MEETING OF THE
CITY CENTRES SPECIAL COMMITTEE
MONDAY, 5 NOVEMBER 2018

MEETING COMMENCED

3.11 pm, 5 November 2018

PRESENT

Councillor J S Raven (Chairperson)
Councillor L C Bradley
Councillor R B Lutton
Councillor S F Swenson
Councillor L A Koranski
Councillor L W Smith
Councillor D R Power
Councillor T D Schwarz
Councillor J R Breene

IN ATTENDANCE

Director of Strategy & Sustainability  D R Hansen
A/Economic Development & Strategy Manager  C Parks
Meetings Services Officer  K Verschuuren
Meetings Services Officer  F Fruean
Meetings Services Officer  B Whitaker

APOLOGIES

Acting Mayor, Councillor C M Dalley

MEETING TERMINATED

3.12 pm, 5 November 2018

ORDER IN WHICH AGENDA ITEMS WERE CONSIDERED BY THE CITY CENTRES SPECIAL COMMITTEE:

CE1
SUMMARY

1. Branch Projects/Operations Update

Branch projects update:

PLACE MANAGEMENT

Logan Urban Design Awards

- The Logan Urban Design Awards (LUDA) were held on the 17 October 2018 at the Beenleigh Artisan Distillery, who were the Overall LUDA 2016 winners.
- The awards were open to projects, businesses or events that reside within Logan City since 2015. Projects entered into the Awards must have reached completion at least to the point of enabling assessment by the judging panel and covered a range of scales and types as defined by the four awards categories and the selection criteria.
- The awards had a record number of nominations, with 33 projects, events and businesses entering the awards. The nominations were all of a very high standard, and show cased the positive developments, events, and community initiatives within the city.
- Over 120 people attended on the night, including community members, businesses, consultants and elected representatives, including Acting Mayor Cherie Daley, Planning and Economic Development Chair Russel Lutton and Councillors Steve Swenson, Laurie Koranski and Jennie Breene.
- Key criteria that was used in considering each of the nominations for this year’s Urban Design Awards:
  - Design excellence/innovation (more than / better than current market standards in SE Qld)
  - Contribution to ‘place’ – locally, and Logan City more generally
  - Community benefit – to community, social, economic, and helping Logan ‘reach out’ to a wider community
  - Sustainability – cycling, walkability, energy use, water management, waste etc.
  - Documentation / explanation in the award nomination
The following are the winners and commendations awarded for each category:

**Overall Logan Urban Design Award Winner** – The Retreat including Buxton Park, Yarrabilba (LendLease)

The winner was a project that exemplifies the value and contribution of good design to create great places that are enjoyable and prosperous and was recognised. This project was recognised for connectivity to the residential catchment, accessibility to and through the open space, and the clear excellence in many of the physical aspects of the estate, demonstrate a high standard of master-planning, design, construction and community development. The judges acknowledged that Buxton Park, the Landscape Architecture and Urban Infrastructure Award Winner is but part of a wider master planned precinct known as The Retreat and these projects together are deserving of the overall LUDA 2018 Award.

Category winners were:

- **Master Planning Award Winner** – Harvest Rise, Greenbank (Intrapac Properties)
- **Architecture Award Winner** – 22 Bernice Urban Apartments, Springwood (Hartley Property Group, PA Architects)
- **Landscape Architecture and Urban Infrastructure Award** – Buxton Park, Yarrabilba (LendLease, Tract Consultants)
- **Business and Events Award Winner** – Spirits of the Red Sands (Spirits of the Red Sands)

Commendation Awards were:

- **Master Planning Award Commendation** – Logan River Vision (Tract Consulting)
- **Architecture Award Commendation** – 8 Cinderella Drive, Springwood (Roubaix Properties, Base Architecture)
- **Business and Events Award Commendation** – The PNG Independence Day Event, Beenleigh (The Papua New Guinea Federation Queensland Inc
- **Business and Events Award Commendation** – Domestic and Family Violence Prevention Month – Community Breakfast, Yarrabilba (Lendlease) Student Award – Thomas Howell (QUT) – Logan Central Master Plan

