



Livingstone Shire Council Local Housing Action Plan 2025

Queensland Housing Strategy 2017-2027

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Acknowledgement of Country

Council acknowledges and pays respect to the Darumbal and Woppaburra people as Traditional Custodians of the land within Livingstone. Council also acknowledges and pays its respects to the Aboriginal and Torres Strait Islander people who now reside within this area. The Livingstone Community Plan: Towards 2050 commits to honouring the history and ongoing contributions of Aboriginal and Torres Strait Islander people to the Livingstone region and the fundamental role they play in shaping our region.

Partnership Acknowledgement



The Livingstone Local Housing Action Plan was developed with the support of the Queensland Government in association with the Local Government Association of Queensland.

Disclaimer

The Livingstone Shire Council Local Housing Action Plan 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.

1.0 Introduction

This Local Housing Action Plan (the Plan) is developed through a joint initiative involving the Queensland Government, Livingstone Shire Council, Local Government Association of Queensland (LGAQ) and community housing stakeholders to respond to a range of immediate, emerging, and longer-term housing challenges in the Livingstone Shire.

This is an iterative process 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 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; 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.

1.1 Local Housing Action Plan Objective

This Plan is initially focused on actions in 2025/2026, to support a strong response to emergent housing need that support better housing outcomes into the future.

Livingstone Shire Council emphasises that the scale and breadth of the housing crisis is beyond its capacity to address as aggressively and comprehensively as will be needed. To be truly effective, the Council aims to partner with the State and Federal governments on several aspects, including:

- resources needed to implement the LHAP
- enabling infrastructure to support diversified housing across moderate income strata
- independent remedial actions, such as acquisition of land and construction of diversified housing products
- reviewing policies that might have contributed to the current situation as well as the introduction of new policies and programs to address the housing crisis
- revisions to planning and related legislation to simplify and accelerate review and reduce costs
- wraparound services that respond to the impacts of the housing crisis.

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 local housing need. It has been developed through a review of a range of supporting documentation including:

- *Livingstone Community Plan Towards 2050*
- *Livingstone Shire Council Planning Scheme*
- *Livingstone Shire Council Corporate Plan 2020-2030*
- *Livingstone Shire Council Blueprint 2030 Strategy*
- Other relevant Council strategies, reports and plans.
- Statistical data from the Queensland Government Statisticians Office and the Australian Bureau of Statistics 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, Queensland Housing and Homelessness Action Plan 2021-2025, and Homes for Queenslanders 2024*
- Other local data and information provided by the council.

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 Livingstone Shire Council and other stakeholders.

An aerial photograph of a coastal town. In the foreground, there's a parking lot with several cars and a modern building with a blue roof. A road curves through the middle ground, lined with trees and green spaces. In the background, a sandy beach meets the ocean under a clear blue sky. The image is framed with rounded corners.

“The present housing crisis is seriously affecting the region, with a lack of for-sale and rental properties in addition to substantially increased prices.

Since 2018, rental prices in Yeppoon have gone up 66%, and house prices 68%.”

Mayor Adam Belot

2.0 Key Facts

2.1 The Livingstone Region

The Livingstone region in Central Queensland comprises coastal and rural areas along the Capricorn Coast which spans over 11,776 square kilometres from north of the Fitzroy River to Ogmore.

Livingstone is home to more than 42,000 residents. The major centres include the coastal towns of Yeppoon and Emu Park, along with multiple smaller settlements, including Byfield, Farnborough, Cawarral, Keppel Sands, Glenlee, Glendale, The Caves, Yaamba, Marlborough, Stanage Bay and Ogmore.

The area has an abundance of natural features including numerous beaches, national parks, rainforests, and offshore islands, making it an ideal tourist destination and place to live. Livingstone is characterised by a regional, laidback atmosphere.

2.2 First Nations

The people of the Darumbal nation first occupied the land that is now known as Livingstone. There are six clan groups of the Darumbal nation that share a common language, and who, before European settlement, lived in distinct territorial boundaries that would come together for ceremonial purposes.

The Barada Kalbalbara Yetimarala people are recognised as the traditional custodians of the land located north-west of Livingstone Shire.

The Woppaburra people lived on the Keppel Islands off the coast of Livingstone and were sea-faring specialists living off the island environment and surrounding inshore reefs and ocean.

Non-Indigenous people are recorded to have lived in what is now known as Livingstone from 1853. The extent of the Livingstone region is shown in Figure 2.

