

LEGISLATIVE COUNCIL
SELECT COMMITTEE ON SOCIAL, PUBLIC & AFFORDABLE HOUSING

QUESTIONS ON NOTICE TAKEN DURING THE HEARING

CHAIR: *In regards to your comments about best practice guidelines, do you have a document that you could maybe table in regards to that? Or can you point the Committee to where to get those guidelines through a link?*

Ms AUSLING: *Absolutely, it is referred to in our submission.*

CHAIR: *I was just reading your key recommendations and noted it in there. I think it would be helpful for the Committee to become familiar with those best practice guidelines.*

Ms J BARHAM: *The link is not there but you have named it.*

Ms AUSLING: *Yes.*

CHAIR: *It is complementary to what we are trying to achieve, I am sure.*

LPSC response:

A copy of the document entitled 'Social Impact Assessment – A Guideline to Preparing a Social Impact Management Plan' (September 2010), Queensland Department of Infrastructure and Planning, can be accessed via the following link:

<http://www.dip.qld.gov.au/resources/guideline/simp-guideline.pdf>

In the course of conducting additional research in respect of this matter, the Committee may also find the additional publication of interest and relevance and a link is also provided herewith:

<http://www.dsdip.qld.gov.au/resources/guideline/social-impact-assessment-guideline.pdf>

The Hon. GREG PEARCE: *I take it that your council would not have the capacity to partner with the State Government in building social housing or affordable housing for the elderly and so on?*

LPSC response:

Council presently has no capacity to partner with the State Government in the construction of affordable housing. Furthermore, Council would not be seeking to compete with private enterprise in relation to the delivery of such housing.

The Hon. GREG PEARCE: *Do you have community housing organisations in your areas?*

LPSC response:

Council has a number of community housing organisations that operate facilities within the Liverpool Plains local government area. The largest and most notable of these organisations include the Quirindi Retirement Homes Inc. (Eloura Aged Care Facility); and the Walhallow Local Aboriginal Lands Council. Habitat for Humanity Inc. has also recently expressed an interest in developing a parcel of land on the fringe of the Quirindi residential area which is proposed to be donated by Liverpool Plains Shire Council.

Liverpool Plains Shire Council currently operates a small affordable (social housing) facility at Werris Creek known as Summer Hill Lodge. There are currently twelve (12) self contained units within the facility wherein residents live independently.

Ms JAN BARHAM: *That is interesting. You say you get contribution funds. What is the development lifespan of the development applications for those MAC villages? Is there a time limit on them or are there perpetual approvals?*

LPSC response:

Approval was granted to the 'Mac Village', a residential accommodation facility and caravan park, on 20 February 2014 by the Joint Regional Planning Panel under DA 50/2013. In relation to this facility, there is no nominated development lifespan, nor, is the approval 'time limited' under the current terms of the development consent. Consequently, this particular approval would exist in perpetuity unless there were modifications proposed to the proposed development, or the land use was proposed to be changed, in accordance with the provisions of the *Liverpool Plains Local Environmental Plan 2011*, the *Environmental Planning and Assessment Act 1979* and *Regulation 2000*.

Ms JAN BARHAM: *What is the sort of scale for developer contributions in those developments?*

LPSC response:

Section 94A contributions are required by condition 21 of the applicable development consent, and will be progressively paid to Council in accordance with the commensurate value of the stage being applied for. The overall cost of the Werris Creek Mac Village development is \$48.5 million, and under the current section 94A Contributions Plan a 1% overall contribution will be applicable which will be payable to Council. Conditions 28 and 35 of the subject development consent also require developer contributions on the basis of Equivalent Tenements (ETs) for water and sewer. These contributions are also required to be calculated in accordance with the scale of development proposed by the specific stage under the current terms of the development consent.