

Gympie Region Local Housing Action Plan - IMPLEMENTATION REPORT 2023-2024

Theme	Action No.	Action	Lead Agency	Key Deliverables	Timeframe for Delivery	Status	July to September 2023 Update	October to December 2023 Update	January - March 2024 Update	April - June 2024 Update
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).	GRC	Residential Land Supply and Housing Needs Assessment Study released for public consultation.	2023/2024	Completed	The completed study and resulting draft policy position paper were exhibited for public comment (April - August 2023). Submissions were analysed in preparation for briefing to Councillors.	The post exhibition consultation report found that the draft Planning Scheme Housing Policy Position Paper was generally supported by stakeholder submissions. Councillors were briefed on the consultation outcomes in September and October 2023. A report recommending adoption of the draft policy by Council has been prepared for Council's consideration at the Ordinary Meeting of Council to be held on 24 January 2024. Once adopted the policy position paper will be made available on Council's website.	Completed.	Completed.
	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.	DoH	DoH land identified.	2022/2023	Completed	All identified parcels of department owned land have been identified for development. The developments are either in tender or have commenced.	Completed.	Completed.	Completed.
			DoH	Outcome of state land audit results communicated with GRC.	2022/2023	Completed	On 2 May 2023, the Department of State Development Infrastructure Local Government and Planning presented on the findings of the local government land audit to GRC in order to discuss and identify suitable State and Council land parcels for affordable housing in the Gympie region; and clarify the State process for identifying parcels, progressing disposals and the development of land.	Completed.	Completed.	Completed.
GRC	GRC land that is identified as suitable is provided to DoH for consideration.	2022/2023-2023/2024	On track	One of the first actions under the draft Gympie Region Local Housing Action Plan in April 2022 was for the Queensland Government to redevelop the Jane Street caravan park into suitable accommodation for flood affected households in Gympie. This is now the Gympie Recovery Accommodation Park. To prepare the site for its new purpose as an accommodation centre, buildings that were dilapidated or at the end of their useful life were demolished. Other buildings were repaired and upgraded. Through civil works and infrastructure upgrades for water, sewer, electrical and fire safety, capacity of the site was increased to support additional responses to emergency housing needs. Further engineering, structural footings and associated building and civil works were also required to address flood inundation specifications to ensure eight proposed relocatable homes could meet the anticipated future Finished Floor Level flood parameters, being 300mm above the flood level. Thirty-four dwellings have been established at the Gympie Recovery Accommodation Park. GRC provided information on additional Council owned or managed sites for DoH consideration. The list of sites and related commentary was derived from properties identified in Council's Strategic Land Use Audit.	Council officers continued to work with DoH regarding the identified sites for preliminary consideration. Council officers continued to work with DoH regarding the identified sites for preliminary consideration. There are very limited sites as much land is highly constrained by natural disaster or located in areas unsuitable for social or affordable housing (e.g. long distances from townships with no utilities, services or public transport which is why they have not been developed to date).	Council officers continued to work through potential land sites with DoH for preliminary consideration. Further report being prepared for Councillor consideration in Q1 2024/25.				
Planning	2.1	Develop a Gympie Regional Council housing needs assessment (HNA) to inform continued planning work.	GRC	Gympie Housing Needs Assessment.	2023/2024	Completed	As per 1.1 above.	Completed.		
	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.	GRC	Development of Planning Scheme - residential land.	2023/2024 - 2024/2025	On track	This work has been undertaken as part of developing Council's draft policy position paper for housing. The issues were workshopped with a range of stakeholders over the consultation period, including an interactive workshop with the Gympie Region Housing and Homeless Forum in June 2023. At the June workshop, GRC representatives provided an overview of the completed Residential Land and Housing Needs Assessment and related draft policy position paper which is informing the development of the new Planning Scheme. Forum participants shared their housing concerns and aspirations to inform the finalisation of the housing policy position and actions. The overall consultation findings were reported to Councillors at a planning scheme workshop in September 2023. In December 2023, GRC appointed suitably qualified planning and economic consultants to undertake a Development Feasibility and Incentives Study in relation to housing supply, diversity, density and affordability (as well as commercial and industrial land development). The study will identify potential actions and policy settings that would encourage private sector investment in different housing typologies (e.g. duplex, triplex) with the aim of improving housing stock diversity in Gympie. The study is scheduled to be completed in March/April 2024.	Commentary as per update at item 1.1. In addition: In October 2023, senior officers from the Department of State Development and Infrastructure and Council held preliminary discussions to identify potential challenges and opportunities for current and future regional worker accommodation. Officers are seeking to identify: - the quantum, availability and quality of current worker accommodation - existing and planned worker accommodation provided by business - worker accommodation needs.	Consultation and further research was undertaken for the Development and Incentives Feasibility Study.	The Development Feasibility and Incentives Study, which covered housing supply, diversity, density and affordability (as well as commercial and industrial land development) was completed in June 2024. The study identified critical challenges for the private sector in developing higher density housing typologies (e.g. dual occupancy, triplex, townhouses, microlots) across various high growth areas in the region (e.g. Gympie, Southside, Araluen, Tin Can Bay, Rainbow Beach). Key challenges included low to very low realisation value (i.e. cost compared with profit margins), construction costs, costs of two storey projects, car parking costs for apartment accommodation. Potential policy or planning scheme adjustments are noted in the study for Council consideration in 2024/2025.
