

Housing Availability and Affordability Bill

This fact sheet provides an overview of the Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023 (the Bill).

The need for housing is an issue facing our entire State and indeed our nation. We are seeing too many Queenslanders unable to access secure housing that is suitable for their needs, and we know that the demand for housing is only going to increase as our population grows.

The planning framework is one of the key tools used by the Queensland Government and local governments to deliver connective, liveable and sustainable communities across Queensland.

The Bill is a direct response to Queensland's housing challenges and streamlines supply pipelines through legislative changes, allowing for new housing stock when it is urgently needed.

The Bill provides a suite of tools for use across Queensland and supports the implementation of ShapingSEQ 2023 – our blueprint for delivering 900,000 new homes needed in the South East corner by 2046 to accommodate 2.2 million new residents.

What does the new Bill do?

The Bill amends the *Planning Act 2016* (Planning Act) to:

- optimise the planning framework's response to the current housing challenge through a suite of tools.
- make operational and process improvements to ensure that the planning framework continues to be effective and robust.

This collective package contains significant reforms to ensure that the framework is responsive, efficient and effective in removing barriers affecting housing and land supply in areas where growth should be occurring.

These changes mean more homes and more jobs for Queenslanders.

What changes are introduced to address Queensland's housing challenges?

We need to plan ahead and plan well to support growth and unlock supply for more homes, faster.

The Bill address the key challenges to deliver more housing and land supply through short-term, targeted interventions aimed at facilitating housing delivery by providing:

- the ability for the Planning Minister to acquire land and create an easement for critical infrastructure to support development
- a new alternate development assessment pathway to facilitate development that is a priority of the state, for example affordable housing
- a new zone to help local governments better sequence development and allow for detailed land use planning to occur.

How does the Bill make the planning framework more efficient?

Since the commencement of the Planning Act in 2017, the planning framework has proved to be efficient and robust. However, over time, as community and stakeholders used the framework, a range of issues have arisen. The Bill amends the Planning Act to respond to matters that have arisen including:

- temporary accepted development
- the Planning Minister's powers for local planning instruments
- public notice requirements, accessing documents and notices and making submissions
- applicable events and temporary use licences
- Queensland heritage places that are also local heritage places



- other process improvements to ensure the planning framework is as efficient as possible.

The Bill also seeks to:

- validate past approvals granted in development control plan (DCP) areas in response to the Planning and Environment Court judgement in *JH Northlakes Pty Ltd v Moreton Bay Regional Council* [2022] QPEC 18 (the Northlakes judgement) and modernise the development assessment process which applies to development applications in DCP areas
- improve the urban encroachment provisions by reducing the regulatory burden associated with re-registration and renewal processes.

Further information

For further information please contact the Department of State Development, Infrastructure, Local Government and Planning via planning4housing@dsdilgp.qld.gov.au.