



Dedicated to a better Brisbane

Brisbane's Sustainable Growth Strategy

**OUR CITY'S HOUSING
AND HOMELESSNESS
STRATEGY**

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Acknowledgement of Country

Brisbane City Council acknowledges this Country and its Traditional Custodians. We acknowledge and respect the spiritual relationship between Traditional Custodians and this Country, which has inspired language, songs, dances, lore and dreaming stories over many thousands of years. We pay our respects to the Elders, those who have passed into the dreaming; those here today; those of tomorrow. May we continue to peacefully walk together in gratitude, respect, and kindness in caring for this Country and one another.

Foreword



Adrian Schinner
Lord Mayor

Brisbane is Australia's fastest growing capital city and is an attractive destination renowned for its enviable lifestyle, clean and green credentials and strong economy.

Being a city with a subtropical climate also makes Brisbane truly unique - even compared to other large Australian cities. The way we connect, work, live and play is different and this is something we should celebrate and protect. Brisbane's housing, geography and climate are all key parts of the city's lifestyle. 'Tin and timber' Queenslander homes set in leafy green streets, low density suburbs with ample backyards are special features of Brisbane that must endure even as we grow.

We're committed to preserving Brisbane's unique character and rich natural environment while catering for the ongoing, rapid growth that is expected to continue for many decades. To achieve this our housing strategy must accommodate growth and support affordability in a deliberately sustainable manner. Sustainable growth means targeted and well planned growth.

Planning for well-designed housing with appropriate access to transport and facilities is critical to ensuring Brisbane remains a highly liveable, affordable and sustainable place for current and future generations.

Brisbane's Sustainable Growth Strategy provides key priorities and actions that are within Council's remit which will help balance the vital need for housing supply, while protecting our natural environment. To achieve this balance we must accept that there are limited greenfield development opportunities and the vast majority of new homes will need to be built in already established areas. Our plan focuses on identifying the right areas to accommodate growth.

Council will update this strategy, if necessary, once the latest population and supply data becomes available through the Queensland Government's updated *South East Queensland Regional Plan* and *Land Supply and Development Monitoring Report*. We're determined to ensure growth occurs in a managed way, because we're committed to maintaining our city's lifestyle ensuring Brisbane gets even better.



Councillor Adam Allan
Civic Cabinet Chair,
City Planning and
Suburban Renewal

Brisbane has experienced significant growth over the past couple of years, coupled with industry and construction constraints such as inflation, supply costs and labour shortages. This in turn has created affordability challenges for our residents.

At the same time, Council recognises that the type of housing residents are seeking to call home will change over time to reflect their different lifestyles.

Our Council has a strong track record when it comes to ensuring Brisbane has an adequate and diverse housing supply while ensuring growth occurs in a sustainable way and our city's unique character is preserved. We will continue to plan for our rapidly growing city by unlocking opportunities for underutilised land to provide both new homes and new employment opportunities.

Our Suburban Renewal Precinct initiative will look to expand the residential footprint of Brisbane into areas that may have previously had a commercial or light industry use. Council has already identified 70 hectares across 14 sites that are suitable for transition to mixed-use opportunities.

At these vibrant mixed-use sites, we will consider a range of housing choices, including townhouses, apartments and other housing solutions. This will create more locations for housing while revitalising light industrial and commercial areas, making them more attractive to new residents and existing owners.

Through *Brisbane: Our Productive City* - our industrial strategy - a further 120 hectares have been identified for new Urban Enterprise Areas - which will be concentrated employment zones that can accommodate a mix of high-value manufacturing businesses and services as well as opportunities for residential projects.

These opportunities complement *Brisbane's Sustainable Growth Strategy* which will help guide Council's actions in responding to the current housing challenges and ensuring Brisbane continues to be a great place to live, work and relax.

Introduction

Planning for and supporting the provision of affordable and diverse housing choices for a growing population is one of the most complex challenges facing many cities today. Brisbane is projected to grow from a population of approximately 1.26 million people in 2021¹ to a city of 1.55 million by 2041². This equates to around 275 new residents calling Brisbane home each week.

Brisbane's enviable lifestyle has continued to attract people from other states and strong interstate migration is expected to continue. Following the coronavirus pandemic, overseas migration has returned and, coupled with strong population increases, this is expected to contribute significantly to sustained demand for additional housing. Increasing housing supply will help address affordability and meet future expected demand, but it is only part of the solution.

Opportunities need to be created for people to remain in their neighbourhood by facilitating housing options for different household types and for those with specialised needs or preferences. This must be done in the face of rising supply costs, inflation and construction industry constraints that affect the delivery of housing supply and have added to the cost of building homes. While Brisbane City Council can approve housing, these and other key challenges may make some construction projects unviable. Addressing housing in Brisbane requires Council, other levels of government, community organisations, the building and construction industry, and residents to each play their part.

Most of Brisbane's greenfield areas are substantially developed and opening further greenfield areas is not a large part of the city's sustainable growth strategy. Accommodating population growth while also keeping housing affordable means that areas around Brisbane must accommodate increased density. Council aims to do this while also protecting and enhancing Brisbane's desirable lifestyle.

Brisbane's Sustainable Growth Strategy addresses the competing demands and pressures in facilitating liveable and affordable housing outcomes for Brisbane. It includes actions to support innovation in housing delivery for our residents, while also providing clear direction for planning the city's future.

Council will continue to work with the community to plan for Brisbane's growth and to facilitate the right mix of housing needed to maintain our valued lifestyle and provide housing choices for people at every stage of life.



¹ Australian Bureau of Statistics, Regional Population, 2021.

² Queensland Government Statistician's Office, population projections, 2018.



