



2023

# GREATER WHITSUNDAY HOUSING SUMMIT

# ACTION PLAN





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# EXECUTIVE SUMMARY

On 15 August 2023, Greater Whitsunday Communities (GWC) and Regional Development Australia, Greater Whitsundays (RDA GW) hosted a Housing Summit as part of the Greater Whitsunday Housing Project, which includes a Roundtable (Dec 2022), Research Project (July 2023), Summit and Action Plan.

The Summit attracted approximately 170 participants, including the Minister for Housing, Meaghan Scanlon, the Mayors of the Mackay, Isaac and Whitsunday Regional Councils, their CEOs and many officers, representatives of organisations across the housing supply chain, homeless service providers, social and affordable housing providers, developers, real estate agents and employers.

The [Greater Whitsunday Housing Playbook](#) informed discussions at the Summit, supported by Fact Sheets linked to workshop topics.

The intention of the workshops was to understand the opportunities and identify solutions relating to the workshop topic.

The bulk of the solutions discussed aligned to the recommendations in the Playbook, with a few new additions and nuances added to existing solutions.

Participants were surveyed post the Summit to prioritise their top 3 solutions for the relevant workshop topics, and these prioritised solutions will be the initial focus of the Action Plan.

**The Playbook recommended the formation of a Housing Alliance to co-ordinate the activities linked to the Playbook recommendations, and a show of hands at the Housing Summit demonstrated majority support for the establishment of a Housing Alliance. 92% of the survey respondents supported the establishment of a Housing Alliance.**

The Action Plan is an output of the Housing Summit and does not replace the recommendations in the Greater Whitsunday Housing Playbook. The intention is that a Housing Alliance be formed to develop a Housing Roadmap that will be informed by the Playbook and this Action Plan.

The Action Plan below includes the prioritised solutions identified at the Summit, together with the relevant stakeholders that could add value to the process of progressing the solution, and likely timeframe.

The actions are still quite high level and need to be worked through with the relevant stakeholders to refine and agree how to achieve the best outcome for the relevant solution.

## WORKFORCE ACCOMMODATION

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Collaboration to invest in, develop and manage seasonal and contract worker accommodation / workforce village:</p> <ul style="list-style-type: none"> <li>• Identify suitable land options</li> <li>• Engage with employers to secure minimum use commitment</li> <li>• Develop a prospectus</li> <li>• Attract investment</li> <li>• Leverage learnings from similar developments</li> <li>• Appoint project manager</li> </ul>	<p>For Mackay:</p> <ul style="list-style-type: none"> <li>• Employers</li> <li>• University</li> <li>• Connect Housing</li> <li>• Mackay Regional Council</li> <li>• Airport</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Mackay Chamber of Commerce</li> <li>• Alliance</li> </ul> <p>For Whitsundays:</p> <ul style="list-style-type: none"> <li>• Employers</li> <li>• Tafe</li> <li>• Connect Housing</li> <li>• Whitsunday Housing Company</li> <li>• Whitsunday Regional Council</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Whitsunday Chamber of Commerce</li> <li>• Alliance</li> </ul>	Alliance	3-18 months
<p>Build-to-rent / defence force housing model:</p> <ul style="list-style-type: none"> <li>• Identify suitable land options</li> <li>• Engage with employers to secure minimum use commitment</li> <li>• Develop a prospectus</li> <li>• Attract investment; including Mum and Dad investor options (infill)</li> <li>• Leverage learnings from similar developments (MiHaven)</li> <li>• Appoint project manager</li> </ul>	<ul style="list-style-type: none"> <li>• UDIA</li> <li>• HIA</li> <li>• Employers</li> <li>• Mackay Chamber of Commerce</li> <li>• Regional Councils</li> <li>• Connect Housing</li> <li>• IAHT</li> <li>• Alliance</li> </ul>	Alliance	3- 18 months

<b>Action: To explore and identify detailed activities to progress the following solutions</b>	<b>Stakeholder participation</b>	<b>Lead</b>	<b>Timing</b>
<p>Expanded catalyst infrastructure funding regime:</p> <ul style="list-style-type: none"> <li>• Identify key growth areas and land that could be unlocked for social and affordable housing</li> <li>• Engage with developers to assess likely take-up based on infrastructure funding options</li> <li>• Build advocacy approach based on likely housing supply to be unlocked</li> </ul>	<ul style="list-style-type: none"> <li>• Planning team at Regional Councils</li> <li>• Connect Housing</li> <li>• State Development (DSDLGIP)</li> <li>• Alliance</li> </ul>	Alliance	6 months
<b>ISAAC SPECIFIC</b>			
<p>Expand the role of the Isaac Affordable Housing Trust:</p> <ul style="list-style-type: none"> <li>• Explore Tier 1 partners to leverage balance sheet for scale</li> <li>• Confirm land availability</li> <li>• Engage with employers to secure minimum use commitment</li> <li>• Collaboratively, together with a Tier 1 CHP, apply for HIF and HAF funding</li> </ul>	<ul style="list-style-type: none"> <li>• IAHT</li> <li>• Employers</li> <li>• Tier 1 CHP</li> <li>• Regional Council</li> <li>• Airport</li> </ul>	IAHT	3-9 months
<p>Better use of company owned homes:</p> <ul style="list-style-type: none"> <li>• Engage with relevant companies</li> <li>• Explore home-share campaigns and alternate roster campaigns</li> </ul>	<ul style="list-style-type: none"> <li>• Isaac Regional Council</li> <li>• BHP</li> <li>• Moranbah North Coal</li> <li>• Dyno Nobel</li> </ul>	Isaac Regional Council	6 months

## SOCIAL HOUSING

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Better utilization of existing housing stock (size of dwelling linked to need):</p> <ul style="list-style-type: none"> <li>• Gather data of social housing usage relative to dwelling size</li> <li>• Identify opportunities for better utilisation</li> <li>• Explore willingness and supports needed to migrate tenants into better fit housing</li> <li>• Manage and implement the process</li> <li>• Gather data about properties needing repair to be habitable</li> <li>• Facilitate repairs and potentially lobby for grants for social housing providers for renovations</li> </ul>	<ul style="list-style-type: none"> <li>• Department of Housing</li> <li>• Connect Housing</li> <li>• Whitsunday Housing Trust</li> <li>• CASA</li> </ul>	Alliance	6 months, ongoing

### ACTIONS APPLICABLE TO BOTH SOCIAL AND AFFORDABLE HOUSING

<p>Paradigm shift in the way that social &amp; affordable housing is viewed to assist in the growth of more stock and supply through innovative partnerships, new building approaches, modern technology, repurposing of empty properties and vacant serviced land:</p> <ul style="list-style-type: none"> <li>• Identify potential partnerships</li> <li>• Facilitate discussions</li> <li>• Draft MOUs (could involve a regional CHP solution and regional / coordinated project/s to achieve economies of scale)</li> <li>• Identity new building approaches and technologies, explore with partners and implement where appropriate</li> <li>• Identify potential properties to be repurposed</li> <li>• Identify vacant land that could be developed</li> <li>• Build solutions and business cases</li> <li>• Apply for State and Federal funding</li> <li>• Unlock new housing stock</li> </ul>	<ul style="list-style-type: none"> <li>• Tier 1 CHP</li> <li>• Employers</li> <li>• Dept of Housing</li> <li>• Mackay Regional Council</li> <li>• Isaac Regional Council</li> <li>• Isaac Affordable Housing Trust</li> <li>• Connect Housing</li> <li>• Whitsunday Housing Company</li> <li>• Whitsunday Regional Council</li> <li>• UDIA</li> <li>• GWC</li> <li>• CASA</li> </ul>	Alliance	3-18 months
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<b>Action: To explore and identify detailed activities to progress the following solutions</b>	<b>Stakeholder participation</b>	<b>Lead</b>	<b>Timing</b>
Incentives to build and sustain investments: <ul style="list-style-type: none"> <li>• Explore investments that should be incentivised (renovating 4 bed to 2 x 2-bedroom homes; secondary dwellings; sub-divisions)</li> <li>• Explore the kinds of incentives that would be appealing to investors</li> <li>• Develop campaign</li> <li>• Promote the incentives</li> </ul>	<ul style="list-style-type: none"> <li>• Dept of Housing</li> <li>• Planning teams at 3 Regional Councils</li> <li>• Property owners</li> <li>• Property developers</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Alliance</li> </ul>	Alliance	3-18 months

<b>AGED AND RETIREMENT LIVING</b>			
<b>Action: To explore and identify detailed activities to progress the following solutions</b>	<b>Stakeholder participation</b>	<b>Lead</b>	<b>Timing</b>
All 3 solutions tabled at the Summit and prioritised by the survey respondents can be addressed via a development prospectus to attract investment in retirement living and aged care solutions, that promotes co-locating independent living with aged care to allow ageing in place, the benefits of the region for “later living”, and development in the CBD to assist in reactivation of town centres. The prospectus could be extended to support lobbying efforts in relation to low interest loans to support construction of these typologies and potentially housing grants.	<ul style="list-style-type: none"> <li>• Community Housing Limited</li> <li>• Mackay Regional Council</li> <li>• Whitsunday Regional Council</li> <li>• Isaac Regional Council</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Alliance</li> </ul>	Alliance	6 months

## ENHANCING INVESTOR CONFIDENCE

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Co-ordinate partnerships and JV opportunities to unlock housing stock, especially smaller typologies:</p> <ul style="list-style-type: none"> <li>• Develop a prospectus</li> <li>• Facilitate agreements regarding infrastructure</li> <li>• Develop MOUs between parties</li> <li>• Appoint project manager</li> </ul>	<ul style="list-style-type: none"> <li>• Employers</li> <li>• Connect Housing</li> <li>• Mackay Regional Council</li> <li>• Whitsunday Regional Council</li> <li>• Isaac Regional Council</li> <li>• RDA GW</li> <li>• Alliance</li> <li>• Westpac</li> </ul>	Alliance	3-18 months
<p>Explore flexible approaches to funding trunk infrastructure, including local government / private sector partnerships and agreements:</p> <ul style="list-style-type: none"> <li>• Research potential approaches (Australia and international)</li> <li>• Workshop with planning teams at each Regional Council</li> <li>• Promote and implement as the development opportunity arises</li> </ul>	<ul style="list-style-type: none"> <li>• GWC</li> <li>• RDA GW</li> <li>• Planning teams at the 3 Regional Councils</li> <li>• Alliance</li> </ul>	Alliance	3 months
<p>Build-to-rent:</p> <ul style="list-style-type: none"> <li>• Identify suitable land options</li> <li>• Engage with employers to secure minimum use commitment</li> <li>• Develop a prospectus</li> <li>• Attract investment; including Mum and Dad investor options (infill)</li> <li>• Appoint project manager</li> </ul>	<ul style="list-style-type: none"> <li>• UDIA</li> <li>• HIA</li> <li>• Employers</li> <li>• Regional Council</li> <li>• Tier 1 CHP</li> <li>• Alliance</li> </ul>	Alliance	3-18 months
<p>Incentivise property owners to sub-divide large blocks to unlock stock</p>	<ul style="list-style-type: none"> <li>• Planning teams at Regional Councils</li> </ul>	3 Regional Councils	6 months
<p>Develop a promotions campaign for the region to attract interest in people moving to the region as well as inspire investor confidence, linked to lobbying efforts to support a regional subsidy for developers in regional Queensland.</p>	<ul style="list-style-type: none"> <li>• RDA GW</li> <li>• GW3</li> <li>• GWC</li> <li>• Regional Councils</li> <li>• Alliance</li> </ul>	Alliance	12 months



## IMPROVING EFFICIENCIES IN THE DEVELOPMENT PROCESS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Reform the application process to fast-track certain types of housing applications; this should include minimising triggers for approval and capping levels of assessment:</p> <ul style="list-style-type: none"> <li>Identify a panel of experts to review the planning processes for the 3 Regional Councils</li> <li>Review planning process for in-demand typologies and identify opportunities to reduce timeframes</li> <li>Secure approvals for these amendments</li> <li>Implement the amendments</li> <li>Promote the amendments to developers</li> </ul>	<ul style="list-style-type: none"> <li>UDIA</li> <li>Mackay Regional Council</li> <li>Whitsunday Regional Council</li> <li>Isaac Regional Council</li> <li>RDA GW</li> <li>A number of developers</li> <li>State Gov Planning (DSDLGIP)</li> <li>Alliance</li> </ul>	The Alliance	3-12 months
<p>Introduce concierge process to improve comms between assessment and applicant, especially where more complex or performance-based approaches are involved:</p> <ul style="list-style-type: none"> <li>Regional Councils nominate resource/s to perform the concierge role</li> <li>Resource to engage directly with developers with existing and potential developments to explore ways to improve their processes</li> <li>Resource/s identify barriers</li> <li>Resources work to find work arounds as well as long-term solutions to overcome the barriers</li> <li>(The concierge service could be a crack force that operates across the 3 LGAs)</li> </ul>	<ul style="list-style-type: none"> <li>GWC</li> <li>RDA GW</li> <li>Planning teams at the 3 Regional Councils</li> <li>UDIA</li> <li>HIA</li> </ul>	The Alliance	3 months
<p>Introduce a temporary local planning instrument (TLPI) across the region to fast-track housing delivery:</p> <ul style="list-style-type: none"> <li>Explore the process to get a TLPI</li> <li>Apply for a TLPI</li> <li>Implement the TLPI (allow up to 3 units (triplex) per lot over 600m2)</li> <li>Promote the results</li> </ul>	<ul style="list-style-type: none"> <li>Planning teams at the 3 Regional Councils</li> <li>State Government (DSDLGIP)</li> </ul>	The Alliance	6 months

## HOUSING INNOVATIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Repurposing existing commercial structures as a short-term solution:</p> <ul style="list-style-type: none"> <li>• Identify potential commercial buildings</li> <li>• Establish who owns them</li> <li>• Engage with owners to explore terms</li> <li>• If viable, identify costs to repurpose</li> <li>• Apply for funding</li> <li>• Appoint project manager</li> </ul>	<ul style="list-style-type: none"> <li>• Connect Housing</li> <li>• Isaac Affordable Housing Trust</li> <li>• Whitsunday Housing Company</li> <li>• Mackay Regional Council</li> <li>• Whitsunday Regional Council</li> <li>• Isaac Regional Council</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Alliance</li> </ul>	Alliance	3-18 months
<p>Grants/incentives for retrofitting existing dwellings to make them multi-dwellings:</p> <ul style="list-style-type: none"> <li>• Explore likely costs to retrofit existing dwelling to convert into more dwellings</li> <li>• Build an advocacy case for a grant</li> <li>• Lobby State and Federal Governments to implement a grant</li> <li>• Explore incentives with State and Local governments</li> </ul>	<ul style="list-style-type: none"> <li>• GWC</li> <li>• RDA GW</li> <li>• Alliance</li> <li>• UDIA</li> <li>• HIA</li> <li>• Q Shelter</li> <li>• 3 Regional Councils</li> </ul>	Alliance	3-6 months
<p>A register for share housing:</p> <ul style="list-style-type: none"> <li>• Promote a home-share campaign with the Regional Councils, supported by incentives</li> <li>• Encourage those willing to share to register with the Alliance</li> <li>• Build a platform to support home share connections, as well as for short and medium-term rentals</li> </ul>	<ul style="list-style-type: none"> <li>• Alliance</li> <li>• GWC</li> <li>• RDA GW</li> <li>• 3 Regional Council marketing teams</li> </ul>	Alliance	3-12 months
<p>Zero infrastructure charges for inbuilt secondary dwellings:</p> <ul style="list-style-type: none"> <li>• Explore with 3 Regional Councils</li> <li>• Develop campaign</li> <li>• Promote campaign</li> </ul>	<ul style="list-style-type: none"> <li>• 3 Regional Councils economic development teams</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Alliance</li> </ul>	Alliance	6 months

## HOMELESSNESS AND EMERGENCY ACCOMMODATION

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Homeless precinct pilot:</p> <ul style="list-style-type: none"> <li>• Continue to evolve the concept</li> <li>• Identify and secure a location</li> <li>• Cost the solution</li> <li>• Apply for funding</li> <li>• Secure funding</li> <li>• Appoint project manager</li> <li>• Explore replication opportunities in the Whitsundays</li> </ul>	<ul style="list-style-type: none"> <li>• Australian Street Aid Project</li> <li>• Mackay Regional Council</li> <li>• Greater Whitsunday Communities</li> <li>• Alliance</li> </ul>	<p>Australian Street Aid Project</p>	<p>1-12 months</p>
<p>Emergency accommodation solutions:</p> <ul style="list-style-type: none"> <li>• Continue to support CASA as they develop, cost and secure funding for the emergency accommodation solutions they are exploring</li> </ul>	<ul style="list-style-type: none"> <li>• CASA</li> <li>• Mackay Regional Council</li> <li>• State Government</li> <li>• Greater Whitsunday Communities</li> <li>• Alliance</li> </ul>	<p>CASA</p>	<p>1-12 months</p>

The solutions and actions below inform the Local Government Housing Action Plans and while some solutions and actions duplicate what has been tabled above, they have been prioritised by stakeholders and should be incorporated into the relevant Local Government Housing Action Plans.

### MACKAY LGA SOLUTIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Mackay City Renewal Precinct: Mixed housing precinct offering 200+ dwellings across social, affordable, delivered by Connect Housing, driving investment into the City:</p> <ul style="list-style-type: none"> <li>• Mobilise a project team</li> <li>• Gather the data to identify in-fill and renewal opportunities</li> <li>• Build a business case and funding application</li> <li>• Secure funding</li> <li>• Appoint project manager</li> </ul>	<ul style="list-style-type: none"> <li>• Connect Housing</li> <li>• Alliance</li> <li>• Mackay Regional Council planners</li> <li>• Mackay Chamber of Commerce</li> </ul>	Connect Housing	3-18 months
<p>Provide tax and other incentives for developers building affordable housing:</p> <ul style="list-style-type: none"> <li>• Explore models where this has worked, including what incentives work best, especially models where developer costs are delayed</li> <li>• Advocate for these incentives to be offered</li> <li>• Promote incentives</li> </ul>	<ul style="list-style-type: none"> <li>• State Government (DSDLGIP, EDQ, Dept Housing)</li> <li>• Alliance</li> <li>• UDIA</li> <li>• GWCoM</li> </ul>	Alliance	3-12 months
<p>Retrofitting / Repurposing existing commercial buildings in the city centre to become liveable dwellings:</p> <ul style="list-style-type: none"> <li>• Gather data about existing buildings that could potentially be repurposed</li> <li>• Establish who owns them</li> <li>• Engage with owners to explore terms</li> <li>• If viable, identify costs to repurpose</li> <li>• Apply for funding</li> <li>• Appoint project manager</li> </ul>	<ul style="list-style-type: none"> <li>• Connect Housing</li> <li>• Mackay Regional Council</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Alliance</li> </ul>	Alliance	3-18 months

## ISAAC LGA SOLUTIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Collaborative partnerships with regional housing trusts to build economies of scale in service delivery:</p> <ul style="list-style-type: none"> <li>• IAHT to explore Tier 1 partners to leverage balance sheet for scale</li> <li>• Confirm land availability</li> <li>• Engage with employers to secure minimum use commitment</li> <li>• Collaboratively, together with a Tier 1 CHP, apply for HI and HAF funding</li> </ul>	<ul style="list-style-type: none"> <li>• IAHT</li> <li>• Tier 1 CHP</li> <li>• Isaac Regional Council</li> <li>• Alliance</li> </ul>	IAHT	3-18 months
<p>Regional incentives to build in regional communities:</p> <ul style="list-style-type: none"> <li>• Explore models where this has worked, including what incentives work best</li> <li>• Advocate for these incentives to be offered</li> <li>• Promote incentives</li> </ul>	<ul style="list-style-type: none"> <li>• State Government (DSDLGIP, EDQ, Dept Housing)</li> <li>• Alliance</li> <li>• UDIA</li> <li>• GWCoM</li> </ul>	Alliance	3-12 months
<p>Affordable rents for middle income workers:</p> <ul style="list-style-type: none"> <li>• Access State and Federal funding schemes to build affordable homes</li> <li>• Identify partners</li> <li>• Submit applications</li> <li>• Project manage</li> </ul>	<ul style="list-style-type: none"> <li>• Tier 1 CHP</li> <li>• IAHT</li> <li>• Isaac Regional Council</li> </ul>	IAHT	3-12 months

## WHITSUNDAY LGA SOLUTIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Support small lot housing in areas close to amenities and transport:</p> <ul style="list-style-type: none"> <li>• Identify preferred locations</li> <li>• Approach Tier 1 CHP</li> <li>• Support application to State and Federal Governments</li> </ul>	<ul style="list-style-type: none"> <li>• Tier 1 CHP</li> <li>• Whitsunday Regional Council</li> <li>• Alliance</li> <li>• Employers</li> <li>• Whitsunday Chamber of Commerce</li> </ul>	Alliance	3-24 months
<p>Local government and CHP partnerships for development of new social &amp; affordable housing:</p> <ul style="list-style-type: none"> <li>• Identify preferred locations</li> <li>• Identify potential partners</li> <li>• Build business case and application to State and Federal Governments</li> </ul>	<ul style="list-style-type: none"> <li>• Tier 1 CHP</li> <li>• Whitsunday Regional Council</li> <li>• Alliance</li> <li>• Employers</li> <li>• Whitsunday Chamber of Commerce</li> </ul>	Alliance	3-24 months
<p>Incentive for home ownership in regional communities:</p> <ul style="list-style-type: none"> <li>• Explore models where this has worked, including what incentives work best</li> <li>• Advocate for these incentives to be offered</li> <li>• Promote incentives</li> </ul>	<ul style="list-style-type: none"> <li>• State Government (DSDLGIP, EDQ, Dept Housing)</li> <li>• Alliance</li> <li>• UDIA</li> <li>• GWCoM</li> <li>• Whitsunday Chamber of Commerce</li> </ul>	Alliance	3-12 months

# 1. INTRODUCTION

The Greater Whitsunday Housing Summit took place on 15 August 2023. There were 180 registered attendees and approximately 170 people attended the event.

