

# Lockyer Valley Local Housing Action Plan

Queensland Housing Strategy 2017-2027



Queensland  
Government



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## PARTNERSHIP ACKNOWLEDGEMENT

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



## DISCLAIMER

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

## ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

Lockyer Valley Regional Council respectfully acknowledges the Traditional Owners, the Yuggera and Ugarapul people, as custodians of the region we share. We pay our respects to their elders past, present and emerging and the Aboriginal and Torres Strait Islander Elders of other communities who may live here as the keepers of the traditions, customs, cultures and stories of proud peoples. Lockyer Valley Regional Council is committed to cultivating inclusive environments for all staff, customers, residents and visitors.



# 1.0 INTRODUCTION

## 1.1 LOCAL HOUSING ACTION PLAN

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

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



Figure 1: The Local Housing Action Plan Iterative Process

### The Plan aims to:

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



## 1.2 APPROACH AND METHODOLOGY

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

- ShapingSEQ 2023
- South East Queensland Regional Infrastructure Plan
- Lockyer Valley Planning Scheme
- Lockyer Valley Accommodation Study 2016
- Constraints Analysis by Meridian Urban, 2023
- Statistical data from the Queensland Government Statisticians Office, including Census and other data sets such as building approvals, rental market data and housing approvals
- Housing needs data from the Department of Housing and other state agencies as required
- The Queensland Housing Strategy 2017-2027, Housing and Homelessness Action Plan 2021-2025, and Homes for Queenslanders.

Emerging issues and opportunities, key challenges and potential responses have been developed from the review of a range of data sets, anecdotal feedback, and preceding engagement opportunities with Council and other stakeholders. 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 a broad response to supporting housing need across the State.

### 1.2.1 GUIDING VISION

The vision for the Lockyer Valley in 2041 is that it will be a region of choice and home to a diverse population growing from today's population of almost 43,000 to 60,000. Building on its natural qualities and rich agricultural history, the Lockyer Valley is a growing centre with picturesque settlements nestled throughout 2,272 square kilometres of abundant land. The unique characteristics of each of our historic settlements, townships and centres are celebrated, new development enhances the liveability and amenity of the region, and our natural environment is protected and enhanced to provide a scenic, healthy and safe place to live, work and play. Growth through new development occurs with consideration of the natural hazards and constraints that exist in our distinct part of the world.



## 2.0 KEY FACTS

### 2.1 LOCKYER VALLEY REGION

The Lockyer Valley Regional Council area is located in south-east Queensland, about 90kms west of the Brisbane CBD. The Lockyer Valley Regional Council area is bounded by the Somerset Regional Council area in the north and north-east, the City of Ipswich in the east, the Scenic Rim Regional Council area in the south-east, the Southern Downs Regional Council area in the south and the Toowoomba Regional Council area in the west.

The population is estimated to be around 41,100 people in 2021 with land area size of 2,272 square kilometres and average population density of 18.76 persons per square kilometre.<sup>1</sup>

The region is known for its fertile farming land, as well as its abundance of natural wildlife and scenery. The local government area is popular with tourists and features a number of popular historical attractions.

The Lockyer Valley Regional Council area is predominantly rural, with major town centres at Gatton, Laidley and Plainland, and a number of smaller townships including Forest Hill, Grantham, Helidon, Murphys Creek and Withcott. Agricultural land is predominantly used for vegetables and cereal crops and cattle grazing.

<sup>1</sup> Lockyer Valley Regional Council, Community Profile ID, 2022.

