

Planning for one million homes: What Queensland's Draft State Planning Policy 2026 means for housing supply

16 October 2026

Queensland's housing supply challenges have placed increasing pressure on the planning system to identify land, coordinate infrastructure and facilitate housing delivery. Against this backdrop, the Queensland Government's [draft State Planning Policy 2026](#) (Draft SPP) has a sharper focus on housing delivery.

At a glance

Six new strategic aspirations	A commitment to one million new homes by 2044
A reframed Housing State Interest	Strong emphasis on well-serviced housing

Planning for 1 million homes

The Draft SPP Housing State Interest records the State's commitment to deliver one million new homes by 2044:

"Housing is fundamental to strong and healthy communities. The State's interest in housing is to ensure a timely supply of sufficient, well-serviced land and a range of housing to meet the needs of current and future generations, supporting the State's commitment to deliver one million new homes by 2044."

It can be expected that this target will be progressively reflected in regional targets.

A reframed Housing State Interest

The Draft SPP Housing State Interest has been reframed. The Draft State interest is reframed from "housing supply and diversity" to "timely, sufficient and well-serviced housing".

2017 SPP

State interest – housing supply and diversity

Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.



2026 Draft SPP

State interest – Housing

Timely, sufficient and well-serviced housing is provided to meet the changing needs of the community, while supporting and enhancing well-being and quality of life.



Diversity remains part of the housing policy

Diversity was explicit in the 2017 SPP. While the term itself is not used in the Draft SPP, the underlying concept remains. The Draft SPP recognises the varying needs of Queenslanders across ages, family structures, lifestyles, abilities and income levels.

The State interest specifically contemplates secondary dwellings, multiple dwellings such as duplexes, terraces, flats and units, rooming accommodation, student or worker accommodation, micro or small-lot housing, and retirement or assisted-living accommodation.

“Promote a comprehensive range of housing across various lot sizes and building configurations, including social and affordable housing, with access to infrastructure, employment, services and amenities.”

Well-serviced housing takes centre stage

“Well-serviced housing” appears in both the current and Draft SPP headlines. In the Draft SPP, however, the concept is more prominent, with a clear emphasis on maintaining sufficient serviced land for housing and employment.

The first Housing State Interest policy in the Draft SPP is to:

“Identify and maintain a sufficient supply of serviced residential land in appropriate locations, which is sequenced to maximise efficient use of existing and planned infrastructure, and enables development that meets current and future demographic housing needs.”

“Serviced residential land” is a new term. It points to a stronger focus on whether land is supported by infrastructure and appropriately sequenced for development.

Why this matters?

Land identified for future residential development is not necessarily land capable of supporting near-term housing delivery. The Draft SPP places greater focus on infrastructure availability, sequencing and practical delivery.

This distinction is particularly important for local governments and developers assessing apparent land supply. A theoretical supply of zoned or identified land may not translate into housing without coordinated infrastructure and realistic development sequencing.



Six new strategic aspirations

One of the most notable changes in the Draft SPP is the introduction of six strategic aspirations intended to set the overall direction for how state interests are to be put in practice:

Build more housing and strong communities	Promote efficient land use patterns	Drive connected and productive regions
Delivery response infrastructure	Support existing economic drivers	Attract emerging industries

Together, the strategic aspirations form the framework for interpreting and applying the State interests. They are intended to be considered alongside the guiding principles and State Interests and to help decision-makers balance competing interests.

A focus on “building” more housing and strong communities

The strategic aspiration for housing introduces an explicit goal to “build more housing”. The 2017 SPP does not use this language.

In the Draft SPP, this aspiration is supported by five practical outcomes:

- Deliver housing in appropriate places supported by infrastructure and essential services.
- Provide a range of housing options to meet community needs.
- Connect neighbourhoods to essential and community infrastructure and multiple modes of transport.
- Promote community safety by considering and planning for the risks of natural hazards.
- Promote community wellbeing by ensuring the availability, accessibility, and distribution of open space, green areas, and recreation facilities.

Connecting Housing State interest with Housing strategic aspiration

Each State interest includes an overview of how it advances the six strategic aspirations.

