

Queensland's planning schemes are only as effective as the infrastructure provided to support the state's growth.

The Challenges

Band aid solutions complicate good planning. Despite their best intentions, they add layers of red tape and miss the opportunity for cohesive, considered change.

Height and minimum lot limitations continue to challenge the growth of Queensland's urban areas, while lagging infrastructure provision to greenfield estates is slowing the supply of new homes.

As Queensland grows up – and out – we need a future-focused approach to planning that aligns state-wide growth, land use and infrastructure planning to service new growth-fronts and increase the speed of new supply to market. This approach will not only give investors the necessary confidence to invest, but also bring the community along on the journey, demonstrating the lasting benefits of growth and good planning.

Residential land is not the only class in short supply, Queensland is also facing a significant shortage of industrial land. As our cities grow, industrial and logistics sectors will be increasingly constrained and with it so will Queensland's economic growth. It is essential that we plan for the release of new serviced industrial land supported by adequate infrastructure to safeguard the delivery and storage of essential goods including food and pharmaceuticals.

Additionally, a coordinated approach to planning and delivering social infrastructure is critical to support Queensland's growth. This includes a framework that attracts private sector investment and supports collaboration between the private and public sector to deliver the schools, hospitals and other social infrastructure we need.

"As [SEQ] grows, current projections show the future supply of industrial land in the Brisbane LGA becoming exhausted within the life of the plan – as soon as 10-15 years" Shaping SEQ 2023- SEQ Regional Plan

When appropriate infrastructure is in place, the speed at which new supply can be brought to market has a positive impact on affordability. It also encourages complementary investment in retail, education, health, and commercial offices – key economic drivers that contribute to social and economic prosperity.



The Solutions

To plan for the Queensland of tomorrow, **it's time to be a Queenslander** through government adopting the following initiatives:

- 1. Coordinate planning and infrastructure delivery:** Lagging infrastructure delivery is one of the greatest challenges to supporting Queensland's growth. Responding to this challenge requires a transparent commitment to infrastructure delivery that links state-wide settlement and land use planning with infrastructure delivery; giving industry confidence to invest and community confidence the infrastructure will be delivered. Reinvesting the government's transfer duty windfall into infrastructure that supports the delivery of new housing will break down a key barrier to unlocking new land supply.
- 2. Increase and accelerate new land supply to meet the state's growing and diverse housing needs:** Going 'up and out' adopts a market-based response that preserves Queensland's lifestyle and acknowledges the diverse and changing landscapes of our urban and regional areas. Greater flexibility across the planning framework to allow SEQ to expand the urban footprint and for regional areas to respond to growth is critical and must be supported by infrastructure, including public transport services to connect the new communities with jobs and services.
- 3. Invest in bringing more industrial land supply to market:** We can secure the jobs of tomorrow by investing in industry today through a \$500 million catalytic industrial infrastructure fund to unlock new serviced industrial land.
- 4. Expand the Catalytic Infrastructure Fund (CIF):** Expand the CIF with an ongoing annual commitment of \$500 million to help unlock land for housing within Priority Development Areas where there is significant pressure for new supply.
- 5. Expand the Incentivising Infill Fund to \$500 million:** Working with industry to expand and enhance the fund from a one-off \$350 million to an annual \$500 million will encourage further development in underutilised locations with the greatest housing demand, delivering more well-located homes and creating jobs and economic prosperity.

