

Gympie Region Local Housing Action Plan 2022



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Introduction

The Queensland Housing Strategy 2017-2027 (the Housing Strategy) sets out the 10-year vision for the state's housing system and the Queensland Government's commitment to making sure all Queenslanders have a pathway to safe, secure and affordable housing.

The Housing Strategy demonstrates the Queensland Government's plan to work with communities, industry and the housing and homelessness sector to deliver more social and affordable homes and better services for vulnerable Queenslanders. Delivered through multiple action plans, the Housing Strategy drives ways of working across government and the sector, delivering more social and affordable homes and an integrated system where people can access housing with support according to their needs.

On 15 June 2021, the Queensland Government launched the Queensland Housing and Homelessness Action Plan 2021-2025 (the Action Plan) – a four year plan to deliver the next stage of the Queensland Housing Strategy 2017-2027.

Action 5 of the Action Plan commits the Queensland Government to work with regional councils to increase and diversify the supply of housing, including opportunities for alternative government and non-government investment incentives.

This includes working with regional Councils to develop of Local Housing Action Plans to understand key local issues and work in partnership to prioritise key issues and to develop operational arrangements that enable targeted housing outcomes. This will be an iterative process to improve the availability, diversity and quality of housing overtime and encourage community liveability, resilience and social and economic growth and prosperity

This supports the Queensland Government's objective to grow Queensland's regions by attracting people, talent, and investment, and driving sustainable economic prosperity.

Local Housing Action Plan

This Local Housing Action Plan (the Plan) is developed through joint discussion between the Queensland Government and Gympie Regional Council (Council) in consultation with key local housing stakeholders. The plan responds to a range of immediate, emerging, and longer-term housing challenges in the Gympie region.

This is an iterative process that does not intend to duplicate existing actions of Council or the actions under The Queensland Housing Strategy 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.

The Plan aims to:

1. **develop agreed priority actions** to respond to housing need, including actions to assist with the disaster response following the Southeast Queensland floods 2022.
2. **establish strong foundations for longer-term housing responses** to assist housing and homelessness outcomes in the Gympie region into the future.
3. **incorporate existing information and plans** that assist with developing responses to housing need and acknowledge work already completed by Councils, State Agencies, private and not-for-profit organisations.
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.

This Plan is initially focussed on actions in 2022/2023, to support a strong disaster response to emergent housing need while developing plans that support better housing outcomes into the future.

Approach and methodology

Local housing planning enables engagement across all levels of Government, and partnership between private and not-for-profit organisations. This action plan looks to acknowledge and leverage off the work done to date by various parties relating to housing need.

The plan provides an overview of key community and housing characteristics, key areas of focus and identifies a clear set of targeted actions to respond to housing need.

It has been developed through a review of a range of supporting documentation including:

- Available and/or relevant state and regional infrastructure plans
- Gympie Regional Council Planning Scheme 2013
- Relevant Council strategy reports and plans
- Statistical data via the Queensland Government Statistician's Office, including Census and other data sets such as building approvals, rental market data, housing approvals
- Housing needs data from the Department of Communities, Housing and Digital Economy and other state agencies as required
- *The Queensland Housing Strategy 2017-2027 and the Housing and Homelessness Action Plan 2021-2025.*

Emerging issues and opportunities, key challenges, and potential responses have been developed from a review of a range of data sets, anecdotal feedback and from preceding engagement opportunities with Council and other stakeholders.

This 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 broad response to supporting housing need across the State.

The Gympie Region

Gympie (R) Local Government Area (LGA) has a total land area of 6,884.0 km². Gympie is the main population centre and is located approximately 170km, or 2-hours' drive, north of Brisbane Central Business District. Nearly 27,000 people live in the city of Gympie and immediate surrounds, while just under 23,000 of the community live in many smaller communities. These include Amamoor, Cooloola Cove, Curra, Goomeri, Gunalda, Imbil, Kandanga, Kilkivan, Kybong, Rainbow Beach, Tin Can Bay, Traveston and Woolooga.

The Gympie region is located in the Wide Bay – Burnett region and has strong links to the Sunshine Coast. The community embraces its history and agricultural amenity and is independent, cohesive and supportive.

The community supports a mix of industries with agriculture being a primary focus through beef production and forestry. The region also has a strong tourism trade, with visitors drawn to coastal areas, scenic landscapes and heritage experiences.

The extent of the Gympie region is shown in **Figure 1**.



Figure 1- Gympie Regional Council Area – Via Gympie Regional Council Annual Report 2020/2021

Key community characteristics

Key demographic characteristics

Demographic data for the Gympie Local Government Area are based on Australian Bureau of Statistics (ABS), Australian Statistical Geography Standard (ASGS), July 2021 and is primarily sourced from the Queensland Government Statistician’s Office (QGSO) Queensland Regional Profiles for Gympie ® Local Government Area (LGA) (ASGS 2021). Where relevant, data comparisons are made to Queensland (State) data sets. References to ‘Gympie’ will generally refer to the region rather than the locality unless specifically referenced. Statistics provided are based on available statistical data, where information from the 2021 Census is available, these figures have been included in this social baseline.