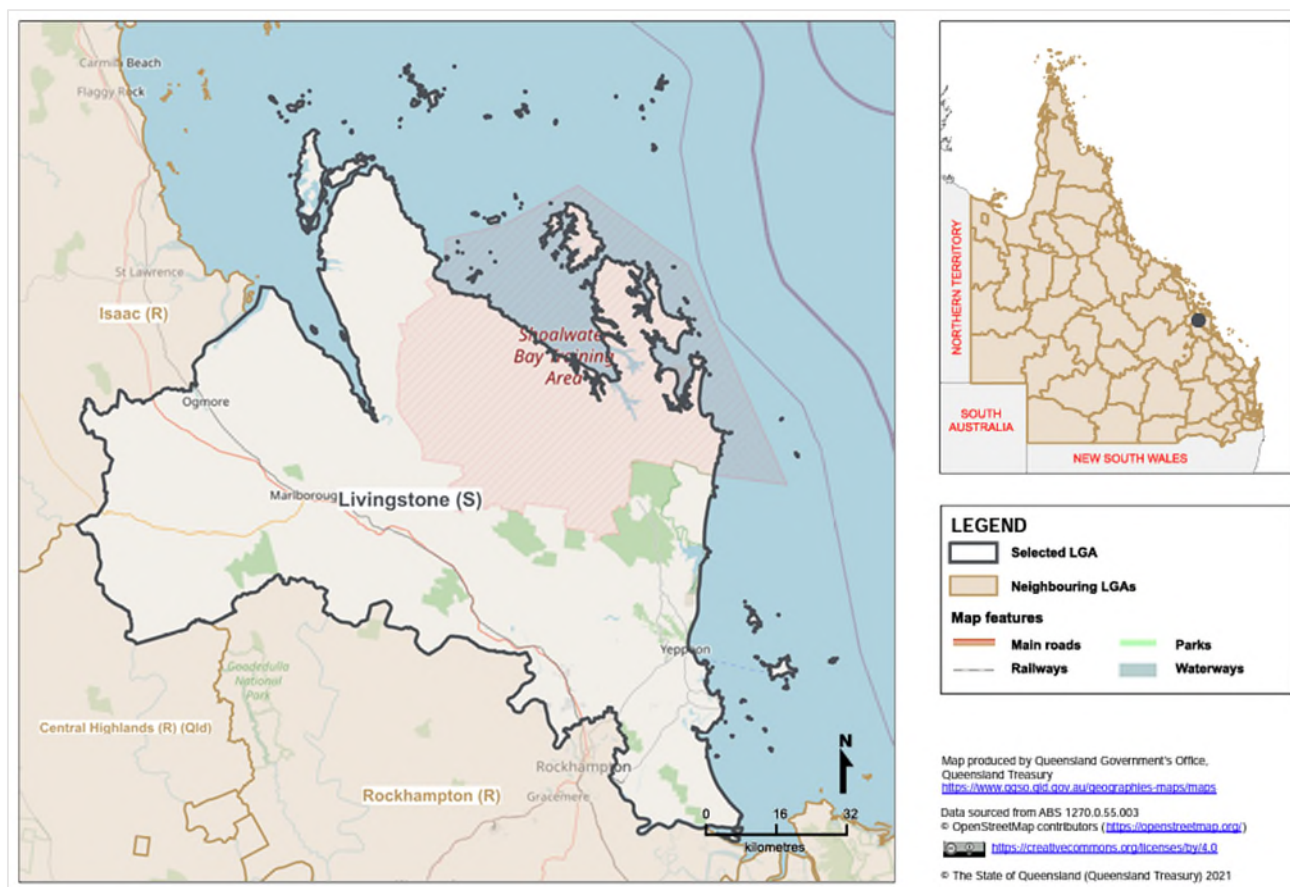


Figure 2: Livingstone Region ASGS 2021

3.0 Key Characteristics of Livingstone

3.1 Key Demographic Characteristics

Demography Snapshot

Table 1 below outlines the key demographic trends for the Livingstone region. All data supplied through the Australian Bureau of Statistics 2021 Census.

Table 1: Demography Snapshot for the Livingstone Local Government Area.

Data Category	Livingstone Data
Population	<p>As of 30 June 2021, the population in the Livingstone Local Government Area was 39,398 with an estimated population of 42,849 in 2024¹. The region's population is forecasted to grow to between 57,277 and 68,710 by 2046.</p> <p>The Livingstone Region has a population of 2,122 Aboriginal and Torres Strait Island Peoples, representing 5.4% of the total population, compared to 4.6% in Queensland. This represents a 515 person increase in the Aboriginal and Torres Strait Island Peoples population since 2016.</p>
Age	<p>The median age of the population in the Livingstone region was 43 years as of 30 June 2021, whereas, when counted separately, the median age of people who identified as Aboriginal and Torres Strait Islander people was 25.</p>
Household Composition	<p>The most common household composition in 2021 was one family households, at 75%, larger proportion to 69% across the state. The Aboriginal and Torres Strait Islander community within the region have a higher proportion of one family homes, with 80% of households.</p>
Family Composition	<p>Predominant family composition, at 46.6% of families in the region, were couples without children, compared with 40.3% as the State average. The next most common family composition was couples with children at 38.6%. The family with children composition is lower than the statewide percentage possibly due to the population of older residents being higher than the state percentage.</p>
Migration	<p>There was slightly higher community migration in the Livingstone region when compared to Queensland looking at 1 year prior to the 2021 census with 15% of Livingstone residents having a different address 1 year prior to the 2021 Census.</p>
Cultural Backgrounds	<p>Australia was the most common country of birth with just 10% of the population in the Livingstone region identified as being born overseas compared to 22.7% in Queensland and 3% stated they spoke a language other than English at home compared to 13.5% for the state. Of those born overseas, the top three countries of origin were the United Kingdom (3.2%), New Zealand (2.4%) and South Africa (0.6%).</p>
Health and Disability	<p>In 2021, 2,235 people (or 5.7% of the population) in Livingstone Shire Council area reported needing help in their day-to-day lives due to disability. A further 12,936 people (or 32.8% of the population) within Livingstone have long-term health conditions with the most common long-term health condition being arthritis.</p>