Drawing each State interest back to the strategic aspirations helps translate the State’s direction into policy while maintaining a framework for balancing competing interests. The Draft SPP expressly states that no individual State interest is given greater weight than another.



For housing, the key connections are building more housing and strong communities, delivering responsive infrastructure, and promoting efficient land use patterns.

	Build more housing and strong communities Ensure a sufficient and ongoing supply of homes for current and future generations, while providing a range of housing choices that respond to the varying needs and lifestyles of Queensland’s communities.
	Deliver responsive infrastructure Deliver responsive infrastructure by guiding housing development to occur in a coordinated and logical way, optimising the use of existing and planned infrastructure and services, and ensuring timely access to facilities that meet community needs.
	Promote efficient land use patterns Ensure that development for housing occurs in a coordinated and logical manner, to ensure that land and its supporting infrastructure is used efficiently.

How other the State interests are to interact with the Housing strategic aspiration

Of particular note is how other State interests are to interact with the Housing strategic aspiration.

Tourism

Supporting investment in centres and the night-time economy by building more housing:

	Build more housing and strong communities Build more housing and strong communities by supporting investment in centres and the night-time economy, and by enhancing lifestyle and amenity, making places attractive to live, work and visit.
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Mining and extractive resources

Ensuring that the resources underpinning the construction sector are protected for current and future generations supports the delivery of housing and essential infrastructure:

	Build more housing and strong communities Aligns with the State’s aspiration to build more housing and strong communities by ensuring that the resources underpinning the construction sector are protected for current and future generations, supporting the delivery of housing and essential infrastructure.
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Environment, heritage and efficient growth

Build more housing by using strategic planning to guide development to well-served locations:



Build more housing and strong communities

Build more housing and strong communities by using strategic planning to guide development to well-served locations, promote efficient land use, enable the timely delivery of housing and community infrastructure, and identify development constraints early to streamline delivery and reduce costs.

The integration of environmental considerations into the efficient growth State interest means that environmental protection and avoidance requirements must be reconciled more explicitly with the efficient use of land. Strategic planning will therefore need to balance nature conservation the protection of environmental values with the need to direct housing growth to well-served locations and make efficient use of available land.

Natural hazards and safety

Ensuring housing is located in areas where risks of natural hazards can be effectively managed:



Build more housing and strong communities

Build housing and strong communities by ensuring development including housing is located in areas where risks of natural hazards can be effectively managed, promoting safe and strong communities.

Infrastructure

Build more housing and strong communities by ensuring communities and housing are supported by well-planned, accessible and coordinated infrastructure:



Build more housing and strong communities

Build more housing and strong communities by ensuring communities and housing are supported by well-planned, accessible and coordinated infrastructure, including essential services and facilities that meet the needs of growing populations



What will this mean in practice?

- When making or amending a planning scheme, local governments will need to consider the full SPP and integrate it into the scheme. When assessing a development application, a local government must have regard to the SPP if it has not been “appropriately integrated” into the scheme.
- Local governments should direct particular focus on locations, both in terms of infrastructure availability and supporting investment to ensure complete communities.
- When preparing a development application, developers must also have regard to the SPP where it has not been “appropriately integrated” into the planning scheme. The stronger emphasis on serviced and sequenced land may sharpen the focus on infrastructure availability and the delivery pathway for proposed housing.
- The Housing State interest requires a sufficient supply of serviced land to be identified and maintained, while the Infrastructure State interest requires infrastructure to be delivered in a coordinated and timely manner. Together, these requirements will place greater pressure on physical infrastructure and the need for increased State funding to support housing growth in serviced areas.

What happens next?

Consultation on the Draft SPP closes on 26 October 2026.

Link - [Draft State Planning Policy 2026 | Have Your Say](#)

It is expected that submissions by local governments, industry bodies and the community will see amendments to the final SPP. The Housing strategic aspiration and State interest appear incontrovertible so it will perhaps be a case of what more can be stated to strengthen housing and infrastructure delivery.

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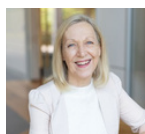
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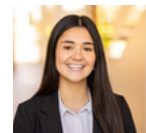
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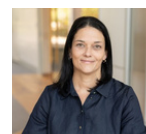
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