**City Centre Implementation Plans**

- In line with Council’s recommendation (Minute No 306/2017) ED&S is currently undertaking the annual review of the Beenleigh, Springwood and Logan Central Implementation Plans. Following the Springwood, Beenleigh and Logan Central Summits, the implementation plans were updated reflecting the outcomes from the summits.
- The final Implementation Plans for Springwood and Beenleigh were endorsed by Council and the Implementation Plan for Logan Central that incorporate the Summit outcomes, have now been finalised, subject to internal feedback. An Implementation plan was also endorsed for Logan Village, following internal consultation.
- The ED&S Branch will submit the Meadowbrook Summit outcomes to Council at the end of November 2017, after which the Meadowbrook Implementation Plan will be updated to reflect the Summit Outcomes. The annual review of the Meadowbrook Implementation Plan will therefore take place after the outcomes from the summit was endorsed by Council. The Logan Village Implementation plan will also be updated to reflect the priority projects endorsed by Council.
Place Branding for Springwood, Beenleigh and Logan Village

- The inception meeting and internal consultation with Councillors and key internal stakeholders was held on 25 and 26 October 2018. Hoyne, the consultants engaged for the Place Branding Strategy for Beenleigh, Logan Village and Springwood undertook a comprehensive site visit of the centre and have commenced with a review of the master plans, implementation plan, summit outcomes and place assessment material. Key milestones for the project can be summarised as follows:

![Inception Meeting & Site Visit: End Oct 2018](end-oct-2018)

- Identify outstanding information

![Stakeholder Consultation & Research: Mid Nov 2018](mid-nov-2018)

- Determine further stakeholder consultation

![Place Brand Workshop: End Nov 2018](end-nov-2018)

- Design and Facilitation of Place Brand Workshop

![Place Brand Strategy: Feb 2018](feb-2018)

- Agreed Brand positioning for the centre

![Marketing Strategy and Action Plan: March/April 2018](march-april-2018)

- Agreed Marketing strategy and plan endorsed by Council

Figure 1 – KEY MILESTONES PLACE BRANDING STRATEGY

Meadowbrook

- The final report from the summit facilitator has been finalised and officers are currently reviewing the feedback and contributions from the summit, focus group meeting and community engagement platforms and will present the outcomes from the Summit to a future City Centres Special Committee for consideration.

Beenleigh

- The Tender documentation for the large LED screen in the Beenleigh Town Square is being prepared with the aim to issue the tender before the end of November 2018.
- The project brief for the Beenleigh Streetscape master plan is being prepared with the aim to seek quotations from consultants and engage consultants to commence with the streetscape master plan by January 2018.
- A Request for Quotation for the Wi-Fi for the Beenleigh Town Square have been issued to suitable providers. It is anticipated that the contract will be awarded by the end of the year.
- The project plans for the Smart Parking project and Streetscape Master Plan are being finalised with the aim to issue the requests for proposal to suitable providers by the end of the year.
- The terms of reference for the Beenleigh Advisory group are being drafted and an expression of interest in line with the Council resolution will be issued in November 2018.

Report by: Economic Development & Strategy Manager
Logan Central

- The Logan Central Summit Outcomes brochure has been finalised and uploaded to the Logan Central Summit Council website. An EDM was issued to all stakeholders and attendees of the Logan Central Summit event.
- Priority projects are being scoped and costed to identify the preferred list of projects to be implemented for the centre in the short term.

Springwood

- Slacks Creek Green Link between Moss St to Compton Road:
  - Based flood modelling the preferred bridge location and design for the Slacks Creek Green link has been identified. Additional costings were obtained for each option to inform the preferred bridge option. Detailed design for the shared pathway together with landscaping and other services can now be finalised. The draft detailed design drawings are expected by early November and is on track.
  - The TMR Cycle Funding agreement has been executed by Council.
- Carol Ave to Laurinda Cres Shared Pathway:
  - The brief for the detailed design and construction of the project has been finalised with the view to seek proposals from suitable consultants and contractors with the aim to engage a suitable consultant by end of 2018.
- Shared Pathway between Carol Ave to Dennis Road
  - The detailed design and final contract documentation is being finalised with the aim to seek quotations for construction of the pathway early in 2019.
- Murrajong, Briggs, Paxton Roads and Carol Avenue Streetscape Enhancement
  - The input from the Divisional Councillor on the final concept design, public art concept and planting list have been obtained and will now inform the final detailed design and contract documentation.
- Springwood Parking Strategy
  - The place assessment for Springwood has been completed with 433 people taking part in the survey. The information gathered from the place assessment will also inform the Parking Strategy for the Springwood Centre, which will be finalised in November 2018.

