An aerial photograph of a modern residential development. The houses are arranged in neat rows, featuring grey roofs and light-colored facades. In the foreground, there is a large green lawn with a colorful playground featuring orange and green shade structures. A paved road with a green-painted bicycle lane runs along the bottom of the image. In the background, more residential buildings and a distant mountain range are visible under a clear blue sky.

# City of Ipswich **Local Housing Action Plan**

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### Partnership Acknowledgement

The City of Ipswich Local Housing Action Plan (LHAP) was developed with the support of the Queensland Government in association with the Local Government Association of Queensland.

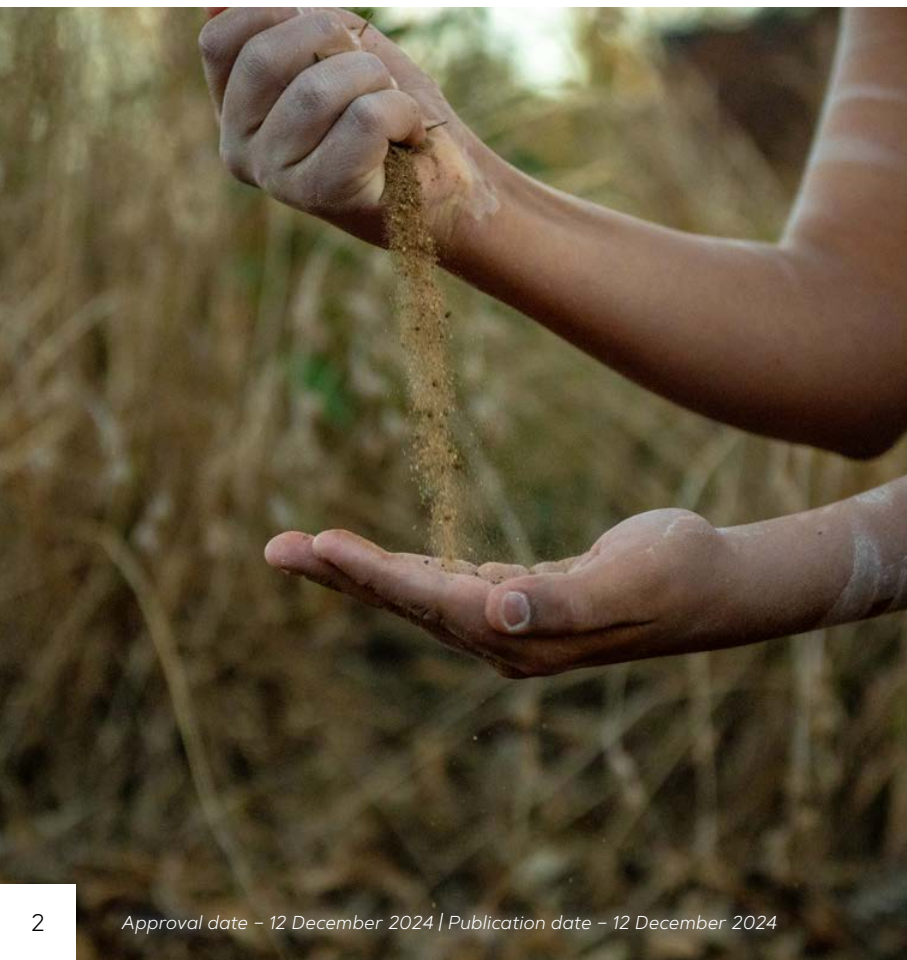


Every Queensland community deserves to be a liveable one

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### Disclaimer

The City of Ipswich Local Housing Action Plan (LHAP) is a 'living document' prepared under the Queensland Housing and Homelessness Action Plan 2021-2025 (Action 5) to support local housing outcomes. Although the Local Housing Action Plan is a non-statutory plan, it may inform statutory documents like a planning scheme.



## Acknowledgement of Country

Ipswich City Council respectfully acknowledges the Traditional Owners as custodians of the land and waters we share. We pay our respects to their Elders past, present and emerging, as the keepers of the traditions, customs, cultures and stories of proud peoples.

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## 1.0 EXECUTIVE SUMMARY

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In a time where the need for more housing – and a diverse range of housing – has never been greater, Ipswich City Council (council) has developed a Local Housing Action Plan to support a range of housing outcomes in the Ipswich Local Government Area (LGA).

The Ipswich Local Housing Action Plan (LHAP) has been developed in response to the State Government's *Housing and Homelessness Action Plan 2021-2025*, and with the support of the Local Government Association of Queensland (LGAQ) and the State Government to:

- identify factors impacting housing in the Ipswich LGA, and current and future housing needs in the community
- identify agreed priority actions in response to immediate, emerging and longer-term housing challenges and needs in the LGA
- help coordinate responses by council, State Government and private and not-for-profit organisations to these challenges.

The Ipswich LHAP is informed by existing information and plans that have helped with development of responses to housing need, and acknowledges work already completed by council, State Government, and private and not-for-profit organisations.

The aim of the Ipswich LHAP is for all stakeholders to work collaboratively to deliver the actions identified in the plan, to be facilitated by council's establishment of a LHAP Working Group.

The Ipswich LHAP is a living document that council will monitor and update as actions are completed or circumstances change.



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## 2.0 INTRODUCTION

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The City of Ipswich Local Housing Action Plan (LHAP) has been developed through a joint initiative between the Queensland Government, Ipswich City 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 Ipswich local government area.

Figure 1: The Local Housing Action Plan Iterative Process



The LHAP aims to:

- 1. Develop agreed priority actions** to respond to housing need in the Ipswich local government area
- 2. Establish strong foundations for longer-term housing responses** to assist housing and homelessness outcomes in the Ipswich local government area into the future
- 3. Incorporate existing information and plans** that assist with developing responses to housing need and acknowledge work already completed by council, state agencies, private and not-for-profit organisations
- 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.