¹ Australian Bureau of Statistics, 2022, *Regional Population Growth, Australia (3218.0)*, Livingstone [Profile id](#).

Households Snapshot

Table 2 below outlines the key household costs and housing trends as relative to housing for the Livingstone region. All data supplied through the Australian Bureau of Statistics 2021 Census

Table 2: Households Snapshot for the Livingstone Local Government Area.

Data Category	Livingstone Data
Household Incomes	The median weekly household income was slightly lower than the Queensland median (\$1,675) with Livingstone at \$1,625. The median weekly household income for the Aboriginal and Torres Strait Islander community in the region was higher, at \$1,806 than those that did not identify as Aboriginal and Torres Strait Islander. 4.3% of the population were unemployed, lower than the statewide percentage of 5.4%.
Household Occupations	<p>In 2021, 57.8% of Livingstone Shire's labour force was employed fulltime. The three most popular occupations in the region were; Technicians and Trades Workers (17.9%), Professionals (16.7%), Community and Personal Service Workers (12.4%)²</p> <p>The predominant industries of employment in the Livingstone region were coal mining, health and education.</p>
Household Housing Costs	<p>The median monthly mortgage repayments in the Livingstone region was \$1,733 which is on par with the State median.</p> <p>From Residential Tenancy Authority data as of 30 June 2023 the median rent for a 3-bedroom house in Livingstone was \$530 per week compared to a \$500 median across Queensland. This represents a 10% increase over the preceding 12 months. The median rent for a two-bedroom flat/unit in Livingstone was \$370 per week compared to \$520 median for Queensland. Anecdotally real estate prices are higher than what is presented in the census data.</p>
Existing Dwellings	Of the 17,795 dwellings in the region, separate houses were the most common form of dwellings by structure and accounted for 88.4% ³ of dwellings counted during the 2021 Census. This is significantly higher than Queensland (74.8%) but is in line with similar regional government areas where lower density housing is more common. There are lower proportions of apartments (5.5%) and semi-detached (4.5%) homes when compared to Queensland (12.5% and 11.7% respectively).
Number of Bedrooms per dwelling	<p>As most of the dwellings are detached houses, the correlation is that 3 and 4 bedroom dwellings make up over 81% of the housing stock.</p> <p>The average number of people per household in the Livingstone region was 2.5 which is equivalent to the state average.</p>
Home Ownership	74.3% of Livingstone residents own their home outright or with a mortgage while 21.4% are renting. Home ownership is significantly lower in the Shire's Aboriginal and Torres Strait Islander population with 53.2% owning their home outright or with a mortgage and 42.8% renting.
Housing Stress	916 renters are paying more than 30% of household income to rent and 499 homeowners are paying more than 30% of household income on mortgage repayments.

² Profile id, Livingstone Shire Council area Occupation of employment, based on Australian Bureau of Statistics, Census of Population and Housing 2021.

³ <https://abs.gov.au/census/find-census-data/quickstats/2021/LGA34530>

Housing Implications

Analysis of key demographic and household characteristics present the following housing implications for the region:

- ABS Estimated Resident Population as of 2022 has identified a 2.6 % increase in population growth compared to Queensland at 2.0%.
- The region's population base is ageing, which is likely to result in changing housing needs and potential downsizing, leading to increased demand for contemporary diverse housing options with accessible features.
- Demand exists for housing that attracts and retains younger people and families to the region through the supply of diverse housing types.
- Fluctuating visitors and key worker residents at various times of the year results in the need for more short-term and key worker accommodation.
- A predominance of detached dwellings with 3-4 bedrooms within the housing stock and limited smaller apartments indicates a need for greater housing typology diversity.

Ensuring housing supply meets demographic, social and economic needs will allow the region to be sustainable and thrive. The increase in the percentage of the population aged 65+ has significant economic implications that come from a reduced, less productive labour force.

4.0 Key Focus Areas

Areas of focus have been determined through a review of existing data and engagement with stakeholders and community as identified in the methodology. These focus areas will be considered when identifying and prioritising actions.

