

Image: Housing in Canungra. Source: Scenic Rim Regional Council

Scenic Rim **Local Housing Action Plan**

Queensland Housing Strategy 2017-2027



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Partnership Acknowledgement



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Every Queensland
community deserves
to be a liveable one

The Scenic Rim Regional Council Local Housing Action Plan (LHAP) was developed with the support of the Queensland Government in association with the Local Government Association of Queensland.

Disclaimer

The Scenic Rim Regional Council LHAP is a non-statutory plan and 'living document' prepared as part of the Queensland Housing & Homelessness Action Plan 2021-2025 (Action 5) to support local housing outcomes. This LHAP is not the same as a Housing Strategy under the State Planning Policy, or a housing study, but may inform statutory documents like a planning scheme.

Acknowledgement of Traditional Custodians

Scenic Rim Regional Council acknowledges the traditional custodians of the many lands within the Scenic Rim - the Mununjali, Wangerriburra, Ugurapul and Migunberri and all Indigenous people in those regions.

We pay respect to their Elders, past, present and emerging and acknowledge the important role they play in shaping the future of the Scenic Rim.



1.0 INTRODUCTION

1.1 Local Housing Action Plan

This Local Housing Action Plan (LHAP) is developed through a joint initiative involving the Queensland Government, Scenic Rim Regional Council (Council) and the Local Government Association of Queensland (LGAQ) to respond to a range of immediate, emerging and longer-term housing challenges in the Scenic Rim local government area.

This is an iterative process (see Figure 1) that does not intend to duplicate existing actions of Council or the actions under the Queensland Housing Strategy 2017-2027 or the Housing and Homelessness Action Plan 2021-2025. It seeks to identify opportunities, consider an agreed response, develop targeted actions on key priorities and enable ongoing review of effort to adapt and respond to changing need.



Figure 1: The Local Housing Action Plan Iterative Process

The LHAP aims to:

1. **develop agreed priority actions** to respond to housing need in the local government area using a place-based and person-centred model in partnership with relevant service providers;
2. **establish strong foundations for longer-term housing responses** to assist housing and homelessness outcomes in the local government area into the future;
3. **incorporate existing information and plans** that assist with developing responses to housing need and acknowledge work already completed by Council, state agencies, private and not-for-profit organisations; and
4. **facilitate targeted interaction between all parties through agreed actions** to ensure a focus on deliverables and projects that can improve housing responses in the short and longer-term.

1.2 Approach and Methodology

The LHAP provides an overview of key community and housing characteristics, and emerging issues related to housing in the community and identifies a targeted initial set of priority actions to respond to housing need. It has been developed through a review of a range of supporting documentation including:

- ShapingSEQ 2023
- South East Queensland Infrastructure Supplement 2023
- Homes for Queenslanders, February 2024, Queensland Government
- The Queensland Housing Strategy 2017-2027 and the Housing and Homelessness Action Plan 2021-2025
- Scenic Rim Planning Scheme 2020
- Scenic Rim Regional Council – Employment Lands Analysis, October 2021
- Scenic Rim Updated Housing Needs Assessment, 11 August 2022
- Scenic Rim Growth Management Strategy 2041, November 2022
- Statistical data from the Queensland Government Statisticians Office, including 2021 Census and other data sets such as building approvals, rental market data and housing approvals
- Housing needs data from the Queensland Government

Emerging issues and opportunities, key challenges and potential responses have been developed from the review of a range of data sets, anecdotal feedback, and preceding engagement opportunities with Council and other stakeholders as part of the development of Council's Scenic Rim Growth Management Strategy 2041. The LHAP provides an overview of available information as a basis for discussion and decision making. It should not be viewed in isolation but considered as part of broad response to supporting housing need across the State.

