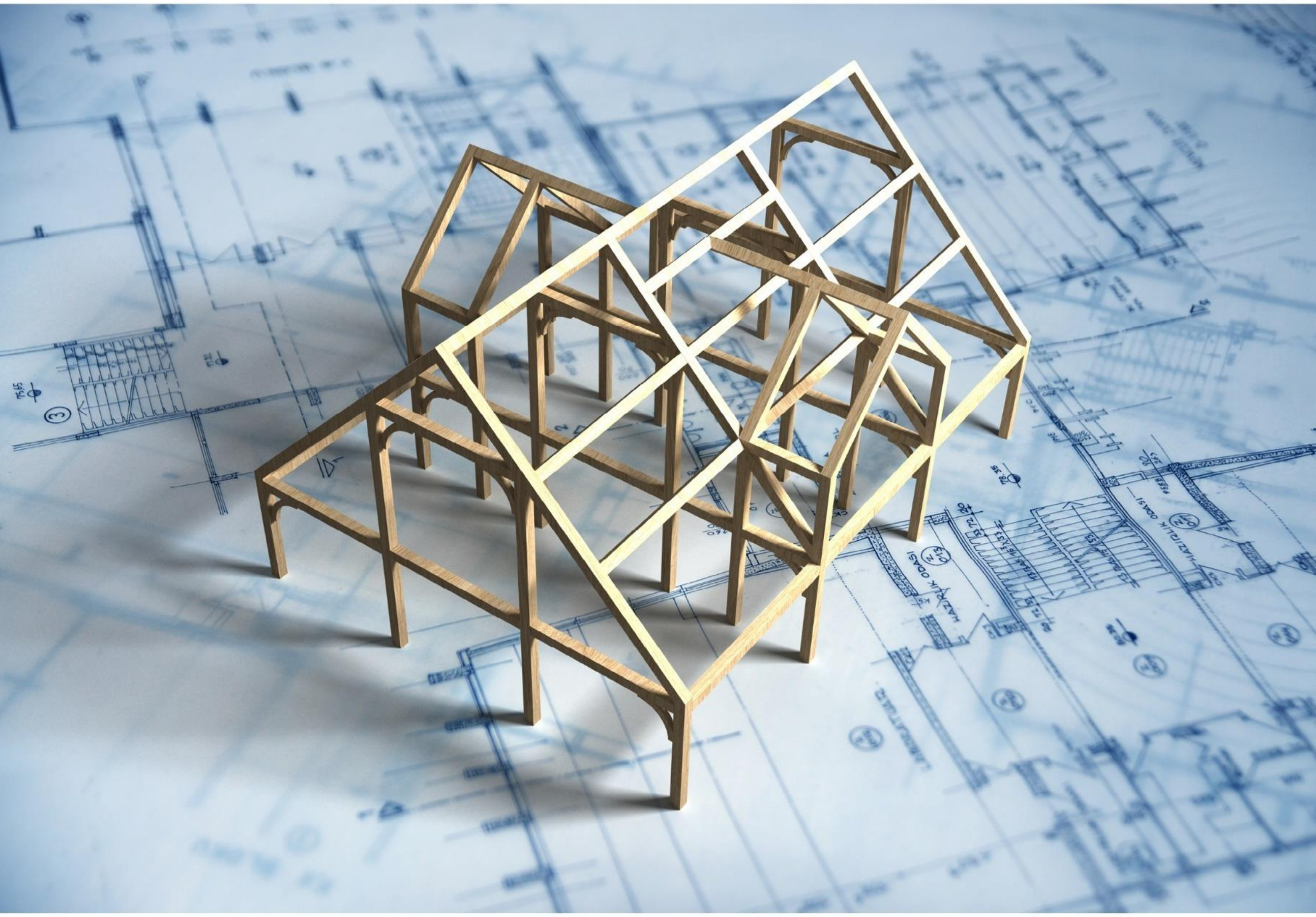
Queensland
Government

National Planning Reform Blueprint

Queensland July 2025

progress report



National Planning Reform Blueprint: Queensland Progress Report July 2025

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Interpreter

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Disclaimer

In Queensland, following the State General Election on Saturday 26 October 2024, a new government was formed. Information in this progress report reflects the initiatives from the incumbent government. Information in this publication is based on project status in May 2025, and is subject to change.