	2.3	Prepare 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.	GRC	Draft Gympie Regional Council Housing Strategy.	To Be Determined	On track	See the planning scheme work referred to above at items 1.1, 1.2, 2.1, 2.2.	See the planning scheme work referred to above at items 1.1, 1.2, 2.1, 2.2. The development and timing of a Housing Strategy will be determined by Council.	See the planning scheme work referred to above at items 1.1, 1.2, 2.1, 2.2. The development and timing of a Housing Strategy will be determined by Council.	See the planning scheme work referred to above at items 1.1, 1.2, 2.1, 2.2. The development and timing of a Housing Strategy will be determined by Council.
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.	GRC	List of potential sites and preliminary housing suitability analysis provided to DoH for review. Funding opportunities identified to support housing need.	2023/2024 - 2025/2026	On track	In addition to the former Jane Street caravan park which is now the Gympie Recovery Accommodation Park, potential sites have been identified by GRC and DoH officers. A range of factors were considered when identifying potential sites including natural hazard overlays; proximity to services, community facilities and transport; zoning; environmental impacts; potential yield. In December 2023, the Queensland Government opened QuickStarts Queensland Round Two to submissions from registered community housing providers to deliver more social housing sooner. QuickStarts Qld provides funding for housing purchases, new construction, and redevelopment opportunities to accelerate the delivery of new social homes. Applications close on 12 March 2024 and more information can be found at https://www.housing.qld.gov.au/initiatives/housing-investment/quickstarts-qld .	At its Ordinary Meeting of 22 November 2023, Council committed in principle the provision of vacant council land at Lots 10 and 12 RP896299 Church Street, Kilkivan for ageing in place purposes. The Kilkivan and District Community Care Association has been advocating for ageing in place housing and services at this location and this resolution will support the community's further advocacy and planning for suitable initiatives at this site.	List of further sites being prepared for Councillor consideration in Q 1 2024/2025.	List of further sites being prepared for Councillor consideration in Q 1 2024/2025.
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.	GRC	Sites identified for master planning.	2024/2025 - 2026/2027	Not started	To be progressed once sites have been confirmed.	To be progressed once sites have been confirmed.	To be progressed once sites have been confirmed.	To be progressed once sites have been confirmed.
Supports	5.1	Consider additional actions to support future flood resilience measures and address any specific identified cohort responses e.g., crisis, homelessness and Domestic and Family Violence (DFV) responses.	DoH	Funding and program support funded by DoH.	Ongoing	On track	DoH established a new Gympie Housing Office at the Gympie Recovery Accommodation Park to respond to flood recovery and other people in need with a capacity of 34 households. A care coordination position has been funded by DoH through a non-government provider to assist local organisations responding to need. DoH has funded a housing support worker through Community Action Inc. in Gympie. The position is based at the Gympie Recovery Accommodation Park. DoH has funded a homelessness outreach worker through a non-government funded provider. DoH has provided additional funding to Community Action Inc to provide emergency hotel accommodation for homeless families under the Immediate Housing Response Fund as well as funding for a support worker. The support worker is working from the Gympie Recovery Accommodation Park.	Departmental officers based at the Gympie Recovery Accommodation Park together with funded support and outreach workers continue to deliver housing support services to Gympie residents and people experiencing homelessness.	Homes for Queenslanders Strategy initiatives being rolled out. 20% increase in funding for all Specialist Homelessness Services. The department will work with providers over the coming months to identify opportunities to increase service capacity. Two Fixed Term new Housing Officers commenced 12 March 2024 at GRAP Gympie Rough Sleeper Response Group established – Police, Council Rangers, TMR, Mental Health, DoH Contract Management, Maroochydore HSC/GRAP, and IFYS collaborate to respond to hot spots, capture data on number and movements of rough sleepers and coordinate service provision. Meetings are held monthly and data is fed into Place Based Response Team.	Homes for Queenslanders Strategy initiatives being rolled out. Funding from the State extended to 2026 for the lease and management of 22 rooms at a motel to support IHR (immediate housing response) initiatives in Gympie. Outreach Access Gympie contracted until 2026. The State Government's Housing Service Centre's Contract Management team coordinates the monthly Gympie Rough Sleeper Response Group with local stakeholders to coordinate and monitor service delivery to identified hotspots. A New Rent Connect State Government position has been established and recruited for the Gympie region to assist people finding private rental properties. Critical Response Team for Wide Bay Burnett (based in Maryborough) will service and outreach to Gympie to support IFYS to work with rough sleepers and respond quickly to hot spots. Recruitment closed and selection underway.