Figure 1 provides the iterative process for the LHAP.

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## 3.0 APPROACH AND METHODOLOGY

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The approach and methodology used to prepare the LHAP was to use the adopted plans and strategies and refine them into defined housing actions.

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

- *Ipswich Planning Scheme 2006*
- *City of Ipswich Housing Strategy 2021*
- *New draft Ipswich Plan 2024*
- *Ipswich City Council Submission on the Draft ShapingSEQ Update*
- *Ipswich Housing Supply Statement*
- *ShapingSEQ 2023*
- Statistical data from the Queensland Government Statistician's 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, Local Government, Planning and Public Works, and other state agencies as required
- *The Queensland Housing Strategy 2017–2027 and the Housing and Homelessness Action Plan 2021–2025*
- Council's 2017 Housing Forum.

Emerging issues and opportunities, key challenges and potential responses have been developed from the review of a range of datasets, anecdotal feedback, and preceding engagement opportunities with council officers and other stakeholders.

## 4.0 IPSWICH SNAPSHOT

The City of Ipswich is located in South East Queensland (SEQ), about 40 kilometres south-west of the Brisbane CBD. It covers an area of 1,090 square kilometres and adjoins the local government areas of Lockyer Valley Regional Council, Somerset Regional Council, Brisbane City Council, Logan City Council and Scenic Rim Regional Council.

The City of Ipswich is a key regional growth area in SEQ that is growing and changing at a fast pace and has consistently been one of the fastest growing areas in Queensland for decades. The current population of Ipswich is approximately 254,000 people and is expected to double by 2046. Planning for this growth is critical as it brings a range of challenges, opportunities and expectations for the city.

Traditionally known as Tulumur in the Yuggera Aboriginal language, Ipswich is a city with rich Indigenous and multicultural histories, across areas rich in heritage and newer subdivisions. Through infill development in consolidated areas and growth in expansion areas such as Springfield and Ripley, the city will continue to experience socio-economic changes over the next 20 years. Diverse types of affordable housing will be required to accommodate the city's changing cultural and demographic needs.

Historically, the economy of the city was primarily based on manufacturing, mining, rural production and services that supported the resident population. The economy has and will continue to evolve over time.

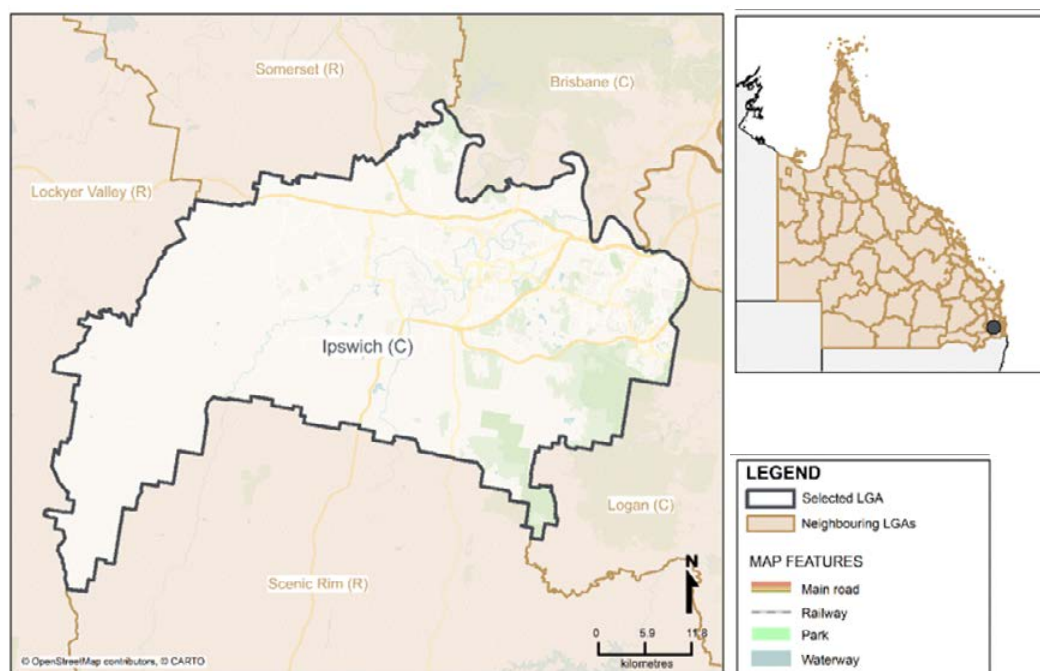
The principal centres are the Ipswich Central and Springfield Central. Major, district, local and neighbourhood centres across the city also service varying community and functional needs.

There is a need for housing diversity, choice and affordability in the right locations close to employment, transport, centres, services and the places that make an area a community to meet the needs of everyone at each stage of life.

Council has prepared the [City of Ipswich Housing Strategy 2021](#) (Ipswich Housing Strategy) which has informed the preparation of this LHAP. In particular, it provides recommendations for the locations where social and affordable<sup>1</sup> housing is currently needed, and will be required in the future, which includes the Ipswich East SA2, Ipswich Central SA2, Redbank Plains SA2, North Ipswich-Tivoli SA2, Goodna SA2 and future consideration to Ripley.

Advancing these recommendations through the draft *Ipswich Plan 2024*, council has developed a range of land use policies and an updated draft Local Government Infrastructure Plan (LGIP) to respond to the immediate housing supply needs in the city. It now seeks to leverage this policy work in collaboration with the State Government, particularly in the areas of social and affordable housing.

