



URBIS

GREATER WHITSUNDAY HOUSING PROJECT

PLAYBOOK

Prepared for Greater Whitsunday Communities and
Regional Development Australia - Greater Whitsunday
July 2023

EXECUTIVE SUMMARY

Greater Whitsunday Communities (GWC) and Regional Development Australia Greater Whitsundays (RDA GW) commissioned Urbis to articulate housing issues being experienced in the Greater Whitsunday Region with baseline data – both quantitative and qualitative – to inform the Greater Whitsunday Housing Summit. This research report identifies current and future housing needs, explores opportunities, and makes recommendations for action to enable future decision-making and advocacy for better housing outcomes in the region. The following pages provide a summary of key themes based on the analysis of relevant planning policies, macro-economic drivers, economic and demographic insights, key housing market data, short- medium- and long-term housing demand, a land supply audit, and stakeholder engagement.

THE GREATER WHITSUNDAY REGION IS EXPERIENCING A SIGNIFICANT SHORTAGE OF HOUSING. THIS IS LIKELY TO EXTEND INTO THE FUTURE - IF NO ACTION IS TAKEN.



POPULATION GROWTH IS INCREASING

280,000
residents
forecast by 2031

Population growth has increased significantly in the last five years. Housing supply has not kept up with demand.

43,000
additional dwellings
needed by 2031

Migration to the coast from inland, SEQ and interstate is placing additional pressure on the region's housing supply.



NEW HOUSING SUPPLY IS DECLINING

90%
of all house sales
in the last two
years were
resales

New house sales and dwelling approvals have slowed since the peak of 2012 despite favourable market conditions.

7,613
insufficient dwellings
projected by 2031

Although sufficient land has been zoned for housing relative to population growth, infrastructure is not being funded or delivered to enable the volume of housing needed.



HOUSING NEED IS INCREASING

1,650
people waiting for
social housing

An increasing demand for social and affordable housing is exacerbated by insufficient housing stock, unaffordable home ownership, and an overly competitive rental market.

1,200+
people homeless
or in inadequate
housing

There are increasing numbers of 'working homeless' residents – people who earn an income and can pay for housing but cannot access housing due to current market conditions.

WHILE ALL REGIONS IN QUEENSLAND ARE FACING HOUSING STRESS, GREATER WHITSUNDAY HAS SOME UNIQUE HOUSING CHALLENGES



RENTAL STRESS IS INCREASING

1 IN 4

Households are in rental stress paying more than 30% of income on rent

The rental market is highly competitive with vacancy rates at or below 1%. Average rents have increased by \$50-\$120 per week in the last year. A high proportion of households are in extreme stress spending over 40% or 50% of income on rent.



RENTAL STOCK IS DECLINING

30-40%

Decrease in rental bond lodgments since 2018

Declining rental bond lodgments highlight properties are being bought by owner-occupiers rather than investors as rental stock. Investors lack confidence in housing observed due to cyclical capital growth trends, construction costs and high insurance premiums.



MORTGAGE STRESS IS INCREASING

1,452

Households in mortgage stress

Rising costs relative to income mean that over half of residents in some areas are in mortgage stress, spending over 30% of income on loan repayments.



COST OF BUILDING IS INCREASING

16.6%

Rise in construction costs since 2021

Construction costs are notably higher than the national average in the Greater Whitsunday Region.

High building costs and timeframes are delaying and discouraging new housing delivery.



OCCUPANCY LEVELS ARE LOW

30%

private dwellings are unoccupied

A high number of tourists and non-permanent resident workers are attracted by the resources, tourism and agriculture sectors. Housing stock is being held, sometimes unused, for short term visitors, seasonal workers and roster workers.



HOUSING FIT IS DECREASING

82%

of homes have at least two spare bedrooms

Given the lack of diversity in housing options, a portion of homes may not be adequately suited to residents.



APPROVED DEVELOPMENT ISN'T BEING BUILT

5,400

Lots approved for development not being created

Development Approvals are not being acted on (i.e. approval 'banking'). Costs associated with post-approval requirements and timeframes, trunk infrastructure, regional construction multipliers, limited skilled labour, high insurance premiums, and high loan deposits were identified as contributors.



BUILDING RATES ARE DECREASING

4-5%

of annual target build rate being achieved in Bowen, Central Mackay and Sarina

Rates of building and construction have steadily declined over the last 10 years and remain low post-COVID. Significant increases in build rates are needed to meet current and future housing demand.



HOUSING DIVERSITY IS LIMITED

6%

of lot registrations for development of attached housing

Housing types do not align with population demographics or their economic capacity. There is limited attached housing (e.g. duplex, townhouses, apartments) being delivered despite market demand.

KEY STAKEHOLDERS UNDERSTAND THE CHALLENGES, BUT NEED TO ALIGN TO CAPITALISE ON OPPORTUNITIES

Engagement with state and local government, key employers, development groups and housing delivery, support and advisory bodies revealed diverse challenges and opportunities.

THE CHALLENGES:

- Rental and mortgage stress is high
- Lack of temporary accommodation for workers
- Lack of housing stock, diversity and affordability is affecting staff recruitment and retention
- Regional areas experience high construction costs and labour shortages
- Increasing numbers of 'working homeless' residents and lack of support or crisis accommodation
- People living in regional areas have higher financial risk profiles and reduced borrowing capacity
- Planning provisions and processes present challenges to the efficiency and viability of housing delivery by the market
- Infrastructure costs are a factor that discourage housing being funded and developed
- Increasing demand for social and affordable housing options exacerbated by insufficient housing supply, unaffordable home ownership and an overly competitive rental market

THE OPPORTUNITIES:

- Sufficient land has been zoned for housing relative to population but lacks infrastructure investment
- Vacant land identification for social and affordable housing
- High demand for attached housing, as well as one and two-bedroom dwellings, particularly in the social housing sector
- Share-housing and worker accommodation is common in the health, student, hospitality and agricultural sectors with a gap in the supply of 2 bed, 2 bath and 5 bed dwellings
- More apartments could retain younger people in the region
- Demand for short-term housing could suit schemes such as build-to-rent
- Aging population is looking for independent living options
- Scope to align local government planning schemes to improve consistency in planning requirements and timeframes
- Increase in appropriate temporary accommodation for residents in crisis, tourists and seasonal workers could free up housing stock for permanent residents

HOUSING IS CRITICAL FOR ECONOMIC AND COMMUNITY DEVELOPMENT: IT'S NOT ENOUGH TO BUILD MORE HOUSES, THERE IS A NEED FOR GREATER VARIETY OF HOUSING AT DIFFERENT PRICE POINTS

SUMMARY OF HOUSING CHALLENGES

The following key housing themes have been identified as the overarching themes to core housing challenges in the region:

- 1 Housing Market Disruptors :**
The Greater Whitsunday regional housing market is influenced by a range of factors beyond fluctuations in housing supply and demand driven by permanent residential communities. The housing market disruptors are primarily driven by employment sectors with a disparate range of housing needs and demands.
- 2 Infrastructure:**
Inadequate infrastructure to support cost effective and timely housing development. Barriers to on the ground infrastructure delivery include the cost of infrastructure provision for government and developers and lack of agility to plan and deliver required infrastructure ahead of development need, leading to difficulty matching housing supply to meet housing demand.
- 3 Conversion and Delivery:**
Increasing complexity and risk across the industries and sectors that contribute to housing delivery (e.g. planning, infrastructure, financing, construction, real estate etc.) are all contributing to an increasing lack of conversion. This lack of conversion is demonstrated via reduction in development applications and approvals for housing, an increase in 'banking' of land subject to housing approvals and a reduction in approvals for housing proceeding to construction.
- 4 Housing Diversity:**
While single detached housing remains, the predominant product being delivered and sought in the region, there is clear demand for greater housing diversity in the form of semi-attached and attached housing from a range of user groups in both coastal and rural areas.
- 5 Investment Confidence:**
A lack of confidence in the property market as a financial investment option for long term individual and institutional investors. This is offset by the trend of high investor confidence and competition when housing is being secured as a business necessity.
- 6 Social and Affordable Housing:**
An increasing demand for social and affordable housing options is identified from a range of user groups, fueled as the cost of securing housing (rental and purchase) remain high.
- 7 Alignment of Planning Provisions:**
There is opportunity to improve consistency across planning provisions for the three local government areas that comprise the region to improve community and developer understanding and certainty. This includes alignment of policy, development assessment efficiencies and post-approval requirements, systems and processes.

1. HOUSING MARKET DISRUPTORS

ISSUE / CHALLENGE

The Greater Whitsunday regional housing market is influenced by a range of factors beyond fluctuations in housing supply and demand driven by permanent residential communities. The housing market disruptors are primarily driven by the presence of a range of employment sectors with a disparate and sometimes competing range of housing needs.

Roundtable discussion: Lack of awareness of what agri-business areas are able to do in relation to on-farm accommodation solutions.

Issues	Barriers	Evidence Base	Opportunities
<ul style="list-style-type: none"> • Increasing demand and competition for short-term housing of a variety of forms (e.g. caravan parks, short-stay tourist accommodation, workers camps etc.) • Increasing reliance on short-stay accommodation due to lack of access to permanent accommodation (rental or purchase). • Multiple employers with short term, temporary or seasonal housing needs, competing for short-term worker accommodation: <ul style="list-style-type: none"> – Mining and resources (fly-in fly-out or drive-in drive-out workforces on rosters) – Construction (temporary and mobile workforces for project lifecycles) – Agriculture and associated food and beverage production (short term and seasonal workers) – Tourism (short-term and seasonal workers) – Government (workers on contracts for set periods of time as well short-term needs for permanent staff moves) 	<ul style="list-style-type: none"> • Extent of parameters on Rural Workers Accommodation Initiative resulting in minimal accommodation delivery as majority of prospective proposals still assessable. • Housing stock or land with development approvals for housing being 'banked' by developers and employers, reducing available housing and land supply to the private market, • Short term accommodation being purchased and held by investors for personal/exclusive holiday accommodation. • Lack of commercial short-term accommodation options being delivered by the private market to cater for the temporary workforce staff rather than the tourism market. • Employers provide housing to their staff however, some housing remains vacant or unoccupied. 	<ul style="list-style-type: none"> • Isaac has non-residential shift workers housed by worker accommodation villages (WAVs) – 20,200 and estimated workforce of 12,000. • Airlie, Bowen, Central Mackay has highest number of visitor stays on average (Airlie – 1,548 in 2021). • Rural Isaac has highest non-resident workers comprising 14,291 in 2021. • Pandemic impact on tourism and seasonal workers, though active programs to support return of workers and accommodation options to house these workers. • Reduced international tourism in the region but growing domestic tourism. 	<ul style="list-style-type: none"> • Temporary / transitional accommodation options – Identify locations that can accommodate different worker groups, including temporary or seasonal worker housing and short-stay accommodation. This approach would require upfront funding to prepare sites and purchase temporary housing (or negotiate a leasing structure). <u>Recommendation 2.1</u> • Private market supporting housing staff – Leveraging on private finance and development sector to invest in housing to support their staff's needs <u>Recommendation 2.1</u> • Flexibility of housing needs - Converting project-based housing into social housing after project is completed. <u>Recommendation 2.1</u> <u>Recommendation 2.8</u> • Unlocking vacant land – Investigate on large volume of supply which can be unlocked. <u>Recommendation 2.5</u> <u>Recommendation 2.6]</u>

2. INFRASTRUCTURE

ISSUE / CHALLENGE

Inadequate infrastructure to support cost effective and timely housing development and employment opportunities in the short and long term.

Roundtable discussion: Infrastructure identified as an information gap during discussion. Interest in understanding major infrastructure in the pipeline for the region.

Issues	Barriers	Evidence Base	Opportunities
<ul style="list-style-type: none"> The identification of limited scale Priority Infrastructure Areas controls the costs of trunk infrastructure to government, but results in greater cost to developers. Different local governments have different views on the cost-benefit of providing reductions, waivers or delays to payment of infrastructure charges. Lack of agility in governance systems to plan and deliver required infrastructure ahead of anticipated development need. Recognition that infrastructure delivery unlocks land and housing supply, but neither local government or the development industry are in the position to fund the extent of trunk infrastructure necessary to unlock a meaningful increase in housing supply. 	<ul style="list-style-type: none"> The cost involved with constructing and delivering infrastructure is identified by the development industry as a substantial barrier to converting development approvals. Difficulty obtaining approvals or timely decision making from certain infrastructure providers (e.g. Ergon) – delays delivery of development. Complexity between different levels of government to co-ordinate and facilitate and address infrastructure provision. Local governments have flagged limitation in funding and delivering catalyst trunk infrastructure to bring forward housing supply. 	<ul style="list-style-type: none"> In Whitsunday, the forecasted demand for dwellings at current rate in 2031, will result in a deficit of 1,539 detached dwellings. There appears to be sufficient attached dwellings. In Isaac, the forecasted demand for dwellings at current rate in 2031, will be a deficit of 227 in detached dwellings and deficit of 591 attached dwellings before 2036. In Mackay, the forecasted demand for dwellings at current rate in 2036, for detached dwellings a deficit of 255 (Central Mackay), 1,116 (Coastal Mackay), 1,503 (North Mackay), 1,455 (South Mackay), 539 (Rural Mackay), -1,273 (Sarina) and 388 (Pioneer Valley). Areas such as Bowen, Central Mackay and Sarina are achieving only circa of 4-5% of their annual targets. 	<ul style="list-style-type: none"> Co-ordinated and sequencing approach – To ensure future infrastructure to meet housing and population change. Recommendation 5.3 Review funding mechanisms – To deliver essential infrastructure for the region and explore opportunity for infrastructure delivery to be concurrent with housing delivery – to align resourcing with growth. Recommendation 5.3 Recommendation 5.9 Contributions in amenity – From large developers could be considered to ensure good outcomes. Recommendation 2.7 Increase support for 'Development ready' projects by monitoring and provide support from local government to developers to support construction of their projects and expedite delivery. Recommendation 3.7 Recommendation 5.7 Recommendation 5.10 Scope in reviewing infrastructure related incentives – To provide more agile responses to infrastructure provision. Recommendation 3.5 Recommendation 5.4 Recommendation 5.9

3. CONVERSION AND DELIVERY

ISSUE / CHALLENGE

Lack of conversion of approvals to housing and increasing complexity navigating across industries and sectors that contribute to getting housing 'on the ground', such as planning, infrastructure, financing, construction, real estate etc. Development for housing not coming forward or DA Approvals on hold for multiple reasons: financial factors, cost and time to obtain approvals and meet conditions, construction costs, skilled labor shortages, overall greater developer risk, investment uncertainty etc.

