



Urban Living Network covers news about new homes and apartment developments, retail trends, job locations, density related to railway stations, urban projects on city fringes, strata and planning reforms. We aim to provide real data on trends, housing supply and demographic change. ULN is essential reading for all those involved in urban living including politicians, councils, planners, architects, developers, financiers, legal firms, real estate agents and strata bodies.

Tom Forrest
CEO - Urban Taskforce Australia

10 JUNE 2022

Governments are focussing on Housing Supply - It's Matt Kean's turn to address this growing crisis.

The Federal election saw both sides of politics, and even the Greens, develop focussed policies on housing affordability and housing supply. While the Commonwealth is scratching its head trying to work out what levers they have to try to encourage/bludgeon/support the States into delivering sufficient housing supply to accommodate the growing population (with more coming when immigration returns in full numbers), the States are now slowly picking up their game.

The Queensland Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure (wow!!) the Honourable Dr Steven Miles announced that \$200 million would be allocated specifically to growth infrastructure to support housing supply in South East Queensland.

Even in South East Queensland, where the planning system under Brisbane City Council is immeasurably better (faster, less prescriptive, and as a result the producer of more and cheaper housing) than that which exists in NSW, they have recognised that there is a supply problem and taken steps in the Budget announcement to establish specific funds to address the problem.

On June 21, the NSW Treasurer Matt Kean will hand down his first State Budget.

With Infrastructure NSW calling for the abandonment of big infrastructure projects, Urban Taskforce calls on the funds that were to be allocated to the NSW Government to allocate infrastructure that is directly related to housing supply.

The NSW Productivity Commission has called for an audit of all areas where there is infrastructure capacity available. These should be the first areas to see a fast-track of higher density developments.

All eyes will be on Treasurer Kean next week to see what the NSW Government will do to assist Councils and the housing development community deliver more homes to support the economic growth we need to pay off debt, deliver improved services, new infrastructure and look after our ageing population with care and dignity.

[Click here](#) to read the Queensland Government release announcing the \$200 million for growth infrastructure to support housing supply.



Ingleside release area dumped – pressure now to deliver housing supply in other precincts

The department has completed its planning work for Ingleside and confirmed it will not be proceeding with the Ingleside Place Strategy.

In making its decision the department stated that “the cost of providing infrastructure and acquiring land for water management, flooding and riparian corridor protection affects the viability of delivering homes in Ingleside.”

It looks like the NSW planning system will do anything it can to stop any development in the Northern Beaches Council area.

This in an area where house prices have escalated at one of the highest rates in all of Australia.

The loss of the originally proposed 980 new dwellings planned for the Ingleside precinct will need to be offset elsewhere in the Northern Beaches LGA for Council to meet their GSC housing targets and ensure sufficient supply to drive down housing costs in the local area.

While Urban Taskforce is disappointed by the decision not to progress the Ingleside precinct, we note DPE’s efforts in working hard to deliver on their responsibilities for precinct plans in a range of other growth opportunity areas across Sydney.

DPE has made it clear that they are ready, willing and able to do more in this space – but that will be subject to funding availability.

Urban Taskforce urges the Treasurer and Premier to support DPE in its quest to meet the demand for new housing by funding them to work with Councils and drive new opportunities for housing supply.

Click [here](#) to read Northern Beaches Council announcement welcoming the Ingleside decision

Click [here](#) to read DPE’s statement relating to the decision.

The latest on DPE's other precinct planning can be found at:
<https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts>

Shadow Ministry Announced



Peter Dutton (Left) and Michael Sukkar (Right). Image: Australian Parliament House

Peter Dutton, new leader of the Liberal Party, announced his shadow cabinet on Sunday afternoon alongside new Nationals leader David Littleproud.

Key shadow ministerial appointments announced include:

- Peter Dutton - Liberal leader & Opposition Leader
- Sussan Ley - Deputy Liberal leader, Skills, Industry, Training, Small and Family Business & Women
- Alan Tudge - Education
- Andrew Hastie - Defence
- Angus Taylor - Shadow Treasurer
- Claire Chandler - Foreign Affairs*
- Dan Tehan - Immigration & Citizenship
- Dean Smith - Competition, Charities & Treasury*
- Hollie Hughes - Climate Change & Energy*
- Gavin Pearce - Health, Aged Care & Indigenous Health Services*
- James McGrath - Assistant Minister to the Leader of the Opposition, Finance*
- Michael Sukkar - Social Services, NDIS, Housing & Homelessness
- Michaelia Cash - Deputy Opposition Leader in the Senate, Employment & Workplace Relations
- Nola Marino - Education*
- David Littleproud - Nationals leader & Agriculture
- Perin Davey - Deputy Nationals leader, Water Resources & Emergency Management

- Andrew Gee - Regional Health, Regional Education, Regional Development, Local Government & Territories
- Barnaby Joyce - Veterans' Affairs
- Bridget McKenzie - Leader of the Nationals in the Senate, Infrastructure, Transport & Regional Development
- * = Assistant Shadow Ministers

The Hon Michael Sukkar MP will be known to industry due to his role in the Morrison Government as Assistant Treasurer, Minister for Housing and Minister for Homelessness, Social and Community Housing.