Figure 2 – Ipswich LGA (ASGC 2021)

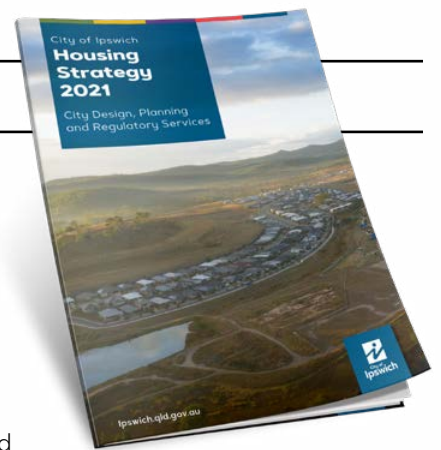


1 The definition of *Affordable Housing* adopted by this LHAP is from Schedule 4 of the *Planning Regulation 2017 – affordable housing* means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs. At the time of preparation of the LHAP, consequential amendments were undertaking public consultation associated with the State Government's HAAPOLA Bill. Amendments to the LHAP may need to be undertaken once outcomes of this consultation and any changes to defined terms are known.

## 5.0 SUPPORTING PLANS AND STRATEGIES

### 5.1 Ipswich Housing Strategy

The Ipswich Housing Strategy included key recommendations that were incorporated into the *draft Ipswich Plan 2024* and the Housing Supply Statement provided in response to the draft *ShapingSEQ 2023 Update*.



#### 5.1.1 Key Facts

Key facts influencing housing considerations in the City of Ipswich are analysed and summarised in the 2021 Ipswich Housing Strategy. A summation is provided below.





The City of Ipswich:

- is an attractive place to live for young families
- has an ageing population and migration into the community of people who are retired
- has migration that comes from within Queensland, interstate and overseas
- is home to multicultural and Aboriginal and Torres Strait Islander people living predominantly in family households
- has a higher number of family households with non-dependent children (15 to 24 years) compared to households with dependent children
- has 88.3 per cent of homes across the LGA that are detached or separate homes, higher than SEQ, and continues to offer detached dwellings as predominant dwelling type
- has been impacted by the delivery of new social housing which is not keeping pace with demand<sup>2</sup>
- is experiencing low rental vacancy rates in the private rental market across the city
- offers lower median sale price for vacant land and house and land packages compared to SEQ
- has significant modelled opportunities for infill development and opportunities for densification of built form in accessible areas, many of which have been identified in past, current and draft planning schemes.



Australian Bureau of Statistics (2021), Ipswich 2021 Census All persons QuickStats, ABS Website, accessed 5 May 2024.

## 5.1.2 Key Principles

	<b>HOUSING FOR CHANGING LIFESPAN:</b> appropriate housing product that meets Ipswich's current and future household size and types.
	<b>AFFORDABLE HOUSING:</b> housing products that are likely to meet the requirements of different socio-economic circumstances.
	<b>ACCESSIBLE HOUSING:</b> consideration for versatile housing products that can be adapted across a household's changing life stages and personal circumstances (e.g. living with a disability and meeting ageing in place outcomes).
	<b>PLANNING FOR HOUSING IN WELL SERVICED AREAS:</b> considering the social infrastructure and other infrastructure network available against the housing needs required in local areas, and the opportunity to maximise housing in proximity to well serviced areas.

The key principles of the Ipswich Housing Strategy recognise that council is a local advocate, facilitator, and regulator rather than a provider of housing. Housing is delivered by the market, which includes social housing delivered by the State Government or community housing providers and the development industry as a key market led delivery agent.

## 5.1.3 Affordable and Social Housing

The Ipswich Housing Strategy identified the demand for affordable housing, taking into consideration current vulnerable residents. The Ipswich Housing Strategy provided the likely locations where affordable housing is and will be required in the Ipswich LGA.

Council's recent survey of the Ipswich community on the liveability sentiments and future aspirations by 2041 indicated that affordable housing and living are important values for Ipswich, where 29% of 1,049 respondents noted affordable living as a concern. More recently, the Ipswich Housing Supply Statement provided in response to the *Draft ShapingSEQ Update* identified a potential shortfall of 4,000 social and affordable dwellings in the Ipswich LGA.

Figure 3 provides the Housing Continuum for the Ipswich LGA.

**The key trends** over the last 10–15 years in the Ipswich Housing Strategy's Needs Assessment show that:

- **HOUSING CHOICE**

Lack of housing diversity limits the housing offerings in Ipswich to predominately 3–4 bedroom detached dwellings. Ipswich had a higher percentage of detached dwellings when compared to the rest of SEQ.

- **HOUSING DIVERSITY**

Ipswich is expected to double in population by 2041 and will require different housing forms to meet the needs of current and future households' lifestyles, cultural considerations, price points and life transitions.

