



LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY

2020–2021

MINUTES OF PROCEEDINGS

No 5

WEDNESDAY, 10 FEBRUARY 2021

- 1** The Assembly met at 10 am, pursuant to adjournment. The Speaker (Ms Burch) took the Chair and made the following acknowledgement of country in the Ngunnawal language:

Dhawura nguna, dhawura Ngunnawal.

Yanggu ngalawiri, dhunimanyin Ngunnawalwari dhawurawari.

Nginggada Dindi dhawura Ngunnaawalbun yindjumaralidjinyin.

This is Ngunnawal Country.

Today we are gathering on Ngunnawal country.

We always pay respect to Elders, female and male, and Ngunnawal country.

The Speaker asked Members to stand in silence and pray or reflect on their responsibilities to the people of the Australian Capital Territory.

2 PETITION—PETITION NOTED

The Clerk announced that the following Member had lodged a petition for presentation:

Ms Orr, from 584 residents, requesting that the Assembly seek a full update from the developer of Giralang shops on any progress on delivering the shops (Pet 4-21).

Pursuant to standing order 99A, this petition stands referred to the Standing Committee on Planning, Transport and City Services.

The Speaker proposed—That the petition so lodged be noted.

Debate ensued.

Question—put and passed.

3 A.C.T. HOUSING STRATEGY—YEAR 2 REPORT CARD—MINISTERIAL STATEMENT—PAPER NOTED

Ms Berry (Minister for Housing and Suburban Development) made a ministerial statement concerning the ACT Housing Strategy and presented the following papers:

ACT Housing Strategy—

Year 2 Report Card, dated November 2020.

Ministerial statement, 10 February 2021.

Ms Berry moved—That the Assembly take note of the statement.

Question—put and passed.

4 PLANNING AND DEVELOPMENT AMENDMENT BILL 2021

Mr Gentleman (Minister for Planning and Land Management), pursuant to notice, presented a Bill for an Act to amend the *Planning and Development Act 2007*.

Paper: Mr Gentleman presented the following paper:

Explanatory statement to the Bill, incorporating a compatibility statement, pursuant to section 37 of the *Human Rights Act 2004*.

Title read by Clerk.

Mr Gentleman moved—That this Bill be agreed to in principle.

Debate adjourned (Mr Hanson) and the resumption of the debate made an order of the day for the next sitting.

5 GOVERNMENT PROCUREMENT ACT—GOVERNMENT PROCUREMENT (SECURE LOCAL JOBS) CODE 2020—DISALLOWABLE INSTRUMENT DI2020-278—MOTION TO DISALLOW

Mr Cain, pursuant to notice, moved—That Disallowable Instrument DI2020-278, being the Government Procurement (Secure Local Jobs) Code 2020, be disallowed.

Debate ensued.

Question—put.

The Assembly voted—

AYES, 8

NOES, 15

Mr Cain
Ms Castley
Mr Coe
Mr Hanson
Mrs Jones
Mrs Kikkert
Ms Lawder
Mr Parton

Ms Berry
Mr Braddock
Ms Burch
Ms Cheyne
Ms Clay
Ms Davidson
Mr Davis
Mr Gentleman

Ms Orr
Dr Paterson
Mr Pettersson
Mr Rattenbury
Mr Steel
Ms Stephen-Smith
Ms Vassarotti

And so it was negatived.

**6 EDUCATION AND COMMUNITY INCLUSION—STANDING COMMITTEE—INQUIRY—
INFRASTRUCTURE MANAGEMENT IN A.C.T. SCHOOLS—STATEMENT BY CHAIR**

Mr Pettersson (Chair), pursuant to standing order 246A, informed the Assembly that the Standing Committee on Education and Community Inclusion had resolved to conduct an inquiry into and report on infrastructure management in ACT schools.

7 COVID-19 EMERGENCY RESPONSE LEGISLATION AMENDMENT BILL 2020 (NO 3)

The order of the day having been read for the resumption of the debate on the question—That this Bill be agreed to in principle—

Debate resumed.

Question—That this Bill be agreed to in principle—put and passed.

Detail Stage

Bill, by leave, taken as a whole—

Ms Lee, by leave, moved her amendments Nos 1 to 3 (see [Schedule 1](#)) together.