### 2.2 FIRST NATIONS

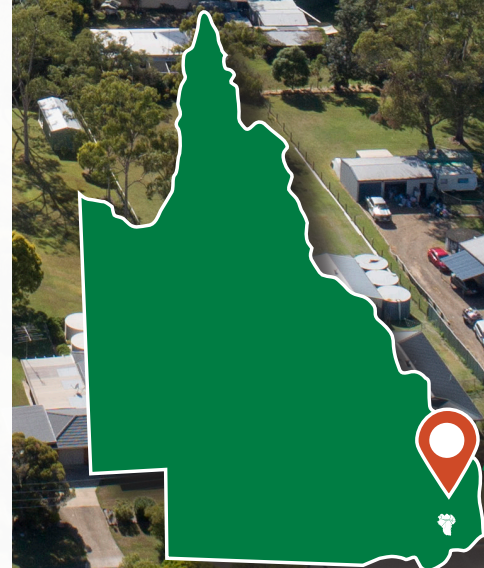
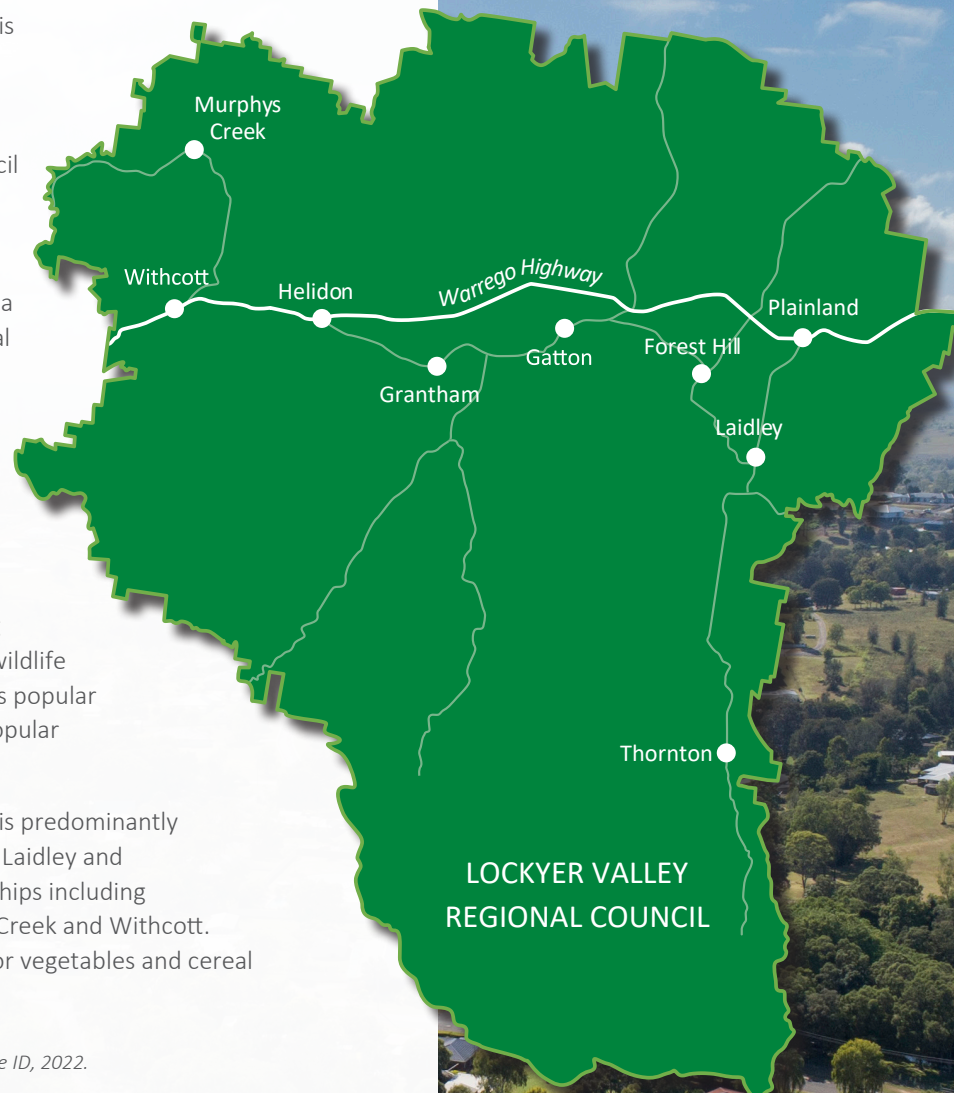
The original inhabitants of the Lockyer Valley area are the Yuggera and Ugarapul people.