4.1 Housing Diversity

The housing mix in the Livingstone region is currently dominated by separate houses, accounting for 88.4% of the stock. This limited diversity poses challenges in meeting the evolving needs of the community, including the growing ageing population, shifting household dynamics (such as increased single occupancy), and the influx of new demographics in the coming decades.

As ageing residents seek to downsize and retire, the demand for alternative housing options becomes apparent. However, there is a reluctance to transition from detached homes to compact apartment living. A potential solution lies in a "middle ground" product, accommodating retiring residents' desires to house relatives, grandchildren, or visitors. Yet, the supply of row/terrace houses, small studio, duplexes, triplexes or quadruplex as housing stock in Livingstone Shire remains limited.

The lack of local developer interest to provide a diverse range of housing products underscores the need to showcase alternative housing types, to educate existing and potential developers, as well as residents, about the benefits and liveability of diverse housing. If the existing sprawl effect persists, the council faces challenges related to the cost and scale of trunk infrastructure needed to meet growing demands.

There are opportunities for council to be firmer, requesting smaller lots to meet planning assumptions in areas already earmarked for urban growth. Large lot developments with full access to urban infrastructure are not efficient or affordable.

Managing the region's settlement pattern and infrastructure are priorities. This includes avoiding areas of natural hazards, protecting the natural environment, meeting desired standards of service for infrastructure in an efficient and cost-effective manner, and reinforcing many other planning scheme strategic outcomes.

4.2 Workers Accommodation

4.2.1 Key Workers Accommodation

Regarding health services, the Livingstone region currently sees 11.4% of the population employed in the Health Care and Social Assistance industry (or 1,343 people), with the region currently being serviced by:

- Capricorn Coast Hospital and Health Service
- Rockhampton Community and Public Health - Maternal and Child Health
- Gumma Gundoo - Aboriginal and Torres Strait Islander Maternal and Child Health Services
- Bidjerrdii Community Health

Community engagement has shown that healthcare and education struggle to attract and retain staff due to the lack of suitable housing options.

4.2.2 Infrastructure Project Workers Accommodation

Multiple major projects are either underway or set to commence in the next decade within, or in proximity to the Livingstone region.

Overall, jobs available in region are expected to grow annually by 3.8% with continued growth forecasted to 2030.

These major projects will create thousands of new jobs over the next 10 years. With this growing workforce and migration into the region, pressures will be felt catering to an increased worker population (non-resident) looking for accommodation that differs from the housing mix available.

4.3 Private Rental Market

Many Local Government Areas (LGAs) in Queensland are considered to have 'tight' rental markets, characterised by a vacancy rate of under 2.5%. Over three-quarters of Queensland LGAs (77%) have vacancy rates under 1% as at December 2021. The current vacancy rate in Livingstone is 0.9% with only 14 properties listed in the region⁴.

Rental properties in the area are priced from \$365 to \$880 per week, with a median rent of \$622.50.

One significant challenge in the region is the competition for accommodation between local residents and tourists. This is driven by a robust visitor economy generating over 1.2 million visitor nights and average stay of 4.4 nights. Visitors typically spend an average of \$145 per night, exceeding \$1,000 per week. This potential economic gain for property owners has led to numerous properties that could serve as homes for locals, being listed on accommodation platforms like Airbnb. There are over 200 Airbnb listings for Yeppoon alone. Many secondary dwellings in the area are utilised for tourist accommodation. Due to fluctuations in visitor numbers, these secondary dwellings and apartments often remain vacant for extended periods.

Anecdotally, Council believes that at least 500 new residential units are needed to start meeting current demand in the region. The local Regional Tourism Organisation (Capricorn Enterprise) has advised the region is hundreds of rooms short in catering to existing visitor demand, let alone future.

A key barrier for expediting the development of more rental stock is the increasing cost of labour and materials and the State planning scheme process. Specifically, the timelines for receiving State Government approvals for scheme amendments prevent Council addressing issues quickly and incentivising investment in new rental stock.

⁴ Realestate.com, 2023, Rental Properties in Yeppoon, Emu Park, Byfield, Farnborough, Cawarral, Keppel Sands, Glenlee, Glendale, The Caves, Yaamba, Marlborough, Stanage Bay and Ogmoo

4.3 Development

The Livingstone region, like other regional communities, grapples with challenges in enticing developers to provide both additional, and diverse, housing options.

Developers across the region prefer to build large lots to attract the highest return possible, targeting the high-end of the market looking for space to house large sheds and boats. Despite demand being clear for diversity in housing, there is a distinct lack of development of alternative housing options such as row/terrace houses small studio, duplexes, triplexes or quadruplexes.

Adding to the challenge are labour shortages. There was a shortage of 214,000 skilled construction workers as of October 2022 across Australia. Availability of construction companies and subcontractors to complete works is a major challenge faced in the Livingstone region.

The Livingstone region struggles to attract the workers required for construction, noting that pay is not the major issue as they are currently competitive with the high wages of mining. An opportunity exists to work with CQ University and local high schools to develop a local talent pipeline.