Debate ensued.

Mr Barr tabled the following paper:

Economy and Gender and Economic Equality—Standing Committee—Report 1—*Inquiry into COVID-19 Emergency Response Legislation Amendment Bill 2020 (No 3)*—Government response, dated 8 February 2021.

Debate continued.

Question—That the amendments be agreed to—put.

The Assembly voted—

AYES, 9		NOES, 16
Mr Cain	Mr Barr	Ms Orr
Ms Castley	Ms Berry	Dr Paterson
Mr Coe	Mr Braddock	Mr Pettersson
Mr Hanson	Ms Burch	Mr Rattenbury
Mrs Jones	Ms Cheyne	Mr Steel
Mrs Kikkert	Ms Clay	Ms Stephen-Smith
Ms Lawder	Ms Davidson	Ms Vassarotti
Ms Lee	Mr Davis	
Mr Parton	Mr Gentleman	

And so it was negatived.

Bill, as a whole, agreed to.

Question—That this Bill be agreed to—put and passed.

8 GUNGAHLIN TOWN CENTRE—DEVELOPMENT

Ms Orr, pursuant to notice, moved—That this Assembly:

- (1) notes that:
 - (a) the development of Gungahlin Town Centre is a matter of note to the residents of Gungahlin;
 - (b) unlike other more established town centres, Gungahlin is relatively young and has been developed from its earliest days with the ambition of being a genuine mixed-use precinct; and
 - (c) there is great opportunity to guide the remaining development of the town centre to ensure more recent learnings from practice in the ACT and other jurisdictions are applied to future developments; and
- (2) calls on the ACT Government to support the further development of the Gungahlin region and town centre by:
 - (a) implementing best practice mixed-use development through the planning framework, and allowing for:
 - (i) specific requirements to achieve a balanced diversity of uses within mixed-use developments including community uses;
 - (ii) specific requirements to achieve a higher level of commercial and business uses and subsequent activity within mixed-use developments;
 - (iii) providing for requirements for commercial fitouts that enable the easy establishment of varied business and commercial activity without the need for significant modification or retrofitting;
 - (iv) clear design principles that link development activity with achieving active precincts and vibrant street level activity; and
 - (v) traffic flow around the town centre;
 - (b) ensuring current sales of development sites incorporate the requirements to support best practice mixed-use developments;
 - (c) implementing best practice mixed-use developments processes and regulations that are used to inform Draft Variation 364 and the Territory Plan; and
 - (d) engage with the Gungahlin Town Centre community on mixed-use developments in their town centre.

Debate ensued.

Mr Braddock, by leave, moved the following amendments:

Insert:

- (1) New clause: “(1) (d) all parties in the Assembly during the 2020 election campaign committed to build a large community centre in the Gungahlin Town Centre;”

- (2) New clause: “(2) (a) (vi) the creation of an entertainment precinct so as to enable a night time economy without impacting residents;”

Debate continued.

Question—That the amendments be agreed to—put and passed.

Question—That the motion, as amended, be agreed to—put.

Ms Castley, by leave, moved the following amendment:

After (2) “centre”, insert:

“ensuring that there are additional employment opportunities in Gungahlin by,”

Question—That the amendment be agreed to—put and passed.

Debate continued.

Question—That the motion, as amended, viz:

“That this Assembly:

- (1) notes that:
- (a) the development of Gungahlin Town Centre is a matter of note to the residents of Gungahlin;
 - (b) unlike other more established town centres, Gungahlin is relatively young and has been developed from its earliest days with the ambition of being a genuine mixed-use precinct;
 - (c) there is great opportunity to guide the remaining development of the town centre to ensure more recent learnings from practice in the ACT and other jurisdictions are applied to future developments; and
 - (d) all parties in the Assembly during the 2020 election campaign committed to build a large community centre in the Gungahlin Town Centre; and
- (2) calls on the ACT Government to support the further development of the Gungahlin region and town centre, ensuring that there are additional employment opportunities in Gungahlin by:
- (a) implementing best practice mixed-use development through the planning framework, and allowing for:
 - (i) specific requirements to achieve a balanced diversity of uses within mixed-use developments including community uses;
 - (ii) specific requirements to achieve a higher level of commercial and business uses and subsequent activity within mixed-use developments;
 - (iii) providing for requirements for commercial fitouts that enable the easy establishment of varied business and commercial activity without the need for significant modification or retrofitting;
 - (iv) clear design principles that link development activity with achieving active precincts and vibrant street level activity;