2.0 KEY FACTS

2.1 Scenic Rim Region

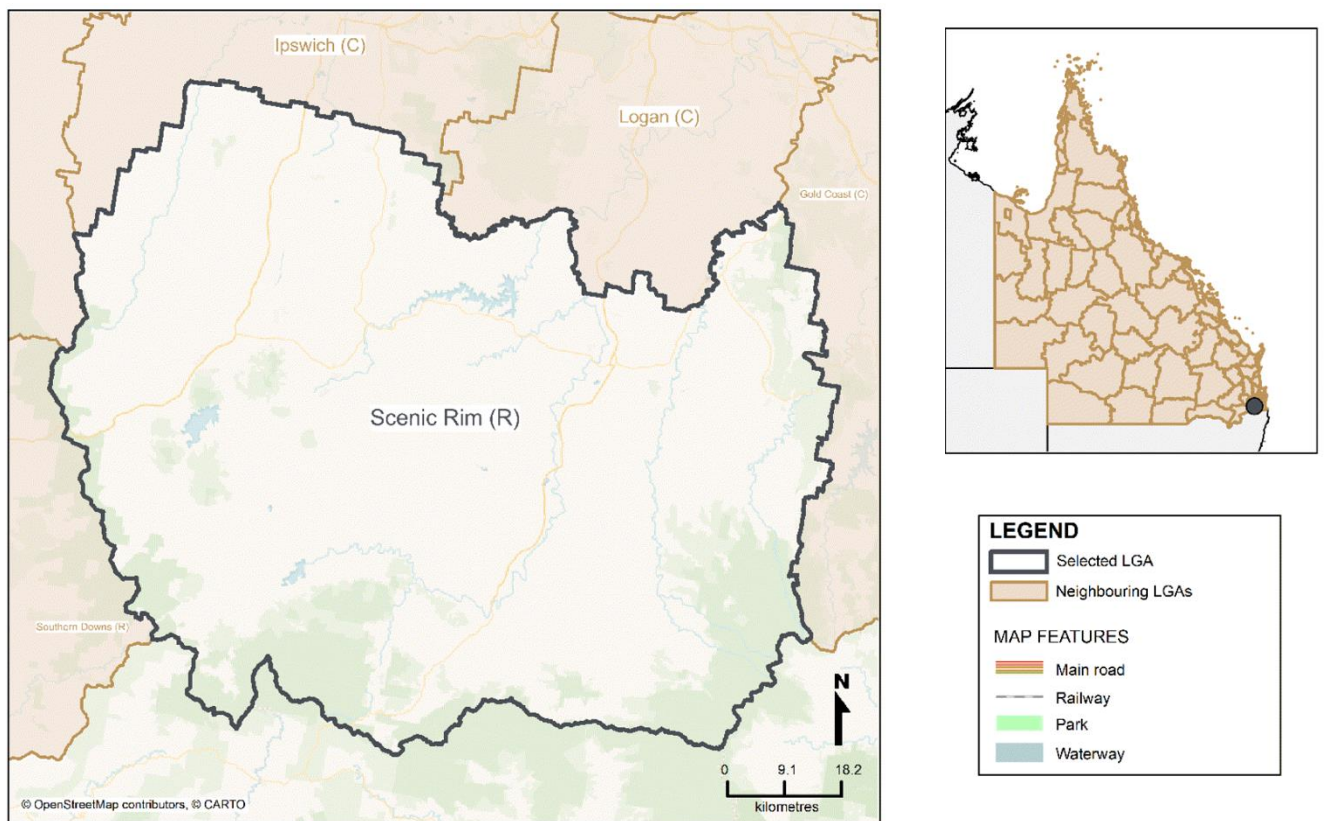
The Scenic Rim region is located in South East Queensland and is approximately 50km south of the Brisbane Central Business District (CBD), 20km west of the Gold Coast CBD and 18km south of the Ipswich CBD. Covering 4,251.6km² in area, the region extends from Peak Crossing and Gleneagle in the north, to the New South Wales border in the south, and from Tamborine Mountain in the east, to Cunningham’s Gap in the west.

The region consists of a diverse range of landscapes including rich agricultural and grazing lands, waterways and waterbodies, World Heritage listed National Parks and urban and rural living environments. The landscape is framed by the Main and Macpherson Ranges and comprises large tracts of remnant vegetation and has significant biodiversity values. It provides important recreational and tourist areas to residents, the broader South East Queensland community and its visitors.

The region incorporates the catchments for four major South East Queensland river systems, being the Bremer, Logan, Albert and Coomera Rivers. The region provides vital rural production, biodiversity, air quality, water catchments and landscape amenity to the rapidly growing greater region of South East Queensland. The maintenance of these qualities is a fundamental objective of planning for the future of the region. The region has three primary settlements at Beaudesert, Boonah and Tamborine Mountain, and many unique rural townships and villages.