Roundtable discussion: Reviewed existing DA and Building approvals within the region and identified a need to understand what is stopping approval conversion and conversion of existing and underutilized buildings to residential accommodation.

Issues	Barriers	Evidence Base	Opportunities
<ul style="list-style-type: none"> Undeveloped land constrained by a range of factors including approval condition requirements, financial/ funding factors which restrict conversion of approvals. Price escalation of construction materials and limited skilled labour. Project complexity and size being key drivers of cost overrun. Climatic risk impacts on cost of insurance. Changes to development applications and development approval is a common occurrence in the development industry in order to meet the needs of the changing market. This may also slow down the process of conversion and delivery. 	<ul style="list-style-type: none"> There is 'land banking' issue with a significant level of uncompleted stock within active approvals. A range of factors including approval condition requirements, financial/ funding factors which restrict conversion of approvals. Experiencing skill, labor and contactor shortages within the region that are likely to worsen the delivery of infrastructure in the pipeline. Changes to financial returns and market demand overtime making development less financially viable Risk factors: financial, cost and time to obtain approvals and meet conditions, construction costs, skilled labor shortages, overall greater developer risk, investment uncertainty etc. 	<ul style="list-style-type: none"> There is capacity amongst project builders, but the pipeline and interest rates have created this to slow down. Lack of housing availability within next 12-24 months. The 5-year average of lot registrations is 392 across the total region – significantly below the 1,950 witnessed in 2008/2009. Increased in approvals in last 2 years but not translated into registration. Detached dwelling conversions: typically, 50% of lots registered recorded Building Approval (Rural Whitsunday, Sarina, Bowen). Attached dwelling conversion: typically, 50% of approvals proceed through registration (Central & Coastal Mackay, Rural Whitsunday, Sarina). When reviewing the planned ultimate supply, there is considerable provision of attached housing within the ultimate supply (planned supply), however the current levels of delivery are considerably below the targets. 	<ul style="list-style-type: none"> Educating residents and housing providers – Review suitable housing choice and appropriate dwelling types to deliver products needed for the region. <u>Recommendation 4.2</u> <u>Recommendation 8.8</u> Close monitoring of Post Approval – LGA to support concierge services to support delivers and targeting systems or approaches to enable streamline process and expedite development delivery. This may also include pilot towards non-strata attached housing to encourage sales in attached housing. <u>Recommendation 3.7</u> <u>Recommendation 4.3</u> <u>Recommendation 5.5</u> Labor and materials – Encourage and retain skilled workers in the region. Pipeline planning – There is planned supply for attached dwellings, therefore there is much greater potential for a more diverse market and short-term barriers may be influencing delivery. <u>Recommendation 3.1</u> <u>Recommendation 5.7</u> Government incentives – To support the delivery of infrastructure and contributions to ensure development proceeds forward. <u>Recommendation 5.6</u> Land holding taxes – Disincentives to land banking development ready land with approvals in place <u>Recommendation 5.4</u>

4. HOUSING DIVERSITY

ISSUE / CHALLENGE

There is clear demand for housing diversity and a need from a range of user groups. Primary barriers include attached housing (which is generally more costly to deliver, manage and maintain) and a mismatch between household and dwelling types (i.e. a lack of housing for smaller households, singles for permanent housing and options for temporary housing).

Roundtable discussion: Identified a need to cater for a diverse mix of demographics for people in different stages in life – from singles, couples, young workforce, families, retirees, empty nesters and the elderly. Housing diversity generally limited to specific areas in the Mackay and Whitsunday region.

Issues	Barriers	Evidence Base	Opportunities
<ul style="list-style-type: none"> Lack of diverse housing typologies to meet different demographic, household needs and changing circumstances and stages of life. Bulk of current housing stock is attached housing and commonly large 3–4-bedroom arrangements. Challenges for low-income earners to enter housing market. Current market trends do not fit with current and future demographic composition of the region. Little by way of concrete action on housing diversity in policy planning. Medium density and high-density residential houses are difficult to establish in low density and rural areas. Most stock are detached houses in greenfield areas or 2-bedroom apartments in infill areas. 	<ul style="list-style-type: none"> Preference is for detached housing and large homes but more costly to deliver and maintain. Housing needed for smaller households, yet most dwellings are catered for larger / detached dwellings. The wider region is largely a detached market, with very little offerings in the way of either townhouse or apartment product. Some existing medium to high density residential development are lacking internal open space and recreational activities and are not located in accessible or serviced areas, hence lack of interest in the market. 	<ul style="list-style-type: none"> Increase in families (single or couple) with no children is the fastest growing demographic group across the region, a total of 40% of couples without kids. Lone person household have seen greatest diversity in dwelling structure, preference is semi-detached dwellings. Key areas such as North Mackay, Pioneer Valley, Proserpine and Rural Mackay will increase senior population by more than 6% from 2021 to 2041. Moderate amount of dedicated retirement supply, much higher aged care beds than independent living. There is a high penetration rate in Mackay is 5.7% and low of 0.4% in Whitsunday and 0% in Mackay. Areas such as Airlie-Whitsundays and Mackay Central have much higher portions of diversity, at 27% and 59% attached. Other areas typically have 5-12% attached product (of which majority is semi-attached). Dwelling suitability by structure shows 82% of homes have at least two bedrooms spare, and 15% have more than three bedrooms spare. 	<ul style="list-style-type: none"> Review Current Planning Controls – Seeking to achieve well-balanced high-density development with appropriate amenities that can sustain them. Reinstating diverse housing in statutory objectives. <u>Recommendation 5.1</u> <u>Recommendation 5.2</u> Review Greenfield Areas – Opportunity to encourage housing diversity in greenfield areas and newly established areas. <u>Recommendation 4.9</u> Incentivize Delivery – Targeting housing types suitable for a range of groups. <u>Recommendation 3.5</u> <u>Recommendation 3.6</u> Ageing and Special Needs – Aging population and requires assistance that is adaptable to their needs and specialised amenities and services. <u>Recommendation 3.5</u> Industry innovation – New models and develop more adaptable and diverse housing design and construction methods to provide building styles appropriate to diverse housing. <u>Recommendation 2.7</u> Better leverage infrastructure investment – As a catalyst to enable more diverse housing types and housing outcomes. <u>Recommendation 5.6</u>

5. INVESTOR CONFIDENCE

ISSUE / CHALLENGE

Lack of confidence in housing as a financial investment option, noting investor confidence is high when housing is being address as a business necessity.

Roundtable discussion: Lack of willing investors for new development identified due to upfront invest costs and no firm guarantee of returns in the short to medium term. Desire to change perception of the region to improve local and institutional investor confidence.