- **AFFORDABLE LIVING**

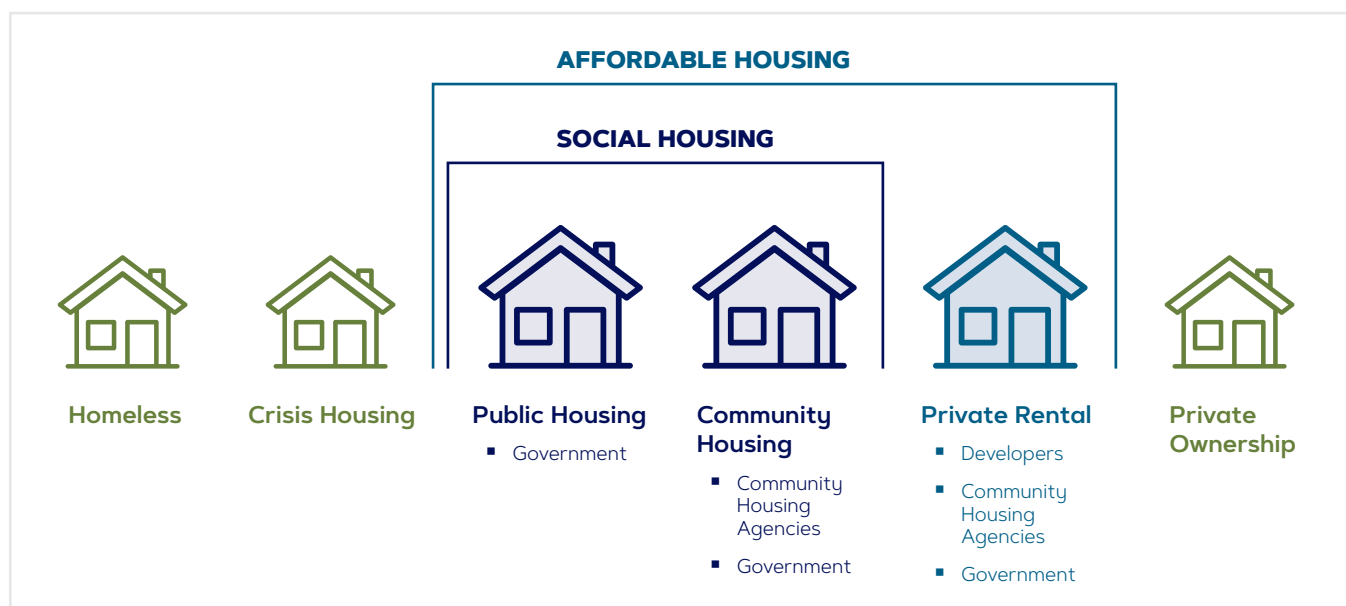
Across the Ipswich LGA, 'affordable living' is experienced differently by residents based on location. Over the last 15 years, the city has seen a 6.8% increase in private rentals (26.5% in 2006 and 33.3% in 2016) and a slight decline of 3.2% in new home ownership (37.2% in 2006, compared to 34% in 2016), indicative of the increase in investment opportunities in the city. Rental stress has been occurring among low to low-middle income households and a trend toward low vacancy rates over the last 4 years, due to demand exceeding supply for affordable rentals.

As Ipswich continues to remain a young demographic, affordable housing will be a key concern for young people who are likely to continue renting or live at home due to housing affordability issues. Affordable rentals will be required to ensure young people continue to have secure housing and stay in Ipswich.

Ipswich has traditionally been a more affordable option for housing than other LGAs like Brisbane. The current lack of affordable options has significantly impacted many long-term residents, with people moving outside of their preferred locations into areas with lower service availability, further increasing the vulnerability of these populations.

Social and affordable housing provision will be required to mitigate against potential displacement of residents on very low incomes as the demand for housing continues.

Figure 3 – Housing Continuum



**Various forms of affordable housing solutions are required to address the following:**

- The need for additional supply of crisis and emergency housing to support those experiencing, or at risk of homelessness
- Demand for housing for young people with no rental history
- The need for an increase in the number of transitional, community and social housing placed within vicinity of essential social and infrastructure services to ensure the most vulnerable have secure housing
- The need for more social, health and community services e.g. more mental health and other services to support secure housing tenure and wellbeing outcomes
- The lack of long-term affordable housing options as rental stress increases among vulnerable community service clients
- The need for a range of housing forms and sizes within neighbourhoods incorporating cultural consideration into housing to ensure Ipswich’s housing need factors in the different household requirements of Ipswich’s diverse residents
- Low rental vacancies across the city over the last four years has led to more demand than supply for affordable rentals
- There is a higher percentage of rental stress among low-income households, concentrated in high rental areas
- Some of the vulnerable groups include single parent households with children, specifically female headed homes, and will continue to require affordable housing options
- The number of people with disabilities requiring assistance with personal care tend to be prevalent in older Ipswich residents and higher across all age groups compared to the rest of SEQ resulting in the need for accessible housing close to community, social and health services
- Ipswich has households that generally earn below the median weekly household income compared to the Australian and South East Queensland median weekly household income. The households with lowest median weekly household income, or those experiencing or at risk of homelessness and unemployed, require affordable housing.
- Ipswich’s local areas differ socio-economically with some areas highlighting locational disadvantage and will require place-based housing responses meeting the needs of current and future residents across their lifespan, cultural and socio-economic circumstances
- Some areas have a concentration of culturally diverse groups with large households that will continue to require large, detached dwellings to support multigenerational living
- Investigation of levers that influence both jobs growth and job self-containment to promote housing affordability and reduce reliance on private transport infrastructure are needed.

**Median weekly household income**

**\$1,637** ▲ (\$227)

South East Queensland	▲ \$1,782
Queensland	▲ \$1,637
Australia	▲ \$1,740



## 5.1.4 Anticipated household types and needs

Table 1 below provides a local area housing matrix which considers the short, medium and long-term housing needs for the city against local areas and considers the locational criteria to better plan housing to shape the proposed housing network. Based on demographic and housing trends, future anticipated household types and need have been proposed, along with the proposed housing network provided in Appendix 5.2 of the [Ipswich Housing Strategy](#).

The Housing Needs Scenario of the [Ipswich Housing Strategy](#) (Appendix 5.1) also suggests early land acquisition need for social, community and affordable housing in the Ripley Valley in anticipation of residents who will be unable to access affordable housing in this area.

There are some economic barriers to the delivery of a diversity of housing in the Ipswich LGA. Further investigation into these barriers is required to identify mitigation strategies.

