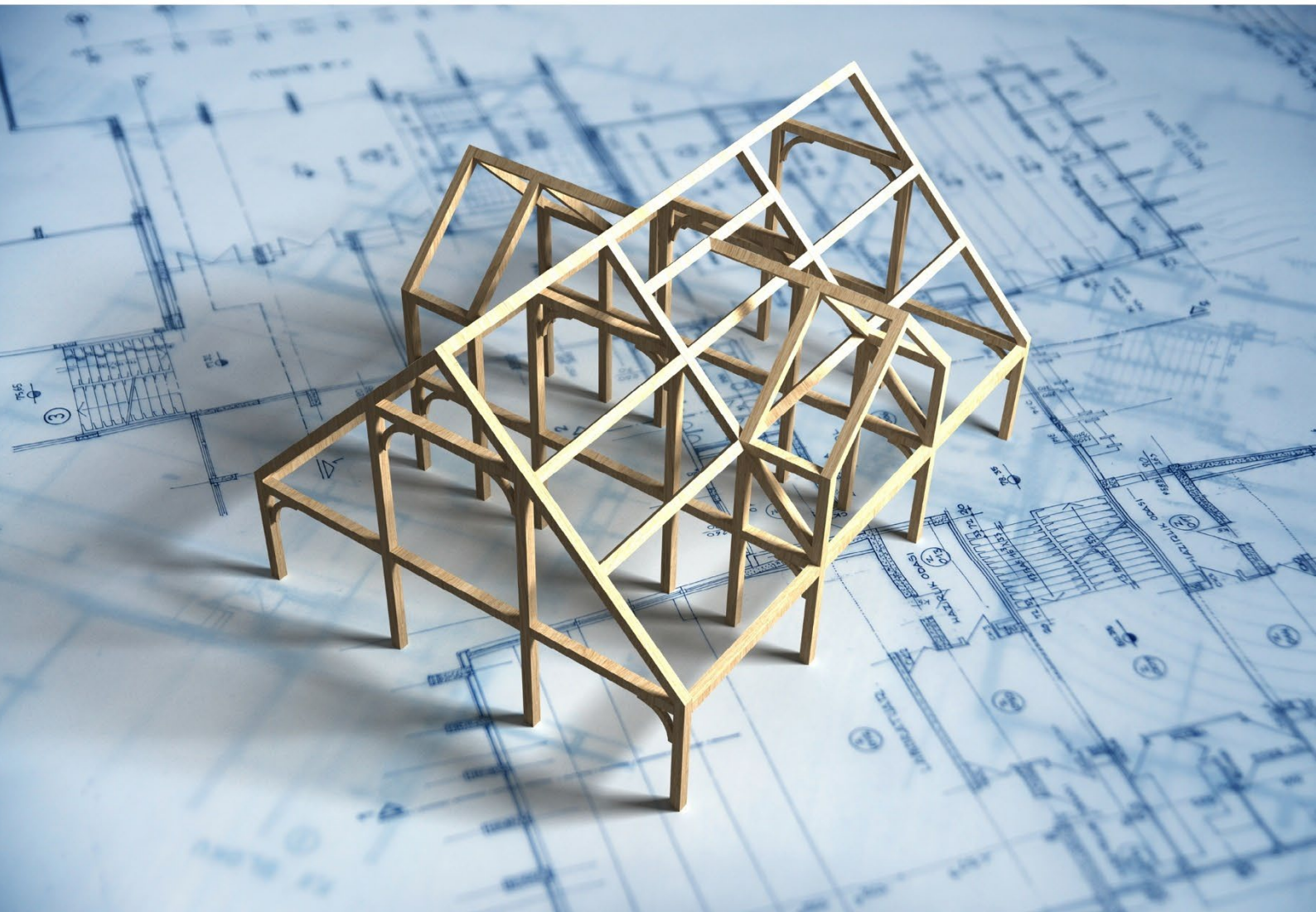




National Planning Reform Blueprint

Queensland September 2024

progress report



National Planning Reform Blueprint: Queensland Progress Report September 2024

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Measure 2

Planning Ministers will report to National Cabinet on state, regional and local strategic plans before 1 March 2024 that reflect their jurisdiction's share of housing supply targets agreed by National Cabinet and links with infrastructure pipelines.

How Queensland's strategic plans will deliver on housing supply targets

On 6 February 2024, the Queensland Government released its new housing plan, *Homes for Queenslanders*. The plan sets a target of 1 million new homes, including 53,500 new social homes, by 2046, with implementation initiatives to support reaching these targets to both the Housing Accord and the Reform Blueprint. Implementation initiatives intended to support Queensland to meet its housing target are discussed under the relevant blueprint measures.

Queensland sets housing supply targets through statutory regional plans under the *Planning Act 2016* (Planning Act). This is because regional plans recognise diversity and identify place-based matters that are important and specific to each Queensland region. They support growth and development in the region, while protecting state interests such as natural resources and the environment. Not all regional plans have housing supply targets as this is dependent on population growth in these areas.