Issues	Barriers	Evidence Base	Opportunities
<ul style="list-style-type: none"> A range of financial issues contributing to the lack of investor confidence including: <ul style="list-style-type: none"> Commodity price fluctuation influencing general financial confidence in region. Lingering effects of post-pandemic financial disruptions. Lower regional lending confidence due to higher deposit requirements. Higher construction costs due to regional location, including lack of skilled labour and supply chain challenges. Higher insurance costs. High material and transport costs resulting in reduced new housing delivery (i.e. cost of buying existing housing less than building new). Investor's performance expectations not being met, reducing confidence and stalling development and overall slowdown in consumer purchase and investment. Change of perception in the region on profitability i.e. recognition that the regional has a diversity in it's economic base beyond the resources sector, including tourism, agriculture, manufacturing and government services in addition to infrastructure investment projects. 	<ul style="list-style-type: none"> Regulatory challenges such a government regulations, green-tape and red-tape requirements, including assessment process. Increase in construction costs combined with increase in interest rates. The frequency, severity and ongoing implications of climatic events (e.g. flooding, cyclones etc.) impacting on developability of the land and insurance costs. Perception of uncertainty regarding the region's long-term economic prospects (i.e. wind-down of resources sector and lack of certainty in the renewables sector). Investors taking the opportunity to capitalise on their housing investments while prices are strong. Local investors looking for investment opportunities that align with their tenure in the region (i.e. short to medium term). 'Mum and dad' investors experiencing changes in rental investment market (i.e. rent increases controls and concern regarding increasing tenant rights). Lack of scale and certainty for institutional investors. 	<ul style="list-style-type: none"> Engagement with stakeholders has indicated that developers do not have confidence that they will achieve sufficient yield on development proposals. Engagement with stakeholders has indicated that local investors do not have confidence that they will release return on investment in a timely manner. Region has very few investors under 35 years. Property is not a young person's investment – returns are not comparable with those that can be achieved in a Super. Current median prices align to that seen 10 years ago – limited medium to long term capital growth discourages investors. 	<ul style="list-style-type: none"> Access to information – Provide access to information to improve understanding of economic development opportunities and project pipelines as well as planning system and financial schemes to provide more certainty. <u>Recommendation 3.1</u> Capitalising regional advantages – such as natural attractions (Great Barrier Reef, eco-tourism) <u>Recommendation 3.5</u> Streamlining processes – Including streamlining development assessment process, managing post-approval processes and linking regulations and incentives. <u>Recommendation 5.4</u> <u>Recommendation 5.5</u> Review stamp duty and insurance costs – Government opportunities include lowering stamp duty, regional multiplier / rebate or subsidy mechanisms and opportunities to advocate of reduced insurance costs to boost appetite for investment. <u>Recommendation 8.1</u> <u>Recommendation 8.3</u> Strengthening the community housing sector – Cross collaboration between government and Community Housing Providers to provide a place-based approach and leverage from existing government initiatives and policies. <u>Recommendation 3.2</u> <u>Recommendation 3.3</u>

6. SOCIAL AND AFFORDABLE HOUSING

ISSUE / CHALLENGE

Rising unaffordable housing costs for both renting and purchase, resulting in a growing demand for social and affordable housing in the region. Currently, there is a shortage of social and affordable housing and decline in government-funded projects. There is a need to explore the advocacy to incentivize housing opportunities for low-income earners.

Roundtable discussion: *Understanding affordable housing – definitions and what different forms affordable housing can take.*

Issues	Barriers	Evidence Base	Opportunities
<ul style="list-style-type: none"> • Growing homelessness in the community and lengthy wait-times for applicants applying for social housing. • Lack of understanding on what sort of affordable housing is needed for the region and for whom. • There is a gap between number of households that need affordable rental housing and required increase in the number of affordable rental dwellings. • Increase in property and rental prices creating issues for people of low to moderate income to purchase and enter the housing market. • There is an ongoing competition with the private market to deliver timely and appropriate social and affordable housing in the right location for the right demographic and household needs. • Lack of accessible housing for people with special needs, especially with the roll up of the federal National Rental Affordability Scheme. 	<ul style="list-style-type: none"> • Different interpretations on defining 'Affordable Housing' in different regions. • Lack of government funding and opportunities to deliver social housing. • Government relying on private sector to deliver social and affordable housing and there is inefficient delivery of these projects due to financial and regulatory barriers. This often requires some form of government subsidy or contribution. • Lack of supportive planning policies including inclusionary zoning and density bonuses. • Poor maintenance of housing stock and choice of tenants and inefficient use of housing. • Tenancy sustainment impacts on viability of social housing i.e.: how long they stay, or exit may impact the social housing waitlist. 	<ul style="list-style-type: none"> • Increase in social housing applications in the Mackay, Isaac and Whitsunday region has tripled, from 372 applications in 2017 to 1,003 applications in 2022 within the SA4 area. • More than doubled wait periods for social housing in the Greater Whitsunday region. From average of 7.9 months in 2017 to average of 19.4 moths in 2022. • Mackay experienced overwhelming social housing applications compared to Isaac and Whitsunday region and 1-bedroom mostly requested. • More than 1,200 person have inadequate housing in 2021. Mackay recorded highest homelessness rate. • At median house price, 42-52% of households need to pay more than 30% of income for purchasing. Figures predicted to worsen if interest rate rises in next 6-12 months. • Single persons social housing applications increased in 2018. 	<ul style="list-style-type: none"> • Partnership opportunities –Strengthening community housing sectors – provide placed-based approach and support through funding and partnerships with private and public (i.e.: Queensland Housing Investment Growth Initiative). <u>Recommendation 3.2</u> <u>Recommendation 3.3</u> • Coordinated program – Track record of securing and managing investment to delivery new social and affordable housing. <u>Recommendation 3.2</u> <u>Recommendation 3.3</u> • Leveraging from Built-to-Rent pilot projects – Investigate other alternative assistance options including Build-to-Rent (BTR) projects. <u>Recommendation 3.2</u> <u>Recommendation 3.3</u> • Simplify development assessment process– Not requiring further planning approval for non-government social housing. <u>Recommendation 3.2</u> <u>Recommendation 3.3</u> • Audit of publicly-owned land – Identify opportunities for social and affordable housing by reviewing road reserves and surplus public land. <u>Recommendation 3.2</u> <u>Recommendation 3.3</u> • Working with Economic Development Queensland (EDQ) - Identify existing and future areas for Priority Development Area and implement innovative housing and de-risk marginal and government holdings. <u>Recommendation 3.2</u> <u>Recommendation 3.3</u>

7. ALIGNMENT OF PLANNING PROVISIONS

ISSUE / CHALLENGE

Consistency in housing policy across local government planning schemes has been identified as a constraint and a lack of certainty and flexibility in development assessment and post-approval has been raised as a significant inhibitor to project viability, housing delivery and cost of housing.

