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8 June 2020

Committee Secretary
State Development, Tourism, Innovation and Manufacturing Committee
Parliament House
George Street
BRISBANE QLD 4000

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

Dear Committee Secretary

**Forest Wind Farm Development Bill 2020 – Proposed Amendment of Planning Act 2016
(Provisions for Springfield Structure Plan)**

The Central South East Queensland (SEQ) Distributor-Retailer Authority, trading as Urban Utilities, is a statutory authority established as a Distributor-Retailer pursuant to the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009* (Qld) (SEQ Water Act). A core responsibility of Urban Utilities is the provision of essential water and wastewater services in the five participating local government areas of Brisbane City Council, Ipswich City Council (ICC), Lockyer Valley Regional Council, Scenic Rim Regional Council and Somerset Regional Council. Also, of relevance to this submission is that Urban Utilities has been legislated¹ to have rights and liabilities for the water infrastructure aspects of the 1998 Springfield Infrastructure Agreement (Springfield IA) between the ICC, Springfield Land Corporation Pty Ltd and other parties.

The Forest Wind Farm Development Bill 2020 (the Bill), as introduced into Parliament by the Honourable Kate Jones, Minister for State Development, Tourism and Innovation and Minister for Cross River Rail on 20 May 2020, proposes changes to the *Planning Act 2016* and Urban Utilities provides this formal submission for those proposed changes relating to the Springfield Structure Plan (SSP). It is acknowledged that, as outlined in the Bill's explanatory notes, the intent is to preserve the SSP process to operate as intended whereby Springfield City Group Pty Limited (SCG) and the ICC plan, control and assess development in the SSP area. However, Urban Utilities has a number of concerns as follows.

Firstly, Urban Utilities is concerned that the proposed amendments fail to recognise Urban Utilities as a critical stakeholder and second assessment authority for development proposed in the SSP area.

Urban Utilities is the water and wastewater assessment and servicing authority for the SSP area and has legislated rights and liabilities and operates in accordance with the Springfield IA. Much is recognised in the Bill as requiring the views/opinions, notices, plan copies and dispute resolution of both SCG and ICC. However, this should be expanded to include Urban Utilities where there are possible impacts to water or wastewater infrastructure and services. For example, while a non-SCG plan copy must be provided to

¹ See sections 77 to 77H of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009*
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SCG or ICC within a certain timeframe, there should be an obligation to notify Urban Utilities of proposed water and wastewater network and services impacts.

The Bill also uses the term 'reasonable period' of provision of infrastructure where changes and planning may be approved in advance of necessary infrastructure. This approach increases the likelihood for disjointed rather than collaborative land use and infrastructure planning. To reduce the likelihood of scenarios where essential water and wastewater services must be 'retrofitted' after land use planning decisions are made, it is recommended that these provisions be amended with collaborative land use and infrastructure planning to be supported.

The second concern of Urban Utilities is that so much process is intended to be reflected in legislation, particularly as it relates to one developer and the Springfield IA already exists for the Springfield Structure Plan area. It is important to recognise that it is Urban Utilities' understanding that the existing Springfield IA still prevails and will continue to be implemented regardless of legislative change.

Should you have any questions relating to this submission please do not hesitate in contacting [REDACTED]

[REDACTED]
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Yours sincerely,



Louise Dudley
Chief Executive Officer
Urban Utilities