When preparing and amending their planning schemes, the 77 local governments in Queensland are required to consider and balance state interests set out in the [State Planning Policy](#) and [regional plans](#) and undertake consultation with their communities. The State Planning Policy guidance material for Housing Supply and Diversity outlines under Policy 3 that planning schemes should facilitate a diverse, affordable and comprehensive range of housing in accessible and well-serviced locations.

Regional Plans

The Queensland Government has committed to reviewing regional plans that are older than five years. This includes a review of ten regional plans, comprising elements that can be tailored to respond to region-specific challenges and opportunities. For many of these regions, this includes housing supply and affordability challenges. When undertaking these reviews, the Queensland Government works with local government, First Nations peoples, the community and key industry/sector groups to ensure a balance of interests are considered.

ShapingSEQ 2023

ShapingSEQ 2023 (formerly *ShapingSEQ 2017*) was released on 15 December 2023 and is the statutory regional plan for the 12 local government areas included in South East Queensland (SEQ). It sets a long-term vision to 2046 for managing the 2.2 million new residents, almost 900,000 new homes and almost one million new jobs.

ShapingSEQ 2023 includes 13 priority actions for targeted implementation. These actions ensure planning settings are responsive to growth, ensure housing is well-located and resilient to natural hazards, and that the unique SEQ lifestyle and natural environment are protected. The three priority actions tailored to housing and referenced in this report include:

1. **Priority Action 1** - Streamlined *ShapingSEQ 2023* alignment planning scheme amendments
2. **Priority Action 2** - High amenity areas
3. **Priority Action 11** - Distinctly Queensland Design Series

The *ShapingSEQ* Delivery Office (Delivery Office) was established in April 2024, as a dedicated team to implement the plan including the 13 priority actions under a new governance framework.

SEQ Growth Monitoring Report

The Growth Monitoring Program (GMP), established in 2018, supports the implementation of *ShapingSEQ 2023* by reporting progress on its policy outcomes, including housing supply targets and housing diversity sub-targets for SEQ and each LGA to 2031 and 2046. This is provided in an annual publication – the Land Supply and Development Monitoring (LSDM) Report. The LSDM Report provides a snapshot to understand population growth and demand, housing market and economic trends, housing and residential land supply and industrial land supply. This critical snapshot allows all parties involved or impacted by housing and industrial developments in SEQ (government, industry, financiers and community) to see where the gaps are in new housing delivery compared to where the supply already exists.

The 2024 LSDM Report under the *ShapingSEQ 2023* is currently under development.

South East Queensland Infrastructure Supplement (SEQIS)

Due to the urgency of the housing challenges in Queensland, the scope of the SEQ Infrastructure Plan was revised to fast-track the delivery of the targeted SEQIS that directly supports the regional plan, *ShapingSEQ 2023*.

The SEQIS is a plan for coordinating regional infrastructure that services and acts as a catalyst to achieve growth and housing supply within the SEQ region. It also maximises the opportunity of the Brisbane 2032 Olympic and Paralympic Games (Brisbane 2032) infrastructure.

The SEQIS aligns to *ShapingSEQ 2023*, both of which respond specifically to the 2022 Housing Summit action to ‘*increase land supply and enable infrastructure growth*’.

The purpose of SEQIS is to:

1. prioritise place-based infrastructure planning to support *ShapingSEQ 2023*,
2. map the alignment of planned and committed projects to both *ShapingSEQ 2023* and the SEQIS, and;
3. identify longer term regional infrastructure planning needs and strategic opportunities.

The Infrastructure Supplement identifies a range of implementation actions that directly address these challenges and capitalises on the opportunities, ensuring that the region maximises the potential of this exceptional period of growth and infrastructure investment.

The actions encompass the entire infrastructure lifecycle and represent the Queensland Government's commitment to continuous improvement in approaches to infrastructure planning and delivery. This commitment signifies a progressive shift towards place-based infrastructure planning, optimising the use of existing assets and ensuring that the forecast growth in SEQ is thoughtfully supported by infrastructure, preserving the unique characteristics and liveability of SEQ.

The implementation actions are categorised into five themes:

1. Digital-driven infrastructure planning
2. Infrastructure coordination to support growth
3. Facilitate infrastructure to underpin industrial land use
4. Improving centre accessibility
5. Infrastructure planning and design to ensure density is done well.

ShapingSEQ 2023 establishes a new implementation assurance framework and process that includes the SEQIS. The governance framework focuses on joint accountability, strategic alignment across government bodies, greater input from expert advisors, and improved transparency. It provides clarity on roles and responsibilities for all stakeholders and the process and parameters for escalation to decision makers.

The SEQIS does not represent a 'final' infrastructure plan responding to *ShapingSEQ 2023*, rather it is a foundational process that will set the direction for the SEQ Infrastructure Plan scheduled for development in 2025.

