



Minister for State Development and Infrastructure
Minister for Industrial Relations and
Minister for Racing

Our ref: OUT24/4042

Your ref: A1335709

20 September 2024

1 William Street Brisbane 4000
PO Box 15033 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email: statedevelopment@ministerial.qld.gov.au
Email: industrialrelations@ministerial.qld.gov.au
Email: racing@ministerial.qld.gov.au

Mr Neil Laurie
The Clerk of the Parliament
Parliament House
Corner of Alice and George Streets
BRISBANE QLD 4000
TableOffice@parliament.qld.gov.au

Dear Mr Laurie

Thank you for your letter of 22 August 2024 regarding petition 4070-24 received by the Queensland Legislative Assembly on 20 August 2024 about the Toondah Harbour Priority Development Area (PDA) and the Toondah Harbour redevelopment project proposed by the Walker Group. I note the petition closed on 18 August 2024 and contained 809 signatures.

The petition requests the Minister for Economic Development Queensland to exclude from the PDA boundary an area of 49.5ha over water, leaving the balance of 17.5ha over land. The petition states that the remaining land area is "large enough for medium to high density residential development and a gateway port to service North Stradbroke Island and Moreton Bay".

On 10 July 2024 I wrote to you regarding an earlier petition 44083-24 also about the Toondah Harbour PDA and redevelopment proposed by Walker Group. In that correspondence I noted that the Commonwealth Environment Minister had issued a proposed decision (proposed decision) to refuse the Walker Group's development under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Further, I noted that Walker Group has withdrawn its application for a controlled action approval under the EPBC Act, and that Walker Group had announced it required an appropriate amount of time to consider an alternative, viable development proposal to be progressed in the PDA.

At that time, I also noted that any alternative proposal would need to be considered against obligations under a Development Agreement between the Walker Group, the State Government and Redland City Council, and also be consistent with relevant state and federal environmental frameworks.

I note the environmental considerations underpinning the Commonwealth Environment Minister's proposed decision included that the:

- removal of 58.7ha from wetlands of international importance is an unacceptable impact,
- development would result in permanent and unavoidable damage to the ecological character of the Moreton Bay RAMSAR, and
- development would have an unacceptable impact on a range of threatened and migratory species including loggerhead and green turtles, the eastern curlew and the grey-tailed tattler, and on dugongs, dolphins and other shorebirds.

Any future proposal would need to have regard to the Commonwealth Environment Minister's proposed decision.

The Toondah Harbour PDA was originally declared to promote development that “establishes Toondah Harbour as a high quality urban environment that capitalises on the high amenity of Moreton Bay”.

The environmental loss, damage to the ecological character and associated matters addressed in the proposed decision are significant and require detailed consideration to inform future viable development options for this area, consistent with the Commonwealth legislative requirements.

Therefore, I have requested Economic Development Queensland to assess implications of the matters above and options for the PDA. This assessment will include considering potential PDA boundary and development scheme changes.

I would like to thank the petitioners for bringing their concerns to the Queensland Government's attention.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Grace Grace', written over a horizontal line.

GRACE GRACE MP
Minister for State Development and Infrastructure
Minister for Industrial Relations and
Minister for Racing