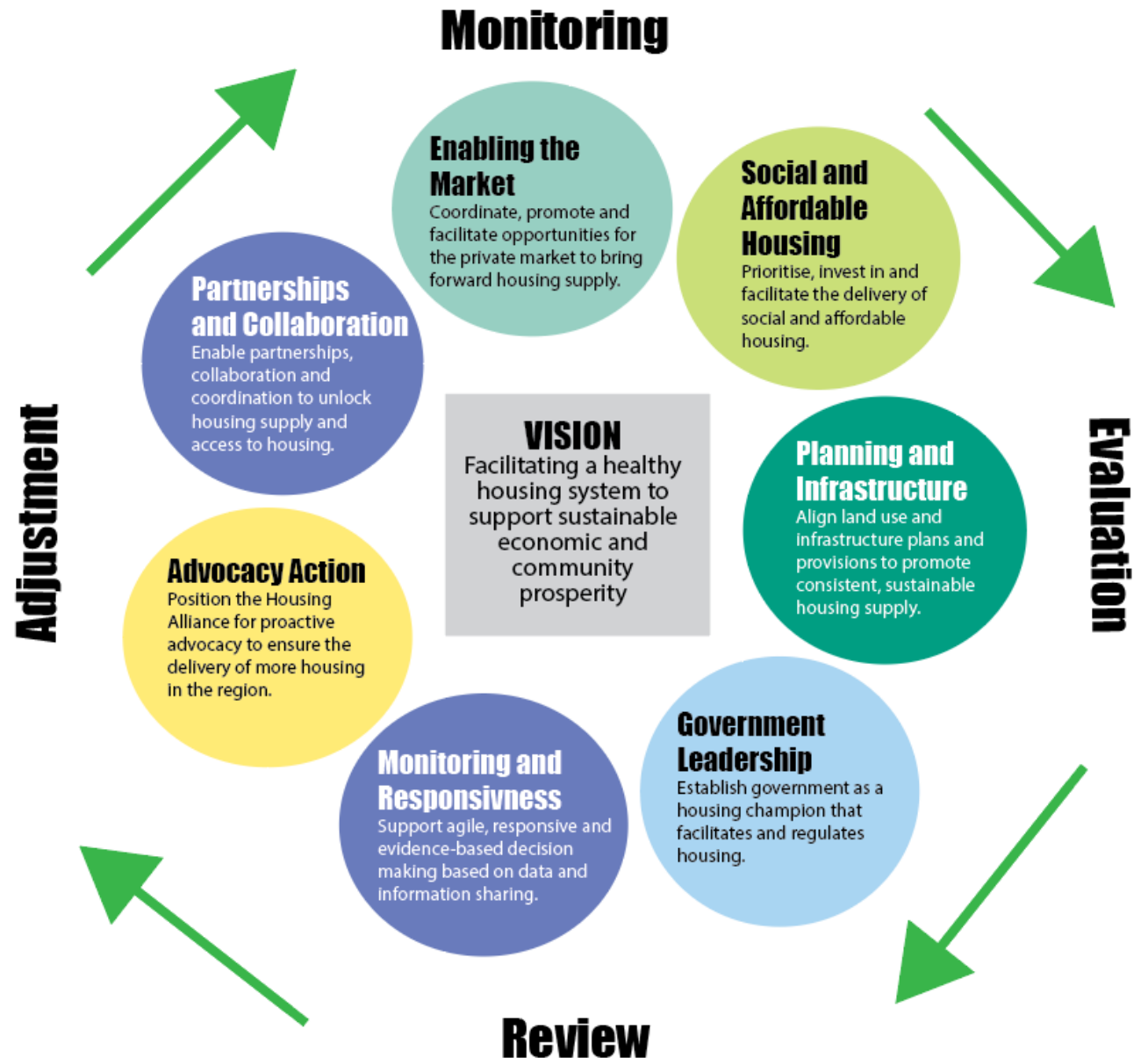
Roundtable discussion: Lack of currency in strategic land use planning for the region. Absence of infrastructure planning information. Development assessment and post approval timeframes a delivery constraints.

Issues	Barriers	Evidence Base	Opportunities
<ul style="list-style-type: none"> The current age/ version of the Planning Schemes ranges from 2017-2021. Isaac Region Planning Scheme 2021 is the most recent scheme across the 3 local governments. Both Whitsunday and Mackay Region Planning Schemes are dated 2017 and are less aligned with recent housing issues. Lack of understanding or transparency in planning policy, development assessment and post approval. Planning schemes currently lack performance checks, there may be different ways of interpreting the requirements. Lack of certainty in the post approval phase impacts developers. Stakeholders have provided feedback on delays and associated costs and the subsequent impact on development viability. There is limited to no publicly available data around timeframes for post-approval compliance processes to evaluate process suitability or efficiency. The length and extent of processes to allow for a change in residential land uses on land approved or identified suitable for housing purposes. (e.g. changes to preliminary approvals and development approvals). 	<ul style="list-style-type: none"> Lack of integration between serviced and un-serviced land and infrastructure planning. Inflexibility of land uses and zoning requirements. Planning controls and benchmarks are locally led and there are no mechanisms or lack of resources to review each local planning scheme and framework and integrate issues. Complex concepts and requirements in the planning scheme framework for example, setting a quantitative standard rather quality of the development. Whilst there is opportunity to review and update Local Government Planning Schemes regularly, some planning processes are governed by State Legislation (i.e. the Planning Act) and are not subject to local government discretion. 	<ul style="list-style-type: none"> Planning Policy – <ul style="list-style-type: none"> Barriers to land use designations. Some key housing themes are not addressed in the Whitsunday Region Planning Scheme and Isaac Region Planning Scheme. Development assessment – <ul style="list-style-type: none"> Lack of understanding in planning provision. Timing constraints in obtaining a development approval. Post approval – <ul style="list-style-type: none"> Barriers with approval condition requirements i.e.: too difficult to comply with. Lack of monitor and support for post approval process and delivery of projects results in lack of conversion. 	<ul style="list-style-type: none"> Collaboration across three Local Councils – To provide investor certainty provide streamlined approaches across the region. Recommendation 5.8 Recommendation 5.9 Opportunity for cross-industry partnerships - To build a resilient building and coordination of support and implementation. Improve efficiency and timing of planning decisions – To enable more housing investment and market and tenures Recommendation 5.4 Recommendation 5.5 Recommendation 5.8 Recommendation 8.9 Develop clearer line of sight – Between aspirations in regional plans and local implementation. Provide clearer blueprint of committed goals and actions with timeframes and tracking progress. Recommendation 5.1 Recommendation 4.2 Improving community understanding and transparency of planning framework – Better understanding of how the town planning processes work will enable community and investor confidence that the system will deliver the desired outcome and support needed. Recommendation 3.1 Recommendation 4.2 Recommendation 8.1 Review current framework – Simplify the development assessment process and review 'exemption' or land use flexibility options to expedite development. Recommendation 5.4 Recommendation 5.8 Recommendation 6.6

GREATER WHITSUNDAY REGION: STRATEGY FOR HOUSING ACTION

HOUSING ALLIANCE

Establish a Greater Whitsunday Region Housing Futures Alliance to co-develop a Housing Futures Vision



RECOMMENDATIONS

This housing research report has been prepared drawing from data inputs from the roundtable, planning review, stakeholder engagement and data analytics. The key housing themes have then been explored through problem analysis. The following key recommendations have been developed based on this problem analysis.

1

Housing Alliance:

Establish a Greater Whitsunday Region Housing Futures Alliance

2

Partnerships And Collaboration:

Enable partnerships, collaboration and coordination to unlock housing supply and access to housing

3

Enabling The Market:

Coordinate, promote and facilitate opportunities for the private market to bring forward housing supply

4

Social And Affordable Housing:

Prioritize, invest in and facilitate the delivery of social and affordable housing

5

Planning And Infrastructure:

Align land use and infrastructure plans and provisions to promote consistent, sustainable housing supply

6

Government Leadership:

Establish government as housing champion that facilitates, funds and regulates housing

7

Monitoring And Responsiveness:

Support agile, responsive and evidence-based decision making based on data and information sharing

8

Advocacy Action:

Position the Housing Alliance for proactive advocacy to ensure the delivery of more housing in the region.

1. HOUSING ALLIANCE

Establish a Greater Whitsunday Region Housing Futures Alliance

Obtain stakeholder commitment to an action-based Housing Alliance to tackle current and ongoing housing challenges and drive a positive housing future across the housing continuum in the region over the long term. The Alliance will establish the commitment to housing recommendations in this report, as well as establish and deliver a housing action roadmap with the capacity to adjust and evolve to changing housing needs over time.

