



From the Mayor's Office
Karen Williams
Mayor of Redland City



9 November 2012

Our Ref: KW: cy
DW:
Contact: Mayor's Office
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Committee Secretary
State Development, Infrastructure and Industry Committee
Parliament House
Brisbane QLD 4000

Dear Committee Secretary

Re: Submission on the Economic Development Bill 2012

Redland City Council (RCC) welcomes the opportunity to make a submission on the *Economic Development Bill 2012* to the State Development, Infrastructure and Industry Parliamentary Committee.

Council commends the Government for introducing this Bill, which local government will see as the potential accelerant for stalled local projects.

However, Council believes it will be absolutely essential for the legislation to achieve its goals that there is a collaborative approach between State Government departments and we ask the Committee to consider this in its deliberations on the draft Bill.

The proposed legislation will be particularly welcomed by Councils such as Redland City that have battled for years to get major projects off the ground.

The Economic Development Bill delivers on the government's election commitment to wind back and transition the Urban Land Development Authority (ULDA) into the Department of State Development, Infrastructure and Planning, and to empower local government in land use planning and economic development.

The Bill is specifically designed to deliver and facilitate economic development by creating the Minister for Economic Development Queensland (MEDQ), and establishing the Economic Development Board which will be solely focussed on delivering projects - not just planning for them.

The MEDQ will have the ability to deal commercially in land, property and infrastructure to encourage economic development and development for community purposes.

A new entity, Economic Development Queensland (EDQ) will assume responsibility for bringing developments to market under the guidance or direction of a board and the MEDQ.

The Economic Development Board will combine the delivery capability of the Urban Land Development Authority with the financial strength of the Property Services Group.

Redland City Council notes that the remit of the Board has been cast wide so that any project that will provide economic benefit can be facilitated, fast tracked and delivered.

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The Bill provides for the declaration of development areas for the purposes of planning development in discrete sites.

Importantly, the Bill will empower local government.

Local government will welcome provisions for the creation of Local Representative Committees which can be established to oversee and control projects at the local level, with local government representation. These committees can be delegated the planning and development assessment functions.

Councils across the state, including Redland City, have been constrained in getting vital developments off the ground, often because of government-imposed red and green tape.

The types of projects that are well suited for this Bill are ones that deliver precincts for specific economic and community outcomes, town centre projects to facilitate commercial rejuvenation and redevelopment opportunities and tourism and marine-based projects to deliver jobs and commercial opportunities.

Redland City has several such projects and Council sees this legislation as the vehicle to provide the injection of confidence and certainty necessary to progress them from proposals to reality.

Subject to further Council resolutions, RCC intends to approach the Minister to seek to have a priority development areas declared in Redland City.

Redland City Council sees potential application of the new laws in the Redlands to kick-start major development projects, such as Toondah Harbour – the gateway to Moreton Bay and North Stradbroke Island - and Weinam Creek, the transport hub for the southern Moreton Bay islands.

It may also have application with the redevelopment of the Cleveland CBD. Council has recently resolved to progress an incentives program to encourage investment and development activity within the Cleveland CBD.

The announcement of the *Economic Development Bill* and its likely passage through Parliament this year provides a timely opportunity to further progress these projects.

Council believes the legislation has the potential to be the accelerant for projects within Redland City that will kick-start economic development that has been stalled in recent years.

We congratulate the government on this unique piece of legislation and look forward to its implementation.

Yours sincerely



Cr Karen Williams
Mayor of Redland City