

Please quote: MN 76101/BC12/ES

Mr Neil Laurie
Clerk of the Parliament
Parliament House
George Street
BRISBANE Q 4000

Dear Neil

I refer to your letter of 24 August 2005 regarding a petition (Number 514-05) tabled in the House requesting the removal the Investigation Area at Bridges from the South East Queensland Regional Plan.

Please find attached a copy of my response to Mr Robert Day. I would be grateful if you could arrange for my response to be tabled in Parliament on my behalf. As requested, an electronic copy of the letter will be forwarded to the Table Office.

Yours sincerely

PETER BEATTIE MP
PREMIER AND TREASURER

Please quote: MN76101/BC12/ES

Mr Robert Day
51 Burtons Road
BRIDGES Q 4561

Dear Robert

Thank you for the petition on behalf of the residents of Maroochy Shire, requesting the removal of the Investigation Area at Bridges from the South East Queensland (SEQ) Regional Plan.

As you will be aware, the SEQ region is experiencing rapid population and employment growth and is emerging as a significant economic hub with national and international links. However, on the Sunshine Coast, there is an acknowledged shortage of land for general light industry and logistics uses and this is limiting employment opportunities in the area. The State Government and local governments on the Sunshine Coast are seeking to broaden the economic base of the area to expand it from its current reliance on tourism and other services.

Bridges has been identified in the SEQ Regional Plan as the area with the potential to satisfy the need for land for light industrial uses and for employment in the central and northern sections of the Sunshine Coast. It is a substantial area of land with good access to local and inter-regional road and rail transport infrastructure.

The Investigation Area comprises a series of sites providing a potential land bank for future medium to longer-term urban development. Not all of the land in each of these sites will necessarily be suitable for urban development. However, it is important to protect these sites from intervening and inappropriate uses while suitable studies are conducted to assess potential development options and the best long-term use.

The SEQ Regional Plan clearly notes that the Investigation Area at Bridges requires detailed investigation to confirm the most appropriate uses and to ensure any development does not detract from the residential amenity of Yandina. The SEQ Regional Plan also outlines a series of eight criteria that must be satisfied before any urban development can take place in any Investigation Area.

The criteria include the need to identify and protect significant environmental values, open space corridors and inter-urban breaks; the need for major transport and infrastructure corridors to be identified and protected; and the need for structure plans and State Infrastructure Agreements to be finalised and in place. If these criteria can be satisfied and development is considered, amendments to the SEQ Regional Plan and the local planning scheme would be required, both of which would require full consultation with the local community.

You can be assured that full consultation will be undertaken with the community regarding the Investigation Area at Bridges and any decision about the area will have full regard to the views of communities in Yandina and other townships nearby.

Yours sincerely

PETER BEATTIE MP
PREMIER AND TREASURER