



Speech by

**CAROLYN MALE**

**MEMBER FOR GLASS HOUSE**

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Hansard 14 October 2003

**INTEGRATED PLANNING AND OTHER LEGISLATION AMENDMENT BILL**

**Ms MALE** (Glass House—ALP) (3.23 p.m.): I take this opportunity to speak in support of the changes contained in the Integrated Planning and Other Legislation Amendment Bill 2003, particularly in relation to the further streamlining of the day-to-day operation of the Integrated Development Assessment System, or IDAS. I am pleased that this bill continues to fulfil the development industry's expectations regarding the ongoing IPA reform agenda, while ensuring the attention of local government is not drawn away from the important task of preparing the IPA planning schemes.

The bill incorporates a number of administrative changes that may seem minor in nature but will provide greater certainty for assessment managers and applicants and will improve the efficiency of the assessment regime. The more substantive changes contained in the bill allow modern trends and requirements in the development industry to be fully accounted for without jeopardising environmental and community interests.

I wish to draw to the attention of the House the reforms to the preliminary approvals process as it relates to larger conceptual approvals and staged or layered approvals. These changes support the efficient yet accountable assessment of such proposals and recognise the trend for increasingly complex applications involving a number of integrated uses, both defined and undefined, in planning schemes. With the ongoing roll-in of state approvals into the IDAS framework, the need for all IDAS development applications to be supported by the consent of the owner of the land has been reviewed. In many cases, the requirement for the owner's consent to make a development application has not been a requirement of the legislation being integrated into IDAS and has consequently proved to be an administrative burden adding to delays for applicants and local government alike. In particular, there have been difficulties in situations where development is proposed in corridors, such as electricity corridors, where the land is affected by an easement, and in instances where the development being proposed is for building work, operational work or drainage work and plumbing work.

The amendments in the bill reflect a commonsense approach in that where the application is for development other than a material change of use, reconfiguring of a lot or certain operational work, the application when made by someone other than the landowner will no longer need to be supported by the written consent of the owner. This will in no way compromise the owners' rights to determine what happens on their land. A development approval is given for the land generally and not to a particular person. It does not in any way affect the rights associated with ownership, so the owner will still retain full control over what happens on their land. Consequently, I am confident that these changes will reduce red tape without eroding the rights of individual landowners.

The bill also responds to suggestions made during the recent Queensland Environmental Law Association Conference to create a distinction between the time allowed for an applicant to respond to a general information request and to one made about an application that has been lodged due to enforcement action by the assessment manager. The amendment will require an applicant to respond to an information request issued in relation to an application lodged in response to an enforcement action within three months rather than the usual 12 months. This initiative is considered to be both sensible and reasonable as it will act to reduce opportunities for undesirable delays in the assessment of development applications arising from unlawful development. I consider that this amendment will have significant environmental benefits by ensuring such applications are dealt with promptly.

In summary, I am confident that the IPOLA Bill 2003 will ensure much-needed changes to the IPA with regard to IDAS and will improve the act's responsiveness to the current climate of development while still maintaining appropriate avenues for community concerns to be considered and environmental factors taken into account. I believe the changes introduced by this bill will result in a more efficient and effective integrated development and assessment system, and I commend the bill to the House.