Logan Village

- Following the endorsement of the Logan Village Implementation Fund Projects, officers are now working on finalising project plans and community engagement plans for all the Implementation Fund projects.
- A Request for Quotation for the Wi-Fi on the Logan Village Green have been issued to suitable providers.
- The terms of reference for the Logan Village Advisory group are being drafted and an expression of interest in line with the Council resolution will be issued in November 2018.

Jimboomba

- Officers have commenced with planning of the Jimboomba Summit (March 2018) and associated marketing and community engagement plans.
Priority Development Areas (PDAs)

- Officers from the Place Management team provided an officer level submission to the State Development, Natural Resources and Agricultural Industry Development Committee regarding the Economic Development and Other Legislation Amendment Bill 2018.

- Officers have been liaising with Economic Development Queensland throughout the year in the preparation of this amendment bill. Feedback from impacted Branches within Council was sought during this process, in addition to obtaining external legal advice. A copy of the submission is provided as Background paper 1 to this report.

- Place Managers for Greater Flagstone and Yarrabilba met with Member for Logan, Linus Power MP and Member for Jordan, Charis Mullen MP regarding ongoing engagement and collaboration between State Government and Council for the planning and development of the Greater Flagstone and Yarrabilba PDAs.

- Place Managers for Greater Flagstone and Yarrabilba attended Economic Development Queensland’s Water Sensitive Cities Steering Committee this month. Matters discussed included stormwater harvesting, construction of a recycled water network to service the Greater Flagstone PDA.

- Place Managers for Greater Flagstone and Yarrabilba attended a workshop hosted by the Cooperative Research Centre for Water Sensitive Cities (CRCWSC). The CRCWSC assists in the measurement of current water sensitive practices, identify issues, and support solutions to ensure cities are more resilient. The measurement of the economic benefits and quantification of intangible benefits remain a challenge for Economic Development Queensland in proposing these practices in the PDAs.

Greater Flagstone

- Officers coordinated feedback from the internal PDA working group to Economic Development Queensland regarding Mirvac’s overarching site strategies (OSS) for their Everleigh development in Greenbank. OSS’s were provided for Employment and Economic Development, Ecological Sustainability and Innovation and Community Development.

- Officers coordinated feedback from the internal PDA working group to Economic Development Queensland regarding proposed changes to the internal road network and entry signs in the road reserves within PEET’s Flagstone City development.

Yarrabilba

- Officers have been liaising with Natura, LendLease and relevant internal branches on the Plunkett Reserve Strategy relating to the interface of Yarrabilba to Plunkett Reserve.

- Council officers have provided additional input regarding design of the P2 sports fields and have taken part in a site tour to Ipswich City Council on lighting for sporting fields.

- Sandstone Park and Jinnung Jalli Park are currently under construction, with completion planned by the end of 2018.

  a. Other notable activities undertaken include:
Background Paper 1 – Submission on the Economic Development and Other Legislation Amendment Bill, 2018 (Id no. 12346415)

For information.

The City Centres Special Committee recommended:

That the report be received.

The City Planning & Economic Development Committee recommended:

That the recommendations of the City Centres Special Committee meeting held on 5 November 2018, as attached to the recommendations of the City Planning & Economic Development Committee dated 6 November 2018 (Id: 12397348), be adopted.

Adopted by Council at its meeting of 13/11/2018 Minute No 350/2018
14 October 2018

Committee Secretary
State Development, Natural Resources and Agricultural Industry Development Committee
Parliament House
George Street
Brisbane Qld 4000

By email sdnraidc@parliament.qld.gov.au

Dear Secretary

SUBMISSION ON THE ECONOMIC DEVELOPMENT AND OTHER LEGISLATION AMENDMENT BILL 2018

Logan City Council welcomes the opportunity to make a submission on Economic Development and Other Legislation Amendment Bill 2018 (the Bill) to the State Development, Natural Resources and Agricultural Industry Development Committee.

