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Committee Secretary

State Development, Tourism, Innovation and Manufacturing Committee

Parliament House

George Street

BRISBANE QLD 4000

Delivery via email: [sdtime@parliament.qld.gov.au](mailto:sdtime@parliament.qld.gov.au)

Dear Secretary

**Forest Wind Farm Development Bill 2020 – Springfield Structure Plan - submission by Mirvac**

Mirvac Retail ('Mirvac') welcomes the opportunity to comment on the Forest Wind Farm Development Bill 2020 and commends the Queensland Government for considering how to provide further clarification and certainty within the planning framework for the land within the Springfield Structure Plan.

Mirvac has had extensive firsthand experience with the implementation of the Springfield Structure Plan, both as applicant and submitter, and respectfully submits that the Queensland Government consider taking a consultative and detailed approach to bringing the Springfield Structure Plan in line with the current planning framework applicable to the rest of Ipswich City.

As the developer, owner and operator of the Orion regional shopping centre at Springfield Central since 2002, Mirvac has a strong, long-term commitment to Springfield, Ipswich City and Queensland, as investor, major employer and provider of a retail, entertainment and gathering space that is important to Ipswich and valued by the local community. Mirvac is committed to continuing its investment in future stages of Orion Springfield Central and looks forward to any opportunity to work with the Queensland Government and Council to ensure that the planning framework supports the planning vision for the land within the Springfield Structure Plan.

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To be most effective, the planning framework must provide a clear and soundly-based vision taking forward the vision and planning intent of the existing Springfield Structure Plan, Springfield Town Centre Concept Plan, South East Queensland Regional Plan and Ipswich Planning Scheme, clearly articulating the role and future direction for the Springfield principal centre (town centre) and the infrastructure necessary to support and connect it.

The Springfield Structure Plan carries forward the provisions of a Development Control Plan prepared under the repealed *Local Government (Planning and Environment) Act 1990*. Whilst the Springfield Structure Plan was included in the Ipswich Planning Scheme in 2002 in an effort to align the Springfield Structure Plan with the planning legislation at the time, the Springfield Structure Plan retains some key conflicts or inconsistencies with the current planning framework, namely:

- Use of terms and planning criteria different to those used elsewhere in Ipswich and Queensland;
- Inclusion of areas of land within more than one sub-precinct with differing levels of assessment and planning provisions, and a default to the lowest level of required planning application, resulting in confusion and difficulties of application;
- While the planning measures may have been appropriate for an undeveloped town centre, the key transport, infrastructure and open space infrastructure is now in place and there is no need or benefit in having a different planning framework for what are largely infill or redevelopment applications.

Mirvac recognises that Part 8 Division 4 of the Forest Wind Farm Development Bill 2020 seeks to address some inconsistencies arising from recent Planning and Environment Court and Court of Appeal decisions.<sup>1</sup> In respect of the amendments proposed to section 11 of the Springfield Structure Plan, Mirvac has utilised the dispute resolution process on various occasions on the basis of its legitimate interest, in ensuring that parties' use of premises in the vicinity of the Orion Shopping Centre, is in accordance with the planning framework.

Whilst recognising the need to ensure the appropriate continued operation of the provisions of the Springfield Structure Plan in the effective, efficient and cost-effective delivery of development and supporting infrastructure, there is also a need to consider the most effective and efficient way of regulating further development into the future. This includes where possible and appropriate, bringing

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<sup>1</sup> *Cherish Enterprises Pty Ltd v Ipswich City Council* [2017] QPEC 38; *Springfield Land Corporation Pty Ltd v Cherish Enterprises Pty Ltd & Anor* [2018] QCA 323.

developed land within the wider developer assessment framework that applies to the rest of the Ipswich Local Government Area and Queensland more generally. Currently the making of an application and the dispute resolution process would require a knowledge of a different framework set out in the Springfield Structure Plan.

Proposed amendments to the planning framework provide an opportunity to take forward a vision and planning intent of the existing Springfield Structure Plan and Town Centre Concept Plan in a form that improves certainty and removes the inconsistencies and unnecessary complexity of the existing planning framework. This could perhaps be through assessment provisions relating to zones or the Principal Centre precincts. Reframing the Springfield Structure Plan (or its processes) into contemporary planning provisions would reflect the importance of the Principal Centre to the future of Ipswich and enable the future focus to be on excellent planning and development of the centre rather than interpretation of sometimes confusing provisions based on repealed legislation from more than 25 years ago.

It will be important, however, to recognise and continue the infrastructure framework contained in the Springfield Structure Plan, Springfield Infrastructure Agreement and Springfield Town Centre Infrastructure Agreement.

Mirvac remains committed to Ipswich and Queensland and playing its role in assisting the State and Council to achieve the planning visions. We would welcome the opportunity to participate in the consultative and detailed review and reframing of the planning provisions relating to the Springfield Structure Plan, to offer our support and experience gained in working closely with the existing planning framework.

Mirvac's planning consultant, [REDACTED] would be happy to provide further information and may be contacted on [REDACTED]



**Benjamin Conlon**

Portfolio Manager

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