

Brisbane's Housing Supply Action Plan



Dedicated to a better Brisbane

**Brisbane City Council's plan
to get more homes built sooner**



Making it easier for industry to build more housing sooner

As Brisbane continues to experience significant growth, Brisbane City Council is focused on ensuring residents have opportunities to live in a home and location that is right for them while still enjoying our enviable subtropical lifestyle.

Planning for well-designed housing with appropriate access to transport and facilities is critical to our city remaining an affordable and sustainable place to live.

Right now, urgent action is needed to reduce building costs to deliver more housing.

Brisbane's Housing Supply Action Plan will support the implementation of Council's housing strategy, Brisbane's Sustainable Growth Strategy, through targeted actions to address short-to-medium-term housing supply.

These actions form part of Council's Housing Supply Statement in response to the draft ShapingSEQ 2023 Update. Through the statement, the Queensland Government has asked local governments to address:

- where are the areas of primary concern in achieving the dwelling supply targets, and why?
- what can local government do differently to help achieve the identified targets?
- what does local government require from the state government to assist?



Population growth

+



Rising construction costs and skills shortages

+



Limited greenfield options

=



Lower housing supply

Housing supply challenges

Housing affordability, supply and choice have been strongly impacted by a complex set of economic conditions. Although Council has approved more dwellings, rising building costs, global supply issues and labour shortages have slowed construction.

Importantly, single persons and couples with no children make up more than half of all households, but less than one-third of housing is one- and two-bedroom homes.

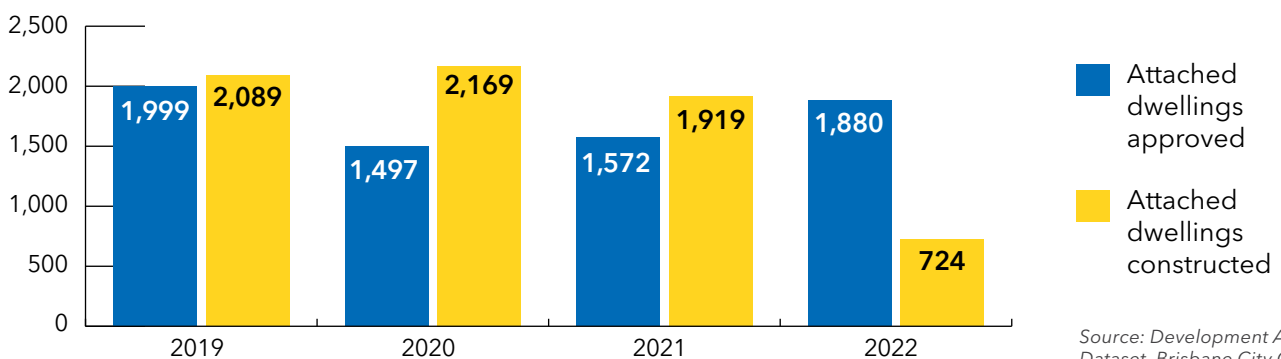
Through Brisbane's Housing Supply Action Plan, Council will make it easier to construct attached dwellings to deliver quality, affordable and well-located housing. This will include reduced infrastructure charges for the delivery of studio, one- and two-bedroom apartments across both build-to-rent and build-to-sell developments.

While all of Brisbane will grow, initiatives under the action plan will be concentrated in smaller, targeted areas. These areas are already planned for higher density living and include high density residential, principal and major centres, and mixed use (inner city) zones. Reducing infrastructure charges will help reduce construction costs and achieve more housing in key growth areas with good access to high-frequency public transport, jobs and facilities.

By growing up, not out, Brisbane can unlock more housing while protecting our suburban lifestyle.