The Honourable Meaghan Scanlon, Minister for Housing, attended the beginning of the Summit and had a breakfast with the Mackay, Isaac and Whitsunday Regional Council Mayors and their CEOs, as well as the RDA GW CEO and Board Chair, during which GWC was able to highlight some regional insights that would be discussed at the Summit.

The facilitator, Neil Glentworth from DunneMedforth, hosted a panel discussion prior to the workshop sessions, to help better inform the discussions.

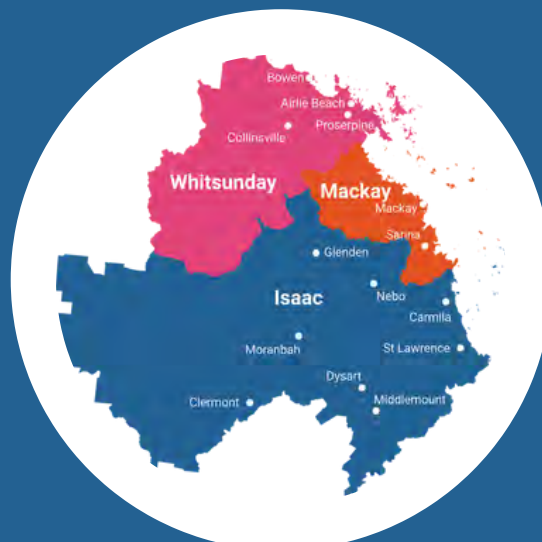
The workshop topics were informed by the opportunities and themes that came out of the [Greater Whitsunday Housing Playbook](#) produced by Urbis and released for review in mid-July so that all participants would be informed by the same baseline data coming into the Summit.

Participants were allocated seating to discuss workshop topics relevant to their area of expertise and interest, and they were asked to find the one solution that they believed would have the greatest impact in unlocking housing supply relevant to their workshop theme. They were encouraged to submit more than one solution if their group identified more.

Participants were subsequently sent a survey to prioritise the solutions tabled (24% response rate).

The afternoon workshop session focused on Local Government Area housing priorities to inform their Local Government Housing Action Plans.

This document provides the context for the Action Plan and the results of the survey to prioritise solutions from the Housing Summit, as well as discussions at the Summit (captured via the PollEv tool). The prioritised solutions are the initial focus areas of the Action Plan.



## 2. BACKGROUND

In October 2022 Greater Whitsunday Communities (GWC) and RDA Greater Whitsundays (RDA GW) partnered to deliver a Housing Project to identify potential solutions to the housing needs in the Greater Whitsunday region at both a social and economic level.

Initiated during the same month that the to the Queensland Government's Housing Summit took place, the Project was designed to position the region to attract State and Federal funding as well as private investment to address our region's specific place-based needs, to achieve maximum impact for the Mackay, Isaac and Whitsunday regions.

The Project is a significant Inclusive Growth project for the Greater Whitsunday region, with representation and inclusion of both the social and economic sectors in Mackay, Isaac and Whitsunday LGAs.

A steering committee was formed with broad-based representation across the housing supply chain, Local, State and Federal Governments, including the social and affordable housing sectors and the commercial housing sector. This steering committee provided support and governance to progress the Project to achieve housing outcomes in the Greater Whitsunday region.

The Greater Whitsunday Housing **Project inclusions** are:

- A **Housing Roundtable** on 6 December 2022 that demonstrated to regional stakeholders that the Project had been initiated to develop a regional position regarding housing issues, and attendees identified the strategic themes for the Housing Summit.
- A **Research Project** related to the strategic themes, providing baseline data to inform the Summit discussions and ensure that they can be solutions oriented based on evidence, including significant stakeholder engagement to validate research data.
- A **Housing Summit** in August 2023 that identified potential regional solutions to the housing issues being faced in the Greater Whitsunday region.
- An **Action Plan** that articulates the purpose and objectives as well as higher order outcomes and its collaborators and partners.

### Housing Roundtable

The Housing Roundtable took place on 6 December 2023 and a Report outlining the discussion points and strategic themes has been produced. This can be found by visiting Greater Whitsunday Communities Website.

The strategic themes for the Summit were agreed and prioritised as follows:

1. **Availability** as well as **Diversity and Choice** as the number 1 ranked themes
2. **Affordability**
3. **Consumer Need**
4. **Roles and Responsibilities**



## Baseline Data

Consultants (URBIS) were engaged to progress the research component of the Project aligned to these themes and to gather baseline data to inform the Summit discussions.

The data they gathered was validated during extensive stakeholder engagement and can be found in the Greater Whitsunday Housing Playbook.

The Summit provided an opportunity for additional stakeholder engagement prior to the report being finalized. Participants at the Summit were asked to comment on the Urbis report, and these comments were captured by the PollEv tool. The image below captures the essence of the response.



## Social and Emergency Housing Technical Working Group

The Project steering committee agreed to stand up a social and emergency accommodation technical working group to explore potential short-term solutions, including:

- Safe sleeping spaces
- Storage solutions for homeless people
- Mapping potential repurposing options

The activities of this working group has progressed concurrently with all the other Project deliverables included in the initial Project scope.

Many ideas have been put forward for consideration and exploration, including leveraging and repurposing some existing infrastructure / capacity for homeless services. The homeless precinct is the concept that has gained the most traction, and was a workshop topic at the Housing Summit.

# 3. HOUSING SUMMIT PROGRAM

The facilitator, GWC and RDA GWC developed the program for the Housing Summit set out below. The intention was to set the scene and inform the workshops during the presentations and panel discussions in the morning and move into the workshop sessions after morning tea.

**09:00** Welcome to the Housing Summit – Cr. Karen May

**09:05** Welcome to Country – Uncle Phil Kemp

**09:10** Queensland Hydro – Trish Auld

**09:15** Minister for Housing - Hon Meaghan Scanlon MP

Scene setting:

**09:20** URBIS Report and Q & A – Julie Saunders and Paul Riga

**09:55** Panel discussion linked to key opportunities:

- **Darren Mew, Blue CHP** – imbalance in the system, strategies to access funds for social and affordable housing
- **Sean Sandford, UDIA** – challenges getting new stock over the line; de-risking the development process
- **Amy Degenhart, Australian Institute of Architects** – how design can reduce building costs improving investment returns
- **Fiona Caniglia, Q Shelter** – policy frameworks that could improve the housing system
- **Craig Percival, Woollam Constructions** – unlocking retirement solutions for the region

**10:45** Millions in the Middle case study

**10:50** Mayors panel discussion

**11:00** *Break – Morning Tea*

**11:30** Workshop 1 - includes feedback session from groups (2 hours)

How to solve these challenges:

- **Workforce accommodation:** seasonal, tourism/hospitality, energy, resources, health, education
- **Social and affordable housing:** renewal and accessing funding schemes
- **Aged care solutions:** independent living and care homes
- **Reducing private sector risk to deliver more homes and diversity:** infrastructure, incentives, concierge service, collaboration to improve certainty, increase conversion rates
- **Improving efficiencies across the development process to reduce time and costs**
- **Housing innovations to reduce cost and speed up delivery**
- **Homeless precinct concept**

**13:30** *Break - Lunch*

**14:00** Workshop 2 – includes feedback session from groups (2 hours)

- Precinct level action plans
- Housing Alliance and Advocacy

**16:00** Wrap up and highlight key themes for the day

- Commitment to progressing the solutions
- Decision relating to the Housing Alliance

**16:30** *Drinks/ Nibbles and networking*

# 4. PRIORITISED SOLUTIONS FROM WORKSHOP 1

Factsheets were shared with participants before the Summit to help inform the discussions relevant to the topics they were allocated to (Appendix 1). The solutions tabled at the Housing Summit can be found in Appendix 2. Participants were surveyed post the Summit to prioritise their top 3 solutions for the relevant workshop topics, and these prioritised solutions will be the initial focus of the Action Plan. These prioritised solutions are listed below, together with commentary from the PollEv tool, survey and alignment with the Playbook recommendations.

## 4.1 Workforce Accommodation – Mackay

Top 3 solutions from the survey linked to solutions tabled in digital forms at the Housing Summit:

1. Seasonal worker accommodation:

- Temporary housing village for seasonal workers, tourism, health, education and other essential services, that can be shared across sectors (43.59%)

Similar to:

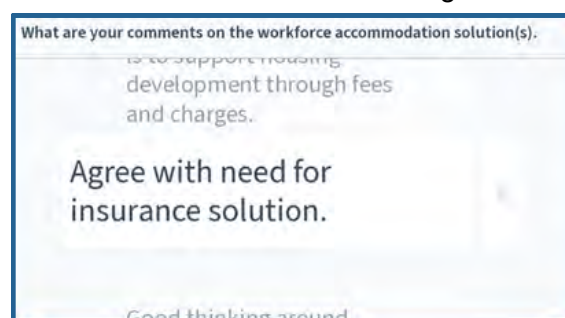
- Alliance across key industries around investment, development and management of seasonal worker accommodation including working together to fully utilise existing options (33.33%)
2. Defence housing model that provides investors with long term guaranteed investment (38.46%)
3. Advocacy to invest in infrastructure to meet the needs of the growth: water, sewerage, roads (38.46%)

**These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):**

- 2.1** Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the short-term accommodation needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.).
- 2.6** Consider cross-sector opportunities to package Build-to-Rent project opportunities that includes identification of well-located and serviced land and pre-committed housing volumes for set periods of time.
- 5.6** Investigate an expanded catalyst infrastructure funding regime for the region, including State and Commonwealth funding opportunities.
- 5.7** Prioritise trunk infrastructure delivery in key housing demand and need locations.

Potentially linked:

- 3.3** Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- 4.9** Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing delivery.



Summit participants were encouraged to comment on the solutions tabled using the PollEv tool (see image to the right).

## **4.2 Workforce Accommodation – Isaac**

Top 3 solutions from the survey linked to solutions tabled in digital forms at the Housing Summit:

1. Expand on the current Isaac Affordable Housing Trust model to grow into a NFP developer with long term fixed leases that delivers diverse housing products at affordable and market rent (74%)  
Similar to:
  - CHPs (or similar) as funding vehicle and permanent providers of worker accommodation (self-sustaining and contributes to communities) (29%)
2. Enter into an agreement with the companies owning the bulk of the housing to better use their housing stock (55.26%)
3. Adaptation of the Defence Housing Australia model (47%)

**These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):**

- 3.2** Attract a Tier 1 developers to deliver housing types that the local market is not in a position to develop or deliver.
- 3.3** Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- 4.1** Consider establishing a Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management, as well as enabling improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes.
- 4.2** Investigate establishing a Regional Community Housing Trust to finance and sustainably deliver affordable housing in the long term.
- 4.6** Support and promote opportunities for Community Housing Providers to act as developers and managers of short-term accommodation to fund and ultimately deliver social or affordable housing.
- 2.1** Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.).
- 2.6** Consider cross-sector opportunities to package Build-to-Rent project opportunities that includes identification of well-located and serviced land and pre-committed housing volumes for set periods of time.



### **4.3 Workforce Accommodation – Whitsundays**

Top 3 solutions from the survey linked to solutions tabled in digital forms at the Housing Summit:

1. Tripartite partnerships between large/Big Industry/CHP to deliver key worker/affordable housing outcomes (78.38%)
2. State/Federal Government funded trunk infrastructure to open development (70.27%)
3. Tenure security to bolster investor/developer confidence (59.46%)

**These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):**

- 5.6** Investigate an expanded catalyst infrastructure funding regime for the region, including State and Commonwealth funding opportunities.
- 5.7** Prioritise trunk infrastructure delivery in key housing demand and need locations.
- 2.1** Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g., tourism, agriculture, government, resources, students etc.).
- 3.3** Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- 8.6** Explore opportunities for pilot projects or programs that draw from philanthropic or large company 'social licence' based funding opportunities.

**Common themes from the comments shared on PolleEv about workforce accommodation at the Summit:**

- **Flexible responsive mobile accommodation facilities for seasonal workers and temporary workers close to work areas and integrated into community.**
- **State subsidised infrastructure for worker accommodation solutions.**



## 4.4 Social and Affordable Housing

Top 3 solutions from the survey linked to solutions tabled in digital forms at the Housing Summit:

1. Better utilization of existing housing stock (size of dwelling linked to need) (39.47%)
2. Paradigm shift in the way that social & affordable housing is viewed to assist in the growth of more stock and supply through innovative partnerships, new building approaches, modern technology, repurposing of empty properties and vacant serviced land (36.84%)
3. Incentives to build and sustain investments (31.58%)

**These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):**

- 4.9 Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing deliver.
- 4.7 Seek out dis-used buildings suitable for adaptive re-use as low-cost housing.
- 3.4 Facilitate renewal opportunities for existing unused housing (e.g. housing damaged during cyclones).
- 2.7 Establish a 'Community of Practice' to act as champions of change and identify, share, explore and test the delivery of housing that promotes diversity and innovation in the design, construction and management of housing.
- 6.1 Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing.
- 6.5 Government collaborating with Community Housing Providers to identify land and development opportunities for social and affordable housing delivery.
- 2.5 Home-share campaign.
- 4.1 Consider establishing a Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management, as well as enabling improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes.

### Common themes from the PollEv tool:

- Overall need for more supply of smaller dwellings, with a pilot model for prefabricated homes on a lot mentioned.
- The need is now so important to explore alternative construction methods and repurposing / renovating single dwellings to multiple dwellings, including repurposing commercial buildings in the CBD.
- Partner with the private sector and incentivise housing delivery.

What are your comments on the social and affordable housing solution(s).

necessity

Yes to location in proximity to transport and social infrastructure



## 4.5 Aged Care

Top 3 solutions from the survey linked to solutions tabled in digital forms at the Housing Summit:

1. Co-locating independent living with aged care to allow aging in place (47.50%)
2. Promote the benefits of the region for later stages of life – narrative “later living” (32.50%)
3. Develop senior living solutions in the CBD to assist in reactivation of town centres (42.50%)

What are your comments on the aged care solution(s).

It is expensive to move.  
Financially Incentivise the  
downsize.

The high cost of moving is aligned to CEDA's recommendations to address housing, where they recommend removing stamp duty and replacing it with an annual broad-based property tax.

**These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):**

- 3.5 Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.
- 4.3 Explore the viability of delivering rent-to-own, shared equity and housing cooperative schemes and programs in the region.
- 3.3 Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.

**Interesting comment in the survey: Make use of the Community Residence (CR) definition in the Planning Regulation that allows up to 7 one-bedroom domiciles as-of-right on a dwelling lot and salt and pepper these into neighbourhoods.**

**Comments shared on PollEv at the Summit:**

- Cost of selling and relocating make it difficult for pensioners.
- Normalised multi-generational house design; secondary dwellings.



## 4.6 Reducing Private Sector Risk

There was a broad spectrum of solutions that were ranked very similarly, so 6 solutions have been included in this Action Plan, and some can be grouped:

1. Partnerships between developers, builders and community housing providers (33.33%)
2. Campaigns to promote smaller housing typologies including incentives (30.77%)
3. Joint ventures between State, Councils, developer and finance institutions (33.33%)
4. Alternatives to the user pays system for infrastructure; lending to LGAs to lay infrastructure to key localities with pay-back through rates over a long period of time (12.82%)

Similar to:

5. Alternative funding models to deliver infrastructure in key areas (20.51%)
6. Incentivise landowners to sub-divide large blocks for another dwelling to be built (23.08%)
7. Build to rent partnerships for investors with public/private agreements (23.08%)

**These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):**

- 3.5** Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.
- 3.3** Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- 5.10** Establish policy positions that support and encourage flexible approaches to funding trunk infrastructure, including local government / private sector partnerships and agreements.
- 2.4** Identify opportunities to reduce private sector risk to deliver alternative housing types (e.g., diverse and targeted housing typologies at profitable volumes for a pre-identified housing demand and co-housing opportunities).
- 2.6** Consider cross-sector opportunities to package Build-to-Rent project opportunities that includes identification of well-located and serviced land and pre-committed housing volumes for set periods of time.

**Common themes from the comments shared on PolleEv at the Summit:**

- State subsidy for infrastructure to take pressure off infrastructure charges.
- Incentives for smaller dwellings (cost, time, discounts); some can be temporary.





## 4.7 improving Efficiencies

Top 3 solutions from the survey linked to solutions tabled in digital forms at the Housing Summit:

1. Reform the application process to fast-track certain types of housing applications; this should include minimising triggers for approval and capping levels of assessment (76.32%)
2. Introduce concierge process to improve comms between assessment and applicant, especially where more complex or performance-based approaches are involved (we noted this is increasing due to less unconstrained land being available) (55.26%)
3. Introduce a temporary local planning instrument (TLPI) across the region to fast-track housing delivery as BAU process won't take effect for up to 5 yrs (55.26)

### Interesting comments in the survey:

- Develop a process to connect proponents for partnership opportunities.
- Waive/reduce DA fees where an architect is the client's representative and reduce some application processes if an architect signs off on the design as an acceptable solution.

**These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):**

**5.8** Establish consistent residential development requirements in planning schemes across local government areas in the region including:

- Reviewing zoning provisions to enable more diverse housing types in a range of residential zones,
- Identifying specific housing types suitable for 'as-or-right' development (i.e., accepted development not requiring development approval),
- Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing, and
- Making a greater range of housing types a lower level of assessment (i.e. code assessable instead of impact assessable).

**3.7** Establish a development facilitation and brokering program to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity).

### Common themes from the comments shared on PolIEv at the Summit:

- Pre-determined approved applications that can be enacted by any developer; more housing as-of-right.
- Consistent approach across the three LGAs would be really helpful for pipeline development.



## 4.8 Housing Innovations

The top solutions from the survey linked to solutions tabled in digital forms at the Housing Summit are listed below. Since the second highest voted solution is being addressed under the retirement living and aged care theme, the next highest rated solutions were included and 3 solutions were ranked equally.

1. Repurposing existing commercial structures as a short-term solution - possibly have dual living (44.74%)
2. Development of retirement living projects to free up existing larger houses (39.47%)
3. Grants for retrofitting existing dwelling (31.58%)

Similar to:

4. Refitting or repurposing existing dwellings (21.05%)
5. A register for share housing (21.05%)
6. Zero infrastructure charges for inbuilt secondary dwellings (21.05%)

**These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):**

- 4.7 Seek out dis-used buildings suitable for adaptive re-use as low-cost housing.
- 3.4 Facilitate renewal opportunities for existing unused housing (e.g. housing damaged during cyclones).
- 6.1 Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing.
- 2.5 Establish, identify and promote programs that enable access to 'spare bedrooms' or 'unoccupied dwellings' for both short-term and long-term housing.
- 2.3 Explore establishing 'housing connect' service/s for short-term accommodation and long-term housing needs.
- 5.8 Identifying specific housing types suitable for 'as-or-right' development (i.e. accepted development not requiring development approval);
- 5.8 Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing.

**Common themes from the comments shared on PolleEv at the Summit:**

- Everyone deserves a safe and healthy home. Temporary structures without the proper amenities could do more harm than good in the long run.
- Yes to removing the valuation and insurance road blocks.



## **4.9 Homeless Precinct Discussion**

Kayliegh Brewster from Australian Street Aid Project presented the homeless precinct concept to the workshop participants and Kylie Porter, GW3, helped facilitate the discussion to validate and challenge the concept to identify potential improvements. Participants were nominated as wearing a green cap (support the concept) or black cap (challenge the concept).

The concept involves providing a homeless precinct that leverages existing homelessness supports (in close proximity) and offers storage facilities, showers, toilets, communal areas and a drop-in centre to access support services, all supported by a operational model that has been tabled by Australian Street Aid Project at the request of Mackay Regional Council.

