

26 June 2014

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Ms Erin Pasley
Research Director
State Development, Infrastructure and Industry Committee
Parliament House
George Street
BRISBANE QLD 4000



Dear Ms Pasley

Red Tape Reduction



Thank you for the opportunity to provide feedback on the *State Development, Infrastructure and Planning (Red Tape Reduction) and Other Legislation Amendment Bill 2014* (the Bill).



The Property Council has long supported the State Government's election commitment to reduce red tape and has consistently advocated for the modernisation of property industry specific legislation.



The Property Council supports the Bill's intent to drive economic development through the reduction of red tape within the:



- *Economic Development Act 2012*
- *Environmental Protection Act 1994*
- *Land Title Act 1994*
- *Sustainable Planning Act 2009.*



Further detail on the amendments to these Acts can be found below.



Amendments to the *Economic Development Act 2012*

The Property Council strongly supported the introduction of the *Economic Development Act* in 2012 to facilitate development in Priority Development Areas (PDAs) and Provisional Priority Development Areas (PPDAs).



We support the amendments to the *Economic Development Act* proposed under the Bill as they relate to:

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- Clarifying the role of the Economic Development Fund and the parties that must pay into it.
- Improving the State Government's ability to declare a PPDA, through the removal of the requirement to remain consistent with local planning instruments.
- Clarifying procedures for the revocation of a PDA including ensuring the revocation does not adversely affect approvals and ongoing procedures.
- Allowing amendments to land use plans, for local governments that are granted a PDA within their local area.
- The requirement for public notification and the consideration of submissions when amending a land use plan.

The inclusion of provisions to allow for a Community Infrastructure Designation (CID) within a PDA is strongly supported.

The Property Council notes that the list of community infrastructure under a CID also requires clarification.

The Property Council does not support any increases in, or duplication of, the taxes and charges payable by developers.

While it may be appropriate for developers and the State Government to reach agreements relating to the charging of infrastructure on a case by case basis, the Property Council is concerned about any overarching amendments to the levying of infrastructure charges.

The risk of creating loopholes for new, unwarranted taxes or tax rises on the property industry is too great for the Property Council to support changes in the ability to levy expenses recoupment charges on rateable land. To this end, more information must be provided regarding the circumstances, application and detail of the charges.

Amendments to the *Environmental Protection Act 1994*

The Property Council supports the amendments to restore the statutory links between the *Environmental Protection Act 1994* and the *Sustainable Planning Act* to allow for a single application for developments.

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We recognise that the separation of these processes was an unintended consequence of the creation of the State Assessment and Referral Agency (SARA). In reintegrating the processes into a single application it is critical that SARA maintain its ability to efficiently handle the referral process.

Amendments to the *Land Title Act 1994*

The Property Council supports amendments to provide the Coordinator-General with powers equivalent to that of a local government or the Minister for Economic Development Queensland in regards to reconfiguring a lot.

Amendments to the *Sustainable Planning Act 2009*

The Property Council supports the master planning amendments that remove the unintended loophole to allow new third appeal rights for a declared master plan area.

Additionally, the removal of the requirement for notification for development that is consistent with a structure plan in a declared master plan area is also welcomed.

Amendments to other Acts outlined in the Bill.

The Property Council has no comment on the remaining Acts amended by the Bill however we support that repealing of redundant Acts.

Conclusion

Thank you once again for the opportunity to provide comment on the *State Development, Infrastructure and Planning (Red Tape Reduction) and Other Legislation Amendment Bill 2014*

If you have any questions about the Property Council or this submission, please do not hesitate to contact me on kmacdermott@propertyoz.com.au or 07 3225 3000.

Yours sincerely



Kathy Mac Dermott
Executive Director