Wide Bay Burnett Regional Plan (2023) (WBBRP)

The WBBRP was released on 15 December 2023 following a review of the 2011 regional plan. The WBBRP sets strategic priorities around population growth and participation in the workforce, enhancing the region's existing economic strengths while growing emerging industries, and sustaining the culture, history, environment, and lifestyle that draws and keeps people in the region. The WBBRP is supported by an Infrastructure Supplement (WBBIS) aligning infrastructure planning to growth. The WBBIS identifies state infrastructure programs or projects (underway or planned) that support the strategic priorities and objectives identified in the WBBRP and together provide a coordinated approach to sequencing and prioritising planning and investment for the region.

Far North Queensland (FNQ) Regional Plan review project

The FNQ Regional Plan review commenced in January 2023.

The draft plan will seek to include regional directions for appropriate housing supply and diversity, underpinned by an evidence base (i.e. regional housing needs) and stakeholder feedback, noting the need to balance risk of natural disasters and various climate change adaptation matters in the region. Close and regular collaboration has occurred with all local governments in the region during the regional plan review, as well as industry and community groups, and will continue throughout the life of the project.

Local strategic plans

When preparing and amending their planning schemes, local governments are encouraged to undertake a housing strategy that identifies and undertakes an in-depth analysis of the local growth pressures and existing and future housing needs in the local government area (LGA) and be founded on a clear evidence base. The completion of a housing strategy will provide a finer and more localised level of detail about the likely housing need, including the required quantities of different dwelling typologies, sizes, tenures and affordability levels to best cater to the projected resident demographics and socio-economic characteristics in the LGA over the life of the housing strategy.

Under *Homes for Queenslanders*, the Queensland Government is providing \$12.5 million of targeted, needs based funding to facilitate strategic planning and updating of their planning schemes. This is to assist councils ensure that their planning schemes are meeting the needs of residents, and to unlock homes in the right locations.

Local Housing Action Plans (LHAP)

In 2022, the Queensland Government provided \$200 000 to the Western Queensland Alliance of Councils (WQAC) to prepare local housing action plans for their 22 member councils, considering each community's current and future housing needs. All 22 councils have adopted their plans and are using them to respond to housing challenges in their LGA.

In 2023, the Queensland Government provided a further \$600 000 to the Local Government Association of Queensland (LGAQ) to develop 38 local housing action plans with Queensland councils by mid-2024.

Az total of 41 local housing action plans have been completed and adopted by councils. The remaining draft local housing action plans have been provided to participating councils to take forward for completion and adoption.

Through the development of these local housing action plans, councils have unlocked housing opportunities and taken actions for their communities, including:

- preparing new housing strategies,
- developing new employee housing,
- establishing working groups with key stakeholders and community to progress actions,
- applying for funding for housing development, including in partnership with community housing providers,
- quantifying housing demand for specific cohorts, including key worker housing,
- identifying land for residential development, including sites for emergency housing responses, and,
- supporting greater diversity and density, including through planning scheme changes.

Priority Action 1: *ShapingSEQ 2023* – Streamlined *ShapingSEQ 2023* alignment planning scheme amendments

Local government planning schemes are fundamental to the implementation of *ShapingSEQ 2023*. Therefore, the alignment of local planning schemes with region-wide policy outlined in *ShapingSEQ 2023* is critical to its success.

Achieving alignment (via amendments to existing local plans) has often been a protracted process and needs to occur at a faster pace than it has in the past to ensure local settings are adapting to local need and reflecting region-wide aspirations. *Priority Action 1* requires local governments to align their local planning schemes with the statutory regional plan. This includes integrating policies and responding to the dwelling supply and diversity targets.

Targeted reviews of planning schemes were undertaken to identify misalignments with *ShapingSEQ 2023*. The Shaping SEQ Delivery Office is committed to working closely with all SEQ local governments in order to formalise the short, medium- and longer-term actions that are required to address these gaps and improve alignment.

This approach ensures that the regional housing policy and targets are implemented and achieved by each local government through a localised, place-based approach relevant to their local community.

Scheme Supply Fund (SSF)

Under *Homes for Queenslanders*, the Queensland Government has provided local governments access to \$12.5 million of targeted, needs-based funding for strategic planning projects that result in local planning scheme amendments that promote housing supply and diversity. This will help local governments ensure schemes meet residents' housing needs and unlock homes in the right locations.

The Fund helps to plan for housing supply at the grassroots by providing financial assistance to local governments for undertaking planning scheme improvements to meet their communities' housing needs, deliver planning outcomes under Local Housing Action Plans (LHAPs) or facilitate housing outcomes in Aboriginal and Torres Strait Islander local government areas.

The Fund is designed to assist with investigations and strategic planning activities such as housing needs assessments and master planning that will result in improvements through an amendment to a local government's strategic plan or local planning scheme. The aim is to remove regulatory barriers and identify key areas for development or redevelopment to unlock more homes on the ground faster.

Streamlining planning scheme amendment process

Under section 18 of the *Planning Act 2016*, local governments can establish a customised local planning scheme amendment process in collaboration with the Queensland Government, allowing for shorter assessment and decision timeframes compared to standard processes.