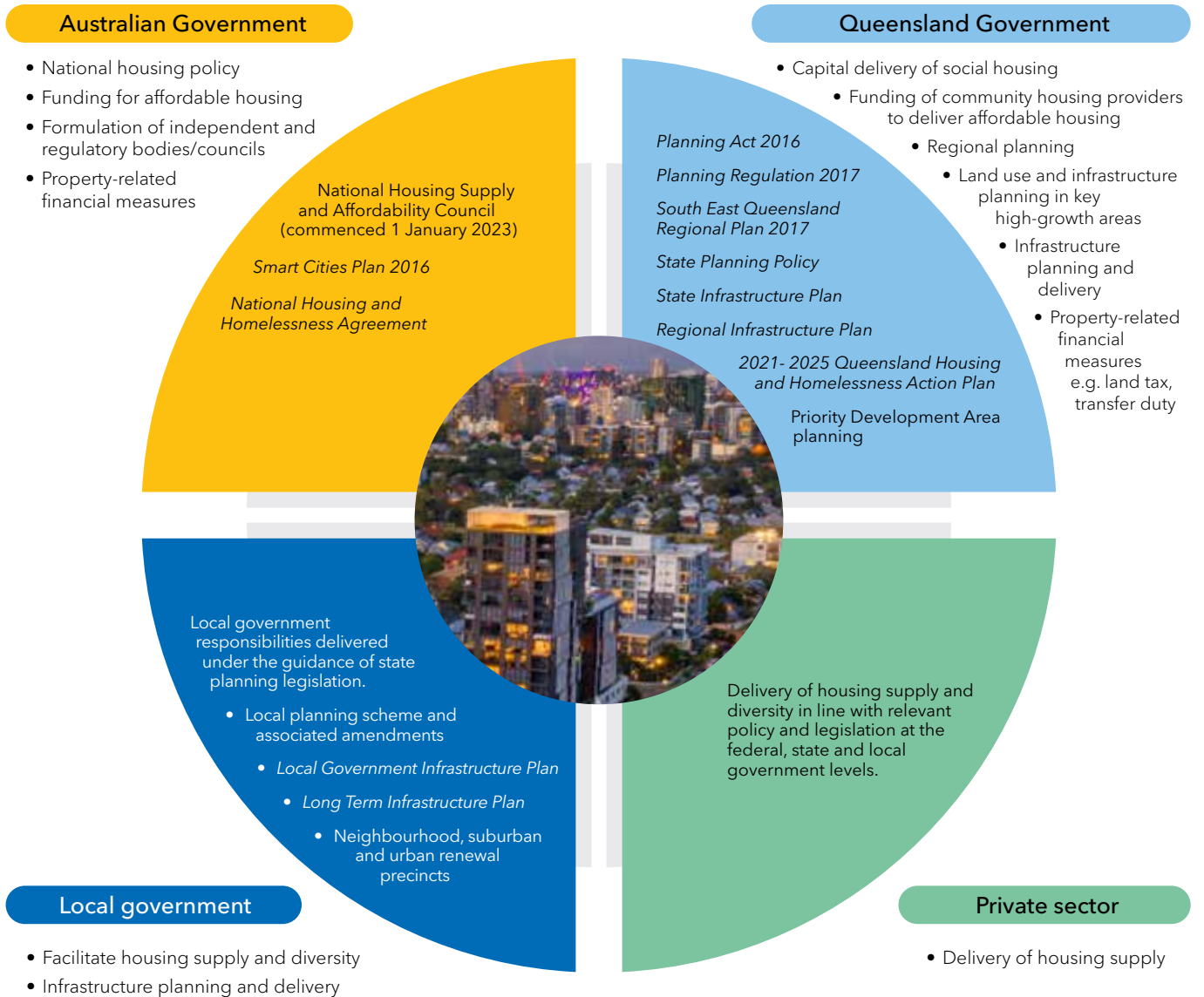
Key challenges for our growing city

- Keeping Brisbane an affordable place to live for residents and an attractive place for investment.
- Achieving sustainable development goals and protecting Brisbane's rich biodiversity.
- Managing sustained population growth and changes in established and emerging communities.
- Planning for the supply of housing in the right locations to optimise city-shaping infrastructure and deliver long-term community benefits and affordable housing.
- Delivering infrastructure to meet our future population growth.
- Building new, well-designed dwellings that meet the needs of Brisbane's current and future communities, stage-of-life changes and people with specific needs.
- Responding to immediate and long-term housing needs during and after major events such as pandemics and floods.
- Supporting our economy and enhancing our lifestyle.

Roles and responsibilities

Each level of government in Australia has housing policy settings and initiatives implemented directly or in partnership with other levels. State and local governments are primarily responsible for the policy levers that directly influence housing supply, such as land use planning, managing development, and infrastructure planning and delivery.

While industry builds homes and constructs infrastructure that supports development, state governments are responsible for delivering social housing. Local governments facilitate housing supply and diversity through city planning and assisting providers of homelessness support services.



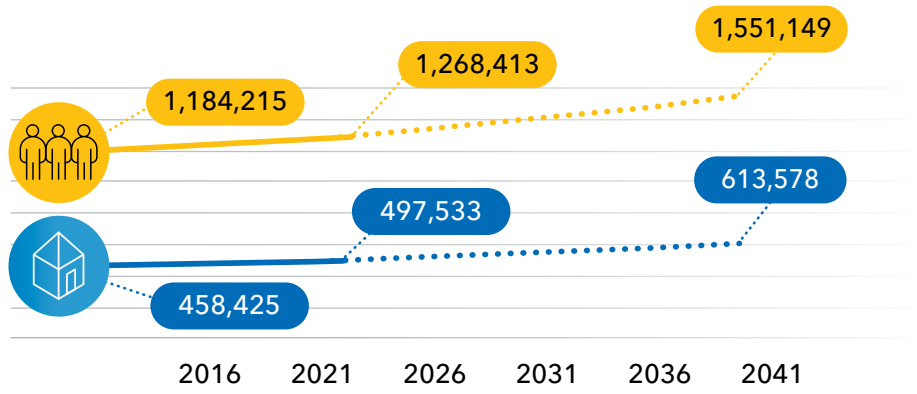
City snapshot

As Queensland's capital city, Brisbane is home to more than 1.26 million people¹. As the nation's fastest growing capital city, Brisbane is experiencing rapid growth, with around 275 residents arriving every week. Our strong international connections, subtropical climate and desirable lifestyle have made Brisbane an attractive place to live, work and play.

Our growing city

Projected population and dwellings

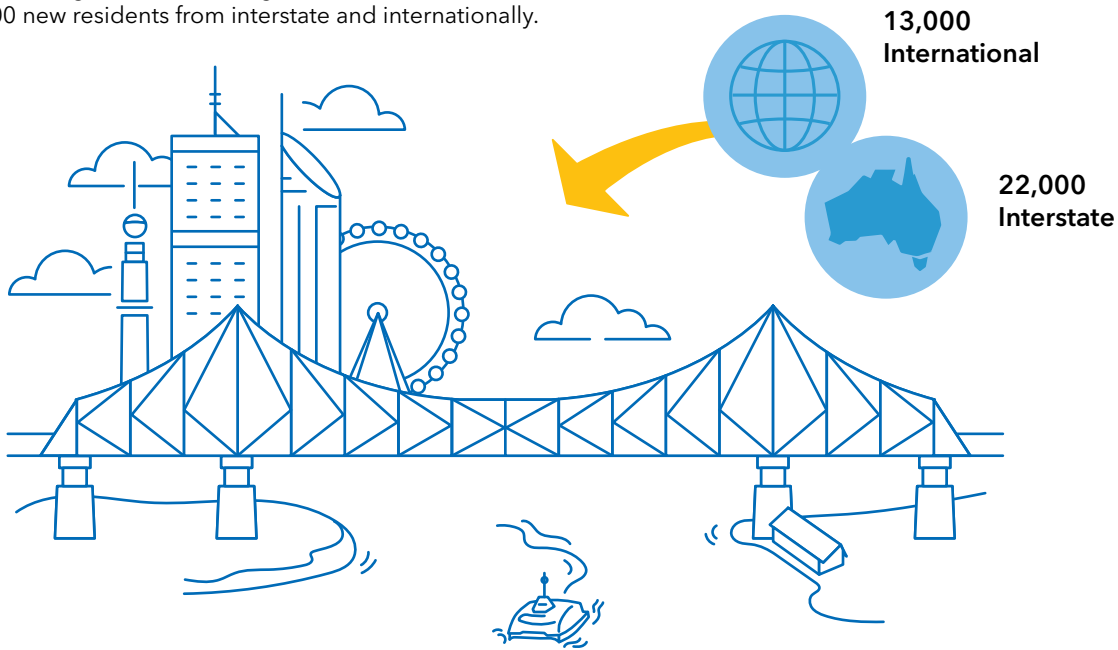
Queensland Government projections show Brisbane will grow by 14,000+ people each year to a population of more than 1.5 million people in 2041. More than 115,000 homes need to be built to accommodate the growth.



Sources: Queensland Government Statistician's Office population projections, 2018. Queensland Government Statistician's Office Projected Dwellings, 2018.

Migration

Between August 2020 and August 2021, Brisbane welcomed 35,000 new residents from interstate and internationally.



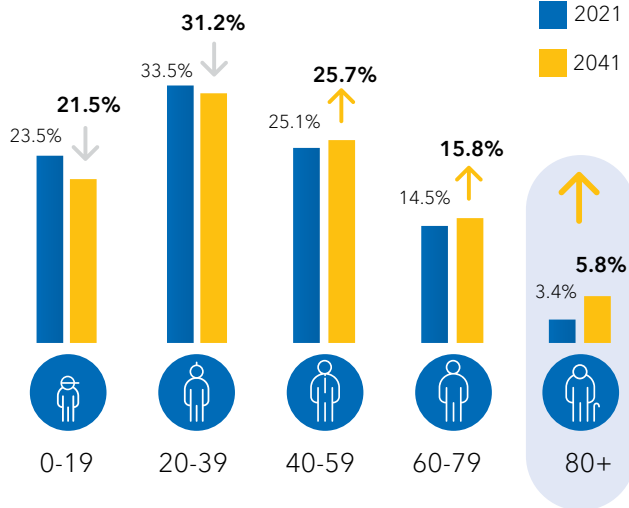
Source: Census 2021, Australian Bureau of Statistics.

