Planning for Affordable Housing in Queensland

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‘And ever upwards soar house prices…the ratio of house prices to earnings is near the historic high. This is a crisis that has been 30 years in the making. Few market failures can divide the haves from the have-nots quite so brutally. Few policy failures have challenged politicians with quite such clarity’.

‘A friend of mine, who used to be a very senior civil servant in what was, in the 1980s, the department now known as Communities and Local Government, had a recurrent nightmare. “I used to wake up in the middle of the night in a cold sweat”, he told me. “In my dream someone is demanding that I define the term ‘affordable housing’...”’. (http://www.independent.co.uk/voices/comment/what-even-is-affordable-housing-8982783.html)
Planning Strategies for Affordable Housing

- Increase housing supply
- Reduce barriers to affordable housing development
- Preserve and offset the loss of low cost housing
- Encourage new affordable housing
- Secure new dedicated affordable housing
Increase Housing Supply

Land authority
Land development incentives/penalties
Land audit
Government dedication/acquisition of land

Housing Affordability Strategy
ULDA - EDQ

Housing Affordability Strategy
Infrastructure charging framework

Broadhectare study (QGSO)

GLASS
Affordable Housing Protocol for Surplus Government Land
Reduce Barriers to Affordable Housing Development

- Audit existing controls
  - Target 5 Days (SEQ Council of Mayors)
  - Regulation Reduction Incentive Fund
  - Electronic Development Assessment
  - Next Generation Planning

- Development permits diverse housing
  - ULDA housing innovation to demonstrate diversity to the market
  - State Planning Policy Housing and Residential Development

- Faster approvals for preferred development

- Overcome local barriers to affordable housing
  - RiskSmart
Preserve and offset the loss of low cost housing

- Social Impact Framework
- Preserve particular house types at risk
- Assistance for displaced residents
- Financial support for providers
- Social Impact Guidelines
- DCPs
- LAPs
- Heritage
- Coordinated closure responses
- Financial assistance for boarding house providers
Encouraging New Affordable Housing

- Graduated planning standards
- Planning bonuses/concessions
- Fast track approvals for affordable housing
- Fee discounts
- Affordable Housing Design Guidelines
- Relaxations in parking requirements, open space provision in some local governments
- ULDA (40 days) Some local governments
- Financial assistance for boarding house providers
  - Infrastructure rebates
  - DA fee rebates
  - Rates rebates
Securing New Dedicated Affordable Housing

- Voluntary negotiated agreements
- Inclusionary zoning
- Mixed tenure requirements
- Impact fees to offset loss of affordable housing from development

ULDA BCC

ULDA BCC
Other Initiatives

- Kelvin Grove Urban Village
- Design, Develop, Deliver: A guide for affordable housing
- Local Government Housing Resource Kit
- Urban Renewal Taskforce
- Housing Needs Assessments
- Housing Affordability Fund
- Building Better Regional Cities
- NRAS
- Building Better Cities
- Funding Affordable Housing Providers
- AMCORD
- Joint Venture More Affordable Housing
- More Affordable Housing
- AMCORD
State and local government in Queensland has utilised a range of planning and non planning tools to make housing both more affordable AND support the development of affordable housing.

**BUT**

- Lack consistency and momentum
- Loss of central government emphasis
- Impacted by changes of government
- Uniquely Queensland?
Use of the Planning System in Queensland

- What does the planning system do for affordable housing?

  *Facilitates and Encourages*

  - It cannot require affordable housing contributions
  - Lacks relevant head of power in legislation to require affordable housing
Securing New Dedicated Affordable Housing

- ‘require or provide incentives to private developers to incorporate affordable and social housing as part of market-driven developments, either by incorporating the affordable housing into the same development, building it elsewhere, or contributing money or land for the production of social or affordable housing in lieu of construction’.
Inclusionary Zoning in Australia

New South Wales
- ‘Head of power’ in NSW Environmental Planning and Assessment Act
- Land or monetary contribution
- Only in prescribed areas (SEPP 70)
- Introduced early 1990’s

South Australia
- All ‘significant’ new housing developments provide 15% of dwellings be affordable
- Significant defined as areas where rezoning has created significant uplift and development on surplus government land
- Introduced 2005

Western Australia
- Minimum 15% affordable housing on all government land and housing developments
- Low to moderate income households
- Formal inclusionary zoning not supported

Victoria
- Proposal to pilot the use of inclusionary zoning on government land purchased by developers
NSW Inclusionary Zoning

NSW Environmental Planning and Assessment Act
Division 6A (94F and 94G)
Identifies the provision of affordable housing as a function of council
Allows for the collection of contributions for affordable housing
‘Housing for very low income households, low income households and moderate income households’

State Environmental Planning Policy
SEPP 70
Identifies the need for affordable housing
Greater Sydney Metro Area
Very low incomes hh (less 50% median income SSD)
Low income hh (50-80%)
Moderate income hh (80-120%)