Supporting Statement:

It is clear that the Greater Whitsunday region is experiencing a housing shortage, and that this undersupply of housing will continue into the future without intervention and action. The research report has identified the range and extent of housing challenges being experienced across the region. The symptoms of these housing challenges were identified at the housing roundtable: affordability, availability (diversity and choice), and consumer needs. The key themes identified in this report outline the root causes behind the region's housing challenges. These root causes extend across industries and sectors, affecting households, communities and the economy. **To tackle these root causes and enable improved housing supply and access to housing, a collaborative, action driven approach across industries and sectors is recommended to improve housing outcomes in the region for the short, medium and long term.**

1.1	Obtain stakeholder support and form the membership of the Housing Alliance.
1.2	Co-develop with Housing Alliance members a Housing Futures Vision that: <ul style="list-style-type: none"> Identifies and articulates the economic and community priorities and strengths of the region, and Outlines a Future Housing Strategy to meet these regional growth opportunities and priorities.
1.3	Establish a Housing Alliance Charter to formalise the roles, responsibilities and governance structures of the Housing Alliance to drive housing actions.
1.4	Develop a Housing Action Roadmap that: <ul style="list-style-type: none"> Reflects the Housing Futures Vision and Future Housing Strategy of the region, Identifies and prioritises the key housing focus areas across the housing continuum, Identifies and prioritises actions that focus on strategic opportunities, interventions or collaboration, Detail timeframes, resources and funding opportunities to support housing actions, and Establishes performance criteria and monitoring arrangements to evaluate the delivery and effectiveness of the housing action roadmap.
1.5	Identify and target specific housing delivery (housing types and locations) at key points in the housing continuum with consideration for consumer need and ability to pay. Using this information, align the development on prospectus packages to these housing types and locations. (e.g. a prospectus package for attached housing for retirement living or aged care in Moranbah, Bowen and Pioneer Valley).
1.6	Establish working groups under the Housing Alliance to implement the housing action roadmap and enable the delivery of housing outcomes, with a focus on those that align with housing need areas and target economic activity sectors. <i>Suggestion: Form the working groups to tackle key housing challenges or opportunities across the housing continuum that focus on breaking down barriers that inhibit housing diversity or affordability or private market delivery. Proposed focus areas for working groups are: Short Term Accommodation, Homelessness and Crisis Housing, Social Housing, Affordable Housing, Retirement Housing, Aged Care, Private Market Delivery.</i>

2. PARTNERSHIPS AND COLLABORATION

Enable partnerships, collaboration and coordination to unlock housing supply and access to housing

Target housing delivery at key points across the housing continuum (market, affordable and social housing), including improving access to existing housing stock, and facilitating methods to connect households and businesses with a need for housing to housing supply.

Supporting Statement:

The housing roundtable and the stakeholder engagement phase of this research report identified many stakeholders with both the desire and willingness to be a part of the variety of possible solutions to deliver improved housing outcomes in the Greater Whitsunday region. This included an openness to tackling housing challenges in new, alternative and innovative ways that are available through collaboration, rather than competition for housing. This involves a level of recognition that while a strong role from all levels of government may be required to tackle housing challenges in areas such as policy, funding and facilitation, the non-government sector has a vital role in delivering place-suitable housing outcomes. Opportunities include Community Housing Providers, individuals, employers and sectors coming together to deliver new housing, facilitate access to existing housing options, test new or improved housing management arrangements, trial flexible housing designs, and explore innovative housing construction practices.

2.1	Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.)
2.2	Investigate opportunities for short-term seasonal accommodation to be used by other housing groups outside of seasonal demand, including but not limited to crisis housing and short term social and affordable housing.
2.3	Explore establishing 'housing connect' service/s for short-term accommodation and long-term housing needs for use by multiple industries and employers.
2.4	Identify opportunities to reduce private sector risk to deliver alternative housing types (e.g. diverse and targeted housing typologies at profitable volumes for a pre-identified housing demand and co-housing opportunities).
2.5	Establish, identify and promote programs that enable access to 'spare bedrooms' or 'unoccupied dwellings' for both short-term and long-term housing.
2.6	Consider cross-sector opportunities to package Build-to-Rent project opportunities that includes identification of well-located and serviced land and pre-committed housing volumes for set periods of time.
2.7	Establish a 'Community of Practice' to act as champions of change and identify, share, explore and test the delivery of housing that promotes diversity and innovation in the design, construction and management of housing.
2.8	Engage with State government to identify current and forecast key worker housing demand and coordinate future housing access and delivery.

3. ENABLING THE MARKET

Coordinate, promote and facilitate opportunities for the private market to bring forward housing supply

Develop a range of interventions to encourage land owners and developers to deliver approved development, promote attached housing delivery and housing type diversity, promote individual and institutional confidence in housing as an investment, and explore low-cost and modular construction options.

Supporting Statement:

Many root causes behind Greater Whitsunday's housing challenges are common to regional communities in Australia. These challenges include a lack of diverse housing type delivery (including attached housing), lack of conversion of approved development, higher financial and delivery risks for development than in larger urban centres, as well as supply chain and skilled labour shortages. While the region may experience higher levels of housing market disruptors, it also has a distinct advantage of multiple existing and growing employment sectors, whose talent attraction and retention requirements are closely tied to housing (e.g. resources, agriculture, tourism, construction and government). This provides a range of opportunities to reframe known housing challenges into risk-managed housing opportunities for the market to respond to and deliver.

3.1	Build and support local developer capacity and capability to deliver attached housing product (e.g. due diligence and development feasibility assessment assistance for developers, construction methods training for builders, tendering support services for attached housing product).
3.2	Identify methods to attract a Tier 1 developers to deliver housing types that the local market is not in a position to develop or deliver.
3.3	Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
3.4	Facilitate renewal opportunities for existing unused housing (e.g. housing damaged during cyclones).
3.5	Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.
3.6	Develop, prepare and promote housing investment prospectus packages for individual/small scale and institutional investors.
3.7	Establish a development facilitation and brokering program to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity).

4. SOCIAL AND AFFORDABLE HOUSING

Prioritise, invest in and facilitate the delivery of social and affordable housing

Facilitate Community Housing Provider access to State and Commonwealth funding, financing and capability building incentives and explore opportunities to enable Community Housing Providers to deliver or secure social and affordable housing outcomes in the short and long term.

Supporting Statement:

The increased demand for social and affordable housing is a clear indicator of the inability of the private market to deliver the volume of housing required at the right price point to meet demand, as well as a decrease in household ‘capacity to pay’ for housing. There is a clear short term and ongoing need for social and affordable housing across the region. The research report clearly identifies increasing rental stress and mortgage stress brought about by rising housing prices and cost of living without a commensurate increase in household income. When combined with a lower rate of housing being delivered to the market, this is resulting in a situation where demand outstrips supply, competition drives up purchase and rental costs and as a consequence, an increase in the number of people who require financial assistance or subsidy to access housing they can afford. When combined with the lingering impacts of natural disasters and COVID disruption both within and outside the region and State, the need for increased social and affordable housing supply is clear.

