



Hon Paul Lucas MP



Our ref: MC11/1445
LG/11/0974

Your ref: Petitions

Deputy Premier and Attorney-General
Minister for Local Government and
Special Minister of State

Mr Neil Laurie
The Clerk of the Parliament
Parliament House
George Street
Brisbane QLD 4000

Dear Mr Laurie

Thank you for your petition No. 1657-11 received by the Queensland Legislative Assembly on 24 March 2011 concerning the *Urban Land Development Authority Act 2007* (ULDA Act), and a development application in the Greater Flagstone Urban Development Area (UDA).

The petition raises two separate but related matters:

1. A request that the ULDA Act be reviewed and amended in order that the electors, their heirs and successors be granted proper inclusion in the application and decision making process and be granted the right to formally object and be heard on any proposed development application.
2. A request that I 'place a moratorium' on development application DEV2010/095 under section 62-65 of the Act because it allows for high density development in a rural precinct, and the application does not satisfy the criteria for development approval.

I will address these matters separately.

Review of the ULDA Act

The Urban Land Development Authority (ULDA) was established under the ULDA Act in 2007 as a key part of the Queensland Housing Affordability Strategy. The role of the ULDA is to work with Local and State Government, community, local landholders and development industry representatives to help deliver commercially viable developments that include diverse, affordable, sustainable housing, using best-practice urban design.

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The petitioners seek a review and amendment of the ULDA Act to allow for inclusion in the application and decision making process, and the right to a formal objection process to any development application that may be considered to be not in their best interests.

I am advised that the ULDA's planning process provides for community consultation in early stages of development scheme preparation. A 30 day business day public notification period is provided during which anyone may make a submission to the ULDA on any aspect of a proposed development scheme.

The ULDA must consider any submissions received within the submission period, and may, if it chooses, consider submissions after the submission period has ended. After considering submissions, the ULDA may amend the proposed development scheme in any way it considers appropriate. If this involves a major amendment, the proposed development scheme must be re-advertised.

Following any amendments, the ULDA must give me the submitted development scheme and a submissions report that summarises the submissions received; considers the merits of the submissions and advises as to the extent the proposed development scheme was amended in response to the submissions. All submitters are notified that the submitted development scheme has been provided to me, and are advised how to access the submitted development scheme and the submissions report.

If a submitter is an 'affected owner' (i.e they own land in or adjoining the UDA) they can write to me within 20 business days of receiving notification the submitted development scheme has been provided to me, requesting the submitted development scheme be amended to protect their interests.

I have 40 business days from receiving the submitted development scheme to make any amendments I consider appropriate to protect an affected owner's interests.

Once I am satisfied that the submitted development scheme adequately addresses the submissions received during the public notification period, and any affected owner's interests are appropriately dealt with, the development scheme may be adopted by way of an amendment to the *Urban Land Development Authority Regulation 2008*.

One of the main purposes of the ULDA is to bring land and dwellings to the market quickly, thereby reducing developer holding costs and providing for more affordable housing for Queenslanders. For this purpose development schemes are specifically designed to 'front load' community concerns and State interests, and avoid lengthy referral and appeals processes.

Moratorium on development application DEV2010/095

The second part of the petition asks me to 'place a moratorium' on development application DEV2010/095 under ss.62-65 of the ULDA Act because it allows for high density development in a rural precinct, and the application does not satisfy the criteria for development approval.

On 30 March 2011, development application DEV2010/095 was formally withdrawn by the applicant.

Community Consultation undertaken

ULDA representatives met on several occasions with community representatives and community members to discuss the ULDA's approach in planning and development in the Greater Flagstone UDA.

A Community Cabinet deputation was held with the Honourable Stirling Hinchliffe, Minister for Infrastructure and Planning and the Honourable Kate Jones, Minister for Climate Change and Sustainability with the Logan and Albert Conservation Council in December 2010. I also met with representatives from Save Greenbank Inc at a Community Cabinet deputation in February 2011 on the Gold Coast.

Community information sessions on the proposed development scheme were held by the ULDA on 12, 14 and 16 April 2011, having been attended by approximately 200 people.

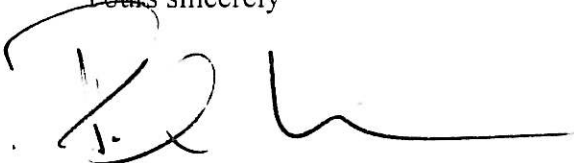
Mr Joshua O'Keefe, Policy Advisor in my office, Mr James Coutts, Executive Director of the Transit Oriented Development and Design Division in Growth Management Queensland and ULDA representatives met with Mr Ian Rickuss, MP, Member for Lockyer, Councillor Hajnal Black of Logan City Council and members of the Save Greenbank Inc. on 22 March 2011 to discuss the development application.

I also met with Mr Rickuss, Councillor Black and Mr Mike Kelly, representative of the Save Greenbank Inc. action group on 30 March 2011 to discuss public concern with the development application.

As I can only call-in an application once a decision notice has been issued by the ULDA, I am no longer in a position to intervene.

I trust this information is of assistance.

Yours sincerely

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

PAUL LUCAS MP
Deputy Premier and Attorney-General,
Minister for Local Government
and Special Minister of State