

Question on Notice

No. 445

Asked on 30 April 2025

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

QUESTION:

With reference to the Economic Development Regulation 2023—Will the Deputy Premier advise (a) the dollar figure for a rental that is considered affordable for a low to moderate income household in Brisbane and (b) are there any form requirements for the affordable housing component of a development in order to meet affordable housing requirements for a state facilitated development (e.g. could the affordable housing requirement be met with dwellings of any form, including one and two bed apartments)?

ANSWER:

- a) Decided in September 2024, under the *Economic Development Regulation 2023*, ‘affordable rent’ is a rent of not more than 30% of the gross income of a household. The gross income of a household can vary throughout the year, and this data is publicly available online through the Queensland Treasury and Australian Bureau of Statistics websites.
- b) Decided in July 2024, Under the *Planning Regulation 2017*, which outlines the criteria for declaring an application as State Facilitated Development (SFD), the development must be predominately residential and dedicate a minimum of 15% of its total dwellings to affordable housing.

The affordable housing component of an application for SFD must include either:

- diverse dwelling types (for example, a mix of attached and detached housing); or
- a mix of bedroom numbers (for example, one and two-bedroom dwellings).

The Crisafulli Government has already approved over 1,340 homes through the SFD pathway to date, of which 335 are affordable homes.