As at Census 2021, 5.1% of the Lockyer Valley region population (or 2,092 people) identified as Aboriginal and/or Torres Strait Islander, which is higher than the percentage of the Queensland population (4.6%) who identify as Aboriginal and/or Torres Strait Islander.<sup>2</sup>

In the Lockyer Valley region 73.6% of people own their homes (either outright or with a mortgage) and 22.7% are renting. This is a higher level of ownership compared to the region's Aboriginal and/or Torres Strait Islander population where 56.6% own their own homes (either outright or with a mortgage) and 38.9% are renting.<sup>3</sup>

<sup>2</sup> ABS Census 2021, All persons Quickstats – Lockyer Valley LGA

<sup>3</sup> ABS 2021 Census Aboriginal and/or Torres Strait Islander people QuickStats



## 3.0 KEY CHARACTERISTICS

### 3.1 DEMOGRAPHIC CHARACTERISTICS

#### 3.1.1 DEMOGRAPHIC TRENDS

##### Snapshot

The table below outlines the key demographic trends for the Lockyer Valley region.

Table 1: Summary of key demographic information for the Lockyer Valley region.

Trend Category	Lockyer Valley
Population	The population as of 30 June 2022 was 42,625 people.
	The population of Aboriginal and Torres Strait Islander people as of 2021 was 2,092 people or 5.1% of the total population: a little higher than the State average of 4.6%.
	By 2046, the population is projected to increase to between 57,354 and 63,572 people with an annual average growth rate of 1.6%. <sup>4</sup>
Age	The median age in the region was 39.5 years as of 30 June 2022 which is similar to the Queensland median of 38.6 years.
	The median age is projected to rise from 39.5 years to 44.7 years in 2046. <sup>5</sup> In 2046, 1 in 6 people in the Lockyer Valley are projected to be under 15 years old, while 1 in 4 people are projected to be over 65 years of age (currently fewer than 1 in 5 people are aged over 65).
Household Composition	Of the households in the Lockyer Valley, 74.1% are family households, 21.2% are single or lone households, while group households make up 4.7% of households. <sup>6</sup>
Family Composition	The Lockyer Valley Region has a high percentage of total families with children, with 40.1% of families having children as at the 2021 Census. Couples with no children made up 41.6% of the population and 16.9% of people were part of a one-parent family.
Family Incomes	The median family income at the 2021 Census was \$1,684; below that of the state median of \$2,024.
Migration/Movement	As at Census 2021, the percentage of persons in the Lockyer Valley local government area who were at a different address five years prior (in 2016) was 39.6%. In Queensland, this percentage was 44.8%. This indicates that the population has remained more stable in the Lockyer Valley region than the State average.
Cultural Backgrounds	As at 2021, 79.4% of Lockyer Valley Region's residents were born in Australia. Of those born overseas, the majority came from the United Kingdom and New Zealand. The top 5 non-English speaking countries of origin were India, Taiwan, Philippines, China and Papua New Guinea.

<sup>4</sup> Queensland Government Statistician's Office, Regional Profile Lockyer Valley – Population Projection, January 2024.

<sup>5</sup> Queensland Government Statistician's Office, Regional Profile Lockyer Valley – Population Projection, January 2024.

<sup>6</sup> Australian Census 2021, Australian Bureau of Statistics, All persons quickstats – Lockyer Valley



## Housing implications

An analysis of key demographic characteristics and implications for housing identifies:

- The region’s population base is ageing, which is likely to result in changing housing needs and downsizing, leading to increased demand for contemporary housing options with accessible features. Current housing stock features a predominance of detached dwellings with 3-4 bedrooms and larger lots.
- Delivery of varied housing typologies is required to accommodate changing household sizes and compositions.
- Fluctuating visitor and key worker residents at various times of the year to support industry in particular locations, result in the need for more short term and key worker accommodation.
- The region is made up of townships with varied compositions and housing needs.
- As at February 2024, the rental vacancy rate is just 1.2%, indicating a ‘tight’ rental market.