¹ Australian Bureau of Statistics, Regional Population, 2021.

Our people

Age groups

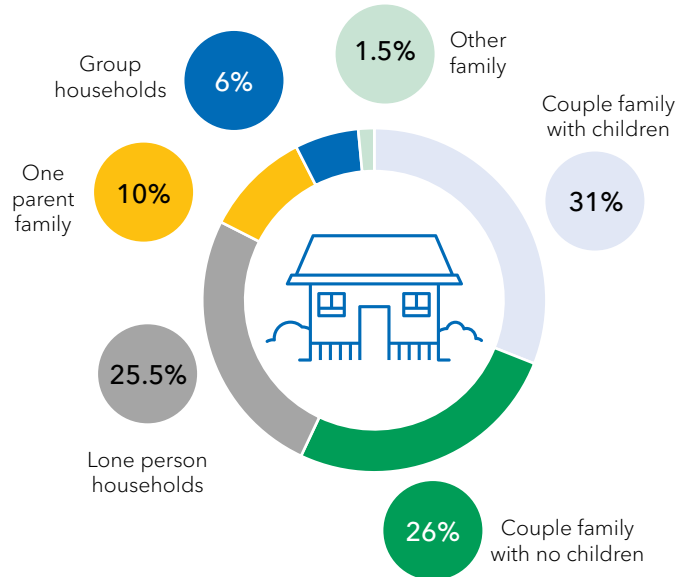
Brisbane's population is ageing with the percentage of people aged under 40 years predicted to decrease. By 2041, the number of persons in Brisbane aged over 80 years is projected to be more than double what it is currently.



Source: Queensland Government Statistician's Office, population projections, 2018.

Household composition

The composition of households is changing, with the proportion of smaller household sizes increasing. Currently, more than half of households in Brisbane are single person or couples with no children.

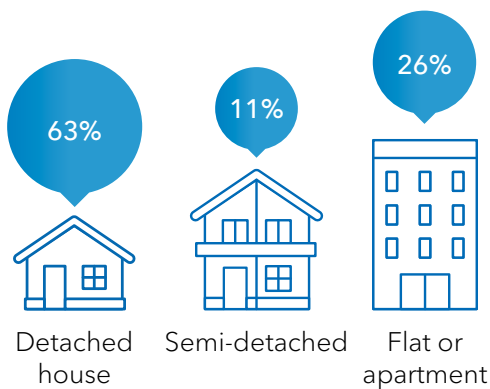


Source: Census 2021, Australian Bureau of Statistics, applicable stated household composition types.

Our homes

Dwelling structure

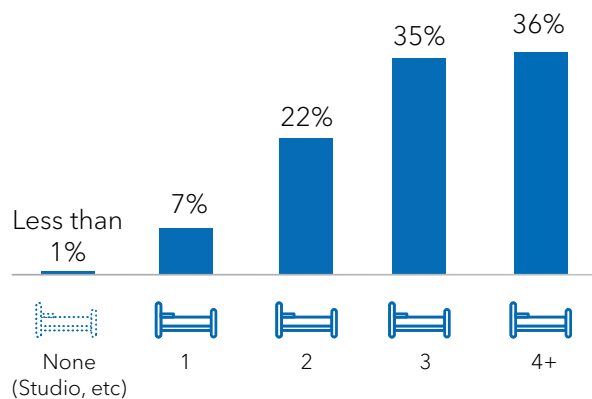
Brisbane's residents live in a range of housing with more than 60% being in detached housing.



Source: Census 2021, Australian Bureau of Statistics, applicable stated dwelling structure types.

Dwelling size by bedrooms

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



Source: Census 2021, Australian Bureau of Statistics, applicable stated bedroom numbers.

An evolving city

Brisbane is evolving. As we change, we need to consider how to meet the housing needs of the current and future population. Our sustained population growth and prosperity have been driven by the city's climate and lifestyle, but also by the quality, affordability and location of housing. We will continue to grow and must support the delivery of housing for a variety of residents with changing needs.

Our future growth will unlock possibilities for detailed precinct planning and community engagement to enable responsive local outcomes, growth and renewal through vibrant developments with diverse new housing and job opportunities.

Our growth is managed through state and local planning policy and focuses on housing and economic prosperity through sustainable development, infrastructure planning and delivery, and valuing our environmental assets.

The *South East Queensland Regional Plan 2017* (ShapingSEQ) provides the state's planning framework, including Queensland Government targets for the number of dwellings each city in the region is required to deliver. Council is on track and continues to plan for additional housing to increase supply and meet the targets by continually reviewing our planning framework through urban renewal, neighbourhood and precinct planning, and other processes.

The Queensland Government is reviewing ShapingSEQ, and dwelling targets for Brisbane may increase. Once determined, Council will consider the new targets in its future planning.

Brisbane City Plan 2014 (City Plan) guides our growth pattern, our Brisbane CityShape and how land in Brisbane can be used and developed. Large-scale urban change will be contained to less than seven per cent of the city area, and delivery of key supporting infrastructure and services for new residents will further advance Council's vision for a sustainable city.

Our city has strong infrastructure networks including rail lines, busways and major transport corridors that are leveraged to deliver our housing and employment needs. In facilitating new housing for our city's current and future residents, Council is also delivering key infrastructure. The delivery of Council's Brisbane Metro in late 2024 and the Cross River Rail will significantly improve future transport connections between the city and suburbs.

Council is also planning additional major infrastructure, such as new green bridges for active travel connections along the Brisbane River, and an enhanced and revitalised green space network, including Victoria Park / Barrambin. Other infrastructure projects include upgrades to major roads and intersections in our greenfield areas at Rochedale, Pallara and other locations such as the Moggill Road corridor at Indooroopilly.

Artist impression: Kangaroo Point Green Bridge



City-shaping events and projects



Our inner city

By 2041, approximately 473,000¹ residents will call the inner suburbs home, up from 346,000² in 2021, and more than 70%³ of dwellings will be apartments. This highlights the significant strategic function the city centre and inner city suburbs will play in meeting future growth needs for Brisbane and South East Queensland.

Council is developing *Brisbane's Inner City Strategy* to guide the evolution of Brisbane's inner city. This includes a series of precinct plans around the Brisbane 2032 Olympic and Paralympic Games venue clusters including Kurilpa (South Brisbane), Breakfast Creek and the city centre.

This future program of urban renewal will create significant new opportunities for housing in Brisbane. It will increase investment, economic activity and improvements to public spaces, while delivering housing affordability and creating great places.

Major projects such as Brisbane Metro, Cross River Rail and the Kangaroo Point Green Bridge will unlock a range of new possibilities for the way that people move around our city and how our city centre functions. These projects represent a rare opportunity to renew our inner city and kick-start growth in housing, jobs and lifestyle opportunities.

Council's inner city Urban Enterprise Areas located at Milton, Woolloongabba/East Brisbane, Newstead and Albion will transform underutilised industrial land into mixed-use neighbourhoods. These areas will provide highly productive employment and housing opportunities, supporting and complementing the employment uses where integrated communities will work, live and collaborate.

Suburban renewal

Council's Suburban Renewal Precinct initiative will unlock the potential of Brisbane's suburbs and deliver lifestyle, service and employment opportunities. Well located, underutilised industrial land will create opportunities to refresh and revitalise our suburbs.

Our centres provide opportunities for a diversity of housing types through suburban renewal and to unlock employment and lifestyle options in well located areas.

Brisbane 2032 Olympic and Paralympic Games

Hosting the Brisbane 2032 Olympic and Paralympic Games is a once-in-a-lifetime opportunity to deliver sustainable long-term infrastructure, planning and economic outcomes for our city and region.

Council is committed to collaborating with the community to achieve sustainable long-term outcomes that will benefit Brisbane in the lead up to and long after the Brisbane 2032 Games.

¹ Queensland Government Statistician's Office, population projections, 2018.

² Australian Bureau of Statistics, Regional Population, 2021.

³ Brisbane City Council, LGIP.



Our priorities

Brisbane City Council is committed to ensuring that there is sufficient supply of well-designed housing in the right locations, delivering diverse housing options for all stages of life and maintaining and enhancing our city's lifestyle.