4.4 Aged Care

Livingstone Shire is home to almost 14,000 residents aged 55 years and over – comprising more than a third of the population, the largest and fastest growing age group. This trend is expected to continue, with projections showing just under half of residents will fall into this age bracket by 2041⁵.

The region currently has limited aged care facilities and retirement villages including:

- Bolton Clarke Sunset Ridge (Zilzie)
- QCWA Sunset Lodge Aged Care Facility (Emu Park)
- Blue Care Archer Court Retirement Living (Yeppoon)
- Capricorn Adventist Retirement Village (Yeppoon)
- Blue Care Brolga Court Retirement Living (Yeppoon)
- Oak Tree Retirement Village Capricorn Coast (Yeppoon)

Central Queensland Hospital and Health Service hospitals have reported caring for long-stay patients who would be better suited to home-style supported living, either at home with appropriate support, or in an aged-care facility. Ideally, hospital beds should be reserved for patients who are acutely unwell and require high-level medical and nursing care.

The numbers of long-stay patients vary, but this has been recognised by the community and by health services. The number of aged care operational places in Livingstone Shire as of 30 June 2023 included four aged care services operating with a total of 252 places⁶. This data shows 54 less places than 2016, however there have been changes to data collection where home care packages program data are no longer captured in the stocktake and thus the actual change is smaller.

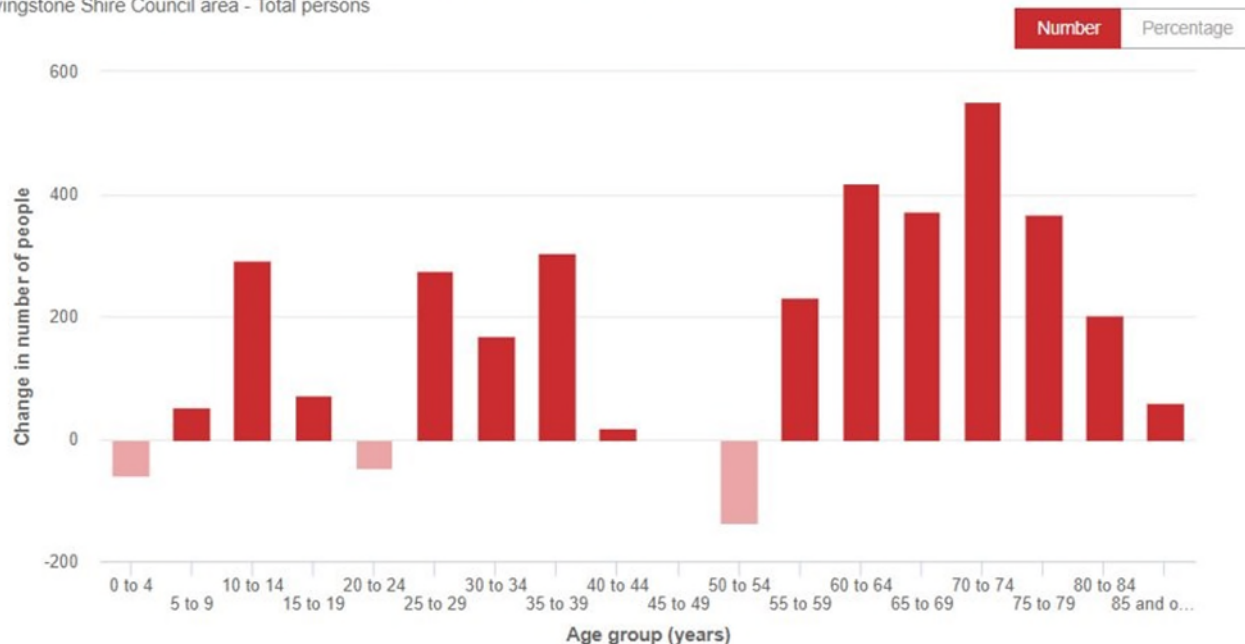
⁵ Senior Needs Analysis, Livingstone Shire Council, 2022

⁶ Queensland Government Statisticians Office 2022

Change in age structure - five year age groups, 2016 to 2021

Livingstone Shire Council area - Total persons

export



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 and 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

4.5 Social and Affordable Housing

There is a notable demand for social housing throughout Queensland, with a focus on prioritising allocations for households with the highest need. As of September 2023, the Social Housing Register recorded 107 applications (197 persons), with 65% of these applications being for single individuals. About 23% of the applications pertain to homes requiring more than two bedrooms, and 42% of all current applications necessitate housing with disability modifications. In Livingstone, there are presently 347 social style accommodation (mix of houses and apartments) available.

According to research conducted by AnglicareCQ in early 2023, over 1,300 individuals are currently awaiting affordable housing in Yeppoon and Rockhampton⁷. Recognising this pressing need in the region, the Livingstone Shire Council has pledged its support to AnglicareCQ by “gifting” Council owned land to support the shortage of community housing. It is important to note that this will not come anywhere near addressing the need and Council will require State and Federal government support to adequately address this growing shortfall. Pending funding allocation from the State and successful development approval, Council has agreed to contribute two parcels of land in Yeppoon and Emu Park to AnglicareCQ.