The Queensland Government is preparing new guidance material and templates to facilitate this streamlined local planning scheme amendment process, enabling local planning scheme amendments to be completed in as little as 3 to 12 months.

The Queensland Government's template Section 18 notice and guidance materials will assist local stakeholders in navigating the expedited planning scheme amendment process. Local governments are encouraged to leverage this streamlined approach to fast-track amendments that align with *ShapingSEQ 2023* and address community housing needs through Local Housing Action Plans (LHAPs) and Local Housing Plans (LHPs).

Priority Action: 2 *ShapingSEQ 2023* – High Amenity Areas

High amenity areas are locations that are already supported by key features such as activity centres, education facilities, community facilities, high frequency public transport and green spaces. This means that these areas can support higher densities and greater dwelling diversity, as they are well serviced by infrastructure and located near supporting services. Priority Action 2 introduces a multi-criteria analysis tool which assists in spatially identifying these locations throughout the region. *ShapingSEQ* includes a high amenity area framework, which provides a guide for minimum density requirements in these locations.

Priority Action 2 will be implemented through local and state land use planning and infrastructure interventions. The Delivery Office will engage with local governments, assisting councils to identify these locations and undertake relevant statutory and non-statutory interventions to ensure alignment with the high amenity area framework.

Redland Housing Strategy

The Queensland Government has prepared the Redland Housing Strategy (Strategy) on behalf of the Redland City Council.

The Strategy outlines a plan to enhance housing supply and diversity in Redland, aligning with *ShapingSEQ 2023*. It aims to ensure that all residents have access to suitable housing, addressing the needs of a growing and aging population as well as various household sizes.

The Strategy identifies a range of implementation action items that Redlands City Council would need to undertake in order to facilitate appropriate growth in the local government area.

Priority Development Areas (PDAs)

The Queensland Government has declared 36 Priority Development Areas (PDAs). Once land is declared as a PDA, it enables the Queensland Government's land use planning and property development agency, Economic Development Queensland (EDQ) to take the lead as the planning authority to coordinate land use and infrastructure planning.

Waraba (formerly Caboolture West) is identified as a major expansion growth area in *Shaping SEQ 2023*. The Waraba PDA was declared and the Waraba PDA Interim Land Use Plan (ILUP) came into effect on 2 August 2024. The Waraba PDA includes approximately 2,900 hectares of land enabling 30,000 homes for approximately 70,000 people in the Moreton Bay LGA. The Infrastructure Funding Framework (IFF) establishes interim infrastructure plans and charging policies to fund delivery of a range of local and state infrastructure and services required to support future development in the Waraba PDA. The IFF applies to PDA applications in the Waraba PDA until such time as a Development Charges and Offset Plan (DCOP) takes effect.

The Woolloongabba PDA was declared on 22 September 2023, and the development scheme came into effect on 20 September 2024. The Woolloongabba PDA includes approximately 106 hectares of land in the Brisbane LGA enabling homes for 24,000 people. The Woolloongabba PDA Development Scheme came into effect on 20 September 2024 and EDQ is currently preparing a draft DCOP that is planned to commence public notification in late 2024. A DCOP incorporates infrastructure charges, infrastructure planning and offsets for each PDA.

Measure 3

Planning Ministers will undertake planning, zoning, land release and other reforms, such as increasing density, to meet their jurisdiction's share of housing supply targets agreed by National Cabinet.

Summary of planning reforms

The Queensland Government released a comprehensive program of action to address housing pressures following the Queensland Housing Summit, held in October 2022. The Housing Delivery Board, which includes Ministers and Directors-General from across the Queensland Government, oversees implementation of the government actions set out in the [Housing Summit Outcomes Report](#), most of which are underway or delivered.

2022 Planning Regulation Amendments to support housing supply, diversity and affordability.

Enacted

As reported on in the March 2024 report, from October to December 2022, the Queensland Government made a suite of amendments to the Planning Regulation to unlock housing supply. Key changes included lifting restrictions on secondary dwelling occupancy, allowing the streamlined infrastructure designation pathway to be used for social and affordable housing by a community housing provider or under a State funded program, and exempting small-scale rooming accommodations from planning assessment. Additionally, provisions were introduced for emergency housing to be delivered in disaster situations without the need for planning approval.

Secondary dwellings

The change to remove unnecessary restrictions on who can occupy a secondary dwelling allows homeowners to build and rent out a secondary dwelling, contributing to housing supply and diversity, and generate income, contributing to affordability.

1069 secondary dwellings rental bonds have been registered with the Residential Tenancies Authority as of 31 July 2024. (*Note: not all rented secondary dwellings may have rental agreements*).

Also see:

Measure 3 – *Distinctly Queensland Design Series*

Social and affordable housing

The Planning Minister has approved nine social and affordable housing projects under the infrastructure designation pathway across Queensland, totalling 701 units.

As of 30 September 2024, 277 units are under assessment in various locations, including Toowoomba, Bundaberg, Logan, Brisbane, and Ipswich.