Ensuring housing supply that meets demographic, social and economic needs will allow the region to be sustainable and thrive. The increase in the percentage of the population that is ageing has significant economic implications that come from a reduced, less productive labour force.

As stated in the Lockyer Valley Planning Scheme, Council’s intent is *“Growth in the Lockyer Valley is about identifying a long-term sustainable pattern of development that focuses growth in urban areas, locating people and jobs closer together and moving people and goods more efficiently and reliably”*.

## 3.2 HOUSING CHARACTERISTICS

### 3.2.1 HOUSING SUPPLY

#### Snapshot

Table 2: Summary of key Housing Supply information for the Lockyer Valley Region.

Trend Category	Lockyer Valley
<b>Housing Supply</b>	As at the 2021 Census there were 16,141 dwellings in the Lockyer Valley Region with 93.9% of those being single, detached homes.
<b>Vacancy Rate</b>	7.8% of dwellings were unoccupied at the time of the 2021 Census. The rental vacancy rate was 1.2% as at October 2023. <sup>7</sup>
<b>Vacant Land</b>	The median sales price for a vacant lot in the Lockyer Valley Region is \$240,000, with 51 vacant lot sales in the 12 months to 30 September 2023. There were 208 new houses approved in the 12 months to 31 December 2023 and 219 new residential lots registered. <sup>8</sup>
<b>Realistically Developable Supply</b>	In 2021, realistic availability was 6,585 dwellings, or 17.4 years of supply. <sup>9</sup>

#### Housing Implications

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

- A need to diversify the offering of housing typologies in the region, particularly in key townships.
- An opportunity to increase supply with new realistically developable land.

<sup>7</sup> REIQ Residential Vacancy Rate Report, September 2023 Quarter.

<sup>8</sup> Queensland Government Statistician’s Office, *Regional Profile Lockyer Valley – Resident*, viewed February 2024

<sup>9</sup> Meridian Urban (2023) Constraints Analysis project – Technical Evidence Report, 85.

## 3.2.2 HOUSING AFFORDABILITY SNAPSHOT

#### Snapshot

The following section outlines key statistics relating to housing affordability in the Lockyer Valley.

Table 3: Summary of key Housing Affordability information for the Lockyer Valley Region 2021

Trend Category	Lockyer Valley
<b>Mortgage Affordability</b>	At the 2021 Census, the average monthly mortgage repayment in the Lockyer Valley Region was \$1,500, with 11.9% of mortgage holders spending more than 30% of their household income in repayments.
<b>Rent Affordability</b>	The median rent for a 2-bedroom flat/unit in the 12 months ending 31 December 2023 was \$325 per week, while median rent for a 3 bedroom house was \$450 per week. According to the 2021 Census, 32.1% of renters were in ‘rental stress’ – that is, spending more than 30% of their household income in rent.
<b>Sales and Pricing</b>	The median sales price for a home in the Lockyer Valley Region is \$500,000, which is significantly lower than the Queensland median of \$610,000. <sup>10</sup> As at February 2024, there were 64 homes for sale (0.33%) and the average hold period for property is 8.15 years. <sup>11</sup>

#### Housing Implications

- An opportunity to attract younger families, with lower costs of housing both to purchase and to rent.
- Challenges for older residents to ‘downsize’ given the lack of smaller offerings.

## 4.0 KEY FOCUS AREAS

Areas of focus have been determined through a review of existing data and engagement with stakeholders as identified in the methodology, and to meet Lockyer Valley Regional Council’s intention for the future development in their planning scheme area over the next 15 years. These focus areas will be considered when identifying and prioritising actions.