The concept was well received and some improvements identified. One of the focus areas was on the entry point – how people access support as well as addressing the causes and leveraging the services that are already here. User choice was discussed where people have multiple ways to access help and avoid duplication of what others do.

### **Common themes from the comments shared on PolleEv at the Summit:**

- Love that idea of a hub with the support services in one place.
- Leverage existing supports and services already available.
- I'm a green cap too! (support the concept).

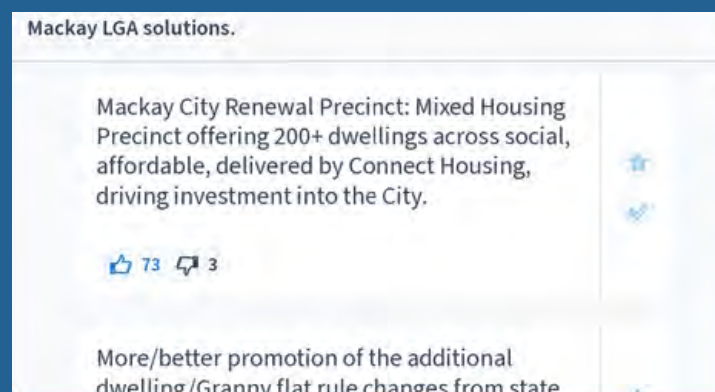


# PRIORITISED SOLUTIONS FROM WORKSHOP 2

The second workshop focused on LGA level housing solutions. The PollEv tool was used to capture these, and survey participants reviewed the solutions and prioritised them.

The following are the top 3 solutions that are likely to have the greatest impact on housing supply in the Mackay LGA:

1. Mackay City Renewal Precinct: Mixed housing precinct offering 200+ dwellings across social, affordable, delivered by Connect Housing, driving investment into the City (50.00%)
2. Provide tax and other incentives for developers building affordable housing (47.50%)
3. Retrofitting / Repurposing existing commercial buildings in the city centre to become liveable dwellings (32.50%)

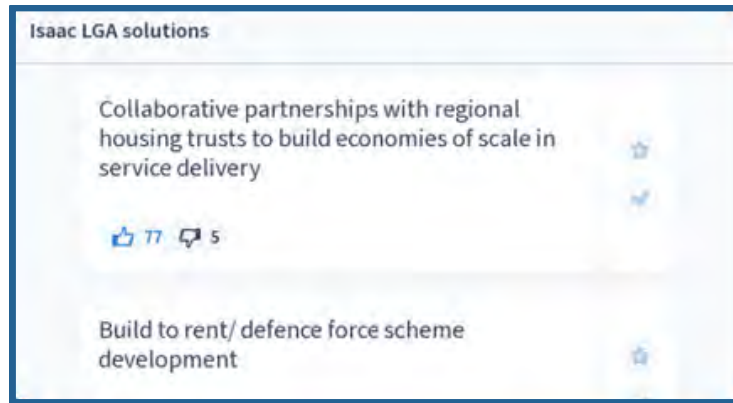


## Common themes from the PollEv tool:

- Mackay CBD opportunities for in-fill developments and better use of existing buildings
- Aged care and retirement living solutions
- Incentives and reducing red-tape for smaller lot developments
- Partnerships and collaboration to address workforce accommodation needs

The following are the top 3 solutions that are likely to have the greatest impact on housing supply in the Isaac LGA:

1. Collaborative partnerships with regional housing trusts to build economies of scale in service delivery (45.00%)
2. Regional incentives to build in regional communities (37.50%)
3. Affordable rents for middle income workers (30%)



#### Common themes from the PolIEv tool:

- Better use of vacant homes
- Build to rent model
- Expanded role of IAHT and partnerships with CHPs to unlock affordable supply

The following are the top 3 solutions that are likely to have the greatest impact on housing supply in the Whitsunday LGA:

1. Support small lot housing in areas close to amenities and transport (37.50%)
2. Local government and CHP partnerships for development of new social & affordable housing (37.50%)
3. Incentive for home ownership in regional communities (30.00%)



### Interesting comment from the PolIEv tool:

- Planning allows for temporary approvals (10 to 20 years) for relocatable worker accommodation as a short term solution

### Other common themes from the PolIEv tool:

- Convert cruise ships to accommodation for workers
- Employer collaboration for hospitality and essential service worker accommodation village supported by transport solutions
- Concern about Air BnB's and short-term accommodation rentals impact on rental housing stock

At the end of the Summit, participants were asked what the highest priority was for the region as a whole:

1. Incentives to build smaller dwellings, affordable homes, private investment, infrastructure, invest in the region, renovations to increase number of dwellings (19)
2. Housing availability/supply, across the spectrum but workforce accommodation mentioned most often (16)
3. Housing affordability (15)
4. Establish a Housing Alliance (11)
5. Collaboration and partnerships to unlock supply, especially mentioned was partnerships with CHPs and expanded role of housing trusts (8)
6. Risk and finance related challenges, changing the profile and risk rating of our region for insurance and finance (5)
7. Improve investor confidence (4)
8. Reduce red tape (3)



# ACTION PLAN

The Greater Whitsunday Housing Playbook recommended the formation of a Housing Alliance to co-ordinate the activities linked to the Playbook recommendations and a show of hands at the Housing Summit demonstrated majority support for the establishment of a Housing Alliance. 92% of the survey respondents supported the establishment of a Housing Alliance.

This should be the first activity coming out of the Greater Whitsunday Housing Playbook and Housing Summit, that is, to secure funding to stand up a Greater Whitsunday Housing Alliance and set up the relevant governance structures and committees.

The Action Plan is an output of the Housing Summit and does not replace the recommendations in the Greater Whitsunday Housing Playbook. The intention is that a Housing Alliance be formed to develop a Housing Roadmap that will be informed by the Playbook and this Action Plan.

**The Action Plan below includes the prioritised solutions identified at the Summit, together with the relevant stakeholders that could add value to the process of progressing the solution, and likely timeframe.**

The actions are still quite high level and need to be worked through with the relevant stakeholders to refine and agree how to achieve the best outcome for the relevant solution.



## WORKFORCE ACCOMMODATION

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Collaboration to invest in, develop and manage seasonal and contract worker accommodation / workforce village:</p> <ul style="list-style-type: none"> <li>• Identify suitable land options</li> <li>• Engage with employers to secure minimum use commitment</li> <li>• Develop a prospectus</li> <li>• Attract investment</li> <li>• Leverage learnings from similar developments</li> <li>• Appoint project manager</li> </ul>	<p>For Mackay:</p> <ul style="list-style-type: none"> <li>• Employers</li> <li>• University</li> <li>• Connect Housing</li> <li>• Mackay Regional Council</li> <li>• Airport</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Mackay Chamber of Commerce</li> <li>• Alliance</li> </ul> <p>For Whitsundays:</p> <ul style="list-style-type: none"> <li>• Employers</li> <li>• Tafe</li> <li>• Connect Housing</li> <li>• Whitsunday Housing Company</li> <li>• Whitsunday Regional Council</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Whitsunday Chamber of Commerce</li> <li>• Alliance</li> </ul>	Alliance	3-18 months
<p>Build-to-rent / defence force housing model:</p> <ul style="list-style-type: none"> <li>• Identify suitable land options</li> <li>• Engage with employers to secure minimum use commitment</li> <li>• Develop a prospectus</li> <li>• Attract investment; including Mum and Dad investor options (infill)</li> <li>• Leverage learnings from similar developments (MiHaven)</li> <li>• Appoint project manager</li> </ul>	<ul style="list-style-type: none"> <li>• UDIA</li> <li>• HIA</li> <li>• Employers</li> <li>• Mackay Chamber of Commerce</li> <li>• Regional Councils</li> <li>• Connect Housing</li> <li>• IAHT</li> <li>• Alliance</li> </ul>	Alliance	3- 18 months



<b>Action: To explore and identify detailed activities to progress the following solutions</b>	<b>Stakeholder participation</b>	<b>Lead</b>	<b>Timing</b>
<p>Expanded catalyst infrastructure funding regime:</p> <ul style="list-style-type: none"> <li>• Identify key growth areas and land that could be unlocked for social and affordable housing</li> <li>• Engage with developers to assess likely take-up based on infrastructure funding options</li> <li>• Build advocacy approach based on likely housing supply to be unlocked</li> </ul>	<ul style="list-style-type: none"> <li>• Planning team at Regional Councils</li> <li>• Connect Housing</li> <li>• State Development (DSDLGIP)</li> <li>• Alliance</li> </ul>	Alliance	6 months
<b>ISAAC SPECIFIC</b>			
<p>Expand the role of the Isaac Affordable Housing Trust:</p> <ul style="list-style-type: none"> <li>• Explore Tier 1 partners to leverage balance sheet for scale</li> <li>• Confirm land availability</li> <li>• Engage with employers to secure minimum use commitment</li> <li>• Collaboratively, together with a Tier 1 CHP, apply for HIF and HAF funding</li> </ul>	<ul style="list-style-type: none"> <li>• IAHT</li> <li>• Employers</li> <li>• Tier 1 CHP</li> <li>• Regional Council</li> <li>• Airport</li> </ul>	IAHT	3-9 months
<p>Better use of company owned homes:</p> <ul style="list-style-type: none"> <li>• Engage with relevant companies</li> <li>• Explore home-share campaigns and alternate roster campaigns</li> </ul>	<ul style="list-style-type: none"> <li>• Isaac Regional Council</li> <li>• BHP</li> <li>• Moranbah North Coal</li> <li>• Dyno Nobel</li> </ul>	Isaac Regional Council	6 months

## SOCIAL HOUSING

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Better utilization of existing housing stock (size of dwelling linked to need):</p> <ul style="list-style-type: none"> <li>• Gather data of social housing usage relative to dwelling size</li> <li>• Identify opportunities for better utilisation</li> <li>• Explore willingness and supports needed to migrate tenants into better fit housing</li> <li>• Manage and implement the process</li> <li>• Gather data about properties needing repair to be habitable</li> <li>• Facilitate repairs and potentially lobby for grants for social housing providers for renovations</li> </ul>	<ul style="list-style-type: none"> <li>• Department of Housing</li> <li>• Connect Housing</li> <li>• Whitsunday Housing Trust</li> <li>• CASA</li> </ul>	Alliance	6 months, ongoing

### ACTIONS APPLICABLE TO BOTH SOCIAL AND AFFORDABLE HOUSING

<p>Paradigm shift in the way that social &amp; affordable housing is viewed to assist in the growth of more stock and supply through innovative partnerships, new building approaches, modern technology, repurposing of empty properties and vacant serviced land:</p> <ul style="list-style-type: none"> <li>• Identify potential partnerships</li> <li>• Facilitate discussions</li> <li>• Draft MOUs (could involve a regional CHP solution and regional / coordinated project/s to achieve economies of scale)</li> <li>• Identity new building approaches and technologies, explore with partners and implement where appropriate</li> <li>• Identify potential properties to be repurposed</li> <li>• Identify vacant land that could be developed</li> <li>• Build solutions and business cases</li> <li>• Apply for State and Federal funding</li> <li>• Unlock new housing stock</li> </ul>	<ul style="list-style-type: none"> <li>• Tier 1 CHP</li> <li>• Employers</li> <li>• Dept of Housing</li> <li>• Mackay Regional Council</li> <li>• Isaac Regional Council</li> <li>• Isaac Affordable Housing Trust</li> <li>• Connect Housing</li> <li>• Whitsunday Housing Company</li> <li>• Whitsunday Regional Council</li> <li>• UDIA</li> <li>• GWC</li> <li>• CASA</li> </ul>	Alliance	3-18 months
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<b>Action: To explore and identify detailed activities to progress the following solutions</b>	<b>Stakeholder participation</b>	<b>Lead</b>	<b>Timing</b>
Incentives to build and sustain investments: <ul style="list-style-type: none"> <li>• Explore investments that should be incentivised (renovating 4 bed to 2 x 2-bedroom homes; secondary dwellings; sub-divisions)</li> <li>• Explore the kinds of incentives that would be appealing to investors</li> <li>• Develop campaign</li> <li>• Promote the incentives</li> </ul>	<ul style="list-style-type: none"> <li>• Dept of Housing</li> <li>• Planning teams at 3 Regional Councils</li> <li>• Property owners</li> <li>• Property developers</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Alliance</li> </ul>	Alliance	3-18 months

<b>AGED AND RETIREMENT LIVING</b>			
<b>Action: To explore and identify detailed activities to progress the following solutions</b>	<b>Stakeholder participation</b>	<b>Lead</b>	<b>Timing</b>
All 3 solutions tabled at the Summit and prioritised by the survey respondents can be addressed via a development prospectus to attract investment in retirement living and aged care solutions, that promotes co-locating independent living with aged care to allow ageing in place, the benefits of the region for “later living”, and development in the CBD to assist in reactivation of town centres. The prospectus could be extended to support lobbying efforts in relation to low interest loans to support construction of these typologies and potentially housing grants.	<ul style="list-style-type: none"> <li>• Community Housing Limited</li> <li>• Mackay Regional Council</li> <li>• Whitsunday Regional Council</li> <li>• Isaac Regional Council</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Alliance</li> </ul>	Alliance	6 months

## ENHANCING INVESTOR CONFIDENCE

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Co-ordinate partnerships and JV opportunities to unlock housing stock, especially smaller typologies:</p> <ul style="list-style-type: none"> <li>• Develop a prospectus</li> <li>• Facilitate agreements regarding infrastructure</li> <li>• Develop MOUs between parties</li> <li>• Appoint project manager</li> </ul>	<ul style="list-style-type: none"> <li>• Employers</li> <li>• Connect Housing</li> <li>• Mackay Regional Council</li> <li>• Whitsunday Regional Council</li> <li>• Isaac Regional Council</li> <li>• RDA GW</li> <li>• Alliance</li> <li>• Westpac</li> </ul>	Alliance	3-18 months
<p>Explore flexible approaches to funding trunk infrastructure, including local government / private sector partnerships and agreements:</p> <ul style="list-style-type: none"> <li>• Research potential approaches (Australia and international)</li> <li>• Workshop with planning teams at each Regional Council</li> <li>• Promote and implement as the development opportunity arises</li> </ul>	<ul style="list-style-type: none"> <li>• GWC</li> <li>• RDA GW</li> <li>• Planning teams at the 3 Regional Councils</li> <li>• Alliance</li> </ul>	Alliance	3 months
<p>Build-to-rent:</p> <ul style="list-style-type: none"> <li>• Identify suitable land options</li> <li>• Engage with employers to secure minimum use commitment</li> <li>• Develop a prospectus</li> <li>• Attract investment; including Mum and Dad investor options (infill)</li> <li>• Appoint project manager</li> </ul>	<ul style="list-style-type: none"> <li>• UDIA</li> <li>• HIA</li> <li>• Employers</li> <li>• Regional Council</li> <li>• Tier 1 CHP</li> <li>• Alliance</li> </ul>	Alliance	3-18 months
<p>Incentivise property owners to sub-divide large blocks to unlock stock</p>	<ul style="list-style-type: none"> <li>• Planning teams at Regional Councils</li> </ul>	3 Regional Councils	6 months
<p>Develop a promotions campaign for the region to attract interest in people moving to the region as well as inspire investor confidence, linked to lobbying efforts to support a regional subsidy for developers in regional Queensland.</p>	<ul style="list-style-type: none"> <li>• RDA GW</li> <li>• GW3</li> <li>• GWC</li> <li>• Regional Councils</li> <li>• Alliance</li> </ul>	Alliance	12 months

## IMPROVING EFFICIENCIES IN THE DEVELOPMENT PROCESS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Reform the application process to fast-track certain types of housing applications; this should include minimising triggers for approval and capping levels of assessment:</p> <ul style="list-style-type: none"> <li>Identify a panel of experts to review the planning processes for the 3 Regional Councils</li> <li>Review planning process for in-demand typologies and identify opportunities to reduce timeframes</li> <li>Secure approvals for these amendments</li> <li>Implement the amendments</li> <li>Promote the amendments to developers</li> </ul>	<ul style="list-style-type: none"> <li>UDIA</li> <li>Mackay Regional Council</li> <li>Whitsunday Regional Council</li> <li>Isaac Regional Council</li> <li>RDA GW</li> <li>A number of developers</li> <li>State Gov Planning (DSDLGIP)</li> <li>Alliance</li> </ul>	The Alliance	3-12 months
<p>Introduce concierge process to improve comms between assessment and applicant, especially where more complex or performance-based approaches are involved:</p> <ul style="list-style-type: none"> <li>Regional Councils nominate resource/s to perform the concierge role</li> <li>Resource to engage directly with developers with existing and potential developments to explore ways to improve their processes</li> <li>Resource/s identify barriers</li> <li>Resources work to find work arounds as well as long-term solutions to overcome the barriers</li> <li>(The concierge service could be a crack force that operates across the 3 LGAs)</li> </ul>	<ul style="list-style-type: none"> <li>GWC</li> <li>RDA GW</li> <li>Planning teams at the 3 Regional Councils</li> <li>UDIA</li> <li>HIA</li> </ul>	The Alliance	3 months
<p>Introduce a temporary local planning instrument (TLPI) across the region to fast-track housing delivery:</p> <ul style="list-style-type: none"> <li>Explore the process to get a TLPI</li> <li>Apply for a TLPI</li> <li>Implement the TLPI (allow up to 3 units (triplex) per lot over 600m2)</li> <li>Promote the results</li> </ul>	<ul style="list-style-type: none"> <li>Planning teams at the 3 Regional Councils</li> <li>State Government (DSDLGIP)</li> </ul>	The Alliance	6 months

## HOUSING INNOVATIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Repurposing existing commercial structures as a short-term solution:</p> <ul style="list-style-type: none"> <li>• Identify potential commercial buildings</li> <li>• Establish who owns them</li> <li>• Engage with owners to explore terms</li> <li>• If viable, identify costs to repurpose</li> <li>• Apply for funding</li> <li>• Appoint project manager</li> </ul>	<ul style="list-style-type: none"> <li>• Connect Housing</li> <li>• Isaac Affordable Housing Trust</li> <li>• Whitsunday Housing Company</li> <li>• Mackay Regional Council</li> <li>• Whitsunday Regional Council</li> <li>• Isaac Regional Council</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Alliance</li> </ul>	Alliance	3-18 months
<p>Grants/incentives for retrofitting existing dwellings to make them multi-dwellings:</p> <ul style="list-style-type: none"> <li>• Explore likely costs to retrofit existing dwelling to convert into more dwellings</li> <li>• Build an advocacy case for a grant</li> <li>• Lobby State and Federal Governments to implement a grant</li> <li>• Explore incentives with State and Local governments</li> </ul>	<ul style="list-style-type: none"> <li>• GWC</li> <li>• RDA GW</li> <li>• Alliance</li> <li>• UDIA</li> <li>• HIA</li> <li>• Q Shelter</li> <li>• 3 Regional Councils</li> </ul>	Alliance	3-6 months
<p>A register for share housing:</p> <ul style="list-style-type: none"> <li>• Promote a home-share campaign with the Regional Councils, supported by incentives</li> <li>• Encourage those willing to share to register with the Alliance</li> <li>• Build a platform to support home share connections, as well as for short and medium-term rentals</li> </ul>	<ul style="list-style-type: none"> <li>• Alliance</li> <li>• GWC</li> <li>• RDA GW</li> <li>• 3 Regional Council marketing teams</li> </ul>	Alliance	3-12 months
<p>Zero infrastructure charges for inbuilt secondary dwellings:</p> <ul style="list-style-type: none"> <li>• Explore with 3 Regional Councils</li> <li>• Develop campaign</li> <li>• Promote campaign</li> </ul>	<ul style="list-style-type: none"> <li>• 3 Regional Councils economic development teams</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Alliance</li> </ul>	Alliance	6 months

## HOMELESSNESS AND EMERGENCY ACCOMMODATION

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Homeless precinct pilot:</p> <ul style="list-style-type: none"> <li>• Continue to evolve the concept</li> <li>• Identify and secure a location</li> <li>• Cost the solution</li> <li>• Apply for funding</li> <li>• Secure funding</li> <li>• Appoint project manager</li> <li>• Explore replication opportunities in the Whitsundays</li> </ul>	<ul style="list-style-type: none"> <li>• Australian Street Aid Project</li> <li>• Mackay Regional Council</li> <li>• Greater Whitsunday Communities</li> <li>• Alliance</li> </ul>	<p>Australian Street Aid Project</p>	<p>1-12 months</p>
<p>Emergency accommodation solutions:</p> <ul style="list-style-type: none"> <li>• Continue to support CASA as they develop, cost and secure funding for the emergency accommodation solutions they are exploring</li> </ul>	<ul style="list-style-type: none"> <li>• CASA</li> <li>• Mackay Regional Council</li> <li>• State Government</li> <li>• Greater Whitsunday Communities</li> <li>• Alliance</li> </ul>	<p>CASA</p>	<p>1-12 months</p>

The solutions and actions below inform the Local Government Housing Action Plans and while some solutions and actions duplicate what has been tabled above, they have been prioritised by stakeholders and should be incorporated into the relevant Local Government Housing Action Plans.

