

State Planning Policy – state interest guidance material

Housing supply and diversity

July 2017



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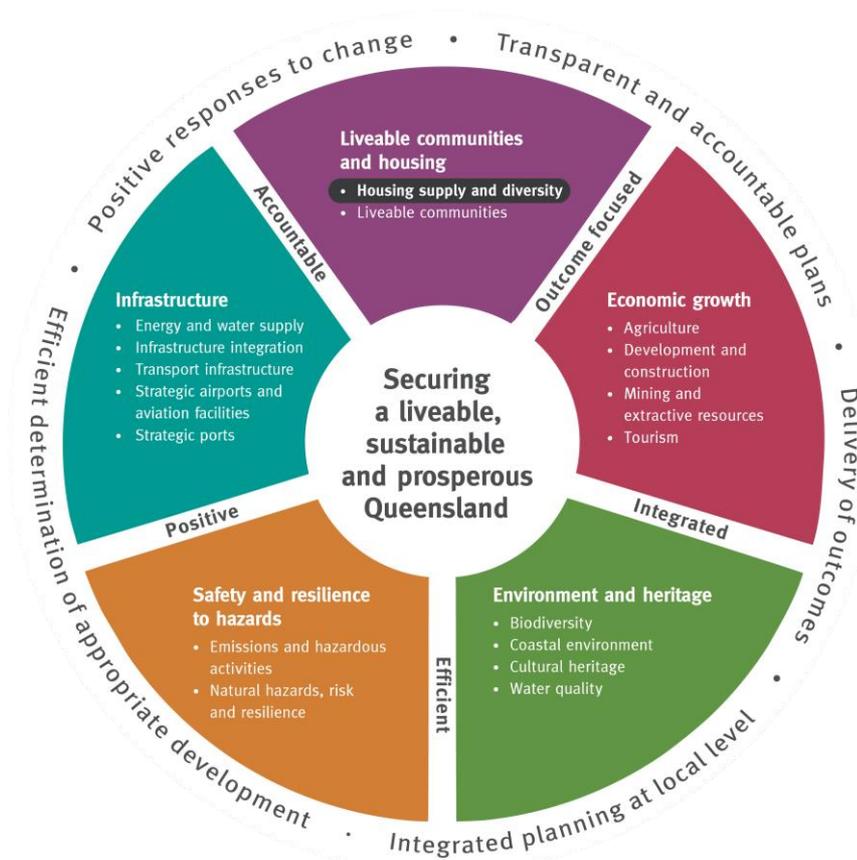
Using the SPP state interest guidance material

The Queensland Government established the State Planning Policy (SPP) to define the matters of state interest in land-use planning and development. State interests in the SPP consist of a state interest statement, state interest policies and, where applicable, assessment benchmarks.

This guidance material has been prepared to support the implementation of the SPP and the interpretation of the *Housing supply and diversity* state interest. Although the SPP broadly applies to a range of activities undertaken by state and local governments, the guidance material is particularly focused on assisting local governments when making or amending a local planning instrument and when applying the assessment benchmarks (to the extent relevant).

The SPP does not prioritise one state interest over another, providing flexibility for decision-makers to respond to specific regional and local circumstances. This allows for the state interests to be considered in their entirety rather than as individual or separate priorities. State interests are to be considered in the context of the guiding principles in the SPP which promote an *outcome focused, integrated, efficient, positive and accountable* planning system.

The SPP guidance material is intended to be read in conjunction with the SPP and the relevant state interest. The SPP guidance material is not statutory in its effect and does not contain any new policy. It is not mandatory for local governments to use the guidance material; it is provided to assist with the interpretation and application of the state interest policies and the assessment benchmarks contained in the SPP.



The SPP guidance material is structured as follows:

Part 1: Understanding the state interest – This section briefly explains why a particular matter is a matter of state interest, describes the purpose of the relevant state interest statement and defines the core concepts associated with the state interest.

Part 2: Integrating the state interest policies – This section provides background and further explanation for each of the state interest policies defined in the SPP. It also provides examples and options regarding how to appropriately integrate each state interest policy into a local planning instrument.

Part 3: Mapping – This section identifies and explains the mapping layers contained in the SPP Interactive Mapping System (IMS) relevant to a particular state interest. It also clarifies how a local government can locally refine state mapping in certain instances and outlines where online mapping for the state interest can be accessed (if relevant).

Part 4: Applying assessment benchmarks – In accordance with the Planning Regulation, an assessment manager or referral agency must have regard to the SPP when assessing a development application. For some state interests, there are also specific assessment benchmarks that must be used by a local government for development assessment. This section outlines the development applications to which the assessment benchmarks apply and how a development application may demonstrate compliance with these benchmarks, to the extent that these are relevant. The assessment benchmarks contained in this section will apply to assessable development in addition to any assessment benchmarks contained in a local planning instrument, to the extent of any inconsistency.

Part 5: Example planning scheme provisions – This section provides example planning scheme provisions that a local government may choose to adopt, or to adapt, when making or amending a local planning instrument. It is important to note that the example planning scheme provisions provided may only be in relation to an aspect of a state interest, rather than addressing all the state interest policy requirements.

Part 6: Supporting information – This section provides a list of technical resources that a local government may wish to refer to when considering making or amending a planning scheme. This section also provides a glossary of terms and acronyms used throughout the SPP guidance material.

Where text in this guidance material is in a coloured text box, it is an excerpt from the SPP and is either the state interest statement, state interest policy or the assessment benchmarks applicable to the *Housing supply and diversity* state interest.

Any queries related to the SPP guidance material or the SPP should be sent to SPP@dilgp.qld.gov.au.

Part 1: Understanding the state interest

State interest statement

Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.



Background

Supporting the provision of a suitable supply of housing to meet the needs and aspirations of different communities is central to good planning. The state's interest in housing supply and diversity is twofold. Firstly, it is important to ensure a sufficient supply of land and housing stock is available in appropriate locations to support development, resource and infrastructure-related projects, and secondly to support diverse and affordable housing options to meet the needs of all sectors of the community. A range of housing options provides communities with choice, and the ability to adapt as community structures evolve and household types change.

Local planning schemes play a pivotal role in enabling the availability of housing options through identifying and zoning suitable land for housing development, and including planning provisions that encourage a diverse range of housing types that are affordable, well serviced and climate responsive.

However, in accordance with section 8(5) of the *Planning Act 2016*, in seeking to promote housing supply and diversity, local planning schemes should not include provisions about building work, except as provided for in the *Building Act 1975*.

Core concepts

Accessible and well-serviced housing

Accessible and well-serviced housing is located in areas with good access to facilities and services, including those in expanding communities where facilities and services are scheduled for future delivery. Facilities and services that make an area well serviced for residential development will vary depending on local context but generally include access to:

- transport (both private and public)
- education and health services
- employment opportunities
- retail shops and financial services
- community services (e.g. places of worship, community care facilities and childcare centres)
- leisure/lifestyle opportunities (e.g. parks and open space).

