



Speech by

## Ms Grace Grace

MEMBER FOR BRISBANE CENTRAL

Hansard Tuesday, 26 February 2008

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### INNER-CITY LIVING

**Ms GRACE** (Brisbane Central—ALP) (10.07 pm): The buzz of inner-city living is infectious, with many people loving the lifestyle of living in the CBD within my electorate. More and more people are choosing inner-city apartment living, with many apartment towers being built to accommodate this growing demand for convenient city dwelling.

Part of the dynamism of the Brisbane CBD is the new buildings that are springing up and the renovation of our older ones. This building and construction renewal means residents are sometimes living not just next to or above shops, restaurants and theatres but also next to some noisy demolition or construction sites. Although many would prefer that construction takes place during business hours when it is likely to cause the least disruption to their lifestyle, the reality is that due to safety requirements and traffic management demands some construction work is only reasonably able to occur after hours. Therefore, it is imperative that a balance between these competing interests is found in order to secure buildings for future residents and tenants as soon as possible but at the same time having consideration for the current residents having to endure our booming inner-city construction sites.

It is, therefore, pleasing for me to advise this House that managing construction issues such as noise and dust in the CBD is becoming much clearer as the Environmental Protection Agency and the Brisbane City Council have agreed to take a cooperative approach to dealing with issues arising from inner-city construction and demolition activities. Both the BCC and the EPA have agreed to deal with complaints and enforce regulations setting out clear roles and responsibilities, an outcome that Councillor Hinchliffe and I have been driving with the assistance of the minister and his office and department.

The BCC is responsible for setting conditions in development approvals, including the most appropriate hours for carrying out construction and demolition activities. The council will then be responsible for investigating breaches of its own development conditions. Where there are no relevant BCC approval conditions for construction and demolition work, the EPA is responsible for investigating complaints about nuisance noise and dust. The EPA can issue on-the-spot fines where a complaint is investigated and nuisance laws have been breached.

The EPA and the council are working together to develop a set of model conditions for future development approvals and will also coordinate their enforcement efforts which will avoid any jurisdictional confusion or blame game occurring. For the next three months the EPA and the BCC are reallocating resources to after-hours officers available to better investigate complaints, clearly set out each organisation's roles and responsibilities and will work together to ensure that the construction sector knows about its environmental responsibilities in the CBD.

Arrangements have been put in place with business and after-hours phone numbers for the EPA and the BCC for complainants to contact should an issue arise. Once arrangements are finalised I believe a workable outcome will be achieved for all stakeholders living and working in our beautiful inner Brisbane city, especially when it comes to balancing the interests due to booming construction activities currently taking place.

Time expired.