As a local government which has two priority development areas in its local government area the Council is particularly interested in the amendments proposed by the Bill.

Earlier this year Council officers met with representatives from Economic Development Queensland regarding proposed changes to the Economic Development Act 2012 and accept that the proposed amendments to the Economic Development Act 2012 are generally consistent with the spirit and intent of the engagement.

In particular, Council supports amendments that provide powers for investigation and enforcement of PDA development offences and related matters and support the amendment to give MEDQ powers to give show cause notices and enforcement notices for development offences.

However, the Bill introduces new amendments to other Acts that Council has not had sufficient time to consider, as such this submission is provided based upon a preliminary review only.

Provisional priority development areas

The Economic Development Act 2012 (ED Act) currently permits the MEDQ to declare a provisional priority development area (PDA) only if:

(a) the type, scale, intensity and location of proposed development for land in the area does not compromise the implementation of any planning instrument applying to the area; and

(b) there is an overriding economic or community need to start the proposed development quickly (see section 34(3) of the current ED Act).

The Bill proposes to remove both of these restrictions on declaring a provisional PDA which consequently would permit a provisional PDA to be declared which will compromise the implementation of a planning instrument applying to the area.

The Bill also proposes to remove the requirement to give public notice of a PDA development application for reconfiguring a lot or making a material change of use (see section 35(2)(c) of the current ED Act).
Whilst the Bill proposes that a proposed provisional land use plan be publicly notified, Council is concerned that the removal of the restrictions on the making of a provisional PDA will enable their application in circumstances where there is no overriding economic or community need for development and which compromises the legitimate community expectations for the use of the relevant land.

Council notes that the proposed amendment is not consistent with the intent for provisional PDAs as expressed in the original explanatory notes for section 34 of the Economic Development Bill 2012 which provided as follows:

"Provisional PDAs are intended to apply in very limited circumstances only where development can be brought to the market quickly and where the development is consistent with community expectations …

Provisional PDAs are intended to provide for development that is consistent with community expectations as expressed in the local government's planning scheme. An example is the proposed development is a use that is the same use proposed under the planning scheme although it may be at an increased intensity. Development sites are generally small, distinct sites containing single uses, where development can be progressed swiftly utilising the planning regime of this Act and brought to the market generally within the life of the provisional PDA."

Given the limited nature in which provisional PDAs were intended to be used, Council submits that the proposed extension of the circumstances in which they can be used, is not warranted and the proposed amendment should be withdrawn.

**Draft Provisional Land Use Plans and Provisional Land Use Plans**

The Bill proposes to replace sections 35 and 36 of the ED Act. Section 35(2)(b) of the ED Act currently requires that a PLUP must not compromise the implementation of any planning instrument applying to the area. Again, this removes an existing restriction on declaring a PLUP.

The proposed new section 36C(3) of the ED Act will require that the relevant local government be consulted, but only in the way that the MEDQ "considers appropriate" or based on "reasonable endeavors". This level of consultation on a draft PLUP does not, in our view, amount to the same protection for a local government in terms of its planning direction for the area, including the PDA or PPDA, as the current section 35(2)(b) of the ED Act.

Similar comments apply in relation to the proposed new process for the MEDQ to amend a PLUP in the proposed new chapter 3, part 2, division 1, subdivision 2 of the ED Act (clause 24 of the Bill).

**Effect of repealing a PDA and replacing it with a new PDA on PDA development approvals**

The explanatory note to clause 30 identifies that "Experience indicates that there may be circumstances when the most appropriate action in response to changing circumstances is for a PDA to be replaced by a new more extensive PDA which has a new or extended purpose ...."

Clause 39 of the Bill proposes the insertion of a new section 50 in the ED Act which identifies that if land ceases to be in a PDA a PDA development approval is taken to be a development approval under the Planning Act 2016 (Planning Act). It is unclear whether a PDA development approval is intended to convert to a development approval under the Planning Act in circumstances where land only temporarily ceases to be in a PDA where that PDA is being replaced by another PDA.

Council submits that the Bill be amended to clarify the status of a PDA development approval where a PDA is repealed and replaced by another PDA.

**Administration of converted PDA development approvals**

Council recognises that where a PDA is repealed it is necessary to put in place an alternate regime to manage PDA development approvals.