Residential development should be prioritised in areas that are accessible and well serviced, or can be efficiently serviced in the near future. It is important that planning schemes identify land with minimal planning constraints as suitable for accommodating greater housing density and diversity.

Diverse housing

Diverse housing means a wide range of housing types, sizes and tenures to cater for all groups in the current and projected demographic, economic, and social profile of the local government area. This includes households on low to moderate incomes.¹ Diverse housing includes variations in housing size (including lot size) and type, built form, density, cost, adaptability, location and tenure. Residential and mixed-use neighbourhoods can cater for a wide variety of lifestyle choices and household incomes by providing a diverse mix of lot sizes and housing types.

Best practice, innovative housing design and siting

Embracing best practice, innovative approaches to housing design and siting and supporting this through appropriate planning provisions can play an important role in providing increased housing supply and diversity. Innovative housing design and siting provides greater flexibility as the needs of households and the community change over time, unlocking the housing potential of under-utilised sites.

Innovative housing design and siting can also ensure that development is responsive to the local climate and local context to ensure potential future climate vulnerabilities are mitigated or minimised. Adopting a passive-design approach² – i.e. using natural elements such as sunlight and breezes to heat, cool and light buildings – reduces or eliminates the need for mechanical and electrical systems. This can be achieved through appropriate zoning of land, siting and orientation of lots.³

Adaptable housing

Adaptable housing (also referred to as accessible housing, universal housing design or livable housing) provides for the accommodation needs of users of all ages and abilities at various stages of their lives. Adaptable housing provides the opportunity for people to 'remain in place' as they age, or experience illness or injury. It can help increase social inclusion, improve health outcomes, and allow greater independence and increased opportunities for everyone, including people with disabilities, seniors, or people requiring assisted living.

Affordable housing

Affordable housing provides housing solutions for purchase or rent that are appropriate to a diverse range of households where the cost of that housing is no more than 30 per cent of gross household income of low to moderate income households. Households that spend more than 30 per cent of their gross income on housing costs are regarded as suffering housing stress.

Social housing

Social housing is housing that provides secure and affordable rental housing for low to moderate income families and individuals, particularly those who have difficulty accessing accommodation in the private market. As defined in the glossary of the SPP, social housing refers to housing for a residential use, other than crisis accommodation, that is either provided by:

- the state as public housing, as defined in the Planning Regulation 2017⁴
- an entity other than the state (e.g. a not-for-profit organisation or local government) as community housing.

¹ Low to moderate incomes are defined in 'Part F: Supporting information' under 'Key housing concepts'.

² Passive design takes advantage of the local climate to maintain a comfortable temperature range in residential dwellings.

³ For examples of how a scheme may promote climate-responsive urban design and maximise solar access through orientation of lots, refer to 'Part E: Example scheme provisions'.

⁴ Under schedule 6, section 30 of the Planning Regulation 2017, planning schemes are prohibited from stating that 'public housing' is assessable development.

Adequate supply of social housing is important to create social and economic diversity and productivity within local communities.

Incentives for affordable and social housing

Planning scheme incentives (e.g. plot ratio bonuses) can improve the dwelling yield of a particular development site or the overall viability of a development project. For example, a relaxation on certain planning requirements for Class 2 buildings (e.g. height, setback, open space, or parking requirements) in exchange for the construction of housing to meet the needs of low to moderate income households may also be considered. This measure may be used to target specific groups such as students or older people or particular uses such as rooming accommodation or retirement facilities.

Incentives that encourage a broader availability of affordable and social housing outcomes, particularly in accessible and well-serviced locations, can help promote inclusive and diverse communities. Incentives can include a mix of planning scheme and non-planning scheme provisions.

There are also a range of other non-planning scheme incentives that may be considered to encourage the supply of affordable and social housing, including:

- discounted general rates
- discounted infrastructure charges
- discounted, or refund of, development application fees
- fast-tracking affordable and social housing development applications
- disposal or donation of council-owned land to not-for-profit housing providers to use for the development of affordable and social housing
- facilitation of development of under-utilised council, state, Commonwealth-owned sites suitable for residential development in a manner that improves housing affordability for low to moderate income households.

Affordable living

Affordable living refers to the total cost of living including accessing employment, services, open space, family and friends, as well as the dwelling cost or cost of renting a dwelling. Accessible and well-designed housing and development can contribute positively to the cost of living by reducing the need to travel to access employment and essential services.

Non-resident workforce accommodation

Growth patterns and cycles in the resources industry can place significant pressure on the housing market, particularly in regional and remote areas. One of the effects of increased activity in the mining and resources sector (particularly during the construction phase of large projects) is a potential increase in demand for accommodation in these towns, resulting in pressure on the cost and availability of accommodation and potentially impacting on the cost of land for new housing supply.

Part 2: Integrating the state interest policies

When making or amending a local planning instrument, each local government is required to consider all state interests in the SPP and appropriately integrate those applicable to their local area.

Appropriately integrating a state interest requires all state interest policies to be considered by a local government, but it does not necessarily mean a local government must address each state interest policy when making or amending a local planning instrument. For example, if a local government needs to balance competing state interests in a local planning instrument, it may not be possible to address all policies for a particular state interest.

This balancing of state interests may mean that the planning scheme preferences one state interest policy over another. This outcome will be considered as part of the state interest review. Ministerial approval means the approach taken by the local government in balancing the state interest policies is endorsed by the state. This section provides examples for how to appropriately integrate each state interest policy for the *Housing supply and diversity* state interest.

State interest policy (1)

Land for housing development and redevelopment in areas that are accessible and well-connected to services, employment and infrastructure is identified.

Background

Land for housing development and redevelopment in areas that are accessible and well connected to services, employment and infrastructure is a priority for the government and central to promoting efficient and equitable planning outcomes. Planning schemes should provide a suitable supply of land for new housing development based on the needs of their local government area. At a minimum, local government plans should support a 15-year supply of land for residential development.

It is important that planning schemes identify opportunities for redevelopment of existing areas, particularly where there is existing or planned capacity in the infrastructure network, to ensure the efficient use of that infrastructure.

How to appropriately integrate the policy

- 1.1 Ensure a sufficient supply of land (minimum 15 years) is zoned and allocated for residential development.
- 1.2 Identify opportunities for new housing in existing and potential growth areas with convenient access to facilities and services appropriate to the type of housing being developed in an area.⁵
- 1.3 Consider prioritising housing redevelopment opportunities in areas where capacity in the infrastructure network either exists (or is planned). This could include established areas with declining populations where increasing the diversity of housing stock may help maintain the viability of facilities and services. In areas with

⁵ Table 1 outlines a process to assist local governments to identify and select the locations that are most appropriate to accommodate existing and future housing needs.

a limited range of dwelling types, ensure planning provisions support additional housing options.