[Click here](#) to view the full shadow ministry list.

And for those that missed it, [click here](#) to view the full Albanese Ministerial list.

Increasing cultural space in the City of Sydney



As part of the City of Sydney's draft [Sustainable Sydney 2030-2050 Continuing the Vision](#), Council is seeking to generate more than 40,000sqm worth of new cultural production space in the LGA by 2036.

It is with concern that the Urban Taskforce sees this as the thin edge of the wedge for yet another tax/fee/charge that will be placed on developers.

Urban Taskforce has significant concerns that this new City of Sydney proposal (thought bubble) for the creation of new cultural and performing arts space in the Oxford Street precinct, which the Australian newspaper reports will almost certainly be borne by developers, could be the straw that breaks the camel's back destroying new opportunities for new housing and employment.

This new proposal must be seen in the context of the existing State infrastructure charges, Local Government infrastructure charges, rising development application fees, the expense of increased design review obligations, new improved BASIX sustainability obligations, affordable housing charges, as well as the regular GST, land tax, company tax, payroll tax and stamp duty!

With rising costs of construction, lower demand arising from the increasing interest rates, unless there is a need to match new charges with additional FSR or height. If Councils offer a feasible solution, the development community will factor it in.

Without the benefit of a bonus scheme to support the delivery of new cultural space, this new proposal will stifle new housing supply, adding to the concerns regarding affordability. While the Urban Taskforce supports the revitalisation of the City and the arts and culture being a part of the City's fabric, we are deeply concerned about Council's strategy being applied to all major projects and the subsequent costs and impacts on feasibility and project funding.

Cultural space is yet another form of infrastructure that developers are being asked to pay for with little recognition of the impact it had on the delivery of new projects.

Urban Taskforce CEO, Tom Forrest, is advocating on behalf of the development industry as implementation of the City's Strategy is being considered by Council.

As reported in The Australian this week, Tom's commentary included:

"If you keep saying 'oh, the developer can pay for that' and you don't increase the height, or you don't increase the developable floor area to compensate for the fact that there are increased costs, the only choice the developer has is passing the (extra) costs on to the end consumer."

If the provision of cultural space reduces the feasibility of a new building, then developers are going to struggle to find funding from banks or financiers for projects. If projects can't be funded then any proposed revitalisation of, and investment in, the City's cultural assets just won't happen.

Click here to read Urban Taskforce CEO, Tom Forrest's, comments as published in The Australian and AFR [here](#).

Click here to access (via the Australian newspaper's paywall) the City of Sydney's draft strategy: [Sustainable Sydney 2030-2050 Continuing the Vision](#).

Urban Taskforce submission to the draft Willoughby LEP

Urban Taskforce this week made a submission to the draft Willoughby LEP and DCP.

Urban Taskforce have long held interest in the revitalisation and activation opportunities for the Chatswood Strategic Centre. We have advocated strongly for development opportunity to be commensurate with the significant Government transport infrastructure investment in the centre, with the heavy rail line and the North West Metro.

Urban Taskforce has been advocating for all CBD core locations being zoned B4 Mixed Use. The highly prescriptive nature of the CBD core B3 zoning at Chatswood, in particular, has been directly responsible for the decline in that centre as a commercial focal point.

Our submission strongly objects to the retention of the B3 zoning for some of the Chatswood Centre as well as the proposed increase of 4% to 10% affordable housing levy.

[Click here](#) to read the Urban Taskforce submission in full.

Click [here](#) for further information on the draft LEP and DCP.

Submissions

> All



Australian Constructors Association Report confirms Urban Taskforce concerns regarding price escalation



MARKET SENTIMENT REPORT

Labour shortages and major increases in the cost of construction materials are seeing the construction sector across the nation overheat.

Image: Australian Constructors Association

A report from Arcadis and the Australian Constructors Association (ACA) confirms Urban Taskforce members' concerns that labour shortages and major increases in the cost of construction materials are seeing the construction sector across the nation "overheat". According to the ACA global and domestic issues are further contributing to building a "perfect storm" for constructors in the future.

The market sentiment paper released this week reports on the survey results of the nation's largest contractors. The report finds that the challenges for the industry are on-going with key materials pricing and availability stress with tendering conditions "heating up across Queensland, Victoria, New South Wales and Western Australia."

The report can be downloaded [here](#).

Council Watch



Byron Shire given powers to cap short term holiday rentals

The NSW Government's Department of Planning approved a Gateway Determination for a planning proposal to reduce the number of days of non-hosted short-term rental accommodation in parts of the Byron Shire from 180 days to 90 days.

The planning proposal will shortly be exhibited for public comment.

Click [here](#) for further information.

Orange Housing Strategy Adopted by Council

Orange City Council has adopted its Local Housing Strategy.

The strategy seeks to deliver greater housing diversity and identifies new areas of rural land that can be released for housing as well as areas for new in-fill development.

