

30 October 2023

Committee Secretary
State Development and Regional Industries Committee
Parliament House
George Street
Brisbane QLD 4000

By email: SDRIC@parliament.qld.gov.au

Dear Committee Secretary

Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023 ('the Bill')

Thank you for the opportunity to provide feedback in relation to the above.

About QCOSS

Queensland Council of Social Service (QCOSS) is the peak body for the social service sector in Queensland. Our vision is to achieve equality, opportunity, and wellbeing for every person, in every community.

QCOSS leads the [Town of Nowhere](#) campaign advocating for change to end the housing crisis in Queensland, and is a partner of the national [Everybody's Home](#) campaign.

In March 2023, QCOSS, Tenants Queensland and The Services Union, along with the [Town of Nowhere](#) campaign partners commissioned the report '[A blueprint to tackle Queensland's housing crisis](#)' ('the Pawson Report'), which clearly outlines the unprecedented housing crisis in Queensland.¹

QCOSS' position

QCOSS welcomes the opportunity to provide feedback about the Bill.

Queensland's current housing crisis has laid bare the vulnerabilities that exist in the housing system. Our frontline services are currently witnessing distressing levels of housing need and the human impacts of the same.² The Pawson Report found over 150,000 households in Queensland have an unmet need for social and affordable housing.³

QCOSS welcomes the Queensland Government's commitment to amending legislation to accelerate the availability and affordability of housing in Queensland.⁴

Feedback is provided in relation to changes being made to support one of the key aims of the amendments, that is to:

¹ H Pawson, A Clarke, J Moore, R van den Nouwelant, and M Ng, (2023), [A blueprint to tackle Queensland's housing crisis](#), Queensland Council of Social Service.

² Queensland Council of Social Service, (2022), [State of the Sector Report](#).

³ H Pawson, A Clarke, J Moore, R van den Nouwelant, and M Ng, (2023), [A blueprint to tackle Queensland's housing crisis](#), Queensland Council of Social Service, 66-73.

⁴ Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023, Explanatory Notes, <https://documents.parliament.qld.gov.au/tp/2023/5723T1619-71E1.pdf>



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“...introduce a state facilitated application process to provide for streamlined assessment of development applications for matters of priority to the state, for example affordable housing.”⁵

QCROSS supports amendments described in Section 160D of the Bill to implement a ‘state facilitated application’ to streamline planning application processes that are identified as a priority for the state and that relate to the delivery of social and affordable housing in Queensland.⁶

Our submission is that, in determining what is an ‘identified priority for the State’ in sub-sub-paragraph 160D 2(a) ii, and the ‘criteria prescribed by regulation’ in sub-paragraph 160D 2(b)⁷:

- the ‘identified priority for the State’ and the ‘criteria prescribed’ must minimise potential adverse impacts on human rights in accordance with the *Human Rights Act 2019* (Queensland)⁸, and
- ‘identified priorities for the State’ must be limited to critical community infrastructure, such as social and affordable housings.

Conclusion

Of the approximately 150,000 households in Queensland with an unmet need for affordable housing, more than 100,000 of those households are eligible for social housing based on income.⁹ As at 30 June 2023 just over 25,300 households were waiting for housing on the Queensland social housing register, the majority of these households have been assessed as high or very high need for housing.¹⁰

There is a need for immediate action and an ambitious and comprehensive long-term plan to end the housing crisis in Queensland. Without long-term planning and government intervention, the housing crisis will continue to worsen, and many people in Queensland will not have access to affordable, safe and secure housing.

QCROSS welcomes amendments to the Planning Act 2017 to include a state facilitated application process to streamline assessment of development applications to the extent that it will accelerate delivery of social and affordable housing.

Thank you again for the opportunity to provide the submission.

⁵ Queensland Parliament, (2023), Explanatory Notes Housing and Affordability (Planning and Other Legislative Amendment) Bill 2023, <https://documents.parliament.qld.gov.au/tp/2023/5723T1619-71E1.pdf>

⁶ Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023. [Housing Availability and Affordability \(Planning and Other Legislation Amendment\) Bill 2023 \(parliament.qld.gov.au\)](https://documents.parliament.qld.gov.au/tp/2023/5723T1619-71E1.pdf), p 82-83.

⁸ Human Rights Act 2019 (QLD). <https://www.legislation.qld.gov.au/view/pdf/inforce/current/act-2019-005>

⁹ H Pawson, A Clarke, J Moore, R van den Nouwelant, and M Ng, (2023), [A blueprint to tackle Queensland's housing crisis](#), Queensland Council of Social Service, 79.

¹⁰ Queensland Government, (June 2023), Social Housing Register 30 June 2023, Department of Housing, <https://www.data.qld.gov.au/dataset/social-housing-register>