- 1.4 In greenfield development areas, support various housing options and viable supporting services through including provisions in the planning scheme that:
 - support a variety of lot sizes and configurations that encourage a variety of housing options
 - encourage higher densities in well-serviced locations (such as those located near town centres and public transport nodes)
 - maximise the use of land zoned for residential purposes (potentially increasing the viability of infrastructure and service provision).
- 1.5 When identifying appropriate areas for housing, consider the following steps, outlined in table 1.

Table 1: Process for identifying suitable land for housing

Stage	Description
<p>1. Collect and analyse data to determine demand for housing.</p>	<p>Use key data from sources such as the Queensland Government Statistician’s Office (QGSO) to estimate the total number of dwellings needed to meet housing needs. Important data sets include:</p> <ul style="list-style-type: none"> • existing and projected resident populations • existing and projected non-resident populations • existing and projected dwelling demand. <p>Analysis of land capacity data will inform the potential locations to accommodate the number and range of dwellings needed to fulfil the demand for housing in the local government area.</p> <p>The outcomes should produce a range of data and criteria useful for determining locations for accommodating the identified number and range of housing options.</p>
<p>2. Identify location options and determine the development capacity of identified locations.</p>	<p>Identify location options for housing development and undertake analysis of the capacity of these locations to accommodate the demand determined in stage 1.</p> <p>Generally, the most significant opportunities are located in well-serviced areas. These can be identified in both existing and emerging communities where the services are already operating or are planned to operate in the near future.</p> <p>This approach offers the best opportunities for supporting market capacity to deliver housing diversity and affordability both efficiently and equitably.</p>
<p>3. Select locations for accommodating housing options.</p>	<p>Evaluate the identified locations from stage 2 for their suitability in delivering both the required quantity and diversity of housing options.</p> <p>Most urban areas can accommodate an increase in their range of housing options, subject to variable economic, environmental and social opportunities and constraints.</p>

State interest policy (2)

The development of residential land is facilitated to address and cater for all groups in the current and projected demographic, economic and social profile of the local government area, including households on low to moderate incomes.

Background

Effective planning for local community needs will ensure a sufficient supply of land suitable for all forms of housing in all locations to enable development that meets the diverse and changing needs of different communities, now and into the future. By considering the current and projected demographic, economic and social profile of the local government area, planning can maximise the efficient use of existing infrastructure and services, and ensure that new infrastructure, services and facilities support the timely delivery of complete and diverse communities.

How to appropriately integrate the policy

- 2.1 Undertake a housing needs assessment to determine expected household needs, as well as the incomes of existing and projected household types by age group within the local government area.⁶
- 2.2 Examine in the housing needs assessment the existing supply and diversity of affordable housing. This can include boarding houses, caravan and relocatable home parks that accommodate long-term residents, budget accommodation for long-term residents, and low-cost, private rental accommodation.
- 2.3 Based on the findings from the housing needs assessment, identify land to be zoned for residential development. If a need for a range of housing densities and types has been established through the housing needs assessment process, then the overall outcomes of the respective zones should facilitate this outcome.
- 2.4 Consider provisions that support diverse housing options in close proximity to infrastructure, services and employment, recognising the limitations on lower income households to meet travel costs.
- 2.5 Identify strategic outcomes and other relevant planning scheme provisions to promote housing choice and diversity to cater for all household types identified in the current and projected demographic, economic and social profile, including households on low to moderate incomes.

⁶ The housing needs assessment should consider housing for low to moderate income households. Low-income households are recognised as being those in the bottom two quintiles of income distribution. Moderate-income households are defined as those households in the third quintile of income distribution.

State interest policy (3)

A diverse, affordable and comprehensive range of housing options in accessible and well-serviced locations, is facilitated through:

- (a) appropriate, responsive and proactive zoning**
- (b) supporting an appropriate mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living**
- (c) considering incentives to promote affordable and social housing outcomes, particularly in areas in close proximity to services and amenities.**

Background

Access to diverse, accessible and well-serviced housing, and land for housing, is fundamental to supporting affordable housing outcomes and affordable living more broadly. A range of housing options also provides communities with choice and the ability to adapt as community structures evolve and family and household types change. Improving the range of housing options in well-serviced locations has benefits for the entire community, including:

- reduced indirect housing and infrastructure costs
- improved use and access to local services and public transport for more people
- improved opportunities for physical activity and social interaction, promoting higher levels of health and wellbeing
- increased safety through the revitalisation of existing areas
- improved environmental outcomes.

A diverse and comprehensive range of housing options will cater for the needs and aspiration of all people in the community, including housing for young people, seniors, families, people with disability, people requiring assisted living, and people on low to moderate incomes. Providing a diverse range of lot sizes and configurations in different locations will not only help meet affordable housing outcomes but ensure that affordable housing is well integrated in the community.

Planning schemes are encouraged to adopt provisions that ensure zones support a diverse range of housing types and densities. Planning schemes can support housing diversity by adopting the lowest category of development and assessment for residential uses in the appropriate zones.

How to appropriately integrate the policy

- 3.1 Include provisions in the planning scheme that support a mix of lot sizes that supports diversity of dwelling types and facilitate affordable housing in well-serviced locations.
- 3.2 When considering redevelopment opportunities, optimise the use of well-positioned and well-serviced sites, or the use of sites under single or limited ownership (private or government) for anticipated residential use. Local governments may use the following strategies to facilitate more diverse housing options in the community:
 - Develop and adopt a local plan for the strategic areas that facilitates diverse housing options.
 - Adopt mixed-use precincts with a proportion of affordable housing options.

3.3 Once a housing needs assessment is conducted, identify the estimated number and range of housing options to ensure that relevant planning scheme provisions are supportive and geared to managing and facilitating efficient housing delivery. This may be achieved by:

- identifying new and revitalised areas in the *Strategic outcomes—housing and liveable communities* theme and include quantity and diversity of housing options required to meet the community needs over the life of the scheme
- including strategic outcomes that outline a strategy for accommodating and facilitating the quantity and diversity of housing options required by the community over the life of the scheme
- setting specific outcomes that identify key proposed locations selected to accommodate significant numbers and/or ranges of housing options, as well as promote innovative housing design, including affordable and adaptable housing products
- including strategic housing locations on mapping to assist in providing appropriate, sequenced development
- proactively zoning land for a diverse mix of housing options as identified in the housing needs assessment – if a need for a range of housing densities and/or mixes has been established through the housing needs assessment, then the overall outcomes for the respective zones should facilitate this outcome
- using categories of assessment and development standards to encourage, rather than impede, the delivery of required housing options. The category of assessment or development applied to each dwelling type should reflect the intent of the zone. This could extend to relevant zoning maps and zone codes with identified areas possibly included in precincts designed to prompt accelerated development opportunities (e.g. lower categories of assessment for certain multiple-dwelling units)
- in an appropriate residential zone, making dwelling houses accepted development (assessed only against building assessment provisions)
- including provisions in the scheme that make dual occupancy and other lower impact or desirable multiple-dwelling development accepted development in low-density residential areas (assessed only against building assessment provisions)
- avoiding setting unachievable standards and applying unnecessarily stringent or inappropriate code provisions to the supply of housing in appropriate locations, and test provisions to ensure they are deliverable
- considering code provisions that are responsive to the diversity in dwelling type, size and tenure needs of the community – support the use of performance-based criteria in the assessment of building density, scale and setbacks, private and communal open space, car parking and lot sizes
- ensuring that the Local Government Infrastructure Plan reflects and forecasts the required services and infrastructure required for determined housing options and supporting and servicing community needs.