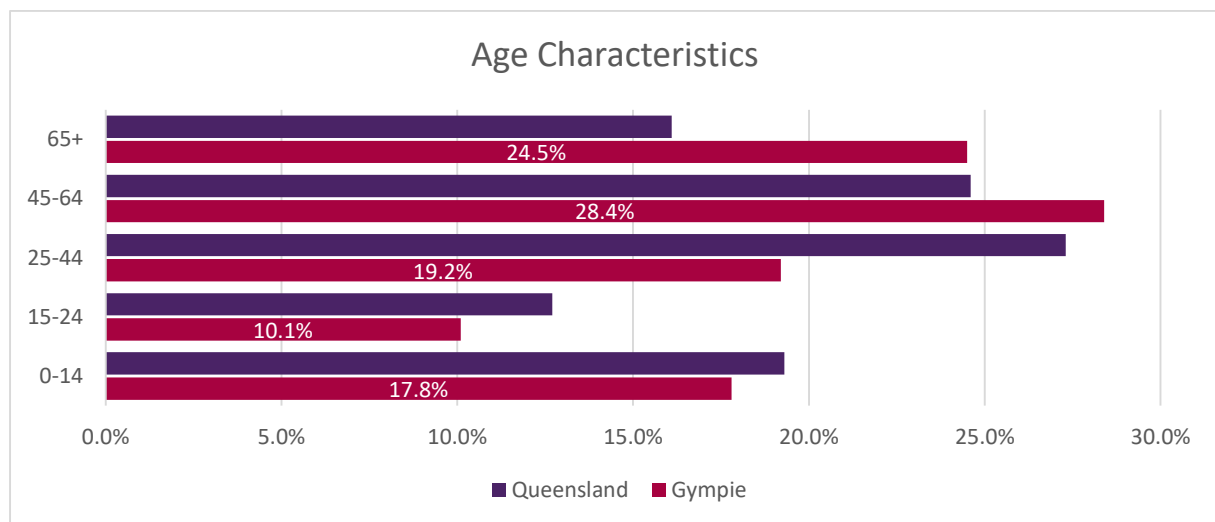
Population

The estimated resident population for Gympie as at 30 June 2021 was 53,851¹ persons accounting for approximately 1.03% of the estimated Queensland Population. This population is projected to increase by 0.7% per year over 25 years to reach around 60,088 persons by 2041². Queensland’s total population is projected to increase by 1.6% across the same period. Population projections do not specifically consider recent increases in Queensland’s overall population which has increased by around 30,700³ from net interstate migration.

Age

The median age of the population in the Gympie regional areas as at 30 June 2020 was 47.6 years⁴ which reflects an older population when compared to the Queensland median of 37.8 years. People aged 65 years and older form a larger proportion of the Gympie population (24.5%) than in Queensland (16.1%) while younger people aged 15-24 years were statistically less represented in the Gympie region at 10.1% when compared to Queensland (12.7%).

An overview of age characteristics is provided in **Figure 2**.



Source: ABS 3235.0, Population by Age and Sex, Regions of Australia via QGSO

Figure 2: Age profiles of the Gympie community as at 30 June 2020

¹ Source: ABS 3218.0 – Regional Population Growth, Australia, 2021 (preliminary rebased estimates).

² Source: Queensland Government population projections, 2018 edition.

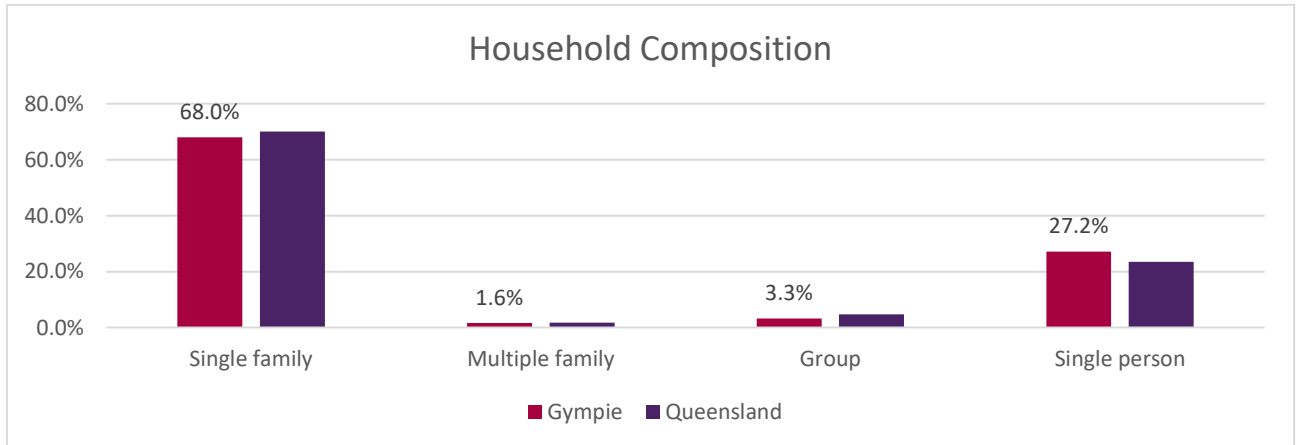
³ Source: ABS Regional internal migration estimates) in the 12 months to 31 March 2021.

⁴ Source: ABS 3235.0, Population by Age and Sex, Regions of Australia unpublished data and Queensland Treasury estimates.

Household composition

A household (as defined for the 2016 Census) is one or more persons aged 15 years or older living in a private dwelling. Household composition describes the type of relationships within that household such as whether single or multiple family units are present or whether the household is made up of unrelated household members.

In Gympie, it is most likely that a household will consist of one family (68.0%⁵) which is a slightly smaller proportion than households in Queensland (70.0%). Group and multiple family households account for just 3.3% and 1.6% respectively. Single person households represent 27.2% of identified households compared to Queensland (23.5%). An overview of household composition is provided in **Figure 3**.

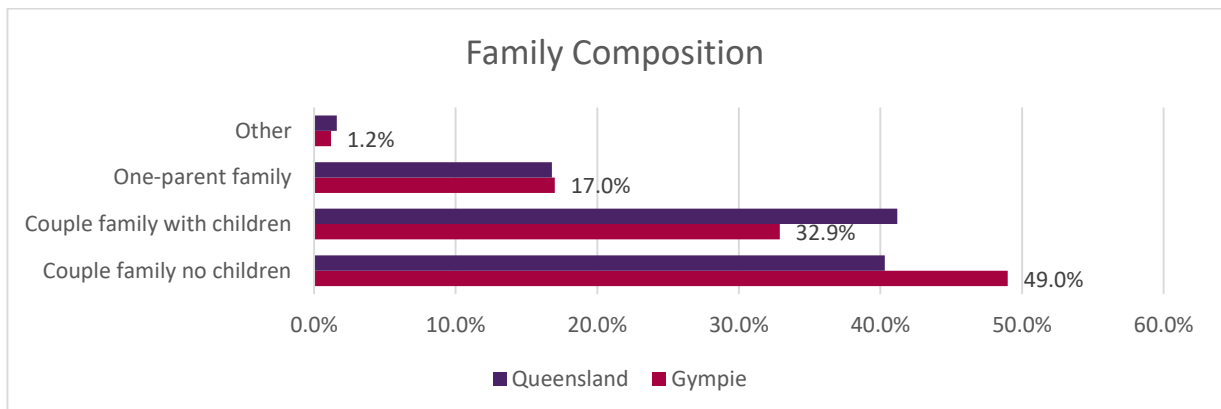


Source: ABS, Census of Population and Housing, 2016, unpublished data (occupied private dwellings) Via QGSO.