Attached dwelling building approvals and construction

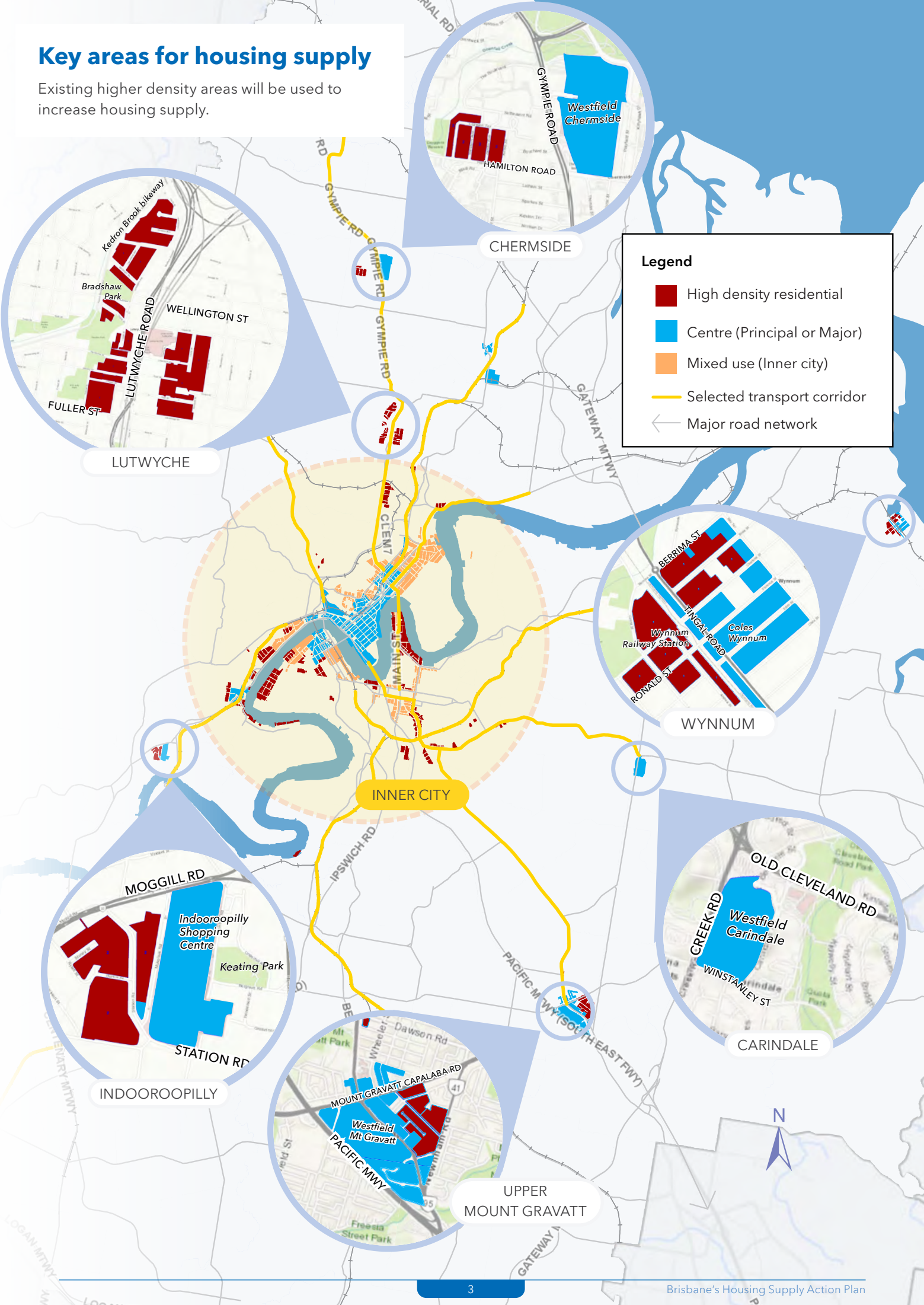
Council approval of attached dwellings for construction has almost returned to pre-pandemic levels, but industry completion of these buildings has declined over the same period.



Source: Development Activity Dataset, Brisbane City Council.

Key areas for housing supply

Existing higher density areas will be used to increase housing supply.



ACTIONS

Guiding sustainable growth

Creating new homes and jobs through precincts

Through 84 neighbourhood plans, Brisbane has more than a decade of supply awaiting development. To unlock more housing supply, Council has shifted its focus to smaller precinct areas, including:

- inner-city renewal, such as 10,000 homes proposed for the Kurilpa Sustainable Growth Precinct
- suburban renewal precincts that will unlock underutilised land in well-located areas
- working together with property owners on their proponent-led precinct planning.

Facilitating well-designed homes

To ensure new homes continue to meet community needs, Council is facilitating sustainable subtropical design through the *Brisbane Green Buildings Incentive Policy*, *Brisbane Universal Housing Design Incentive Policy* and other design-led city initiatives.

Increasing long-term housing availability

Council has introduced the *Brisbane Build-to-Rent Incentive Policy* to defer the infrastructure costs of building dedicated long-term rental accommodation.

To encourage more short-term housing back to the long-term rental market, Council has also established the Short-term Accommodation Taskforce and added new rating categories for temporary accommodation.

Working with other levels of government

Social and affordable housing investment

Council will continue to advocate for greater investment by the Queensland and Australian governments in social and affordable housing.

Construction industry support

To support construction feasibility, Council will advocate for greater assistance for the housing construction industry such as stamp duty and land tax concessions and addressing the skills gap through government-funded apprenticeships.

New actions to unlock housing supply

Incentivising housing supply

In response to changing household sizes and needs, Council will commit support for more housing through a new *Brisbane Housing Supply Incentive Policy*. This policy will be available to both build-to-rent and build-to-sell developments constructed within four years of development approval.

The policy will reduce infrastructure charges over a defined period for the construction of studio, one- and two-bedroom apartments in well-serviced growth areas. The policy includes reductions of:

- 75% for eligible developments approved between 1 January 2022 and 31 August 2023
- 50% for eligible developments approved between 1 September 2023 and 30 June 2025
- 100% for community housing providers.

Fast tracking assessment

To support construction of more housing sooner, Council will also expand its dedicated build-to-rent assessment unit. This specialist team will also fast-track approval of well-made code assessable development and change applications eligible for the *Brisbane Housing Supply Incentive*.

Growing up, not out

Growing up, not out, will protect Brisbane's unique suburban neighbourhoods while facilitating more well-designed housing in areas close to jobs, transport and facilities. In consultation with the community, Council will work with the Queensland Government on expedited planning processes to enable increased building heights within key centres and public transport corridors.

Reducing the cost to build new housing

In consultation with the community, Council will progress options to lower car parking requirements for attached dwellings in inner-city growth areas. This will reduce construction costs, provide more space for housing, encourage greater public and active transport use, and reduce congestion across our city.

State delivered infrastructure

Council will continue to advocate for Queensland Government commitments for the early delivery of essential infrastructure such as transport, schools and hospitals to support growth.

State planning reform

To unlock housing sooner, Council will work with the Queensland Government on planning reform. This includes an expedited planning scheme amendments process, developing a more responsive infrastructure charges system and new definitions for build-to-rent and affordable housing.