The Brisbane to Sydney railway corridor and two interstate highways pass through the region. The Bromelton State Development Area (SDA), located along the Sydney-Brisbane rail corridor, will provide for a regionally significant industrial area.

Figure 2: Map of the Scenic Rim Region



2.2 First Nations

Scenic Rim Regional Council acknowledges the traditional country of the Mununjali, Wangerriburra, Ugarapul and Migunberri Peoples of the Scenic Rim.

A First Nations' service provider in the local area is Mununjali Housing and Development Company Limited, which is the umbrella company for Jymbi (Family) Centre, Jymbilung House Home and Community Care and the Mununjali Pace Program. Mununjali manages housing for First Nations' people in the region.

Council strives to understand and be inclusive of all cultures, identify housing opportunities and engage with Aboriginal and Torres Strait Islander people to inform housing actions.



Image: The Outlook Estate, Beaudesert. Source: Scenic Rim Regional Council

3.0 KEY CHARACTERISTICS

3.1 Demographic Characteristics

Snapshot

Table 2 below outlines the key demographic trends for the Scenic Rim region.

Table 1: Summary of key demographic information for the Scenic Rim Region¹

Trend Category	Scenic Rim
Population	The estimated resident population as at 30 June 2023 was 45,248 people. This is projected to grow to 70,600 people by 2046 (ShapingSEQ 2023). The Aboriginal and Torres Strait Islander in the region as at 2021 was 1,574 people or 3.7% of the population (lower than the Queensland average of 4.6%).
Age	As at 30 June 2022, the median age of those in the Scenic Rim was 46.5 years, which is 4.3 years greater than the median in 2012 of 42.2 years. This is projected to rise to a median of 50.4 years by 2046. The median age of the Aboriginal and/or Torres Strait Islander population is just 22. As at the same date, 17% of the population was aged 0–14 years, 59.9% was aged 15–64 years, while 22.8% were aged 65+ years (which is higher than the Queensland average of 16.9% of people aged 65+). The percentage of Aboriginal and/or Torres Strait Islander people 65+ is only 6.3%.
Household Composition	75.1% of households in Scenic Rim are family households, with 22.3% single (or lone) households and 2.5% group households.
Homelessness	As at Census 2021, there were 86 homeless people in the region, amounting to 19.9 homeless persons per 10,000. This is lower than the Queensland rate of 43.2 homeless persons per 10,000.
Family Composition	Couple families without children make up 46.1% of the population while couple families with children make up 37.9% of the population. 14.9% of the Scenic Rim population are part of a one-parent family.
Family Incomes	The average weekly family income (as at Census 2021) in Scenic Rim was \$1,706. This is lower than the Queensland average of \$2,024 per week.
Migration	78.1% of the population was born in Australia, higher than the Queensland average of 71.4%. Of those persons born overseas, 4.8% were born in England, 3.5% in New Zealand, 0.5% in South Africa, 0.5% in Germany.
Cultural Backgrounds	Most of the Scenic Rim population is Australian or with UK heritage (44.8% English, 38.1% Australian, 12.3% Irish and 11.5% Scottish). The next most claimed cultural background is German at 9.6%.

¹ Queensland Government Statistician's Office, *Regional Profile Scenic Rim, May 2024*.

Housing Implications

Analysis of key demographic characteristics indicates several implications for housing in the region, including:

- A trend of an ageing population is particularly pronounced in the region. The region's older demographic will most likely see the housing needs of the region evolve, leading to increased demand for accessible and age-friendly housing options.
- The family composition trends show couples without children are the most common family type. This may mean preferences for more compact housing options and a need for more diverse housing to accommodate their needs.

Anecdotal evidence is that there is also an increasing demand for housing for vulnerable communities, including people with a disability, people experiencing homelessness due to domestic violence and suitable housing for single women over 55. This is supported by similar trends in other local government areas.

Ensuring a sufficient and suitable housing supply is crucial for maintaining diversity in the region's demographic and age profiles. Without supply of new housing stock, the region may face challenges in attracting new residents, leading to a continued ageing population and significant economic, labour force, and productivity implications.