Figure 3: Household composition in Gympie community as at Census 2016

Family composition

The family composition distinguishes between different types of families based on a usual place of residence. In the Gympie Region, 49.0%⁶ are likely to be couple families with no children while couple families with children and one parent families account for 32.9% and 17.0% of families respectively. There is a lower proportion of couple families with children in the Gympie region (32.9%) when compared to Queensland (41.2%) while the proportion of one parent families is similar to that of Queensland (16.8%). An overview of family composition is provided in **Figure 4**.



Source: ABS, Census of Population and Housing, All persons Quick Stats

⁵ Source: ABS, Census of Population and Housing, 2016, unpublished data (occupied private dwellings)

⁶ Source: ABS, Census of Population and Housing, All persons Quick Stats

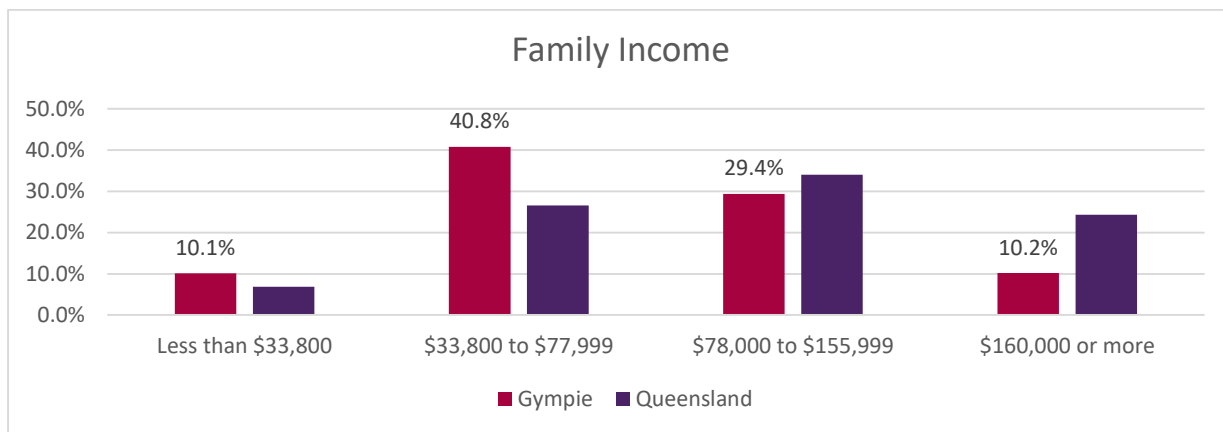
Figure 4: Family Composition in Gympie community compared to Queensland at Census 2021

Family incomes

Total family incomes represent the total personal incomes of each family member present in a household during the 2021 Census. Low-income families are defined as earning less than \$650 per week or \$33,800 per year. In Gympie there is a higher proportion of low-income families when compared to Queensland with 10.1% of households earning less than \$33,800⁷ compared to 6.9% of Queensland households. The proportion of families with incomes between \$33,800 to \$77,999 was also larger in Gympie at 40.8% compared to 26.6% across Queensland.

The median income of families in Gympie has increased over time. In 2016 the median family income in Gympie was \$58,935 compared to \$86,412 in Queensland which has increased to \$70,668 per year in Gympie at the 2021 Census compared to \$105,248 per year in Queensland. An overview of family incomes in the Gympie region compared to Queensland is provided in

Figure 5.



Source: ABS, Census of Population and Housing, 2021, General Community Profile - G02 and G32

Figure 5: Family Incomes in Gympie region compared to Queensland at Census 2021

Migration

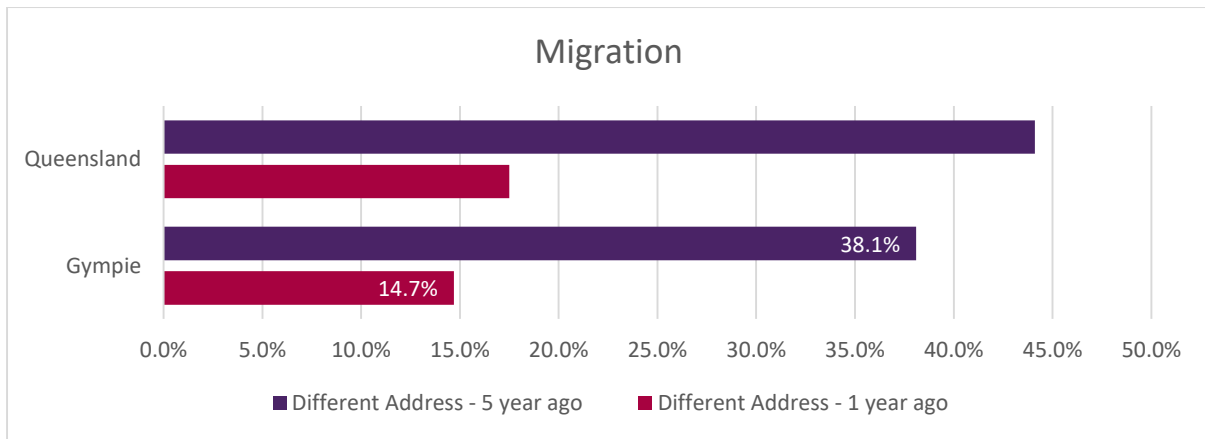
The 2016 Census measures migration into a community by understanding the usual place of residence both one-year and 5-years prior to the Census. This information can provide insight into local property markets due to the rate of turnover and demand that occurs as people move in and out of a community. There was less community migration in the Gympie region when compared to Queensland. Just 14.7%⁸ of Gympie residents had a different address 1 year prior to the 2016 Census and 38.1% had a different address 5 years prior to the Census. This is less than Queensland which measured 17.5% and 44.1% in Queensland showing less community movement.