3.4 Consider options to promote the supply of affordable and social housing to meet the needs of low to moderate income households in the local government area – for example:

- discounted infrastructure charges for affordable and social housing developments,⁷ particularly in accessible and well-serviced locations

⁷ State-provided public housing is exempt from infrastructure charges.

- considering the practicality of adopting graduated planning standards across targeted residential zones to allow greater flexibility and provide opportunities for a range of housing options – this approach can increase development yield and reduce development costs by ensuring efficient land use⁸
- fast-tracking of development assessment applications for affordable and social housing
- including provisions in the strategic outcomes to support affordable and social housing outcomes across the local government area
- offering planning bonuses for affordable and social housing developments (e.g. inclusion of floor space or plot ratio bonuses where a development provides public benefit components)
- facilitating the development of under-utilised council-owned sites suitable for residential development in a manner that improves the affordability outcomes for low to moderate income households
- appropriate zoning of state-owned land, in consultation with relevant state agencies, where this land will be used for the development of social and affordable housing.

State interest policy (4)

Best practice, innovative, and adaptable housing design and siting is provided for and encouraged.

Background

Best practice, innovative, and adaptable housing design and siting plays a critical role in creating flexibility in the built environment to accommodate individual needs and preferences as they change over time. It provides the opportunity for people to ‘remain in place’ as they age, or experience illness or injury in their local communities. In addition to the design elements, land-use planning should consider the importance of siting and design of residential development, particularly in response to local climatic conditions.

How to appropriately integrate the policy

- 4.1 Include provisions in the planning scheme that ensure development is designed to respond to the character and amenity of neighbouring premises and to the local climate.
- 4.2 Identify strategic outcomes and other relevant planning scheme provisions that support different housing types and sizes appropriate to the climatic region.
- 4.3 Include provisions in the reconfiguring a lot code to ensure that street and lot orientation facilitates the development of energy-efficient buildings.
- 4.4 Include planning scheme provisions that provide the opportunity for people to ‘remain in place’ as they age, or experience illness or injury or live with a disability.⁹

⁸ Graduated planning standards may not be appropriate for the full range of housing and residential development issues and flat-rate standards may still be appropriate. This will vary depending on local context. Graduated planning standards can include decreasing the size of private open space, or amending car-parking requirements to suit the location (e.g. near services and high-quality public transport) of the development or characteristics of the residents.

⁹ It is important that provisions are consistent with those permitted under the *Building Act 1975*.

- 4.5 Include planning scheme provisions that ensure development includes flexible, adaptable and diverse housing forms, arrangements and types for changing household and community needs.
- 4.6 Include planning scheme provisions that ensure new development is responsive to the local climate by adopting a passive-design approach (i.e. natural shade, cooling and lighting, indoor and outdoor living spaces) to reduce or eliminate the need for mechanical and electrical systems.
- 4.7 Ensure that planning schemes incorporate CPTED (crime prevention through environmental design) principles so that designs provide opportunities for passive surveillance.

State interest policy (5)

Sufficient zoned land for housing is provided in appropriate locations to support the projected non-resident workforce population associated with approved large-scale mining, agriculture, industry or infrastructure projects.

Background

The provision of non-resident workforce accommodation facilities in certain locations is an important contribution to meeting the housing needs required to support a flexible workforce and to mitigating pressure on the local housing market caused by large-scale mining, agriculture, industry or infrastructure projects.¹⁰

How to appropriately integrate the policy

- 5.1 Undertake research and consultation with local community and industry regarding proposed activities that generate the need for a non-resident workforce and determine the most appropriate approach for the management of non-resident workforce accommodation.¹¹
- 5.2 Consider the following design elements and principles when planning for non-resident workforce accommodation:
 - Accommodation can take a variety of forms and scales, including large camp-style facilities, in-fill micro camps and apartment or motel type developments
 - Accommodation may include a mix of permanent and temporary housing forms, and housing for singles, couples or families.
 - The number of units provided for the workforce is influenced by work rosters and practices (specifically, the sharing of units between workers on different rosters).
 - The transport infrastructure provided on-site (i.e. car parking, bus bays) is determined by the primary transport to and from the site (i.e. by plane, car or bus).

¹⁰ Proponents of large-scale projects are often required to undertake a social-impact assessment as a requirement of the approval process. This includes engagement with local governments on matters such as housing and workforce accommodation. A housing needs assessment can assist local governments in this engagement process, particularly how the non-residential workforce may affect existing and future housing supply and demand.

¹¹ Local resident workers will form part of the housing needs assessment process for determining the need for housing.

- The intended period of operation is influenced by whether the workforce is dedicated to the construction or operational phase of the relevant large-scale project (i.e. 1 to 5 years, or up to 10 years or more).
- 5.3 In the strategic outcomes, identify the preferred approach for the management of non-resident workforce accommodation and preferred locations for its development.
 - 5.4 Include performance outcomes that promote design and amenity benchmarks concerning landscaping, internal access, parking, noise, recreation areas and open space.
 - 5.5 Ensure the scheme considers the entire lifespan of the accommodation, including decommissioning of the site, taking into account:
 - (a) any necessary arrangements for co-located uses
 - designing facilities to enable dismantling at the end of the project – or, if in or near a township, to be readapted for another long-term use
 - any restoration of land required to rehabilitate the site.

Part 3: Mapping

There are no mapping layers on the SPP IMS relevant to the *Housing supply and diversity* state interest.

Part 4: Applying assessment benchmarks

The SPP does not contain any specific assessment benchmarks for the *Housing supply and diversity* state interest.

However, where the planning scheme has not appropriately integrated the state interest, for the purposes of development assessment, the assessment manager must have regard to the SPP (including the *Housing supply and diversity* state interest statement and policies) in accordance with the Planning Regulation 2017. The SPP applies as a matter to have regard to where the assessment manager considers these matters are relevant to the proposed development and only to the extent of any inconsistency with the planning scheme.

