




Speech By  
**Hon. Meaghan Scanlon**

**MEMBER FOR GAVEN**

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Record of Proceedings, 30 April 2024

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

 **Hon. MAJ SCANLON** (Gaven—ALP) (Minister for Housing, Local Government and Planning and Minister for Public Works) (5.39 pm): It is this side of the House that does genuinely care about delivering more homes for Queenslanders. I remind the member for South Brisbane of the other comments made by the Queensland Council of Social Service. They were—

We asked for a housing plan that has ambitious social housing targets, more funding for frontline services and better protection for renters. Today this was delivered.

They went on to make many other complimentary comments about our housing plan and so have other states. In fact, New South Wales organisations have asked their state to deliver the same housing plan.

I want to note that the committee has recommended against supporting the bill and the government will listen to that advice. Along with the committee, I also note that key stakeholders such as Q Shelter, the Local Government Association of Queensland, the Planning Institute of Australia, the Community Housing Industry Association of Queensland, the Housing Industry Association, the Urban Development Institute of Australia and the Property Council of Australia do not support the bill as drafted. This bill from the Greens underscores their failure to understand and support policies that would actually deliver more housing. The Planning Institute of Australia stated—

The Bill has the potential to result in significant unintended consequences which could worsen the existing housing crisis by slowing overall supply of new housing projects ...

Leading community housing provider Brisbane Housing Co. raised—

... the quantum of the public housing to be delivered ... which may impact housing supply across the market component of the housing continuum, at a time when increased housing supply is critical;

Q Shelter noted—

The model proposed provides no 'notice period' or 'transition period' to allow for the market to adequately respond to the new legislation.

The bill overlooks the nuanced differences between social, affordable and public housing, conflating these distinct categories within its provisions. It is crucial to recognise that social housing, affordable housing and public housing serve distinct purposes and populations. Underscoring this point, CHIA Queensland said—

As written, the Bill would preclude the provision of social and affordable housing by Community Housing Providers.

As noted by the committee's report, the statewide application of this bill without local contextual refinements poses challenges, particularly in rural and regional Queensland where development dynamics differ significantly from urban areas. This was also noted by Q Shelter, which stated—

The model proposed is not targeted. Different approaches may be needed depending on the regional housing market for example. A uniform approach may have unintended consequences if applied to regional markets of Queensland ...

While the government is supportive of the principles of inclusionary planning, we need to ensure the application of any policy actually delivers real results. That is what our Homes for Queenslanders plan is all about. We have launched an inclusionary planning pilot program that is about delivering models that stack up and deliver homes. Ironically, this program is being delivered by our new state facilitated development pathway, which was rubbished by the member for South Brisbane throughout her contribution on the legislation in this House. The state facilitated development process for the first time will empower me as the minister to condition social and affordable housing—the very thing needed to deliver inclusionary planning policies. These initiatives aim to achieve approximately 20 per cent of affordable housing, testing the viability of various models and showing what is practical. The success of these initiatives will provide us with the tangible evidence we need to deliver real policies across the state for more housing.

The key to improving housing affordability though is to increase supply, and that is something that we know time and time again the Greens oppose doing in their own backyard. To ensure we have well-managed growth and affordable housing for young Queenslanders, we need a million new homes by 2046 and we need to make sure that all of the good intentions in the world do not put a handbrake on building more houses. We need real results—real results like the pilots that we are progressing already through the pathway that the Greens rubbished; real results like the social and affordable homes that will be delivered through the Housing Australia Future Fund which the Greens and the LNP held up; real results like the Help to Buy scheme that will help Queenslanders who do not have the 'bank of mum and dad' to own their own home, which is currently again being blocked by the Greens political party and the LNP. To be really clear, the government does not oppose the principles that underpin inclusionary planning, but we need housing policies that deliver.