### MACKAY LGA SOLUTIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Mackay City Renewal Precinct: Mixed housing precinct offering 200+ dwellings across social, affordable, delivered by Connect Housing, driving investment into the City:</p> <ul style="list-style-type: none"> <li>• Mobilise a project team</li> <li>• Gather the data to identify in-fill and renewal opportunities</li> <li>• Build a business case and funding application</li> <li>• Secure funding</li> <li>• Appoint project manager</li> </ul>	<ul style="list-style-type: none"> <li>• Connect Housing</li> <li>• Alliance</li> <li>• Mackay Regional Council planners</li> <li>• Mackay Chamber of Commerce</li> </ul>	Connect Housing	3-18 months
<p>Provide tax and other incentives for developers building affordable housing:</p> <ul style="list-style-type: none"> <li>• Explore models where this has worked, including what incentives work best, especially models where developer costs are delayed</li> <li>• Advocate for these incentives to be offered</li> <li>• Promote incentives</li> </ul>	<ul style="list-style-type: none"> <li>• State Government (DSDLGIP, EDQ, Dept Housing)</li> <li>• Alliance</li> <li>• UDIA</li> <li>• GWCoM</li> </ul>	Alliance	3-12 months
<p>Retrofitting / Repurposing existing commercial buildings in the city centre to become liveable dwellings:</p> <ul style="list-style-type: none"> <li>• Gather data about existing buildings that could potentially be repurposed</li> <li>• Establish who owns them</li> <li>• Engage with owners to explore terms</li> <li>• If viable, identify costs to repurpose</li> <li>• Apply for funding</li> <li>• Appoint project manager</li> </ul>	<ul style="list-style-type: none"> <li>• Connect Housing</li> <li>• Mackay Regional Council</li> <li>• RDA GW</li> <li>• GWC</li> <li>• Alliance</li> </ul>	Alliance	3-18 months



## ISAAC LGA SOLUTIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Collaborative partnerships with regional housing trusts to build economies of scale in service delivery:</p> <ul style="list-style-type: none"> <li>• IAHT to explore Tier 1 partners to leverage balance sheet for scale</li> <li>• Confirm land availability</li> <li>• Engage with employers to secure minimum use commitment</li> <li>• Collaboratively, together with a Tier 1 CHP, apply for HI and HAF funding</li> </ul>	<ul style="list-style-type: none"> <li>• IAHT</li> <li>• Tier 1 CHP</li> <li>• Isaac Regional Council</li> <li>• Alliance</li> </ul>	IAHT	3-18 months
<p>Regional incentives to build in regional communities:</p> <ul style="list-style-type: none"> <li>• Explore models where this has worked, including what incentives work best</li> <li>• Advocate for these incentives to be offered</li> <li>• Promote incentives</li> </ul>	<ul style="list-style-type: none"> <li>• State Government (DSDLGIP, EDQ, Dept Housing)</li> <li>• Alliance</li> <li>• UDIA</li> <li>• GWCoM</li> </ul>	Alliance	3-12 months
<p>Affordable rents for middle income workers:</p> <ul style="list-style-type: none"> <li>• Access State and Federal funding schemes to build affordable homes</li> <li>• Identify partners</li> <li>• Submit applications</li> <li>• Project manage</li> </ul>	<ul style="list-style-type: none"> <li>• Tier 1 CHP</li> <li>• IAHT</li> <li>• Isaac Regional Council</li> </ul>	IAHT	3-12 months

## WHITSUNDAY LGA SOLUTIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Support small lot housing in areas close to amenities and transport:</p> <ul style="list-style-type: none"> <li>• Identify preferred locations</li> <li>• Approach Tier 1 CHP</li> <li>• Support application to State and Federal Governments</li> </ul>	<ul style="list-style-type: none"> <li>• Tier 1 CHP</li> <li>• Whitsunday Regional Council</li> <li>• Alliance</li> <li>• Employers</li> <li>• Whitsunday Chamber of Commerce</li> </ul>	Alliance	3-24 months
<p>Local government and CHP partnerships for development of new social &amp; affordable housing:</p> <ul style="list-style-type: none"> <li>• Identify preferred locations</li> <li>• Identify potential partners</li> <li>• Build business case and application to State and Federal Governments</li> </ul>	<ul style="list-style-type: none"> <li>• Tier 1 CHP</li> <li>• Whitsunday Regional Council</li> <li>• Alliance</li> <li>• Employers</li> <li>• Whitsunday Chamber of Commerce</li> </ul>	Alliance	3-24 months
<p>Incentive for home ownership in regional communities:</p> <ul style="list-style-type: none"> <li>• Explore models where this has worked, including what incentives work best</li> <li>• Advocate for these incentives to be offered</li> <li>• Promote incentives</li> </ul>	<ul style="list-style-type: none"> <li>• State Government (DSDLGIP, EDQ, Dept Housing)</li> <li>• Alliance</li> <li>• UDIA</li> <li>• GWCoM</li> <li>• Whitsunday Chamber of Commerce</li> </ul>	Alliance	3-12 months



# 7. APPENDIX 1

## HOUSING SUMMIT FACTSHEETS



# WORKER ACCOMMODATION (ISAAC) FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

## How do we solve for workforce accommodation for agriculture (seasonal), tourism, energy and resources



### Employment Growth

#### Resources

- 14,361 employed in mining in the Isaac region (REMPPLAN)
- 24 operating mines; 2 under construction and 4 seeking expansion; 12 in various stages of approval

#### Energy

- 155 in electricity, gas, water and waste (REMPPLAN)
- Growing renewable energy sector; 3 solar farms in operation – Middlemount, Clermont and one close to Moranbah; 11 approved solar farms awaiting construction
  - Ruby Run had 175 jobs at peak of construction, several to operate
  - Wirsol Energy solar farm in Clermont; 585 jobs in construction, several to operate
  - SUSI Partners solar farm in Middlemount is operational (since 2020)
- Wind farm in Clarke Creek is set to be the largest in the Southern Hemisphere (east of Middlemount) – schedule to create 350 direct jobs; 25 jobs to operate
- One company is exploring a renewable hydrogen opportunity and there is an ammonium nitrate plant down the road from Moranbah

#### Agriculture

- 1,193 employed in agriculture in the Isaac region (REMPPLAN)
- Second largest cattle region in Queensland; ag sector is worth \$462m (REMPPLAN)
  - Small workforce required for cattle - majority operate with either small permanent staff or hire in contract mustering teams and outsource other services (DAF)
  - One abattoir in the region that provides on-site accommodation

**Health:** 556 employed in health and social assistance (REMPPLAN)

#### Tourism

- 992 employed in accommodation and food services (REMPPLAN)

Main season is winter



### Seasonality / Spikes in demand

#### Aquaculture:

- Prawns – December to May

#### Cattle:

- Small workforce required for cattle - majority operate with either small permanent staff or hire in contract mustering teams and outsource other services (DAF); more than likely camp on the property

#### Resources:

As new mines are constructed, there is a spike in short-term rental demand. Most mining companies commit to add to housing stock in their Social Impact Management Plans (resulting from the Strong and Sustainable Resource Communities Act 2017). This stock has still to be developed.





## Considerations:

- Camp usage: Workforce accommodation village bed capacity is estimated at 20,200 for an estimated workforce of 12,000.
- **Primary housing gap is affordable housing for service industry and agricultural workforces.**
- Isaac Affordable Housing Trust (IAHT) has received funding for 16 new affordable homes from the Resource Communities Infrastructure Fund (\$8m).
- The Smart Transformation Housing Summit has identified an opportunity for IAHT to participate in the private rental market as well as the social and affordable housing space. IAHT are having some success engaging with the Queensland Government's Housing Investment Fund (HIF).
- Opportunities at the Belyando Estate subject to enabling trunk infrastructure.
- Grosvenor Estate is privately owned, has trunk infrastructure and has land available to be developed.
- Isaac Regional Council are reviewing their population projections to inform their planning scheme. They have appointed a consultant and are initiating this process which will use the 2021 Census as a baseline and overlay likely growth based on projects in the pipeline.
- From a social perspective, stakeholder engagement has confirmed that the need is for **emergency accommodation** as opposed to more social housing.



## Opportunities identified in the Greater Whitsunday Playbook:

### Partnerships and collaboration theme:

- Bring existing and prospective employers and accommodation providers together to explore **strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors** (e.g. tourism, agriculture, government, resources, students etc.)
- **Consider cross-sector opportunities to package Build-to-Rent project opportunities** that includes identification of well-located and serviced land and precommitted housing volumes for set periods of time.
- **Identify locations** that can accommodate different worker groups; unlock vacant land – potentially contributed by local government.
- Explore **a trust fund model that incorporates employers as investors** to support building and rent of affordable housing
- **Incentive the development of attached housing solutions or medium density solutions on small lot sizes.**
- Work with local government to **streamline processes** for this type of accommodation.
- **Multi-use facilities** that are used for other accommodation needs out of season.
- Address **transport links** between facility/facilities and key workplaces.
- **Housing “connect” service** for short-term and long-term accommodation needs for use by multiple industries and employers.
- Program to enable access to spare bedrooms / **home-share campaign.**

### Enabling the Market theme:

- **Employer partnerships with a Tier 1 CHP** to develop affordable homes for workforces with legacy supplemented by State and Federal funding.
- Identify and **develop opportunities** for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- Develop, prepare and promote **development prospectus packages** (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.

### Government and Leadership theme:

- **Bi-annual regional forum** to identify barriers to workforce housing and opportunities to collaborate.

# WORKER ACCOMMODATION (MACKAY) FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

## How do we solve for workforce accommodation for agriculture (seasonal), tourism, energy and resources



### Employment Growth

#### Mining and METS

- 7,141 employed in mining and METS in the Mackay region (30% of workforce) (REMPPLAN)
- Understated because there would be scientific engineering services and transport also linked to this sector

#### Health

- 8,324 employed in the health and social services sector in Mackay (REMPPLAN)
- 1,097 are nurses: <http://www.performance.health.qld.gov.au/Hospital/Index/172>

**Agriculture:** 1,659 employed in agriculture (REMPPLAN)

#### Education

- 4,471 employed in education (REMPPLAN)

Students at CQU:

- Higher Ed 517
- Vocational 2922
- School of Trades 1372

**Construction:** 5,006 employed in construction (REMPPLAN)

**Tourism:** 3,565 employed in accommodation and food services (REMPPLAN)

**Retail:** 5,662 employed in retail trade in Mackay (REMPPLAN)

**Future:** Energy with Queensland Hydro – 3,000 jobs in construction planned for 2027



### Seasonality / Spikes in demand

#### Agriculture:

- Wild-catch prawns: 100 seasonal workers required from December to May across Mackay and Whitsundays (DAF)
- Cane harvesting: May – mid-November: Approximately 1500 to 1800 seasonal workers from June to November; may not necessarily require 1800 each month, this figure would be what is required for duration of harvest for Mackay and Whitsundays (DAF)
- Lychees: Approximately 8 farms average 3 seasonal workers per farm (Mackay) (DAF)

#### Tourism:

During the winter months, the tourism industry is busier: the Caravan Parks and Campgrounds are full and the support services to the drive market are also busy. The Events Calendar that runs through the region from May to October, also boosting visitor numbers through winter. The Visitor Information Centres, the Sugar Shed, products in the Pioneer Valley through to Eungella are all busier.



## Considerations:

- Opportunities for shared accommodation solutions and middle to low density accommodation to house those on lower wages in the services industry, agriculture, construction and METS.
  - Real Estate stakeholder engagement highlighted need for 2 bedroom - 2-bathroom and 4 bedroom - 4 bathroom share house stock
- Many employers buy housing for the staff to address the high cost of rentals / offer for rent at below market rates.
- Employers consulted during the stakeholder engagement indicated a willingness to collaborate to address workforce housing needs.



## Opportunities identified in the Greater Whitsunday Playbook:

### Partnerships and collaboration theme:

- Bring existing and prospective employers and accommodation providers together to explore **strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors** (e.g. tourism, agriculture, government, resources, students etc.)
- **Consider cross-sector opportunities to package Build-to-Rent project opportunities** that includes identification of well-located and serviced land and precommitted housing volumes for set periods of time.
- Identify **locations** that can accommodate different worker groups; unlock vacant land – potentially contributed by local government.
- Explore **a trust fund model that incorporates employers as investors** to support building and rent of affordable housing.
- **Incentive the development of attached housing solutions or medium density solutions on small lot sizes.**
- Work with local government to **streamline processes** for this type of accommodation.
- **Multi-use facilities** that are used for other accommodation needs out of season.
- Address **transport links** between facility/facilities and key workplaces.
- **Housing “connect” service** for short-term and long-term accommodation needs for use by multiple industries and employers.
- Program to enable access to spare bedrooms / **home-share campaign.**

### Enabling the Market theme:

- **Employer partnerships with a Tier 1 CHP** to develop affordable homes for workforces with legacy supplemented by State and Federal funding.
- Identify and **develop opportunities** for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- Develop, prepare and promote **development prospectus packages** (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.

### Government and Leadership theme:

- **Bi-annual regional forum** to identify barriers to workforce housing and opportunities to collaborate.

# WORKER ACCOMMODATION (WHITSUNDAYS) FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

## How do we solve for workforce accommodation for agriculture (seasonal), tourism, energy and resources



### Employment Growth

#### Total Workforce – Whitsundays (excluding PALM)

Horticulture: Approx. 1 500 workers (non-seasonal excluding PALM) (DAF)

Aquaculture (DAF):

- Tassal workforce growth increase of 300 workers by 2030 (pending expansion approvals)
- 150 FTE (non-peak)
- Increase by 200 during peak (farm ops and processing)
- Outside of Tassal – additional 20 workers (calendar year)
- Wild-catch prawns: 100 seasonal workers required from December to May across Mackay and Whitsundays (DAF)

#### Tourism:

- Queensland Government report highlights that the sector employs 6,123 people, 3,956 full-time and 2,167 part-time; up 35% on 20-21
- 1 in 3 jobs directly related to tourism industry
- Tourism Whitsundays quote 8,100 jobs, up 35% on 20-21.

WHITSUNDAYS QUEENSLAND			
Filled jobs	2021-22 (NUMBER)		
	Full-time	Part-time	Total
<b>Tourism industries</b>			
Accommodation	1,026	254	1,279
Cafes, restaurants and takeaway food services	908	853	1,761
Clubs, pubs, taverns and bars	227	156	383
Rail transport	20	1	20
Road transport and transport equipment rental	37	16	53
Air, water and other transport	569	154	723
Travel agency and tour operator services	455	187	642
Cultural services	103	12	114
Casinos and other gambling services	0	19	19
Other sports and recreation services	169	112	281
Retail trade	334	346	681
Education and training	49	40	89
All other industries	61	17	78
<b>Total</b>	<b>3,956</b>	<b>2,167</b>	<b>6,123</b>

#### Space - Gilmour is an employer in the region:

- Likely to be approximately 12 permanent staff in Bowen by end 2023; with the potential to grow to 40
- Additional 40 to 45 staff during rocket launches for 2 to 3 months at a time
- 15-30 short team satellite owners needing 2 -3 months accommodation during launches
- Tourist accommodation considerations during launch operations

(Source: Gilmour Space)



## Seasonality / Spikes in demand

### Horticulture (DAF):

- Planting in ground from mid-Feb to mid-March
- First Harvest mid-April to mid-June
- Peak May to September

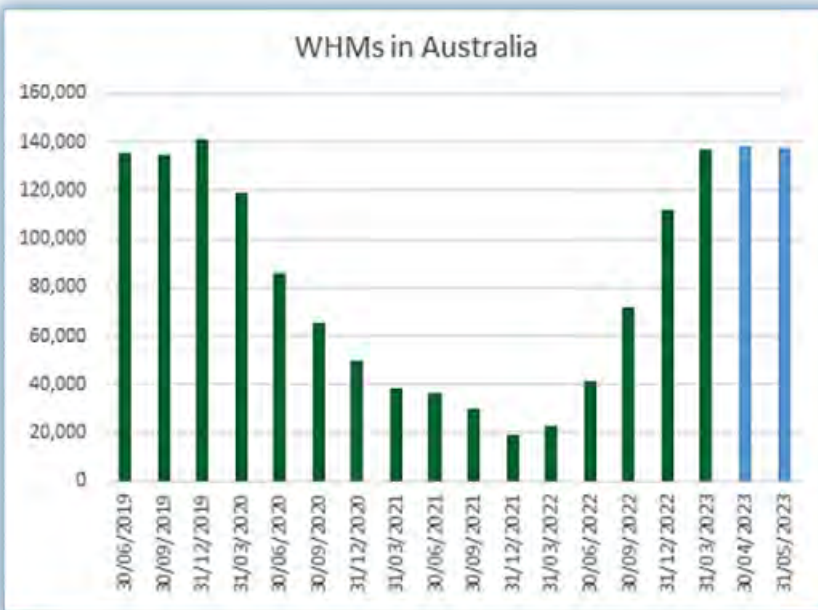
### Aquaculture (DAF):

- Two peaks
  - Farm Ops – recruitment August to May
  - Processing May to November



**Cane:** Approximately 1500 to 1800 seasonal workers from June to November; may not necessarily require 1800 each month, this figure would be what is required for duration of harvest for Mackay and Whitsundays (DAF)

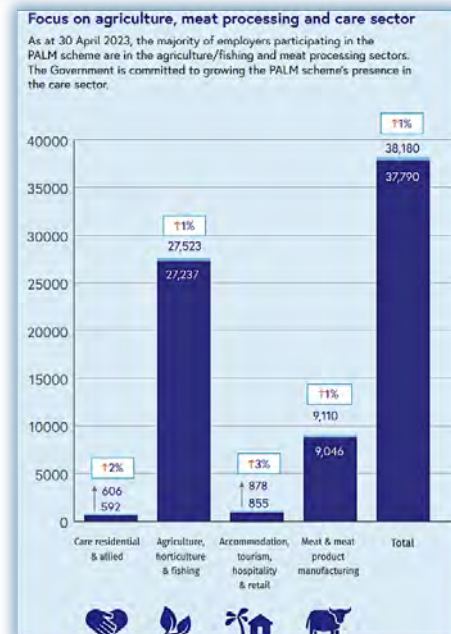
## Visa Numbers



### Top Ten Net Increases

Country	May	Net Increase
Japan	8361	729
Indonesia	4243	502
Taiwan	9649	464
Thailand	2120	340
South Korea	9581	282
China	2018	157
Argentina	3687	131
Chile	2370	124
Vietnam	2579	101
Malaysia	432	78

## PALM Workers





## Considerations:

- 80% of dwellings in Airlie Beach have empty bedrooms / excess bedrooms to requirements.
- Low occupancy of private dwellings at 72% in rural Whitsundays.
- Rural Workers Accommodation Scheme allowing DAs to be waived if no natural hazard – low uptake as a result.
- AirBnB's have added short-term rental stock but relatively limited impact on short-term supply; stakeholder engagement highlighted that AirBnB's have not taken significant rental stock off the market but rather added to the short-term rental supply.
- All employers involved in the stakeholder engagement indicated a willingness to collaborate to find solutions.



## Opportunities identified in the Greater Whitsunday Playbook:

### Partnerships and collaboration theme:

- Bring existing and prospective employers and accommodation providers together to explore **strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors** (e.g. tourism, agriculture, government, resources, students etc.)
- **Consider cross-sector opportunities to package Build-to-Rent project opportunities** that includes identification of well-located and serviced land and precommitted housing volumes for set periods of time.
- **Identify locations** that can accommodate different worker groups; unlock vacant land – potentially contributed by local government.
- Explore **a trust fund model that incorporates employers as investors** to support building and rent of affordable housing
- **Incentive the development of attached housing solutions or medium density solutions on small lot sizes.**
- Work with local government to **streamline processes** for this type of accommodation.
- **Multi-use facilities** that are used for other accommodation needs out of season.
- Address **transport links** between facility/facilities and key workplaces.
- **Housing “connect” service** for short-term and long-term accommodation needs for use by multiple industries and employers.
- Program to enable access to spare bedrooms / **home-share campaign.**

### Enabling the Market theme:

- **Employer partnerships with a Tier 1 CHP** to develop affordable homes for workforces with legacy supplemented by State and Federal funding
- Identify and **develop opportunities** for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- Develop, prepare and promote **development prospectus packages** (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.

### Government and Leadership theme:

- **Bi-annual regional forum** to identify barriers to workforce housing and opportunities to collaborate.

