

## Planning (Inclusionary Zoning Strategy) Amendment Bill 2023

**Submission No:** 16  
**Submitted by:** Brisbane Residents United  
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16 June 2023

Committee Secretary  
State Development and Regional Industries Committee  
Parliament House  
George Street  
Brisbane Qld 4000  
Email: SDRIC@parliament.qld.gov.au

Dear Committee Secretary

**Brisbane Residents United submission to the Planning (Inclusionary Zoning Strategy) Amendment Bill 2023**

**Thank you for the opportunity to make a submission to the State Development and Regional Industries Committee re this inquiry.**

This submission is made on behalf of Brisbane Residents United (BRU), Brisbane's peak body for community resident actions groups. Whose purpose is to:

- Represent Brisbane and surrounding district residents and provide them with a united voice to Governments on matters pertaining to urban planning and development.
- Act as a resource centre, facilitating information sharing across established and start-up local resident associations.

BRU is a non-partisan and not-for-profit incorporated association that represent the interests of the broader community.

Housing is a wicked problem that has occurred as a result of very poor policy decisions by both the major political parties over a thirty year period. If a society is ranked by how it treats its most disadvantaged members ours must now be ranking very close to the bottom of societies with comparable economies.

Spring Hill alone now has over twenty charitable organisations feeding an increasing number of the poor. These numbers include the working poor, families and international

students in addition to their standard clients. Much of this food insecurity is the direct result of housing costs and insecurity. It is a failure of responsible government at all levels on an epic scale. This situation is about to become exponentially worse in much of the inner city and other affected areas in South East Queensland as a result of the Olympic Games.

The development industry sees the Olympic games as a potential free for all where they will be able to use the Olympic games as a trojan horse to force otherwise unacceptable levels of development on communities. This process has already begun in South Brisbane with the enthusiastic support of both local and state governments. The Olympic games should not be used as a vehicle to force unnecessary or poorly conceived accommodation solutions on communities. Especially when these solutions are actually for the benefit of the development industry at the expense of the local community and affordable housing.

Covid was an educational experience in that it showed what all levels of government could achieve if they had the will. We note that most, if not all, homeless people were housed during that time.

We very strongly support the use of inclusionary zoning by which we mean that each suburb should have its equal share of social housing. You cannot become what you never experience. We support the development of social housing that incorporates social and other supports for its residents. Social housing should never be just in outlying suburbs with large numbers of disadvantaged residents just lumped together and almost forgotten.

We are not certain about the amount of social and affordable housing to be provided by developers but would suggest that it be at least ten percent of any sizeable development. Developers have benefited greatly in the last few years by the inappropriately large profits they have received as a result of the increased density allowed on their land holdings. Infrastructure levies are often very inadequate and reflect in no way the actual cost of providing the necessary infrastructure. This cost is often borne by ratepayers and other local residents.

We do agree with the proposal that any such social or affordable housing be of the same size and quality as the rest of the development. It is important that social housing be of at least the standard that fits into its surroundings. We can no longer push the social housing issue to one side. It is disgraceful to think that we as a society have gone backwards on this issue to such an extent. We have moved from one of the best outcomes to one of the worst in one generation. It is not a record for government to celebrate.

We must ensure that community funds invested in social housing are utilised effectively to bring maximum benefit to the community as a whole. We are happy for our submission to be made public and would welcome the opportunity to appear at any public hearings. Should you require any further information we can be contacted on [REDACTED].

Yours sincerely  
Elizabeth Handley  
President.  
The Brisbane Residents United Inc Steering Group