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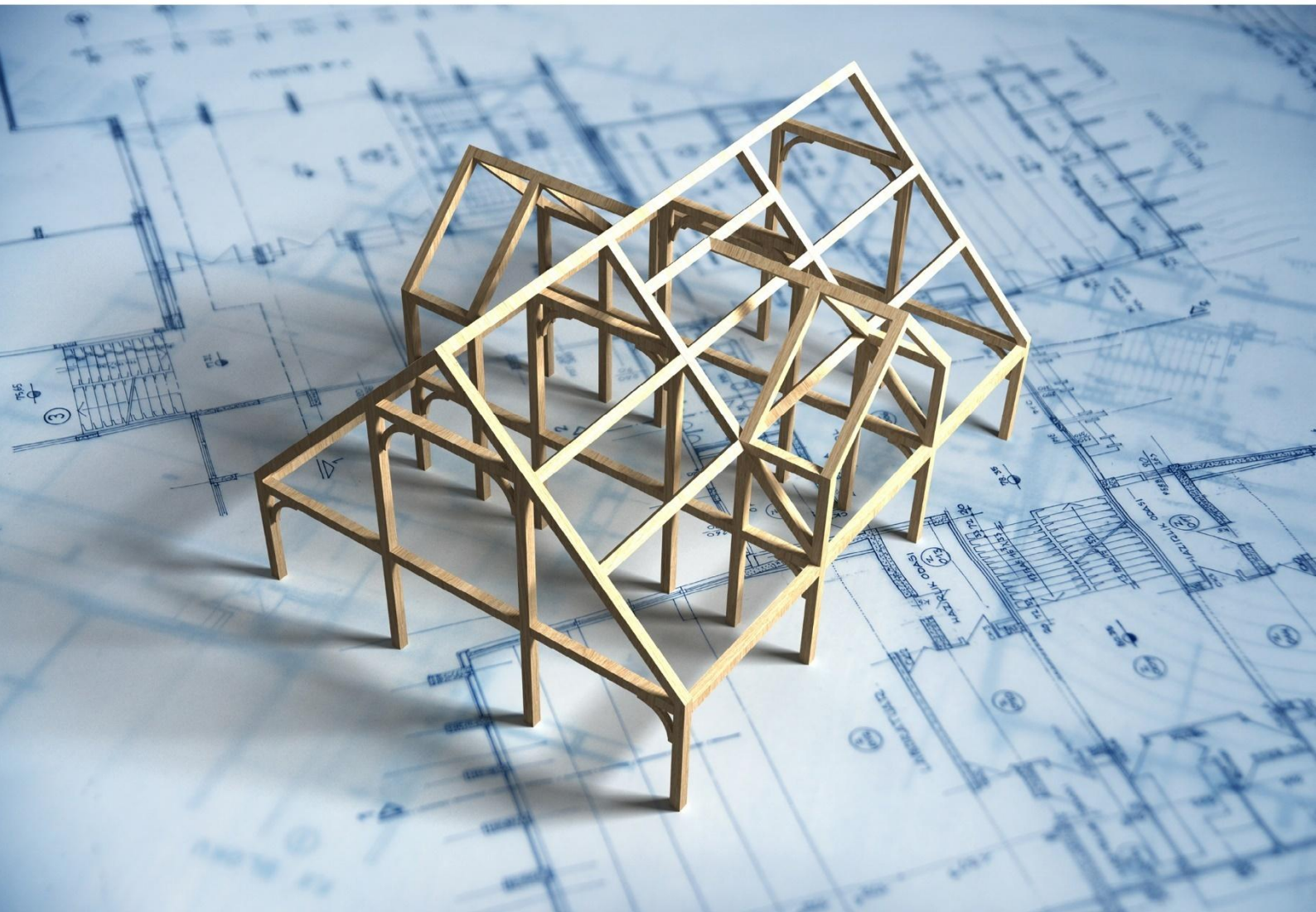


**Queensland**  
Government

# National Planning Reform Blueprint

Queensland April 2026

Progress Report



## National Planning Reform Blueprint: Queensland Progress Report March 2026

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# 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 delivering a place to call home for more Queenslanders. The Government is delivering for Queensland's future housing needs, including to deliver one million new homes by 2044, with 53,500 homes dedicated to social and community housing. Implementation initiatives intended to support Queensland to meet its housing target are discussed under the relevant blueprint measures.

### Regional Plans

Supporting the delivery of Queensland's targets 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. The Queensland Government is committed to delivering 13 new regional plans with supporting infrastructure plans across Queensland. The Government is partnering with Local Government as they deliver regional plans, engaging closely with Local Government and key industry/sector groups to address the priorities that matter most to unlock the supply of housing and new jobs for communities.

#### Far North Queensland (FNQ)

The FNQ Regional Plan is currently being finalised. Stakeholders and the community had a direct say into how the region grows and changes, while ensuring that regional planning maximises local economic opportunities and the key aspects of the area. The FNQ region encompasses eight (8) Local Government Areas (LGA) including Carins, Cassowary, Douglas, Etheridge, Mareeba, Tablelands, Wujal Wujal, and Yarrabah.