Part 5: Example planning scheme provisions

Example planning scheme provisions for the *Housing supply and diversity* state interest have been prepared. A local government may choose to adopt or otherwise adapt these when making or amending a planning scheme.

The example planning scheme provisions should not be seen as the only way to appropriately reflect the *Housing supply and diversity* state interest. It is not intended that a local government would use these example provisions verbatim.

Where a local government seeks to adopt the example planning scheme provisions, variations will be required to reflect the local circumstances, opportunities and aspirations of each local government area.

Strategic outcomes

Promote affordable and social housing outcomes for a diverse and changing community, including people of all ages and abilities.

Specific outcomes

- Accessible – residents have good access locally to a range of housing products, everyday goods, services, education and employment opportunities.
- Inclusive – development caters for the different needs and abilities of all people in the community.
- Diverse – residential development should offer choice, diversity and mix to meet the diverse demographic, social, cultural, economic and lifestyle needs of the community, including seniors, people with mobility impairment and people requiring assisted living. A mix of housing types and sizes should be provided in accordance with the intentions of the relevant zone.
- Proactive zoning – planning schemes should support a minimum of 15 years of residential land supply.
- Location – planning schemes should prioritise affordable housing options in accessible and well-serviced locations that are close to transport, education, retail shops, employment and community facilities.
- Flexible – ensure restrictive provisions and risk-averse categories of assessment do not inadvertently prevent the ability to deliver affordable and social housing options. Planning schemes should adopt the lowest category of development and assessment for appropriate zones to reduce unnecessary delays in planning approvals, maximise development potential and promote efficient use of existing infrastructure.
- Adaptable – development is designed to be able to accommodate new uses and users in the long term and adapt easily to changing social, economic and environmental conditions. In particular, planning scheme provisions should ensure development includes flexible, adaptable and diverse housing forms, arrangements and types for changing household and community needs.
- Integrated – new housing is integrated in the communities and neighbourhoods of the area in a form appropriate to the locality and is consistent with the outcomes for the relevant zones.

The example code provisions below are not intended to be comprehensive and represent the entirety of a code. Instead, they are example provisions that may form part of a code where planning schemes seek to facilitate affordable housing outcomes and climate responsive urban design. Example code provisions are broad and intended to be adapted as required.

Example code: Reconfiguring a lot

Application

This code applies to assessing development for a reconfiguration of a lot.

Purpose

The purpose of the reconfiguring a lot code is to ensure that reconfiguration results in new lots of appropriate sizes, shape and density to support the outcomes intended for the applicable zone and is sensitive to the local environment, topography and landscape features.

The performance outcomes and acceptable outcomes contained in the table below are intended to ensure that reconfiguration facilitates and encourages climate-responsive urban design and promotes affordable housing outcomes.

Table 3: Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<p>PO1 The street and lot orientation facilitates the construction of energy-efficient buildings that respond to the local climate conditions by:</p> <ul style="list-style-type: none"> (a) maximising solar access to the north in winter (b) minimising solar access to the east and west in the summer (c) maximising access to any prevailing summer breezes (d) minimising exposure to prevailing winter winds. 	<p>AO1 A site analysis prepared in accordance with Planning Scheme Policy x – Site Analysis identifies how the proposed lot orientation results in the potential for energy efficient buildings that respond to local climate conditions.</p>
<p>PO2 Reconfiguration of lots results in a choice of housing types and sizes to support affordable housing outcomes and changing household and community needs.</p>	<p>AO2 No acceptable outcome is provided.</p>

Example code: Low density residential zone

Application

This code applies to development in the low density residential zone.

Purpose

The purpose of the low density residential zone is to provide for –

- (a) dwelling houses; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

To better support affordable housing outcomes, the low density residential zone code may include provisions that support a diverse range of accommodation such as secondary dwellings, dual occupancy and other forms of housing, provided they do not detract from amenity and are consistent with the bulk, scale and intent of the zone.

Table 4: Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
PO1 Dual occupancy occurs in a form that is consistent with the density and character of the local area.	AO1 No acceptable outcome is provided.
PO1 Buildings are designed to: (a) provide visual interest through form and facade design (b) respond to the character and amenity of neighbouring premises (c) incorporate design principles to contribute to an attractive streetscape of buildings and respond to the local climate.	AO1.1 The building has articulated and textured facades that incorporate some or all the following design features to create a high level of openness and visual interest, and provide protection to walls and windows: (a) wide colonnades, verandahs, awnings, decks, balconies and eaves (b) recesses, screens and shutters (c) windows that are protected by window hoods or the like.
	AO1.2 The building is articulated and finished in ways that respond to attractive and notable elements of adjacent buildings such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.
PO2 Development minimises the extent of shadows on useable private open space or public space, and provides adequate sunlight to habitable rooms on the site or adjoining land.	AO2 No acceptable outcome is provided.

Example code: Low-medium density residential zone

Application

This code applies to development in the low to medium density residential zone.

Purpose

The purpose of the low-medium density residential zone is to provide for –

- (a) a variety of dwelling types, including dwelling houses and low to medium density multiple dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

The overall outcomes for the code may include:

- development for alternative housing types such as rooming accommodation, residential care facilities, or retirement facilities which provide housing diversity and enable people to find suitable accommodation throughout their life cycle
- development that meets the amenity expectation of residents and the local character of the area
- development that meets the building height and bulk requirements of the low to medium density residential zone code
- a mix of dwelling types including dwelling houses (including secondary dwellings), 2 to 3 storey low-rise multiple dwellings, and dual occupancy dwellings to provide housing diversity for a range of household types
- provisions to support affordable housing and social housing (in all forms of residential uses) to meet the needs of people on low to moderate incomes.

Table 5: Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<p>PO1 Dual occupancy and multiple dwellings occur in a form that consistent with the density and character of the local area.</p>	<p>AO1 No acceptable outcome is provided.</p>

Example code: Emerging community zone

Application

This code applies to development located in the emerging community zone as identified on the zoning maps and identified as requiring assessment against the emerging communities zone code by the tables of assessment.

Purpose

The purpose of the emerging community zone code is to –

- (a) identify land that is intended for an urban purpose in the future; and
- (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
- (c) provide for the timely conversion of non-urban land to land for urban purposes.