While 2021 Census data on place of usual residence and migration has not yet been released, it is anticipated that this will indicate increased migration into Gympie in recent years. An overview of migration one and five years ago in the Gympie region compared to Queensland is provided in

Figure 6: Place of usual Residence 1 and 5 years ago, Gympie region compared to Queensland at Census 2016.

⁷ Source: ABS, Census of Population and Housing, 2021, General Community Profile - G02 and G32

⁸ Source: ABS, Census of Population and Housing, 2016, General Community Profile - G42



Source: ABS, *Census of Population and Housing, 2016, General Community Profile - G42*

Figure 6: Place of usual Residence 1 and 5 years ago, Gympie region compared to Queensland at Census 2016

Other Characteristics

There are a variety of different factors that make up each community and which add elements of diversity, opportunity and prosperity. These features include cultural backgrounds, language spoken at home, employment levels, access to social services payments and need for assistance due to disability or illness.

In the Gympie region, 4.4%⁹ of the population identified as being of Aboriginal and/or Torres Strait Island descent compared to 4.6% in Queensland.

Australia was the most common country of birth with just 11.6% of the population in the Gympie region identified as being born overseas compared to 22.7% in Queensland and 2.9% stated they spoke a language other than English at home compared to 13.5% for the state. Of those born overseas, the top three countries of origin were England (3.5%), New Zealand (2.5%) and South Africa (0.5%). The most common non-English speaking countries of origin was the Philippines and Germany with both at just 0.5%.

The community also identified 9.7%¹⁰ of the population were identified as experiencing a profound or severe disability or long-term health issues which requires assistance, a higher proportion than Queensland (5.2%).

The unemployment rate in Gympie during the 2022 March quarter, was 6.3%¹¹ compared to Queensland at 4.9%. As such, there were 3,229 recipients on Jobseeker arrangements in the Gympie region during the 2022 March quarter. This provides a rate of 12.2 per 100 persons aged 22-64 years in Gympie compared to 6.8 in Queensland.

The age pension accounted for the most commonly received social services payment in the Gympie region at 8,985 recipients or a rate of 69.3 per 100 persons aged 65 years and over compared to 61.5 in Queensland. There was also a higher rate of carer allowance (6.3) and disability support pensions (9.0) in Gympie compared to Queensland (3.1 and 4.0 respectively).

⁹ Source: ABS, *Census of Population and Housing, 2021, Aboriginal and Torres Strait Islander Peoples Profile - I02*

¹⁰ Source: ABS, *Census of Population and Housing, 2021, General Community Profile - G18*

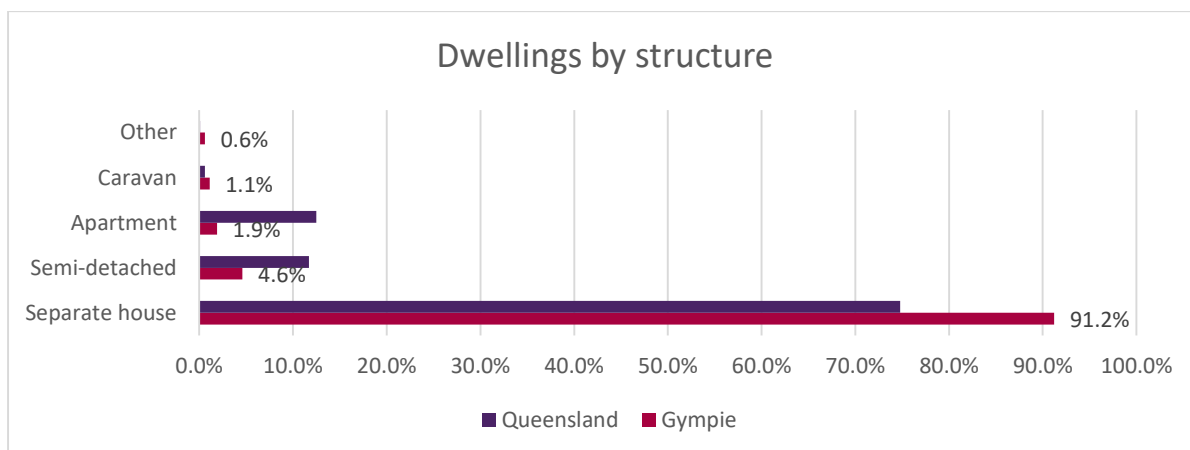
¹¹ Source: Australian Government, National Skills Commission, *Small Area Labour Markets Australia*, various editions

Key housing characteristics

Dwellings by Structure

Separate houses were the most common form of dwellings by structure and accounted for 91.2%¹² of dwellings counted during the 2021 Census. This is significantly higher than Queensland (74.8%) but is in line with similar regional government areas where lower density housing is more common. This higher proportion of separate houses also leads to lower proportions of apartments (1.9%) and semi-detached (4.6%) homes when compared to Queensland (12.5% and 11.7% respectively).

An overview of dwellings by structure is provided in **Figure 7**.