	5.2	Consider additional assistance from registered providers to participate in supporting growth in supply.	DoH/GRC	To be developed.	2024/2025	On track	To be commenced in 2024/25.	To be commenced 2024/2025.	Refer detailed response at 5.1	The Housing Investment Fund has supported Coast2Bay to acquire 121 properties exiting the National Rental Affordability Scheme (NRAS). 17 properties acquired by Coast2Bay are in the Gympie Regional Council (GRC) Local Government Area (LGA). National Affordable Housing (NAH) has acquired a further 5 properties exiting NRAS in the GRC LGA, supported through the Housing Investment Fund and Homes for Queenslanders.

People in Need	6.1	Engage with Specialist Disability Accommodation (SDA) on appropriate accommodation options for people with disability in Gympie.	DoH/GRC	To be developed.	2024/2025 - 2026/2027	On track	To be commenced in 2024/25.	To be commenced 2024/2025.	For new social housing projects - The department's Gold Level and Platinum Level standards within the Social Housing Design Guidelines technical summary sheets are custom designed, but commensurate with the Livable Housing Design Guideline with some additional requirements. Generally, development goals are for ground floor units to achieve Gold or Platinum level accessibility along with any unit with a lift to upper levels. Typically, social housing apartments located on the ground floor or on lift-serviced floors, are designed to Gold Level or Platinum Level. Silver Level dwellings may also be included. The department is committed to ensuring that 50% of newly constructed social housing dwellings are designed to the department's Gold Level or Platinum Level standards of accessibility, surpassing the mandatory requirements and codes for accessibility. Units that are designed to the department's General level have qualities that are beyond that required by silver. Units of any type may be adapted to some extent, on the advice of the designated Occupational Therapist, depending on the requirements of the resident. Social Housing Design Guidelines: https://www.housing.qld.gov.au/_data/assets/pdf_file/0011/19100/technical-summary-sheets-march-2024.pdf	Of the recently constructed social housing in Gympie, 7 are accessible dwellings (2 are Platinum, 3 units are Gold Standard, 2 are Silver). All remaining newly constructed units are to the department's General I standard. The department's General standard has many features that are similar to Silver level Livable Housing Design standards, such as L-shaped kitchens with continuous benches, wide doorways, and bathrooms with generous circulation spaces. Walls in many dwellings are reinforced to accommodate grab rails for future adaptation. The recent Gympie projects have been constrained by steep topography or building typology (high set), reducing the capacity to be fully accessible.