Table 6: Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<p>PO1 Development facilitates:</p> <ul style="list-style-type: none"> (a) attractive, connected, functional and resilient communities that are supported by an accessible and connected public and active transport network, employment, shops and essential community infrastructure and services. (b) a variety of lot sizes and configurations that encourage diverse housing options (c) a mix of residential needs, including affordable housing types and achieves a net residential density of >>xx<< dwellings per hectare. (d) higher densities in well-serviced locations (such as those located near town centres and high frequency public transport nodes) 	<p>AO1 No acceptable outcome is provided.</p>

Part 6: Supporting information

Building matters in a planning scheme

Planning schemes must not include provisions about building work unless permitted by sections 32 and 33 of the *Building Act 1975*. While a planning scheme can regulate localities where a structure can be built and what style it should take; it is the role of the Building Assessment Provisions (BAPs) to regulate how it is built. BAPs, such as those in the Queensland Development Code (QDC) or the Building Code of Australia, should not be included in a planning instrument unless they are for matters prescribed under a regulation. For example, although the QDC contains BAPs to address flood hazard, section 13 of the Building Regulation 2006 states that a planning instrument may designate a flood hazard area and a freeboard more than 300mm. Local governments may also propose alternative standards for setbacks, site cover, height and other amenity issues through their planning schemes, as permitted under the provisions of the *Building Act 1975*.

Where matters relating to building works that are not BAPs are required to be assessed against a planning scheme (e.g. demolition of housing identified in a character heritage overlay), a certifier must wait for a separate development permit to be given by the local government before issuing a building works approval.

Adaptable housing

Building and planning instruments influence adaptable housing. Building matters relevant to adaptable housing include accessible entry to the house by use of external ramps. Other measures include adaptable floor plans that can be changed easily as the needs of the occupants change due to age, illness or injury. However, the planning system also plays a pivotal role in facilitating adaptable housing outcomes through land-use planning and the development assessment process.

To ensure dwellings can be adaptable, planning may regulate matters external to the dwelling including emergency vehicle access from the road to the building. Planning can also address provisions such as outdoor living spaces, parking and maneuvering for vehicles on-site.

Identification of building assessment provisions in a scheme

A local government planning scheme may include content for administrative matters it wishes to clarify for the planning scheme area. It is recommended that a section be included to provide a quick reference for building certifiers and other practitioners to locate the BAPs in the scheme when undertaking building assessment work. Below is an *example* of how a local government may identify BAPs in their scheme:

Table 7: Example BAPs in a planning scheme

Building Assessment Provision	Planning Scheme Part
Outdoor living space requirements	9.2.3.5 – Residential Design Code, PO/AO4
Alternative boundary clearances	6.1.2 – Low density residential zone code – PO/AO2 6.1.3 – Medium density residential zone code – PO/AO2
Floor level heights of habitable rooms on land liable to flooding	8.2.3.3 – Flood Hazard Overlay code
End-of-trip facilities for major developments	9.2.3.8 – Transport Code, PO/AO7

Local governments are encouraged to include an editor's note in assessment tables that include BAPs to state that acceptable outcomes are alternative provisions for the purposes of the QDC (as per section 33 of the *Building Act 1975*).

For further information regarding building provisions in planning schemes, refer to the Department of Housing and Public Works (DHPW) fact sheet on their website.

References, industry guidelines and technical resources

The below resources are provided for advisory purposes and it is important that local planning instruments do not include provisions about building work unless permitted under the *Building Act 1975*.

Housing innovations

The innovations presented in the document have been developed by Economic Development Queensland (EDQ), which is responsible for the planning and development of Priority Development Areas (PDAs) including both planning and building matters. The document demonstrates how housing diversity and affordability can be achieved through diversity in lot size.

Refer to: www.edq.qld.gov.au/resources/brochure/design/housing-innovations.pdf

- *PDA guideline no. 2 – Accessible housing*

This guideline outlines standards for planning and design of accessible housing in Priority Development Areas (PDAs) in Queensland. The guideline is intended to complement the Livable Housing Design Guidelines.

Refer to: www.dilgp.qld.gov.au/resources/guideline/pda/guideline-02-accessible-housing-may2015.pdf

- *PDA guideline no. 5 – Neighbourhood Planning and Design*

Refer to: www.dilgp.qld.gov.au/resources/guideline/pda/guideline-05-neighbourhood-planning-may2015.pdf

- *PDA guideline no. 6 – Street and Movement Network*

Refer to: www.dilgp.qld.gov.au/resources/guideline/pda/guideline-06-st-movement-network.pdf

- *PDA guideline no. 9 – Centres*

Refer to: www.dilgp.qld.gov.au/resources/guideline/pda/guideline-09-centres-may2015.pdf

- *PDA guideline no. 10 – Industry and Business Areas*

Refer to: www.dilgp.qld.gov.au/resources/guideline/pda/guideline-10-industry-and-business-may2015.pdf

- *PDA practice note no. 5 – Lot mix and yield in integrated residential developments*

Refer to: www.dilgp.qld.gov.au/resources/guideline/pda/practice-note-05-lot-mix-yield.pdf

Livable Housing Design Guidelines

These voluntary guidelines outline the three levels of performance that can be applied to all new residential development to make it accessible:

Refer to:

http://livablehousingaustralia.org.au/library/help/Livable_Housing_Design_Guidelines_Web1.pdf

Universal Housing Design Booklet

Part of the Smart Housing initiative, this booklet provides information on how to achieve universal design (adaptable housing). Most of the booklet is concerned with the internal design and features of a dwelling that are building matters.

Refer to:

www.hpw.qld.gov.au/SiteCollectionDocuments/UniversalHousingDesignBooklet.pdf

- *PDA guideline no. 1 – Residential 30*

This guideline presents principles and provisions for planning, design and delivery of mixed-residential development to help create diverse and affordable communities with a maximum of 30 dwellings per hectare. The guideline was prepared for development that occurs in PDAs administered by EDQ and includes both planning and building matters.

The planning matters relevant to local government include:

- neighbourhood design including integration with existing neighborhoods and consideration of local conditions
- lot size and design including diversity of lot sizes, and balancing a mix of lot sizes
- lot orientation
- street design
- park design.

Refer to www.dilgp.qld.gov.au/resources/guideline/pda/guideline-01-res-30-may2015.pdf

Non-Resident Worker Accommodation Guideline

The guideline is intended to assist in delivering high quality non-resident worker accommodation for the benefit of the occupants and the towns that host the accommodation. The guideline is applicable to development in PDAs under the authority of EDQ. It contains both planning and building elements, as EDQ has responsibility for both planning and building matters in PDAs.

Matters relevant to local government planning include:

- understanding the characteristics of the workers
- identifying suitable locations
- managing amenity impacts and achieving integration with the local community
- building heights and form
- site layout
- car-parking requirements
- landscaping, and recreation and open space
- use of the facility and changing circumstances over time
- provision of community infrastructure and services
- provision of physical infrastructure.

Refer to <http://dilgp.qld.gov.au/resources/guideline/pda/guideline-03-workers-accom-may2015.pdf>

Climate-sensitive urban design

- *Your home – Australia's guide to environmentally sustainable homes*

This is a guide to environmentally sustainable homes. Each climate zone has distinctly different design and construction requirements. This is to ensure building design is appropriate for the local climate, including passive design.