Brisbane has four key housing priorities.



Housing supply for our growing and evolving city



Housing diversity and affordability



Right housing in the right locations



Sustainable, liveable and well-designed subtropical homes

Delivering these priorities will support the changing needs of our community, facilitated through planned growth and infrastructure investment.



Housing supply for our growing and evolving city

As Brisbane grows, it is important to plan for and facilitate the housing supply needed for our population. This includes the infrastructure, employment opportunities and affordability needed to connect, sustain and support our city and its residents. Council is facilitating the delivery of housing supply and housing forms that reflect the community’s values and expectations about how our city is developed.

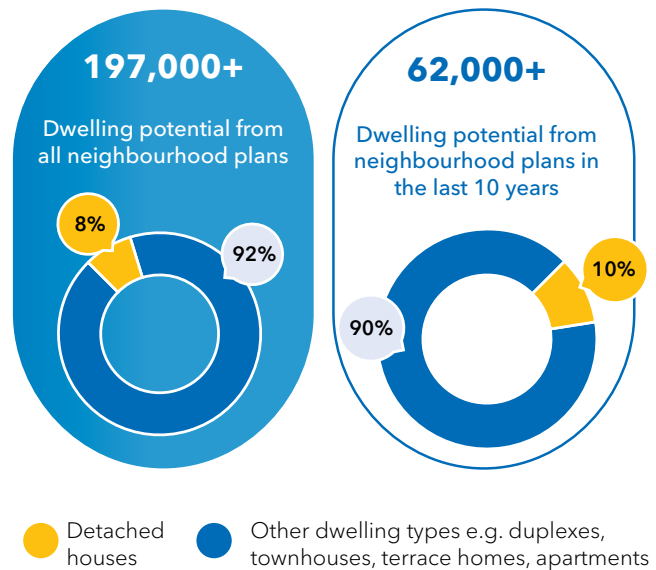
The neighbourhood planning process manages Brisbane’s growth by undertaking local area planning across the city under state legislation. This approach has ensured that additional growth can be accommodated in appropriate locations, and local values such as character housing, environmental values and heritage places are preserved and enhanced.

The Queensland Government sets the planning framework for Brisbane and South East Queensland, and Council plans for our city at a local level. Information and projected data, such as demographics and housing projections, are key planning inputs to enable the right supply and diversity.

Property and construction industries play the primary role in delivering homes through land subdivision and development, as well as a supporting role in delivering infrastructure such as roads, stormwater and parks to support our growth. Working collectively, we can ensure the delivery of new housing, associated infrastructure and supporting services.

The Queensland Government’s *Land Supply Development Monitoring Report* is an indication of how the region is meeting its targets within ShapingSEQ. The 2021 report showed that Brisbane had nine years of approved supply of multiple dwellings, which is more than double the ShapingSEQ target.

Our housing supply will be delivered through a range of housing types, including low-density homes on large and small lots, duplexes, aged care and community housing, mid-rise apartments and well-designed townhouses, to higher density apartments and mixed-use developments. Facilitating a broad range of housing in the right locations will meet the supply and diverse needs for our community.



Source: Brisbane City Council, LGIP.

Over the last 10 years, Council has approved over **85,800** dwellings with more than **75,300** being built over the same period. However, material supply and labour shortages continue to impact construction during the coronavirus pandemic and beyond.

In 2017 and 2018, Council engaged with residents in Plan your Brisbane activities about city growth. More than 275,000 community interactions took place, with participation representing one-in-five homes across the city. Feedback led to the preparation of *Brisbane's Future Blueprint*, which provided principles and actions to ensure our city thrived into the future.

Council balances its role in enabling housing supply with a broader vision for the city. We aim to deliver the unique character, liveability and facilities for a growing community, while also keeping communities engaged in planning for the future.



Plan your Brisbane campaign led to the creation of *Brisbane's Future Blueprint*.

What are we already doing?

- On track to facilitate delivery of 188,200 dwellings by 2041, as required by ShapingSEQ benchmarks, through continual review of City Plan.
- Regular updates to the Local Government Infrastructure Plan and Long Term Infrastructure Plan to meet the city's infrastructure needs.
- Delivery of 83 neighbourhood plans to enable a diverse range of housing and infrastructure in the inner city and key suburban locations aligned with the expected population which, along with recent draft neighbourhood plans, unlock more than 197,000 new homes beyond 2021.
- Continued planning for housing within the identified City Plan growth nodes and key transit corridors.
- Continue to consult and work with the Queensland Government, stakeholders and communities to ensure that growth and change is managed at both the regional and the local level.
- Supportive settings in City Plan to encourage retirement and residential care facilities.
- Introduction of higher rates for short-term accommodation properties to increase the supply of housing availability for long-term rental.

New initiatives

- In consultation with communities, deliver precinct planning that supports increased housing supply across suburban renewal and inner city locations.
- Deliver opportunities for housing identified in the *Brisbane: Our Productive City* industrial strategy, such as mixed-use development in Urban Enterprise Areas and housing in transition areas, including opportunities for apartments and townhouses.
- Conduct a review of Brisbane's major centres (Carindale, Chermside, Garden City, Indooroopilly, Toombul and Toowong) to unlock more housing supply and even more jobs.
- Facilitate outcomes and actions from the 2022 Queensland Housing Summit.
- Create vibrant sustainable precincts through infrastructure delivery to connect our inner city in partnership with government, private sector and the community.
- Continue to advocate for the regulation of transitory accommodation such as Airbnb.
- Investigate opportunities to resolve land ownership fragmentation that prevents delivery of housing in areas identified for development.

Priority action

Deliver suburban renewal, inner city precincts and Urban Enterprise Areas to facilitate housing supply and jobs for the city.



Housing diversity and affordability

A complex set of economic conditions, such as rising interest rates, global supply chains, construction costs and high interstate migration, strongly influences housing affordability and impacts Brisbane’s housing market and needs. Council is currently employing measures to improve affordability, such as increasing housing supply, improving our mix of housing types and facilitating homes to match needs and demands.

Facilitating housing diversity and affordable living options throughout the city will enable residents to have more choice when seeking a home. Every resident will have changing needs over their lifetime. Changing demographics, personal circumstances, finances, and abilities may also change the type and location of the home needed. A person or household could move between each stage along the housing continuum (Figure A) and go in either direction depending on their changing circumstances.

State and local governments, private residential housing industry and community housing providers each have a role in facilitating or delivering accommodation within the housing continuum. Council’s objective is to enable all Brisbane residents to have equal access to safe, secure, affordable, well-designed and conveniently located housing that is appropriate to their stage of life and circumstances.

