

Submission regarding environmental impact study for Toondah Harbour redevelopment.

Please be advised the following submission to the Toondah Harbour EIS has been compiled by the Redlands Coast Chamber of Commerce President and Executive for and on behalf of the Chamber's industry membership. For the purpose of clarity, the Queensland Government, Redland City Council and Walker Corporation are current members and or supporting partners of the Chamber.

Introducing the Chamber <https://redlandscoastchamber.org.au/>

By way of introduction the Redlands Coast Chamber of Commerce seeks to be the most dynamic, supportive and influential business group on the Redlands Coast for and on behalf of its members. We represent the interests of 302 financial members, 5 life members and 13 industry partners of our Champion Redlands Coast initiative. The Chamber delivers 48 events each year providing networking, showcasing excellence, workshops, training and education, jobs portal, major project pipeline portal, research and advocacy for our members and the wider community of the Redlands. The Chamber has experienced unprecedented growth of our financial membership since 2021 with an additional 120 new members. The Chamber has a further reach of 9.8k combined social media followers and 2.2k email subscribers. This growth has been achieved through our commitment to advocating for and on behalf of the business and wider community of Redlands Coast.

The Redlands Coast Chamber of Commerce is committed to ensuring a bright future ahead for the Redlands Coast through sustainable economic development that enhances the lifestyle, community spirit and culture of the Redlands Coast.

One of the Chamber's key initiatives is the Redlands Regional Jobs Committee, a joint initiative of the Queensland Government's Skills for Queensland program seeking to deliver more jobs, improve training pathways, drive economic activity and attract investment.

Over the last 3 ½ years, the Chamber has collaborated with 13 industry partners and all levels of government through our local Federal, State and Council representatives to establish Champion Redlands Coast (CRC). This initiative is designed to nurture and foster key drivers of sustainable economic growth through more jobs, more business and investment, catalytic infrastructure, local education and skills, increased competitiveness and enhanced lifestyle. This program is underpinned by evidenced based and disciplined research informing prioritised action plans. The Chamber has commissioned four economic research projects over this period undertaken by leading economist Mark Wallace (RPS and Econosis). The Chamber facilitates an annual industry and community workshop and quarterly themed industry forums to inform this research, our implementation strategies and our partners. CRC has been recently recognised as a finalist in the 2022 Economic Development Australia Awards (Economic Development through Partnerships and Collaboration category).

The Chamber delivers Women in Business, Business of the Month, Connected Breakfast Series and our highly coveted Redlands Business Excellence Awards.

The importance of Toondah Harbour proposed development for Redlands Coast

Since the initial 2013 declaration of the Toondah Harbour Priority Development Area (PDA) by the Queensland Government's Economic Development Queensland in partnership with Redland City Council, the Redland Coast Chamber of Commerce and its members have taken a proactive interest in the potential impact and benefits of this proposed development on the Cleveland waterfront. Whilst the Chamber has awaited the finalisation of the Toondah Harbour EIS to inform our position, we have also proactively undertaken our own research and engagement to further inform the Chamber of relevant issues to our members and the wider Redlands community. This has been to ensure the Chamber's position on Toondah Harbour and other development projects in the region is an informed and evidence-based approach, rather than emotive in nature.

The key questions raised by our members over a number of years have been centred on; the suitability and viability of the proposed scheme, number of construction and operational jobs, the potential construction and operational procurement and business opportunities generated by Toondah Harbour for our members, traffic impacts on the surrounding area, development disruptions to the current working harbour for North Stradbroke Island residents and visitors, impacts on Cleveland City Centre and sustainability of the project in respect to environmental impacts.