Source: ABS, *Census of Population and Housing, 2021, General Community Profile - G36*

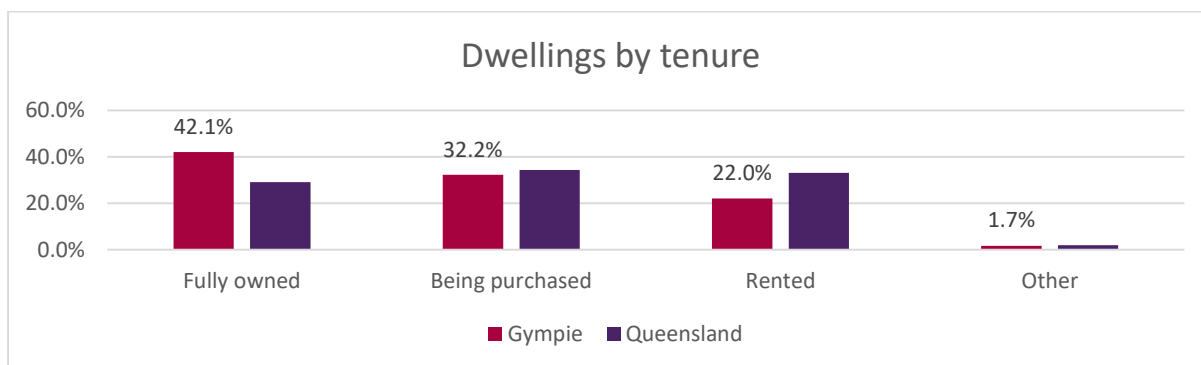
Figure 7: Dwellings by Structure in the Gympie region compared to Queensland at Census 2021

Dwellings by Tenure

The 2021 Census recorded a higher proportion of home ownership in the Gympie region¹³ (42.1%) compared to Queensland (29.1%). This accounts for lower proportions of properties being purchased (32.2%) or rented (22.0%) particularly in comparison to Queensland at 34.4% and 33.1% respectively.

An overview of dwellings by tenure is provided in

Figure 8.



Source: ABS, *Census of Population and Housing, 2021, General Community Profile - G37*

Figure 8: Dwellings by tenure in the Gympie region compared to Queensland at Census 2021

¹² Source: ABS, *Census of Population and Housing, 2021, General Community Profile - G36*

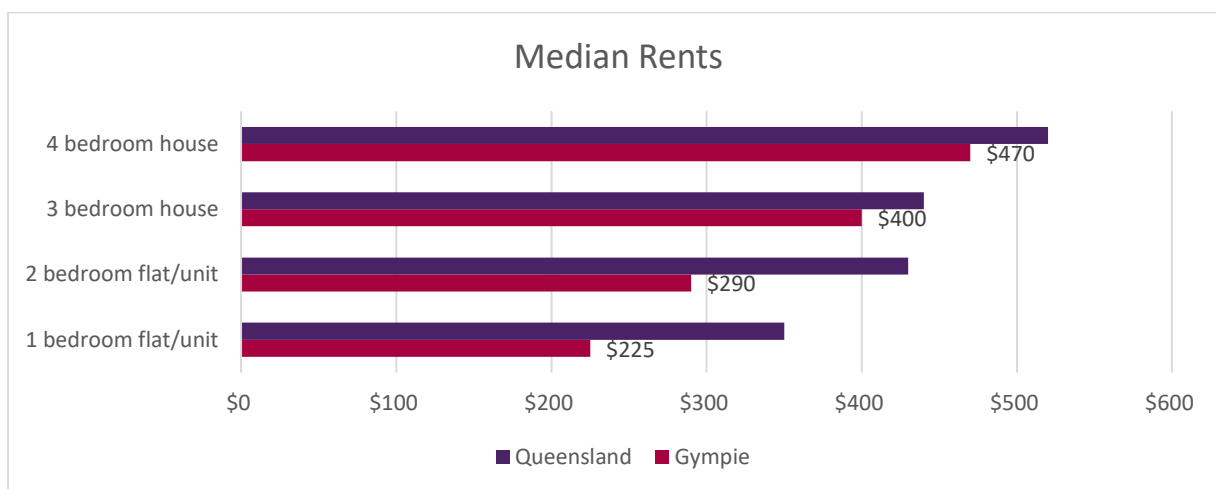
¹³ Source: ABS, *Census of Population and Housing, 2021, General Community Profile - G37*

Renting

Just 22.0% of dwellings in the Gympie region are being rented compared to 33.1% of dwellings in Queensland. The proportion of households where rent repayments are less than or equal to 30% of household income was 48.2%¹⁴ in Gympie compared to 58.2% across Queensland. Renter households where rent payments are greater than 30% of household income was 42.1% in Gympie compared to 32.3% in Queensland. Where household rents are greater than 30% of household income, these households may be considered in rental stress.

From Residential Tenancy Authority data as at 30 June 2022 the median rent for a 3-bedroom house in Gympie was \$400 per week compared to a \$440 median across Queensland. Similarly, a two-bedroom flat/unit in Gympie is \$290 per week compared to \$430 median across Queensland.

An overview of median rent per dwelling type in Gympie and Queensland is provided in **Figure 9**.

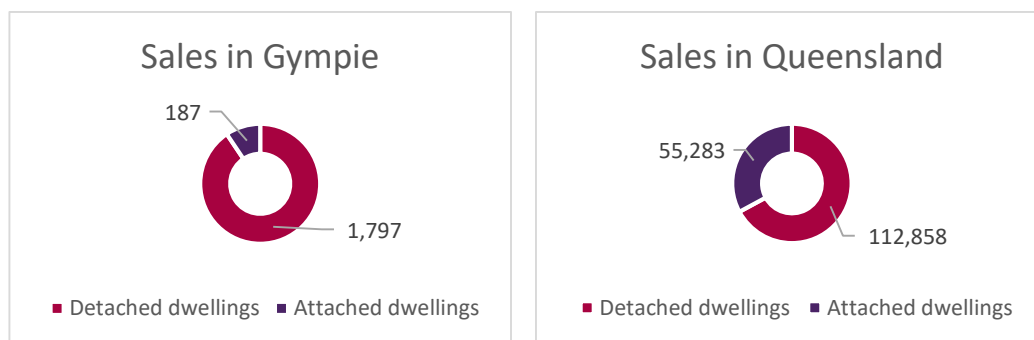


Data: RTA data as at 30 June 2022

Figure 9: Median rent for each dwelling type in Gympie region and Queensland as at 30 June 2022.