Contents

Measure 2

Planning Ministers will report to National Cabinet on state, regional and local strategic plans before 1 March 2024 that reflect their jurisdiction's share of housing supply targets agreed by National Cabinet and links with infrastructure pipelines.

How Queensland's strategic plans will deliver on housing supply targets

The Queensland Government is committed to securing housing for Queenslanders. The Government's *Securing our Housing Foundations* Plan sets a target of deliver 1 million new homes by 2044, with 53,500 homes dedicated to social and community housing. The plan also includes implementation initiatives to support reaching these targets to both the Housing Accord and the Planning Reform Blueprint. Implementation initiatives intended to support Queensland to meet its housing target are discussed under the relevant blueprint measures.

When preparing and amending local planning schemes, the 77 Local Governments in Queensland are required to consider and balance state interests set out in the State Planning Policy 2017 and regional plans and undertake consultation with their communities. The State Planning Policy guidance material for Housing Supply and Diversity outlined under Policy 3, provides that planning schemes should facilitate a diverse, affordable and comprehensive range of housing in accessible and well-serviced locations.

Regional Plans

Supporting the delivery of Queensland's targets under the *Securing our Housing Foundations* plan is a commitment to develop new regional plans which cover every corner of the State, in conjunction with infrastructure plans that protect the lifestyle of our communities and appropriately cater for growth. This includes a review of all 13 regional plans currently in place across Queensland. The Queensland Government will partner with local government when reviewing or developing regional plans, engaging closely with First Nations peoples, the community, and key industry/sector groups to ensure a balance of interests are considered.

Far North Queensland

The Far North Queensland (FNQ) Regional Plan is substantially advanced with key stakeholders reviewing the draft policy and maps. This draft plan will identify responses to ongoing and emerging housing challenges in the region. The FNQ region encompasses eight (8) Local Government Areas (LGA) including Carins, Cassowary, Douglas, Etheridge, Mareeba, Tablelands, Wujal Wujal, and Yarrabah.

South East Queensland (SEQ) growth monitoring

The Growth Monitoring Unit within the Department of State Development, Infrastructure and Planning (DSDIP) is responsible for tracking progress against SEQ dwelling supply and *ShapingSEQ* housing and economic policy. This includes tracking progress against the dwelling supply targets in

ShapingSEQ. The Growth Monitoring Unit also tracks development activity across SEQ as at 31 December for the previous year.

Annual Land Supply and Development Monitoring (LSDM) reports have previously been publicly disseminated from 2018 through to 2021. Work on a 2024 SEQ Growth Monitoring Report is currently underway with a final position paper on the new approach to SEQ growth monitoring publicly released in May 2025.

Local strategic plans

Local Governments are encouraged to undertake a housing strategy that identifies and undertakes an in-depth analysis of the local growth pressures and existing and future housing needs in the LGA and be founded on a clear evidence base. The completion of a housing strategy will provide a finer grain detail about the likely housing need, including the required quantities of different dwelling types, sizes, tenures and affordability levels to best cater to the projected resident demographics and socio-economic characteristics in the LGA over the life of the housing strategy.

The Queensland Government is also providing funding to local governments to support planning scheme improvements for local housing supply.

Streamlining planning scheme amendment process

Under section 18 of the *Planning Act 2016* (Planning Act), Local Governments can establish a customised local planning scheme amendment process in collaboration with the Queensland Government, allowing for shorter assessment and decision timeframes compared to standard processes.

The Queensland Government has prepared new guidance material and templates to facilitate this streamlined local planning scheme amendment process, enabling local planning scheme amendments to be completed in as little as 3 to 12 months.

The Queensland Government's template Section 18 notice and guidance materials will assist local stakeholders in navigating the expedited planning scheme amendment process. Local Governments are encouraged to leverage this streamlined approach to fast-track amendments that align with housing outcomes.

Scheme Supply Fund (the Fund)

The Queensland Government has provided Local Governments access to $12.5 million of targeted, needs-based funding for strategic planning projects that result in local planning scheme amendments that promote housing supply and diversity. This will help Local Governments ensure schemes meet residents’ housing needs and unlock homes in the right locations.