Additionally, pre-lodgement meetings for 40 proposals have occurred with the Department, with five endorsed to proceed through the infrastructure designation pathway, expected to deliver around 662 new homes across Queensland.

Housing Availability and Affordability (Planning and Other Legislation Amendment) Act 2024

Enacted

[The Housing Availability and Affordability \(Planning and Other Legislation Amendment\) Act 2024](#) (the Act) was passed by Queensland Parliament on 16 April 2024 and assented on 26 April 2024 with some provisions commencing on assent and the remainder on proclamation on 22 July 2024 to align with the commencement of the relevant amendments to the Planning Regulation.

Provisions include new measures to cut barriers and get more affordable and diverse homes faster, including:

- New powers for the Planning Minister to acquire land or create easements to deliver critical infrastructure needed to unlock housing.
- A new assessment pathway for development that is a State priority, such as infill and affordable housing.

State Facilitated Development (SFD)

The focus of the new SFD assessment pathway is to increase the supply of well-located and affordable housing where matters such as resolving state interests, or outdated local planning scheme settings are barriers to the development proceeding.

The SFD pathway requires a minimum of 15% of the total residential dwelling yield to be provided for affordable housing. This ensures that the benefit of a faster and more certain application process, also benefits the community through the provision of affordable housing.

Through this process, once declared by the Minister, applications can be assessed within a minimum of 75 business days and projects are required to commence within two years of approval.

As of 30 September 2024, the Planning Minister has declared 11 SFD applications which will provide 4,885 homes including 1,321 affordable homes across a range of different housing typologies including terraces, townhouses, duplex, and apartments.

The average commitment to social and affordable housing through this pathway is approximately 27%. Notably, 9 out of 11 projects exceed the 15% affordable housing requirement. The range of percentages spans from 15% to 89%. Projects are dispersed through the Gold Coast, Redland, Toowoomba, Noosa and Brisbane City Council areas.

Inclusionary planning pilots

The Queensland Government's Inclusionary Planning Pilot program is set to explore different mechanisms to enable Queenslanders to buy or rent a home at an affordable rate, including exploring 'affordable forever'.

Across five pilot projects with at least 20% of social and/or affordable housing, the Queensland Government will undertake a learn-by-doing approach to develop a policy response for inclusionary planning that works for Queensland.

Applicants involved in the pilot program will benefit from the streamlined SFD assessment pathway to help realise the housing potential of an appropriate site.

The pilot program will look to work in partnership with proponents to test and adapt key elements of these models to inform an inclusionary housing approach for Queensland.

Economic Development and Other Legislation Amendment Act 2024

Enacted

[The Economic Development and Other Legislation Amendment Act 2024](#) (the Act) was passed by Queensland Parliament on 11 June 2024 and commenced on 1 July 2024. The amendments empower the Minister for EDQ (MEDQ) and EDQ to take the lead in delivering diverse housing options, with an emphasis on social and affordable housing. Amendments clarify and expand the authority of the MEDQ, including the ability to directly enter into agreements with third parties such as Community Housing Providers to pursue social and affordable housing.

The amendments create a more agile, standalone organisation with a Chief Executive Officer and skills-based board accountable to the Minister for Economic Development Queensland (MEDQ) which can respond quickly to changing market circumstances. The amendments also provide operational refinements to existing functions and powers for better clarity for industry and stakeholders, and to provide greater flexibility for the MEDQ to respond to emerging planning issues.

As a result of these amendments, EDQ will deliver an extra 1,300 dwellings within the next five years. It will also approve a further 15,000 homes in PDAs which is a 117 per cent increase.

Distinctly Queensland Design Series

Progressed

The Homes for Queenslanders plan commits to develop new housing design standards under the Distinctly Queensland Design Series to expedite the delivery of homes focused on viable gentle density products. This initiative seeks to provide consistent design and siting requirements for various dwelling types, including secondary dwellings and low-rise multiple units.

As the first stage, the Queensland Government is proposing specific siting and design provisions for secondary dwellings, with consultation on a draft State Code open from 30 September to 12 November 2024.

Summary of land release reforms

ShapingSEQ 2023 – Urban Footprint

Progressed

ShapingSEQ 2023 included a 1.5 per cent increase in the Urban Footprint from 2017 (5,250 hectares) providing for an additional 36,500 homes in the region by 2046. SEQ now has a total of approximately 333,000 hectares of land included in the Urban Footprint.

Underutilised Urban Footprint

Progressed

In 2023, the Queensland Government completed a review of 75 Underutilised Urban Footprint (UUF) areas, providing a clearer understanding of land supply and informing the *ShapingSEQ 2023*. The analysis covered 27,000 hectares of UUF land, revealing that 7,000 hectares (27%) are actively developed, while 20,000 hectares (73%) could be developed with appropriate intervention. These findings were incorporated into *ShapingSEQ 2023* and legislative amendments supporting the State Facilitated Development pathway.