- (v) traffic flow around the town centre; and
- (vi) the creation of an entertainment precinct so as to enable a night time economy without impacting residents;
- (b) ensuring current sales of development sites incorporate the requirements to support best practice mixed-use developments;
- (c) implementing best practice mixed-use developments processes and regulations that are used to inform Draft Variation 364 and the Territory Plan; and
- (d) engage with the Gungahlin Town Centre community on mixed-use developments in their town centre.”—

put and passed.

9 QUESTIONS

Questions without notice were asked.

10 PRESENTATION OF PAPER

Ms Burch (Speaker) presented the following paper:

Government Responses to Committees in the Ninth Assembly—Schedule, dated 8 February 2021.

11 FINANCIAL LITERACY EDUCATION AND SCHOOL BANKING PROGRAMS

Mr Davis, pursuant to notice, moved—That this Assembly:

- (1) acknowledges that:
 - (a) the ACT Government has been consulting with students, the Australian Education Union, the ACT Council of Parents and Citizens Association, and the ACT Principals’ Association on the provision of financial literacy education in public schools and the implications of the Financial Services Royal Commission and the Australian Securities and Investments Commission (ASIC) recent report on their review into school banking programs;
 - (b) ACT public schools already utilise ASIC’s MoneySmart program, including curriculum resources, lesson plans and professional learning, which are highly valued by teachers; and
 - (c) the ACT Government has been collaborating with ASIC to ensure students have access to best-practice financial literacy education;
- (2) notes the December 2020 release of the ASIC report on its review into school banking programs, finding that:
 - (a) school banking programs are used as a key strategic tool by banks and financial institutions to market their products to young children;
 - (b) there is no evidence that school banking programs improve the financial literacy or savings habits of children;

- (c) banks and financial institutions use sophisticated marketing techniques through their school banking programs to target young children who are vulnerable consumers; and
 - (d) banks and financial institutions make payments to schools to encourage them to get students to participate in school banking programs and in return use school resources and volunteers to market their products to their students;
- (3) further notes that:
- (a) during the Future of Education consultations where the ACT Government heard from over 5 000 community members, students said that they want to learn real life skills, including financial skills;
 - (b) building financial literacy from childhood is important for long-term social and economic stability and equality;
 - (c) the Foundation to Year 10 Australian Curriculum provides for financial literacy education; and
 - (d) MoneySmart and the Australian Curriculum, Assessment and Report Authority have both developed comprehensive financial education resources for teachers to implement the Australian Curriculum without the need for banking and financial institutions to run school banking; and
- (4) calls on the ACT Government to:
- (a) continue to work with students, the ACT Council of Parents and Citizens Association, the Australian Education Union ACT Branch, and the ACT Principals' Association to develop a plan to deliver quality financial literacy education in public schools; and
 - (b) transition away from banks and financial institutions delivering school banking programs in ACT Government schools by the end of the 2020-2021 financial year.

Debate ensued.

Mr Hanson moved the following amendment:

Omit everything after paragraph (4)(a) and insert:

- “(b) transition away from banks and financial institutions delivering school banking programs in ACT Government schools by the end of the 2022 school year; and
- (c) provide financial or other in-kind support to Parents and Citizens Associations and schools for any external funding lost by a transition away from financial institutions providing school banking services.”

Debate continued.

Question—That the amendment be agreed to—put.

The Assembly voted—

AYES, 9		NOES, 15	
Mr Cain	Mr Parton	Ms Berry	Ms Orr
Ms Castley		Mr Braddock	Dr Paterson
Mr Coe		Ms Burch	Mr Pettersson
Mr Hanson		Ms Cheyne	Mr Rattenbury
Mrs Jones		Ms Clay	Mr Steel
Mrs Kikkert		Ms Davidson	Ms Stephen-Smith
Ms Lawder		Mr Davis	Ms Vassarotti
Ms Lee		Mr Gentleman	

And so it was negatived.

Question—That the motion be agreed to—put and passed.