# SOCIAL AND AFFORDABLE HOUSING FACT SHEET

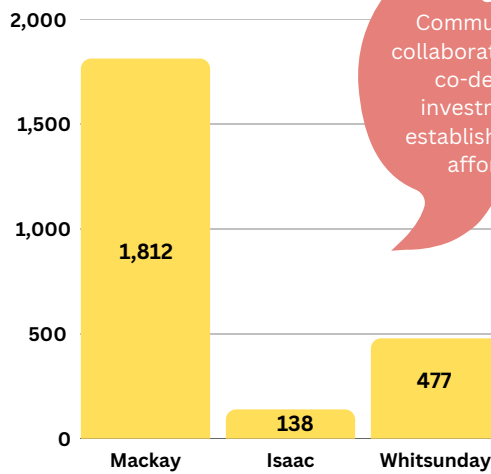
The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

## How do we solve for social and affordable housing: renewal and accessing funding schemes; including reducing layers of cost



### Key findings:

Social Housing Provision



**OPPORTUNITY IDEA**  
Community Housing Providers, in collaboration with other stakeholders, co-developing a local housing investment opportunity, such as establishing a local housing trust or affordable housing project.

2,427 social homes in the region; 68,511 in Queensland; 1.3% of population for both.

There is low supply of social housing and a significant wait list, with greatest demand for smaller product types (1 and 2 bed).

Social housing applications in the Mackay, Isaac and Whitsunday region have tripled from 372 applications in 2017 to 1,003 applications in 2022 (within the SA4 area).

Single persons social housing applications increased in 2018.

Wait periods more than doubled for social housing in the Greater Whitsunday region, from an average of 7.9 months in 2017 to an average of 19.4 months in 2022.

Mackay experienced overwhelming social housing applications compared to Isaac and Whitsunday region and 1-bedroom mostly requested.

More than 1,200 persons had inadequate housing in 2021 and Mackay recorded the highest homelessness rate.

At median house price, 42-52% of households need to pay more than 30% of income for purchasing. Figures predicted to worsen if interest rate rises in next 6-12 months.

An average of 30-35% of households are classified as 'low income' (50% lower than median household income).

There are high levels of mortgage and rental stress in the region forcing many out of the private market.



### HOUSING NEED IS INCREASING

**1,650** people waiting for social housing

An increasing demand for social and affordable housing is exacerbated by insufficient housing stock, unaffordable home ownership, and an overly competitive rental market.

**1,200+** people homeless or in inadequate housing

There are increasing numbers of 'working homeless' residents – people who earn an income and can pay for housing but cannot access housing due to current market conditions.

- The Greater Whitsunday Housing Playbook found that there is a shortage in social and affordable housing across all 13 precincts analysed.
- The need for social housing is increasing with all housing delivery and support services seeing an increasing demand for their services. Homeless women (especially over 55 yrs) and youth have been identified as a particularly vulnerable and growing cohort.
- Housing support services are finding it increasingly challenging to support tenancy sustainability due to the complexity of needs of those prioritised for social housing.
- Renewal of social housing stock is a regular theme from discussions with stakeholders.

#### Private market assistance:

##### Mackay HSC

- 283 National Rental Affordability Scheme (NRAS) dwellings assisted over the life of the program to 30 June 2020
- 653 households received a Bond Loan in year ending 30 June 2020
- 2,043 households were assisted through the Home Assist Secure program in year ending 30 June 2020

##### Queensland

- 10,229 National Rental Affordability Scheme (NRAS) dwellings
- 21,523 households received a Bond Loan
- 38,208 households were assisted through the Home Assist Secure program

1.6% of the population in Greater Whitsunday region needed private market support vs 0.9% of the population across Queensland.



### Funding opportunities:

#### State Government:

- **Housing Investment Fund (HIF):** Funding partnered projects to increase social housing and additional affordable housing supply through a \$2 billion investment by the State government based on an annual average investment of \$130 million a year. The HIF has also called for expressions of interest for private site opportunities to deliver social and affordable housing. The Housing Investment Fund specifically targets four housing supply priorities, being:
  1. Housing for the people experiencing homelessness and sleeping rough
  2. Diverse rental supply
  3. Housing choices for seniors
  4. Homes for large households
- **QuickStarts Queensland:** A \$322 million capital investment program to accelerate planned acquisition, new construction, and redevelopment opportunities to deliver new homes sooner with a target of an additional 500 social homes.
- **Help to Home:** A partnership with property owners, landlords and registered Community Housing Providers to deliver private rental outcomes to people who are eligible for social housing.

## Federal Government:

**National Housing Finance and Investment Corporation (NHFIC)** is an independent corporate Commonwealth entity established to increase the supply of housing in Australia, with a focus on affordable housing. NHFIC is being delivered through the following five mechanisms:

- **National Housing Infrastructure Facility (NHIF):** A \$1 billion facility that offers concessional loans, grants and equity funding to finance infrastructure that enables housing.
- **Affordable Housing Bond Aggregator (AHBA):** Provision of low cost, longer tenor loans to registered Community Housing Providers to support provision of social and affordable housing. AHBA loans are funded by social bonds issued to the wholesale capital market, supported by a Commonwealth guarantee and involve a straightforward, five step application process.
- **Capacity Building Grants:** Grants to support Community Housing Providers to make applications for NHFIC finance. Consultancy services under these grants are delivered by the Community Housing Industry Association (CHIA).
- **First Home Loan Deposit Scheme (FHLDS):** A loan deposit scheme assisting first home buyers with their initial home purchase.
- **Housing Research:** In conjunction with state bodies, federal and state government, research institutes and market participants, undertaking research on the housing sector, including monitoring of housing demand, supply and affordability in Australia.

On 17 June 2023, the Federal Government announced a \$2 billion social housing accelerator fund will be distributed to state and territory governments within a month, with each jurisdiction being given \$50 million and the remaining amount being allocated on a per capita basis.

As well as the new \$2 billion social housing accelerator fund from the Federal Government (\$398 million of which is to come to Queensland), the State also announced a further \$322 million in its June budget to build a further 500 social homes on top of existing commitments. This amounts to \$720 million or approximately 1100 new social dwellings, which must have commenced in a two-year time frame.

The Northern Australia Infrastructure Facility is also a potential funding source for infrastructure relating to housing.



## Considerations:

- State and Federal Government social and affordable housing funding schemes encourage Tier 1 CHPs to make applications because they build and “hold” the properties. There may therefore be opportunities to collaborate across CHPs already within the region, potentially create a Regional CHP or Trust, and partner with Tier 1 CHPs.
- The State and Federal Government encourage partnerships and collaborations in relation to social and affordable housing funding applications.
- QuickStarts Queensland program funds redevelopment opportunities.





## Opportunities identified:

The Greater Whitsunday Housing Playbook recommended that we:

### Prioritise, invest in and facilitate the delivery of social and affordable housing

- Facilitate Community Housing Provider access to State and Commonwealth funding, financing and capability building incentives and explore opportunities to enable Community Housing Providers to deliver or secure social and affordable housing outcomes in the short and long term.

Aligned opportunities:

- To form a **Regional Community Housing Provider** to achieve economies of scale in social and affordable housing delivery and management, as well as enabling improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes.
- Investigate establishing a **Regional Community Housing Trust** to finance and sustainably deliver affordable housing in the long term.
- Secure agreement from a **Tier 1 Community Housing Provider** to deliver housing in the region.
- Explore the viability of delivering **rent-to-own, shared equity and housing cooperative schemes** and programs in the region.
- Identify opportunities to transfer **ex-worker housing** to social and affordable housing (either in-situ or for via relocation to highest demand locations).
- **Support and promote opportunities for Community Housing Providers to act as developers** and managers of short-term accommodation to fund and ultimately deliver social or affordable housing.
- Seek out **dis-used buildings** suitable for adaptive re-use as low-cost housing.
- Prioritise and facilitate funding applications for social and affordable housing that capitalise on current State and Commonwealth funding opportunities.
- Investigate and identify **surplus land suitable for housing** that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing delivery.



# AGED CARE FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

## *How do we solve for seniors' accommodation needs – both for independent living and care homes*



### Key findings:

The region's aging population is looking for independent living options.

The following precincts have a higher percentage of over 65's than Queensland and Australia (2021 Census):

<b>Bowen:</b>	<b>Precinct</b>		<b>Queensland</b>		<b>Australia</b>	
65-69 years	609	6.2	264,515	5.1	1,298,460	5.1
70-74 years	550	5.6	238,952	4.6	1,160,768	4.6
75-79 years	386	3.9	168,385	3.3	821,920	3.2
80-84 years	259	2.6	106,611	2.1	554,598	2.2
85 years and over	218	2.2	97,140	1.9	542,342	2.1

<b>North Mackay:</b>	<b>Precinct</b>		<b>Queensland</b>		<b>Australia</b>	
65-69 years	313	5.0	264,515	5.1	1,298,460	5.1
70-74 years	269	4.3	238,952	4.6	1,160,768	4.6
75-79 years	257	4.1	168,385	3.3	821,920	3.2
80-84 years	177	2.8	106,611	2.1	554,598	2.2
85 years and over	221	3.5	97,140	1.9	542,342	2.1

<b>Proserpine:</b>	<b>Precinct</b>		<b>Queensland</b>		<b>Australia</b>	
65-69 years	215	5.9	264,515	5.1	1,298,460	5.1
70-74 years	179	5.0	238,952	4.6	1,160,768	4.6
75-79 years	184	5.1	168,385	3.3	821,920	3.2
80-84 years	118	3.3	106,611	2.1	554,598	2.2
85 years and over	128	3.5	97,140	1.9	542,342	2.1

<b>Sarina:</b>	<b>Precinct</b>		<b>Queensland</b>		<b>Australia</b>	
65-69 years	204	5.8	264,515	5.1	1,298,460	5.1
70-74 years	172	4.9	238,952	4.6	1,160,768	4.6
75-79 years	114	3.3	168,385	3.3	821,920	3.2
80-84 years	77	2.2	106,611	2.1	554,598	2.2
85 years and over	85	2.4	97,140	1.9	542,342	2.1

<b>South Mackay:</b>	<b>Precinct</b>		<b>Queensland</b>		<b>Australia</b>	
65-69 years	393	5.7	264,515	5.1	1,298,460	5.1
70-74 years	282	4.1	238,952	4.6	1,160,768	4.6
75-79 years	230	3.3	168,385	3.3	821,920	3.2
80-84 years	157	2.3	106,611	2.1	554,598	2.2
85 years and over	139	2.0	97,140	1.9	542,342	2.1

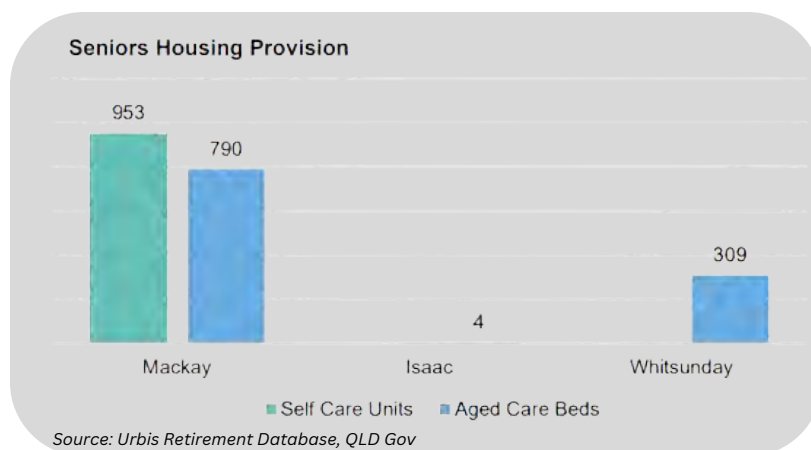
The Playbook identified that Rural Whitsunday precinct has a large 55-64 year cohort and high number of owner-occupiers.

The Playbook concluded that there is a need for retirement living and aged care solutions in all precincts besides the Mackay Coastal area.

The theme of Ageing in Place is addressed in the Mackay planning scheme but not in Whitsunday nor Isaac. Across the region, there is a higher ageing population in Mackay in comparison to the other regions, however, lack of mention in Whitsunday and Isaac may impact on their prioritisation for senior housing.

During the stakeholder engagement the need for living options for seniors was raised in numerous groups: Isaac Regional Council, social and affordable housing providers, CHPs, housing support bodies, as well as land developers.

All three LGAs within the Greater Whitsunday Region are forecast to see an aging population over the next two decades. The proportion of persons aged 65+ is forecast to grow the quickest.



Across the region there's a relatively low amount of dedicated retirement housing supply. This includes both independent living units, as well as aged care beds. In comparison to Queensland (6.7%), the penetration rates are much lower across the region with Mackay at 5.7%, Whitsunday at 0.4% and Isaac at 0%.

This highlights the considerable undersupply of seniors housing / aged care accommodation relative to the population.

Further, the bulk of the supply is located within one area within Mackay which limits opportunities for residents to stay within their local communities.

With a constrained supply of aged care beds, it is evident that residents predominantly age in place in their current dwelling, with limited options for alternative independent living solutions. These residents may be residing within homes which are not suitable to their needs and may be willing to relocate if affordable, suitably located options were available.







## Funding opportunities:

Most independent living solutions would fall into the affordable home category and there are funding schemes linked to affordable homes.

### State Government:

- **Housing Investment Fund (HIF):** Funding partnered projects to increase social housing and additional affordable housing supply through a \$2 billion investment by the State government based on an annual average investment of \$130 million a year. The HIF has also called for expressions of interest for private site opportunities to deliver social and affordable housing. The Housing Investment Fund specifically targets four housing supply priorities, being:
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- **Housing Research:** In conjunction with state bodies, federal and state government, research institutes and market participants, undertaking research on the housing sector, including monitoring of housing demand, supply and affordability in Australia.

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The Northern Australia Infrastructure Facility is also a potential funding source for infrastructure relating to housing.



## Considerations:

- State and Federal Government social and affordable housing funding schemes encourage Tier 1 CHPs to make applications because they build and “hold” the properties. There may therefore be opportunities to collaborate across CHPs already within the region, potentially create a Regional CHP or Trust, and partner with Tier 1 CHPs.
- The State and Federal Government encourage partnerships and collaborations in relation to social and affordable housing funding applications.
- QuickStarts Queensland program funds redevelopment opportunities.



## Opportunities identified:

The Greater Whitsunday Housing Playbook recommended that we:

### Prioritise, invest in and facilitate the delivery of social and affordable housing

- Facilitate Community Housing Provider access to State and Commonwealth funding, financing and capability building incentives and explore opportunities to enable Community Housing Providers to deliver or secure social and affordable housing outcomes in the short and long term.

#### Aligned opportunities:

- To form a **Regional Community Housing Provider** to achieve economies of scale in social and affordable housing delivery and management, as well as enabling improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes.
- Investigate establishing a **Regional Community Housing Trust** to finance and sustainably deliver affordable housing in the long term.
- Secure agreement from a **Tier 1 Community Housing Provider** to deliver housing in the region.
- Explore the viability of delivering **rent-to-own, shared equity and housing cooperative schemes** and programs in the region.
- Identify opportunities to transfer **ex-worker housing** to social and affordable housing (either in-situ or for via relocation to highest demand locations).
- **Support and promote opportunities for Community Housing Providers to act as developers** and managers of short-term accommodation to fund and ultimately deliver social or affordable housing.
- Prioritise and facilitate funding applications for social and affordable housing that capitalise on current State and Commonwealth funding opportunities.
- Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing delivery.

#### Additionally:

- Identify opportunities to **reduce private sector risk to deliver alternative housing types** (e.g. diverse and targeted housing typologies at profitable volumes for a pre-identified housing demand and co-housing opportunities).
- Develop, prepare and promote **development prospectus packages** (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.
- Develop, prepare and **promote housing investment prospectus packages** for individual/small scale and institutional investors.
- Establish a **development facilitation** and brokering program to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity).

# PRIVATE SECTOR RISK FACTSHEET

*The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.*

## **How do we solve for reducing private sector risk to deliver increased stock and diversity and increase conversion rates**



### **Key findings:**

Population growth has increased significantly in the last five years. Housing supply has not kept up with demand.

New house sales and dwelling approvals have slowed since the peak of 2012 despite favourable market conditions. Although sufficient land has been zoned for housing relative to population growth, infrastructure is not being funded or delivered to enable the volume of housing needed.

Construction costs are notably higher than the national average in the Greater Whitsunday Region. High building costs and timeframes are delaying and discouraging new housing delivery.

Given the lack of diversity in housing options, a portion of homes may not be adequately suited to residents.

- The wider region largely provides for a detached housing market, with limited offerings in the way of either townhouse or apartments.

There are 5,400 lots approved for development that are not being converted. Development Approvals are not being acted on (i.e., it is not commercially viable to develop). Costs associated with post-approval requirements and timeframes, trunk infrastructure, regional construction multipliers, limited skilled labour, high insurance premiums, and high loan deposits were identified as contributors.

Rates of building and construction have steadily declined over the last 10 years and remain low post-COVID. Significant increases in build rates are needed to meet current and future housing demand.

Housing types do not align with population demographics or their economic capacity. There is limited attached housing (e.g. duplex, townhouses, apartments) being delivered despite market demand.

There is scope to align local government planning schemes to improve consistency in planning requirements and timeframes.

Investment confidence was identified as one of 8 key themes from the data analysis and stakeholder engagement, that is, a lack of confidence in the property market as a financial investment option for long term individual and institutional investors. This is offset by the trend of high investor confidence and competition when housing is being secured as a business necessity.

- Fluctuating house prices, fluctuating coal prices, lack of new supply and declining bond lodgements together indicate an overall decrease in the level of investor confidence and provide strong indicators for reduced investment in the rental market.

The Regional Councils have not found their incentive programs to work/gain traction.

Stamp Duty is seen as a deterrent to investment – especially when upgrading.

## Key Themes

The top 5 Key Themes identified from the data analysis and stakeholder engagement are relevant to the investor and development community:

	<p><b>Housing Market Disruptors:</b> The Greater Whitsunday regional housing market is influenced by a range of factors beyond fluctuations in housing supply and demand driven by permanent residential communities. The housing market disruptors are primarily driven by employment sectors with a disparate range of housing needs and demands.</p>
	<p><b>Infrastructure:</b> Inadequate infrastructure to support cost effective and timely housing development. Barriers to on the ground infrastructure delivery include the cost of infrastructure provision for government and developers and lack of agility to plan and deliver required infrastructure ahead of development need, leading to difficulty matching housing supply to meet housing demand.</p>
	<p><b>Conversion and Delivery:</b> Increasing complexity and risk across the industries and sectors that contribute to housing delivery (e.g. planning, infrastructure, financing, construction, real estate etc.) are all contributing to an increasing lack of conversion. This lack of conversion is demonstrated via reduction in development applications and approvals for housing, an increase in 'banking' of land subject to housing approvals and a reduction in approvals for housing proceeding to construction.</p>
	<p><b>Housing Diversity:</b> While single detached housing remains, the predominant product being delivered and sought in the region, there is clear demand for greater housing diversity in the form of semi-attached and attached housing from a range of user groups in both coastal and rural areas.</p>
	<p><b>Investment Confidence:</b> A lack of confidence in the property market as a financial investment option for long term individual and institutional investors. This is offset by the trend of high investor confidence and competition when housing is being secured as a business necessity.</p>
	<p><b>Social and Affordable Housing:</b> An increasing demand for social and affordable housing options is identified from a range of user groups, fueled as the cost of securing housing (rental and purchase) remain high.</p>
	<p><b>Alignment of Planning Provisions:</b> There is opportunity to improve consistency across planning provisions for the three local government areas that comprise the region to improve community and developer understanding and certainty. This includes alignment of policy, development assessment efficiencies and post-approval requirements, systems and processes.</p>

## Considerations:

### Stakeholder (anecdotal) feedback includes:

- Development Approvals are harder to convert due to conditions being imposed.
- Red tape and financial factors are hindering investment/conversion.
- Cost of developing units is too high.
- Cost of insurance chases investors away, especially for units.
- Very costly to build in the regions and need State intervention and incentives.
- Valuers need to reframe how they value different diversity options.
- Councils are risk-averse and rely heavily on their Planning Scheme – they do not see or apply it as a guide, but rather a rule.

### Opportunities identified from stakeholder engagement:

- All employers predict significant employment growth keeping demand for housing strong.
- Opportunity for diversity of product that works with the market. i.e., units in general are not viable but small scale separate titled (no body corporate) terraces, small lots, duplexes, ancillary dwellings.
- LGA to reduce, waive or delay fees for approval processes and infrastructure costs, or to retain their fees and fund into the post approval process to support compliance and delivery.
- Review Council Planning Schemes and alignment to boost investor confidence in the locality.
- Annual review of Government policies with market trends and update as required.
- Review current DA assessment timeframes and provide more streamlined services.

### Financial:

- Investigate if/how high loan deposit requirements (30%) can be removed.
- Explore pilot project potential of purchasing old or un-used housing (e.g. motels, hostels etc.) and upgrading into housing, including potential joint venture delivery.



