

Research Director
Infrastructure, Planning and Natural Resources Committee
Parliament House
George Street
Brisbane QLD 4000

Dear Sir/Madam

Queens Wharf Brisbane Bill 2015

Thank you for the opportunity to provide comment on the Queens Wharf Brisbane Bill 2015 (the Bill).

Our understanding of the primary intent of the Bill is to facilitate the development of the Queens Wharf Brisbane precinct. Officers of the City of the Gold Coast (the City) do not have any comments supporting or otherwise relevant to the development of this precinct. However, we do wish to provide the Committee with comments relevant to the proposed amendment of the *Economic Development Act 2012* (the Act), which is included as a consequential amendment of the Bill.

Amendment of the Act, as proposed, will enable the Minister for Economic Development Queensland (the MEDQ) to designate development, even development located outside of a Priority Development Area (PDA), as "*PDA-associated development*".

The practical effect of such a designation is that it changes who the assessment manager is; and under what authority they are able to assess and decide the proposed development (ie. the Act and not the *Sustainable Planning Act 2009*).

Officers acknowledge there are benefits for making the proposed amendment to the Act, particularly where the suggested provisions could be utilised to facilitate development that has obvious connections within and outside of a declared PDA (ie. development located at the fringes of a PDA and/or where it traverses a PDA boundary). However, the provisions of the Bill as they relate to what could constitute PDA-associated development are broad and the requirements for the MEDQ to consult with local government on these matters are currently unclear.

It is recommended, the State amend the Bill to:

1. Narrow the scope of what constitutes PDA-associated development, or

2. Require that the MEDQ must reach agreement with a relevant local government before declaring a proposed development as a PDA-associated development (not merely consult in a way the MEDQ considers appropriate as per Section 40B of the Bill).

Further to the above, the MEDQ's functions and powers for plan making and development assessment have been delegated to the City for land within the Southport PDA. This was an important factor influencing Council's decision to write to the MEDQ and request the Southport CBD be declared a PDA. Should the provisions of the Bill come into effect, the State's assurance that Council's delegations would continue and be amended to include PDA associated development is requested. Our preliminary advice indicates this would require an amendment to the current Southport PDA Instrument of Delegation.

The City of Gold Coast welcomes the opportunity to work with the State to help deliver the right reforms to Queensland's planning and development system.

Should you have any questions or would like to discuss further the comments identified in this letter do not hesitate to make contact.

Yours faithfully



Dyan Currie
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For the Chief Executive Officer
Council of the City of Gold Coast