




Speech By
Hon. Meaghan Scanlon

MEMBER FOR GAVEN

Record of Proceedings, 21 April 2026

**PLANNING (STATE FACILITATED DEVELOPMENT) AMENDMENT
REGULATION**

 **Hon. MAJ SCANLON** (Gaven—ALP) (5.40 pm): I rise to support the motion moved by the deputy Labor leader. I cannot believe that the member for Chatsworth seriously just said that he increased his primary vote because he effectively opposed affordable housing! You wonder why Queenslanders are cynical about politics—why they do not think the system is built for them. This is why. At the exact time that this government removes affordable housing requirements it has lifted the cap on developer donations. Right when the LNP say, ‘Developers won’t be required to build homes that working people can actually afford,’ they can now give the LNP money. I will let Queenslanders draw their own conclusions from that, but I know what it looks like and I know who will pay the price ultimately—and that is working Queenslanders.

I want to be clear about what this pathway actually did, despite the narrative from those opposite. We were willing to do something significant. We were willing to bypass the normal council processes, override local planning conditions and limit third-party appeal rights and application fees—all to use powers of the state to get projects moving faster. That is not a small thing to hand to a developer. The condition—the only condition, in fact—was that some of those homes needed to be affordable. I do not think that is an unreasonable thing to ask. The affordable housing requirement was not red tape. It was not a barrier. It was the entire justification of using the state power in this way. The government has just stripped it out. I do not know how you seriously justify that to families who are sleeping in their cars tonight.

When I was the planning minister I was not afraid to tell NIMBYs to get out of the way. Those opposite were very critical of me doing that, but I knew it was the right thing to do by this state and by working Queenslanders. What I find interesting is the list of members speaking on this disallowance motion. All of them have opposed affordable housing projects in their communities. We just heard from one of them, the member for Chatsworth, who opposed church land where they wanted to build affordable housing. He came in here and talked about the fact that he had concerns about that project. We have the member for Bonney; the member for Redlands, who is the assistant housing minister, who campaigned against affordable housing in her own electorate; the member for Burleigh; the member for Toowoomba North; and the chief NIMBY himself, the member for Kawana, who at every opportunity—whether it is removing social and affordable housing conditions from PDAs, removing this requirement through the state facilitated development pathway or opposing projects in his backyard—blocks homes that working Queenslanders could actually afford.

The government’s justification for this change is that uptake was poor and that the system was not working. What a load of rubbish! There were 276 expressions of interest submitted. That is the potential for 30,000 homes across Queensland—30,000. I see the Deputy Premier shaking his head. This nonsense being sprouted by the LNP that no-one was interested is just rubbish. Those projects have been gathering dust on the Deputy Premier’s desk. In fact, I am the only person who actually

declared a project. They want to talk about housing supply. The Deputy Premier has had projects sitting on his desk for a year now that he has refused to approve, so those opposite should not come in here and suggest that they are pro supply.

This government wrote to proponents from as early as April last year telling that them that the pathway would be 'inactive for the foreseeable future'. They shut the door on that pathway for developers—refused to assess proposals and turned them away. Then they had the audacity to come into this place and say that the uptake was poor. Come on! You cannot seriously close the door and then complain that nobody is walking through it. The Premier and the Deputy Premier are not the solution to Queensland's housing crisis; they are the obstacle.

The government also claims that the 15 per cent requirement was red tape—an unworkable barrier. As previous speakers have mentioned, again the facts tell a very different story. On average, the projects delivered had 20 per cent affordable housing. That was more than the requirement even outlined. When you have nearly double the minimum requirement—when you set a standard, when you create real incentive—I think it demonstrates that the market responded and responded in a positive way, despite what those opposite are now trying to suggest.

The decisions of this government are not abstract; they have real consequences for real people. Two SFD projects declared under Labor have already been revoked by the Deputy Premier. That is removing 115 homes, including 41 affordable homes. They are gone. Right now sitting with the Deputy Premier unassessed, going nowhere, are 3,170 homes on the Gold Coast, in Noosa and in Brisbane, right where rents are skyrocketing. That means fewer homes, fewer affordable homes and more delay in the middle of a housing crisis. There are people in this state who are working full-time who cannot afford a home. There are teachers, nurses, ambos—people who hold this state together—who cannot afford to live here. This government's answer in the middle of a crisis is to hand developers a government fast-track process and ask for nothing in return, not one affordable home. That is a choice and it tells you everything about whose side this government is on.

Those opposite want to present this as a binary option—supply or affordability. Remove the requirement and unlock supply. That is a false choice. The evidence from this very pathway shows that. Labor's model delivered both—supply and affordability and at the same time as part of the same deal. This regulation breaks that link permanently. It hands developers all of the benefits of the government fast-tracked process while stripping away any obligations to ensure that they actually delivered for working people.

I also want to comment on the process. This government did not bring this change to the floor of parliament. They tried to do it sneakily through a regulation because they knew it would not uphold scrutiny. We will not let them get away with that. That is why we are here to disallow this change, because we do not support them ripping out affordable housing conditions in the middle of a crisis. There are working Queenslanders who did everything right—who are paying their taxes and serving their communities. They were supposed to be part of this deal and they have now been shut out.

This is not complicated. A developer accesses a government fast-track. They save time. They save money. They get certainty, backed by the resources of the Queensland state. The least we can ask of them in return is that some of those homes are ones that ordinary Queenslanders can actually afford, but this government has removed that ask at the wrong time for the wrong reasons with the wrong consequences for people of this state.

I want to respond to some of the comments made by the housing minister. It is deeply alarming that we have a housing minister in this state who does not understand the difference between social and affordable housing. He just said that none of the homes in these projects were transferred to the housing department. That would be because they are affordable homes, not social homes. I am unclear who is responsible for affordable housing over there. Evidently no-one is, which is probably why we are in the situation that we are in.

He quoted the Property Council. He quoted all of those development organisations. We worked with them. We also want to support the work that they do, but it was very interesting who he did not quote—the Queensland Council of Social Service and Q Shelter, the very organisations that he, as a housing minister responsible for a blown out social housing waiting list, should actually come in here and represent. He refused to even mention what they said, and that is because they do not support what this government is doing. They are the ones who called for the process that those opposite are stripping away.

He also came in here and talked about all of the social homes the government is delivering. Again I remind those opposite it was confirmed at estimates that pretty much all of the homes under construction right now are because of the former Labor government's investment, not because of the work of those opposite. Instead of turning up to construction sites where he thinks homes have

magically appeared under the LNP's watch and taking credit for Labor projects, he should do his job and deliver more social and supportive social housing. He should tell the Deputy Premier to do his job and stop blocking affordable housing conditions and requirements.

We know that the member for Bonney has absolutely no influence in this government. That has been evidenced every time he comes into this parliament. Whether it is in relation to pill testing, abortion reform, voluntary assisted dying—

Mr Dick: Renewable energy.

Ms SCANLON: I take that interjection—renewable energy, climate change, and the list goes on, he gets rolled every single time. That is the bloke they have in charge of one of the biggest crises in this state. It should shock any young Queenslander that we have a housing minister who just came in here and defended the actions of the Deputy Premier, who is removing affordable housing targets but at the same time allowing developers to donate to the Liberal National Party. I support the deputy leader's motion. This is a fast-track approval process—

Mr Head: What did BPIC cost us on the housing front? Profits to unions and back to the Labor Party.

Mr DEPUTY SPEAKER (Mr Lister): Member for Callide, you will be warned under the standing orders the next time you interject.

Ms SCANLON: I take the interjection. We will always stand up for working Queenslanders and unions. You stand up for developers.