#### Wide Bay Burnett (WBB)

The WBB Regional Plan is currently undergoing a streamlined review with an emphasis on housing supply and economic growth. Informed by Local Government, the review is looking at the current dark sky provisions, streamlining policy, mapping, implementation, and will provide clearer guidance for plan-making and development assessment. The WBB Infrastructure Plan will be included as an appendix to the regional plan and is being developed alongside the streamlined review.

#### North Queensland (NQ)

The NQ Regional Plan is currently undergoing a review with an emphasis on housing supply and economic growth. Informed by Local Government, the review is looking at the current provisions, streamlining policy, mapping, implementation, and will provide clearer guidance for plan-making and

development assessment. The NQ Infrastructure Plan will be included as an appendix to the regional plan and is being developed alongside the streamlined review.

## South East Queensland (SEQ)

The *SEQ Regional Plan 2023 (ShapingSEQ 2023)* is under review to respond to changes in policy as well as significant population growth and development in the SEQ region. The focus of the review is on housing, employment and the economy under the five state interest areas in the State Planning Policy 2017 including housing supply. Work is being undertaken to finalise the priority actions in *ShapingSEQ 2023* and early work has commenced on the review of the *ShapingSEQ 2023*.

## 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, 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, tied to housing strategy outcomes.

## 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. Local Governments are being encouraged to leverage this streamlined approach to fast-track amendments that align with housing outcomes as the new standard process for plan making.

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 three to 12 months.

The Queensland Government's template Section 18 notice and guidance materials are assisting local stakeholders in navigating the expedited planning scheme amendment process.

## Scheme Supply Fund (SSF)

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. This is helping Local Governments ensure schemes meet residents' housing needs and unlock homes in the right locations.

The SSF 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.

As of 31 March 2026, the Queensland Government has awarded over \$10 million in funding to 57 Local Governments across the State.

## Priority Development Areas (PDAs) and Provisional Priority Development Areas (PPDA)

The Queensland Government has declared 40 PDAs including one Provisional PDA (PPDA), with 39 still in effect after the February 2025 revocation of Moranbah as the PDA has reached the end of its useful life. Once land is declared as a PDA or PPDA, 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 PDA is 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 up to 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 mid-2026.

The Southern Thornlands PDA in the Redlands 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.

The North Harbour PDA in Moreton Bay was declared on 30 July 2025 and includes approximately 490 hectares of land enabling up to 6,000 homes for approximately 15,000 people, 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 in the Moreton Bay region.

The Mount Peter PDA in Cairns was declared on 30 July 2025 and includes approximately 2,650 hectares of land enabling up to 18,500 homes for approximately 46,500 people, with 200 homes to be built in an early release area while more detailed planning for the rest of the PDA is undertaken in the Cairns area.

## Queensland Productivity Commission (QPC) Recommendations

The Queensland Government is planning a review of the infrastructure framework (the review) in response to the recommendations of the Queensland Productivity Commission's *Opportunities to Improve Productivity of the Construction Industry* final report.

The review will examine elements of the current framework, such as processes for infrastructure planning, funding, charging, coordination and delivery to support the future housing pipeline. Matters expected to be considered as part of the review include:

- Planning for infrastructure provision to support future housing development.
- Improving the process for preparing and reviewing plans, including Local Government Infrastructure Plans and Netserv plans.
- Gathering input from stakeholders about the operation of the framework.
- Recommending potential improvements that can be considered by Government.

The review is expected to identify a range of options and make recommendations to support improvements to the infrastructure framework and inform future Government decision-making.



# 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

### 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 is being delivered over four years from 1 July 2025, with 50 per cent of the funds invested outside of SEQ. The types of infrastructure funded under the RAF may include power, water, sewerage, stormwater, and transport.

Round 1 applications closed on 23 May 2025. Round 2 applications opened on 23 February 2026 and closed on 24 April 2026.

Round 1 of the RAF has unlocked 98,000 new homes to date, with many projects starting construction building the infrastructure needed to put homes on the ground.

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

On 20 December 2024, the Queensland Government amended the State's planning framework to unlock church and charity-owned land for community housing. The Planning Regulation 2017 was amended 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 was introduced. Applications are being approved through this pathway. In total, 21 social and affordable housing MIDs have been approved, delivering 1,280 new homes.

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 commenced on 22 July 2024, yet no approvals were determined at change of government. 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 67 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. 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.

In response to recommendations of Queensland Productivity Commission's *Opportunities to Improve Productivity of the Construction Industry* final report. The Queensland Government has recently amended the Planning Regulation 2017 to broaden the range of residential projects eligible to access the SFD pathway. Under the revised SFD pathway which came into effect on 20 March 2026, developments that are predominantly for residential development could seek declaration for SFD by the Planning Minister, provide that it meets relevant zoning requirements, and where relevant Local Government has provided endorsement.

## Land acquisition and infrastructure delivery

The Queensland Government has authority under the Planning Act to acquire land or create easements for development infrastructure.