**Table 1 – Local Area Housing Matrix**

	UNEMPLOYMENT/ DISADVANTAGE	AT RISK OF DISPLACEMENT	LOW INCOME/ KEY WORKERS <sup>3</sup>	HOUSING DIVERSITY	AREAS TO MONITOR <sup>4</sup>	LIFESPAN CHANGES		
						OLDER – SOME OR FUTURE CHANGE	CONTINUE YOUNGER	MIXED
Rosewood								✓
Brassall	✓				✓			✓
Bundamba	✓				✓			✓
Churchill – Yamanto								✓
Ipswich – Central	✓	✓	✓	✓		✓		
Ipswich – East	✓	✓	✓					✓
Ipswich – North						✓		
Karalee – Barellan Point								✓
Leichhardt – One Mile	✓			✓				✓
North Ipswich – Tivoli	✓		✓	✓		✓		
Raceview	✓							✓
Ripley							✓	
Riverview	✓			✓				✓
Bellbird Park – Brookwater							✓	
Camira – Gailes				✓		✓		
Collingwood Park – Redbank								✓
Goodna	✓	✓		✓				✓
Redbank Plains	✓		✓	✓			✓	
Springfield								✓
Springfield Lakes			✓	✓			✓	

3 Determining locations near retail, manufacturing, and health and social assistance sectors to factor housing close to employment centres.

4 These areas may not have significant vulnerabilities at present but are anticipated to grow in low income households given a number of factors including distance from Ipswich Central, might be an outer suburb, have poor transport options, or infrastructure and relatively lower dwelling/rental price. In anticipation of this occurrence, these areas will require monitoring to better plan for affordable housing options early.

## 5.2 Draft Ipswich Plan 2024

Council has prepared a new draft planning scheme, *Ipswich Plan 2024* to guide growth over the next 20 years. The new planning scheme will replace the current *Ipswich Planning Scheme 2006*.

Key policy advancements have been drafted in the housing space to contemporise and align housing choice and direct appropriate form and areas into infill and ‘High Amenity’ areas as outlined in *ShapingSEQ 2023*.

The *draft Ipswich Plan 2024* has been developed to ensure from a Strategic Framework level it creates a line of sight and alignment from the strategic level to the on-ground outcomes in the form, height and density of the preferred housing typologies to meet future housing demand and drive housing choice. Areas suitable for a range of housing forms, styles and typologies have been identified within distinct local areas.

Figure 4 provides a diagrammatic representation of the purpose of a planning scheme.

Figure 4 – Purpose of a Planning Scheme



## 5.3 Council’s submission on ShapingSEQ and Housing Supply Statement

Council provided a submission to the State Government in response to the draft *ShapingSEQ 2023 Update* (draft SEQR Update) (including an attachment to the submission which provided the Ipswich Housing Supply Statement Initial Comments), and noted its support for the policy focus on housing supply and diversity, and the renewed focus on appropriate housing typologies with an increased policy focus on infill development and densification in serviced areas.

As per council's submission to the draft *ShapingSEQ 2023* update:

Council welcomes support from the State Government through the following functional roles of <i>ShapingSEQ 2023</i>	
<b>PROVIDE</b>	Recognises the State Government as the provider and facilitator of housing and the provider of key catalysing infrastructure to address immediate housing needs.
<b>CONTROLS</b>	Discusses the policy settings outlined in <i>ShapingSEQ 2023</i> , alignment of policy and regulatory tools to support local government in its achievement.
<b>DELIVER</b>	Recognises that significant infrastructure delivery is required in growth areas to realise the policy outcomes sought by <i>ShapingSEQ 2023</i> and supply targets.
<b>PLAN</b>	Identifies the importance of proceeding with the <i>draft Ipswich Plan 2024</i> to support council's advanced policy positions to support the delivery of housing and policy outcomes of <i>ShapingSEQ 2023</i> without undue delay.

## 6.0 KEY FOCUS AREAS

The [Ipswich Housing Strategy](#) identifies current and future housing needs and makes the following recommendations for the new planning scheme and council for consideration to undertake key priority actions. It also identifies recommended key focus areas for the State Government particularly its provision of social and affordable housing recognising its role as a housing provider. The following key focus areas and action plan below reflect local government's role as facilitator and regulator of housing rather than being a provider of development.

### 6.1 Draft Ipswich Plan 2024 – Housing diversity and density

Ipswich City Council has progressed significant policy work through the *draft Ipswich Plan 2024*. A key focus of the first half of 2024 will be seeking the Minister's approval for council to adopt the draft planning scheme and associated LGIP.

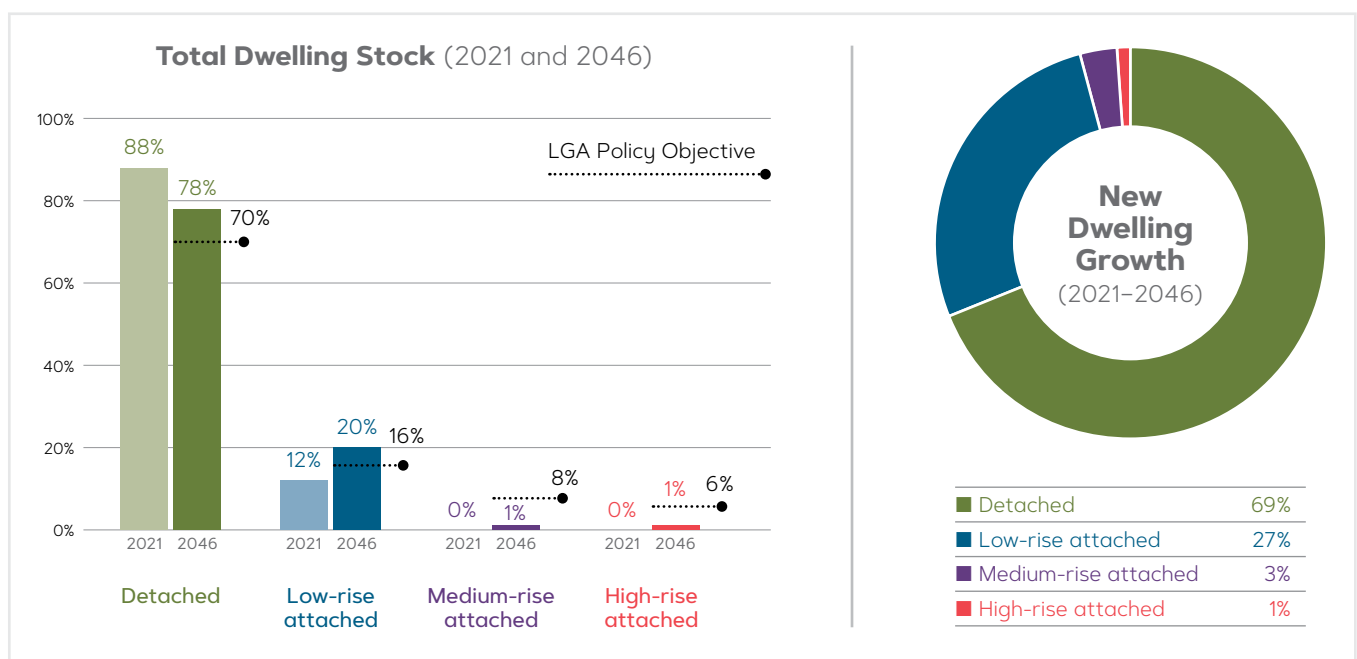
Significant policy advancements have been drafted in the housing space to contemporise and align housing choice and direct appropriate form and density into areas of infill and '**High Amenity Areas**'. This has been developed to ensure alignment from the Strategic Framework level of the planning scheme and creates a line of sight and alignment to the on the ground outcomes in the form, height and density of the preferred housing typologies to meet future housing demand and drive housing choice.