Image: Churches of Christ Aged Care Facility, Boonah. Source: Scenic Rim Regional Council

3.2 Housing Characteristics

3.2.1 Housing Supply

Snapshot

Table 2: Summary of key Housing Supply information for the Scenic Rim Region 2021²

Trend Category	Scenic Rim
Housing Supply	<p>As at Census 2021, there were 18,388 dwellings in the region with an average of 2.6 people per household.</p> <p>92.1% of dwellings were detached houses, 6.1% were semi-detached and 0.3% were apartments.</p> <p>77.2% of dwellings contained 3 or more bedrooms.</p>
Vacancy Rate³	<p>As at March 2024³, the rental vacancy rate in Scenic Rim was classified in the 'tight' range at only 0.9.2%</p> <p>Demonstrating the high rate of competition for housing, figures for April/May 2024 show that in Beaudesert, while there were 13 houses available for rent there were 240 interested renters. Similarly for units, 3 units were available for rent with 68 interested parties⁴. Similarly demand for rentals also outstrips supply across the Scenic Rim Region.</p>
Vacant Land⁴	<p>Scenic Rim had approximately 7032 vacant lots suitable for housing (rural and residential areas), with approximately 1,454 vacant residential lots located in urban and township areas, as at January 2024. Within towns and villages planning approval for 2,337 additional residential lots has been granted between from July 2016 to January 2024.</p>
Potentially Developable Supply	<p>Updated figures from the Scenic Rim Growth Management Strategy 2041 shows a potential total of 8,618 developable lots at full development across towns and villages in the region for the period 2016-2041 (see figure below). There are a further 2,120 potential lots in the remainder of the Scenic Rim Region.⁴</p>

² ID Scenic Rim Regional Council community profile

³ Real Estate Institute of Queensland (REIQ) Residential Vacancy Report March 2024 Quarter

⁴ Scenic Rim Regional Council

Table 4: Housing Land Supply Across Study Areas Summary – 2016-2041⁵

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10	Column 11
Study Area	No. of households 2016 Census	No. of households 2021 Census	Approved lots (1 July 2016 - Jan 2024)	Remaining potential lots under Planning Scheme (minus approved)	Developable Area for additional residential lots	Planned Lot capacity within PIA	GMS Strategy for additional residential lot growth	Developable Area for additional greenfield residential lots through GMS Strategy for additional lot growth	Residential lot growth potential (Column 4 + 5 + 8) (2016 to 2041)	% Share of residential lot potential across all study areas (Column 10)
Aratula	178	181	127	332	88	N/A	0	0	459	3.27%
Beaudesert and Gleneagle	3,372	3,571	1256	4,808	496	2,882	2,668	110ha	8732	62.15%
Boonah	1,394	1,439	192	2,104	212	714	0	0	2296	16.35%
Canungra	627	605	445	343	52	300	0	0	788	5.60%
Harrisville	168	156	92	14	8	N/A	0	0	106	0.75%
Kalbar	437	422	104	730	134	91	36	2.5ha	870	6.20%
Kooralbyn	646	788	6	248	69	189	0	0	254	1.80%
Peak Crossing	187	167	8	39	20	N/A	0	0	47	0.34%
Tamborine	764	657	93	0	N/A	N/A	258	0	351	2.50%
Tamborine Mountain	2,955	3,190	14	0	N/A	N/A	132	0	146	1.04%
Total Study Areas	10,728	11,176	2,337	8,618			3,094		14,049	100%
Remainder of SRRC	4,519	5,291	279	2120	30,734	6,748	N/A	N/A	2,399	N/A
GRAND TOTAL	15,247	16,467	2,616	10,738	30,734	6,748	3,094		16,410	

⁵ Scenic Rim Growth Management Strategy 2041 and updated to incorporate development approval data as at January 2024

Housing Implications

Analysis of key housing supply characteristics indicates several implications for the region, particularly:

- There is an evident lack of housing diversity in the region which will lead to challenges in accommodating the diverse needs of the growing and ageing population in the region, potentially exacerbating issues related to affordability, accessibility, and overall housing suitability.
- As in most of the State, Scenic Rim has low rental vacancy rates (0.92% as at March 2024) constraining the ability for people to move to the region.
- Although the region currently has the capacity to accommodate a variety of housing types within the existing zones, development trends do not show a demand of land for dwellings for smaller households in recent times and there is a relatively large pipeline of uncompleted lot approvals. Reasons for the relatively low development uptake are likely to include any of the following number of reasons:
 - Staging of development to maintain pricing;
 - Feasibility of projects;
 - Capacity of industry to deliver;
 - Supply chain issues;
 - Slower population growth, including less inward migration and natural growth, than predicted;
 - A general trend in an decreasing average household size, marked by the release of the 2021 Census data, which will create demand for additional dwellings regardless of population growth;
 - Land within the priority infrastructure area (PIA) is not attracting developer interest, and land outside the PIA seems more cost efficient for developers;
 - Unmotivated land holders;
 - Fragmentation of developable parcels;
 - Zoning and subdivision options not meeting market demand (i.e. demand for rural lifestyle living on rural residential land); and
 - Transport and/or employment options not accessible enough for people to move to a regional local government area from urban centres (this trend is likely to change and reflected in data since 2020, during and post-pandemic).

3.2.2 Housing Affordability Snapshot

In the Scenic Rim region, 75% of households own their home outright or with a mortgage, while 21.1% are renting. Home ownership is lower among the Aboriginal and/or Torres Strait Islander population with only 53.3% owning their home outright or with a mortgage and 42.9% renting.

Snapshot

The following section outlines key statistics relation to housing affordability in the Scenic Rim (see Table 5).

Table 5: Summary of key Housing Affordability information for the Scenic Rim Region 2021

Trend Category	Scenic Rim
Mortgage Affordability	As at Census 2021, median monthly mortgage payments were \$1,733. 13.9% of mortgage holders were considered in 'mortgage stress – paying more than 30% of their household income towards their mortgage. With interest rates and house prices increasing across the country since 2021 and wage growth stagnant, the number of households experiencing mortgage stress will have increased as has occurred elsewhere in the region.
Rental Affordability	As at Census 2021, median weekly rental payments were \$315, with 41% of renters in 'rental stress' – paying more than 30% of their household income towards their rent. With rents increasing rapidly in the three years since the Census, the average weekly rental cost in the region is now approaching \$550 for houses and \$361 ⁶ for units. In line with trends in other SEQ regions, it is highly likely that the number of households experiencing rental stress will have increased substantially. Affordability has also been exacerbated by other cost of living increases.
Sales and Pricing	The median sale price for detached dwellings in Scenic Rim LGA in the 12 months ending 31 December 2023 was \$747,750, which was \$60,750 above the Queensland median sale price of \$687,000. The median sales price has increased over \$170,000 between the 2021 census and 31 December 2023. Median sale price of attached dwellings during the same period was \$397,000, significantly less than the Queensland median sale price of \$540,000. For the period ending 31 December 2023, the median sales price for vacant land was \$249,000, compared to Queensland at \$303,000.

Housing Implications

Analysis of key housing affordability characteristics indicates implications for housing in the region. In particular, rental affordability is a challenge in the Scenic Rim LGA with so many renters experiencing rental stress, which could push renters outside of the region. Housing pressures, including increasing rents and prices, limited market availability of rental properties, and very low rental vacancy rates put upward pressure on prices and make it more difficult for residents to afford their housing.

⁶ <https://www.htaq.com.au/qld/qld291-scenic-rim-regional>

4.0 KEY FOCUS AREAS

Areas of focus have been determined through a review of existing data and engagement with stakeholders as identified in the methodology. These focus areas will be considered when identifying and prioritising actions.

4.1 Lack of housing diversity and density

In the Scenic Rim region, the majority of dwellings are single detached dwellings - 92.1% - while 6.1% were semi-detached and 0.3% were apartments. 77.2% of detached dwellings contained 3 or more bedrooms.

