

Question on Notice

No. 1577

Asked on 11 December 2025

MS J PEASE asked the Deputy Premier, Minister for State Development, Infrastructure and Planning and Minister for Industrial Relations (HON J BLEIJIE) –

QUESTION:

With reference to the requirement of the former Labor Government for Economic Development Queensland (EDQ) to undertake a housing needs analysis before making or amending any Priority Development Area (PDA) development scheme to identify which households are not being served by the current housing market and what affordable or non-market interventions may be needed—

Will the Deputy Premier advise (a) whether a housing needs analysis was undertaken by EDQ prior to the amendment of the Northshore Hamilton PDA Development Scheme on 21 November 2025 and the Woolloongabba PDA Development Scheme on 10 October 2025, (b) whether EDQ will undertake a housing needs analysis for all PDAs before making or amending any future PDA development schemes (including Mount Peter, North Harbour, Southern Thornlands and Waraba) and (c) whether any housing needs analysis used to inform PDA development schemes will be publicly released, and if not, why not?

ANSWER:

- (a) The *Economic Development Act 2012* and *Economic Development Regulation* do not mandate that a housing needs analysis must be completed prior to a scheme amendment.

For the 2025 amendments to the Northshore Hamilton and Woolloongabba Priority Development Area (PDA) Development Schemes, the focus was on enabling housing supply by reducing regulatory complexity and removing prescriptive requirements. This was a pragmatic response to significant economic constraints, including rising construction costs, labour shortages, and supply chain issues, which were impacting project viability and delivery of new housing.

- (b) Economic Development Queensland's (EDQ) past and current practice is to consider the unique drivers and housing needs for each PDA. Where a housing needs analysis is undertaken, it profiles the needs of key household groups and assists in setting housing requirements in the relevant development scheme. However, the decision to undertake such an analysis is made on a case-by-case basis, considering the specific context and priorities for each PDA.
- (c) A housing needs analysis, prepared under the Regulation, is given effect by publication on the EDQ's website.