ShapingSEQ 2023 – Beerwah East SEQ Development Area

Progressed

Beerwah East is approximately 3,200 hectares and is located to the south-west of Caloundra and represents the most significant large-scale greenfield development opportunity available on the Sunshine Coast.

The Queensland Government is working with the Sunshine Coast Council and other key stakeholders including the Kabi Kabi First Nation and HQPlantations to unlock Beerwah East to increase land supply for urban development on the Sunshine Coast.

Subject to detailed planning, Beerwah East has the potential to accommodate up to 35,000 dwellings, providing homes for approximately 95,000 people by 2151.

Catalyst Infrastructure Fund (CIF)

Progressed

The CIF was established in 2022 by the Queensland Government. Subject to successful negotiation with proponents, it is expected the full CIF of \$171.2 million will be allocated via infrastructure agreements by 2024. This investment is expected to unlock 59,000 residential lots in PDAs, supporting the construction of essential infrastructure such as trunk roads and water and sewerage systems. The CIF funds are repayable loans provided on a co-funding basis whereby the developer must contribute a minimum 50 per cent of the cost of the agreed infrastructure with their own funds.

Summary of density and other reforms

Incentivising Infill Development Fund (IIDF)

Progressed.

On 10 June 2024, the Queensland Government opened applications for the \$350 million fund to incentivise infill development. After significant interest resulting in over 226 applications and over \$350 million in funding sought, the fund was subsequently closed on 27 July 2024. Since that time, the department has been undertaking assessment of all 226 applications.

The objectives of the fund are to provide targeted support through infrastructure charges relief, for increased density that is done well in existing urban areas.

The department has been prioritising assessment of those with current development approvals and earlier construction start dates, those containing affordable housing and those that are well-located.

As at 30 September 2024, the Queensland Government had approved 147 applications to receive a share in approximately \$207 million under the fund, fast-tracking 8,678 new homes.

Infill Development Strategy

Announced.

The Queensland Government will develop an Infill Development Strategy to incentivise medium scale, mixed tenure housing projects in growth areas across Queensland, as an implementation initiative under [Homes for Queenslanders](#).

The Strategy will promote infill development and gentle density via land consolidation, planning and infrastructure.

Growth Acceleration Fund (GAF)

Announced.

The GAF is a \$50 million fund to enable the delivery of infrastructure that is needed to unlock new residential lots. Allocation of funds commenced immediately, with \$15 million assigned to facilitate water and wastewater infrastructure within Waraba; a new community expected to house 70,000 people, over the next 40 years.

The remaining \$35 million in the form of a low interest loan for infrastructure investment was made available to developers and SEQ councils supporting the delivery of 3,700 dwellings.

GAF empowers those who are not currently able to independently fund the essential infrastructure required to bring forward housing construction. The incentive brings land to market quickly by expediting the delivery of critical infrastructure such as water supply, wastewater, stormwater or roads, amid surging housing supply demands.

Queensland Construction Workforce Fund

Announced

The Queensland Construction Workforce Fund was established to fund initiatives to increase the number of apprentices and skilled workers, and address barriers to workforce participation in the residential building sector.

The Fund is supporting three initiatives: Free Tools for First Years, the Housing Construction Traineeship Fund, and Free Construction Apprenticeships for Over 25s.

The \$4 million **Free Tools for First Years** initiative was announced on 25 May 2024 and is providing cost of living relief for first year apprentices working in the housing industry, in construction, plumbing and electrical apprenticeships. Eligible apprentices can claim up to \$1000 cash back through the program for the purchase of the tools they need to do their job.

In August 2024 the program was expanded to further backdate the eligibility window and to include more qualifications such as Locksmithing, Engineering – Fabrication, Refrigeration and Air Conditioning, and Electrotechnology – Systems Electrician.

The \$2 million **Housing Construction Traineeship Fund** is helping unemployed Queenslanders from diverse backgrounds to gain valuable skills and bolster the workforce to deliver the Queensland

Government’s ambitious housing targets. Modelled on the highly successful Work Skills Traineeships program – under Skilling Queenslanders for Work – the Fund will support participants to be employed as entry-level trainees by not-for-profit organisations and obtain a Certificate I in Construction on-the-job, along with the General Construction Induction Card. Applications closed on 28 July 2024 and are currently under assessment.

Free Construction Apprenticeships for Over 25s was announced on 20 June 2024, with a \$4 million budget commitment under the Construction Workforce Fund. This program will provide fee free apprenticeships to new apprentices aged 25 and over who commence or recommence a cancelled apprenticeship in one of 29 different construction or electrical apprenticeships between 1 July 2024 and 30 June 2026.

Body Corporate and Community Management and Other Legislation Amendment Act 2023 (the Amendment Act)

Enacted

The Amendment Act was passed on 14 November 2023 and received Royal Assent on 22 November 2023. Amendments that introduced a new process for the termination of community titles schemes where there are economic reasons commenced on 1 May 2024.

The new termination process allows termination of a community titles scheme with the support of 75 per cent of lot owners (rather than unanimous agreement) where the body corporate has agreed it is not economically viable for lot owners to continue to maintain or repair the scheme.