4.1	Consider establishing a Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management, as well as enabling improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes.
4.2	Investigate establishing a Regional Community Housing Trust to finance and sustainably deliver affordable housing in the long term.
4.3	Secure agreement from a Tier 1 Community Housing Provider to deliver housing in the region.
4.3	Explore the viability of delivering rent-to-own, shared equity and housing cooperative schemes and programs in the region.
4.5	Identify opportunities to transfer ex-worker housing to social and affordable housing (either in-situ or for via relocation to highest demand locations).
4.6	Support and promote opportunities for Community Housing Providers to act as developers and managers of short-term accommodation to fund and ultimately deliver social or affordable housing.
4.7	Seek out dis-used buildings suitable for adaptive re-use as low-cost housing.
4.8	Prioritise and facilitate funding applications for social and affordable housing that capitalise on current State and Commonwealth funding opportunities.
4.9	Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing delivery.

5. PLANNING AND INFRASTRUCTURE

Align land use and infrastructure plans and provisions to promote consistent, sustainable housing supply.

Regularly review and amend local and region-level land use and infrastructure plans based on updated growth projections, explore opportunities to access funding for catalyst infrastructure, and reduce planning regulation and target consistency in planning provisions for housing across local governments in the region.

Supporting Statement:

The research report included a review of planning schemes and infrastructure plans to understand the current land supply and development pipeline. This assessment identified that while sufficient housing supply is planned (i.e. land zoned and infrastructure identified), actual housing supply is not coming forward at the required rate and will fall short of planned supply in the medium to long term. Aligning and regularly reviewing land use and infrastructure planning documents presents the best opportunity to prepare for and respond to the peaks and troughs in housing demand and delivery over time. Developing opportunities to access catalyst infrastructure investment, exploring opportunities to reduce upfront infrastructure costs to developers, and streamlining infrastructure approval processes are all opportunities to reduce barriers to development presented by infrastructure delivery. Further, development costs include costs associated with obtaining and complying with development approvals. These costs are contributing to a decrease in housing delivery due to price escalation. De-regulating low risk housing types and reducing assessment levels for desired housing types across a range of zones presents time and cost benefits that have the potential to increase projects viability in current market conditions while still achieving acceptable development outcomes.

5.1	Seek a State government commitment and timeline to update the 2012 Mackay, Isaac and Whitsunday Regional Plan.
5.2	Request the State government prioritise the preparation of Regional Infrastructure Plan in conjunction with review of the Regional Plan.
5.3	Review the timing and sequencing of planned infrastructure delivery under Local Government Infrastructure Plans (LGIPs) to determine where medium and long-term population growth will be located, identify key infrastructure required to deliver housing in these locations and identify options and actions required to deliver key infrastructure to unlock housing supply.
5.4	Audit existing approvals and identify infrastructure delivery barriers that are preventing development being delivered.
5.5	Work with infrastructure entities to minimise and streamline post-approval compliance processes.
5.6	Investigate an expanded catalyst infrastructure funding regime for the region, including State and Commonwealth funding opportunities.
5.7	Prioritise trunk infrastructure delivery in key housing demand and need locations.
5.8	Establish consistent residential development requirements in planning schemes across local government areas in the region including: <ul style="list-style-type: none"> • Reviewing zoning provisions to enable more diverse housing types in a range of residential zones, • Identifying specific housing types suitable for ‘as-or-right’ development (i.e. accepted development not requiring development approval), • Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing, and • Making a greater range of housing types a lower level of assessment (i.e. code assessable instead of impact assessable).

5. PLANNING AND INFRASTRUCTURE (CONT'D)

Align land use and infrastructure plans and provisions to promote consistent, sustainable housing supply.

Regularly review and amend local and region-level land use and infrastructure plans based on updated growth projections, explore opportunities to access funding for catalyst infrastructure, and reduce planning regulation and target consistency in planning provisions for housing across local governments in the region.

5.9	Undertake a cost-benefit analysis on waiving, reducing or delaying the payment of infrastructure charges or rates to determine if these measures improve the financial viability of delivering attached housing.
5.10	Establish policy positions that support and encourage flexible approaches to funding trunk infrastructure, including local government / private sector partnerships and agreements.

6. GOVERNMENT LEADERSHIP

Establish government as a housing champion that facilitates, funds and regulates housing.

Empower all levels of governments to facilitate and position collectively as a high performing ‘open for business’ region, tackle key post-approval and infrastructure delivery barriers and support access to state and federal government programs, incentives and funding opportunities.

Supporting Statement:

While all stakeholders have a role in contributing to and being a part of the housing solutions for the region, the research report identified a range of opportunities for government to facilitate economic and community development and associated housing supply. Opportunities for local government were focussed around establishing consistency in planning provisions and processes across the region, and greater potential to share resources. They also included updating and aligning regional and local level planning and infrastructure documents, and a desire to proactively facilitate housing development – specifically social, affordable and market housing. Opportunities for infrastructure providers focussed on reducing and removing barriers that result in time delays and additional costs during construction, lot creation and asset handover phases. Opportunities for State and Federal government facilitation focussed on improved access to programs, incentives and funding streams to boost housing supply. They also included assistance in reducing or removing finance, insurance, construction and labour cost factors that contribute to increased expense in housing delivery in the regions, which can differ between detached and attached housing.

6.1	Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing.
6.2	Establish a biannual, facilitated regional development forum where applicants and assessors throughout the development process can come together in good faith to explore barriers and identify solutions to achieve streamlined and cost-efficient assessment and post approval processes (e.g. discuss standards and expectations around application materials, processes, timeframes, resource allocation and development outcomes).
6.3	Encourage local government to explore setting regional-level service delivery benchmarks to boost developer certainty, such as target assessment timeframes for typical housing applications and post-approval compliance processes.
6.4	Explore opportunities for local government resource sharing for statutory and strategic land use and infrastructure planning processes.
6.5	Government collaborating with Community Housing Providers to identify land and development opportunities for social and affordable housing delivery.
6.6	Advocate for policy decisions that establish building design and environmental / sustainability performance requirements for housing being achieved through building approval processes rather than planning processes to decrease planning regulation.

7. MONITORING AND RESPONSIVENESS

Support agile, responsive and evidence-based decision making based on data and information sharing.

Establish a platform that enables data collection and information sharing as a basis for collaboration, advocacy and decision-making to enable timely, market responsive and need-based revision and prioritisation of actions.

Supporting Statement:

Understanding the housing need of a region over time requires the identification, monitoring, evaluation and reporting of key housing metrics. The housing roundtable identified that a variety of stakeholders have access to a range of data and information, but accessing and evaluating that data requires cooperation. Information and data access can also be a strong motivator for participation and collaboration by stakeholders. The research report identified that accessing and extrapolating conclusions at a sub-regional level helps inform place-responsive decision making. In addition, monitoring is an essential element of an agile and responsive system by informing decision making and underpinning action adjustment. Readily available data also helps position to capitalise on upcoming or unexpected advocacy or funding opportunities.

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| 7.1 | Monitor and evaluate the impact on housing achieved via the Housing Alliance by establishing Key Performance Indicators (KPIs) for the Housing Action Roadmap based on outcomes focussed data. |
| 7.2 | Identify and monitor key housing supply and demand metrics at the regional level. |
| 7.3 | Create a Housing Alliance shared data system to: <ul style="list-style-type: none">• Achieve timely data collection, monitoring and reporting• Collect and share stakeholder information in an easy to access manner |
| 7.4 | Review and adjust the Housing Action Roadmap based on evidence. |
| 7.5 | Develop housing actions that anticipate and plan for market fluctuations to proactively rather than reactively respond to changing housing supply and demand over time. |
| 7.6 | Encourage all local government in the region to monitor and report on development assessment timeframes via the UDIA development monitor. |

8. ADVOCACY ACTION

Position the Housing Alliance for proactive advocacy to ensure the delivery of more housing in the region.

