

2 October 2015

Research Director
Infrastructure, Planning and Natural Resources Committee
Parliament House
George Street
BRISBANE QUEENSLAND 4000

Via email: ipnrc@parliament.qld.gov.au

Dear Sir/Madam,

Local Government and Other Legislation Amendment Bill (No.2) 2015

I write with regard to the above Bill, which was tabled by the Deputy Premier and Minister for Transport, Minister for Infrastructure, Local Government and Planning and Minister for Trade, The Hon Jackie Trad MP, on 17 September 2015.

The Shopping Centre Council of Australia (SCCA) represents Australia's major owners, managers and developers of shopping centres. The SCCA participated in the Queensland Government's reform of local government infrastructure charges throughout 2013-14 and continues to engage with Government on matters of implementation.

We understand through the various *Better Planning for Queensland* publications that the Government considers the two year extension for local councils to finalise their Local Government Infrastructure Plans (LGIPs) outlined in this Bill to be a 'reform priority'. In this regard, we don't expect the Government to waver on its intent to extending this timeframe, regardless of the recommendations of the Committee. We are also under no illusion that the Minister would refuse an application for an extension, regardless of the degree of justification and evidence contained in a Council's 'project plan'.

In this regard, the Committee should consider highlighting some of the potential consequences that the Government will need to address as a result of the extended timeframe (from 30 June 2016 to 30 June 2018), including the need to monitor a councils progress against its 'project plan', recourse if a council is proven to be unable to achieve the targets/progress in its 'project plan', and resolution of the LGIP process if, as we near June 2018, some councils are still not in a position to finalise their infrastructure plans.

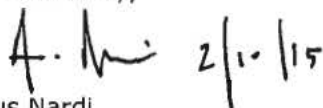
Although we understand the practical and political expediency of providing this extension, we do not want to see this concession to the local government sector to result in a drawn out, unaccountable and expensive process which sees no improvement in the delivery of local government infrastructure across Queensland.

With regard to the proposal to allow a proponent to seek the issue of an Infrastructure Charge Notice (ICN) in circumstances where offset or refund amounts have not yet been determined, we would urge the Committee to consider highlighting the importance of ensuring that the relevant infrastructure authorities should not be left unaccountable. It should remain the exception that a proponent seeks an ICN without this information and the Minister (or relevant delegate) should investigate instances where it can be demonstrated that a relevant infrastructure authority consistently fails to resolve and provide this important information in a timely manner.

I can be reached on [REDACTED] to discuss this letter.

The SCCA's members are AMP Capital Investors, Blackstone Group, Brookfield Office Properties, Charter Hall Retail REIT, DEXUS Property Group, Eureka Funds Management, Federation Centres, GPT Group, Ipoh Management Services, ISPT, Jen Retail Properties, JLL, Lancini Group, Lendlease, McConaghy Group, McConaghy Properties, Mirvac, Perron Group, Precision Group, QIC, Savills, SCA Property Group, Scentre Group and Stockland.

Yours sincerely,



Angus Nardi
Executive Director