## Opportunities identified:

### Partnerships and collaboration theme:

- Identify opportunities to **reduce private sector risk to deliver alternative housing types** (e.g. diverse and targeted housing typologies at profitable volumes for a pre-identified housing demand and co-housing opportunities).
- **Consider cross-sector opportunities to package Build-to-Rent project opportunities** that includes identification of well-located and serviced land and pre-committed housing volumes for set periods of time.
- Establish a **‘Community of Practice’** to act as champions of change and identify, share, explore and test the delivery of housing that promotes diversity and innovation in the design, construction and management of housing.

### Enabling the Market theme:

- **Build and support local developer capacity and capability to deliver attached housing product** (e.g. due diligence and development feasibility assessment assistance for developers, construction methods training for builders, tendering support services for attached housing product).
- Identify methods to **attract Tier 1 developers** to deliver housing types that the local market is not in a position to develop or deliver.
- Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to **partner with the public and private sector** to deliver new housing.
- Facilitate renewal opportunities for **existing unused housing** (e.g. housing damaged during cyclones).
- Develop, prepare and promote **development prospectus packages** (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.
  - Include promotion of diversity of product that works with the market. i.e., units in general are not viable but small scale separate titled (no body corporate) terraces, small lots, duplexes, ancillary dwellings.
- Develop, prepare and **promote housing investment prospectus packages for individual/small scale and institutional investors**.
- Establish a **development facilitation and brokering program** to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity).

### Planning and Infrastructure theme:

- Work with infrastructure entities to minimise and **streamline post-approval compliance processes**.
- **Prioritise trunk infrastructure delivery** in key housing demand and need locations.
- Establish **consistent residential development requirements in planning schemes** across local government areas in the region including:
  - Reviewing zoning provisions to enable more diverse housing types in a range of residential zones,
  - Identifying specific housing types suitable for ‘as-or-right’ development (i.e. accepted development not requiring development approval),
  - Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing, and
  - Making a greater range of housing types a lower level of assessment (i.e. code assessable instead of impact assessable).
- Establish policy positions that support and **encourage flexible approaches to funding trunk infrastructure**, including local government / private sector partnerships and agreements.

**Government and Leadership theme:**

- Establish a biannual, facilitated regional development forum where applicants and assessors throughout the development process can come together in good faith to explore barriers and identify solutions to achieve streamlined and cost-efficient assessment and post approval processes (e.g. discuss standards and expectations around application materials, processes, timeframes, resource allocation and development outcomes).
- Encourage local government to explore setting regional-level service delivery benchmarks to boost developer certainty, such as target assessment timeframes for typical housing applications and post-approval compliance processes.

**Examples of some contemporary affordable attached dwellings:**

10m frontage lots at Ripley, QLD:

- They step down a slope so reduce retaining wall heights
- Incorporates dwelling and ancillary dwelling or duplex (note double letter boxes)
- Single storey so it is cheaper to deliver and fits with normal expectations, that is, local small scale investors and owners can be encouraged.



ENVI Micro Urban Village | degenhartSHEDD - smallest lot, at 38 sqm, is one of the smallest in the country



VARSITY LAKES | degenhartSHEDD



AV Jennings Cadence Development Ripley, QLD  
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# IMPROVING EFFICIENCIES ACROSS THE DEVELOPMENT PROCESS FACT SHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

## How do we solve for improving efficiencies across the development process to reduce time and costs

### Key findings:

#### Planning Review

##### A review of the planning frameworks across the 3 Regional Councils highlighted that:

- *“Looking for better ways to identify and communicate planning policy and processes to deliver housing supply benefits from community involvement and provides context for ongoing discussions to manage growth and change more generally. A clearly established and high performing planning framework helps support the regions visions and objectives for housing delivery. This provides capability and capacity in the industry to bring forward housing, improves community understanding and awareness around key housing challenges and can encourage investor confidence in the regional housing market.”*
- A review of the planning schemes of the 3 Regional Councils highlighted scope to strengthen the alignment between housing policy and provisions to improve consistency.
- Upon review of the three local government planning schemes, it is noted that a majority of key housing themes have been identified in Mackay Planning Scheme and some housing policy gaps have been identified in the Isaac and Whitsunday Planning Schemes. The lack of reference to specific housing themes, such as affordability and aging in place highlights policy gaps relevant to key housing challenges identified in the region. There are also gaps in policy for seniors housing, which is not addressed in Whitsunday or Isaac regions. There are also gaps around housing policy for rural and agricultural settings and active transport infrastructure to support complete and healthy communities.
- The Mackay, Isaac and Whitsunday Regional Plan is over a decade old and warrants updates to tackle current housing themes and challenges.
- Noting Councils are required to review LGIPs every 5 years, more frequent review of growth modelling will better inform land use and infrastructure policy through planning schemes and local government infrastructure plans revisions.
- There is lack of coordination and integration between regional land use and infrastructure planning.
- The 2012 regional plan is out of date and there is no regional infrastructure plan to support the region level land use plan.
- There is a lack of time allocation to actions in the regional plan (i.e. identification of short, medium and long term actions). Updated timing would help prioritise actions and associated objectives for land use planning at the region level.
- Local Councils can act as a facilitator as well as regulator of housing in their LGA.

## Data Analysis

Population growth in the region has increased significantly in the last five years and housing supply has not kept up with demand.

New house sales and dwelling approvals have slowed since the peak of 2012 despite favourable market conditions. Although sufficient land has been zoned for housing relative to population growth, infrastructure is not being funded or delivered to enable the volume of housing needed.

Construction costs are notably higher than the national average in the Greater Whitsunday Region. High building costs and timeframes are delaying and discouraging new housing delivery.

In addition, planning provisions and processes present challenges to the efficiency and viability of housing delivery by the market, adding time and cost to the process.

Infrastructure costs are a factor that discourage housing being funded and developed.

There are 5,400 lots approved for development that are not being converted. Development Approvals are not being acted on (i.e. approval 'banking'). Costs associated with post-approval requirements and timeframes, trunk infrastructure, regional construction multipliers, limited skilled labour, high insurance premiums, and high loan deposits were identified as contributors.

Rates of building and construction have steadily declined over the last 10 years and remain low post-COVID. Significant increases in build rates are needed to meet current and future housing demand.

Housing types do not align with population demographics or their economic capacity. There is limited attached housing (e.g. duplex, townhouses, apartments) being delivered despite market demand.

There is scope to align local government planning schemes to improve consistency in planning requirements and timeframes.

Investor confidence was identified as one of 8 key themes from the data analysis and stakeholder engagement, that is, a lack of confidence in the property market as a financial investment option for long term individual and institutional investors. This is offset by the trend of high investor confidence and competition when housing is being secured as a business necessity.







The Regional Councils have not found their incentive programs to achieve the housing outcomes desired.



## Key Themes

The following key housing themes have been identified as the overarching themes to core housing challenges in the region:

*Key Themes 2, 3 and 7 derived from the data analysis and stakeholder engagement are relevant to the discussion relating to improving efficiencies in the development process, and will improve outcomes in themes 4 and 5.*

	<p><b>Housing Market Disruptors:</b> The Greater Whitsunday regional housing market is influenced by a range of factors beyond fluctuations in housing supply and demand driven by permanent residential communities. The housing market disruptors are primarily driven by employment sectors with a disparate range of housing needs and demands.</p>
	<p><b>Infrastructure:</b> Inadequate infrastructure to support cost effective and timely housing development. Barriers to on the ground infrastructure delivery include the cost of infrastructure provision for government and developers and lack of agility to plan and deliver required infrastructure ahead of development need, leading to difficulty matching housing supply to meet housing demand.</p>
	<p><b>Conversion and Delivery:</b> Increasing complexity and risk across the industries and sectors that contribute to housing delivery (e.g. planning, infrastructure, financing, construction, real estate etc.) are all contributing to an increasing lack of conversion. This lack of conversion is demonstrated via reduction in development applications and approvals for housing, an increase in ‘banking’ of land subject to housing approvals and a reduction in approvals for housing proceeding to construction.</p>
	<p><b>Housing Diversity:</b> While single detached housing remains, the predominant product being delivered and sought in the region, there is clear demand for greater housing diversity in the form of semi-attached and attached housing from a range of user groups in both coastal and rural areas.</p>
	<p><b>Investment Confidence:</b> A lack of confidence in the property market as a financial investment option for long term individual and institutional investors. This is offset by the trend of high investor confidence and competition when housing is being secured as a business necessity.</p>
	<p><b>Social and Affordable Housing:</b> An increasing demand for social and affordable housing options is identified from a range of user groups, fueled as the cost of securing housing (rental and purchase) remain high.</p>
	<p><b>Alignment of Planning Provisions:</b> There is opportunity to improve consistency across planning provisions for the three local government areas that comprise the region to improve community and developer understanding and certainty. This includes alignment of policy, development assessment efficiencies and post-approval requirements, systems and processes.</p>

More detail in relation to the infrastructure and conversion and delivery themes can be found on the next page.

# 2

## Key Theme: INFRASTRUCTURE

### ISSUE/CHALLENGE -

Inadequate infrastructure to support cost effective and timely housing development and employment opportunities in the short and long term.

**Roundtable discussion:** Infrastructure identified as an information gap during discussion. Interest in understanding major infrastructure in the pipeline for the region.

Issues	Barriers	Evidence Base	Opportunities <i>Recommendations are found in the Playbook</i>
<ul style="list-style-type: none"> <li>The identification of limited scale Priority Infrastructure Areas controls the costs of trunk infrastructure to government, but results in greater cost to developers.</li> <li>Different local governments have different views on the cost benefit of providing reductions, waivers or delays to payment of infrastructure charges.</li> <li>Lack of agility in governance systems to plan and deliver required infrastructure ahead of anticipated development need.</li> <li>Recognition that infrastructure delivery unlocks land and housing supply, but neither local government or the development industry are in the position to fund the extent of trunk infrastructure necessary to unlock a meaningful increase in housing supply.</li> </ul>	<ul style="list-style-type: none"> <li>The cost involved with constructing and delivering infrastructure is identified by the development industry as a substantial barrier to converting development approvals.</li> <li>Difficulty obtaining approvals or timely decision making from certain infrastructure providers (e.g. Ergon) – delays delivery of development.</li> <li>Complexity between different levels of government to co ordinate and facilitate and address infrastructure provision.</li> <li>Local governments have flagged limitation in funding and delivering catalyst trunk infrastructure to bring forward housing supply.</li> </ul>	<ul style="list-style-type: none"> <li>In Whitsunday, the forecasted demand for dwellings at current rate in 2031, will result in a deficit of 1,539 detached dwellings. There appears to be sufficient attached dwellings.</li> <li>In Isaac, the forecasted demand for dwellings at current rate in 2031, will be a deficit of 227 in detached dwellings and deficit of 591 attached dwellings before 2036.</li> <li>In Mackay, the forecasted demand for dwellings at current rate in 2036, for detached dwellings a deficit of 255 (Central Mackay), 1,116 (Coastal Mackay), 1,503 (North Mackay), 1,455 (South Mackay), 539 (Rural Mackay), -1,273 (Sarina) and 388 (Pioneer Valley).</li> <li>Areas such as Bowen, Central Mackay and Sarina are achieving only circa of 4-5% of their annual targets.</li> </ul>	<ul style="list-style-type: none"> <li><b>Co-ordinated and sequencing approach</b> – To ensure future infrastructure to meet housing and population change. <b>Recommendation 5.3</b></li> <li><b>Review funding mechanisms</b> – To deliver essential infrastructure for the region and explore opportunity for infrastructure delivery to be concurrent with housing delivery – to align resourcing with growth. <b>Recommendation 5.3</b> <b>Recommendation 5.9</b></li> <li><b>Contributions in amenity</b> – From large developers could be considered to ensure good outcomes. <b>Recommendation 2.7</b></li> <li><b>Increase support for 'Development ready' projects</b> - Monitoring and providing support from local government to developers to support construction of their projects and expedite delivery. <b>Recommendation 3.7</b> <b>Recommendation 5.7</b> <b>Recommendation 5.10</b></li> <li><b>Scope in reviewing infrastructure related incentives</b> – To provide more agile responses to infrastructure provision. <b>Recommendation 3.5</b> <b>Recommendation 5.4</b> <b>Recommendation 5.9</b></li> </ul>

# 3

## Key Theme: CONVERSION AND DELIVERY

### ISSUE/CHALLENGE -

Lack of conversion of approvals to housing and increasing complexity navigating across industries and sectors that contribute to getting housing 'on the ground', such as planning, infrastructure, financing, construction, real estate etc. Development for housing not coming forward or DA Approvals on hold for multiple reasons: financial factors, cost and time to obtain approvals and meet conditions, construction costs, skilled labor shortages, overall greater developer risk, investment uncertainty etc.

**Roundtable discussion:** Reviewed existing DA and Building approvals within the region and identified a need to understand what is stopping approval conversion and conversion of existing and underutilized buildings to residential accommodation.

Issues	Barriers	Evidence Base	<b>Opportunities</b> <i>Recommendations are found in the Playbook</i>
<ul style="list-style-type: none"> <li>Undeveloped land constrained by a range of factors including approval condition requirements, financial/funding factors which restrict conversion of approvals.</li> <li>Price escalation of construction materials and limited skilled labour.</li> <li>Project complexity and size being key drivers of cost overrun.</li> <li>Climatic risk impacts on cost of insurance.</li> <li>Changes to development applications and development approval is a common occurrence in the development industry in order to meet the needs of the changing market. This may also slow down the process of conversion and delivery.</li> </ul>	<ul style="list-style-type: none"> <li>There is 'land banking' issue with a significant level of uncompleted stock within active approvals.</li> <li>A range of factors including approval condition requirements, financial/funding factors which restrict conversion of approvals.</li> <li>Experiencing skill, labor and contactor shortages within the region that are likely to worsen the delivery of infrastructure in the pipeline.</li> <li>Changes to financial returns and market demand overtime making development less financially viable</li> <li>Risk factors: financial, cost and time to obtain approvals and meet conditions, construction costs, skilled labor shortages, overall greater developer risk, investment uncertainty etc.</li> </ul>	<ul style="list-style-type: none"> <li>There is capacity amongst project builders, but the pipeline and interest rates have created this to slow down.</li> <li>Lack of housing availability within next 12-24 months.</li> <li>The 5-year average of lot registrations is 392 across the total region – significantly below the 1,950 witnessed in 2008/2009.</li> <li>Increased in approvals in last 2 years but not translated into registration.</li> <li>Detached dwelling conversions: typically, 50% of lots registered recorded Building Approval (Rural Whitsunday, Sarina, Bowen).</li> <li>Attached dwelling conversion: typically, 50% of approvals proceed through registration (Central &amp; Coastal Mackay, Rural Whitsunday, Sarina).</li> <li>When reviewing the planned ultimate supply, there is considerable provision of attached housing within the ultimate supply (planned supply), however the current levels of delivery are considerably below the targets.</li> </ul>	<ul style="list-style-type: none"> <li><b>Educating residents and housing providers</b> – Review suitable housing choice and appropriate dwelling types to deliver products needed for the region. <b>Recommendation 4.2</b> <b>Recommendation 8.8</b></li> <li><b>Close monitoring of Post Approval</b> – LGA to support concierge services to support delivers and targeting systems or approaches to enable streamline process and expedite development delivery. This may also include pilot towards non-strata attached housing to encourage sales in attached housing. <b>Recommendation 3.7</b> <b>Recommendation 4.3</b> <b>Recommendation 5.5</b></li> <li><b>Labor and materials</b> – Encourage and retain skilled workers in the region.</li> <li><b>Pipeline planning</b> – There is planned supply for attached dwellings, therefore there is much greater potential for a more diverse market and short-term barriers may be influencing delivery. <b>Recommendation 3.1</b> <b>Recommendation 5.7</b></li> <li>Government incentives – To support the delivery of infrastructure and contributions to ensure development proceeds forward. <b>Recommendation 5.6</b></li> <li><b>Land holding taxes</b> – Disincentives to land banking development ready land with approvals in place <b>Recommendation 5.4</b></li> </ul>

# 7

## Key Theme: ALIGNMENT OF PLANNING PROVISIONS

### ISSUE/CHALLENGE -

Consistency in housing policy across local government planning schemes has been identified as a constraint and a lack of certainty and flexibility in development assessment and post-approval has been raised as a significant inhibitor to project viability, housing delivery and cost of housing.

**Roundtable discussion:** *Lack of currency in strategic land use planning for the region. Absence of infrastructure planning information. Development assessment and post approval timeframes a delivery constraints.*

Issues	Barriers	Evidence Base	Opportunities <i>Recommendations are found in the Playbook</i>
<ul style="list-style-type: none"> <li>The current age/ version of the Planning Schemes ranges from 2017-2021. Isaac Region Planning Scheme 2021 is the most recent scheme across the 3 local governments. Both Whitsunday and Mackay Region Planning Schemes are dated 2017 and are less aligned with recent housing issues.</li> <li>Lack of understanding or transparency in planning policy, development assessment and post approval.</li> <li>Planning schemes currently lack performance checks, there may be different ways of interpreting the requirements.</li> <li>Lack of certainty in the post approval phase impacts developers. Stakeholders have provided feedback on delays and associated costs and the subsequent impact on development viability. There is limited to no publicly available data around timeframes for post approval compliance processes to evaluate process suitability or efficiency.</li> <li>The length and extent of processes to allow for a change in residential land uses on land approved or identified suitable for housing purposes. (e.g. changes to preliminary approvals and development approvals)</li> </ul>	<ul style="list-style-type: none"> <li>Lack of integration between serviced and un-serviced land and infrastructure planning.</li> <li>Inflexibility of land uses and zoning requirements.</li> <li>Planning controls and benchmarks are locally led and there are no mechanisms or lack of resources to review each local planning scheme and framework and integrate issues.</li> <li>Complex concepts and requirements in the planning scheme framework for example, setting a quantitative standard rather quality of the development.</li> <li>Whilst there is opportunity to review and update Local Government Planning Schemes regularly, some planning processes are governed by State Legislation (i.e. the Planning Act) and are not subject to local government discretion.</li> </ul>	<ul style="list-style-type: none"> <li><b>Planning Policy –</b> <ul style="list-style-type: none"> <li>Barriers to land use designations.</li> <li>Some key housing themes are not addressed in the Whitsunday Region Planning Scheme and Isaac Region Planning Scheme.</li> </ul> </li> <li><b>Development assessment –</b> <ul style="list-style-type: none"> <li>Lack of understanding in planning provision.</li> <li>Timing constraints in obtaining a development approval.</li> </ul> </li> <li><b>Post approval –</b> <ul style="list-style-type: none"> <li>Barriers with approval condition requirements i.e.: too difficult to comply with.</li> <li>Lack of monitor and support for post approval process and delivery of projects results in lack of conversion.</li> </ul> </li> </ul>	<p><b>Collaboration across three Local Councils –</b> To provide investor certainty provide streamlined approaches across the region. <b>Recommendation 5.8   Recommendation 5.9</b></p> <ul style="list-style-type: none"> <li><b>Opportunity for cross-industry partnerships -</b> To build a resilient building and coordination of support and implementation.</li> <li><b>Improve efficiency and timing of planning decisions –</b> To enable more housing investment and market and tenures <b>Recommendation 5.4   Recommendation 5.5 Recommendation 5.8   Recommendation 8.9</b></li> <li><b>Develop clearer line of sight –</b> Between aspirations in regional plans and local implementation. Provide clearer blueprint of committed goals and actions with timeframes and tracking progress. <b>Recommendation 5.1   Recommendation 4.2</b></li> <li><b>Improving community understanding and transparency of planning framework –</b> Better understanding of how the town planning processes work will enable community and investor confidence that the system will deliver the desired outcome and support needed. <b>Recommendation 3.1   Recommendation 4.2 Recommendation 8.1</b></li> <li><b>Review current framework –</b> Simplify the development assessment process and review ‘exemption’ or land use flexibility options to expedite development. <b>Recommendation 5.4   Recommendation 5.8 Recommendation 6.6</b></li> </ul>



## Considerations:

### Stakeholder (anecdotal) feedback includes:

- Development Approvals are harder to convert due to conditions being imposed.
- Red tape and financial factors are hindering investment/conversion.
- Cost of developing units is too high.
- Cost of insurance chases investors away, especially for units.
- Very costly to build in the regions and need State intervention and incentives.
- Valuers need to reframe how they value different diversity options.
- Approval conditions imposed by Council considered unreasonable, inflexible and resulting in additional costs for developers.
- Stormwater infrastructure issues in Mackay.
- Ergon Energy delay the process.
- Councils are risk-averse and rely heavily on their Planning Scheme – they do not see or apply it as a guide, but rather a rule.

### Opportunities identified from stakeholder engagement:

- All employers predict significant employment growth keeping demand for housing strong.
- LGA to reduce, waive or delay fees for approval processes and infrastructure costs, or to retain their fees and fund into the post approval process to support compliance and delivery.
- Review Council Planning Schemes and alignment to boost investor confidence in the locality.
- Annual review of Government policies with market trends and update as required.
- Review current DA assessment timeframes and provide more streamlined services.
- Review 'exemption' options (no planning approval required) rather than DA pathway to expedite development or allow flexibility of land uses.