Council, however, is concerned that the regime proposed by the Bill where PDA development approvals are converted to development approvals under the Planning Act will impose an additional administrative burden on the Council to administer an assessment process under the ED Act which is inconsistent with the assessment process administered by the Council under the Planning Act.
Examples of inconsistencies between PDA development approvals and development approvals under the Planning Act are identified in the following sections proposed to be inserted by clause 39 of the Bill:

(a) section 51A(1) which provides that a development condition of the PDA development approval is taken to be a development condition of the Planning Act approval even if the condition could not be imposed under the Planning Act;

(b) section 51AQ(4) which provides for a regulation to be made to set out how a PDA development approval is to operate when transitioned to a development approval under the Planning Act.

Council submits that it would be more efficient for local governments to administer converted PDA development approvals if the Bill is amended to include a requirement that PDA development approvals be more consistent with development approvals under the Planning Act.

Funding of sub-regional infrastructure

As the Council is responsible for providing local government infrastructure to service development within its local government area including priority development areas Council is concerned to ensure that development in PDAs makes an appropriate contribution towards the cost of funding infrastructure necessary to service that development.

MEDQ currently sets sub-regional charges and value capture charges for development in PDAs in its infrastructure funding framework. In the event, a PDA is revoked existing PDA development approvals will convert to become development approvals under the Planning Act.

Council is concerned the limitation proposed by clause 39 which will insert section 51AQ in the ED Act will restrict the Council from imposing infrastructure charges where the infrastructure funding framework is no longer maintained for a former PDA.

Council would like confirmation that the Bill will ensure adequate funding for the provision of infrastructure necessary to support the development of PDAs.

PDA accepted development and PDA assessable development

The Bill proposes changes to section 33 of the ED Act to use the current terminology for development categories that are in other legislation (i.e. accepted development rather than self-assessable and exempt development). In addition, this proposed change introduces the ability for a regulation to categorise development.

The Bill also proposes to alter section 176 of the ED Act to include a reference to categorising development as assessable development or accepted development as one of the things a regulation may do.

The changes could result in Council not being consulted on the proposed regulation that categorises development for land that is in its local government area.

PDA exemption certificates

Clause 78 introduces exemption certificate for PDA assessable development. The circumstances in which the MEDQ may give an exemption certificate is equivalent to those identified in the Planning Act for a local government. While there is a requirement for the MEDQ to consider any relevant State interest before giving a PDA exemption certificate, we have not been able to identify any requirement for the MEDQ to consult with the relevant local government. Given that a PDA exemption certificate attaches to premises and any use that is a natural and ordinary consequence of development carried out under the PDA exemption certificate will be taken to be a lawful use, this could be of some concern to councils that ultimately inherit any consequences.

Exclusions relating to environmental nuisance or environmental harm

Schedule 1 of the Environmental Protection Act 1994 sets out a number exclusions to the environmental nuisance/harm offences, which presently include environmental nuisance caused by development carried out under a Planning Act development approval that authorises the nuisance. The Bill proposes to include a reference to nuisance caused by PDA development in two stages. Immediately upon assent of the Bill, the exclusion will include development carried out under a PDA development approval. Upon proclamation, the
exclusion will also include reference to development carried out under a PDA exemption certificate under the EDA.

The new exclusions themselves should be of no real concern given that they align with existing exclusions under the Planning Act. However, if Council were to seek to prosecute environmental nuisance offences, PDA development approvals will curtail the ability to do so for development carried out under a PDA development approval, hence the ongoing general desire for councils to be consulted on decisions by the MEDQ.

**Validation of infrastructure charges notices given under the Sustainable Planning Act 2009**

Council notes that clause 182 of the Bill proposes to insert section 344 in the Planning Act to clarify that infrastructure charges notices given under the Sustainable Planning Act 2009 (SPA) were and always have been valid.

Council supports this proposed amendment to provide certainty to applicants and local governments regarding the status of infrastructure charges notices issued under the SPA.

**Conclusion**

Council thanks the Committee for the opportunity to make this submission.

If you would like any further information or clarification of the matters contained in this submission please do not hesitate to contact David Radich, Economic Development and Strategy Manager on 3412 4159.

Yours faithfully

Silvio Trinca  
Acting Chief Executive Officer