Refer to www.yourhome.gov.au/introduction/australian-climate-zones and www.yourhome.gov.au

- *Subtropical design in South East Queensland: A handbook for planners, developers and decision makers*

This handbook relates specifically to South East Queensland. It provides 12 design principles that can be applied to planning, and outlines ways local government can identify and adopt strategies to create urban environments that respond to sub-tropical climates.

Refer to http://www.eprints.qut.edu.au/40934/1/2011003087_Kennedy_ePrints.pdf

Affordable housing

Low to moderate income households are those defined as households in the lowest three quintiles of the income distribution. This definition is consistent with the measure first used in the 1991–1992 National Housing Strategy. A quintile is a statistical value that is used to group and rank the income of Queensland residents into five equal tiers or quintiles. Each quintile represents 20 per cent of a given population's income, with the first quintile representing the lowest fifth of all the income groups in Queensland. This can be used to illustrate the proportions/percentage of households that are in that income quintile. Quintiles are used to create cut-off points for a given population. The use of quintiles can also compare different geographic areas or incomes over time.

Promoting housing options in well-serviced locations

Table 6 below is intended as a guide for local governments in identifying approximate locations that can enable the identified number and range of housing options needed by their community. The table can be adapted to the applicable local government area. For example, a larger local government (dealing with significant existing and expected future housing issues) may choose to expand upon the table to suit their level of complexity. Conversely, smaller local governments should adapt the table to the equivalent services and land uses of their local area as relevant.

Table 6: Well-serviced location levels and range of housing options

Location types	Example services and land uses	Range of housing options
<p>Local Low-level public transport and/or a small range of local services</p>	<ul style="list-style-type: none"> • Public transport with a low level of service, e.g. two to three services daily • Local shopping • Community uses • Small park • Educational establishment (e.g. state school) 	<ul style="list-style-type: none"> • Small–medium lot size (1 or 2 storey dwelling houses) with secondary dwellings and dual occupancies on medium-sized lots in frame area • Limited range of 2 storey dual occupancies and small-lot dual occupancy (duplexes) and multiple dwellings (multiplexes and small lot attached houses) near services and/or land uses • 1 or 2 storey community residences, relocatable home park/tourist parks, residential care facilities and retirement facilities
<p>Neighbourhood Medium-level public transport and/or a range of services that meet local and neighbourhood needs</p>	<ul style="list-style-type: none"> • Public transport with a medium level of service • Neighbourhood shopping centre • Health-care service • Medium–large park • State school • Small TAFE college • Small university 	<ul style="list-style-type: none"> • Small–medium sized lot (2 or 3 storey) dwelling houses and dual occupancies in frame area (secondary dwellings with medium sized lot dwellings) • 2 or 3 storey multiple dwellings (townhouses, mini-lot attached housing, walk-up flats) in core area. • 2 or 3 storey rooming accommodation in suitable areas, e.g. in close proximity to neighbourhoods near small university • 1 to 3 storey residential care facilities and retirement facilities depending on location.
<p>High-level public transport and/or a range of services that meet district and regional needs</p>	<ul style="list-style-type: none"> • Public transport with a high level of service • District shopping centre • Regional shopping centre • Central business district • Public hospital • Large park • Large TAFE • Large university 	<ul style="list-style-type: none"> • Small lot (2 or 3 storey) detached housing, dual occupancies (duplexes) and attached housing on mini lots, townhouses, walk-up flats, residential care facilities and retirement facilities in frame areas. • Multi-storey rooming accommodation in suitable locations. • 4-plus storey multiple dwellings (apartment buildings) rising in scale with increasing proximity to key services, centres or standalone uses.

Preparing a housing needs assessment

A housing needs assessment can provide local governments with a framework for responding to housing matters. It can be used to estimate the required quantities of different dwelling types, sizes and tenures (housing options) to meet existing and future housing needs in the local government area over the life of the planning scheme. DHPW can provide additional information and advice to assist with the preparation of a housing needs assessment.

A local government’s approach to a housing needs assessment should be determined by the size, growth and affordability pressures on their housing market and the envisaged implications for the social and economic wellbeing of their community. The scope of the assessment depends on the scale and complexity of the needs of the relevant local

government. It may provide an in-depth analysis of housing issues at the level of the entire local government area, or the local government may use it for smaller geographical areas or special needs groups. The key data sources may be applied for either scale of analysis.

A housing needs assessment will involve analysing and identifying the following elements:

- Element 1: Community profile (demographic, economic and social data)
- Element 2: Housing market characteristics (including social housing supply)
- Element 3: Housing needs and demand characteristics.

Element 1: Community profile

Local government is recommended to consider the following points:

- A variety of housing options are needed to accommodate a range of household types and sizes – for example, single person, family, people with disability, share households and ‘empty-nesters’.
- The range of household types, sizes, ages and activities in a local government area (LGA) will change over time.
- Housing need, demand and supply in a community are influenced by household incomes and housing diversity and affordability levels.
- The size, growth and affordability pressures on the housing market and the implications for the social and economic wellbeing of their community.

Element 2: Housing market characteristics

Some important market considerations include:

- Median household income and household income distribution across the LGA.
- Median dwelling prices for a range of housing types appropriate to local socio-economic indicators and household types.
- Housing supply trends relative to projected population growth.
- Existing supply of social and affordable housing relative to the number of low to moderate income households.
- Existing supply of lower cost accommodation such as rooming houses, hostels and caravan parks.
- The proportion of low to moderate income households paying more than 30 per cent of gross income on housing costs.
- Rental dwellings can offer households a cheaper housing option than seeking to purchase a dwelling. Calculators can be used to identify the relative costs of these options for households. Planning schemes cannot control tenure, although indirectly the planning scheme could influence tenure via zoning and development parameters, which may vary the cost of delivering housing and influence investor interest over principal place of residence pursuers.
- Make allowances for certain factors in the market, such as:
 - vacant rental stock market (nominal 3 per cent) and recent vacancy rate trends
 - vacant new purchase and refurbishment housing stock
 - the loss of housing stock on sites being redeveloped in existing areas
 - dwelling stock functioning as holiday/secondary accommodation.

Element 3: Housing needs and demand characteristics

Housing needs and demand characteristics are the range of housing required for the diverse household sizes and types that make up the existing and future community. This diversity reflects:

- life cycles of households and their different and changing housing needs over time

- different workforce occupations and changing socio-economic circumstances over time
- the needs of people with a disability
- households with needs for short-term and emergency housing, including boarding houses, hostels and shelter accommodation.

Preparing a housing needs assessment

Table 7 describes the elements, relevant profiles and sources of data of a housing needs assessment. This will assist in establishing the housing need, demand, supply and affordability characteristics of the community.