The power is a Ministerial reserve power, enabling the State to secure land and easements for essential infrastructure—such as stormwater, water, sewer, transport, parks, and community facilities—while working closely with Local Governments and Distributor Retailers, as part of the process, to ensure coordinated planning, delivery, and long-term network integration.

DSDIP is working with stakeholders to consider requests on a case-by-case basis.

## **Review of Building and Planning Frameworks**

The Queensland Government has agreed in principle to the recommendation in the Queensland Productivity Commission's Opportunities to Improve Productivity of the Construction Industry final report to review the interaction between the Planning and Building frameworks.

The objective of the review is to reduce complexity and regulatory burden within the planning and building systems by addressing inconsistencies and ambiguities between the two frameworks, supporting more efficient development assessment and delivery outcomes.

# 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<sup>1</sup>

### Land Activation Program

In February 2026, the Queensland Government launched the Land Activation Program (LAP). The Land Activation Program (LAP) is an initiative of the new Queensland Government which identifies, unlocks, then releases to market underutilised Government land for housing.

Previously, there has been no coordinated, whole of Government approach to unlocking underutilised government land for housing. This has resulted in inefficiencies and missed opportunities where Queensland is experiencing a significant shortfall of housing.

It's not core business for land-owning agencies in Government to unlock land for housing. That's why the LAP will be run by Economic Development Queensland (EDQ) who will use its multiple planning and development powers under the Economic Development Act 2012 to deliver the program.

The LAP removes these inefficiencies and missed opportunities by being a one-stop-shop for land identification, activation, and then construction of housing.

To ensure the program is driven by commercial principles, the LAP is exempt from the Queensland Government Land Transaction Policy and allows for land transfers to occur between a Department and EDQ at residual value, removing financial barriers to housing development.

Importantly, the LAP will allow EDQ to accept unsolicited proposals from industry where they have identified Government land that may be surplus to needs. EDQ will then investigate the site/s on behalf of a proponent, and provide advice on its suitability for the LAP within 30 business days.

The sites released through LAP to date include: Banyo (400 homes), Pimlico (150 homes), Mango Hill (250 homes), Varsity Lakes (250 homes), Former Visy site (4,000 homes).

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

# 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

### State Interest Review

Two major pillars of the planning framework are now under review with the aim to reduce red tape, enhance clarity, improve efficiency and ensure that the planning framework is responsive to current and emerging planning priorities.

The first major pillar included in the review is the State Planning Policy (SPP), a statutory document that informs land use planning and development in Queensland by outlining 17 key State interests.

The second major pillar to be reviewed is the State Assessment and Referral Agency (SARA) triggers, parts of the Planning Regulation 2017 that outline development that 'triggers' assessment involving State interests and are therefore referred to SARA for assessment by Local Government or in limited circumstances are assessed by SARA as the assessment manager.

### 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.

Since January 2025, 10 MIDs have been approved for social and affordable housing on church and charity owned land in Southport, Toowoomba, Beenleigh, New Farm, Newmarket, South Brisbane, Springfield Central and Bundaberg. These approvals will deliver 403 new homes.

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.

Between 27 October 2024 and 18 March 2026, the Planning Minister has approved 20 social and affordable housing MIDs throughout Queensland, totalling 1,280 homes.

Four more social and affordable housing projects are under assessment in various locations, including Logan and Toowoomba. If approved, these projects will provide a total of 395 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

### PDA's

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

### 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

### Land Activation Program (LAP)

The Queensland Government owns large tracts of land across the State that are critical for the delivery of public services, infrastructure and for future strategic or operational purposes. However, there are also significant land holdings that have no current or emerging operational requirement, are surplus or underutilised, and potentially suitable for the delivery of housing.

The Queensland Government has launched the LAP, led by EDQ, which for this first time, brings together a Whole-of-Government approach to unlocking and activating surplus land to be released to market for the delivery of housing by industry.

In order for a site to be eligible for the LAP, it must be State-owned, be surplus or underutilised, and EDQ must have a role in unlocking or activating the site, using its multiple planning and development powers under the *Economic Development Act 2012*, and its development and transaction expertise.

The LAP is exempt from the Queensland Government Land Transaction Policy and allows for land transfers to occur between a Department and EDQ at residual value, removing financial barriers to housing development.

EDQ has released to market the first LAP sites, which includes:

- The former Visy glass factory in South Brisbane.
- Turbot Street in the Brisbane CBD.
- The former Energex depot site at Banyo.
- Land adjacent to the Mango Hill train station.

A surplus parcel of land at Pimlico in Townsville is also being prepared for market release, with registrations of interest open now. Together, these sites have the capacity for upwards of 5,000 homes.

Many of the LAP sites are anticipated to be supported by a PPDA, to ensure a streamlined and efficient planning pathway for industry. This will help get houses out of the ground as quickly as possible.

The LAP will allow EDQ to accept unsolicited proposals from industry, where they have identified Government land that may be surplus or underutilised. The EDQ LAP Industry Portal opened on 3 February 2026 and received more than 100 unique sites for consideration within the first few weeks.