Based on key findings of the Chamber's commissioned CRC research, available in full via the following link <https://redlandscostchamber.org.au/champions-research/> the Chamber seeks to highlight the following findings relevant to informing this EIS process:

- Since 2018, Redlands Coast has declined in Australian Liveability Index (8th to 14th) impacting on the region's competitiveness for workforce attraction and business investment as other regions are improving their competitiveness and liveability at a faster rate and are overtaking the Redlands Coast region by leveraging and investing economic and social liveability attributes
- The Redlands Coast region is expected to experience very slow growth in the local labour force over the next 20 years, growing by on 0.4% - less than a third of the rate of the rest of Greater Brisbane
- This includes a lack of new commercial and other business related projects in the pipeline to provide local employment and business pathways for the current and growing critical mass of professional services skills. This will require continued and extended focus on new investment and business attraction to the major economic precincts and activity centres in the region (including Cleveland CBD)
- The Redland economy is primarily driven by population serving and visitor-related sectors, with construction also prominent. Population growth has been slower than State and regional averages, while the Redlands Coast is trending older than other parts of SEQ. Business registration levels are lower than the Queensland average
- Whilst the Champion Redlands Coast Project Pipeline has increased to \$6.5b to 2041, with strong increases in the number and value of projects in the short and long-term since the

first pipeline, there remains a major “gap” in the Pipeline post 2024/25 which raises concerns regarding the sustainability and longevity of the pipeline. This gap has potentially increased from 2012/21 due to a combination of delays in major project approvals such as Toondah Harbour which represents \$1.39b of this \$6.5b pipeline

- Redlands Coast needs to promote the maximisation of housing and accommodation choice for residents, workers, students and visitors, including increased diversity of housing typologies, to respond to changing demographics, workforce, connectivity and lifestyle preferences and competitive advantages in the region
- The region lacks a diversity of liveability attractors, which is acting as a negative or “Push” factor in the attraction of younger skilled households. The region lacks a critical mass of non-outdoor lifestyle and recreation drivers, while there is a high propensity for workers and tertiary students to leave the region for employment and study each day
- The natural environment and outdoor lifestyle climate of the Redlands Coast region underpins its enviable and attractive liveability for skilled workers. However, in recent years, the growth and enhancement of this liveability has slowed in response to recent challenges in local housing affordability and choice, below average local employment opportunities and a lack of diversity of non-outdoor entertainment. At the same time, other regions of SEQ – including those less blessed with natural environmental assets – have been the beneficiaries of major investments in transport, education, health and social and community infrastructure and facilities, making them increasingly more attractive than the Redlands Coast to skilled workforces. In response, effort is required to leverage the natural environmental competitive advantages of the region and complement these with increased diversity of attractors and drivers of skilled worker migration.

The Chamber identifies the vital importance of securing large scale projects like the Toondah Harbour development, to help address many of the challenges Redlands Coast is facing. Failure to capture the full potential that Toondah Harbour represents to the Redlands Coast will be a major economic and confidence setback to this region.

Cleveland City Centre report

To address the issue of the Toondah Harbour development’s impact on the neighbouring Cleveland City Centre, the Chamber hosted a Cleveland City Centre workshop in June 2021 attended by 39 representatives from major landholders and tenancies of the Cleveland City Centre. The resultant report noted overwhelming unanimous support for the proposed Toondah Harbour development identifying it as an important catalyst for growth and much needed rejuvenation of the Cleveland City Centre as a centre for mixed use retail, commercial and residential underpinned by lifestyle / strength of natural setting offer. The workshop participants identified Cleveland City Centre future positioning being based on its unique and competitive setting between the ‘twin harbours of Raby Bay and Toondah Harbour’. Full copy of this report can be provided upon request.

The Business of Cities Report ‘The Promise of Toondah Harbour’

Courtesy of Walker Corporation, leading ‘urban intelligence and diagnostics for global cities, business and place leadership’ London based firm The Business of Cities provided The Chamber and its members with a presentation by Dr Tim Moonen on their report *The Promise of Toondah*

Harbour. The following findings of this report are considered highly relevant to the Chamber's response to this EIS process

- Around the world, inspiring harbour and waterfront projects have raised local performance, enhanced community amenity, created shared value, and triggered positive knock-on effects on reputation and demand
- In this global context Toondah Harbour has the assets, ambition and integration to be a major job-creator and a game changing signature destination in a more diversified region. It can emulate and even surpass the international yardsticks
- The Toondah Harbour opportunity now presents a stark choice for the Redlands: stay in a medium productivity/high liveability scenario with a lower set of population and amenity assets, or shift towards a high liveability/high productivity future with a renewed investment base and status within a resurgent SEQ region.
- It is rare internationally for a project in a comparable location to offer its region Toondah Harbour's Scale + Quality + Integrated + Jobs + Public + Heritage + Complementarity
- Population growth of the Redlands is more than 35% lower SEQ average since the mid-2000s and the share of 25-34-year-olds in the Redlands is a quarter down on the SEQ average.