12 HOUSING STRESS REDUCTION

Mr Parton, pursuant to notice, moved—That this Assembly:

- (1) notes:
 - (a) the ACT is Australia’s most expensive rental market. As a result, an increasing number of residents are experiencing housing stress;
 - (b) data from CoreLogic shows the median weekly rent for houses in Canberra is \$657, up 3.6 percent since 2019, while median weekly unit rents are \$473;
 - (c) over 20 years the ACT Labor/Greens Government has driven housing and thereby rental costs up through increased rates, slow land release for new stock and the failure to deliver effective policy for affordable housing; and
 - (d) a number of Canberrans are being driven into homelessness as they struggle with increased living costs, in major part driven by increased housing costs; and
- (2) calls on the Government to:
 - (a) investigate the effectiveness of a range of policy levers aimed at alleviating the extremely high cost of housing in the ACT, particularly for low to moderate income earners, including working more effectively with community housing providers (CHPs) to strengthen their ability to provide more affordable housing;
 - (b) investigate implementing shared equity arrangements, whereby the ACT Government provides land for CHPs to provide social housing, while maintaining an ownership stake;
 - (c) investigate the introduction of a rent supplementation lease arrangement whereby the ACT Government would undertake bulk auctions of long-term leases to CHPs, to provide affordable rentals, with the supplement serving as an incentive for institutional investors to partner with CHPs;

- (d) immediately extend lease durations for public housing currently let out by Housing ACT to CHPs, thereby allowing long-term revenue certainty to allow providers to borrow and grow;
- (e) consider providing more extensive land tax exemptions and rates rebates for landholders leasing to CHPs;
- (f) investigate implementing a land tax threshold, where the tax is only paid on the value of land over a certain amount, similar to jurisdictions like NSW;
- (g) reassess the current land release regime to determine whether supply is meeting demand; and
- (h) report back to the Legislative Assembly on the Government's progress in considering these proposals by the final sitting day in April 2021.

Ms Berry, by leave, moved the following amendment:

Omit all words after "(1) Notes" and substitute:

- "(a) that while the ACT is one of Australia's most affordable jurisdictions to rent and buy a home on measures based on average incomes, these higher than average incomes hide the challenges lower-income families face in the private rental market; and
 - (b) data from CoreLogic shows the median weekly rent for houses in Canberra is \$657, up 3.6 percent since 2019, while median weekly unit rents are \$473.
- (2) further notes:
- (a) the ACT Housing Strategy released in 2018 is built on hundreds of community voices in a year-long consultation process and includes 74 short, medium and long-term actions to deliver;
 - (b) the Year 2 Report Card of the Housing Strategy was released today outlining the actions that have been taken over the last year, including actions to support the housing and homelessness sector through the COVID-19 Health Emergency;
 - (c) the important role of community housing providers in delivering affordable housing to Canberrans; and
 - (d) the 10th Assembly Parliamentary and Governing Agreement outlines commitments to support housing affordability in Canberra including growing social and affordable rental housing;
- (3) acknowledges that:
- (a) the ACT has several shared equity arrangements between community housing providers and the ACT Government, where the ACT Government hold an interest in a community-owned property;

- (b) funding was announced last year to commence the policy design work for an expanded Land Rent scheme in an ACT context, investigate the feasibility of a broad-ranging shared equity scheme, and additional build-to-rent programs, under the ACT Housing Strategy;
 - (c) the 2020-2021 Budget expands the Community Housing Land Tax Exemption scheme to provide for up to 250 properties to participate, an action under the Parliamentary and Governing Agreement;
 - (d) the Federal Government’s National Rental Affordability Scheme is ceasing and has provided a direct rental subsidy to community housing managed affordable rental properties;
 - (e) in their 2020-21 Budget, NSW has proposed transitioning from stamp-duty and aggregated land tax charges to an annual property based tax similar to ACT’s general rates and land tax; and
 - (f) the Indicative Land Release Program is continually reviewed to respond to market and economic conditions and ensures enough land is released to cater for Canberra’s population growth and demand for housing; and
- (4) calls on the ACT Government to:
- (a) continue to implement the ACT Housing Strategy to support the growth of social, community and affordable housing;
 - (b) continuing working with stakeholders, including community housing providers, on the implementation of the ACT Housing Strategy;
 - (c) continue implementing the 10th Assembly Parliamentary and Governing Agreement; and
 - (d) continue to advocate for the continuation of the Federal Government’s National Rental Affordability Scheme.”