The Fund helps to plan for housing supply at the grassroots by providing financial assistance to local governments for undertaking planning scheme improvements to meet their communities’ housing needs, deliver planning outcomes or facilitate housing outcomes in Aboriginal and Torres Strait Islander LGA.

The Fund is designed to assist with investigations and strategic planning activities such as housing needs assessments and master planning that will result in improvements through an amendment to a Local Government's strategic plan or local planning scheme. The aim is to remove regulatory barriers and identify key areas for development or redevelopment to unlock more homes on the ground sooner.

Priority Development Areas (PDAs)

The Queensland Government has declared 37 PDAs, with 36 currently operating after the February 2025 revocation of Moranbah. Once land is declared as a PDA, it enables the Queensland Government's land use planning and property development agency, Economic Development Queensland (EDQ), to take the lead as the planning authority to coordinate land use and infrastructure planning. The PDA process helps to cut red tape which improves land supply and gets new homes built sooner.

Waraba (formerly Caboolture West) is identified as a major expansion growth area in *ShapingSEQ*. The Waraba PDA was declared on 2 August 2024 and includes approximately 2,900 hectares of land enabling 30,000 homes for approximately 70,000 people in the Moreton Bay LGA. An Interim Land Use Plan (ILUP) is currently in effect. The Infrastructure Funding Framework (IFF) establishes interim infrastructure plans and charging policies to fund delivery of a range of local and state infrastructure and services required to support future development in the Waraba PDA. The ILUP and IFF applies to PDA applications in the Waraba PDA until such time as a Development Scheme, comprising a land use plan, infrastructure plan and implementation strategy takes effect. Public notification of the proposed Development Scheme is expected in April 2026.

The Southern Thornlands PDA was declared on 4 April 2025 and includes approximately 890 hectares of land enabling 8,000 homes for approximately 20,000 people in the Redland LGA. An ILUP, that includes an Early Release Area for 800-900 homes, and IFF are currently in effect. Public notification of the proposed Development Scheme is expected in February 2026.

A further PDA is proposed for North Harbour, in the Moreton Bay region. The PDA will enable more than 3,700 new homes with up to 200 homes to be built in an early release area while the more detailed planning for the rest of the PDA is undertaken.

Measure 3

Planning Ministers will undertake planning, zoning, land release and other reforms, such as increasing density, to meet their jurisdiction's share of housing supply targets agreed by National Cabinet.

Summary of planning reforms

Planning Regulation Amendments to unlock church and charity-owned land for community housing

The Queensland Government has amended the state's planning framework to unlock church and charity-owned land for community housing, with changes taking effect from 20 December 2024. Key changes include amending the Planning Regulation 2017 to:

- Make it clear that a registered not-for-profit or a religious organisation registered with the Australian Charities and Not-for-profits Commission are now eligible for the Ministerial Infrastructure Designation (MID) assessment pathway.
- Introduce new provisions to allow existing church and charity dwellings such as caretaker residences and presbyteries to be repurposed as housing without the need for a development application.
- Amend the purpose of the State-wide Community facilities zone to identify that 100 per cent affordable housing on church and charity-owned land as acceptable in the zone.

As part of the amendments made to the planning framework, a streamlined MID pathway for social and/or affordable housing has also been introduced with supporting materials.

The changes are aligned to the government's commitment to scale up the supply of housing stock across the state, meeting the demands of Queensland's growing population.

Also see: Measure 6 - *Streamlined Ministerial Infrastructure Designation process for Social and Affordable Housing*

Streamlined Development Assessment

The State Facilitated Development (SFD) pathway was introduced under the former Government commenced on 22 July 2024, following the proclamation of *the Housing Availability and Affordability (Planning and Other Legislation Amendment) Act 2024* (HAAPOLA). This included consequential amendments to the Planning Act, Planning Regulation, and the Development Assessment Rules (DA Rules).

Working closely with Local Governments, the SFD pathway offers a streamlined planning approval process for residential led proposals. It targets applications that include affordable and/or social housing to incentivise sensible growth in the right locations.