EIS response

Members of the Executive Committee of the Chamber have reviewed various communications and assets available online and have attended EIS briefings to improve their knowledge of the study. The Chamber therefore, seeks to provide the following feedback to this EIS process

- The Chamber recognises the importance of \$1.39b investment proposed by Walker Corporation to the Redlands Coast \$6.5b pipeline
- The Chamber and Redlands Regional Jobs Committee welcomes the projected 1,000 construction jobs each year over 15 to 20 years and 500 operational jobs per year and a further 500 tourism and retail related jobs reported in the EIS
- The Chamber welcomes additional 49,000 additional visitors per annum generated by Toondah Harbour including \$9.1M additional visitor expenditure to Minjerribah, considering incremental visitation over coming decades (5% p.a)
- The Chamber emphasises the need for increased boating, passenger and vehicular capacity of the harbour and channel allowing for current and potential operators to provide new and exciting attractions and experiences based from the new Toondah Harbour to attract and cater for an estimated 1.9m passengers travelling through the harbour each year by 2032
- The Chamber is excited by the PDA mandated waterfront hotel adjacent the harbour and marina / coastal village precinct. It is understood by the Chamber this hotel opportunity has attracted strong interest from leading global hotel brand name operators to provide accommodation, quality hospitality offerings as well as business and private event and function facilities much needed on the Redlands Coast
- The Chamber welcomes the creation of a coastal village and dining precinct, 3.5ha of waterfront parklands with capacity to host community and regional events as Redlands Coast's current access to its waterfront and the quality of waterfront amenity is restricted, outdated and limited in scale and offering
- The Chamber notes the important EIS findings that no long-term indirect impacts to any of the habitat types are predicted, significant impacts are not considered likely on any threatened or migratory marine species, the direct loss of seagrass habitat in the Toondah

Harbour PDA is unlikely to have a significant impact on marine MNES species; and that the outlined environmental impacts can be managed by the design and delivery of this project and via a strategic offsets program.

- The Chamber notes the proposed construction phasing approach proposed by Walker Corporation with the intent of minimising disruptions and impacts on the working harbour and surrounding businesses and residential areas
- The Chamber understands a more detailed approach to traffic modelling and traffic impacts of this development will be undertaken during the State Government approvals process. The Chamber looks forward to working closely with Walker Corporation and all levels of government to minimise the potential for congestion and disruption
- The Chamber welcomes the increase and diversity of residential housing proposed by Walker Corporation Master Plan

The Chamber also wishes to recognise the high level of engagement as well as access to information and to the EIS economic, planning and environmental experts provided by Walker Corporation, throughout the EIS process. The Chamber welcomes the opportunity to continue working closely with the Walker Corporation and Toondah Harbour team throughout the approvals, development and operational stages of this project in order to achieve the maximum benefits this project offers the Redlands Coast in terms of jobs, local business opportunities, increased capacity of the harbour, world class waterfront amenity, diversity of housing, tourism and accommodation growth, enhanced reputation and the anticipated positive flow on investment attraction to our region.

The Chamber recognises the impressive track record of Walker Corporation and its founder Lang Walker AO in delivering iconic highly successful waterfront and CBD developments, and in many cases Walker Corporation and its philanthropic commitments have proactively sought to enrich those communities they have invested, delivered developments and benefited from. The Chamber is keen to see Redlands Coast be added to this list of beneficiaries especially in the areas of health, tertiary education and tourism diversity and accommodation.

Based on the above, the Chamber supports the proposed Toondah Harbour development proceeding through this EIS / EPBC approvals process. The Chamber encourages the Minister for Environment to consider and provide this approval in a timely manner to ensure the key public infrastructure, amenities, expanded harbour and channel of the Toondah Harbour development are delivered and fully operational well prior to the 2032 Brisbane Olympic and Paralympic Games providing an important milestone and major boost for this region.

Kind Regards,

Cindy Corrie

Cindy Corrie

President - Redlands Coast Chamber of Commerce

Chair - Champion Redlands Coast

2022 Champion Redlands Coast partners