While there is a strong desire to retain larger lot sizes within Scenic Rim, providing a unique point of difference within the SEQ region, this desire, *“needs to be balanced against providing for housing supply, choice and diversity which meets the needs of households in the future, whilst also achieving an efficient pattern of housing that can be serviced and is easily accessible to essential community services and infrastructure.”*⁷

The demographic changes projected to 2046, as outlined previously, show that smaller dwellings (i.e. townhouses, duplexes, secondary dwellings, dwelling units etc.) will be required in greater numbers as the region changes, and these small dwellings are potentially achievable in various zones and localities across the region.

A key policy direction under the Scenic Rim Growth Management Strategy 2041 is to: *“Provide greater housing choice, supply and diversity to meet the dwelling supply benchmarks provided within ShapingSEQ, including meeting the needs of small households, catering for ageing in place and the provision of more small dwellings.”*

The Scenic Rim Growth Management Strategy 2041 states:

- Principle #3 Development within urban areas provides for high quality designed housing diversity and choice, and a range of allotment sizes and densities relevant to a rural based environment on the periphery of larger metropolitan areas.
- Principle #4 Development supports the projected housing needs of the community through ensuring that a range of housing options are available for residents to continue living in their local communities through all stages of life.

4.2 Housing for an Ageing Population

The Queensland Government’s *Healthy Ageing Strategy* indicates there is increasing desire among older people to age in place, that is, continuing to live in their communities as they get older. The ability to age in place depends on multiple factors, including access to appropriate housing, transport, health services, and social participation.

Demand is notable when looking at the QGSO population projections (2023 series) which suggests that the proportion of Scenic Rim residents aged 65+ will be around 30% by 2041, up from 22.88% in late 2023.

The demographic trend indicates that the population of Scenic Rim will continue to have a higher percentage of people in the older age bracket than the Queensland average.

Addressing the needs of this ageing population necessitates a broader range of housing options. This involves offering diverse dwelling sizes, styles and tenures to cater to the older demographic seeking downsizing alternatives, beyond traditional aged care accommodations. Potential options include independent living units (ILUs) in retirement villages or over 55s accommodation, as well as a growing demand for specialised aged care facilities like assisted living and nursing homes.

⁷ *Scenic Rim Growth Management Strategy 2041*

The ageing population poses a significant challenge for the region in the coming decades, and this issue is compounded by the limited diversity in housing stock.

4.2.1 Aged Care requirements

As of June 2023, there were 12 aged care services providing 399 operational places within the Scenic Rim region. Considering the increasing population of individuals over 65 years and the rising demand for health support services, especially given that 32.3% of the population had one or more long-term health conditions in 2021, there will be a growing need for suitable aged care services, including accommodation, well beyond the current available capacity.

The Housing Needs Assessment conducted in 2021 (and updated in 2022) concluded, based on projections, that *“the Scenic Rim is increasingly undersupplied in terms of residential aged care places to 2041. This undersupply stems from the undersupply present in Tamborine – Canungra SA2 between 2021 and 2041, as well as the undersupply accumulating in Beaudesert SA2 from 2026 onwards and in Boonah SA2 from 2036 onwards. By 2041, the HNA indicates significant shortfalls in all three SA2s to support additional aged care facilities.”*

4.3 Social and affordable housing

As of September 2023, there were 126 active applications for social housing with two applicants having their applications active for over 10 years each.⁸ There are currently 155 social housing dwellings in the region.⁹

The Scenic Rim is experiencing a pressing need for increased social housing due to existing shortages and the number of active applications on the housing register. Recognising this need, the Council is heartened by the ambitious goal of the Queensland Government to have 53,500 additional social homes by 2046.

Although social housing is a State led responsibility, Council is open to partnering with the State to identify areas of need for more social housing through future engagement. These potential opportunities are outlined in [Section 5.2 Actions](#).

According to the ‘Town of Nowhere Campaign’s Report: A blueprint to tackle Queensland’s housing crisis’ - released in 2023¹⁰:

- One in 10 households in Logan, Beaudesert and the Gold Coast are renters or people experiencing homelessness with unmet need for affordable housing; and
- Private rents in Queensland have grown at a faster rate than any other State or Territory, with low-income and regional households hit the hardest.

