

12 June 2023

State Development and Regional Industries Committee

Parliament House  
George Street  
Brisbane Qld 4000

By email: [SDRIC@parliament.qld.gov.au](mailto:SDRIC@parliament.qld.gov.au)

Dear Committee Secretary

### **Planning (inclusionary zoning strategy) Amendment Bill 2023 ('the Act')**

Thank you for the opportunity to provide feedback in relation to the above.

#### **About QCOSS**

QCOSS (Queensland Council of Social Service) is the peak body for the social service sector in Queensland. Our vision is to achieve equality, opportunity, and wellbeing for every person, in every community.

#### **QCOSS' position**

QCOSS supports introducing meaningful inclusionary zoning to obligate private developers to increase the supply of social and affordable housing in Queensland.

Queensland's housing system is under unprecedented pressure. In the face of renewed population growth, the chronic undersupply of housing, particularly social and affordable housing, is escalating the scale of housing stress.

There are approximately 100,000 households across Queensland who have unmet housing need and would typically be eligible for social housing.<sup>1</sup> On current funding commitments, the Queensland Government is expected to deliver 1,300 new social and affordable housing dwellings each year for the next decade. This level of investment is insufficient to maintain the status quo - that is, to prevent further deterioration beyond the current situation.

In March 2023, QCOSS, Tenants Queensland and The Services Union, along with the [Town of Nowhere](#) campaign partners commissioned the report '[A blueprint to tackle Queensland's housing crisis](#)',<sup>1</sup> which clearly articulates the contribution that inclusionary zoning would have in increasing the supply of affordable and social housing.

The Queensland Government's Housing and Homelessness Action Plan (2021-2025) specifically identifies inclusionary planning requirements as a tool to deliver social and affordable housing.<sup>2</sup> Legislating mandatory inclusionary zoning will provide certainty to the housing market while delivering on this priority action to meet the Queensland Government's objectives.

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<sup>1</sup> Pawson et al. (2023). A blueprint to tackle Queensland's housing crisis. UNSW City Future Research Centre.

<sup>2</sup> Queensland Government. (2021). *Queensland Housing and Homelessness Action Plan 2021-2025*.



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There is strong evidence of inclusionary zoning policies being an effective mechanism to deliver large-scale affordable housing contributions in Australia.<sup>3</sup> Inclusionary zoning has been implemented in South Australia, New South Wales, and the Australian Capital Territory through a variety of mechanisms across developments taking place on private and public land.<sup>4</sup> Inclusionary zoning policies are used in the United Kingdom and the United States to augment affordable housing supply. In 2015-16, 43 per cent of affordable housing built in England was delivered due to inclusionary planning requirements.<sup>5</sup>

Ideally, inclusionary zoning should be implemented in Queensland in alignment with a National Framework.<sup>6</sup> The Queensland Government is encouraged to pass legislation in Queensland and also seek action and alignment at a federal level.

## Conclusion

Queensland is in the grip of an unabating housing crisis and urgent action to increase supply, enhance security of tenure and ensure timely and transparent delivery is required.

Phasing in inclusionary zoning obligating private developer social and affordable housing contributions is a lever the Queensland Government should use to include supply within a broader strategy to address the housing crisis in Queensland.

Thank you again for the opportunity to provide our submission.

Yours sincerely



Aimee McVeigh  
Chief Executive Officer

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<sup>3</sup> Rowley et al (2002). Page 4

<sup>4</sup> AHURI. (2017). *Understanding Inclusionary Zoning: Utilising land use planning systems to delivery affordable housing.*

<sup>5</sup> Gurran et al. (2018). *Supporting Affordable Housing Supply: Inclusionary Planning in New and Renewing Communities.* Australian Housing and Urban Research Institute Limited: Final Report no. 297.

<sup>6</sup> The Constellation Project. (2021). *Establishing a National Framework for Mandatory Inclusionary Zoning.*

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