Housing policy and delivery framework

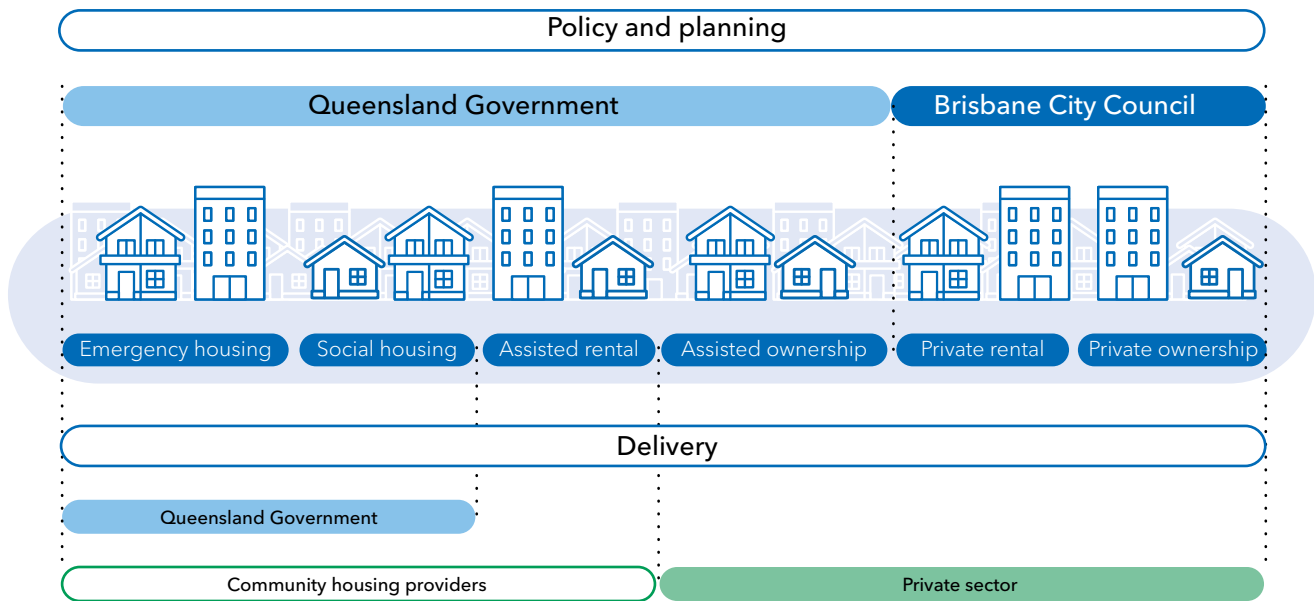


Figure A: The housing continuum shows the range of housing needed by our community.

Universal housing

In 2019, Council introduced the Universal Housing Incentive Scheme in response to the shortage of housing that catered for the accessibility needs of residents, including those who lived with a disability or injuries, and those who were ageing.

Through the scheme, Council contributes the equivalent to 33% of the infrastructure charges paid upon completion of a new home that caters for specific needs.

To receive the incentive, new developments must meet the gold or platinum standard outlined in the *Livable Housing Design Guidelines*. Some features of these standards include:

- switches and power points located at heights accessible to all occupants
- wider hallways to allow for wheelchair manoeuvrability
- windowsills installed at a height that allows visibility from a seated position
- slip resistant floor coverings
- handrails in the bathroom, as well as a hobless shower recess.

What is affordable housing?

"Affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs."

Planning Regulation 2017,
Queensland Government

Financial incentives for affordable housing

The construction of social and affordable housing in Brisbane will always be a feature of the city's housing diversity. Ensuring there are homes available for residents to rent at a certain percentage below market value is essential to being a fair and equitable city, and Council will continue to support those who construct these homes.

In 2016, Council introduced an incentive scheme to encourage delivery of retirement and residential care facilities. The incentive program facilitated the approval of more than 3700 residential care beds and 3800 retirement living units throughout the city.

In 2002, Council helped establish the Brisbane Housing Company, which has since built more than 1800 new affordable homes across the state, with an additional 1500 in the pipeline.

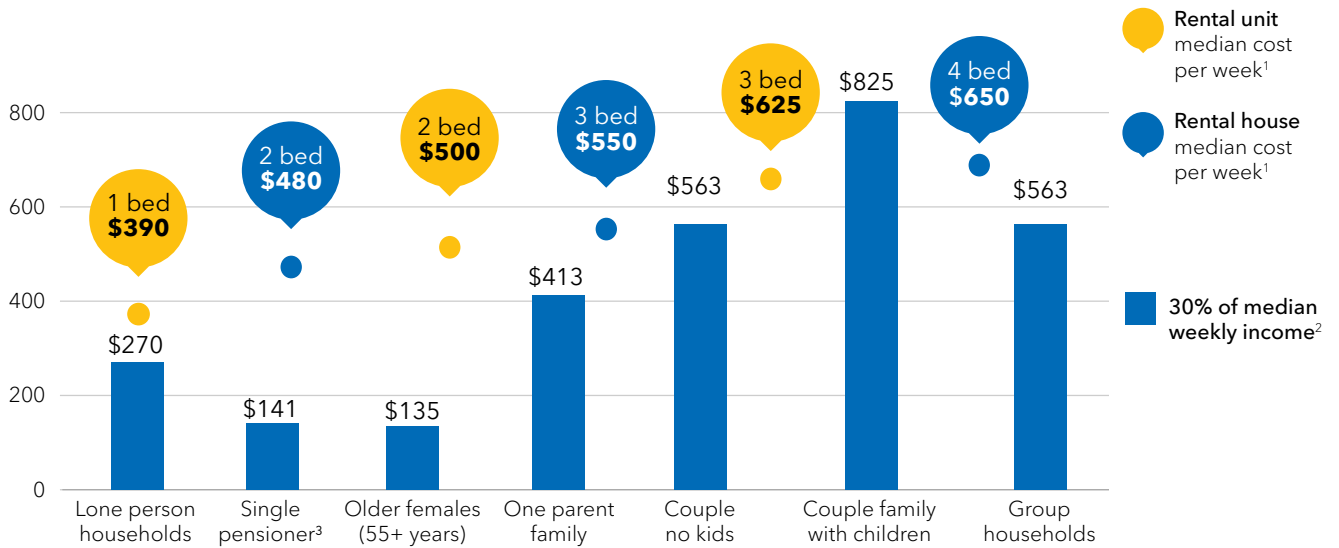
For many years, Council has financially supported the Brisbane Housing Company and other not-for-profit social and affordable housing providers. Council remains committed to providing this service, which includes:

- discounted development application fees
- reduced infrastructure charges
- discounted rates bills.



Affordability - incomes vs rent

According to the Australian Bureau of Statistics, households that are spending more than 30% of their income on housing costs are likely to be impacted on their ability to afford other living costs such as food, clothing, transport and utilities. Current rental costs are above the 30% of median weekly income for many households.



¹ Median Weekly Rents - Brisbane City, The State of Queensland Residential Tenancies Authority, September Quarter 2022.

² 2021 Census, Australian Bureau of Statistics. Percentage based on the mid-point of the median income bracket.

³ Services Australia, Australian Government, 2022.

Families with children represent 41% of all households.



Community residence



Homelessness

Addressing homelessness is an increasing challenge for our city.

Housing is the preferred long-term solution to reducing homelessness. There are great examples of local 'housing first' approaches in Brisbane, where housing providers have proven that it is more cost effective to support people in homes than it is to support them on the streets. Council has a history of providing programs such as the Pathways Out of Homelessness Grant that help support vulnerable residents to gain and sustain tenancies.

Homelessness is increasing, and all levels of government have roles to play.

The Australian Government provides funding for housing and homelessness service provision to all states and territories. The Queensland Government provides funding for social housing, homelessness service provision, domestic and family violence responses, health, policing, and implementation of the *Queensland Housing Strategy 2017-2027*.

The role of Council and other local governments across Australia typically includes:

- responding to homelessness through the management of public space
- planning of private and public space
- support for affordable housing
- advocacy to other levels of government.

Council recognises its role as an advocate to encourage the Queensland Government and Australian Government to commit to fund the construction of more social and affordable homes in Brisbane.

The Queensland Audit Office identified that in March 2022, there were almost 31,000 households - approximately 50,000 individuals - on the social housing register, an increase of 78% over the previous four years. It identified that our state will need more than the 7400 social homes planned to meet this demand.

The Queensland Government is responsible for the provision of social housing and is seeking to introduce homes to address an identified housing need. Council is creating opportunities to increase affordable housing options across the city through the planning framework.



Council's homelessness initiatives

Council has a comprehensive approach to addressing homelessness.

Pathways Out of Homelessness Grant Program

The Pathways Out of Homelessness Grant aims to deliver new and innovative solutions to create collaborative and sustainable pathways out of homelessness. During 2019–2022, the program funded 11 organisations to support more than 3700 Brisbane residents at risk of or experiencing homelessness.

Public Space Liaison Officers

Council's Public Space Liaison Officers (PSLOs) work in public spaces daily with people experiencing or at risk of homelessness, to assist in linking them with necessary support services. In doing so, our PSLOs work with the Queensland Government, outreach and non-government organisations, including Micah Projects, Footprints, HART 4000, Brisbane Youth Service, Homeless Health Outreach Team and 3rd Space.

