

Economic Development and Other Legislation Amendment Bill 2024

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Submitted by: City of Moreton Bay
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Committee Secretary
Cost of Living and Economics Committee
Parliament House
George Street
Brisbane Qld 4000

By email: colec@parliament.qld.gov.au

Dear Sir/Madam,

Economic Development and Other Legislation Amendment Bill 2024

I refer to the Economic Development and Other Legislation Amendment Bill 2024 ('the Bill') that was introduced to Queensland parliament on 20 March 2024 and subsequently referred to the Cost of Living and Economics Committee ('the committee') for consideration. I understand the committee, as part of its process, has called for submissions in relation to the Bill.

Please treat this correspondence as a formal submission by the City of Moreton Bay ('CMB') to the committee in relation to the Bill. We thank the committee for the ability to make this submission and would be happy to further assist the committee with its inquiry, should it require. The grounds and supporting facts and circumstances of this submission are outlined below for consideration of the committee.

1. Growth Management and Housing

The overarching intent of the Bill, to further streamline the operations of the Minister for Economic Development (MEDQ) and Economic Development Queensland (EDQ) and provide for further mechanisms to deliver a range of appropriate housing products throughout Queensland is supported by CMB. The City of Moreton Bay is experiencing unprecedented population growth which is anticipated to continue for decades and is also responsible for major Council-led infrastructure projects that support housing development such as the \$250 million dollar Buchanan Road Investment and Corridor Upgrade Program. This project is critical for connecting Moreton Bay's transport networks to major state roads and accommodating the future growth of over 70,000 new residents in Waraba (formerly known as Caboolture West).

Under ShapingSEQ, it is expected that CMB will accommodate a large proportion of new growth in South East Queensland in the short and medium term and it is hoped that the amendments proposed, should they be passed, may provide assistance to CMB in this growth management and housing delivery task. Despite the proposed changes and the broadening role of EDQ, CMB maintains that any local government should maintain a strong and clear role in any activities undertaken under the *Economic Development Act 2012* ('the ED Act') to ensure the ongoing sustainability and liveability of new communities is achieved.

2. Remission of amounts paid for infrastructure charges

The Bill includes amendments which allow the MEDQ to direct a local government to transfer infrastructure charges (to EDQ) collected within a priority development area (PDA) after it is declared. While the Bill allows for the MEDQ to ask for particulars about relevant infrastructure amounts paid to the local government prior to giving such a notice (section 117D), we have concerns that the current drafting does not include the requirement for the MEDQ to consult with local government prior to giving a notice under proposed section 117E. CMB expends significant finances to undertake infrastructure projects, namely on municipal (within the PDA), sub-regional (outside the PDA), and other (not identified in PDA documents) infrastructure projects which support PDAs.

Infrastructure charges paid to local government are often required to reimburse these already expended or committed infrastructure costs. If these infrastructure charges are remitted to the MEDQ, this will result in significant financial impacts to local government in the funding of critical infrastructure. As such, we request that these sections are amended to include consultation with local government as a minimum requirement for the MEDQ and an expansion of the definition of “excluded amount” under proposed section 117E to include circumstances where costs have already been expended or committed to fund local government infrastructure.

3. Direction to particular entities to provide or maintain infrastructure

The Bill proposes to expand section 128 of the ED Act to include powers for the MEDQ to direct local government to undertake particular actions with regard to the provision or maintenance of infrastructure. We note that the Bill also includes new requirements for the MEDQ to consider concerns raised by local government relating to such a direction and that the MEDQ is to take reasonable steps to secure the infrastructure by agreement with the entity.

While we support the intent behind this drafting, due to the significant financial impacts that are likely to result from these types of directions, we request that this section be amended to include that MEDQ must secure the provision or maintenance of infrastructure by infrastructure agreement with the entity, or that this section be amended to require MEDQ to address any concerns raised by local government in a manner acceptable to both parties rather than simply requiring that such concerns be ‘considered’.

4. Extension of ILUP expiry period

The Bill, in clauses 22 and 23, proposes amendments to the ED Act that would allow the expiry date of an interim land use plan (ILUP) to be extended. The ability to extend the life of an ILUP is supported by CMB officers, however the amendments currently proposed limit the effectiveness of this new mechanism. An extension may only occur where an ILUP is subject to the default one year period under section 40AB of the ED Act and the total period within which the ILUP is in effect, including any extension, does not exceed two years.

CMB has been in active discussions with EDQ regarding a number of proposed PDAs within the city and a key area of concern, as part of the project planning for these areas, is the time required to undertake robust, integrated and complete land use and infrastructure planning. The proposed ability to extend the operation of the ILUP should be expanded to cover those ILUPs with a specified timeframe at declaration and the overall period should not be limited to two years. Whilst we appreciate it is the intention of the ED Act and the proposed amendments to avoid unnecessarily lengthy planning processes, the provision of flexibility in the ED Act will avoid complications in future processes where further time is needed to achieve sustainable community outcomes.

5. Delegations

CMB currently acts as a delegate of MEDQ in relation to The Mill PDA, with various delegation arrangements also possible under other proposed PDAs. Whilst CMB appreciates that delegations sit outside the Act itself, clarification is sought from EDQ regarding how delegations will be managed and amended to reflect the new concepts included in the Bill. CMB is particularly interested in the new process for creating temporary planning instruments?

6. Timeframes associated with Bill

CMB officers wish to raise concern about the short timeframes that have been provided to review and understand the amendments proposed. Whilst we appreciate EDQ is seeking the prompt introduction of these changes, it is concerning that delegates have not been briefed on these changes prior to their formal introduction through State parliament, particularly given many of the amendments are highly technical in nature and will have a direct impact on the current and future work of CMB officers.

For further information please contact David Hood on [REDACTED] [REDACTED] [REDACTED] or email [REDACTED]

Yours sincerely



Scott Waters
Chief Executive Officer