

Gympie Region Local Housing Action Plan - IMPLEMENTATION REPORT - July to December 2023								
Theme	Action No.	Action	Lead Agency	Key Deliverables	Timeframe for Delivery	Status	July to September 2023 Quarterly Update	October to December 2023 Quarterly 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.
	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	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.
			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.
			GRC	GRC land that is identified as suitable is provided to DoH for consideration.	2022/2023-2023/2024	Completed	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.
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.	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. 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.
	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	Not started	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.
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.	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. 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 .
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.
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.

	5.2	Consider additional assistance from registered providers to participate in supporting growth in supply.	DoH/GRC	To be developed.	2024/2025	Not started	To be commenced in 2024/25.	To be commenced 2024/2025.
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	Not started	To be commenced in 2024/25.	To be commenced 2024/2025.
	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	<p>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 QShelter which can support sector responses.</p> <p>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).</p> <p>GRC and DoH will continue to work with the sector to explore funding and delivery of actions.</p> <p>Organisations will also look at how they can implement and seek funding to deliver initiatives.</p> <p>These workshops support other statutory consultation and planning processes engaged in the delivery of on-ground housing outcomes.</p>	<p>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.</p> <p>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.</p>
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.
Capital Solutions	8.1	Develop capital solutions for potential projects identified through the assessment of underutilised land and buildings.		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.
			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.