

## Question on Notice

No. 184

Asked on 15 March 2023

**DR A MACMAHON** asked the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure (HON S MILES) –

### QUESTION:

With reference to the government's announcement of the Expanded Woolloongabba Priority Development Area and the Deputy Premier's article in the Courier Mail on 21 February 2023—

Will the Deputy Premier (a) advise when will the boundaries of the Woolloongabba Priority Development Area be finalised and made public, (b) advise what is the formal definition for 'affordable housing', as referenced in media articles with regarding to the Priority Development Area, (c) advise how many units of public housing does the government intend the Priority Development Area to include and (d) guarantee public ownership will be retained over existing state-owned land within the Priority Development Area?

### ANSWER:

- a) The expansion of the Woolloongabba Priority Development Area (PDA) is subject to a statutory process under the *Economic Development Act 2012*. This process has commenced and will involve declaration of a new, larger PDA, preparation of an Interim Land Use Plan, and preparation of a development scheme that will be released for public consultation. The Department of State Development, Infrastructure, Local Government and Planning (DSDILGP), through Economic Development Queensland, is currently undertaking further investigations prior to resolving the optimal extent of a new expanded PDA boundary. It is expected that a new, larger PDA will be declared in, or before November 2023. Upon declaration, an Interim Land Use Plan will be given effect until a development scheme is finalised. Following declaration of a new, larger PDA, it will take around 12 months to prepare the development scheme. As part of this, the community will be invited to have their say through formal public consultation. Further information about the expanded Woolloongabba PDA is available at DSDILGP's website under the Woolloongabba Cross River Rail PDA webpage <https://www.statedevelopment.qld.gov.au/economic-development-qld/priority-development-areas-and-projects/priority-development-areas/cross-river-rail-pdas/woolloongabba-cross-river-rail>. This webpage will be updated as the process progresses.
- b) Affordable housing is housing that is appropriate to the needs of households with low to moderate incomes. In existing PDAs, the *PDA Guideline 16: Housing* establishes a methodology for calculating the purchase and rental price that is affordable for low to moderate income households for the PDA. Following the

Housing Summit late last year, I have asked DSDILGP to review the definition of affordable housing to ensure that it is meeting the current needs and expectations of the community. This review will inform the implementation of our affordable housing commitment for the Woolloongabba PDA.

- c) Given DSDILGP's ongoing work relating to an expanded PDA, it is too early to advise the number of public housing units that will be delivered. However, an expanded PDA clearly offers the potential for additional opportunities for social and affordable housing outcomes.
- d) Given the ongoing work of DSDILGP, it would be inappropriate for me to give any guarantees about state-owned land at this stage. However, I want to make it very clear that a new, larger PDA:
  - delivers on the Brisbane 2032 legacy through precinct revitalisation and urban renewal
  - improves planning outcomes and enhances connections from significant precincts to the city, new public transport and Brisbane's suburbs
  - provides greater leverage of major projects such as Cross River Rail, Brisbane Metro, and the Gabba redevelopment
  - better aligns with other state priorities like more social and affordable housing, more jobs, and a better lifestyle.