	6.2	Consider requirements for high needs priority groups such as people affected by floods, young people, rough sleepers and individuals and households in response to domestic and family violence situations.	DoH/GRC	Additional housing support workers employed for the Gympie Region. Workshops with housing and social sector to identify need and solutions.	Ongoing	On track	DoH and Council representatives held an initial meeting with Community Action Inc in February 2023 to understand how the agencies could work with the sector to implement this focus area. A further meeting was held in July with IFYS (funded service) and Q Shelter, noting there is a range of sector capacity building projects being funded by the DoH and delivered by Q Shelter which can support sector responses. Since implementation commenced, DoH and GRC have engaged regularly with the Gympie Housing and Homelessness Forum (the Forum) and have established a 'Working Together' framework that underpins this collaboration. The Forum and its members will play an ongoing role to review actions in the Local Housing Action Plan, provide insight for government into emerging community issues and advocate for regional responses in alignment with the overall direction of the Plan. An interactive workshop on the theme People in Need and Supports was held in August 2023 to consider crisis accommodation, additional shelters, increased affordable/social housing, universal housing design and construction (for all abilities), practical supports for people experiencing homelessness (e.g. lockers, showers, homelessness hub). GRC and DoH will continue to work with the sector to explore funding and delivery of actions. Organisations will also look at how they can implement and seek funding to deliver initiatives. These workshops support other statutory consultation and planning processes engaged in the delivery of on-ground housing outcomes.	As per action 5.1 - through State Government funding, a range of support and outreach workers now service the Gympie region to address homelessness and risk of homelessness. Department of Housing funded programs such as Immediate Housing Relief for Families and GRAP services continue to provide support for individuals and families who are homeless or flood affected and seeking temporary emergency accommodation. Ongoing support and pathway planning is also provided to support residents to transition towards longer term housing solutions. Recruitment is currently underway for an additional staff member to work locally from the GRAP. Applications are now closed and this process will be finalised shortly.	As per commentary at action 5.1. Noting that the IHR (Immediate Housing Response for Families) extended to IHR (Immediate Housing Response) to enable single men and women and couples to access crisis accommodation in motels/hotels, GRAP, Kawana and Maryborough. Information in relation to IHR is being progressed to go out to the sector. Housing and Homelessness Forum members note that there is still a significant lack of short term/crisis accommodation options in the Gympie Region which makes it challenging to implement the IHR. Council and the Department hosted an Interactive Workshop with the Gympie Region Housing and Homelessness Forum on 28 March 2024. Topics included reflection on progress on actions for People in Need and Supports. Outstanding high priority needs highlighted by the forum included the need for specialist homelessness services for single men; more crisis accommodation for women and children experiencing domestic and family violence; need for significantly more transitional housing and social and affordable housing supply generally. Forum members worked on a Flow Chart of Support Services for People Experiencing Homelessness (modelled on Bundaberg form).	As per commentary at action 5.1. Additionally: Vulnerable people in need of housing often struggle with filling out forms, obtaining required forms of ID and digital interface. Construction is underway for a Satellite Housing Service at the GRAP. This will enable residents to seek in person housing assistance from the department in Gympie, rather than having to travel to Maroochydore. Scheduled to open in Q 1 2024/25. Community agencies are working together to develop and host a free services/help day for local residents called "Doing It Tough". Based on other regional homelessness connect models, the Gympie event will be broadened to include people experiencing housing stress. Council and the Department hosted an Interactive Workshop with the Gympie Region Housing and Homelessness Forum on 23 May 2024, following on from March forum. Topics included identifying and prioritising actions for People in Need and Supports. Forum members workshopped how to engage with real estate agents, property owners and investors to boost housing solutions for vulnerable people; safe sleeping and access to showers/lockers/washing; complex issues including mental health. At June's Forum, members suggested following up on potential housing surplus from finalisation of the Gympie Hiway Bypass project.
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.	DoH	Capital projects underway in GRC LGA.	Ongoing	On track	DoH uses a range of construction methods to deliver social housing. This includes using innovative modular construction for the development of 11 two-bedroom units in Gympie. DoH has also relocated an existing high set house from a site in Bundaberg to Gympie, thereby ensuring that the character of the Gympie neighbourhood was retained and the existing house was repurposed. Eight tiny houses have also been installed at the Gympie Recovery Accommodation Park which can be repositioned within the site if flooding is anticipated, thereby maximising the use of the lower topographical areas of the site.	Same as previous quarter.	11 x 2 bed dwellings completed in March on a large site through the Modern Methods of Construction program.	Refer previous month
Capital Solutions	8.1	Develop capital solutions for potential projects identified through the assessment of underutilised land and buildings.	DoH	Capital projects underway in GRC LGA.	Ongoing	On track	DoH has delivered 34 units of accommodation at the Gympie Recovery Accommodation Park and has commenced or delivered an additional 29 dwellings across six sites in the Gympie Region. These range from large family, detached dwelling houses to one bedroom units.	DoH has delivered 34 units of accommodation at the Gympie Recovery Accommodation Park. 29 Dwellings across six sites in the Gympie region are anticipated to be completed by the end of April 2024, with 11 of these expected for completion in March 2024. Houses range from large family, detached dwelling houses to one bedroom units.	11 dwellings completed in March. Along with this, the department continues to work with GRC on land and development opportunities.	Refer previous month. Along with this, the department continues to work with GRC on land and development opportunities.
			GRC/DoH	Investigate capital solutions for sites identified under Action 3.1.	2024/2025	Not started	Development of capital solutions will commence once sites have been approved.	Same as previous quarter.	Development of capital solutions will commence once sites have been approved.	Development of capital solutions will commence once sites have been approved.