The following developments have been approved under the SFD program, in consultation with Local Governments and communities:

- On 6 February 2025, following consultation with the local government and community, the first SFD application was approved by DSDIP, in Toowoomba City. The approved development, to be managed by community housing provider BHC, features 75 residential dwellings across 7 storeys, with 75 per cent of the units dedicated to social and affordable housing. The approval was issued in 63 business days.
- In consultation with the Local Government, a second SFD application was approved on 19 February 2025, the Woolloongabba development application was approved and will deliver 440 residential units across 35 storeys, with 22 per cent of the total units to be dedicated to affordable housing. The approval was issued in 48 business days.
- On 27 March 2025, the Wakerley development application was approved and will deliver 44 well-located town homes, with 88 per cent allocated as affordable housing.
- On 11 April 2025, the Indooroopilly development application was approved and will deliver 478 new homes, with 20 per cent allocated as affordable housing.
- On 19 May 2025, the Milton development application was approved and will deliver 304 new homes, with 15 per cent allocated as affordable housing.
- On 30 June 2025, the Forest Lake development application was approved and will deliver 150 homes, with 15 per cent allocated as affordable housing.

This Government is committed to resetting the planning partnership with local communities and councils. This approach prioritises protecting the lifestyle of existing residents while ensuring growth is managed responsibly and sustainably. The SFD process is not an alternate assessment pathway, but rather a mechanism that enables the State to support Local Governments in progressing complex or high-priority developments. It is particularly useful in cases where planning resources are limited or where comprehensive assessments require the expertise of State planners. This collaborative approach ensures that both State interests and local priorities are effectively integrated into the planning assessment process for proposals deemed suitable for SFD. By working closely with local governments, the State ensures that desired planning outcomes are identified early, streamlining the overall assessment process.

Key updates to the SFD pathway include:

- **Mandatory Local Government Support**: Formal written support from the relevant Local Government is now a mandatory requirement before an SFD declaration can be made. This ensures alignment with local priorities.
- **Updated Eligibility Criteria**: The State will amend the *Planning Regulation 2017* to revise SFD eligibility criteria. Notably, the requirement to comply with the affordable housing definition will be removed, allowing a broader range of housing projects to be considered.

Residential Activation Fund (RAF)

The RAF is a $2 billion fund dedicated to accelerating the delivery of critical trunk and essential infrastructure, which is fundamental to activating new residential developments. The RAF will be delivered over four years from 1 July 2025, with 50 per cent of the funds invested outside of South East Queensland (SEQ). The types of infrastructure funded under the RAF may include power supply and connections, water supply, sewerage, stormwater, and transport.

Program Guidelines for Round 1 were published on 21 March 2025 and Round 1 applications closed on 23 May 2025. Due to the significant number of applications received for Round 1, the original allocated funding of $500 million was double to $1 billion in the recent 2025/26 Budget. 34 projects have been announced to date, unlocking 46,800 homes.

Incentivising Infill Development Fund

The $350 million Incentivising Infill Development Fund (the Fund) is designed to improve the financial viability of residential developments that promote increased housing density and diversity in underutilised areas with existing services and infrastructure. The Fund offers targeted support with relief from infrastructure charges and development assessment fees.

The Fund opened on 10 June 2024 and was closed after significant interest on 27 June 2024, when funding sought by the lodged applications exceeded the available $350 million allocation (applications reached $350.54 million).

162 applications were approved under the fund, representing an estimated $225 million, fast-tracking the delivery of approximately 10,000 new homes.

As of 28 May 2025, 100 funding agreements have been executed.

Also see: Measure 6 - Incentivising Infill Development Fund

Land acquisition and infrastructure delivery

HAAPOLA established the authority for the Queensland Government to acquire land or an easement, or to create a new easement, to deliver development infrastructure under the Planning Act. These powers enable the Queensland Government to acquire land, even when there is a benefit for private entities such as developers or landowners. Consequently, the Queensland Government can procure land and/or create easements for critical infrastructure, such as water, transport, parks, and community facilities, to facilitate timely development in support of Local Governments.

DSDIP, in partnership with local government, has identified a portfolio of sites where it can support land acquisition and fund vital infrastructure to facilitate development fronts.

Two pilot projects, located in Pallara, Brisbane City Council LGA and Logan Reserve, Logan City Council LGA, are currently being pursued by DSDIP that will facilitate the construction of stormwater and sewerage connections. These projects have the potential to unlock 950 new homes. Should these pilot projects prove successful, DSDIP has identified additional sites that could help unlock the potential delivery of a further 2,000 homes across multiple LGAs in SEQ.

