

Housing Availability and Affordability (Planning and Other Legislation) Amendment Bill 2023

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Submitted by: Walker Corporation
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31 October 2023

**Department of State Development,
Infrastructure, Local Government and Planning**

PO Box 15009,
City East QLD 4002



Mobile:
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Electronic Lodgement [Redacted]

Dear Sir/Madam,

SUBMISSION REGARDING HOUSING AVAILABILITY AND AFFORDABILITY BILL 2023

1. Walker Corporation seeks to provide this submission and engage with the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) in relation to the *Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023*, which is currently seeking submissions from all interested parties, closing on 31 October 2023 at 12pm.
2. Walker Corporation is one of Australia's largest diversified private property groups, responsible for developing several commercial, residential, industrial and retail projects in Queensland and throughout Australia.
3. Walker Corporation has partnered with Sunshine Coast Regional Council and SunCentral Maroochydore Pty Ltd to deliver \$2.5 billion of private sector investment in the Maroochydore City Centre (MCC). Four thousand residential dwellings and 240,000m² commercial and retail gross floor area will be delivered.
4. Additionally, Walker Corporation is undertaking an extensive residential development project on the Gold Coast known as Lakesview Robina Development (Project), formally Breakwater. This is an important housing project for the City, which is located on land adjacent to the Robina Central planning area and facilitates the delivery of 1,500 dwellings across the site.
5. Both developments provide a significant infill housing opportunity for South East Queensland (SEQ). These urban transformation projects will deliver residential and commercial precincts showcasing design excellence and environmental sustainability and contribute to housing targets to accommodate supply shortfalls and future population growth by providing various housing opportunities.
6. We commend the DSDILGP's immediate action taken to address elements of the housing need facing Queensland in preparing the *Housing Availability and Affordability Bill 2023*, which contains significant reforms to ensure that the framework is responsive, efficient and effective in removing barriers affecting housing and land supply in areas where growth should be occurring.
7. In particular, we welcome the introduction of a State facilitated application process, which will be an alternate development assessment pathway that aims to deliver development that is a priority to the State.

8. Walker Corporation encourages the immediate implementation of a State facilitated application process. Whilst the declaration State facilitated application criteria are yet to be drafted within the Regulation, we encourage the criteria to focus on delivery within Principal Regional Activity Centres (PRAC).
9. The criteria should encompass the following:
 - An affordable housing component
 - the area is within proximity to the high-frequency public transport network at 2046 and/or includes land within a Brisbane 2032 renewal precinct, such as the expanded Woolloongabba Cross River Rail PDA
 - the area is within, or within walking distance of, a PRAC
 - provides good design and high amenity outcomes
 - contributes to benefiting the surrounding community, and
 - there is spare capacity in the infrastructure networks, or existing networks can be augmented to accommodate growth.
10. An uplift in residential yield within PRAC's via a State facilitated application process is considered a central policy initiative that will assist in meeting the projected dwelling supply targets included within ShapingSEQ document. We strongly encourage this.
11. Furthermore, it is recommended to remove any public notification requirements for declared State facilitated applications.

Summary

12. Walker Corporation appreciates your time to review our insights into the proposed *Housing Availability and Affordability Bill*. Should the Bill be passed, we recommend that the DSDILGP act quickly to draft the Planning Regulation amendments to support the changes so as to ensure the immediate application of the alternative assessment process.
13. Any queries relating to this submission should be directed to [REDACTED] – Principal Planner, [REDACTED] or via email [REDACTED].

Yours sincerely

[REDACTED]

Sophie Williams
Principal Planner