Homeless Connect

Homeless Connect brings together businesses and community groups during a single-day event. It provides free services to people experiencing or at risk of homelessness. Since the first event in 2006, Homeless Connect has assisted more than 19,000 people and has inspired other local councils across Australia to run similar events.

Council's 26th Homeless Connect in May 2022 enabled 632 guests to access services, distributed 46 pallets of donations and served more than 1400 meals.

Community Housing Partnership Project

Council delivers the Community Housing Partnership Project (CHPP) that provides transitional housing for people at risk of or experiencing homelessness by linking its properties with social housing providers. More than 1500 people have been housed in CHPP properties since 2003.

Red Cross Night Cafe

Council supports the Red Cross Night Cafe located at Brisbane City Hall. The cafe assists young people aged 12–25 years with access to meals, showers and clothing, and links them with housing and support services. The cafe operates on Tuesday and Thursday nights and supports approximately 2000 visits each year.

Brisbane Housing Company

The Brisbane Housing Company (BHC) was incorporated in 2002 as a public company limited by shares to deliver affordable rental accommodation for people on low incomes.

In its capacity as a shareholder, Council along with the Queensland Government approved a request from BHC to unlock new funding for social and affordable housing. In July 2022, Australian Retirement Trust and the Queensland Investment Corporation announced an investment of \$150 million into BHC to build up to 1200 new homes, largely consisting of social and affordable housing, with construction to commence on all projects by 2025.

Essential Contacts Guide

Council publishes the Essential Contacts Guide, a pocket-sized guide with contact details for emergency support. The guide is distributed to community organisations, service providers and Queensland Police Service officers who help people experiencing homelessness or requiring emergency support.

Hoarding and Squalor Reduction Initiative

The Hoarding and Squalor Reduction Initiative supports residents at risk of homelessness due to hoarding and public health risks at their properties.

Holiday and short-term rentals

Council has increased rates for properties that are listed for more than 60 days per year as vacation rentals, with the aim to encourage owners to return these properties to the rental market and ease pressure on short-term and long-term rental accommodation.

What are we already doing?

- Supporting community housing providers to deliver affordable housing development in the city.
- Facilitating improved diversity of housing through planning for inner city and suburban locations.
- Supporting multigenerational family households by enabling secondary dwellings (e.g. granny flats) to be constructed within residential areas.
- Successful incentives program for delivery of aged-care developments in either independent living units or residential care facilities through City Plan. The program has reduced levels of assessment, increased building heights, and provided a greater range of supporting uses to encourage retirement and residential care facilities.
- Implementing the Universal Housing Incentive payment for developments that incorporate gold or platinum best practice levels under the *Livable Housing Design Guidelines*.
- Continue to facilitate a wide range of homelessness support initiatives.

New initiatives

- Create new housing options for all residents at every stage of life through City Plan renewal.
- Advocate for improvements to the *Planning Regulation 2017* that facilitate and adequately regulate new housing forms, e.g. build-to-rent.
- Support changes to body corporate legislation that will allow for the redevelopment of older residential accommodation.
- Investigate housing opportunities for lone or couple households.
- Investigate opportunities to increase supply of large apartments that will provide affordable and convenient housing options for families.
- Advocate for legislative reform for the provision and retention of affordable housing for key workers.
- Support the construction of build-to-rent accommodation in appropriate locations via a new incentive program.
- Advocate for the immediate activation of the Centre for National Resilience at Pinkenba to be used for temporary or emergency accommodation while persons are transitioned into more permanent housing solutions.
- Advocate for more state and federal government funding for increased affordable housing supply.
- Implement relevant local government actions outlined in the *Queensland Housing and Homelessness Action Plan 2021-2025*.



Priority action

Create new housing options for all residents at every stage of life.



Right housing in the right locations

New housing for our community should be focused in the most appropriate locations for access to transport, services, recreation and employment opportunities. This includes identifying opportunities in locations where residents have choices and 'right-sized' housing options in their preferred suburb or where family and friends live.

Integration of housing with existing and planned transport and infrastructure will maximise community access. Homes located accessible to jobs, social and community services and transport can make living easier and more enjoyable for residents, as well as reduce living costs. Council has four planning pillars to ensure homes are provided in the right locations.

Pillar one: Limited greenfield development

Brisbane has limited new greenfield development opportunities, with ShapingSEQ requiring 94% of the city's dwelling targets to be infill development. The last remaining major greenfield subdivisions are in Pallara, Rochedale and Bridgeman Downs. Planning is well progressed with much of the land in Pallara and Rochedale under development and a neighbourhood plan for Bridgeman Downs has been prepared.

Council's focus in these areas is to facilitate development and provide the infrastructure to support population growth. A key constraint to new housing delivery in these areas is fragmented ownership of land. To assist in addressing this issue, Council will investigate options within the planning legislation to enable development and infrastructure to be delivered in a more efficient and timely manner. Council will also continue to work with the Queensland Government to provide new public transport services, sporting and community facilities. With reduced greenfield development opportunities, Council's focus is on infill development.

Pillar two: Suburban renewal precincts

A key priority for Council is to deliver more housing and employment opportunities through suburban renewal precincts and neighbourhood plans.

Council has identified underutilised industrial and commercial-zoned property for conversion into vibrant mixed-use residential developments. The suburban renewal precincts program draws on experiences from the continuing transformation of suburbs such as Teneriffe, South Brisbane and West End, to create new housing, employment and retail opportunities in more suburbs throughout Brisbane.

Around 70 hectares of land has been identified, including Bonemill Road, Runcorn and Gympie Road, Kedron. Council will now work with landholders and local communities to transition these areas. Council will also investigate a new suburban renewal precinct in Sandgate. A mix of dwelling options, such as well-designed townhouses and apartments, will be created to unlock housing supply.

In addition, Council has identified 120 hectares of land for new Urban Enterprise Areas that will accommodate high-value manufacturing businesses and services, as well as new supporting and complementary residential development. These areas include underutilised industrial land in Albion, Newstead, Bowen Hills, Milton, Coorparoo, Woolloongabba and East Brisbane.

Pillar three: Growing our inner city

Brisbane's growing inner city precincts are the key to a more sustainable and dynamic future as part of Brisbane's continued transformation. By 2041, it is projected that more than one million people will be living or working within the inner city.

With limited inner city land available for renewal, a proactive and strategic approach is required to manage growth and change. To successfully accommodate forecast employment and population growth, it is essential to use our resources more effectively by facilitating growth in locations that are already highly connected and rich in infrastructure.

Work has commenced on *Brisbane's Inner City Strategy* that recognises the strategic importance and potential of precincts to shape an interconnected inner city that is alive with opportunity and unlock additional housing supply.

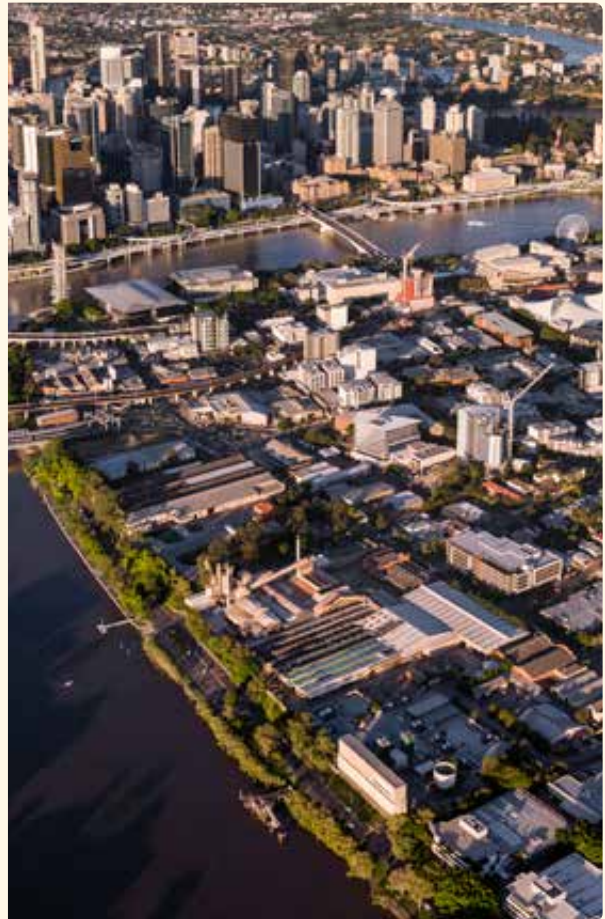
Council will partner with the Queensland Government, private sector and communities to lead the way in a comprehensive program of inner city precinct planning and renewal.

