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The Research Director
State Development, Infrastructure and Industry Committee
Parliament House
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WINNER
Innovation of the Year

Dear Sir



Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment Bill 2014

I refer to the above and am really pleased to see the progressive nature of the proposed new bill. Whilst I am sure there will be pluses and minuses as a result of the changes I recognise a genuine attempt at meaningful, positive reform of the existing system. Bligh Tanner worked with Buckley Vann Town Planning and CChange on a review of the Draft SPRP, completing a report in April 2012, and we remain very interested in the issues arising.

There is one key recommendation that I would make to further enhance the proposed new bill and this is to provide a simple mechanism for a reduction to infrastructure charges for the situation where a Developer is able to demonstrate a significant degree of 'self-reliance' resulting in a significant reduction in infrastructure demand. An example of this would be where a Developer installs a system for water reuse, say providing 50% or more of their 'own' water. Systems such as these are affordable and contribute significantly towards creating more sustainable, resilient and liveable communities, but they need some form of incentive for a Developer to be interested in proceeding along these lines. I recognise that this could be achieved by the negotiation of an Infrastructure Agreement, however, this is usually a time consuming, relatively expensive exercise and does not provide any certainty of an outcome. Some relatively simple implementation rules would mean a Developer has some certainty of outcomes without having to engage in a long and often costly process. It's also worth noting that the Distributor Retailers in SEQ are in the business of selling water so have a perverse incentive not to provide credits for innovation like this.

Again I commend the new bill and look forward to seeing the final result on July 1.

Yours faithfully

Chris Tanner
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