New PDAs

The Southern Thornlands PDA was declared on 4 April 2025 and includes approximately 890 hectares of land enabling 8,000 homes for approximately 20,000 people in the Redland LGA. An ILUP, that includes an Early Release Area for 800-900 homes, and IFF are currently in effect. Public notification of the proposed Development Scheme is expected in February 2026.

The North Harbour and Mount Peter PDAs in Burpengary East and Southern Cairns respectively were also declared on 30 July 2025, unlocking at least 22,200 homes in important growth areas across the State.

Catalyst Infrastructure Fund (CIF)

The CIF was established in 2022 by the Queensland Government and provided $171.2 million in funding to help unlock land for housing in areas experiencing growth pressures. This investment is expected to unlock 59,000 residential lots in PDAs, supporting the construction of essential infrastructure such as trunk roads and water and sewerage systems. The CIF funds are repayable loans provided on a co-funding basis whereby the developer must contribute a minimum 50 per cent of the cost of the agreed infrastructure with their own funds.

The recent 2025/26 Budget has allocated $151.9m over the next four years to continue the delivery of the Catalyst Infrastructure Fund.

Measure 4

Planning Ministers will identify well-located 'development ready' land before 1 March 2024, having appropriate regard to the protection of land with key attributes e.g. environmental or economic.

Key findings from a development ready land stocktake[1]

Existing PDAs

The Queensland Government will continue to release appropriate 'development-ready' land within existing PDAs:

- Sunshine Coast Council – Caloundra South PDA, 2,323.5 hectares, 20,000 dwellings.
- Logan City Council – Greater Flagstone PDA, 7,188 hectares, 51,500 dwellings.
- Logan City Council – Yarrabilba PDA, 2,222 hectares, 20,000 dwellings.
- Ipswich City Council – Ripley Valley PDA, 4,680 hectares, 48,750 dwellings.

Further to the above, the Waraba PDA was declared on 2 August 2024 and includes approximately 2,900 hectares of land enabling 30,000 homes for approximately 70,000 people in the Moreton Bay LGA.

As identified under Measure 2, the Southern Thornlands PDA includes approximately 890 hectares of land in the Redland LGA, including an Early Release Area for 800-900 homes.

Review of Regional Plans

In addition to developing new regional plans as identified under Measure 2, the Queensland Government is committed to review all 13 regional plans currently in place across Queensland, in conjunction with infrastructure plans that protect the lifestyle of our communities and appropriately cater for growth.

To facilitate the delivery of this work, the recent 2025/26 Budget has committed $31.3m to ensure that every regional plan is delivered within this term of Government.

The Queensland Government will partner with local government when reviewing or developing regional plans, engaging closely with the community, and key industry/sector groups to ensure a balance of interests are considered.

1 For the purpose of this report, it is assumed that development ready means land with infrastructure that is ready to sell and/or construct.

Also see: Measure 2 – Regional Plans

Measure 5

Planning Ministers will streamline approval pathways and prioritise planning control amendments to support diverse housing across a range of areas, including promoting medium and high-density housing in well-located areas close to existing public transport infrastructure connections, amenities and employment.

Zoning, planning and other amendments to support dense, well-located housing

Streamlining planning scheme amendment process

As outlined in Measure 2, the Planning Act allows Local Governments to establish a customised local planning scheme amendment process in collaboration with the Queensland Government, allowing for shorter assessment and decision timeframes compared to standard processes.

The Queensland Government's templates and guidance materials will assist local stakeholders in navigating the expedited planning scheme amendment process. Local Governments are encouraged to leverage this streamlined approach to fast-track amendments that deliver housing supply.

Also see: Measure 2 - Streamlining planning scheme amendment process

Scheme Supply Fund

As identified under Measure 2, the Queensland Government is providing funding to local governments to support planning scheme improvements for local housing supply.

The funding is aimed at assisting Local Governments with investigations and strategic planning activities that will result in improvements through an amendment to a Local Government's strategic plan or planning scheme, to reduce regulatory barriers and unlock more homes sooner.

Also see: Measure 3 – Scheme Supply Fund

Streamlined MID process for Social and Affordable Housing

As identified under Measure 3, the Queensland Government recently enacted changes to the planning framework to unlock church and charity-owned land for vital community housing.

