



Speech by

## Peta-Kaye Croft

**MEMBER FOR BROADWATER**

Hansard Thursday, 2 September 2004

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### **INTEGRATED PLANNING AND OTHER LEGISLATION AMENDMENT BILL**

**Mrs CROFT** (Broadwater—ALP) (2.34 p.m.): I rise to speak in support of the bill and in particular I would like to talk about the arrangements for the implementation of the south-east Queensland regional plan. Considerable effort and resources have been devoted to develop a robust and visionary regional plan for south-east Queensland. However, the best plan will founder if sufficient attention is not paid to the way in which it is to be implemented. I am pleased to say that the arrangements in this bill for implementing the plan demonstrate a clear yet balanced commitment by this Beattie government to ensure its effective implementation.

As its name suggests, the Integrated Planning Act is all about presenting planning outcomes to the community in a cohesive, consistent and integrated way. One of the most important ways of achieving this is through integrating the state's planning outcomes using the medium of local government planning schemes. This cooperative approach was agreed to between the state and local governments when the IPA was developed and has worked effectively. Since the IPA was developed, several important reforms have been made to ensure that integrated state government and local government planning could be effectively achieved. For example, the process for making planning schemes was modified to give the state a greater say at critical points in the process.

I would like to touch on a couple of issues that have been brought to my attention during my time as the member for Broadwater. State departments have had a say and have influenced the planning process significantly. In doing so, they have also taken on board the community's concerns. In my electorate the input of the Department of Main Roads into that section of the process has been vitally important. Also, state planning policies were designed so that once a minister is satisfied, the policies are adequately reflected in a planning scheme and they cease being an independent consideration in development assessment. This bill remains faithful to the principles of integration originally laid down through the IPA. In particular, the main means by which the regional plan will be given effect is through local government planning schemes. As for the state planning policies, provision has been made in the scheme-making process for the Minister for Local Government, Planning and Sport to identify that the regional plan has been adequately reflected in the relevant planning scheme.

The development assessment rule in chapter 3 of the IPA has been modified accordingly to ensure that, like state planning policies, the regional plan will be only an independent consideration in development assessment until such time as the relevant planning scheme is amended to reflect it. However, there are also several important differences in the implementation arrangements under the bill that reflect the importance accorded to the regional plan and the priority that the government has given its implementation. The first of these is the requirement for local governments to develop proposed amendments to the planning schemes and forward them to the Minister for Local Government, Planning and Sport within 90 days of the approval of the regional plan.

This bill also includes a new reserve power for the Regional Planning Minister to undertake any amendments in the event that the local government does not comply with these arrangements. Similarly,

the bill also requires state agencies preparing plans or policies that may affect the regional plan to take account of the regional plan and describe in the plan or policy how it reflects the provisions of the regional plan. This is an important first step in ensuring that state plans and programs line up with the regional plan.

The other key difference in the implementation arrangements for the regional plan is the proposed regulatory provisions. These are a special component of the regional plan that are capable of regulating development directly rather than through a planning scheme. The bill allows for the regulatory provisions to suspend or otherwise influence the effect of the planning scheme until the scheme is amended to reflect the strategic intent of the regional plan. In this way, the regulatory provisions will play a similar role to temporary local planning instruments which are an existing mechanism under IPA. The regulatory provisions can also directly regulate development by identifying where particular development may or may not occur. The regulatory effect of these arrangements is backed by the new offences provisions contained in the bill.

Finally, the regulatory provisions can include transitional arrangements for development applications being considered at the time the regulatory provisions come into effect. This is an important way of managing the potential for speculative development applications before the regional plan is finalised. The regulatory provisions introduce important and powerful new tools to ensure the regional plan can be implemented effectively and can provide certainty to local government, industry and the community. In particular, the regulatory provisions can play an important part in providing certainty and managing expectations during the time the draft regional plan is on public display. For this reason, the bill states that the draft regulatory provisions have effect from the day the draft regional plan as a whole is publicly notified until it is superseded by the regulatory provisions in the final regional plan.

The bill also recognises the importance of the final regulatory provisions of the regional plan by requiring the Regional Planning Minister to submit them to parliament for ratification. If parliament does not ratify the regulatory provisions of the regional plan within 14 sitting days of their being tabled the regulatory provisions will lapse. This underscores the importance of the regulatory provisions and provides industry and the community with an extra measure of certainty as to their effect.

While the regulatory provisions will have an important role in implementing the regional plan, it is best described as a supporting role. As I indicated earlier, the principal means of implementing the plans will be through the local government planning schemes and the existing development assessment arrangements under the integrated development assessment schemes.

I strongly believe that this bill will go a long way to alleviating some of the concerns that residents in my electorate have raised. I bring to the attention of the House the enormous development that is occurring in my electorate, from Labrador right up to Hope Island. In particular, Hope Island is undergoing huge change. Members of this House who have not visited there for some time would be very surprised at the amount of development that has taken place. One of the concerns residents have raised with me is the lack of open space. Particularly in the Hope Island area, we have been privileged to have a huge number of kangaroos residing in that area as well. Unfortunately, due to the numbers of developments taking place there, places for the kangaroos and other wildlife—

**Mrs Reilly:** Koalas.

**Mrs CROFT:** The member for Mudgeeraba will no doubt agree that this is a situation she is experiencing in her electorate. Certainly, this is an issue that has been raised. Concern about the lack of open space is being raised more often by residents. I strongly believe that this is an area in which the Gold Coast City Council really needs to rectify its ad hoc planning. It is not recognising the huge value local residents of the Gold Coast place on open space.

I have been involved in talking to residents about the development of Hope Island. New land is being released at Sanctuary Cove. A new development is happening on the old Aurora site at Hope Island. There are also changes due to a large canal development taking place there. With that come challenges relating to where traffic will go. Residents have to endure development while it is taking place.

I believe that these kinds of issues really need to be addressed by the council. It needs to listen to the concerns of residents of the Gold Coast. We do appreciate that people have made a decision to live on the Gold Coast for its lifestyle. More and more, concerns are being raised with me by residents about ad hoc development. I use Paradise Point as an example. One would look at the development and think that is all the area could cope with, yet the council has approved the construction of duplexes. There are very narrow streets with very little parking space. Residents are raising concerns about traffic. I think this bill will go a long way to addressing those concerns.

I talked about growth in the area. According to the Electoral Commission's 2004 statistical returns report, released earlier this week, the rate of growth in Broadwater has been at 6.55 per cent since 2001. That is huge growth in my electorate. I welcome all of those new residents and all of the places that are being built for them to live in, but there are things we need to look at. I highlight that to the minister. I believe that this bill will allow sustainable growth for south-east Queensland. I commend the ministers involved and commend the bill to the House.