

## Existing Greenfield Sites (Infill)



- Limited development land available.
- Available land generally has significant constraints:
  - Land subject to inundation
  - Poor or no existing infrastructure
  - Difficult and expensive to service
- Development costs can be higher in these areas due to the above..

## How can we make Land more affordable in these areas.



- Suggest council be more flexible with their requirements for infill sites.
  - Reduce requirements for CHMP and other onerous reports where appropriate.
  - Public Open Space allowed to be subject to inundation.
- Suggest that the Servicing Authorities and council re-consider their “local” rules that impact on the viability of a development.
  - Re-evaluate some of the prohibitive rules that have evolved.

# Rezoning to Residential



- Extensive reports required.
  - Flora and Fauna
  - Site Stormwater Management Plan
  - Environmental
  - Cultural and European Heritage Management Plan
  - Traffic Management Analysis
  - Development of DCP
- Very long process 2-5 years.

# Typical Rezoning Scenario



## Rezoning typical site

- 50 ha
- 600 lots @ 12 lots per ha.

## Task Required

- Storm-water & Flood Modeling
- Flora & Fauna
- CHMP
- Traffic Assessment
- DCP Contributions
- Urban Design
- Planning
- Panel representation

## Typical cost

- \$500000-\$800000

## Typical time

- 2-5 years

# Typical Subdivision Scenario



## Rezoning typical site

- 50 ha
- 600 lots @ 12 lots per ha.

## Task Required

- Town Planning Application
- Subdivision Design
- Engineering Design
- Subdivision Certification
- Construction
- Statement of Compliance
- Titles Issue

## Typical cost

- \$36,000,000
- \$60000 per lot
- Depending on staging

## Typical time

- 1-3 years
- Dependent on staging and sales.

# Let's do the numbers...



- Purchase Price - \$40,000 per lot
- Rezoning Costs - \$1,000 per lot
- Design & Construction Costs - \$60,000 per lot
- Holding Costs (Over 5 years @ 5%) - \$20,000 per lot
- Marketing Fees, Legal Fees ,LRS Fees -\$5,000 per lot
  
- Total Development Costs - \$126,000 per lot

– All figures based on 50ha – 600 lot development

# What to do?



- Do we want well planned urban areas and livable cities?
- Do we want sustainable development?
- Do we want good infrastructure ?
- If the answer is yes, then what can we do to ensure that we have affordable land and therefore housing:
  - Reduce strategic planning timeframes
  - Look at lobbying for the introduction of timelines for Strategic Planning as per the Statutory Planning process and Subdivision
  - Ensure that the current timelines are observed
  - Reduce the load on Council officers
    - Private Sector can assist
  - Rethink land use
    - Can public open space be subject to inundation and other encumbrances.