

# Weinam Creek Priority Development Area

## Development Charges and Offset Plan – Submissions Report

February 2025



**Economic Development Queensland**

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# 1.0 Introduction

The Weinam Creek Priority Development Area (PDA) was declared on 21 June 2013 under the *Economic Development Act 2012*.

The PDA comprises approximately 42 hectares of land, including 36 hectares over land and nearly 6 hectares over water and is located in Redland Bay.

The Weinam Creek PDA Development Scheme (development scheme) is applicable to all land within the boundaries of the PDA. The development scheme commenced on 29 May 2014.

The Development Charges and offset Plan (DCOP) has been prepared to provide guidance on infrastructure matters by stating the development charges applicable to development within the PDA, identifying any trunk infrastructure within the water supply, sewerage, stormwater, transport, parks and community facilities networks made necessary by development of the PDA as well as matters relevant to calculating a credit, offset or refund for the provision of trunk infrastructure.

The Weinam Creek Priority Development area (PDA) draft Development Charges and Offset Plan (DCOP) and Infrastructure Planning Background Report (IPBR) was publicly notified for 20 business days from Monday 18 November to 5:00pm on Friday 13 December 2024.

Following the completion of the public notification period:

- all submissions received were reviewed by the Minister for Economic Development Queensland (MEDQ), and
- the Weinam Creek PDA DCOP was changed where considered appropriate in response to submissions received.

This report has been prepared to summarise the submissions that have been considered and provides information on the merits of the submissions and the extent to which the DCOP has been amended.

# 2.0 Overview of Public Notification Process

## 2.1 Community engagement

The public notification period for the proposed Weinam Creek PDA draft DCOP took place between Monday 18 November to 5:00pm on Friday 13 December 2024. During the public notification period the following community engagement initiatives were implemented:

- A dedicated Economic Development Queensland (EDQ) ‘Have Your Say’ (HYS) webpage for the Weinam Creek PDA – draft DCOP.

The HYS page included:

- Downloadable copies of draft DCOP and the draft Infrastructure Planning Background Report (IPBR) which summarises the technical studies undertaken in the development of the DCOP
- FAQs for the Weinam Creek PDA draft DCOP.
- Information on the Weinam Creek PDA page on the EDQ website
- Public notice advertisement on the web page
- Letter to landholders
- The ‘Have your say’ webpage statistics include:
  - Page Views: 267
  - Visits: 217
  - Visitors: 134
  - Members followed: 5
  - Downloaded at least a document: 261

### Library downloads

Downloads
<ul style="list-style-type: none"><li>• 73 downloads of the draft Development Charges and Offset Plan (DCOP)</li><li>• 188 downloads of the draft Infrastructure Planning Background Report (IPBR) and/or appendices</li></ul>

## 2.2 Submission registration and review process

Submissions were received by email. Once submissions were received, they were registered and reviewed. Table 1 below provides an overview of the submission registration and review process.

**Table 1: Submission registration and review process**

Steps	Action
Classification of submissions	Submissions were registered and classified by number and section relevant to the Development Charges and Offset Plan, Infrastructure Planning Background Report and supporting documentation.
Summarising submission issues	<p>Each submission was read, and the different matters raised were entered into the submissions database under headings based on the sections of the Development Charges and Offset Plan, Infrastructure Planning Background Report and supporting documentation.</p> <p>Each submission often covered several topics; therefore, allowance was made for the same or similar comments being raised in several submissions. This included receipt of multiple submissions with similar views on a topic or submissions having different views on the same topic. For this reason, comments across submissions on topics were identified and these comments were summarised under common headings based on the sections of the Development Charges and Offset Plan, Infrastructure Planning Background Report and supporting documentation in the submissions report.</p>
Evaluation and responses to issues	<p>Once all comments were summarised, they were assessed, and responses were prepared.</p> <p>Potential changes to the Development Charges and Offset Plan, Infrastructure Planning Background Report and supporting documentation were identified.</p> <p>In evaluating submissions, allowance was made for the same or similar comments being raised in different submissions. For this reason, assessment of comments and resulting Development Charges and Offset Plan, Infrastructure Planning Background Report and supporting documentation changes were made based on the sections of the Development Charges and Offset Plan, Infrastructure Planning Background Report and supporting documentation rather than on a submission-by-submission basis.</p>
Submission report	<p>The submissions report was prepared, providing a summary of the submissions considered, information about the merits of the submissions, recommendations for changes to the Development Charges and Offset Plan, Infrastructure Planning Background Report and supporting documentation to reflect submissions.</p> <p>Comments raised through submissions have been summarised to simplify the presentation and review comments.</p>
MEDQ approval	The final submissions report and Development Charges and Offset Plan, Infrastructure Planning Background Report and supporting documentation were submitted to the MEDQ for review and approval.
Publishing and notification of Development Charges and Offset Plan	After the MEDQ's delegate approved the submissions report and endorsed the DCOP, the DCOP was published on the Departmental webpage.

# 3.0 Overview of Submissions

## 3.1 Submission numbers

A total of 2 submissions were received by EDQ at the completion of the public notification period.

## 3.2 Submission Method

Table 2 below identifies the method by which submissions were lodged with EDQ.

Table 2: Breakdown of submissions by submission method

Method of submission	Number of submissions received
Post	N/A
Email	2
Petition (signatures)	N/A
<b>Total submissions</b>	<b>2</b>

## 3.3 Overarching areas of support or concern

- Land dedications
- Infrastructure charge rates comparable to outside of PDA
- Infrastructure offsets
- Timing of payment for charges
- Emergency services

# 4.0 Summary of Submissions and Amendments

Submission reference	#	Summary of Issue	Response
<b>General</b>			
<b>DCOP</b>	<b>1.</b>	<p>a) Neither Tables 5 to 9 in Section 5.1 nor the Trunk Infrastructure Maps in Section 5.2 suggest that any land is required from the landowner for infrastructure the subject of the DCOP.</p> <p>b) The infrastructure charges rates set out in Tables 2 and 3 and Section 2.2 are not of the ordinary (alignment with maximum rates payable for development outside of the PDA)</p> <p>c) Section 3 allows for infrastructure charges offsets as is the norm.</p> <p>d) Section 2.7 allows the timing of incurring the liability to pay charges is as per the norm</p>	a) to d) No change
<b>DCOP and IPBR</b>	<b>2.</b>	<p>Submitter notes that the DCOP infrastructure charges do not apply to the provision of emergency services and notes the growth and demand projections in the IPBR, Submitter has no further comments on the draft documents.</p>	No change