According to the Updated Housing Needs Assessment report (prepared in 2022) housing affordability within Scenic Rim LGA has marginally worsened between 2016 and 2021 (with a higher proportion of household income committed to housing costs).¹¹ Since that time greater competition for housing and surging rents have exacerbated this situation. There have been many reports of residents having to move out of the area as rental prices increase or landlords capitalise on a rising market and sell their rental properties.¹²

⁸ Queensland Government [Social Housing Register](#) at 30 September 2023

⁹ Queensland Government [Tenancies in Government managed social rental housing](#) at 30 June 2023

¹⁰ Town of Nowhere Campaign’s [Report: A blueprint to tackle Queensland’s housing crisis](#)

¹¹ [Scenic Rim Council Housing Needs Assessment 11 August 2022](#).

¹² <https://www.vinnies.org.au/qld/articles/john-hopes-for-relief-at-ground-zero-of-queensland-s-most-struggling-regions> & <https://beaudesertbulletin.com/housing-crisis-forces-locals-out/>

Rising rents and other costs of living have also created a situation where those previously in the affordable housing marketplace can no longer compete, forcing them to seek social housing assistance.

4.4 Homelessness and specific support needs

Estimates from the 2021 census state that approximately 86 individuals were experiencing homelessness in the Scenic Rim region¹³, but anecdotal evidence suggests the real number is much higher. There is limited crisis accommodation in the region.

Beaucare, a community services provider in the region, attests that there are multiple families who are at risk of homelessness due to not being able to afford rent rises, multiple families who have “couch surfing” kids in their homes as there are no shelters, adding to financial stress and additional risk of not being able to afford rent and many families who have never experienced housing instability before.

For those experiencing housing insecurity, it is challenging to find new accommodation as fuel costs are a barrier to travel to view properties, while access to work or childcare is difficult if they have to move out of area.

Different people require specific supports to ensure they have secure, sustainable housing. These specific supports are outlined below.

4.4.1 Domestic and family violence

Crisis accommodation is provided in the Scenic Rim, albeit limited in number. Due to demand outstripping supply, those in domestic and family crisis, usually with children, are having to seek assistance in Logan or Brisbane. Moving out of the area often also means moving away from any informal support, adding commuting to the increased cost of living, and requiring alternative childcare and school arrangements.

YFS Connect in Logan has partnered with Beaucare to deliver a service providing domestic violence counselling, court support, home safety upgrades for people experiencing domestic and family violence and specialised counselling for children impacted by domestic violence.

Beaucare has been averaging at least one client per week since June 2023 presenting for housing support. The main referral pathway is to YFS Connect in Logan as there are no housing services in Beaudesert. Beaucare attest that YFS Connect are at capacity for housing funding.

4.4.2 First Nations housing

Mununjali Housing and Development Company Limited is the only locally based Housing Provider in the Scenic Rim and they offer affordable long-term rental accommodation to Aboriginal and Torres Strait Islander members of the community. They have around 60 houses in Beaudesert and they also operate in the Logan LGA.

¹³ Australian Bureau of Statistics, 2021, Scenic Rim LGA Census Data 2021

5.0 RESPONSE OPPORTUNITIES

A Local Housing Action Plan enables engagement across all levels of government, and benefits from partnerships between private and not-for-profit organisations. An initial set of tactical actions has been developed, enabling refinement through an ongoing iterative process. These actions provide for a targeted response and outcomes that will seek to either create immediate benefit or establish a foundation for the next phase of actions. More specific responses will be determined in consultation with the local housing and social services sector. These responses can provide flexibility in delivery and support each of the broad areas identified.



5.1 Existing Initiatives

Scenic Rim Regional Council has already worked on several key initiatives to meet the housing needs of their community to date including:

- **Preparation of a Housing Needs Assessment** based on 2021 Census data. The HNA aims to understand both the number of houses that might be required but also the type and size of housing that is needed for the region.
- **Preparation of the Scenic Rim Growth Management Strategy 2041** - The Growth Management Strategy provides a planning framework to guide and manage the growth of the Scenic Rim region to 2041. The Growth Management Strategy identifies the indicative scale, location and timing of future residential and employment growth within the region based on community feedback and needs. The Growth Management Strategy is supported by extensive analysis and an evidence base which addresses housing needs, employment lands, growth assumptions, emerging trends, constraints and opportunities.
- **Preparation of a major amendment to the Scenic Rim Planning Scheme**, which will review master planning requirements in the planning scheme to encourage further housing diversity and include a new zone to support medium density development.
- **Investigating opportunities to take an active role in the delivery of well-designed social and affordable housing** on surplus Council-owned land.
- **Providing infrastructure charge concessions** to not-for-profit and community organisations, including aged care providers.