The new termination process is expected to facilitate renewal and redevelopment efforts and increased housing opportunities in the medium to longer term.

Measure 4

Planning Ministers will identify well-located ‘development ready’ land before 1 March 2024, having appropriate regard to the protection of land with key attributes e.g. environmental or economic.

Key findings from a development ready land stocktake¹

Existing PDAs

The Queensland Government will continue to release appropriate ‘development-ready’ land within existing PDAs:

- Sunshine Coast Council – Caloundra South PDA, 2,323.5 hectares, 20,000 dwellings.
- Logan City Council – Greater Flagstone PDA, 7,188 hectares, 50,000 dwellings.
- Brisbane City Council – Yarrabilba, 2,222 hectares, 20,000 dwellings.

¹ For the purpose of this report it is assumed that development ready means land with infrastructure that is ready to sell and/or construct

As identified above under Measure 2, the Waraba PDA includes approximately 2,900 hectares of land in the Moreton Bay LGA.

Also see:

Measure 2 – Priority Development Areas (PDAs)

Measure 5

Planning Ministers will streamline approval pathways and prioritise planning control amendments to support diverse housing across a range of areas, including promoting medium and high-density housing in well-located areas close to existing public transport infrastructure connections, amenities and employment.

Zoning, planning and other amendments to support dense, well-located housing

Arundel Hills Temporary Local Planning Instrument (TLPI)

Gazetted on 4 September 2024

On 4 September 2024, the Queensland Government released the Arundel Hills TLPI, covering the 67 hectare disused former Arundel Hills Country Club. This TLPI will streamline the delivery of at least 650 dwellings, with a minimum of 20 per cent to be affordable housing.

Reforms to non-planning barriers preventing a diversity of housing

Modern Methods of Construction (MMC) Program

QBuild's MMC program continues to gain momentum across Queensland Government Agencies. Social Housing targets have been set to include an additional 100 modular homes by December 2024 with a further 500 modular homes by December 2025.

To support this program, QBuild has implemented a Standing Offer Arrangement (SOA) to secure suppliers through a competitive tender process. This approach builds on previous procurement experiences, ensuring a known price range and mitigating risks related to the Program. The SOA aims to align supplier capabilities with anticipated needs, enhance efficiency in supplier selection, and promote innovation and value for money in response to Queensland Government's housing program requirement. Further to the SOA, QBuild will conduct an Expression of Interest to attract interested industry to join the MMC program by December 2024.

QBuild's procurement methodologies has resulted in a suite of standardised designs endorsed by multiple government agencies, and delivered by a supplier pool that has been deemed capable to deliver a high quality product. Having this systematic process in place ensures QBuild engages with the right identified suppliers that support the industry long term and provide a product that is in line with the National Construction Code compliant design catalogue.

Priority Development Areas (PDAs)

EDQ continues to look for ways to fund infrastructure barriers to unlock a diverse range of housing in well-located locations through various funding streams where available to target and support affordability of housing supply (e.g. Growth Area Compact \$100 million grant funding to support a more coordinated approach to enabling infrastructure to unlock land supply and support the delivery of affordable housing in Waraba (Caboolture West)).

Measure 6

Planning Ministers will create accelerated development pathways and streamline approval processes for eligible development types, particularly in well-located areas, including to support the rapid delivery of social and affordable housing.

Identifying barriers in development approvals

Key barriers to the timely issuing of development approvals

Housing Availability and Affordability (Planning and Other Legislation Amendment) Act 2024 (HAAPOLA Act)

As described in Measure 3, the HAAPOLA Act introduced new measures to cut barriers and get more affordable and diverse homes off the ground without delay, including the reform to introduce the new State facilitated development process as an alternate approval pathway. These also included powers for the Planning Minister to acquire land and make easements for a range of situations including the delivery of catalytic infrastructure.

These measures aim to prioritise the delivery of diverse housing across a range of areas, including the delivery of infill and affordable housing.

Also see:

Measure 3 – *Housing Availability and Affordability (Planning and Other Legislation Amendment) Act 2024*

State Facilitated Development (SFD) team

On 6 February 2024, the Queensland Government announced a new SFD team as an initiative under [Homes for Queenslanders](#). The SFD team was established to facilitate the SFD assessment pathway as described in Measure 3, to speed up the planning and development process and solve development and infrastructure issues delaying new homes, including social and affordable housing.

The SFD team also actively engages with industry to gain insights into the challenges and/or barriers which may hinder the provision of affordable housing. This includes investigations into the various factors that are affecting the economic viability of development projects. By identifying these impediments, the team works with applicants through the streamlined assessment process, to facilitate the development of housing that is accessible and affordable to a broader segment of Queensland. In essence, the SFD team is committed to both the exploration of viable proposals and

proactively addressing factors that influence the feasibility of delivering affordable housing, to provide greater certainty to the market.

Also see:

Measure 3 – *Housing Availability and Affordability (Planning and Other Legislation Amendment) Act 2024*

Barriers to delivering housing where development approvals have been granted

Incentivising Infill Development Fund (IIDF)

Progressed.