### 4.1 LACK OF HOUSING CHOICE AND DIVERSITY

With 93.9% of dwellings being single detached family homes, there is a clear lack of housing choice and diversity in the Lockyer Valley Region.

The area includes many rural residential allotments, large residential lots, and is constrained by the flooding potential of significant areas of land. Driving the need for housing diversity is the expected growth sectors of workforce and visitor demand for singles, couples and families due to projects like the Lockyer Valley Correctional Centre, agricultural industry expansion and potentially, though less clearly understood, student and staff accommodation for University of Queensland’s Gatton Campus. These diverse industries and family groups require diverse housing typologies. Student accommodation need is not clearly understood as many of the University of Queensland’s Gatton Campus students and staff commute or use the shuttle service available to Brisbane. The extent to which staff and visitors to the additional 1536 bed men’s prison will require short term and/or permanent accommodation in the Lockyer Valley region is not fully identified, though imminent as commissioning is set for 2024.

<sup>10</sup> Queensland Government Statistician’s Office, *Regional Profile Lockyer Valley – Resident*, viewed February 2024

<sup>11</sup> Higher Than Average Growth snapshot Lockyer Valley Regional Council, viewed February 2024.

Council is unable to provide for smaller lots to test the market due to the challenge of providing and maintaining infrastructure. Council and Urban Utilities maintain infrastructure of varying capacity and condition across the region, with some areas having greater capacity to support population growth than others. Concerns primarily relate to water supply and wastewater networks and treatment plants. The limited wastewater network makes it particularly difficult to provide for smaller lots in many urban areas of the region. Development within existing serviced centres will lessen the burden on infrastructure and enliven town centres.

Council is preparing for demographic changes in the future with the Lockyer Valley Planning Scheme proposing, *“A diverse and attractive range of housing and living opportunities is spread throughout urban areas and includes accommodation types for key workers, low-income earners and the elderly”*.

#### Response Opportunities

- The Planning Scheme supports housing including providing for greater density in residential areas.
- Growth Management Strategy to look at where development should be focused, and to support advocacy to the State Government and Urban Utilities in relation to providing the infrastructure necessary to support development.

### 4.2 HOUSING FOR AN AGEING POPULATION

It is estimated that 17.4% of the population of the Lockyer Valley Region was over 65 in June 2023,<sup>12</sup> but this is projected to rise to 25% by 2046.<sup>13</sup>

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

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

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

There are currently six aged care services as at 30 June 2023 that provide a total of 229 aged care service operational places. Given the ageing of the current population, more aged care places within the region will be required, as well as more appropriate accommodation for older people. It is evident that there will be a growing need for suitable aged care services well beyond the current available capacity.

The ageing population poses a significant challenge for the region in the coming decades, and this issue is compounded by the limited diversity in housing stock. There is a lack of variety in the construction of new homes, with the majority of developers opting for traditional single-detached housing.

Lockyer Valley Regional Council wants its residents to be able to age in place, which will require consideration for further retirement facilities, residential care facilities and a diversity of housing typologies to ensure residents can downsize with dignity.

#### Response Opportunities

- Innovative solutions are required in the delivery of diverse housing typologies.
- Work to attract more aged care providers to construct suitable aged care services and retirement living opportunities.

<sup>12</sup> Queensland Government Statistician’s Office, *Regional Profile Lockyer Valley – Resident*, viewed February 2024

<sup>13</sup> Queensland Government Statistician’s Office, *Regional Profile Lockyer Valley – Population Projection*, January 2024.

### 4.3 SOCIAL AND AFFORDABLE HOUSING

Lockyer Valley Housing Services (LVHS) is a community housing provider in the local government area.

LVHS provides support for people in the Lockyer Valley area who are experiencing homelessness or are at risk of homelessness. As at the 2021 Census, there were 152 homeless persons or 37.5 homeless persons per 10,000 persons in the region.

