

## Planning (Inclusionary Zoning Strategy) Amendment Bill 2023

**Submission No:** 9  
**Submitted by:** Community Housing Industry Association Queensland  
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**Submitter Comments:**



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Committee Secretary  
State Development and Regional Industries Committee  
Parliament House  
George Street  
Brisbane Qld 4000

15 June 2023

### **Planning (Inclusionary Zoning Strategy) Amendment Bill 2023**

Please find attached a submission to the Committee's inquiry into the Planning (Inclusionary Zoning Strategy) Amendment Bill 2023.

Please do not hesitate to contact me by email to [REDACTED] or by phone on [REDACTED].

Yours sincerely,

[REDACTED]

Annemaree Callander

Executive Officer

## **PLANNING (INCLUSIONARY ZONING STRATEGY) AMENDMENT BILL 2023**

### **Community Housing Industry Association Queensland**

CHIA Queensland is the independent industry body representing and supporting Community Housing Providers in Queensland and advocating for social and affordable housing policy and programs.

Our member organisations provide a wide range of homes – long-term housing for key workers and those on low and moderate incomes, purpose-built developments for seniors, homes for people with disability, as well as crisis and transitional accommodation for those at risk of homelessness.

Collectively, our members own or manage more than 11,000 social and affordable rental homes across the State valued at over \$3.3 billion. The housing our members provide changes lives by providing safe, affordable homes to people on low and moderate incomes.

CHIA Queensland welcomes the opportunity to comment on the Planning (Inclusionary Zoning Strategy) Amendment Bill.

### **Response to the Planning (Inclusionary Zoning Strategy) Amendment Bill 2023**

CHIA Queensland believes, and national and international evidence shows that the introduction of Mandatory Inclusionary Zoning (MIZ) would increase the supply of social and affordable housing. MIZ would assist in responding to the housing crisis but needs to be adopted as part of a suite of measures including direct investment in the growth of social and affordable housing managed by Community Housing Providers (CHPs).

We note the Queensland Government has already committed to explore MIZ through the Queensland Housing and Homelessness Action Plan 2021-2025, Action 3.2: *“Investigate introducing inclusionary planning requirements into the planning framework”* and the Queensland Housing Summit Outcomes Report which outlines planning reforms including: *“consulting on an inclusionary planning approach that would drive development of social and affordable housing”*.

While CHIA Queensland supports the stated aims of the Bill to increase the supply of housing and maximise social inclusion - we do not support the Bill in its current form. CHIA Queensland believes more consideration needs to be given to the design and implementation to maximise the benefits and ensure the aims are achieved. Key areas of concern include:

- The requirement that 25% of dwellings or lots to be reserved for public housing is not practicable and sustainable. Moreover, it will disincentivise private development and further exacerbate the housing crisis.



- The Bill proposes only the inclusion of ‘public housing’, which the *Housing Act 2003* defines as “a social housing service provided directly by the State”. As written, the Bill would preclude the provision of social and affordable housing by Community Housing Providers.
- The Bill requires that the standard and features be the same as other units, but this may not result in housing types which are appropriate and responsive to community need.
- The timeframe of 1 July 2024 for the implementation of an inclusionary zoning policy is unrealistic and does not consider the impact on projects already commenced.

## Recommendations

CHIA Queensland believes the design of MIZ in Queensland should be evidence informed and give consideration to the following seven principles which were developed by the Constellation Project in their ‘Establishing a National Framework for Mandatory Inclusionary Zoning’ report, advocating a consistent approach for applying MIZ to metropolitan areas<sup>1</sup>.

1. 10% of housing floorspace (or commensurate land / cash) developed on privately owned land in metropolitan areas should be designated, in perpetuity, as social and affordable rental housing, under Community Housing Provider management.
2. Higher targets should be set for market housing development on public land.
3. Registered Community Housing Providers should apply to an appropriate State Agency to be the recipient of MIZ housing in a particular local government area.
4. Local housing strategies must be prepared by councils within 12 months of the legislation being enacted, and updated every five years to advise Community Housing Providers on the mix of MIZ-generated affordable housing in terms of social versus affordable rental status (but that each should never be less than 20% – i.e., if social is 20%, affordable is 80%, and vice versa)
5. To allow the market to adjust to this new legislation there should be:
  - a. a “notice period” of two years after the legislation is enacted in which no existing or approved DA’s will have a MIZ obligation applied; and
  - b. a “transition period” for the four years after the notice period, during which the MIZ obligation should be 5%.
6. Community Housing Providers should be allowed to sell MIZ dwellings (to cross subsidise) and replace, trade and transfer their MIZ with other Community Housing Providers within the same LGA.
7. MIZ should apply to all developments that create more than one additional dwelling. The MIZ requirement should be a stated condition of the Development Approval (DA) consent, and the housing should be dedicated when the subdivision plan (Torrens or strata) is registered. Where the development MIZ obligation creates a fraction of a dwelling, a cash payment should be made to discharge the obligation or alternatively to the developer to fund construction of full dwelling.

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<sup>1</sup> [https://theconstellationproject.com.au/wp-content/uploads/2021/09/Mandatory\\_Inclusionary\\_Zoning-Final.pdf](https://theconstellationproject.com.au/wp-content/uploads/2021/09/Mandatory_Inclusionary_Zoning-Final.pdf)