The *draft Ipswich Plan 2024* has been prepared to promote sympathetic density and the Multiple Dwelling and Accommodation Code includes a table that identifies compatible building form typology by zone. This table has been used to inform an estimation of attached diversity by built form:

- townhouse (low rise 1-2 storeys)
- low-rise (up to 3 storeys)
- mid-rise (3 to 5 storeys)
- high-rise (6 or more storeys)

ShapingSEQ 2023 establishes a dwelling diversity sub-target for the Ipswich LGA. Council's policy objective through the new Ipswich Plan 2024 is to exceed this target, particularly in the provision of mid and high-rise typologies. Figure 5 provides the dwelling stock and diversity targets for the Ipswich LGA.

Figure 5 – Ipswich dwelling stock and diversity targets



**Note:** The graph represents the composition of projected new dwelling supply by type (i.e. building approvals) between 2021 and 2046 based on present planning scheme intent and policy adjustments made by the 2023 ShapingSEQ Review. Future amendments to ShapingSEQ and local planning schemes are likely to adjust the percentage split. A decrease in percentage does not necessarily imply a decrease in actual number. For example, detached dwellings may still be constructed, but the per cent it represents of total housing stock may be less. This graph shows total dwelling stock at 2021 and 2046.

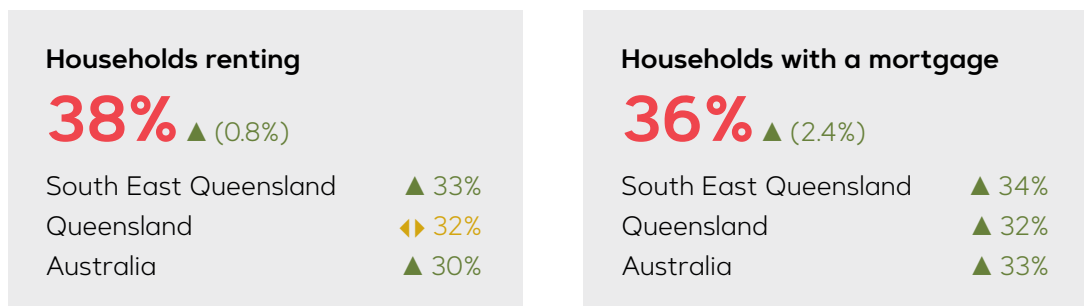


## 6.2 Social and affordable housing

As a council experiencing consistently high growth, this growth presents challenges for social and affordable housing across the Ipswich local government area. Despite this growth and an associated rise in demand, housing supply for this sector of the market is not keeping pace with demand<sup>5</sup>. While social housing stock in Ipswich has increased, there is still less social housing stock available for rent in 2021 compared to what was available in 2016.<sup>6</sup>

Council recommended to the State Government in its submission on the *Draft ShapingSEQ 2023 Update* that a social housing target for the City of Ipswich be identified by the State Government. This is to address the need for additional social housing to meet the current shortfall, as well as the estimated demand associated with the planned population growth and recognises the crucial role of the State Government as a housing provider.

In lieu of a ‘target’, an agreed social housing delivery plan is needed for the Ipswich LGA for additional social housing dwellings to meet current and future demand associated with population growth to be delivered by the State Government or other public/private arrangements. This housing is needed in a diverse range of forms and in locations supported by services, transport and educational opportunities. The **Ipswich Housing Strategy** provides a supporting analysis of existing State assets that could be considered to unlock underutilised existing State assets for housing.



## 6.3 Cohort specific housing

Crisis and emergency housing and social housing and affordable housing that is responsive to the community need.

### Vulnerable Residents

In addition to the need for increased supply of affordable housing and social and community housing, it has been identified that there is a significant need for specialist housing service providers with access to well-placed crisis, emergency, supported or transitional housing. Current specialist housing providers in the Ipswich Local Government

<sup>5</sup> Delivering social housing services | Queensland Audit Office ([Qao.qld.gov.au](http://Qao.qld.gov.au))

<sup>6</sup> Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021 as compiled and presented by .id



Area have limited housing stock, extensive waitlists and are facing staff resourcing constraints that are impacted by housing affordability within the city. The Ipswich Local Government Area currently lacks the specialist housing services to meet the need and even those who are funded rely significantly on volunteer hours, donations and church contributions to try to meet the needs in the region. Social problems within the region are amplified by the lack of domestic and family violence shelters, residential rehab facilities, aged care homes and other forms of housing that support residents.