These sites will be developed for affordable family accommodation, including units tailored for individuals with disabilities.

4.7 Cohort-Specific Housing

4.7.1 Youth

Approximately 30% of Livingstone Shire's population consists of individuals aged under 25 years, a demographic expected to remain consistent through to 2038. The Livingstone Shire Youth Analysis of 2018 highlighted the need for housing and related services among young people in Livingstone. In response, the study recommended the creation of a Youth Action Plan to ensure the ongoing provision and expansion of pertinent services⁸.

⁷ Livingstone Shire Council, 2023, Livingstone Shire Council and AnglicareCQ Partner to Provide Community Housing

⁸ Youth Needs Analysis, Livingstone Shire, 2018.

4.7.2 Homelessness

As of 30 June 2021, there were 81 persons experiencing homelessness in the Livingstone region. Housing stress has increased since 2021 due to population growth and large increases in rent since 2021. Council's community centre staff report homelessness is rising quickly in Livingstone. Community organisations informally differentiate between "traditional" homeless - such as vagrants, and "new" homeless, such as people looking for rental accommodation but are unable to find any / or people under housing stress. All categories are increasing. Unfortunately, Council do not have the capacity to report on homeless numbers and rely on support from the State to assist.

Understanding the current gap of up-to-date data for homelessness, there is an identified need to work in partnership with the State to conduct an audit on the ground to better understand the needs of this population to be able to design and develop solutions that are fit-for-purpose. Such an audit should not forestall immediate action, since addressing the issue can be addressed in stages. It must be stressed that there is enough known demand to support an immediate start to addressing the issue. To do otherwise will compound suffering and long-term social consequences at much greater cost than immediate action.

Based on the anecdotal demand seen on the ground and understanding the urgency to support those living rough, the Council would like to work with the State to establish a homelessness shelter (or equivalent solution) in Livingstone. Particularly noting that the only available shelter is located at Rockhampton, which is already at capacity.

4.7.3 Crisis Accommodation

Crisis accommodation is housing provided to people experiencing temporary or ongoing conditions of mental or physical health challenges. This service aims to remove vulnerable individuals from an otherwise harmful environment, allowing them to improve their situations within a safe and stable environment.

Livingstone's community centre has experienced a significant increase in inquiries regarding services but does not have the resources to assist. Livingstone does not have any crisis accommodation.

Alternative temporary housing solutions currently in place include:

- "Rooming agreements" through real estate agents, noting there is currently one real-estate agent in the region providing these arrangements. There may be potential for an incentives scheme for homeowners to enter into private 12-month rooming arrangements.
- Free/low-cost campgrounds and parks that accept homeless in tents or vehicles.

Potential temporary solutions include:

- Individual houses/units run like holiday lets i.e. short-term tenancy agreements (less than 3 months under the RTA) with a property manager. Examples of this type of model are already in existence through holiday rentals and operational funding arrangements.

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 can then be determined that provide flexibility in delivery and support each of the broad areas identified.



5.1 Existing Initiatives

The Council has already worked on several key initiatives to address the housing crisis and looks forward to accelerating opportunities in partnership with the State. Some of the key activities and initiatives the Council has implemented include:

- Commitment to provide AnglicareCQ with two vacant lots in Yeppoon and a property in Emu Park for affordable family accommodation, including units for people with disabilities.
- Support the St. Vincent de Paul Society's plans to construct mid-rise residential units on Council-owned land in the Yeppoon town centre to deliver community and affordable housing options.
- Review of the Planning Scheme to more clearly emphasise and support diversified housing options in alignment with actual demographics and infrastructure resource limitations.
- Making it easier to build secondary dwellings and incentivising multiple dwelling unit development in certain precincts.

5.2 Actions


The Council, with the support of the Queensland Government, through the Housing and Homelessness Action Plan 2021-2025 is committed to engage in delivery of its initial Local Housing Action Plan through this set of actions. This is an iterative process, with actions and target outcomes endeavouring to create immediate benefit and establish the pathways required to respond to ongoing housing need.






It is important to note that Livingstone Shire is a small council with limited internal resources and will require support to achieve the many actions that Council would like to pursue should it have the capacity and capability to do so.






The red triangle identifies actions that are primarily dependent on State (and/or Federal) resourcing and or actions to execute.

Note that all non-triangle actions are still dependent on varying levels of State support because of the highly controlled and constrained planning environment that Local Government is obligated to function by and the resourcing required to deliver these by Council.