Property sales and pricing

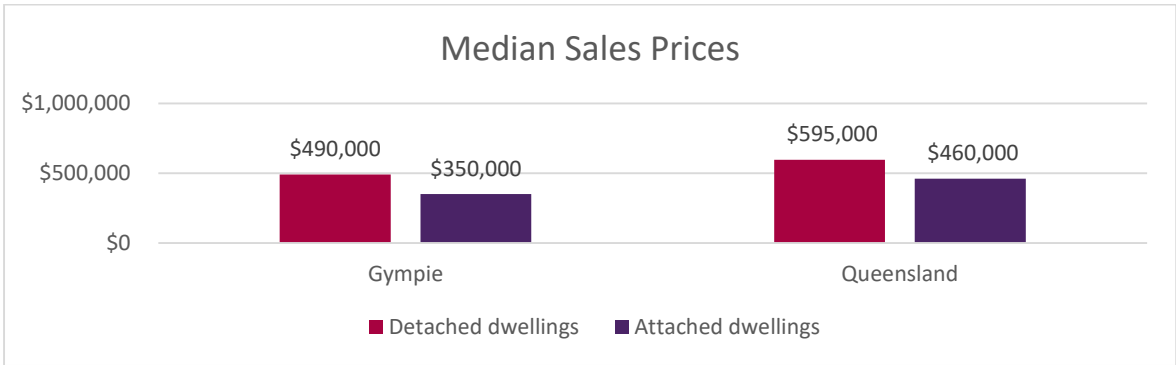
In the 12 months ending 31 March 2022 there were 1,797 detached dwelling sales in the Gympie region and 187 attached dwellings sold. The median price of those sales during the same period was \$490,000 and \$350,000 respectively. Comparisons to Queensland are provided in **Figure 10** and **Figure 11**.



Source: Department of Resources, Office of the Valuer-General, Property Sales: QGSO Regional Profiles

Figure 10: Sales comparisons Gympie to Queensland as at 31 March 2022.

¹⁴ Source: ABS, Census of Population and Housing, 2021, QuickStats LGA



Source: Department of Resources, Office of the Valuer-General, Property Sales: QGSO Regional Profiles

Figure 11: Median Sales Price by dwelling type comparison between Gympie region and Queensland.

Housing need

Council is developing a housing needs analysis to identify emergent and ongoing housing need in the Gympie region. Housing need may change over time and may reflect community changes associated with local economic expansion or contraction or projected long-term population changes. It may also reflect unanticipated social changes, such as strong migration from interstate and an increase in remote working which has influenced housing markets across the country since the start of the Covid-19 pandemic.

Key focus areas identified

Areas of emerging need and challenges have been determined through a review of existing data and engagement with stakeholders. These focus areas will be considered when identifying and prioritising shared actions.

Disaster response

During late February and early March 2022, areas across south-east Queensland experienced a significant rainfall event that led to local area riverine and overland flow flooding with the Mary River peaking at around 23m. This flooding inundated residential and commercial premises and has forced many households into temporary accommodation. There were 202 properties identified as being severely damaged as a result of this inundation during this event. An overview of assessed damage via Queensland Fire and Emergency Service (QFES), supported by staff from the Queensland Reconstruction Authority (QRA) have identified 291 residential properties were damaged through this event, with further detail on scale of damage provided in **Table 1**.

Table 1: Initial Damage assessment figures provided by QFES and QRA

Damage assessments	Minor	Moderate	Severe
GYMPIE*	124	94	202
House	100	79	112
Commercial	24	15	90

* Data obtained from Ministerial Statements: <https://statements.qld.gov.au/statements/94718>

For properties within flood zones that have been substantially damaged, there may be planning and/or financial limitations on the ability to rebuild causing a permanent displacement for some households. Given the current demands on the private residential market in Gympie (both sales and rentals), some households have faced challenges with finding alternative housing arrangements.

Response Opportunities: Focus on short-, medium- and long-term recovery responses through identification and repurposing of underutilised properties for temporary accommodation, construction of new accommodation, leasing properties as they become available, while developing longer-term housing options that support flood resilience. Continuing to support people in need who require accommodation following the floods.

Market and affordable rental supply

Queensland's overall population which has increased by around 30,700¹⁵ from net interstate migration, meaning Queensland's local housing market, particularly private rentals, are under increased demand as more people choose to call Queensland home.

Recent heavy rainfall and flooding events are likely to place further demand on local housing markets as well as increasing existing pressures on construction costs and supply chains, which will challenge the market's continued ability to respond to increased demand. Vulnerable people and those on low incomes have been most affected by reduced availability of private rentals and higher rental costs.

Almost all Local Government Areas (LGAs) in Queensland are considered to have 'tight' rental markets (characterised by a vacancy rate under 2.5%). Over three quarters of Queensland LGAs (83%) have vacancy rates under 1% as at July 2022.

¹⁵ Source: ABS Regional internal migration estimates) in the 12 months to 31 March 2021.

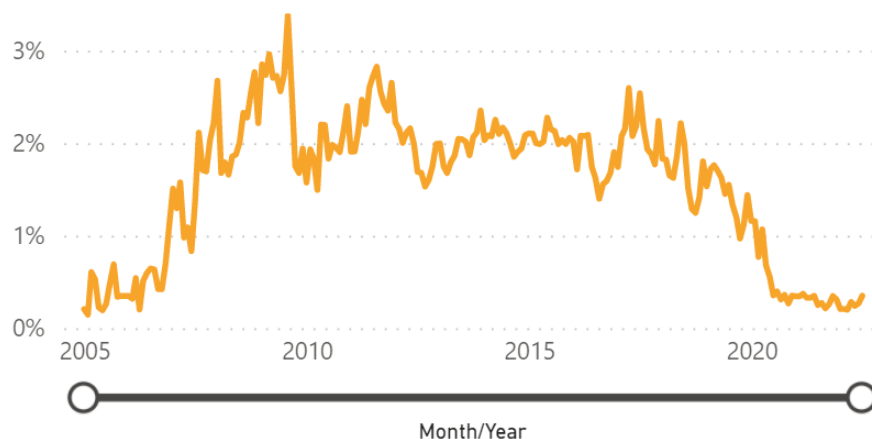
The Gympie region has not been immune to local market demands. Its location is experiencing both increased demand as a result of the lifestyle opportunities the community provides, as well as increased demand from other coastal communities. This is resulting in lower income families ‘priced out’ of the market. The current Vacancy Rate (as at July 2022) in Gympie is 0.35%

While vacancy rates in the area fluctuate, demand on housing from local infrastructure development projects (such as the Bruce Highway Upgrade and renewable energy projects) has increased demand on local housing as workers look to rent locally while the work is completed.