## **6.4 Regulatory Change and Harmonisation with Building Codes**

Whilst planning schemes play a role, further work is required in better defining the forms of housing density. Anecdotal evidence from industry suggests that additional costs and compliance requirements because of the National Construction Code (NCC) result in difficulties in bringing attached forms of housing to the market in a viable way. As such, it is suggested that both harmonisation with Queensland Development Code (QDC) and NCC is required to ensure language is consistent and can be applied through a suite of administrative definitions in the Planning Regulation, including the terms Townhouse, Terrace House/Row House, Apartments/Units, Low-Rise Apartments, Mid-Rise Apartments, High-Rise Apartments.

## **6.5 Supporting delivery of public transport infrastructure**

The provision of trunk Public Transport Infrastructure across the Ipswich Local Government Area has continued to be under funded and reduced for many years despite the continued high growth rates being experienced by the city. Significant gaps exist in the existing and planned public transport provision in the city. Bus Rapid Transit, major transit station locations and feeder routes need to be identified. Major deficits exist in the identified network plans out to 2046 with only minor additions to the Public Transport network currently identified in the SEQ Infrastructure Supplement (SEQIS) in that time.

There is an urgent need to review and refine the network and ensure this is better matched to need and growth projections. This is especially relevant to the western growth corridor of Ipswich which has been identified for many decades as a growth corridor on an established rail line that is now seeing development come online. This includes the prioritisation of necessary upgrades to these existing stations to an urban standard.

## **6.6 Collaboration**

The issues identified and proposed solutions/actions moving forward cannot be resolved by one entity alone and require a consistent, collaborative and integrated approach by all levels of government. Ipswich City Council has been part of these processes and continues to seek avenues for collaborative action and welcomes any opportunity by the State Government and other planning authorities to further collaborate on achievement of housing outcomes for the city particularly through this LHAP.

## 7.0 RESPONSE OPPORTUNITIES

A Local Housing Action Plan enables engagement across all levels of government, and benefits from partnerships between private and not-for-profit organisations. An initial set of tactical actions has been developed, enabling refinement through an ongoing iterative process. These actions provide for a targeted response and outcomes that will seek to either create immediate benefit or establish a foundation for the next phase of actions. More specific responses will be determined in consultation with the local housing and social services sector. These responses can provide flexibility in delivery and support each of the broad areas identified. Figure 6 provides the categorising themes of the local housing action plan.

Figure 6 – Local Housing Themes



Ipswich City Council, in partnership with the Queensland Government, is committed to engage in the delivery of this Local Housing Action Plan through a set of priority actions, developed to target short-term to longer term housing responses (refer to Table 3). The priorities for each action will be determined following discussions at future meetings of the LHAP working group. 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.

Table 3 – Priority Actions

1	LAND AND DEVELOPMENT	STAKEHOLDERS	PRIORITY
1.1	Council to investigate opportunities 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.	State, Private	
1.2	Work with State Government to facilitate quality urban design and building design outcomes for multiple large-scale housing demonstration projects in key Ipswich locations to address attached product market short-fall, particularly mid-rise development in high-amenity locations. This could include a mix of State Government delivery of social housing, State Government led build-to-rent projects or other public/private arrangements undertaken. <i>(Note – Attachments 1.3 to 1.7 of the Ipswich Housing Supply Statement provide key well-located opportunities, including some under-utilised State Government owned sites, focusing on the Ipswich CBD, Bundamba, Riverview, Dinmore and Wulkuraka).</i>	State, Private	
1.3	Support State Government to review its relevant land and building holdings in the Ipswich LGA, to identify opportunities for land or buildings to be provided for social, affordable or community housing.	State	
1.4	Council and the State Government to support non-government organisations (NGOs) to identify relevant land and building holdings in the Ipswich LGA and identify opportunities for land or buildings that may be owned by local government, the State, or NGOs to be used for social, affordable or community housing.	Private	
1.5	Council to investigate opportunities with private businesses wanting to invest in the delivery of infrastructure in the region to facilitate housing solutions.	Private	

1	LAND AND DEVELOPMENT	STAKEHOLDERS	PRIORITY
1.6	Council and State Government to seek funding to offer incentives to private developers for the development of private-led diverse and responsive housing.	Federal, Private	
1.7	Work on an agreed social housing delivery plan for the Ipswich LGA in consultation with Ipswich City Council to address the current shortfall in social housing provision and to cater for the estimated future demand associated with the planned population growth.	State	
1.8	Council to support the State Government to 'unlock housing supply' in 'High Amenity' locations considered to currently be 'under-utilised' existing State Government assets due to the planned capacity to deliver significant residential dwellings immediately.	State	
1.9	Undertake early land acquisition needed for social, community and affordable housing in high growth areas particularly the Ripley Valley, in anticipation of a proportion of residents who will be unable to access affordable housing in these areas.	State	
1.10	Increase specialist crisis, emergency, supported and transitional accommodation, including specialist youth supported housing in the Ipswich LGA, in consultation with Ipswich City Council.	State	