### Financial:

- Investigate if/how high loan deposit requirements (30%) can be removed.
- Explore pilot project potential of purchasing old or un-used housing (e.g. motels, hostels etc.) and upgrading into housing, including potential joint venture delivery.

## Opportunities identified:

### Partnerships and collaboration theme:

- Establish a **'Community of Practice'** to act as champions of change and identify, share, explore and test the delivery of housing that promotes diversity and innovation in the design, construction and management of housing.

### Enabling the Market theme:

- Establish a **development facilitation and brokering program** to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity).

### Social and Affordable Housing theme:

- **Investigate and identify surplus land suitable for housing** that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing delivery.

### Planning and Infrastructure theme:

- Seek State government commitment and timeline to **update the 2012 Mackay, Isaac and Whitsunday Regional Plan**.
- Request the State government prioritise the preparation of **Regional Infrastructure Plan** in conjunction with review of the Regional Plan.
- Review the timing and sequencing of planned infrastructure delivery under Local Government Infrastructure Plans (LGIPs) to determine where medium and long-term population growth will be located, **identify key infrastructure required** to deliver housing in these locations **and identify options and actions required to deliver key infrastructure to unlock housing supply**.
- **Audit existing approvals** and identify infrastructure delivery barriers that are preventing development being delivered.
- Work with infrastructure entities to minimise and **streamline post-approval compliance processes**.
- Investigate an expanded **catalyst infrastructure funding regime** for the region, including State and Commonwealth funding opportunities.
- **Prioritise trunk infrastructure delivery** in key housing demand and need locations.



- **Establish consistent residential development requirements in planning schemes** across local government areas in the region including:
  - Reviewing zoning provisions to enable more diverse housing types in a range of residential zones,
  - Identifying specific housing types suitable for ‘as-or-right’ development (i.e. accepted development not requiring development approval),
  - Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing, and
  - Making a greater range of housing types a lower level of assessment (i.e. code assessable instead of impact assessable). Work with infrastructure entities to minimise and **streamline post-approval compliance processes**.
- Undertake a **cost-benefit analysis** on waiving, reducing or delaying the payment of infrastructure charges or rates to determine if these measures improve the financial viability of delivering attached housing.
- Establish policy positions that support and **encourage flexible approaches to funding trunk infrastructure**, including local government / private sector partnerships and agreements.
- Making a greater range of housing types a lower level of assessment (i.e. code assessable instead of impact assessable). Work with infrastructure entities to minimise and streamline post-approval compliance processes.

#### Government and Leadership theme:

- Ensure planning provisions and infrastructure requirements **do not disincentivise adaptive re-use of existing buildings** for housing.
- Establish a biannual, facilitated regional development forum where applicants and assessors throughout the development process can come together in good faith to **explore barriers and identify solutions to achieve streamlined and cost-efficient assessment and post approval processes** (e.g. discuss standards and expectations around application materials, processes, timeframes, resource allocation and development outcomes).
- Encourage local government to **explore setting regional-level service delivery benchmarks to boost developer certainty**, such as target assessment timeframes for typical housing applications and post-approval compliance processes.
- Explore opportunities for local government **resource sharing** for statutory and strategic land use and infrastructure planning processes.
- Government **collaborating with Community Housing Providers** to identify land and development opportunities for social and affordable housing delivery.
- Advocate for policy decisions that **establish building design and environmental / sustainability performance requirements for housing being achieved through building approval processes** rather than planning processes to decrease planning regulation.



# HOUSING INNOVATION FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.



## How do we solve for housing innovations to reduce cost and speed up delivery



### Key findings:

The Greater Whitsunday Region is experiencing a significant shortage of housing. **This is likely to extend into the future - if no action is taken.**



#### POPULATION GROWTH IS INCREASING

**280,000** residents forecast by 2031

Population growth has increased significantly in the last five years. Housing supply has not kept up with demand.

**43,000** additional dwellings needed by 2031

Migration to the coast from inland, SEQ and interstate is placing additional pressure on the region's housing supply.



#### NEW HOUSING SUPPLY IS DECLINING

**90%** of all house sales in the last two years were resales

New house sales and dwelling approvals have slowed since the peak of 2012 despite favourable market conditions.

**7,613** insufficient dwellings projected by 2031

Although sufficient land has been zoned for housing relative to population growth, infrastructure is not being funded or delivered to enable the volume of housing needed.



#### HOUSING NEED IS INCREASING

**1,650** people waiting for social housing

An increasing demand for social and affordable housing is exacerbated by insufficient housing stock, unaffordable home ownership, and an overly competitive rental market.

**1,200+** people homeless or in inadequate housing

There are increasing numbers of 'working homeless' residents – people who earn an income and can pay for housing but cannot access housing due to current market conditions.



While all regions in Queensland are facing housing stress, **Greater Whitsunday has some unique housing challenges.**



### RENTAL STRESS IS INCREASING

**1 in 4** households are in rental stress paying more than 30% of income on rent

The rental market is highly competitive with vacancy rates at or below 1%. Average rents have increased by \$50- \$120 per week in the last year. A high proportion of households are in extreme stress spending over 40% or 50% of income on rent



### RENTAL STOCK IS DECLINING

**30-40%** Decrease in rental bond lodgments since 2018

Declining rental bond lodgments highlight properties are being bought by owner-occupiers rather than investors as rental stock. Investors lack confidence in housing observed due to cyclical capital growth trends, construction costs and high insurance premiums.



### MORTGAGE STRESS IS INCREASING

**1,452** Households in mortgage stress

Rising costs relative to income mean that over half of residents in some areas are in mortgage stress, spending over 30% of income on loan repayments.



### COST OF BUILDING IS INCREASING

**16.6%** Rise in construction costs since 2021

Construction costs are notably higher than the national average in the Greater Whitsunday Region. High building costs and timeframes are delaying and discouraging new housing delivery.



### OCCUPANCY LEVELS ARE LOW

**30%** private dwellings are unoccupied

A high number of tourists and non-permanent resident workers are attracted by the resources, tourism and agriculture sectors. Housing stock is being held, sometimes unused, for short term visitors, seasonal workers and roster workers.



### HOUSING FIT IS DECREASING

**82%** of homes have at least two spare bedrooms

Given the lack of diversity in housing options, a portion of homes may not be adequately suited to residents.



### APPROVED DEVELOPMENT ISN'T BEING BUILT

**5,400** Lots approved for development not being created

Development Approvals are not being acted on (i.e. approval 'banking'). Costs associated with post-approval requirements and timeframes, trunk infrastructure, regional construction multipliers, limited skilled labour, high insurance premiums, and high loan deposits were identified as contributors.



### BUILDING RATES ARE DECREASING

**4-5%** of annual target build rate being achieved in Bowen, Central Mackay and Sarina

Rates of building and construction have steadily declined over the last 10 years and remain low post-COVID. Significant increases in build rates are needed to meet current and future housing demand.



### HOUSING DIVERSITY IS LIMITED

**6%** of lot registrations for development of attached housing

Housing types do not align with population demographics or their economic capacity. There is limited attached housing (e.g. duplex, townhouses, apartments) being delivered despite market demand.

### **Creative ways of reducing costs to build are required considering:**

- Continuing population growth and associated housing demand.
- It costs between 40% (Mackay and Whitsundays) and 70% (Isaac) more to build in the region than it costs to build in South East Queensland, and with housing needs across the Nation, investors will choose to build where they get the greatest return.
- There is an urgent need for quick housing delivery to address the imbalance in the system.

There is an urgent need to reduce the cost to build in the regions, and this can be achieved by innovative design solutions as well as innovations in building practices.

### **Housing Diversity was identified as the 4th Housing Challenge in the region.**

While single detached housing remains, the predominant product being delivered and sought in the region, there is clear demand for greater housing diversity in the form of semi-attached and attached housing from a range of user groups in both coastal and rural areas.

Other relevant commentary from the Greater Whitsunday Housing Playbook – stakeholder engagement relating to supply and demand:

- There is insufficient demand at the right price point to unlock more housing stock, especially for attached housing for smaller households (what is important to note here is the price-point – if this could be lowered, demand would unlock stock).
- Whilst the region may see some supply issues in the next 15 years, there is sufficient planned supply to cater for relevant demand for both detached and attached dwellings. In the shortterm, there is a shortage of middle density housing.
- There is a large demand for social housing in the Mackay Region and one (1) bedroom dwellings were most required, followed by 2-bedroom homes. Currently, approx. 1,600 people on the waitlist (approx. 600 are families).
- Housing affordability is a key issue across all sectors and regions.
- Housing availability issues can result in staff/ labour shortages due to unavailable on-site accommodation.
- There is a market for attached dwellings due to limited supply of existing dwellings. This highlights a gap in medium density and medium rise housing ('the missing middle').
- As long as employment growth remains strong there will be ongoing pressure on housing demand.
- Employers open to partnering to provide worker accommodation.



**From the data analysis, some important statistics to consider include:**

- An average of 30-35% of households are classified as ‘low income’ (50% lower than median household income);
- Despite the significant offering of larger detached homes, there is a high proportion of lone households – approximately one quarter of all households;
- 42% of Mackay residents and 52% of Whitsunday residents would need to pay more than 30% of their household income to purchase a home at the median price (when considering standard loan terms). This is further emphasised with high proportions of houses within mortgage stress and a reducing ‘ability to pay’ for housing.

**There is limited diversity in housing in the region:**

- The wider region largely provides for a detached housing market, with limited offerings in the way of either townhouse or apartments. Areas such as Airlie-Whitsundays and Mackay Central have higher portions of diversity, however a majority of areas in the region are in the range of 5-12% attached product. The majority of product that has been delivered over the last five years has been for detached homes. Units (townhouses or apartments) comprises only 6% of all registrations.

**Innovation has been identified as an opportunity to address housing diversity and reduce building costs:**

- New models and develop more adaptable and diverse housing design and construction methods to provide building styles appropriate to diverse housing.

**Levers to enable action via innovation:**

- Pilot projects
- Housing design innovation
- Alternative construction methods
- Non-standard delivery models
- Cross sector housing delivery approaches
- New financial models
- Outcome based decision making via performance-based planning mechanisms



## Considerations:

- QBuild are building modular homes for public sector workers in the regions:

The QBuild Rapid Accommodation and Apprentice Centre (QRAAC) at Eagle Farm opened in March 2023. The centre will play an important role in phase 2 of the Rebuilding QBuild Program with a Queensland-made approach to housing construction and workforce training to address housing needs of Queenslanders.

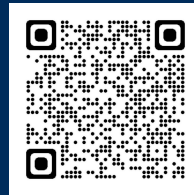
Prefabricated homes will be made at the QRAAC using Modern Methods of Construction (MMC) to bring more housing supply into the market quicker. In partnership with the Queensland building and construction industry including the MMC suppliers, QBuild will deliver up to 439 homes approved under the five-year Government Employee Housing Capital works program (2022-27) for government employees across regional Queensland, such as teachers, nurses, and police officers.

(Source: <https://www.epw.qld.gov.au/about/department/business-areas/building-policy-asset-management/qbuild/about>)

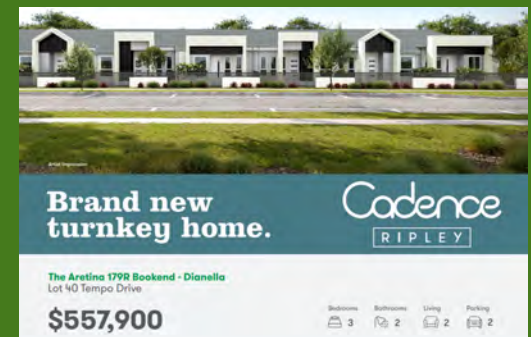


There have been innovations in medium and low-density housing designs that are very attractive to certain demographics, for example:

ENVI Micro Urban Village | degenhartSHEDD - smallest lot, at 38 sqm, is one of the smallest in the country.



AVJennings Cadence Development Ripley, QLD with some lots as small as 281 sqm:



VARSITY LAKES | degenhartSHEDD



Local company Millions in the Middle with their purpose designed secondary dwellings that can be installed within 12 weeks:

<https://millionsinthemiddle.com.au/>



Local company E-Abode with their bamboo Moroblock homes:

<https://e-abode.com/moroblock/>



- At the Developing Northern Australia Conference in Darwin, PwC suggested supply chain support in the form of a storage and logistics hub and expanding freight capabilities as an opportunity to address building material needs and achieve economies of scale / reduce costs. Bulk materials handling and storage may be an opportunity to be explored with North Queensland Bulk Ports.
- EDQ have shared an example of a funding model that has worked for them where the State Government enters into a contract with the buyer for the land, and the builder enters a second agreement for the home, and the builder replicate a standard design across a large volume of homes to achieve economies of scale and a reasonable return.



## Opportunities identified:

The Greater Whitsunday Housing Playbook recommended that we:

- **Prioritise, invest in and facilitate the delivery of social and affordable housing**
  - Facilitate Community Housing Provider access to State and Commonwealth funding, financing and capability building incentives and explore opportunities to enable Community Housing Providers to deliver or secure social and affordable housing outcomes in the short and long term.

**Affordability can be achieved by reducing costs with efficient design and building practice innovation.**

Other:

- Innovation has been identified as an opportunity to address housing diversity: New models and develop **more adaptable and diverse housing design and construction methods** to provide building styles appropriate to diverse housing.
- **Bulk materials handling:** Supply chain support in the form of a storage and logistics hub and expanding freight capabilities as an opportunity to address building material needs and achieve economies of scale / reduce costs. Bulk materials handling and storage may be an opportunity to be explored with North Queensland Bulk Ports.
- **Leveraging economies of scale in building practices** – aggregate developments and repeat well-designed housing solutions on small blocks.
- Applying **commercial construction principles** to large scale residential developments.
- Exploring **alternative funding mechanisms** to reduce cost and risk to all parties.
- **Non-standard delivery models**, including partnerships with the State Government.



# 8. APPENDIX 2

## SOLUTIONS TABLED AT THE SUMMIT



## REDUCE PRIVATE SECTOR RISK

WHAT HAVE WE MISSED?	KEY THEMES	SOLUTIONS	ALIGNMENT WITH PLAYBOOK	VARIATIONS / NEW
<p>Joint Venture State Gov/ developers/ long term leases; guaranteed value.</p>	<p>Incentivise housing and investment into smaller product.</p> <p>Providing a product that suits the demand and market.</p>	<p>Marketing types of products</p> <p>Development assessment panels (independent) within regional councils</p> <p>Concierge service</p> <p>State government working with Councils to release infrastructure in line with viable LGIPS</p> <p>Alternatives to the user pays system for infrastructure; lending to LGAs to lay infrastructure to key localities with pay back through rates over extended period</p> <p>Alternative funding models to deliver infrastructure in key areas</p> <p>Promote small lot housing and incentivise delivery of small homes</p> <p>Partnerships between developers, builders and community housing providers</p> <p>Build to rent partnerships for investors with public/private agreements</p>	<ul style="list-style-type: none"> <li>• Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing;</li> <li>• Seek a State government commitment and timeline to update the 2012 Mackay, Isaac and Whitsunday Regional Plan;</li> <li>• Request the State government prioritise the preparation of Regional Infrastructure Plan in conjunction with review of the Regional Plan;</li> <li>• Investigate an expanded catalyst infrastructure funding regime for the region, including State and Commonwealth funding opportunities;</li> <li>• Prioritise trunk infrastructure delivery in key housing demand and need locations;</li> <li>• Undertake a cost-benefit analysis on waiving, reducing or delaying the payment of infrastructure charges or rates to determine if these measures improve the</li> </ul>	<ul style="list-style-type: none"> <li>• Independent development assessment panels;</li> <li>• Dual occupancy and auxiliary housing solutions;</li> <li>• International construction worker attraction campaign;</li> <li>• Build temporary housing for construction workers while permanent housing is built;</li> </ul>

		<p>Dual occupancy and auxillary housing solutions</p> <p>Utilisation of alternative building products and regional council willingness to approve their use</p> <p>Education about what can and cannot be done with certain building products</p> <p>International worker attraction campaign for construction industry</p> <p>Build temporary housing to house construction works while permanent housing is built</p> <p>Collaboration as opposed to adversarial relationship between developers and regional councils</p> <p>Yes in my back yard (YIMBY) campaign</p>	<p>financial viability of delivering attached housing;</p> <ul style="list-style-type: none"> <li>• Establish policy positions that support and encourage flexible approaches to funding trunk infrastructure, including local government / private sector partnerships and agreements;</li> <li>• Build and support local developer capacity and capability to deliver attached housing product (e.g. due diligence and development feasibility assessment assistance for developers, construction methods training for builders, tendering support services for attached housing product);</li> <li>• Establish a development facilitation and brokering program to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity);</li> <li>• Identify opportunities to reduce private sector risk to deliver alternative housing types (e.g. diverse and targeted housing typologies at profitable volumes for a pre-identified housing demand and co-housing opportunities);</li> <li>• Consider cross-sector opportunities to package Build-to-Rent project opportunities that includes identification of well-located and serviced land and pre-committed</li> </ul>	
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			<p>housing volumes for set periods of time;</p> <ul style="list-style-type: none"> <li>Establish a biannual, facilitated regional development forum where applicants and assessors throughout the development process can come together in good faith to explore barriers and identify solutions to achieve streamlined and cost-efficient assessment and post approval processes (e.g. discuss standards and expectations around application materials, processes, timeframes, resource allocation and development outcomes)</li> </ul>	
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**AGED CARE AND INDEPENDENT LIVING FOR SENIORS**

<b>WHAT HAVE WE MISSED?</b>	<b>KEY THEMES</b>	<b>SOLUTIONS</b>	<b>ALIGNMENT WITH PLAYBOOK</b>	<b>VARIATIONS / NEW</b>
Having funders/bankers in the room	<p>De-risking and incentivizing</p> <p>Promoting our region to developers - competing against other regions</p> <p>Changing perception of senior living - shifting the concept of successful aging</p>	<p>Better promoting the benefits of our region for later stages of life</p> <p>Canvassing/attracting the right partners - big wallets (not relying on traditional funding)/right products (options)/right care</p> <p>Developing in the CBD which assist reactivation of town centres.</p> <p>Understanding the needs of our seniors</p> <p>Shared equity</p>	<ul style="list-style-type: none"> <li>Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing;</li> <li>Explore the viability of delivering rent-to-own, shared equity and housing cooperative schemes and programs in the region;</li> <li>Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>

partner with the public and private sector to deliver new housing.