Kurilpa Precinct

South Brisbane, or Kurilpa, is Brisbane's largest remaining inner city riverfront renewal precinct. With a long industrial history dating back to the early 1900s, Kurilpa's industry continues with dairy production, a concrete batching plant and a glass factory. Adjoining the cultural precinct, Kurilpa's two kilometres of riverfront land located less than 500 metres from the city centre provides the ingredients for its successful renewal into a thriving mixed-use community.

Use of the seven-hectare Visy site as the International Broadcast Centre during the Brisbane 2032 Olympic and Paralympic Games will help facilitate the relocation of Kurilpa's remaining industrial uses to other parts of the city and catalyse the renewal of this precinct.

Diverse housing that caters for residents at every life stage, generous riverfront parklands offering a variety of experiences, new community facilities, subtropical design and convenient connections will make Kurilpa a complete and inclusive inner city community.



Urban renewal in Brisbane

Urban Renewal Brisbane is Australia's longest running and most successful urban regeneration program. Established in 1991 as the Urban Renewal Task Force, the team was charged with revitalising five inner north-eastern suburbs. It was an undertaking to transform industrial areas on the urban fringe into thriving residential, employment and entertainment destinations.

Creative partnering saw private and public sector funding combined into lasting renewal projects of national significance. The investment achieved infrastructure and streetscape upgrades, landscaping works, local traffic calming, and new and improved parks, including riverfront parkland. New sites were identified for affordable housing and \$8 million of Australian Government funding was used to deliver demonstration projects, including the multi-award-winning Church Street Public Housing Project.

Within a decade, residents returned eagerly, drawn by the incredible lifestyle opportunities on offer in the new communities. The initial \$86.6 million government investment led to more than \$5 billion private sector investment, attracted more than 27,000 people and created more than 8000 jobs¹.

Today, the Urban Renewal Brisbane program covers the inner five kilometres of Brisbane including the city centre, and focuses on areas with the greatest potential for change. Renewal strategies, precinct plans and master plans developed with the community, private sector and government stakeholders identify areas for new employment opportunities, housing and infrastructure, including open space. There is now significant demand for inner city housing, and the inner city population has diversified to include both families and older generations. Continued collaboration with the private sector and the community to deliver parks, jobs and amenities will catalyse new housing opportunities and create some of the city's most liveable and exciting precincts.

¹ *Investing in Australian Cities - The Legacy of the Better Cities Program*, Queensland University of Technology, Lyndall Bryant, 2016.



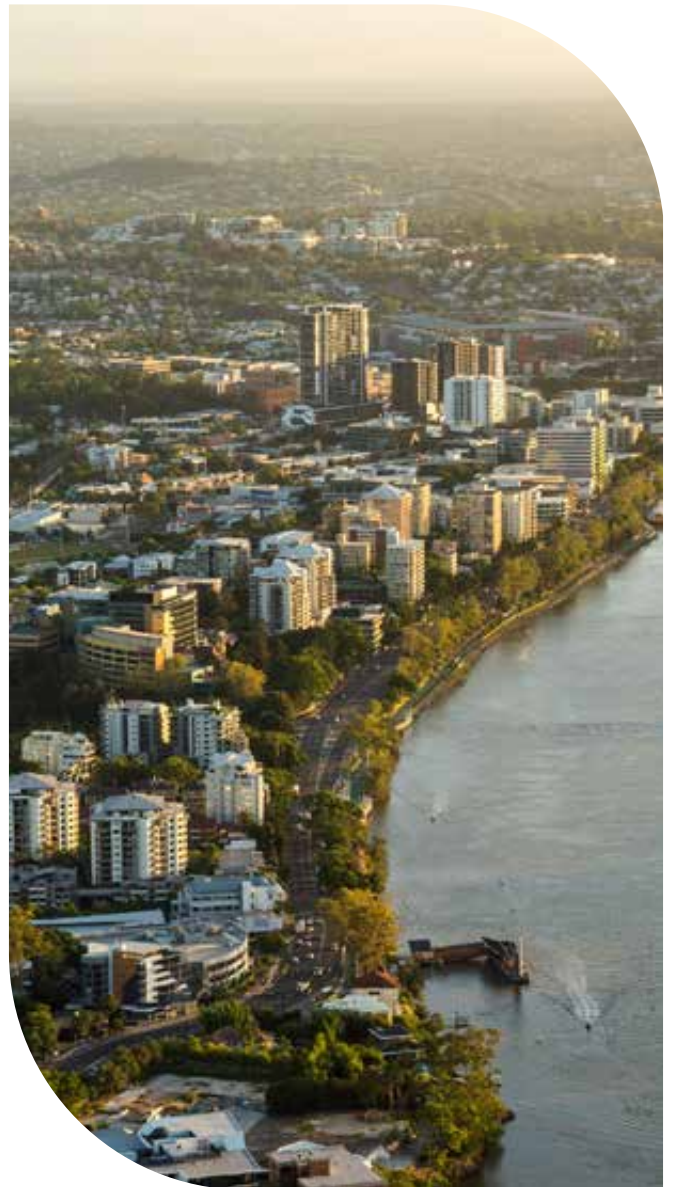
Pillar four: Major centres and transport corridors

Brisbane's major centres have attracted significant housing and employment growth over the last 20 years. Integration of transport and community infrastructure will provide an efficient form for urban growth, especially in major centres such as Chermide and Upper Mount Gravatt.

City Plan sets out the pattern for development. A series of growth nodes following key roads and public transport corridors radiate from the city. Council's neighbourhood, suburban and inner city precinct planning, in consultation with local communities, unlocks these areas through a combination of good planning, catalytic infrastructure, and support for affordable and private sector investment.

Within City Plan, Brisbane CityShape 2006 sets outcomes for Brisbane's urban form and structure and identifies priority areas for growth. The framework was developed based on feedback from the community with more than 60,000 people contributing their ideas and comments. The framework has provided for more homes and jobs in growth nodes and transport corridors.

Ensuring key day-to-day services, such as local centres, public and active transport, parks and schools, creates vibrant and active neighbourhoods. Our planning framework also facilitates a diverse range of housing within our neighbourhoods to provide housing options and support an affordable and functional lifestyle.



What are we already doing?

- Locating most growth areas in well serviced parts of the city, specifically along key transport corridors and near centres through Brisbane CityShape as part of City Plan.
- Coordinating land use and infrastructure planning through City Plan to ensure Brisbane's developing areas are well serviced by road and stormwater infrastructure and have a high level of access to public and active transport, open space and community facilities.
- Identifying the right locations for additional housing choice in consultation with the community.
- Delivering suburban upgrades to create vibrant centres for local communities.

Priority action

Create sustainable, liveable suburban and inner city precincts close to jobs, community services, recreation and transport.

New initiatives

- Create a city of neighbourhoods and precincts to facilitate easy access to services and transport close to home and support our local centres and community focal points with a diversity of housing types.
- Implement new precinct planning in suburban and inner city locations in consultation with communities to deliver localised outcomes, maximise existing transport and identify future potential infrastructure that supports the community.
- Facilitate the delivery of housing in locations that align with key infrastructure such as Cross River Rail, Brisbane Metro, green bridges, and Brisbane 2032 Olympic and Paralympic Games venue locations.
- Through inner city and suburban renewal planning, Council will identify areas to accommodate increased density and its growing population, including any zone changes.
- Provide housing diversity, such as townhouses, at locations identified as part of the Suburban Renewal Precinct initiative.



PRIORITY FOUR



Sustainable, liveable and well-designed subtropical homes

Brisbane residents and visitors alike value our desirable outdoor lifestyle. We relax and entertain at home more than many other large cities, and our natural environment plays an important role in preserving this subtropical character.