2	PLANNING	STAKEHOLDERS	PRIORITY
2.1	Council to seek the Minister's approval for Ipswich City Council to adopt the <i>draft Ipswich Plan 2024</i> and associated LGIP to help facilitate additional housing supply, diversity, choice and affordability.	State	Short Term
2.2	Work to ensure Queensland's infrastructure charging framework is revised to make it more contemporary to address rising costs and feasibility of delivering development particularly aligning growth and State Government funded infrastructure.	State	
2.3	Work with State and Federal governments to finalise the Ipswich to Springfield Public Transport Corridor detailed planning and commit funding to advance the project towards delivery by 2031.	State, Federal	
2.4	Work with the State Government to prioritise commencing local integrated transport plans to formalise future State Government investment in bus rapid transit and active transport for the Ipswich LGA to support affordable living, housing diversity and access to public transport.	State	
2.5	Council to collaborate with the State Government to deliver the 'High Amenity Areas' as per the <i>ShapingSEQ Regional Plan 2023</i> .	State	
2.6	Work to support councils with greater regulatory control in achieving densities and housing form in serviced and well-located areas to deliver the 'High Amenity Areas' policy framework of the <i>ShapingSEQ Regional Plan 2023</i> .	State	
2.7	Work to harmonise the planning legislation with the Queensland Development Code (QDC) and building codes.	State	
2.8	Continue to monitor growth and review the effectiveness of the measures included in the <i>draft Ipswich Plan 2024</i> to facilitate additional housing growth, diversity, choice and affordability.	State, Council	
2.9	Work with Economic Development Queensland (EDQ) to help prioritise greater quantity and diversity of attached housing product in the Ripley Valley Priority Development Area (PDA).	State, Council	
2.10	Council to review the suite of incentives and discounts provided by council having regard to the suite of planning and regulatory tools included in <i>ShapingSEQ 2023</i> with a focus on both 'gentle density' and the promotion of 'mid-rise' development.	State	
2.11	Council to nominate as a pilot local government for the establishment and implementation of inclusionary zoning, working with the State Government to develop and deliver inclusionary zoning to achieve and maintain long-term housing affordability.	State	

3	OPTIMISATION	STAKEHOLDERS	PRIORITY
3.1	Work to allow for expedited planning scheme review processes, where planning scheme amendments are proposed to support diverse or affordable housing.	State	
3.2	Encourage the development of a State Infrastructure Fund separate from the existing approved budget processes to deliver infrastructure that accelerates housing growth and attached diversity in line with planned growth projections.	State	
3.3	Undertake regulation reform to improve housing diversity including definition, clarification and additional regulatory powers for council to 'hold the line' and restrict low density development inappropriately located in identified Residential and Centre zones.	State	
3.4	Work with State Government to identify all levers available to pivot delivery towards greater quantity and diversity of attached product.	State	
3.5	Council to forward any proposals through the State's 'opportunities portal' that have the potential to deliver new housing stock opportunities.	State	

MASTER PLANNING		STAKEHOLDERS	PRIORITY
4.1	Work with Economic Development Queensland (EDQ) to update the residential modelling for the Ripley Valley PDA to provide improved attached and detached splits, including estimated attached density percentages to drive greater diversity and density.	State	
4.2	Collaborate with the State Government to improve accuracy of dwelling supply monitoring.	State	
5 SUPPORTS		STAKEHOLDERS	PRIORITY
5.1	Seek investment in affordable housing in the Ipswich LGA, from crisis and emergency housing to social and community housing.	Federal, State, Private	
5.2	Work with the State Government for an effective ongoing community education campaign that identifies the value of and need for housing diversity, choice and affordability, including demonstration projects, and funding for local governments to provide relevant education campaigns in their own LGAs.	State	
5.3	Seek a significant increase in the amount of emergency relief (both financial and material) available for people most in need in the Ipswich LGA.	State	
5.4	Seek an expansion of tenancy sustainment responses to support vulnerable people to sustain current tenancies and supplementary support through rental subsidy.	State	
6 PEOPLE IN NEED		STAKEHOLDERS	PRIORITY
6.1	Council to liaise with local Indigenous Community Organisations and peak body Aboriginal and Torres Strait Islander Housing Queensland and the State Government to better support housing outcomes for Aboriginal and Torres Strait Islander peoples.	State, Private	
6.2	Expand support for the complex and diverse needs of women experiencing homelessness as a result of domestic, family and sexual violence as an initiative under the Family, Domestic and Sexual Violence Responses 2021-2023 National Partnership Agreement in Ipswich.	State	
6.3	Seek additional support for after-hours outreach in locations in the Ipswich region to link people who are experiencing homelessness, including sleeping rough, with temporary emergency accommodation and supports.	State	
7 CONSTRUCTION		STAKEHOLDERS	PRIORITY
7.1	Work with State Government to deliver social housing in accordance with an agreed social housing delivery plan for the Ipswich LGA that addresses the current shortfall in social housing provision and to cater for the estimated future demand associated with the planning population growth.	State	
7.2	Council to explore avenues to support local manufacturing and innovative construction (faster, cheaper, and/or higher quality) through partnerships with local industry and research institutions investigating prefabrication, modular or industrialised house-building programs.	State, Private	Modern Methods of Construction Program
7.3	Council to advocate for the State Government to promote education and training to take up a trade, such as partnerships with TAFE and Construction Skills Queensland (CSQ). This could also include accommodation subsidies and transitional or temporary housing.	State, Private	Rapid Accommodation and Apprentice Centres
7.4	Council to advocate for the State Government to expand the Qbuild program through an expanded local manufacturing centre (RAAC) situated in Ipswich to provide local employment and deliver on the MMC and RAAC programs of housing for Ipswich.	State	
8 CAPITAL SOLUTIONS		STAKEHOLDERS	PRIORITY
8.1	Investigate opportunities to incentivise innovative, affordable development that would otherwise be unable to attract conventional financing, including potentially from the Federal Government's Housing Australia Future Fund.	State, Federal	

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 read and considered as part of the broader response to supporting housing needs across both the City of Ipswich and the State more broadly.



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## 8.0 NEXT STEPS

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Council will establish a **LHAP Working Group** comprising key representatives from council, relevant state agencies, and community organisations. The group will oversee and progress actions in collaboration with the State Government, review findings, report annually on progress (potentially with a dashboard of how council and stakeholders are tracking in meeting the agreed actions and timeframes of the LHAP), and further develop the LHAP in an open partnership to address the housing challenge.





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