

3 December 2021

Bruce Highway Western Alternative Project Team
Department of Transport and Main Roads
PO Box 1600
MAROOCHYDORE QLD 4558

By email: ncr_planning_comms@tmr.qld.gov.au

CC: Growth Areas Team- gat@dSDLGP.qld.gov.au

Bruce Highway Western Alternative – Stage 1 (Caboolture West)

Thank you for the opportunity to provide feedback to the Department of Transport and Main Roads (DTMR) in response to the Bruce Highway Western Alternative – Stage 1 (Caboolture West) that is currently out for consultation.

The Property Council of Australia is the leading advocate for Australia's biggest industry- property. We are a national, not-for-profit organisation established to promote the work of the property industry in delivering prosperity, jobs and strong communities to all Australians. Here in Queensland, the Property Council represents over 380 member companies across residential, commercial, retail, retirement living, industrial, tourism, health and education sectors.

As per our previous submission relating to Bruce Highway Western Alternative (BHWA) in July of this year, we again emphasise that Queensland, and in particular SEQ, continues to be in the grips of a housing affordability crisis. Industry continues to work closely with Growth Areas Team (GAT), Government and councils to fast-track the delivery of land to market and resolve barriers that may be preventing development from proceeding.

Transport plays a critical role in the unlocking of land and future road networks are vital, however, to provide the community outcomes, certainty, and feasibility necessary for development to proceed, the extent of these networks must be known early in the planning process. Additionally, without certainty, it is increasingly difficult to attract investment, which is imperative for industry to respond to the current market demands.

It is currently unclear what the demand for a road of this scale is, nor how it integrates with existing or other proposed road networks. Transparency is of paramount importance to the local community in relation to the identification of the planned interchanges and how the local road network will ultimately operate.

As previously outlined, many landowners have made considerable investments in Caboolture West on the basis of existing planning documents, and have engaged with councils, Government and other developers in good faith. It is our view that the work undertaken by DTMR must give due consideration to these existing projects to ensure viability and avoid consequential adverse effects, such as impacting the delivery of much-needed land supply which will ultimately add further pressure to the affordability crisis.

The Property Council seeks to work with DTMR to better understand the design, integration, and end state of the network to ensure that there is consistency and consideration to existing projects and the broader community within the region.

The Property Council would welcome the opportunity to discuss this submission in further detail. Please do not hesitate to contact me on 0448 432 936 or jwilliams@propertycouncil.com.au if you have any further questions.

Yours sincerely

A handwritten signature in black ink that reads "Jen W". The letters are cursive and fluid, with the "W" having a long, sweeping tail.

Jen Williams
Queensland Executive Director