LVHS’s centre-based access program provides support, access and referrals to services that can assist people to gain or sustain stable accommodation. The centre-based support program provides ongoing case management support with the aim to find, secure and sustain stable accommodation.

There are 150 social houses in the region<sup>14</sup> with 40 active applications currently on the social housing register.<sup>15</sup>

The region requires further accommodation to address homelessness and those requiring domestic and family violence support. There is also need for further social housing accessible for persons with disability.

The Lockyer Valley Planning Scheme states an intent that, *“Communities and residents live and work in diverse rural and urban settings with access to affordable, attractive housing that is serviced by infrastructure and facilities they need”*.

#### Response Opportunities

- Advocating on behalf of not-for-profits and community housing providers to secure government funding toward social and affordable housing.
- Investigating opportunities for the development of Council land identified through the State land audit. Of 23 Council properties initially identified, the State land audit found three (3) lots to be appropriate sites for development. Other sites were deemed inappropriate due to potential for flooding, location, and access to infrastructure.

### 4.4 WORKERS’ ACCOMMODATION

Almost a quarter of registered businesses in the Lockyer Valley Region (24.4%) are in the agriculture, fishery and forestry industry, employing 13.6% of the population. In particular, agriculture often requires seasonal workers to ensure the sustainability of the industry.

The region’s population increases by almost 3,000 due to the short-term worker demands associated with vegetable crops, resulting in added housing demand. A lack of short-term accommodation for agricultural workers has now been exacerbated by consistently low rental vacancies. Caravan parks have become an option for workers that are unable to source affordable housing.

#### 4.4.1 FARM WORKERS

Anecdotally, there is overcrowding of houses used to accommodate workers, with below standard housing the only available accommodation.

There is a need for purpose-built workers’ accommodation, transportation to workers’ accommodation and a community response that ensures workers are safe and welcomed.

#### Response Opportunities

- Consider long-term master planning to facilitate provision of worker accommodation.

<sup>14</sup> Tenancies in Government managed social rental housing for Lockyer Valley Regional Council LGA as at 30 June 2023

<sup>15</sup> Social Housing Registry for Lockyer Valley Regional Council LGA as at 30 September 2023.

## 5.0 RESPONSE OPPORTUNITIES

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



### 5.1 EXISTING INITIATIVES

Council has already worked on several key initiatives to address the housing crisis to date. These include:

- The Lockyer Valley Planning Scheme, which commenced on 22 July 2024, will ensure the region is sustainably liveable for years to come.
- Council has recently developed 14 residential lots with frontage to Tryhorn Street in Grantham. There will remain a large balance lot, and Council needs to consider how and when this will be developed. A master plan is needed before any decisions are made.
- Two areas of land with development potential were identified through the Housing Land Audit recently undertaken by the State Government:
  - Lot 100 SP318605, Tryhorn Street, Grantham – This is a large allotment that Council owns and was partially developed through the relocation of Grantham in 2011/12. The land is included in the Low density residential, Rural residential and Recreation and open spaces zones.
  - Lot 2 SP258959 and Lot 3 SP284979, Railway Street and Hawck Street, Gatton – This is Council owned land that is zoned Residential and services are readily available.

### 5.2 ACTIONS

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

## 1 Land and Development

- 1.1** Undertake an audit of Council-owned land, and where opportunities are identified to offer Council-owned land to community housing providers, on either a permanent or temporary basis, promote these opportunities to the community housing sector and conduct an expression of interest process.
- 1.2** Identify and work with any provider of housing or accommodation in the region, including the State, private and community housing providers, the tertiary student accommodation sector, short term accommodation providers on the potential for development of land holdings in the Lockyer Valley region, to progress identified opportunities for land to be provided for social, affordable or community housing.
- 1.3** Advocate that the State and Federal Governments support inventive measures to attract community housing providers to the region.
- 1.4** Work with the Federal Government to attract more aged care providers to construct suitable aged care services, ageing in place developments and retirement living opportunities.
- 1.5** Seek engagement with local employers and tertiary education providers to better understand housing demand to promote housing development and typologies that reflect this demand, located in centres with available infrastructure.