Figure 12 provides an overview of vacancy rates in the Gympie Local Government areas since 2005.

Vacancy Rates in selected LGAs

LGA ● Gympie (R)



Source: SQM Research

Figure 12: Vacancy rates in Gympie Local Government Area as at July 2022

There is a high demand for social housing across Queensland and allocations are focussed on supporting households with the highest need. Social housing development increases options for those most susceptible to private market challenges.

Social housing reduces demand on lower-priced properties and helps to reduce overall demand. Opportunities to bring forward or accelerate planned social housing developments will be considered.

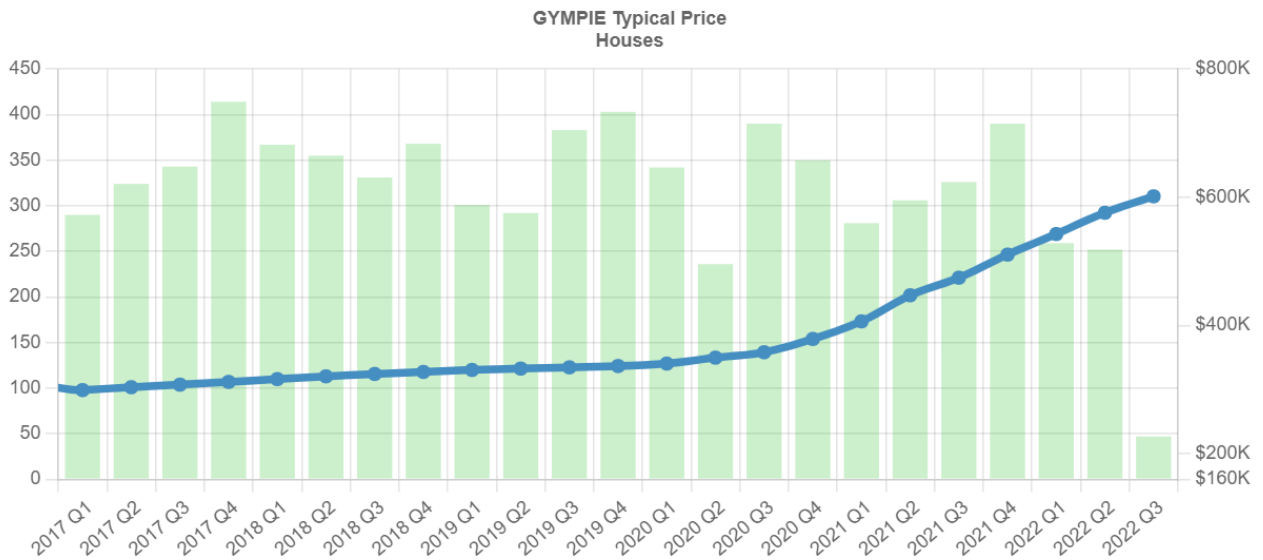
Response Opportunities: Identify private market opportunities that can be accelerated and housing projects that can commence construction in the medium term. This may include looking at innovative housing options on available land to reduce construction timeframes. Council’s development of a housing needs analysis will help to inform areas where growth could be appropriately accommodated to help increase supply of properties to address ongoing demand.

Home ownership

The Gympie region traditionally has higher levels of home ownership in comparison to Queensland. This is likely influenced by its older population and low community migration. In the 8 years prior to 2020, the median house price remained relatively consistent with a typical housing price of between \$270,000 and \$295,000.

Like many areas of Queensland, Gympie has experienced a significant increase in demand for local homes and a subsequent increase in local house prices since early 2020 and the start of the Covid-19 pandemic which has seen typical prices in Gympie increase by over \$100,000 over that time. Data derived from the Department of Resources, Office of the Valuer-General, Property Sales identifies the median sale price in Gympie (March 2022) at \$478,500, which is an annual change of 29.3%.

Figure 13 provides a graphical indication of the moment of house prices in Gympie since Q1 2017.



Data: Real Estate Data via Gympie Regional, QLD Property Market & House Prices 2022 (htag.com.au)

Figure 13: Indication of Gympie property prices over time since Q1 2017.

Response Opportunities: Local governments are able to influence affordability through planning mechanisms that encourage supply and diversity in housing that supports increased demand. A review of local planning mechanisms and identification of suitable land to increase supply and encourage housing diversity may reduce pressure on local markets and help to maintain traditional levels of affordability. Through the Council’s Local Housing Needs Analysis there will be further information developed on immediate and future housing need to help prioritise actions and further support additional supply to support home ownership.

Employee housing

As a regional centre, the town of Gympie is home to several large employers. There is also a number of commercial and infrastructure projects, both planned and in place, that may increase demand on local housing in both the short and longer term. These worker numbers may fluctuate due to seasonality in some cases, however the demand for employee housing is likely to be consistent for the next few years.

While increasing options for industry within a locality brings a range of social and economic benefits, finding housing for workers (particularly during construction where workforces are larger) is often disproportionately difficult in regional areas where local housing markets are not equipped to deal with large fluctuations in population during a short period of time. Disparities in income between project workers

who may earn higher wages that include accommodation subsidies when compared to long-term local residents is also likely to increase issues affordability issues.

Demand for employee housing is not limited to large projects or industries. The ability for local organisations and businesses to recruit workers may also be challenged due to housing shortfalls.

