


~~was fortunate to join Nikkita, David, Sophie's protective big sister, Mia, and Logan Hospital executive director Dr Jennifer King at the presentation of the special commemorative certificate. Logan is a growing community with a very busy maternity ward. Congratulations to Nikkita and David and congratulations to the staff of the Logan Hospital maternity ward on this fantastic achievement.~~

~~Mr DEPUTY SPEAKER (Mr Ryan): Order! Time for matters of public interest has expired.~~

SUSTAINABLE PLANNING (HOUSING AFFORDABILITY AND INFRASTRUCTURE CHARGES REFORM) AMENDMENT BILL

First Reading

 **Hon. PT LUCAS** (Lytton—ALP) (Deputy Premier and Attorney-General, Minister for Local Government and Special Minister of State) (12.46 pm): I present a bill for an act to amend the Building Act 1975, the Local Government Act 2009 and the Sustainable Planning Act 2009 for particular purposes. I present the explanatory notes, and I move—

That the bill be now read a first time.

Question put—That the bill be now read a first time.


Motion agreed to.

Bill read a first time.

Tabled paper: Sustainable Planning (Housing Affordability and Infrastructure Charges Reform) Amendment Bill.

Tabled paper: Sustainable Planning (Housing Affordability and Infrastructure Charges Reform) Amendment Bill, explanatory notes.

Second Reading

 **Hon. PT LUCAS** (Lytton—ALP) (Deputy Premier and Attorney-General, Minister for Local Government and Special Minister of State) (12.47 pm): I move—

That the bill be now read a second time.

The introduction of the Sustainable Planning (Housing Affordability and Infrastructure Charges Reform) Amendment Bill 2011 will make our infrastructure-charging system in Queensland much more transparent and simple through the introduction of maximum infrastructure charges. This will dramatically increase certainty for local governments, developers and communities.

This government is committed to reforming local government infrastructure charging, but we also need the development industry and the financial sector to play their parts to ensure homebuyers in Queensland get a fair deal. The government recognises that housing affordability is one of the key issues inhibiting growth and is working where it can to address this through improving land supply and planning processes.

The government also recognises that the current infrastructure-charging framework is one that contains a high level of inconsistency and uncertainty. Whilst local governments have been working and continue to work hard to get their infrastructure planning right, they have all struggled with the charging component of their priority infrastructure plans, otherwise known as PIPs. Reigning in infrastructure charges and ensuring developers know upfront what their infrastructure charges will be is critical to providing certainty and a streamlined process, which in turn will help to ensure feasible developments go ahead.

The message from industry has been clear: certainty in the area of infrastructure charges must be provided as a priority. As a key Growth Management Summit initiative, the Infrastructure Charges Taskforce was established to consider improvements to the existing charging framework and to identify opportunities to simplify charges and provide greater certainty. On 15 March 2011 I released the task force's final report, which recommended a number of key actions including the introduction of a maximum infrastructure-charging regime for both residential and non-residential development for three years while broader reform actions are underway. Importantly, the independent task force recommended residential infrastructure charges should be capped somewhere between \$20,000 and \$30,000, and that is what we proposed to do.

The government has accepted this recommendation and proposed to set a maximum charge of \$28,000 for a dwelling with three bedrooms or more and \$20,000 for a one- or two-bedroom dwelling. The charge for non-residential development has been set at a range between \$50 to \$200 per square metre of gross floor area, depending on the development type. A stormwater charge per square metre will also apply.

I must stress that we are looking to introduce maximum not blanket charges. Local governments will decide if the infrastructure charge in their area increases. The new charging framework does not

require a local government to charge more than they are currently charging. Local governments will continue to retain some level of flexibility but will not be able to levy charges beyond the maximum.

Importantly, local governments fully retain the ability to set their charges below the cap—councils can, by resolution, fix their local charges to suit their circumstances or to stimulate development. Mr Deputy Speaker, there are already numerous councils with charges for individual localities well below the cap this bill introduces. Ipswich City Council, for example, currently charges approximately \$23,500 per house at Raceview; and Moreton Bay Regional Council charge approximately \$17,000 per house at Kippa-Ring.

Local governments have raised concerns about the costs of implementing current legislative requirements for infrastructure charging. The amendments will see the important planning elements of PIPs retained but will result in the complicated infrastructure charges schedules essentially being replaced with adopted charges.

The amendments in this bill will establish a head of power to make a state planning regulatory provision, a SPRP, so that we can make the charges work. The SPRP will do a number of things, including set maximum charges for residential and non-residential development, replace existing infrastructure charging frameworks and provide for the allocation of charges for water or sewerage service infrastructure between a local government and a distributor-retailer. As part of the development of the SPRP, the government will consult with key stakeholders, including local governments and the development industry. The amendments will not fundamentally change our existing planning system but will simplify current infrastructure charging arrangements.

Mr Deputy Speaker, although not dealt with in this bill, I can inform the House that as part of our reform to infrastructure charges, the Queensland government has also agreed to place a moratorium on the collection of local function charges, further reducing the burden on applicable projects. The amendments also deal with the transitional issues around water and waste infrastructure charges for the distributor-retailers in South-East Queensland.

The bill proposes that water related infrastructure charges be allocated between a council and the relevant distributor-retailer, but still keeping within the maximum set in the SPRP. The local government and the distributor-retailer can come to an agreement about how to split charges. Only if they fail to reach an agreement by the end of June will a split under the SPRP be applied. However, if at a later time the distributor-retailer and local government can agree on how to split the charge, this agreement will then apply.

The proposed amendments to the Local Government Act 2009 are necessary to continue implementation matters ancillary to two minor boundary changes made between the Ipswich City Council and the Scenic Rim Regional Council and between the Wujal Wujal Aboriginal Shire Council and the Cook Shire Council. Implementation matters include transfer of ownership of local government assets, such as any material associated with a road or a bridge, and the continuation of planning schemes for persons affected by the boundary changes.


These two boundary changes were made at the request of the councils involved. However, because these particular boundary change applications straddled the jurisdiction of the old Local Government Act 1993 and the new Local Government Act 2009, implementation matters for the boundary changes were provided for in a transitional regulation. The amendments allow for implementation matters for those two councils involved to continue as long as necessary.

Mr Deputy Speaker, the proposed amendments to the Building Act 1975 are necessary to provide pool owners additional time to register their pools on the online pool register. Many pool owners are expected to have suffered significant property damage due to the recent natural disasters and it would be unreasonable to require these property owners to have registered their pool by 4 May 2011. The proposed amendments will delay the requirement to register pools by six months, from 4 May 2011 to 4 November 2011. To be clear, these amendments only relate to pool registration. No other requirements in the Building Act are being changed. For example, the need to provide a pool safety certificate on sale or lease still applies. I commend the bill to the House.

Debate, on motion of Mr Seeney, adjourned.

~~RESIDENTIAL TENANCIES AND ROOMING ACCOMMODATION AMENDMENT BILL~~

~~First Reading~~

~~ **Hon. KL STRUTHERS** (Algeria ALP) (Minister for Community Services and Housing and Minister for Women) (12:53 pm): I present a bill for an act to amend the Residential Tenancies and Rooming Accommodation Act 2008 for particular purposes. I present the explanatory notes, and I move—~~