**.WORKFORCE ACCOMMODATION – ISAAC**

WHAT HAVE WE MISSED?	KEY THEMES	SOLUTIONS	ALIGNMENT WITH PLAYBOOK	VARIATIONS / NEW
<p>Projects not on the fact sheet eg. Capricornia Energy Hub, Lotus Creek Wind Farm.</p> <p>All public sector workers to be included in the Qld Gov housing not just Health.</p> <p>Large scale land banking - how to contribute to housing future. Tiny home suburb (rather than a camp). Housing diversity for existing workforces.</p>	<p>Explore opportunities to scale up via a NFP developer build to rent model with housing diversity that has a long term guaranteed income stream. Maybe similar to a Defence Force Housing model.</p> <p>If the Qld Gov can get back into the housing market and stop being a competitor. Record spend in government spending in housing. But they have no land at the moment.</p> <p>Isaac towns are not the norm. They do not have a private sector market.</p> <p>Build to Rent (adapted Defence Housing Australia Model) Build to Buy. Drivers of supply and demand don't match.</p>	<p>Expand on the current Isaac Affordable Housing Trust model to grow to a NFP developer with long term fix leases. To delivery diversity of product at affordable and market rent and diversity of product in size of dwellings.</p> <p>Build to Rent projects. Flexibility in housing ownership models including financing of those models. Adaptive Regional Homeowners Guarantee. Adapted Defence Housing Australia Model. CHPs (or similar) as funding vehicle and permanent providers of worker accommodating (self-sustaining and contributes to communities. Establishing a Housing Fund or Trust to deliver rental housing long term (sustaining). Advocate for improved permanent work arrangements (reduce casualisation) to enable access to financing.</p>	<ul style="list-style-type: none"> <li>• Attract a Tier 1 developers to deliver housing types that the local market is not in a position to develop or deliver; Consider establishing a Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management;</li> <li>• Regional Community Housing Trust to finance and sustainably deliver affordable housing in the long term;</li> <li>• Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing;</li> <li>• Support and promote opportunities for Community Housing Providers to act as developers and managers of short-term accommodation to fund and ultimately deliver social or affordable housing;</li> <li>• Consider cross-sector opportunities to package Build-to-Rent project opportunities that includes identification of well-located and serviced land and precommitted housing volumes for set periods of time;</li> <li>• Bring existing and prospective employers and accommodation</li> </ul>	<ul style="list-style-type: none"> <li>• Long term fix leases for market rent;</li> <li>• IAHT offering housing at market rates;</li> <li>• Explore a model similar to the Defence Housing model;</li> <li>• Advocacy against casualisation of the workforce.</li> </ul>

	<p>Capture approved supply as well as existing supply.          Boom &amp; bust - challenge 'bust' being bad (opportunity time).          Relationship between casualized employment and investment.          Connection between workforce housing and government funding of communities.          Factors to consider for BTR - design, typology, mix of employees, funding, affordability.          Policy setting for non-resident workforce accommodation (employer level plans and project level plans).          Tiny town model that contributes to service sector.          Workforce sentiment re: housing - give the housing upfront as it changes the prospect.          Role of subsidies to make alternative models 'stack up'.          Broader approaches to return on investment?</p>		<p>providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.;</p> <ul style="list-style-type: none"> <li>• Explore the viability of delivering rent-to-own, shared equity and housing cooperative schemes and programs in the region.</li> </ul>	
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**WORKFORCE ACCOMMODATION – MACKAY**

<b>WHAT HAVE WE MISSED?</b>	<b>KEY THEMES</b>	<b>SOLUTIONS</b>	<b>ALIGNMENT WITH PLAYBOOK</b>	<b>VARIATIONS / NEW</b>
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		Consider diversity necessary in developments (including temporary worker accommodation in precincts - whilst still including in community). Enforce with developers.	Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.	Inclusionary zoning
		Consider alternative solutions in construction materials (ie. Shipping Containers). Trial scheme underwritten by Government to unlock private investment.	<ul style="list-style-type: none"> <li>• Establish a 'Community of Practice' to act as champions of change and identify, share, explore and test the delivery of housing that promotes diversity and innovation in the design, construction and management of housing;</li> <li>• Identify opportunities to reduce private sector risk to deliver alternative housing types (e.g. diverse and targeted housing typologies at profitable volumes for a pre-identified housing demand and co-housing opportunities).</li> </ul>	Trial scheme underwritten by Gov
		Alliance across key industries around investment, development and management of seasonal worker accommodation including working together to fully utilise existing options.	<ul style="list-style-type: none"> <li>• Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.);</li> <li>• Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.</li> </ul>	

<p>Supply and Demand is out of whack. The problem has been in the making for many years.</p> <p>Govt policy needs to change to allow first home buyers to rent out a room when they have been fortunate enough to receive the first home buyers grant.</p> <p>Working Holiday Makers cannot get accommodation, yet they are so important to helping us fill the gap. Because they are new to Australia, they do not have the references or paperwork to support their applications for rentals. Plus long term rentals are not suitable. Social Enterprise, with support can be a large part of the solution.</p> <p>To be able to collaborate, the Federal Govt grants are too prescriptive and we</p>	<p>Support Housing Alliance.</p> <p>Land, vacant and other pockets of land with relaxed policies and a trust or lease back option. Free up the land.</p> <p>Temporary Housing, eg., Seasonal Works, Tourism, Health, that can be shared across sectors.</p> <p>Advocacy to free up infrastructure, to meet the needs of the growth, water, sewer, roads.</p> <p>Govt policy, re funding grants to support long term planning versus a sugar fix from grants.</p> <p>Insurance, set up a mechanism to allow the NQ Insurance issues to be addressed and free up the \$10B Fund to meet this need.</p>	<p>• For a Housing Alliance to tackle the root causes of the housing crisis and enable improved housing supply and access to housing, and drive outcomes identified in the Playbook and at the Summit;</p> <p>• Explore the viability of delivering rent-to-own, shared equity and housing cooperative schemes and programs in the region;</p> <p>• Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.);</p> <p>• Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing deliver;</p> <p>• Investigate opportunities to reduce insurance and financing barriers to housing delivery;</p> <p>• Investigate an expanded catalyst infrastructure funding regime for the region, including State and Commonwealth funding opportunities.</p>	<p>• Temporary housing village;</p> <p>• Long term funding schemes vs quick fix grants</p>
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	<p>need a seat at the table to discuss how dollar for dollar partnerships could be achieved.</p> <p>Health needs to play with other sectors, eg. Tourism, Resources, need to work for all of community.</p> <p>The competitive nature of the grant process is unhelpful, the costs of administering grants is adding to the cost of business, the fact that the nature of grants as a sugarfix does not lead to long term strategies that can be implemented and following sensible financial practices.</p> <p>The Vacant Land Issue!</p> <p>Relax the policies on planning schemes.</p> <p>Farmers using their land!</p> <p>Insurance remains a challenge - Banks</p>			
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	<p>won't finance without appropriate insurance. Activating the \$10B Northern Australia Insurance Fund (Activate this insurance fund to assist meet our wider challenges of the dwelling shortage)</p> <p>Develop Tourism Villages, place in time of life, like Melrose Place for young people, similar to Student Accom. Seasonal Workforce includes, Tourism, Agriculture, Health, Education. Infrastructure is required to meet the density or temporary solutions, eg,. water, sewer, waste, roads to meet the solutions.</p> <p>Endorse the Housing Alliance. Must represent all industry sectors.</p> <p>Relax policies on Vacant Land.</p>			
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	<p>Allow Social Enterprise to commence developments.</p> <p>Cairns Airport looking at a model, working accommodation on the land. Unlock the land for a different ownership model.</p>			
<p>Incentives for private investment.</p> <p>Recruitment of essential workers</p> <p>Central complex with amenities - worker accommodation across many industries - finding &amp; re-using previous trunk infrastructure.</p> <p>Partnership between community housing and investors.</p> <p>Accommodation for future industry</p>	<p>Support of a workforce that remains local, supports local &amp; is part of the community - whether that's 3-5 years or ongoing.</p> <p>Creating a regional entity that drives and controls housing - Greater Whitsunday Housing Alliance. That provides consistency across the region and all co factors of which will oversee how industry accommodate workers</p> <p>Guide/Encourage collaboration between projects and community contribution</p>	<p>Regulation around how mines accommodate workers.</p> <p>Uncomplicate partnerships - ie. defence housing. which provide investors with long term guaranteed investment.</p> <p>1 x central complex within a close proximity of a township with amenities for local use which can be utilised across many industries for worker accommodation Doubles as a disaster management centre.</p> <p>Using a simple blueprint that works like defence housing.</p>	<ul style="list-style-type: none"> <li>Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g., tourism, agriculture, government, resources, students etc.)</li> </ul>	<ul style="list-style-type: none"> <li>Defence housing model;</li> <li>Worker township/village for use across multiple industries;</li> <li>Enforce regulation regarding housing for mine workers.</li> </ul>



<p>(Hydrogen, Renewables, Critical Minerals, etc) staffing starting at a student level.</p> <p>Relaxation criteria of state funds.</p> <p>Social impact requirements - Providing stricter guidelines and being held accountable for actioning what is promised.</p>				
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**WORKFORCE ACCOMMODATION – WHITSUNDAYS**

<b>WHAT HAVE WE MISSED?</b>	<b>KEY THEMES</b>	<b>SOLUTIONS</b>	<b>ALIGNMENT WITH PLAYBOOK</b>	<b>VARIATIONS / NEW</b>
<p>Worker accommodation facilities</p> <p>Rural worker on farm accommodation options - increased capacity</p>	<p>Lack of consultation with parties when developing policies</p> <p>Lack of incentive for workforce accommodation</p>	<p>+ State/Fed funded trunk infrastructure to open development.</p> <p>+ Custom expenses schedule for seasonal workers accommodation facilities</p> <p>+ Social impact obligations for big industry to offset their impact of</p>	<ul style="list-style-type: none"> <li>• Investigate an expanded catalyst infrastructure funding regime for the region, including State and Commonwealth funding opportunities;</li> <li>• Prioritise trunk infrastructure delivery in key housing demand and need locations;</li> <li>• Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation</li> </ul>	<ul style="list-style-type: none"> <li>• Custom expenses schedule for seasonal worker accommodation;</li> <li>• Tenure security;</li> <li>• Permanent tent village</li> </ul>

		<p>projects on the environment</p> <p>+ Tripartite partnerships between LG/Big Industry/CHP to deliver key worker/affordable housing outcomes</p> <p>+ Tenure security to bolster investor/developer confidence</p> <p>+ Permanent Tent village type set up.</p>	<p>needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.);</p> <ul style="list-style-type: none"> <li>Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing;</li> <li>Explore opportunities for pilot projects or programs that draw from philanthropic or large company 'social licence' based funding opportunities</li> </ul>	
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### SOCIAL AND AFFORDABLE HOUSING

WHAT HAVE WE MISSED?	KEY THEMES	SOLUTIONS	ALIGNMENT WITH PLAYBOOK	VARIATIONS / NEW
<p>Public Housing properties under-occupied – strategies to reduce this, ie single person in a family home – strategies to address this.</p> <p>Age-appropriate housing – allowing people to age in place.</p> <p>Exploration of facilitated house sharing programmes.</p>	<p>Site specific, premier site with wrap around support</p> <p>Tiny homes/demountable</p> <p>Showground site for housing</p>	<p>Better utilization of existing housing stock and identification of strategic sites for future projects.</p> <p>Consortium of CHPs to oversee a community housing project.</p>	<ul style="list-style-type: none"> <li>Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing delivery;</li> <li>Seek out dis-used buildings suitable for adaptive re-use as low-cost housing; Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management;</li> <li>Homeshare campaign;</li> <li>Prioritise and facilitate funding applications for social and affordable housing that capitalise on current State and Commonwealth funding opportunities;</li> <li>Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to</li> </ul>	<p>Mackay showgrounds as a site</p>

Allowing secondary dwellings – granny flats/tiny houses – strategic indwelling projects.			partner with the public and private sector to deliver new housing.	
Lack of density options, need to be able to divide a 4 bed house, rent to buy. Existing infrastructure in towns under developed	Older people to younger people: the diversity of people needing single unit accommodation. Need for diversity from independent to communal living in single units.	<p>1. Density changes to refit 4 bed dwellings -allow these to be 2 dwellings AND another dwelling in the yard. To allow for multiple cohorts.</p> <p>2. Minimum 60% occupancy rate as legislation of air BnB models.</p> <p>3. Change use of commercial buildings to allow as multiple residential use.</p>	<ul style="list-style-type: none"> <li>• Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing;</li> <li>• Home-share campaign.</li> </ul>	<ul style="list-style-type: none"> <li>• Incentives to convert multiple bed dwellings into 2 or more dwellings;</li> <li>• Air BnB - min 60% occupancy legislated</li> </ul>
<p>Defn of affordable housing.</p> <p>Indigenous housing options.</p> <p>Clear pathways to define housing options.</p> <p>Build in incentives to ensure</p>	<p>Affordable housing sits below current entry allowance. Space below is where bridging products are required and there is a gap between social and affordable.</p> <p>Eligibility criteria needs review.</p> <p>A system that allows flexible responses.</p> <p>Consider cost of living, in particular disability</p>	<p>To define what is social and affordable housing. New definitions.</p> <p>Incentives to build and sustain investments.</p> <p>Change the culture to consider a holistic community.</p> <p>Holistic approach to investment in the system.</p> <p>Reducing costs to adjust local government act in regards to reduction in rates.</p>	<ul style="list-style-type: none"> <li>• Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.</li> </ul>	<ul style="list-style-type: none"> <li>• New definitions for affordable - place based?</li> <li>• Incentives to sustain investments;</li> <li>• Reduce rates</li> </ul>

longevity of products.	and geography as part of the income eligibility.			
<p>Transition out of affordable housing - where do you transition them too.</p> <p>How do you free up affordable housing for the next people coming through?.</p>	<p>Paradigm shift for how we see/value land Re-purpose vacant spaces e.g., city centers</p> <p>Many vacant properties in Moranbah that can be repurposed &amp; be put in market quicker –</p> <p>Needs to audit to see how many are available and how it can be freed up.</p> <p>Ensure there are wrap around support for social housing, not only roof over head but a well looked after property and social support.</p> <p>Springling vs concentration with good support Inclusion re-zoning (every development needs to have % social</p>	<p>Paradigm shift in the way that social &amp; affordable housing is viewed to assist in the growth of more stock and supply through innovative partnerships, new building approaches, modern technology, repurposing of empty properties and vacant serviced land</p>	<ul style="list-style-type: none"> <li>• Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing deliver;</li> <li>• Seek out dis-used buildings suitable for adaptive re-use as low-cost housing; Facilitate renewal opportunities for existing unused housing (e.g. housing damaged during cyclones);</li> <li>• Establish a ‘Community of Practice’ to act as champions of change and identify, share, explore and test the delivery of housing that promotes diversity and innovation in the design, construction and management of housing;</li> <li>• Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing; Government collaborating with Community Housing Providers to identify land and development opportunities for social and affordable housing delivery;</li> <li>• Home-share campaign;</li> <li>• Consider establishing a Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management, as well as enabling</li> </ul>	<ul style="list-style-type: none"> <li>• Change how land is valued to support access to finance;</li> <li>• Social support wrap-arounds;</li> <li>• Inclusionary zoning</li> </ul>

	<p>housing)</p> <p>Modalized movable housing with existing infrastructure &amp; services</p> <p>Different materials to build houses faster and cheaper Aircreet Co-housing demonstration project.</p> <p>Dividing existing stock for people or people living together e.g. 2-3 women living together. Done by NFP</p> <p>Co-housing for another cohort</p> <p>State purchase NRAS stock back in the region.</p> <p>3 Regional Housing Trust amalgamate and buy back NRAS housing. Res care for youth to have services and support.</p>		<p>improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes.</p>	
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<p>Bridging gaps in CHP s skill set and delivery.</p> <p>More research and explore opportunities for indigenous accommodation</p> <p>Explore opportunity for a Greater Whitsunday Housing Company</p>	<p>Marketing, incentives, gap analysis between CHPs , cultural and mindset - mindset change not understanding incentives and funding initiatives.</p>	<p>Social</p> <ul style="list-style-type: none"> <li>• analysis on CHP s understand gaps</li> <li>• Bring together CHPs to meet gaps and form partnerships.</li> <li>• Social design in town planning Dating site for CHP s match based on gap analysis</li> <li>• Understand objective of projects to ensure efficacy in processes, size, space and time.</li> </ul> <p>Affordable</p> <ul style="list-style-type: none"> <li>• Public awareness marketing, communication and incentivisation of single housing dwellings to multi accommodation dwellings</li> <li>• Additional or adapting existing houses</li> <li>• Financial incentives</li> <li>• Dual key housing</li> <li>• Caretaking and house sitting</li> </ul>	<ul style="list-style-type: none"> <li>• Consider establishing a Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management, as well as enabling improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes;</li> <li>• Investigate establishing a Regional Community Housing Trust to finance and sustainably deliver affordable housing in the long term;</li> <li>• Secure agreement from a Tier 1 Community Housing Provider to deliver housing in the region; Support and promote opportunities for Community Housing Providers to act as developers and managers of short-term accommodation to fund and ultimately deliver social or affordable housing;</li> <li>• Seek out dis-used buildings suitable for adaptive re-use as low-cost housing;</li> <li>• Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing; Identifying specific housing types suitable for ‘as-or-right’ development (i.e. accepted</li> </ul>	<ul style="list-style-type: none"> <li>• App to match CHPs;</li> <li>• Single dwelling conversion to multiple dwellings</li> </ul>
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			<p>development not requiring development approval);</p> <ul style="list-style-type: none"><li>• Determine the need for education and awareness programs around growth, density and diversity of housing and if identified, explore opportunities with the Department of State Development, Infrastructure, Local Government and Planning to be a part of State programs.</li></ul>	
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## HOUSING INNOVATIONS

WHAT HAVE WE MISSED?	KEY THEMES	SOLUTIONS	ALIGNMENT WITH PLAYBOOK	VARIATIONS / NEW
<p>Insurance not supporting, finance evaluations not keeping up.</p> <p>We don't have Land availability to put single small dwellings on.</p> <p>People want to help but finances are stopping them.</p>	<p>High density development takes a long time &amp; isn't stacking up financially.</p> <p>Ageing populations is growing &amp; need to accommodate for them.</p> <p>Land lease is only available to over 55's.</p> <p>Industry is not supporting new innovative products.</p> <p>Large industry (farmers) are lacking in housing.</p> <p>Making more homes in communities, instead of temp camps.</p>	<p>Repurposing existing commercial structures as a short term solution - possibly have dual living.</p> <p>Reducing planning timeframes.</p> <p>Land lease options for younger generation to make upfront costs lower.</p> <p>Vacancy tax so people can't keep their vacant property's not rented for too long.</p> <p>A register for share housing.</p> <p>Look at our policies to allow alternative constructions to be used.</p> <p>Grants for retrofitting existing dwelling &amp; reduction of infrastructure charges for small dwelling.</p> <p>Zero infrastructure charges for inbuilt secondary dwellings.</p> <p>Development of retirement living projects to free up existing larger houses.</p>	<ul style="list-style-type: none"> <li>• Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing deliver;</li> <li>• Seek out dis-used buildings suitable for adaptive re-use as low-cost housing; Facilitate renewal opportunities for existing unused housing (e.g. housing damaged during cyclones);</li> <li>• Encourage local government to explore setting regional-level service delivery benchmarks to boost developer certainty, such as target assessment timeframes for typical housing applications and post-approval compliance processes;</li> <li>• Government collaborating with Community Housing Providers to identify land and development opportunities for social and affordable housing delivery;</li> <li>• Home-share campaign;</li> <li>• Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and</li> </ul>	<ul style="list-style-type: none"> <li>• Land lease opportunities for younger generation;</li> <li>• Vacancy tax;</li> <li>• Register for share homes;</li> <li>• Farm worker accommodation - reduce red tape;</li> <li>• Grants to retrofit existing dwellings</li> </ul>



		<p>Reduce red tape for farm accommodation to allow for all workers to live on site.</p> <p>Refitting or repurposing existing.</p> <p>Straight to building certifier (no planning) one home into 3 or 4 in existing communities.</p>	<p>conversion of non-residential buildings to housing;</p> <ul style="list-style-type: none"> <li>Identifying specific housing types suitable for 'as-or-right' development (i.e. accepted development not requiring development approval); Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing;</li> <li>Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing</li> </ul>	
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**IMPROVING EFFICIENCIES IN THE DEVELOPMENT PROCESS**

<b>WHAT HAVE WE MISSED?</b>	<b>KEY THEMES</b>	<b>SOLUTIONS</b>	<b>ALIGNMENT WITH PLAYBOOK</b>	<b>VARIATIONS / NEW</b>
	<p>Collapsing process/timeframes,</p> <p>Access to skills and resources (specialised),</p> <p>Review amendment process.</p>	<p>Reform the application process to fast track certain types of housing applications. This should include minimising triggers for approval and capping levels of assessment.</p>	<p>Establish consistent residential development requirements in planning schemes across local government areas in the region including:</p> <ul style="list-style-type: none"> <li>-Reviewing zoning provisions to enable more diverse housing types in a range of residential zones,</li> <li>-Identifying specific housing types suitable for 'as-or-right' development (i.e. accepted development not requiring development approval),</li> <li>-Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing, and</li> <li>-Making a greater range of housing types a lower level of assessment (i.e. code assessable instead of impact assessable).</li> </ul>	

		Access to data/information (sharing this) and support for technical expertise on certain aspects to help improved assessment timeframes. e.g., flood, engineering, GIS	<ul style="list-style-type: none"> <li>• Build and support local developer capacity and capability to deliver attached housing product (e.g. due diligence and development feasibility assessment assistance for developers, construction methods training for builders, tendering support services for attached housing product);</li> <li>• Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.</li> </ul>	LGAs sharing flood data, engineering data relating to sites and GIS
-	-	Introduce concierge process to improve comms between assessment and applicant, especially where more complex or performance-based approaches are involved. We noted this is increasing due to less unconstrained land being available.	<ul style="list-style-type: none"> <li>• Establish a development facilitation and brokering program to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity).</li> </ul>	<ul style="list-style-type: none"> <li>• Less unconstrained land being available</li> </ul>
		Improve assessment alignment with utility authorities.	<ul style="list-style-type: none"> <li>• Work with infrastructure entities to minimise and streamline post-approval compliance processes.</li> </ul>	<ul style="list-style-type: none"> <li>• Specifically noting utility companies</li> </ul>
		State amendment process to be further streamlined to allow scheme changes to move through quickly.		<ul style="list-style-type: none"> <li>• State amendment process to be further streamlined to allow scheme changes to move through quickly.</li> </ul>
-	-	Introduce a TLPI across the region to fast-track housing delivery as		<ul style="list-style-type: none"> <li>• Introduce a temporary local planning instrument (TLPI) to fast track housing delivery</li> </ul>

		BAU process won't take effect for up to 5 yrs!		
		Introduce better dispute resolution into compliance and back-end processes.	<ul style="list-style-type: none"> <li>• Work with infrastructure entities to minimise and streamline post-approval compliance processes.</li> </ul>	<ul style="list-style-type: none"> <li>• Dispute resolution in compliance process</li> </ul>



# THANK YOU

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