With consideration for political and election cycles, as well as existing and potential support programs and funding opportunities, structure the Housing Action Roadmap - drawing from supporting data and with consideration for individual, collective and regional level advocacy opportunities.

Supporting Statement:

Many regional areas in Queensland, and most locations across Australia, are experiencing housing affordability, accessibility and supply issues. Simply put, Australia is not delivering enough housing. The background work underpinning this research report identifies the importance of stakeholder collaboration and market facilitation at the regional level to ensure delivery of sufficient volumes of fit-for-purpose housing. There are a range of funding opportunities and investment approaches to boost housing supply and deliver housing diversity from the development industry, the investment market both local and institutional, as well as major employers. State and Commonwealth government, or potentially even philanthropic avenues are also funding and investment opportunities. Demonstrating a unique and compelling proposition as to why the Greater Whitsunday region warrants investment and support over other locations and communities will ensure positioning to capitalise on prospective opportunities, and to demonstrate the region is investment and development-ready.

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|-----|---|
| 8.1 | Prepare data-based advocacy statements based on the key housing matters prioritised under the Future Housing Strategy and Housing Action Roadmap established by the Housing Alliance. |
| 8.2 | Develop a Regional Housing Support / Incentive proposal for advocacy with State and Commonwealth governments (e.g. that seeks regional concessions or subsidies to encourage investment and specific allocation of funding for Community Housing Providers to deliver sustainability tenancy services). |
| 8.3 | Investigate opportunities to reduce insurance and financing barriers to housing delivery. |
| 8.4 | Actively support Community Housing Providers and public-private partnerships to make applications and lodge expressions of interest for social and affordable housing funding. |
| 8.5 | Engage with the Department of Housing to: <ul style="list-style-type: none"> • Request assistance to identify rental properties in the region exiting the Federal National Rental Affordability Scheme (NRAS), • Advocate for State purchase of suitable properties as social housing, and • Request support to broker discussions between property owners and CHPs to access existing housing (potential rental or purchase). |
| 8.6 | Explore opportunities for pilot projects or programs that draw from philanthropic or large company 'social licence' based funding opportunities. |
| 8.7 | Package housing supply and housing stress information with identified housing delivery opportunities for proactive advocacy opportunities. |
| 8.8 | Determine the need for education and awareness programs around growth, density and diversity of housing and if identified, explore opportunities with the Department of State Development, Infrastructure, Local Government and Planning to be a part of State programs. |
| 8.9 | Engage with Department of State Development, Infrastructure, Local Government and Planning to advocate for a specialist planning team (such as the NSW Regional Flying Squad) to resource and prioritise key planning and infrastructure actions (e.g. planning scheme, regional plan and infrastructure plan reviews). |

SNAPSHOT: HOUSING NEEDS BY AREA

Based on the data analytics, the following top housing themes were identified.

Local Government	Isaac		Whitsunday				Mackay						
Area	Moranbah	Rural Isaac	Airlie-Whitsundays	Bowen	Proserpine	Rural Whitsunday	Coastal Mackay	North Mackay	Central Mackay	South Mackay	Sarina	Pioneer Valley	Rural Mackay
Crisis Housing	●						●	●	●	●	●		
Social Housing	●	●	●	●	●	●	●	●	●	●	●	●	●
Affordable Housing	●	●	●	●	●	●	●	●	●	●	●	●	●
Workers Accommodation	●		●	●									
Short Term Accommodation	●		●	●					●				
Long Term Rental	●	●	●	●	●	●	●	●				●	●
Attached Housing	●			●			●	●	●	●	●	●	
Smaller Dwellings	●	●	●	●	●		●		●		●	●	
Larger Dwellings		●			●								
First Nations Housing				●			●				●		
Retirement Housing or Aged Care	●	●	●	●	●	●		●	●	●	●	●	●


SNAPSHOT: RECOMMENDATIONS BY AREA

The above key recommendations are relevant across the Greater Whitsunday Region. Whilst each recommendation is a priority, the below matrix provides a place-based approach on the key sub-recommendations to enable prioritization for the specific area.

Item	LGAs	Isaac		Whitsunday			Mackay							
		Moranbah	Rural Isaac	Airlie-Whitsundays	Bowen	Proserpine	Rural Whitsunday	Coastal Mackay	North Mackay	Central Mackay	South Mackay	Sarina	Pioneer Valley	Rural Mackay
Housing Alliance														
1.5	Identify and target specific housing delivery (housing types and locations) at key points in the housing continuum with consideration for consumer need and ability to pay. Using this information, align the development of prospectus packages to these housing types and locations (e.g., a prospectus package for attached housing for retirement living or aged care in Moranbah, Bowen and Pioneer Valley).	●								●			●	
1.6	Establish working groups under the Housing Alliance to implement the housing action roadmap and enable the delivery of housing outcomes, with a focus on those that align with housing need areas and target economic activity sectors.	●			●		●	●				●	●	●
Partnership and Collaboration														
2.1	Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g., tourism, agriculture, government, resources, students)	●	●	●	●		●					●		
2.2	Investigate opportunities for short-term seasonal accommodation to be used by other housing groups outside of seasonal demand, including but not limited to, crisis housing and short term social and affordable housing.	●	●		●							●		●
2.3	Explore establishing 'housing connect' service/s for short-term accommodation and long-term housing needs for use by multiple industries and employers.	●		●	●		●		●		●	●	●	●
2.5	Establish, identify and promote programs that enable access to 'spare bedrooms' or 'unoccupied dwellings' for both short-term and long-term housing.	●	●	●		●		●		●		●	●	●

SNAPSHOT: RECOMMENDATIONS BY AREA (CONT.)

Item	LGAs	Isaac		Whitsunday				Mackay						
		Moranbah	Rural Isaac	Airfie-Whitsundays	Bowen	Proserpine	Rural Whitsunday	Coastal Mackay	North Mackay	Central Mackay	South Mackay	Sarina	Pioneer Valley	Rural Mackay
Specific Recommendations														
Partnership and Collaboration (Con.)														
2.6	Consider cross-sector opportunities to package Build-to-Rent project opportunities that includes identification of well-located and serviced land and pre-committed housing volumes for set periods of time.				●				●				●	
Enabling the Market														
3.1	Build and support local developer capacity and capability to deliver attached housing product (e.g. due diligence and development feasibility assessment assistance for developers, construction methods training for builders, tendering support services for attached housing product).	●			●	●		●	●			●	●	
3.5	Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.		●	●	●	●	●			●			●	●
Social and Affordable Housing														
4.5	Identify opportunities to transfer ex-worker housing to social and affordable housing (either in-situ or for via relocation to highest demand locations).	●			●		●			●	●	●		●
4.7	Seek out dis-used buildings suitable for adaptive re-use as low-cost housing.				●					●		●		●



**WE ALL HAVE A ROLE TO PLAY
TO ENSURE EVERYONE IN THE
GREATER WHITSUNDAY REGION
HAS A PLACE TO LIVE.**