Table 7: Elements of a housing needs assessment and relevant datasets to consult

Element	Component of the profile	Name of profile and source of data
Community profile (demographic, economic and social)	Household profile	Household type profile (QGSO, QRD, ABS time series profile [TSP] 14 data) Household type projections (QGSO, QRD data) Population age profile (QGSO, QRD, ABS TSP 03 data) Estimation of persons with a disability (ABS)
Housing market characteristics	Dwelling type and dwelling tenure profile and trends New dwelling supply profile and trends Dwelling affordability profile and trends	Dwelling tenure profile (QGSO, QRD, ABS TSP 18 data) Dwelling tenure by dwelling type (QGSO, QRD, ABS TSP 18) Dwelling type by household type (QGSO, QRD, ABS TSP 14 data) Dwelling type profile (QGSO, QRD, ABS TSP 14 data) Dwelling type by bedrooms (QGSO, QRD, ABS BCP 36 data) Non-private dwelling profile (DHPW, ABS data) Dwelling approval trends (QGSO, QRD, ABS data) Number and type of private rental dwellings (DHPW, Residential Tenancies Authority [RTA] data) Median rent levels by bedroom size (DHPW, RTA data) Rental vacancy trends (DHPW, SQM research data) First home purchase affordability DHPW, Queensland Valuation and Sales [QVAS] data) New house and land purchase price (QGSO data)
Housing need and demand characteristics	Housing need characteristics	Occupied and non-occupied dwelling profile (ABS Quickstats data) Existing housing consumption/need (expanded) (DHPW, ABS, QGSO data) Existing housing consumption/need (expanded income and age groups) (DHPW, ABS, QGSO data) Housing consumption (expanded detail) (DHPW, ABS, QGSO data)

Element	Component of the profile	Name of profile and source of data
		Housing register profile (DHPW data) Projected indicative need for all dwellings (DHPW, ABS, QGSO data) Projected indicative need for small dwellings (DHPW, ABS, QGSO data) Projected indicative need for large dwellings (DHPW, ABS, QGSO data) Projected indicative need for dwellings by expanded household and income type (DHPW, ABS, QGSR data) Dwelling projections 2006–2031(QGSR data) Underlying demand for new dwellings 2006–2031(QGSR data) Household type/income and housing need profile (DHPW, ABS, QGSR data)

When using the data sources, it is important to recognise:

- Good practice in this field will continue to evolve and the availability of data sets will change over time. Local governments are encouraged to be proactive in their dataset collection and review the currency of their dataset at appropriate intervals.
- Comparing data from different sources may not be possible due to the different methodology or source data used.
- Some data may become outdated as the next census data collection or compilation period approaches.
- Small local governments managing development in small townships with limited projected growth and good relative housing affordability should consider using available standard community profile data to respond to this policy, i.e. QGSO standard community profile data and Quickstat community profiles from the ABS website.
- Larger councils (which may be experiencing significant housing issues) should also use more specialised data inputs, inclusive of industry input, and consider identified housing options and planning provisions capable of underpinning land and development costs per dwelling that will facilitate their delivery.

Output of housing needs assessment – devising required housing options

The final and intended output of the housing needs assessment is to estimate the housing options needed by existing and future communities over the life of the planning scheme. This requires a comparison between the community profile and the housing market and housing needs data in terms of the following:

- Identify an indicative range of land-cost locations for accommodating different dwelling types, sizes and tenures suited to their diverse household types, sizes, incomes and abilities.
- Identify and estimate the quantity and range of housing options that respond to the identified housing needs, including an indicative range of land cost locations for these housing options.
- Identify and estimate the quantity of dwelling types and tenures that best match the needs of existing and future occupants of each household type identified in the local government community profile.
- It is recommended that household type projection, household type/income profile, household and dwelling size mismatch and dwelling type/size price point data play an

important role in identifying the estimation of housing options required by the community with the local government region.

Through these comparisons, identify where disparities between what the community profile (and associated data) indicates is needed now and what the current and planned housing supply is proposed to be in the future. DHPW can assist local governments to interpret and explain significant demographic (community profiles) and housing supply disparities.

Disparities found through this comparison can be grouped into the following categories:

- small dwellings (two or fewer bedrooms) – suitable for a ‘small household’, for example a lone person, couple, couple with dependent child or adult, lone parent with dependent or non-dependent child and group (two-person) households
- large dwellings (three or more bedrooms) – a ‘large household’, for example a couple with two or more dependent children, lone parents with two or more dependent children, group (three or more persons) and all other remaining households.

The housing needs assessment may identify that there is a ‘mismatch’ between indicative need of dwelling types (small or large dwellings) and existing housing. This mismatch indicates how supply is meeting the identified housing needs of the community. If a housing mismatch is identified, this is where it is important to create opportunities to ensure that there is a sufficient supply of under-supplied housing to respond to a diversity of housing needs.

Locating housing to facilitate access needs

Households with particular access needs should be integrated across the urban area in locations that meet their needs. Table 8 assists local governments to determine the locational needs for housing of various types.

Table 8: Locational characteristics of housing types

Housing type	Characteristics of household	Typical locational needs
Adaptable housing	People with a disability, people with a mobility impairment, older households, young families with mobility devices	<ul style="list-style-type: none"> • Proximity to a regular public transport service • A town centre, school, childcare and community centre within reasonable distance • Close to social support and medical services relevant to their needs. • Well integrated into the community • Avoids areas with steep gradients that impair mobility of people with disability
Boarding housing	Single people, young people, people with an intellectual disability, seasonal workers, and/or travellers	<ul style="list-style-type: none"> • Easy walking distance to regular public transport service and convenience shops • Access to bicycle and pedestrian paths • Close to social support services and medical services relevant to resident

Housing type	Characteristics of household	Typical locational needs
Aged persons' housing	Couple/single household and/or independent/supported living arrangement	<ul style="list-style-type: none"> • Aged persons' housing located to be part of the community, with access to public transport, shops and community services • Safe and climactically comfortable walking distance (<800 m on level terrain or <400 m on hilly terrain) or bus ride to local shop, post office, chemist, newsagent, hairdresser, park, post box, church and community facilities (e.g. seniors centre, library) • Easy walking distance to regular public transport service (<400 m on level terrain or <200 m on hilly terrain) to town centre, medical services, hospital, cinema, sporting facilities and adult education • Balance the provision of separate aged housing with opportunity for integration and interaction with the broader community.
Caravan and relocatable home parks	Permanent residents, short-term residents, seasonal workers and/or travellers.	<ul style="list-style-type: none"> • Easy walking distance to a regular public transport service, a convenience shop • Access to bicycle and pedestrian paths • If expected to support permanent residents, walking distance to a primary school and local community facilities (e.g. local park and community centre) • Close to social support services and medical services relevant to resident

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