

Planning (Inclusionary Zoning Strategy) Amendment Bill 2023

Submission No: 8
Submitted by: Livingstone Shire Council
Publication:
Attachments:
Submitter Comments:

From: [REDACTED]
To: [State Development and Regional Industries Committee](#)
Subject: SUBMISSION PLANNING (INCLUSIONARY ZONING STRATEGY) AMENDMENT BILL 2023
Date: Thursday, 15 June 2023 4:04:17 PM

Committee Secretary
State Development and Regional Industries Committee
Parliament House
George Street
Brisbane Qld 4000

SUBMISSION PLANNING (INCLUSIONARY ZONING STRATEGY) AMENDMENT BILL 2023

Council have taken the opportunity to prepare this submission in relation to the *Planning (Inclusionary Zoning Strategy) Amendment Bill 2023*. It is understood that the purposes of the Bill are to "build public housing via requiring developers to do so and integrate public housing with other residential areas in order to maximise social inclusion." As outlined in the documents made publicly available, it is stated that the Bill proposes to achieve these objectives by enacting an inclusionary zoning strategy under which developers will be required to dedicate 25% of new residential dwellings, including apartment buildings and housing estates, as public housing. The following comments are made based on the material available online relating to the abovementioned proposed amendment to the *Planning Act 2016*.

There are concerns with the impact that the suggested reforms will have in relation to the following.

- The potential for a suppressive impact on development applications beyond the 'commencement date'.
- The term 'completed' used in the triggers/thresholds as outlined, is not widely used in the *Planning Act 2016* - this conjures many questions and is not accurate for complete understanding of when it is applicable.
- The ability for local governments to levy infrastructure charges for trunk infrastructure networks on development to be gifted under the strategy is unknown and is likely to have enormous impacts.
- Local Government Areas that have little growth or no growth at all, but are in need of social housing, would not benefit any social housing from such an approach.
- The cost passed on for the gifting at the rate upfront of 25% coupled with all of the other matters in this space (inflation, interest rates, low rental availability, building industry challenges, the commencement of changes to the NCC provisions on building costs) and its impact on the development industry as a whole. This sudden change in turn will have impact on families and employment and small business. Developers lacking experience providing affordable products that blend in with market rate will struggle to comply with this provision - at any percentage - which means that substantial assistance from the State will be necessary to facilitate a painless transition, otherwise this provision will fail and deliver worse outcomes than the existing problem.
- Development costs being adjusted to compensate for gifting land or dwellings. These measures are expected to further exacerbate land and house building prices.
- The location and product type in demand (for social housing) is not stated for developers to respond to.
- While admirable in aspiration, the number of builders that have gone under in recent times should be a cautionary note regarding the fragility of the construction industry. This measure will not help this situation.

In addition to the above, strategies that Local Government are undertaking or are aware of in relation to housing are outlined below.

- Council is aware of the daily media feeds regarding housing and agree with the need to continue to plan for growth and impose local government planning schemes. Schemes do have requirements for housing mix, but additional local autonomy and flexibility would speed the transition to more diversified and affordable housing outcomes.
- Prepare a Housing Action Plan that articulates all options moving forward. Livingstone Shire, is currently preparing this.
- Councils are encouraged to look for opportunities for increased lot numbers (that still comply with scheme zoning and overlay outcomes) to seek out additional lot yields in existing approvals. State funding through regional offices could be allocated to allow this additional

- priority work to be resourced on top of already exhausted and under resourced council teams.
- Planning Schemes already have provisions for dual occupancy and secondary dwellings to achieve the same objectives as inclusionary zoning – providing opportunity for a mix of housing choice. Such provisions should include simple design provisions to ensure neighbourhood character isn't compromised in the process of accommodating additional dwellings.
 - Councils can request developers to look at revisiting approved plans for reconfiguring a lot to look for achieving product that is more affordable.
 - Should be encouraged by the state to develop local solutions that are easy wins. This may be in relation to local planning instruments and also suggestions regarding Regional Plans and housing mix.
 - Offer incentives regarding levied charges for various developments. Incentives for deferral of the payment of levied charges are preferred over waivers. Livingstone Shire, like many others offers incentives.
 - Charge more appropriate levied charges to deliver trunk infrastructure and not be bound by maximum charge amounts. Current infrastructure charge rates already fall short of the cost of infrastructure provision (the difference falling to ratepayers, who are already at their limit on their willingness and capacity to pay higher rates).

This submission is a collaboration with colleagues and is made with the knowledge of our Chief Executive Officer, Mr Cale Dendle.

Council looks forward to a response to our submission. If there is any clarification that can be made on any of the points in the submission please do not hesitate to contact our team via enquiries@livingstone.qld.gov.au .

Regards

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