

PLANNING OUR FUTURE

The Gympie Region Planning Scheme

Residential Development Fact Sheet

The Gympie region is experiencing sustained population growth and urban expansion. As our region grows, so does the demand for residential land and new dwellings.

In this context, it is a priority to ensure a supply of appropriate dwellings and adequate choice to meet the needs of our community in terms of affordability, accessibility, and size. The need to efficiently deliver an ongoing supply of housing also needs to balance with ensuring long-term, high quality development outcomes.

The planning scheme guides where, the order and timing, and in what form, residential development occurs. Ensuring housing is provided in the right places, at the right time, is a priority for council and the community.

This fact sheet outlines the intended approach to residential development, as part of the Planning Scheme Review.

Growth snapshot¹

- Around 69,968 people will call the Gympie region 'home' by 2046 (increase of 17,000 from 2021).
- Around 7100 new dwellings are expected to be needed in the Gympie region by 2046.
- More people are living alone, with 27.3 per cent of households being single person².
- Housing affordability is becoming increasingly strained, for both renters and mortgage holders.
- Rental vacancy rates are currently very low at 0.3 per cent³.
- Forty-two percent of renting households and 15 per cent of mortgage holders in Gympie region are paying more than 30 per cent of household income on housing costs, an indicator of housing stress⁴.

What is the role of the planning scheme in housing affordability?

The planning scheme has an indirect role in supporting housing affordability. For example, developing areas that are already serviced or can easily be serviced reduces development costs. Increasing densities in key town centres provides more choice to right-size housing and reduce living costs. Promoting good urban design outcomes across the board improves access to high quality residential development.

1 Gympie Residential Land and Housing Needs Assessment 2023

2 Compared to the Queensland state average 24.7 per cent

3 Real Estate Institute of Queensland's Residential Vacancy Report for the June Quarter 2022

3 Compared to the national average of around 32 per cent of households experiencing housing stress

1. Residential land supply

- Ensure a sufficient supply of suitable and well-located residential land is maintained.
- Development occurs at an order and timing in accordance with financially sustainable infrastructure delivery.
- Ensure land identified for higher density development is not prematurely developed at lower densities.

2. Residential land location

- Development of existing areas (infill and consolidation) will be supported where existing infrastructure can be used.
- Greenfield residential development will be supported where it can be efficiently serviced as a logical extension to existing networks.

3. Servicing residential land

- Residential development is provided with appropriate infrastructure and services provided by council and other agencies.
- Streamline regulatory provisions for development applications connected to established infrastructure with capacity.
- Consolidate opportunities for infill development where existing infrastructure can be used.

4. Rural residential development

- Further fragmentation of rural land is only supported where there is a demonstrated need or where subdivision improves agricultural productivity or land management outcomes.
- Contain rural residential development within a defined area to minimise adverse impacts and protect rural land.

5. Housing design

- Residential development creates desirable and sustainable environments, with good urban design principles applied at all stages of the development process.

6. Housing choice and diversity

- Residential development provides a variety of housing types and densities.
- Sites zoned for higher density residential development are used for that purpose.
- Development provisions for 'Tiny Houses' be included in the planning scheme.

7. Housing for those with specific needs

- Households with low income, residents with a disability or long-term health condition, older residents, and key workers, are among groups with specific housing needs.
- Ensure all sectors of the community are accommodated in dwellings that are appropriate to their needs and financial means.
- Ensure dwellings for those with specific needs are appropriately distributed across the Region.

Have your say

Council is currently seeking feedback on the intended approach to residential development, along with a range of other issues, to inform the Planning Scheme Review.

Visit www.gympie.qld.gov.au/planning-our-future to find out more about the Gympie Regional Council Planning Scheme Review Project and provide feedback on a range of important topics until 23 July 2023s.