5.2 Actions

Short term - within 2 years

Medium term - 2 - 6 years

Long term - 6-10 years

○	Land and Development	Timeline
1.1	Continue to investigate surplus Council freehold land for future social, affordable and diversified housing opportunities – particularly medium density housing.	Short
1.2	Advocate for funding to support inventive measures to attract community housing providers to the region.	Short-Medium
1.3	Provide assistance to developers seeking to access the \$350m 'Homes for Queenslanders' funding to offer incentives to private developers for the development of private-led diverse, affordable housing.	Short
1.4	Work with industry, not-for-profit and community organisations, including aged care providers, to access State and Federal Government funding to deliver housing outcomes.	Short-Medium

○	Planning	Timeline
2.1	Continue preparation of amendments to the Scenic Rim Planning Scheme that seek to implement the Growth Management Strategy and encourage housing diversity in master planned areas and medium density development in strategic locations.	Short - Medium
2.2	Develop a growth model to inform future land use and infrastructure planning for the Local Government Area and to monitor growth.	Short - Medium
2.3	Prepare a new Local Government Infrastructure Plan to identify infrastructure needs to accommodate future population growth.	Short - Medium
2.4	Monitor growth and housing trends to ensure that Scenic Rim Planning Scheme remains current.	Ongoing

○	Optimisation	Timeline
3.1	Work with State Government to identify all levers available to pivot delivery towards greater quantity and diversity of attached product.	Short - Medium
3.2	Extend infrastructure charge concessions to not-for-profit and community organisations, including aged care providers.	Short - Medium
3.3	Collaborate with the State Government to improve accuracy of dwelling supply monitoring.	Ongoing

○	Master Planning	Timeline
4.1	Review master planning requirements in the <i>Reconfiguration of a Lot Code, Master Plan Areas Overlay/Code</i> and <i>Planning Scheme Policy 3 - Preparing Master Plans for Development Applications</i> to ensure they are consistent with best practice and seek greater housing diversity	Short
4.2	Ensure infrastructure planning that supports master planned and other areas is reviewed every 5 years	Short – Medium

○	Supports	Timeline
5.1	Council to work in partnership with the State Government to identify social housing needs and potentially suitable sites.	Short
5.2	Council to complete a needs analysis for cohort specific and culturally responsive housing in the region to better understand diverse housing types and support needs.	Medium

○	People in need	
6.1	Council to seek opportunities, funding and partnerships to undertake data collection to identify the extent and location of people at risk of homelessness in each community and target responses.	Medium
6.2	Together with First Nations peoples, identify housing and support needs across the region, including working with service and housing providers.	Short

○	Construction	
7.1	Encourage the Qld Government to advocate to the Federal Government that the National Rental Affordability Scheme (or an equivalent) be extended or re-established to address rental shortages.	Medium
7.2	Advocate for the State to utilise the Construction Workforce Fund to promote taking up a trade in Scenic Rim LGA, and support those who are interested to ensure these opportunities can be taken up.	Medium
7.3	Encourage developers and other housing providers to build-to-rent with attached or medium density housing to consider opportunities in Scenic Rim.	Medium

○	Capital solutions	
8.1	Council to investigate opportunities to partner with aged care providers and private builders who specialise in aged care accommodation to encourage investment in the region.	Medium
8.2	As part of implementation of new Local Government Infrastructure Plan and future budgets, identify where Council delivery of trunk infrastructure will catalyse private housing delivery projects.	Short-Medium

It is important to note that this Local Housing Action Plan provides an overview of available information as a basis for discussion and decision making. It should not be viewed in isolation but considered as part of a broad response to supporting housing need across both the Scenic Rim region and the State more broadly.

5.3 Next Steps

Council will consider a framework to oversee and progress the actions, review findings and report of progress. This may include the establishment of a Local Housing Action Plan Working Group of key representatives from Council, relevant State agencies, key stakeholders and community organisations. Reporting on progress will be provided on a bi-annual basis.