Response Opportunities: Through a housing needs analysis and review of project approvals, there may be opportunities to understand both the short and longer term needs of industry in the local area. This can include a review of available land to determine whether redevelopment opportunities exist. Key worker housing should also be included future regional planning frameworks.

Regional and local planning

The Gympie region is predominately a mix of residential and rural residential properties, with a typical mix of commercial developments and community areas. There is very little higher density development which is not dissimilar to many regional communities. There may be opportunities to review planning mechanisms which support supply and density, including secondary dwellings, should this meet community expectations.

A new regional plan for the Wide Bay Burnett region is currently being prepared by the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP). In consultation with Council, this will respond to the need to consider housing choice, diversity, and key worker housing.

The Gympie Regional Council has also commenced development of a new planning scheme which will consider local housing need as well as recently updating their flood maps. This flood data will help inform planning decisions given the redevelopment of some land is challenged by the region's susceptibility to flooding.

Response Opportunities: Continue actions to review and develop regional and local planning guides which respond to housing demand and identify opportunities for development. This includes maintaining the strong engagement in place between DSDILGP and Council to identify and agree on key priorities. Through this process and the identification of land for development/redevelopment there may also be opportunities for master planning to revitalise larger precincts to enhance community outcomes.

Targeted supports and responses

There are a range of priority groups that require higher levels of housing and social support including people experiencing homelessness, people leaving situations of domestic and family violence, older persons and people living with a disability. The Gympie region has a relatively small population across a large service delivery footprint. Much of the social services/sector demand is felt in Gympie central as well as in coastal locations where the median age in some localities is over 60 years. Townships such as Kilkivan and Goomeri to the west of the region can provide more affordable housing options however are not well serviced by the social services sector. With limited social services based outside of central Gympie, there is a need to understand that resource availability, travel time and call out fees have a large impact on accessibility of social services for people living outside of central Gympie.

There is an opportunity to further support the range of community support networks including volunteer groups, not-for-profit organisations and other service providers in the region who assist people at risk of homelessness (including rough sleeping or people experiencing domestic and family violence, older persons and people with a disability).

Gympie is additionally challenged by recent flooding which has forced displaced households into temporary accommodation which is often not sustainable in the long term. These issues evolve over time and often cause stress on familial relationships which will create additional demands on local housing but also on local services that connect people to the necessary supports. Another consequence of the floods on the

east coast of Australia has been additional pressure on the availability of tradespersons and building supplies. This has created an increase in housing maintenance costs, which is exacerbated in areas outside of central Gympie.

Response Opportunities:

While initial responses and supports in Gympie will address disaster recovery from the severe weather events in 2022, there is opportunity to leverage off this work to identify longer-term priority group supports and responses for Gympie region. This may include the identification of services to support displaced households in the short term, building service networks which could transition to longer-term community support activities that respond to rough sleeping and domestic and family violence situations as well as other general housing supports. Local stakeholders have emphasised that the region requires ongoing wrap around supports including mental health services, NDIS and My Aged Care support, drug and alcohol support, tenancy support and disaster preparation and recovery.

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.



Actions

Gympie Regional Council and the Queensland Government, through the Queensland Housing and Homelessness Action Plan 2021-2025, are committed to engaging in the delivery of the Local Housing Action Plan through this set of actions, developed to target immediate to longer term housing responses. This Plan is an iterative process, and these actions and target outcomes will seek to either create immediate benefit or establish foundations that help respond to ongoing housing need.

1 Land

- 1.1 Conduct an assessment of residential land and buildings (including those which may be at high risk of natural hazards) to inform locations suitable for new greenfield residential development and inform where infill residential development is supported. This will also identify areas that are unsuitable for residential development (for either infill or greenfield).
- 1.2 Review existing land holdings, particularly in central Gympie, to identify lots that would be suitable for development and/or redevelopment to support short and longer-term housing outcomes.

2 Planning

- 2.1 Develop a Gympie Regional Council housing needs assessment (HNA) to inform continued planning work.
- 2.2 Continue review of regional and local planning schemes to consider local density aspirations, including opportunities for secondary dwellings on existing blocks for both related and unrelated parties, mixed use development options, types of construction permitted and any other specific council initiatives to address future housing need.
- 2.3 Develop a draft Gympie Regional Council Housing Strategy with targeted action for the next 10 years in consultation with the community, informed by other policy settings such as environmental management, infrastructure and servicing, transport, and economic development.

3 Optimisation

- 3.1 Based on the assessment of underutilised land and buildings and the housing needs assessment, Council and the State to investigate and coordinate options to develop under-utilised sites in partnership with the not-for-profit sector, private developers, and the Commonwealth.
This work may include possible lease, purchase, redevelopment, change of use or renovation of existing buildings to optimise community outcomes that support housing need.

4 Master Planning

- 4.1 Consider any master planning on land identified through the land assessment and optimisation actions. This may include master planning by site, street, or local community.

5 Supports

- 5.1 Consider additional actions to support future flood resilience measures and address identified cohort responses e.g., older persons and people with disability, crisis accommodation and support, homelessness and Domestic and Family Violence (DFV) responses.
- 5.2 Consider additional assistance from registered providers to participate in supporting growth in supply.

6 People in need

- 6.1 Engage with Specialist Disability Accommodation (SDA) on appropriate accommodation options for people with disability in Gympie.
- 6.2 Consider requirements for high needs priority groups such as people affected by natural disasters, older persons, young people, rough sleepers and individuals and households in response to domestic and family violence situations.

7 Construction

- 7.1 Identify opportunities to enable new construction in private market and social housing including the use of non-traditional housing options in response to emergent need.

8 Capital Solutions

- 8.1 Develop capital solutions for potential projects identified through the assessment of underutilised land and buildings.

Next steps

A working group of key representatives from Council and select State Government agencies will progress actions, review findings, report quarterly and develop and test next steps. Representatives of Council and the State Government will engage quarterly with the community led Gympie Region Housing and Homelessness Forum (or similar community inter-agency network) to review actions, gain insight into emerging community issues and develop responses in alignment with the overall direction of the Plan.