Debate continued.

Question—That the amendment be agreed to—put.

The Assembly voted—

AYES, 16		NOES, 9
Mr Barr	Ms Orr	Mr Cain
Ms Berry	Dr Paterson	Ms Castley
Mr Braddock	Mr Pettersson	Mr Coe
Ms Burch	Mr Rattenbury	Mr Hanson
Ms Cheyne	Mr Steel	Mrs Jones
Ms Clay	Ms Stephen-Smith	Mrs Kikkert
Ms Davidson	Ms Vassarotti	Ms Lawder
Mr Davis		Ms Lee
Mr Gentleman		Mr Parton

And so it was resolved in the affirmative.

Question—That the motion, as amended, viz:

“That this Assembly

- (1) notes:
 - (a) that while the ACT is one of Australia’s most affordable jurisdictions to rent and buy a home on measures based on average incomes, these higher than average incomes hide the challenges lower-income families face in the private rental market; and
 - (b) data from CoreLogic shows the median weekly rent for houses in Canberra is \$657, up 3.6 percent since 2019, while median weekly unit rents are \$473;
- (2) further notes:
 - (a) the ACT Housing Strategy released in 2018 is built on hundreds of community voices in a year-long consultation process and includes 74 short, medium and long-term actions to deliver;
 - (b) the Year 2 Report Card of the Housing Strategy was released today outlining the actions that have been taken over the last year, including actions to support the housing and homelessness sector through the COVID-19 Health Emergency;
 - (c) the important role of community housing providers in delivering affordable housing to Canberrans; and
 - (d) the 10th Assembly Parliamentary and Governing Agreement outlines commitments to support housing affordability in Canberra including growing social and affordable rental housing;
- (3) acknowledges that:
 - (a) the ACT has several shared equity arrangements between community housing providers and the ACT Government, where the ACT Government hold an interest in a community-owned property;
 - (b) funding was announced last year to commence the policy design work for an expanded Land Rent scheme in an ACT context, investigate the feasibility of a broad-ranging shared equity scheme, and additional build-to-rent programs, under the ACT Housing Strategy;
 - (c) the 2020-2021 Budget expands the Community Housing Land Tax Exemption scheme to provide for up to 250 properties to participate, an action under the Parliamentary and Governing Agreement;
 - (d) the Federal Government’s National Rental Affordability Scheme is ceasing and has provided a direct rental subsidy to community housing managed affordable rental properties;
 - (e) in their 2020-21 Budget, NSW has proposed transitioning from stamp-duty and aggregated land tax charges to an annual property based tax similar to ACT’s general rates and land tax; and

- (f) The Indicative Land Release Program is continually reviewed to respond to market and economic conditions and ensures enough land is released to cater for Canberra’s population growth and demand for housing; and
- (3) calls on the ACT Government to:
- (a) continue to implement the ACT Housing Strategy to support the growth of social, community and affordable housing;
 - (b) continue working with stakeholders, including community housing providers, on the implementation of the ACT Housing Strategy;
 - (c) continue implementing the 10th Assembly Parliamentary and Governing Agreement; and
 - (d) continue to advocate for the continuation of the Federal Government’s National Rental Affordability Scheme.” —

put and passed.

13 ADJOURNMENT

Mr Gentleman (Manager of Government Business) moved—That the Assembly do now adjourn.

Debate ensued.

Question—put and passed.

And then the Assembly, at 4.43 pm, adjourned until tomorrow at 10 am.

MEMBERS’ ATTENDANCE: All Members were present at some time during the sitting.

Tom Duncan
Clerk of the Legislative Assembly

SCHEDULE OF AMENDMENTS

Schedule 1

COVID-19 EMERGENCY RESPONSE LEGISLATION AMENDMENT BILL 2020 (NO 3)

Amendments circulated by Ms Lee

1
Schedule 1, amendment 1.8
Page 5, line 3—
omit the amendment

2
Schedule 1, amendment 1.9
Page 5, line 8—
omit the amendment

3
Schedule 1, amendment 1.10
Page 5, line 12—
omit the amendment
