




Speech By
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MEMBER FOR CHATSWORTH

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**HOUSING AVAILABILITY AND AFFORDABILITY (PLANNING AND OTHER
LEGISLATION AMENDMENT BILL; BUILDING INDUSTRY FAIRNESS
(SECURITY OF PAYMENT) AND OTHER LEGISLATION AMENDMENT BILL**

 **Mr MINNIKIN** (Chatsworth—LNP) (4.07 pm): I have listened with interest in the last couple of hours to the debate and, given it is a cognate debate, I would like to limit my contribution to specifically the Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023. I note that some of the speakers have actually referred to some personal comments—they can speak and do what they want—but I will be referencing Jane and Kurt a bit later in my contribution because, to me, that is the actual human face behind this particular bill in my electorate of Chatsworth.

I note that the bill was introduced by the Deputy Premier on 11 October last year. I note the objective of the bill is to amend the Planning Act 2016, to optimise the planning framework response to current housing challenges through a suite of new tools, and to improve the operational and process aspects of the Planning Act and, furthermore, to the Economic Development Act 2012, the Integrated Resort Development Act 1987, and the Sanctuary Cove Resort Act 1985 to ensure operational efficiencies in the Planning Act also apply to other planning legislation and to the Planning and Environment Court. I am also aware that the amendments require the Planning and Environment Court Act and the Environmental Offsets Act 2014 to give effect to the changes in the Planning Act. There is a fair bit of legislation that needs to be looked at, but, at the end of the day, what we are really debating here, I believe, are people and the need to put a roof over their head.

The government has stated that the bill has been influenced by the learnings from the development of Caboolture West, which was originally flagged as an urban growth area in the 2009 regional plan but is yet to see any significant development. I would hope that the government would learn from the mistakes of the past when it comes to urban growth and planning matters. I cite specifically what has occurred in the last 2½ decades in Ripley Valley and Yarrabilba where, as great as the communities are, they have always lacked decent transport connectivity and transport corridors from the get-go. It has been a retrospective job over many years to try to get these areas of urban planning connected with adequate transportation. I would hope that along the way, in addition to the housing bill, that this issue is taken on board because it is pretty obvious from a development perspective—my profession prior to the honour of serving in this chamber—that unless you have connectivity, the housing is only one part of the puzzle.

I note that the bill seeks to allow the state to take land or create easements for development infrastructure for planning purposes. That was the point I have just made. It is crucial for adequate transport planning to be done well and truly in advance. Also, it introduces a state facilitated application process to provide for the streamlined assessment of development applications for matters of priority to the state—for example, affordable housing. In terms of some of the operational amendments, the bill seeks to clarify provisions and to address operational issues and inefficiencies around the planning

minister's powers and processes: temporary accepted developments; removing duplicate assessment relating to a Queensland heritage place that is also a local heritage place with a dual listing; and other temporary use licences to try and streamline some of the growing red tape.

The Development Control Plans, DCPs, were created in 1990 to manage large-scale development and have been maintained, in effect, through a series of transitional provisions in successive Queensland planning legislation. In fact, one of the noted cases that is often cited in the Planning and Environment Court is the judgement in JH North Lakes Pty Ltd v Moreton Bay Regional Council 2022 QPC18, the North Lakes judgement, which found that the development assessment in DCP areas must be repealed planning legislation under the Integrated Planning Act which presents risks to previous approvals and applies an outmoded assessment and decision process that is unfamiliar, complicated and does not function as intended.

Given I only have 10 minutes for this contribution, I would like to introduce Kurt and Jane who are members of my community. Sadly, they, too, like 20,000 other Queenslanders, are desperate for a roof over their heads. How do I know Jane and Kurt? They have been living in their cars on Stanley Road next to the cricket oval. Occasionally, like any member of this chamber would do, as a very small token—I think I have mentioned this previously—I have done a coffee run to give them a little bit of dignity in the morning. What they really want is not a cup of coffee—a flat white—from their local member; what they really want is a roof over their head.

I urge members who have made contributions today to take stock of the words they have contributed today and bring it back to what this is really all about—giving people the dignity of having a roof over their head. The problem is this: we have a big disconnect between what is warranted and what is promised by this government and what is actually delivered. Now that can be applied to a range of different portfolios, particularly the portfolio that I am privileged to shadow, transport and main roads, but this bill goes very much to the heart of Maslow's hierarchy of needs—shelter. This is in relation to one of the aspects of human dignity that I think is at the very core—providing people with the opportunity to live in a house, no matter how humble: some place that they can call their own.

The reality is that this particular legislation is rushed. I have tangible proof and it is the amendments in my hand to the Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill. The amendments have only been circulated this morning. The reality is this legislation has not been comprehensively thought through, and who pays the price for that? The people of Queensland, particularly those who are looking to try and get a roof over their head.

The committee made five recommendations, but, at the end of the day, what is at the very heart of this debate is the simple fact that Queensland is in a housing crisis. Most members here know that in the particular areas that they represent there may have been—it is true—known areas throughout the state where there has always been the occasional tent and occasionally people doing it rough. No-one is that ignorant; no-one is that naive. I put it to members that I do not think there would be one person in this chamber who could honestly say hand on heart that things are better today than what they were nine years ago.

The simple reality is this: you do not need to do an economics masters next door to know the fundamental equation when it comes to supply and demand. It has been said by many contributors to this debate already. There is a distinct lack of housing stock; there is a distinct lack of supply. I have been very privileged in my past to develop a range of different asset classes, whether they be shopping centres, truck stops, industrial sites or commercial buildings. I have never developed a residential subdivision, but I do know that the fundamental premise is this: you allow generally five per cent for a margin, seven per cent for preliminary and you look for a general return on equity of around 15 per cent. We need to make it easier for developers to be able to get product to market. In other words, get subdivisions actually out of the ground, furnished with bitumen surfaces, make them available and then build the great Australian dream. The reality is this: talk is cheap. This is a government that, before the next election, will be just shy of a decade in office. I would ask every member on the government side to hand on heart look in the mirror and ask: is housing availability and the number of people living in tents better or worse than what they were?

I will end on this note. I have been privileged to be asked to be one of the CEOs for the Vinnies CEO Sleepout in a matter of weeks time. Other members would have been, as well. The reality is there are so many people who want to be involved in that charity because they know there is a housing crisis.