One key aspect of these changes was to introduce new streamlined MID assessment option for social and affordable housing, where undertaken by not-for-profit and charitable organisations.

The streamlined MID is supported by the development of new operational guidance for industry which is targeted at reducing technical reporting, improving certainty for community housing proponents, and facilitating a new three-month streamlined assessment timeframe. MID proposals that meet the eligibility criteria, can expect a streamlined assessment and a decision within three months of lodgement.

DSDIP has already received applications for social and affordable housing that have sought to take advantage of the streamlined assessment process. The Planning Minister has approved one social and affordable housing project under the streamlined MID pathway, totalling 58 social housing units.

As of 2 May 2025, 12 more social and affordable housing projects are under assessment in various locations, including Gladstone, Gold Coast, Toowoomba, Townsville, Brisbane and Logan. If approved, these projects will provide a total of 505 units.

Also see: Measure 3 – Streamlined Ministerial Infrastructure Designation process for Social and Affordable Housing

Measure 6

Planning Ministers will create accelerated development pathways and streamline approval processes for eligible development types, particularly in well-located areas, including to support the rapid delivery of social and affordable housing.

Identifying barriers in development

PDAs

EDQ is pursuing a broad improvement program across policies, processes and systems to improve the timeliness of development approvals. An independent review has informed key pain points, opportunities and risks in the customer journey and work is underway to address these and improve the consistency, quality and timeliness of decision-making.

Barriers to delivering housing where development approvals have been granted

Incentivising Infill Development Fund (IIDF)

As identified under Measure 3, the Queensland Government has been undertaking assessment of the IIDF.

The provision of targeted support through infrastructure charges relief, also applies to approved development. The provision of this funding could enable the delivery of development that was not previously economically viable.

Also see: Measure 3 – Incentivising Infill Development Fund.

Residential Activation Fund (RAF)

As identified under Measure 3, the Queensland Government has recently introduced the RAF, aimed at accelerating the delivery of critical trunk and essential infrastructure that is fundamental to getting more homes built sooner.

Also see: Measure 3 – Residential Activation Fund

Reforms to development approvals

Reforms to social and affordable housing approval pathways

Streamlined Ministerial Infrastructure Designation process for Social and Affordable Housing

As identified under Measures 3 and 5, the Queensland Government recently introduced a new Streamlined MID option for social and affordable housing where undertaken by not-for-profit and charitable organisations, as part of the changes to the planning framework to unlock church and charity-owned land for vital community housing.

The streamlined MID is supported by the development of new operational guidance for industry which is targeted at reducing technical reporting, improving certainty for community housing proponents, and facilitating a new three-month streamlined assessment timeframe. MID proposals that meet the eligibility criteria, can expect a streamlined assessment and a decision within three months of lodgement.

Also see: Measures 3 and 5 - Streamlined Ministerial Infrastructure Designation process for Social and Affordable Housing

Measure 10

All levels of government will ensure the efficient use of government land, including the identification of surplus land suitable for housing and the delivery of best practice projects to support housing supply, diversity and affordability.

Well located Government land suitable for housing

Audit of surplus Government land

The Queensland Government conducted a comprehensive audit of surplus government land and buildings to identify potential residential sites following the 2022 Queensland Housing Summit.

This audit resulted in a shortlist of 27 large sites and a long list of 419 small sites. EDQ is responsible for investigating the 27 large sites on behalf of the Queensland Government.

EDQ's Priority Housing Pipeline includes government owned sites with barriers to development and completing ongoing investigations to unlock development potential on these sites. Currently, EDQ is actively progressing a number of sites including Lumina and Meadowbrook. Key initiatives include alternative funding pathways to support housing delivery or securing funding for infrastructure delivery to unlock these sites.

A further site identified through the land audit at Scarborough Street in Southport in the Gold Coast has funding approved for the delivery of around 200 homes for vulnerable Queenslanders.

Two further development sites being prepared for market processes with the capacity to deliver significantly more homes as part of a mixed-use housing precinct.

EDQ is undertaking development readiness activities on land within the Central Queensland University Rockhampton North campus. This is expected to facilitate the delivery of around 200 homes.

EDQ undertakes continuous review of surplus and underutilised Government-owned land and collaborates with landowner agencies to identify land suitable for housing that is no longer required for operational purposes.