

State Development Infrastructure and Industry Committee

From: Paul Bidwell [REDACTED]
Sent: Friday, 16 May 2014 4:01 PM
To: State Development Infrastructure and Industry Committee
Cc: Infrastructure Planning
Subject: Attention Mr Bruce Young MP, Acting Chair State Development, Infrastructure and Industry Committee - Submission - Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment Bill 2014

The key issue for Master Builders is the level of the charges. Infrastructure charges have been a major constraint on the industry over time (refer to Master Builders Survey of Industry Conditions). Our objective from the outset was to see a reduction in the current level of capped charges.

While the current capped charges have not been reduced, the proposed fair value infrastructure charges schedule is positive for the industry, given that where councils opt in to the new regime, infrastructure charges will drop by 10% & 15% respectively for residential & non-residential development.

The sticking point is whether councils opt in to the new regime.

We strongly support the state government's intention to invest in selective infrastructure projects. Providing the private sector access to this co-funding is another very positive outcome.

However, it remains to be seen whether providing access to funding will be enough to entice local government to opt in to the new regime. Our concern is that councils will balk at opting in to the new regime given the lack of detail about how it will work, in particular the criteria for the state government to assess proposals; how the co-funding will work; & how much funding is on offer.

We also have a concern about how the distributor retailers such as Unity Water will deal with the new arrangements.

We have no concerns with the raft of other associated issues – the cross-crediting arrangements; the definition of essential infrastructure etc.

Kind regards,

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