Good design is essential to making sure Brisbane thrives as a friendly and liveable place for future generations. As our city grows, homes must continue to meet our changing needs. Good subtropical design can deliver economic, social and environmental outcomes, and benefit residents' health and wellbeing.

Through planning, Council will help shape great places to live that have high-quality, well-designed and sustainable homes, suitable for our climate and complementary to the surrounding community.



Mixed-use building



Duplex housing



Townhouses

What have we already done?

- Delivered *Design-led City - A design strategy for Brisbane*.
- Developed and launched the *Design-led City - Low-to-medium density residential Design Guide* that provides guidance for developing small-to-medium-scale residential buildings.
- Introduced best practice design through the *Traditional Housing: Alterations and Extensions Design Guide*.
- Encouraged subtropical design through the release of the *New World City Design Guide - Buildings that Breathe*.
- Facilitated rooftop gardens on residential and mixed-use buildings.
- Introduced the *Brisbane Green Buildings Incentive Policy*.
- Delivered the Flood Resilient Homes Program to help residents prepare for, and recover from, overland flow flooding events.
- Introduced design and financial incentives to encourage development of residential care and retirement facilities in our neighbourhoods.
- Introduced deep planting requirements for residential developments.
- Encouraged generous balconies and communal areas in new residential buildings to support outdoor living through City Plan provisions.
- Introduced sustainable design outcomes for new homes to support outdoor living, retain trees and greenery and contribute to residents' privacy.

New initiatives

- Embed subtropical design principles into City Plan to ensure new residential buildings are appropriately designed to suit our climate and lifestyle.
- Increase awareness of quality subtropical design outcomes and importance to Brisbane residents' quality of lifestyle and the liveability of their homes.
- Continue to incentivise construction of green buildings through planning-based initiatives.
- Promote flood-resilient building design standards for development in areas that experience low risk, low level flooding, while mitigating risks to residents.

Priority action

Embed subtropical design principles into City Plan to ensure new residential buildings are appropriately designed to suit our climate and lifestyle.



Summary

Council is responding to the challenges of facilitating housing in our city. Our new initiatives will enable the delivery of housing supply and ensure our housing meets the needs of our diverse community. Council will continue to work with all levels of government, communities and the property sector to deliver our initiatives, facilitate actions from the 2022 Queensland Housing Summit and respond to state legislation changes. Once the Queensland Government has revised and delivered the *South East Queensland Regional Plan*, Council may update this strategy to reflect the latest population and supply data.



Housing supply for our growing and evolving city

- In consultation with communities, deliver precinct planning that supports increased housing supply across suburban renewal and inner city locations.
- Deliver opportunities for housing identified in the *Brisbane: Our Productive City* industrial strategy, such as mixed-use development in Urban Enterprise Areas and housing in transition areas, including opportunities for apartments and townhouses.
- Conduct a review of Brisbane's major centres (Carindale, Chermside, Garden City, Indooroopilly, Toombul and Toowong) to unlock more housing supply and even more jobs.
- Facilitate outcomes and actions from the 2022 Queensland Housing Summit.
- Create vibrant sustainable precincts through infrastructure delivery to connect our inner city in partnership with government, private sector and the community.
- Continue to advocate for the regulation of transitory accommodation such as Airbnb.
- Investigate opportunities to resolve land ownership fragmentation that prevents delivery of housing in areas identified for development.



Housing diversity and affordability

- Create new housing options for all residents at every stage of life through City Plan renewal.
- Advocate for improvements to the *Planning Regulation 2017* that facilitate and adequately regulate new housing forms, e.g. build-to-rent.
- Support changes to body corporate legislation that will allow for the redevelopment of older residential accommodation.
- Investigate housing opportunities for lone or couple households.
- Investigate opportunities to increase supply of large apartments that will provide affordable and convenient housing options for families.
- Advocate for legislative reform for the provision and retention of affordable housing for key workers.
- Support the construction of build-to-rent accommodation in appropriate locations via a new incentive program.
- Advocate for the immediate activation of the Centre for National Resilience at Pinkenba to be used for temporary or emergency accommodation while persons are transitioned into more permanent housing solutions.
- Advocate for more state and federal government funding for increased affordable housing supply.
- Implement relevant local government actions outlined in the *Queensland Housing and Homelessness Action Plan 2021-2025*.



Right housing in the right locations

- Create a city of neighbourhoods and precincts to facilitate easy access to services and transport close to home and support our local centres and community focal points with a diversity of housing types.
- Implement new precinct planning in suburban and inner city locations in consultation with communities to deliver localised outcomes, maximise existing transport and identify future potential infrastructure that supports the community.
- Facilitate the delivery of housing in locations that align with key infrastructure such as Cross River Rail, Brisbane Metro, green bridges, and Brisbane 2032 Olympic and Paralympic Games venue locations.
- Through inner city and suburban renewal planning, Council will identify areas to accommodate increased density and its growing population, including any zone changes.
- Provide housing diversity, such as townhouses, at locations identified as part of the Suburban Renewal Precinct initiative.



Sustainable, liveable and well-designed subtropical homes

- Embed subtropical design principles into City Plan to ensure new residential buildings are appropriately designed to suit our climate and lifestyle.
- Increase awareness of quality subtropical design outcomes and importance to Brisbane residents' quality of lifestyle and the liveability of their homes.
- Continue to incentivise construction of green buildings through planning-based initiatives.
- Promote flood-resilient building design standards for development in areas that experience low risk, low level flooding, while mitigating risks to residents.

Glossary

City Plan – *Brisbane City Plan 2014*, Council's planning scheme that guides development within the Brisbane local government area.

Diversity (housing) – a mix of housing types and sizes to meet different accommodation needs.

Dwellings – places to live, including detached houses, apartments, townhouses, rooming accommodation, granny flats, and other housing types.

Greenfield (also called expansion) – land that is not fully developed, mainly in outer Brisbane areas.

Infill (also called consolidation) – redevelopment of existing urban areas to improve employment, residential and lifestyle opportunities.

LGIP – Local Government Infrastructure Plan, Council's infrastructure plan for the city.

Major centre – large sites including Carindale, Indooroopilly and Toowong, identified for high-intensity social and economic activities including retail, office, lifestyle, residential and other uses.

Major corridor – major road, bus and rail corridors defined in City Plan.

Mixed-use – land or development that may have a mix of land uses including residential, commercial, and industrial uses in one place, such as housing, offices, shops, gyms, and services.

Precinct – a defined area where local planning may be undertaken to renew or revitalise an area.

Right sized (housing options) – a place to live that is the right size to meet household needs and preferences.

ShapingSEQ – the Queensland Government's *South East Queensland Regional Plan 2017* that sets the planning direction for the growth of the region and dwelling targets for Brisbane and other local governments.

Subtropical housing design – homes designed to suit Brisbane's subtropical climate with features such as shading and weather protection, natural light and ventilation, high ceilings, breeze corridors and appropriate construction materials and techniques.

Suburban renewal – regeneration of underdeveloped or underutilised urban areas such as car yards, to support employment, residential and lifestyle outcomes.

Supporting infrastructure – infrastructure that supports land uses, such as roads, stormwater, parks, bridges and community facilities.

Sustainable homes – energy efficient homes that use materials or processes to reduce running costs.

Transition sites – industrial areas identified in the *Brisbane: Our Productive City* industrial strategy that no longer have an industrial purpose and can transition to new future land uses determined through precinct planning.

Urban Enterprise Areas – underutilised industrial areas within inner suburban areas, identified in the *Brisbane: Our Productive City* industrial strategy, that will also incorporate future mixed-use development.

Urban renewal – revitalisation of inner Brisbane, areas within five kilometres of the central business district.



Dedicated to a better Brisbane

More information

For more information contact Council.



Send an email to:
strategicplanninghousing@brisbane.qld.gov.au



Call 3403 8888



Write to:
City Planning and Economic Development
Strategic Planning
(Brisbane's Sustainable Growth Strategy)
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

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