




Speech By
Ros Bates

MEMBER FOR MUDGEERABA

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STATE DEVELOPMENT, INFRASTRUCTURE AND PLANNING (RED TAPE REDUCTION) AND OTHER LEGISLATION AMENDMENT BILL

 **Ms BATES** (Mudgeeraba—LNP) (8.33 pm): I rise this evening to make a short contribution to the State Development, Infrastructure and Planning (Red Tape Reduction) and Other Legislation Amendment Bill 2014. I thank the Deputy Premier on behalf of the long-suffering residents in the Mudgeeraba electorate who have had to put up with party houses and the distress they cause, particularly for those residents in Red Oak Drive and The Panorama in Tallai. I have lodged various petitions in this parliament in relation to this matter. I know that my constituents will be ecstatic this evening to find that finally there is relief in sight.

The provisions in this bill will help the police deal with behavioural issues related to party houses. The bill will empower our local governments to regulate party houses from a planning and development perspective. These provisions are not mandatory. I am sure that the Gold Coast City Council will definitely opt in by amending our local planning scheme or make a temporary local planning instrument. Tonight we are providing a new mechanism for local governments such as the Gold Coast City Council, and they have needed it for quite some time. The amendments provide a definition of party house, a separate and distinct definition from other uses such as short-term accommodation. This will mean that a defined party house may be an assessable development which will require development approval in order to operate.

The Gold Coast City Council already knows which areas in my electorate should be designated as a party house restriction area in their planning scheme. The effect of this party house restriction area is to make clear that any residential dwelling in that area does not have, and never had, approval to operate as a party house unless otherwise approved by local government. The provisions will mean that a local government can decide if and how to regulate a party house as a use in a way that is locally appropriate. In my case, the problems only relate to very small pockets where the activities repeatedly occur, such as in Tallai. The aim of the amendments is to enable local governments to regulate these party houses so that a lawful party house must have development approval to operate.

I thank my local councillor in Division 9 in Mudgeeraba, Councillor Glenn Tozer, for taking the time to come to parliament and meet with the Deputy Premier in relation to this matter. I thank him for his contribution, particularly in recommending that fines are just not enough to stop the problem. The fines have to actually be large enough to ensure it is a disincentive. I will give an example. For one of the houses up in Tallai they regularly charge \$7,000 to \$10,000 a weekend. A fine of about \$200 or \$2,000 every time they have a party—every weekend—is no dint in their profits and is not a disincentive to stop the practice.

I thank my friend and colleague Ray Stevens, the member for Mermaid Beach, for his support on this issue and for standing up for his residents in his local area who have the same issues as mine; his are just on the water. I thank the Kane family for their persistence in relation to this matter and for garnering the support of locals to get in behind them and make their opinions count. Tonight I hope

the residents on The Panorama in Tallai have popped the champagne corks, for tonight is the start of them getting their lives back, getting their homes back and having their peace of mind return. I commend the bill to the House.