As identified under Measure 3, the department has been undertaking assessment of the IIDF.

The provision of targeted support through infrastructure charges relief, also applies to approved development. The provision of this funding could enable the delivery of development that was not previously economically viable.

Also see:

Measure 3 – Incentivising Infill Development Fund.

Measure 10

All levels of government will ensure the efficient use of government land, including the identification of surplus land suitable for housing and the delivery of best practice projects to support housing supply, diversity and affordability.

Well located government land suitable for housing

Audit of surplus government land

The Queensland Government has conducted a comprehensive audit of surplus government land and buildings to identify potential residential sites following the 2022 Queensland Housing Summit.

This audit resulted in a shortlist of 27 large sites and a long list of 419 small sites. Initial investigations have been completed for 26 of the 27 large sites, with one site still under review.

As a result, an 8,000 square metre site at Northshore Hamilton has been designated for a social and affordable housing project, expected to provide 201 homes with support from a Community Housing Provider. Additionally, a site at Scarborough Street in Southport has been acquired, with plans for approximately 150 supportive housing dwellings that will include on-site health and social support services.

The Queensland Government has marketed a 17,330 square metre site at Lumina within the Gold Coast Health and Knowledge Precinct, expected to deliver 878 homes for 1,350 new residents, including 176 affordable units. The development will feature studio, one, two, and three-bedroom apartments across four buildings, conveniently located near the university hospital and Griffith University campus.

The Southport and Lumina sites were identified through the land audit. Smaller sites continue to be reviewed as new opportunities arise or further investigations are conducted.

Best practice examples of developing government land

Case Study - Carseldine Village

A project redeveloping government land in order to achieve broader whole of government priorities.

Carseldine Village is an exemplary sustainable development – one of the first residential developments in Queensland to commit to delivering 100% net zero energy emission freehold terrace homes.



The Site

- Carseldine Village is a 15.7 hectare site (the site) located in Carseldine, 14 kilometres from Brisbane's CBD.
- The site is formerly part of the Queensland University of Technology's Carseldine campus and is owned and being developed by EDQ, the Queensland Government's land use planning and property development agency.
- The Fitzgibbon PDA was declared in July 2008, identifying the site for urban renewal. In July 2009, the Fitzgibbon PDA Development Scheme took effect and was later amended in July 2011.
- In 2016, the Queensland Government released the Advancing Our Cities and Regions strategy, which included economic and community development zones across Queensland. Carseldine Village was identified as the first urban renewal precinct to be revitalised under this strategy.
- Carseldine Village has a unique planning framework in that it is located within a PDA. As such EDQ has both a regulatory planning role and a developer role.
- This enables coordination and control over land development and has helped to facilitate several of the innovations within the development.

- EDQ has also worked closely with the Brisbane City Council which is responsible for the management of public assets into the future.
- EDQ sought to revitalise the site into an urban village that incorporates bushland and open space with a diversity of residential (including residential aged care), expanded childcare, and small scale commercial and retail spaces to catalyse investment in the local community and deliver jobs and economic growth.
- EDQ undertook extensive community consultation in 2008, 2010–2011, and 2016 as part of preparing the development scheme for the site and informing further site master planning.

Population Growth

- Figures show that South SEQ's population will increase by almost 2.2 million to around 6 million by 2046.
- The Brisbane LGA's estimated residential population in 2021 was 1,264,000 people, and is predicted to grow to 1,721,000 by 2046.
- To manage growth, the Queensland Government has developed ShapingSEQ to serve as a framework for sustainable development.
- The plan seeks to match housing location with a more sustainable urban form (one with access to public transport, jobs and services), encouraging housing diversity that supports changing lifestyles, demographics and preferences.

The Village

- Carseldine Village is a 5-star Green Star Communities residential community, setting new sustainability benchmarks by using the latest green energy technology.
- Carseldine Village will consist of mixed use, diverse and affordable residential, aged care, small commercial and retail, along with bushland and recreational open space areas.
- The masterplan for Carseldine Village is proposed to be developed in 6 stages subject to market demand. The first house and land packages were released in February 2020.
- The current approved master plan provides for a maximum of 606 dwellings.
- Each home will have PV solar, battery storage, air-conditioning systems controlled from smart phones, heat pump hot water systems and garages will include a power outlet ready to accommodate a future electric vehicle charger, saving home owners up to \$1600 per year on electricity bills.
- Carseldine Village is now also home to the 6 storey, 150 bed Rockpool Residential Aged Care facility, and a relocated new 98-place C&K childcare centre, both of which also comply with 5-star Green Star specifications.
- At least 75 per cent of the bushland is being retained and there is more than 20 hectares of green and open space.
- The Government Office Precinct and Carseldine Market have been retained and, in a future stage, Carseldine Village will have a village retail and commercial heart potentially comprising a convenience supermarket, specialty retail and dining.

Further information is available at: www.carseldinevillage.com.au.