Local Environmental Planning
City of Sydney – Ultimo-Pyrmont, Green Square
City of Willoughby
Product
1.1% of TFA non-residential
0.8 - 3% of TFA residential
Units greater than 50sqm
Monetary Contribution
$174-259sqm residential
$58-86sqm non-residential
Inclusionary Zoning in Queensland

- Draft West End-Woolloongabba Local Area Plan
  - “2.14 The existing proportion and integration of affordable housing in the area is recognised as an important element in maintaining the social diversity and vibrancy of the West End-Woolloongabba Community. Redevelopment under this Local Plan should encourage diversity in dwellings including affordable housing”.
  - 1.5% to 5% of GFA for affordable housing in specified precincts where there is significant up-zoning
Inclusionary Zoning in Queensland

- **Queensland Growth Summit**
  - ‘investigate new ways to deliver affordable housing which support people on lower to middle incomes, including; reviewing options to incorporate affordable housing in new developments and piloting a social housing renewal project at Coopers Plains, working with Brisbane City Council to masterplan a new future for an area of aged public housing stock’
  - Development of a paper to investigate the use of statutory instruments to mandate affordable housing
  - Recommended the development of comprehensive legislative proposal for consultation
Queensland Housing Affordability Strategy

Housing Affordability

The Strategy

The Queensland Government understands the importance of developing a diverse range of housing choices for current and future communities within the State's major growth areas. To deliver this, the Government will establish an Urban Land Development Authority by November 2007.

The role of the Authority will be to undertake and use planning, land arrangement and acquisition, land improvement, development assessment and then sell land and development rights to private sector developers.

The Authority will have the power to deliver a range of housing products to meet the changing needs of the communities. In particular, this will allow the Authority to attach conditions of sale to land to encourage a range of affordable housing and valid other Government policy outcomes that improve access to housing.

The Queensland Government has committed the following six initial development sites and will add additional sites:

- Wooloowin
- Beenleigh
- Northgate
- Runcorn
- Redbank Plains
- Minto

These sites cover more than 700 hectares of land and deliver housing for more than 13,000 Queenslanders.

The Urban Land Development Authority will complement existing private industry investment in urban infill and redevelopment projects by focussing on the planning, management and delivery of strategic urban sites in South East Queensland (SEQ) and regional cities declared by the Queensland Government.

Legislation to establish the Land Development Authority will be introduced to Parliament in August 2007. We will move quickly to establish the Board of the Authority and will commence consultation with industry and local government to establish the Authority by November 2007.

Making Queensland's planning and development assessment systems more efficient

Queensland has a comprehensive planning and development assessment system. However, unnecessarily delays in the development assessment process, particularly in areas of high growth, can lead to higher development costs and substantial delays in bringing land and housing to the market.

costs during the assessment period can add between $5,000 - $10,000 per dwelling. This cost is passed on to the end purchaser but can be significantly reduced by a more efficient planning and development assessment system.
Inclusionary Zoning in Queensland

- **Urban Land Development Authority**
  - Housing affordability AND affordable housing
  - (2) The main purposes of this Act are to facilitate the following in the areas—
    - (a) the availability of land for urban purposes;
    - (b) the provision of a range of housing options to address diverse community needs;
    - (c) the provision of infrastructure for urban purposes;
    - (d) planning principles that give effect to ecological sustainability and best practice urban design;
    - (e) the provision of an ongoing availability of affordable housing options for low to moderate income households.
- ULDA Act empowers ULDA in defined areas to:
  - Be the planning agency
  - Build infrastructure
  - Develop land
Inclusionary Zoning in Queensland

- **Urban Land Development Authority**
  - Legislated mandate to deliver affordable housing outcomes
  - Head of power to require ‘affordable housing’
  - 15% overall target
  - Bowen Hills – Northshore Hamilton
    - 5% requirement affordable housing
    - Median household income
  - Achieved a minimum 256 ‘affordable’ dwellings
But.....

- No retention or targeting of affordable dwellings
- Lack of diversity of product
- Affordable in the market
But.....

‘The ULDA is a young, powerful and ambitious organization that has undoubtedly made a positive contribution to housing affordability in Queensland in the five years it has existed. The organization has the tools and the capabilities to deliver major improvements to housing affordability across the state, but until it looks beyond affordable market housing and moderate-income target groups, its full potential in this area is unlikely to be fully realised’ (Davison et al., 2012: 46).
Future Approaches

1. Strategic alignment between planning, projects and affordable housing

2. State owned land affordable housing requirements

3. Mechanisms for local governments to require affordable housing contributions from private developers in certain circumstances

4. Renewed commitment to the delivery of affordable housing and low cost housing across the planning system

5. Re-focus EDQ to include clear affordable housing outcomes
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