○	Land and Development	Timeline
1.1 	Council to work with the State Government to identify land to support target housing outcomes across crisis, social and affordable housing.	Secure properties over 1-5 year timeframe
○	Planning	Timeline
2.1	<p>Council to investigate the following opportunities to increase the supply of secondary and dual occupancy dwellings:</p> <ol style="list-style-type: none"> 1. Develop marketing campaign and execute. Incentivise increase in provision of secondary units by adjusting Council's approach on infrastructure charges and rates for secondary and dual occupancy dwellings. 2. Develop a marketing campaign/factsheet highlighting the financial and procedural advantages attached to construction of secondary dwellings and dual occupancy, noting preferred lot attributes and considerations regarding side or rear access, adequate parking etc. 3. Promote the use of laneways and other lot configurations which utilise rear lot access arrangements to enhance the primary street façade (deleting the necessity for double car garage fronts and driveway) and increasing capacity for secondary occupancy at the rear of the property. 4. Target messaging to precincts identified as the most suitable for increased density. 	2025 no end date
2.2	<p>Council to facilitate an increase in applications for preferred housing outcomes by using existing incentives</p> <ol style="list-style-type: none"> 1. Evaluate avenues to provide accelerated approvals for preferred residential outcomes. 2. Develop a "How to Guide". A fact sheet outlining the types of housing that are "accepted development" and what conditions they have to comply with to achieve auto-approval/accepted development conditions. Include helpful hints for the resolution of common processing delays such as missing information and overlays. 	2026-27
2.3	<p>Council to revise the Planning Scheme to more pointedly emphasise housing diversity objectives</p> <ol style="list-style-type: none"> 1. Ensure that the planning scheme enables and encourages increased housing diversity and density outcomes that better address changed demographics, housing affordability inequities, and household composition. 2. Partner with qualified developers to jointly deliver higher density outcomes to demonstrate product demand and quality. 3. Provide more flexibility on lot sizes with the goal of increasing the occupancy yield from each lot, i.e., the number of people actually living on site, whether in a single or multi-dwelling situation. 4. Facilitate new cost and demand responsive housing models, such as tiny homes and increased housing allowances on rural properties. 	2025-27
2.4	<p>Council to engage in responsive priority infrastructure planning</p> <ol style="list-style-type: none"> 1. Identify priority development precincts that require infrastructure acceleration 	2025-26




	<p>2. Advocate for State/Federal government funding to enable acceleration, including accessing the Homes for Queenslanders \$12.5 million fund and the \$500 million Federal Government Housing Support Program.</p> <p>3. Identify urban development formats that minimise the initial and long-term costs for Council in providing infrastructure services.</p>	
2.5	<p>Evaluate the impact of short-term accommodation trends (in particular Airbnb) on the availability of rental and for-sale supply</p> <p> 1. Investigate impacts of short-term accommodation on housing supply, rental supply, demand for holiday rental product development and associated costs to consumers.</p> <p> 2. Review measures that have been implemented or are being considered by comparable local governments to address this situation.</p> <p> 3. Weigh the pros and cons of intervention and take appropriate action to address negative impacts identified and to support positive effects.</p> <p>4. Based on the outcomes of 2.5.2, consider introducing compliance measures for full home AIRBNBs and whether to employ increased rates/fees as disincentives</p>	2025-27
2.6	<p> Council to advocate to the State Government for a rewrite of the CQ Regional Plan to ensure it is contemporary, fit-for-purpose and is accompanied by funding to support implementation.</p>	




	Optimisation	Timeline
3.1	<p>Council to activate higher density development in areas with underutilised infrastructure capacity</p> <p>Map and market areas with infrastructure capacity to support higher density development in already developed areas (e.g. secondary dwellings and units) and apply infrastructure concessions within these areas for preferred housing outcomes. Focus on form rather than prescriptive approaches to development control. Encourage developers to seek funding from the Homes for Queenslanders \$350 million fund for infrastructure.</p>	2025-26
3.2	<p>Enable and encourage a wider range of affordable and transitional housing products, including permitting retrofitting existing housing to create additional, separate living spaces:</p> <p> 1. Research best practices in affordable and transitional housing products and retrofitting existing housing</p> <p> 2. Review approaches adopted by Councils that are further along in facilitating these products.</p>	2025-26
3.3	<p>Incentivise development of needed housing product by introducing new incentives</p> <p>1. Provide incentives to applications that deliver residential outcomes in alignment with Council diversity and affordability objectives articulated in this plan.</p> <p>2. Consider deferred infrastructure charges for MCUs that deliver multi-dwelling products, short-term accommodation, etc.</p> <p>3. Provide a fast, easy, no/low-cost pathway for tiny homes, container homes and other affordable products.</p>	2025-27




