million of new public infrastructure will be delivered at no cost to the community. The infrastructure, which will include a dedicated passenger and car ferry terminal, ticketing and tourism facilities, public car parking, a new bus interchange, a public urban plaza and significant additional foreshore public open space with a promenade, will all be funded and constructed by Walker Group.

Walker Group will also fund and deliver the dredging of the Fison Channel to deepen and widen the channel at no cost to the community. This will improve the future of ferry operation services which was a requirement of the Council. The dredge spoil required to be removed will be used to reclaim land for community use. Walker Group's proposed master plan includes 1,449 car parks, which is a 70 per cent increase on the current car parking facilities available.

The Council, Walker Group and EDQ have entered into negotiations to finalise a Development Agreement. While the details of this agreement are commercial in confidence and cannot be publicly released, I can confirm that there is no gifting of public land to the developer.

Once completed, the new infrastructure will be publicly owned while the residential dwellings and commercial premises will be available for purchase by the public.

I trust the community will make use of the number of future opportunities to provide feedback on the redevelopment of Toondah Harbour through the environmental approval and development approval processes that require public notification and comment.

If you require any further information, please contact Mr Mark Hargraves, Executive Director, EDQ in the Department on 3452 7344 or by email at mark.hargraves@dilgp.qld.gov.au.

Yours sincerely



JACKIE TRAD MP
DEPUTY PREMIER
Minister for Infrastructure, Local Government and Planning
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