

Impact Analysis Statement

Summary IAS

Details

Lead department	Department of State Development, Infrastructure and Planning
Name of the proposal	Making of the <i>Economic Development (Revocation of Moranbah PDA) Amendment Regulation 2025</i> which amends the <i>Economic Development Regulation 2023</i> (ED Regulation) Schedule 2 to remove reference to the Moranbah Priority Development Area (PDA)
Submission type (Summary IAS / Consultation IAS / Decision IAS)	Summary IAS
Title of related legislative or regulatory instrument	<i>Economic Development Act 2012</i> <i>Economic Development Regulation 2023</i>
Date of issue	January 2025

Proposal type	Details
Regulatory proposals where no RIA is required	<p>The proposal relates to the revocation of the Moranbah Priority Development Area (PDA) and resulting amendments to the <i>Economic Development Regulation 2023 Schedule 2</i>.</p> <p>Detailed in the <i>Economic Development Act 2012</i> (ED Act), the process for revocation is outlined in section 42. The preparation of this IAS is provided as part of the proposal to the Governor in Council to repeal the provision of a declaration regulation so that land in a PDA will no longer be in a PDA.</p> <p>The Moranbah PDA was declared on 30 July 2010 to facilitate land for housing and other urban development. The 1,218-hectare PDA includes land in the existing Moranbah town as well as a large site to the west of Goonyella Road. The Moranbah PDA Development Scheme commenced on 29 July 2011. Plan-making and development assessment powers were initially delegated to EDQ. Development assessment powers were then delegated to the Isaac Regional Council (the council) in April 2016.</p> <p>On 17 October 2017, the former MEDQ wrote to the council agreeing to commence the process of revocation and asking council to prepare the required Planning Instrument Change (PIC).</p> <p>Section 42(4)(c)(i) of the ED Act, allows the MEDQ to determine if the council's planning scheme adequately manages future development on land removed from a PDA. The council decided to update its planning scheme to include provisions for the PDA land once the PDA is revoked. This negated the requirement for a PIC.</p> <p>The new Isaac Regional Planning Scheme (planning scheme) was gazetted on 19 March 2021. The planning scheme identifies zones and planning provisions for the area in the PDA. EDQ is satisfied that the planning scheme appropriately provides for the land to be excluded from the PDA without any amendments.</p> <p>Over the 14 years, the following significant development approvals have been granted in the Moranbah PDA:</p> <ul style="list-style-type: none">• 207 residential units• 342 residential lots• 3,999 workforce accommodation units• 30 short term accommodation units• 59 relocatable home park units• Non-residential development including:<ul style="list-style-type: none">○ fast food outlet and drive-through

- service station
- gym and
- telecommunications facility.

EDQ is no longer delivering housing in Moranbah and on 27 April 2022 the council resolved to recommence the revocation process.

State agencies, including those who own land in the PDA, were consulted during the preparation of the planning scheme and were consulted on the proposed revocation of the PDA. No objections to the proposed revocation have been made

The revocation of the Moranbah PDA is the recommended option, as it was a direct request from the council and significant steps have been taken to progress this successfully. It is considered that the PDA has successfully delivered on its vision, and there are no longer the same housing pressures as when the PDA was declared.

The PDA facilitated the expansion of Moranbah to the east and south-west into new greenfield residential estates. These estates now feature a range of lot sizes, particularly small lots, which were not originally anticipated in the superseded planning scheme. This expansion contributed to housing affordability and provided a pipeline of housing options during a period of immense development pressures and local housing stress.

The revocation represents a natural conclusion to the lifecycle of a PDA, is requested by the council, and is therefore the recommended option.

Infrastructure Funding

Infrastructure funding is already undertaken through the council's charging regime. Where there is a funding gap, Infrastructure agreements (IAs) have been used to establish the financial commitments of the property owners to contribute to the cost of road upgrades being undertaken by the council. Upon cessation of the PDA, the superseding public sector entity for the land (the council) will be taken to be a party to the IAs and it will continue to be in force thus removing an additional public sector entity from the process. Revocation of the PDA will provide for a consolidated decision-making entity (being the council) and consistency in regulatory framework across the township of Moranbah.

There are currently infrastructure agreements being negotiated by the council. Should these not take effect prior to revocation of the PDA, new IAs in accordance with the requirements of the Planning Act 2016 (Planning Act) will need to be drafted. Given that the ED Act and Planning Act share similarities in the drafting and contents of IAs, the redrafting of these IAs will largely relate to minor administrative changes relating to act references and public sector entities (being council rather than MEDQ).

The revocation of the Moranbah PDA does not result in any increased financial or regulatory burden on business or the community. As such, no regulatory impact analysis is required under the *Better Regulation Policy*.

Signed



.....
 John Sosso
 Director-General
 Minister for State Development, Infrastructure and
 Planning

Date: 4/2/2025



.....
 Jarrod Bleijie MP
 Deputy Premier
 Minister for State Development, Infrastructure and Planning
 Minister for Industrial Relations

Date: 4/2/2025