	Master planning	Timeline
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4.1	<p>1. Identify precincts for increased housing densification and diversification and integrate into Planning Scheme.</p> <p>2. Adjust LGIP to align with adjusted growth patterns.</p> <p>3. Encourage development that delivers more residential units per unit of infrastructure to achieve higher density at lower cost.</p> <p>4. Request that the State permit a more risk tolerant approach to housing solutions and innovation, at the Local Government level, in acknowledgment of the higher and immediate risk to human life and security resulting from the crisis.</p> <p>4. Ensure that higher lot yield outcomes in subdivisions account for quality-of-life needs, including space for tree retention and planting, open space, connections, well designed facades, and other essentially liveability factors, in accordance with the research demonstrating the damaging social and environmental impacts of poorly designed housing outcomes.</p>	2025-26
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○	Supports	Timeline
5.1 	Council to partner with community housing providers to increase output of social/ affordable housing by identifying suitable sites and advocating to State and Federal agencies for necessary funding and support to acquire and develop sites.	2025-26
5.2	Council to investigate short term housing solutions. Explore local adoption of concepts such as “our spaces” which aligns people that need a bed with owners that have spare capacity.	2025-26
5.3	Community education and awareness of crisis dimensions and impacts. Develop a multi-pronged approach to inform the community of the dimensions and ramifications of the housing crisis as it affects the community and Council operations, and as it relates to a range of different response and amelioration measures being considered by Council.	
5.4    	Council to work with the State to diversify housing options (style and room supply) and increase suburban and urban density: <ol style="list-style-type: none"> 1. Seek assistance from State AIA re sourcing and design of alternative housing models suitable for seamless integration within traditional neighbourhoods. 2. Create educational materials targeting local developers and builders to encourage uptake of alternative housing models. 3. Consult with local Master Builders and other construction and development industry groups and companies on pathways to deliver more diversified housing outcomes. 4. Attract suitable developers/builders into the region, if possible, with emphasis on experience in multi-unit construction 	2025-26
5.5 	Advocate for funding support to implement the housing action plan, including appointment of a dedicated housing officer.	2025-26

○	People in need	Timeline
6.1  	Support for undertaking a homelessness audit. Seek State support to conduct a needs analysis to determine the scale of the homelessness challenge, as a first step in working towards meeting the needs of this community. Subsequent work that needs to be completed by the State includes identifying existing and emerging risk factors for homelessness, best practice interventions, probable trendlines, etc.	2025-26
6.2 	Ensure those in need are supported through the State Government's 'Big Build.' Work with the State to identify locations for construction of additional social homes (as part of the 53,500 additional homes proposed in Homes for Queenslanders) and advocate for additional funding to support construction and servicing of emergency housing facilities and shelters to address the community sectors most vulnerable and most impacted by the housing crisis, including domestic violence victims, disaffected youth and homeless elderly, especially those immediately in need of assistance.	2025-26

○	Construction	Timeline
7.1 	Collaborate with the State Government in its plan to deliver on their Homes for Queenslanders ambition to build an additional 53,500 social homes by 2046, to ensure Livingstone Shire's needs are met. Advocate to the State for expeditious delivery of this program and expansion in accordance with actual need (300,000 current social unit demand).	2025-26
7.2 	Support the State Government's execution and expansion of the Homes for Queensland Construction Workforce Fund to ensure a pipeline of qualified tradespeople within the region.	2025 and ongoing
7.3 	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.	2025 and ongoing

○	Capital solutions	
8.1   	Council to work with State to: 1. Request that the State provide additional funding to local governments to support the infrastructure upgrades required to develop new housing supply, such as water and sewer. Note that the definition of essential community infrastructure by State needs to be expanded to encompass liveability requirements, including street trees, open space, footpath and cycle connections. • Council's preference is for new/upgraded infrastructure that supports increased density and diversified housing outcomes both in developed and yet to be developed areas. New housing needs to better align with changed demographics, so more smaller houses and units. • Funding for new trunk infrastructure is needed to accelerate delivery of already approved and anticipated housing projects.	2025-26



2. State to acquire land to develop itself or through housing providers, with the emphasis on social and affordable housing.

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 the resolution of housing needs across both the Livingstone region and the State more broadly. It is a living document that will change according to changing external circumstances.

This action plan proposes additional housing measures for Council to consider, as well as actions that cut across multiple tiers of government and the housing sector, targeted towards effective, issue-specific solutions as a matter of urgency.

5.3 Next Steps

Council will hold meetings with the State to discuss progress on plan implementation, to oversee and progress actions, review findings, and further develop the LHAP in an open partnership to address and ultimately resolve the housing challenge. For the plan to have effect, such conversations must directly confront and be provided with the resourcing required to resolve identified challenges and obstacles.

Fully delivering the plan will require additional research, idea-testing, collaboration, and resourcing. **MOST IMPORTANTLY RESOURCING.** These needs do not prevent work commencing on several action items. In the end though, the national shortfall in housing supply and high costs will only be resolved by State and Federal governments acting aggressively and expeditiously to realign and dramatically increase supply to correct market deficiencies. These are actions that are beyond the scope of Local Government to deliver. The primary responsibility for resolving the crisis rests with Federal and State because the primary solution is money, something that Local Governments do NOT have. Local Government acknowledges that it has an important role to play in advocating solutions to State and Federal agencies that are based on the scale and implications of local impacts and in facilitating local delivery of housing.