## 2 Planning

- 2.1** Advocate for State support to undertake a needs assessment and develop policy options for permanent workforce accommodation.
- 2.2** Advocate for the State to revise Queensland's infrastructure charging framework to encourage a greater proportion of smaller infill dwellings, through the establishment of the 'Homes for Queenslanders' Infill Development Strategy. This revised framework should ensure councils are not bearing additional costs for infrastructure.
- 2.3** Advocate for the State Government to provide incentives for developers through infrastructure charging reductions on priority developments, particularly those that diversify the housing stock – perhaps through the \$350m 'Homes for Queenslanders' funding.
- 2.4** Develop a Growth Management Strategy to look at where development should be focused, and to support advocacy to State Government and Urban Utilities in relation to providing the infrastructure necessary to support development.
- 2.5** Investigate why development approvals for residential subdivision have not been acted upon, and what action could be taken to activate these approvals.

### 3 Optimisation

- 3.1 Undertake a Growth Management Strategy that contextualises likely growth in terms of scale, location and timeframe of employment sectors and residential development of the region.
- 3.2 Assess and work in partnership with State agencies, developers and housing providers on the possible lease, redevelopment, change of use or renovation of existing Council buildings and underutilised land to optimise community outcomes that support housing needs.
- 3.3 Seek data from state agencies on the number of employees and their families moving to the region as corrective services and associated workers, and the number of families visiting the prison who are likely to need housing or short term accommodation in the region to identify the type of imminent land, housing and accommodation demands.
- 3.4 Where demand for transient workers is high, and services are available, consider hybrid facility/land use options that may provide temporary accommodation options during periods of high demand.

### 4 Master planning

- 4.1 Prepare a master plan of urban zoned land in Grantham to ensure resilient and well thought out development, in line with community expectation, that leads to a sustainable and well-designed town.
- 4.2 In centres most susceptible to transient workforce population fluctuation, consider master planning and encourage residential development that can best integrate this workforce into the fabric of the community.

### 5 Support

- 5.1 Council to advocate for the State to utilise unallocated state land (USL), to invest in further State Government housing (particularly for the permanent workforce) to take some of the pressure off the region's rental market.
- 5.2 Council to advocate for increased investment in social and affordable housing in the Lockyer Valley region – in particular, to ensure the region receives its fair share of the significant State investment to grow social housing across the State.
- 5.3 Council to advocate that the Federal Government consider extending the Home Guarantee Scheme (HGS), as an existing and established scheme, to landholders (including investors) seeking to construct multioccupancy dwellings where loan value ratio restrictions may otherwise be a barrier, with an appropriate value ceiling to reduce potential exploitation.
- 5.4 Advocate for Urban Utilities to extend their wastewater network to allow developers to achieve a much higher yield and more efficient provision of infrastructure, making development more cost effective and attractive to developers.

### 6 People in need

- 6.1 Informed by available data, identify any cohort specific housing needs and, if identified, consider actions that can be taken to encourage the development of such in parallel with other actions.

### 7 Construction

- 7.1 Encourage housing development that may repurpose existing commercial properties for specific cohorts to address emerging needs, such as the transient worker demands.

### 8 Capital solutions

- 8.1 Work with the State to advocate for the establishment of a low or no-interest 'Housing Innovation Fund', to support innovative development which would otherwise be unable to attract conventional financing – such as build-to-rent or housing support ageing-in-place in the Lockyer Valley region.

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

#### 5.3 NEXT STEPS

Council will establish a Local Housing Action Plan Working Group of key representatives from Council, relevant State agencies, key stakeholders and community organisations, to oversee and progress actions, review findings, report on progress and further develop the LHAP in an open partnership.



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