In making the decision Council agreed to an action list that includes investigations for housing for essential workers, the

shortage of long-term rental accommodation, how to deliver more medium-density housing and the residential expansion of villages. The action list includes a plan to organise a local Housing Summit that brings together a broad range of stakeholders, and to report back on affordable housing solutions by the end of this year.

[Click here](#) for further information on the Strategy.

Campbelltown Justice Precinct Masterplan Engagement

Campbelltown is preparing a precinct master plan for the 5.7 ha justice precinct in the Campbelltown City centre. In developing the plan Council is seeking ideas for the types of services and activities, commercial and education opportunities, and public spaces for the precinct.

As part of the Western Sydney City Deal, the precinct master plan is supported by the Australian and NSW governments, with the Western Parkland City Authority leading the master plan.

This first stage of consultation is now open until 19 June 2022

[South West Sydney Community and Justice Precinct | OverToYou \(nsw.gov.au\)](#)

Other News

Five more lenders to offer Australian Government Home Guarantee Scheme from 1 July 2022

From 1 July 2022, five more lenders will offer the Australian Government's Home Guarantee Scheme (currently known as the First Home Loan Deposit Scheme) that helps more eligible Australians buy a home. The lenders are Credit Union SA, Illawarra Credit Union, IMB Ltd (trading as IMB Bank), Newcastle Permanent Building Society and Unity Bank Limited.

[Click here](#) to read the full announcement.

Australian Bureau of Statistics' (ABS) monthly publication 'Building Approvals, Australia show we're building slightly smaller homes on much smaller blocks

Australians are building houses on smaller blocks: the average site area of new house approvals decreased considerably over the last 10 calendar years, by 64 square metres (-13%), whilst the average floor area decreased by only 3 square metres (-1%).

Greater Sydney was the capital city with the largest average floor area for newly approved houses throughout most of the 10-year period. However, Greater Sydney also reported that most significant reduction in average floor area, of -7%, reducing from 271 to 254 square metres.

[Click here](#) to access the ABS release

THIS
WEEK...

REMINDER: Double demerits apply for the Queen's birthday long weekend

Speeding, mobile phone, seatbelt and helmet offences attract heavier penalties over the long weekend.

For more information about [double demerits](#), [road rules](#) and [road safety](#) visit the [Transport for NSW website](#).

UTF In the Media

Shrinkflation has Aussie homebuyers paying more for less

Data released yesterday by the Australian Bureau of Statistics (ABS) shows that while the cost of Australian homes has ballooned, actual lot sizes – as explicitly projected by the Urban Taskforce has shrunk... [read more...](#)

MacroBusiness June 8 2022

Developers bear cost of Sydney's culture push

Urban Taskforce chief executive Tom Forrest warned that when demanding cultural space, it was important to remember that "there's no magic pudding" and "developers aren't a charity". "If you keep saying 'oh, the developer can pay for that' and you don't increase the height, or you don't increase the developable floor area to compensate for the fact that there are increased costs, the only choice the developer has is passing the (extra) costs on to the end consumer," ... [read more ...](#)

The Australian & AFR June 9 2022

Members News

URBAN TASKFORCE MEMBER NEWS

Tony Lombardo, CEO of **Lendlease**; Susan Lloyd-Hurwitz, CEO of **Mirvac**; Tarun Gupta, CEO of Stockland; and Janice Lee, integrated infrastructure partner at **PwC Australia** discuss new urban realities ... [read more ...](#)

Australian Financial Review – 9th June 2022

GroupGSA webinar challenges designers to collaborate closely with Indigenous consultants ... [read more ...](#)

Architecture and Design – 6th June 2022

Sydney-based developer **Stockland** Corporation has been given the green light for a \$1.4 billion, 51-storey office tower in flourishing North Sydney, making it the tallest building in the lower north shore ... [read more ...](#)

The Urban Developer – 6th June 2022

Fix housing supply fast: property chiefs. Housing affordability was high on the agenda for the chief executives of **Lendlease**, **Mirvac** and **Stockland** at The Australian Financial Review's Editors Forum ... [read more ...](#)

Australian Financial Review – 9th June 2022

Maturing Build-to-Rent Sector Readies 16,000 Units ... Major existing developments in Victoria include Assemble building nine projects encompassing 3600 units, LIV **Mirvac's** three projects providing 1500 units and **Home** delivering 1600 units ... [read more ...](#)

The Urban Developer – 9th June 2022

People will be the focus with new park at Beaumont Hills to be constructed by a collaboration between **The Hills Shire Council** and the NSW Government ... [read more ...](#)

Architecture and Design – 8th June 2022

Mirvac's new Aspect on Western Sydney Aerotropolis site takes off ... [read more ...](#)

Australian Financial Review – 5th June 2022

Phone (02) 9238 3955
Email admin@urbantaskforce.com.au
Web urbantaskforce.com.au

DISCLAIMER: All representations and information contained in this document are made in good faith. The information may contain material from other sources including media releases, official correspondence and publications. Urban Taskforce Australia Ltd accepts no responsibility for the accuracy of any information contained in this document.

[Unsubscribe from our database](#) | [Forward to a friend](#)