



INDUSTRIAL COUNCIL

TAKING ACTION

REMOVING THE BARRIERS THAT
INHIBIT INDUSTRIAL DEVELOPMENT



ABOUT THE INDUSTRIAL COUNCIL

The Urban Development Institute of Australia Queensland (the Institute) is the peak body representing a large and diverse property industry and which builds communities throughout Queensland. We have a long history of providing advice and feedback to all levels of government on a range of issues and topics impacting the jobs and homes we deliver throughout Queensland.

In 2024, the Institute formed an Industrial Council championing Queensland's industrial sector, ensuring it remains a driving force for the state's economic development.

The Industrial Council serves as the leading advocate for developers and consultants invested in the industrial sector.

Our mission is to champion the industry's interests and tackle the unique challenges faced through direct engagement with government, utility providers, and other key stakeholders.



INTRODUCTION

The availability of industrial land in Queensland is no longer a challenge for the future – it is an immediate and pressing issue.

Urgent intervention is required to address both the current shortage and the systematic barriers within the Queensland planning framework that have hindered its ability to meet the demands of industrial development. This issue is interlinked with housing affordability and construction, further underscoring the need for decisive action.

Queensland's economic growth and competitiveness in the global marketplace relies heavily on providing businesses with certainty, growth opportunities, and robust support from state and local governments. At the same time, the ongoing housing affordability crisis demands strategic planning to create jobs closer to where people live. Expanding industrial land not only facilitates economic development but also helps integrate infrastructure that promotes residential development and housing affordability.

To attract global businesses, accommodate a growing population, and address the housing construction deficit, it is essential to prioritise planning certainty and expedite the delivery of infrastructure for industrial and residential land.

Without sufficient, well-located, and rapidly developed industrial land, Queensland risks falling short on achieving critical goals of creating jobs near homes, enabling people to live near their workplaces, and improving connectivity between residential and employment hubs.

Immediate and coordinated action is paramount to ensuring the prosperity of Queensland, fostering business growth, tackling housing affordability and community well-being in tandem with industrial land development.



THE CHALLENGE



QUEENSLAND IS FACING SIGNIFICANT INDUSTRIAL DEVELOPMENT PRESSURES...

Our industrial areas are not performing to their full potential – struggling to keep up with growth and falling short in playing their role as dynamic places of opportunity for both people and businesses. This is demonstrated by escalating land prices, demand for industrial land outstripping supply, and planning policies that are slow to respond to quickly shifting industry needs.



...DRIVEN BY AN UNRESPONSIVE PLANNING SYSTEM AND UNCOMPETITIVE MARKETS...

Evidence suggests that these pressures are partly driven by the inefficient use and operation of land, infrastructure, and development markets indicating a lack of adequate monitoring in the urban environment and a limited capacity to proactively respond to the changing needs of current and future communities.



...OF WHICH THE PLANNING ACT / PLANNING SCHEMES AND THEIR IMPLEMENTATION ARE CAUSAL FACTORS...

The planning system and the built form of industrial areas are primarily governed by the *Planning Act 2016*, which regulates land use. This legislation is a significant factor contributing to challenging industrial outcomes. Elements such as zoning, zone provisions and their cumulative impact, along with prolonged assessment processes, can hinder intensification (or the realisation of the ‘highest and best use’ of land) and limit expansion in areas that would otherwise support a well-functioning industrial sector.



...A TRANSFORMATIONAL SHIFT IN APPROACH IS REQUIRED.

The current planning system is not well-equipped to handle the change and unpredictability associated with rapid growth in the industrial sector. Planning practices of the past cannot achieve the growth and goals of the future. Planning schemes and planning practice must adopt more enabling and innovative approaches to drive industrial growth and intensification.

THE ACTIONS

These actions seek to address the fundamental issues in land supply, development capacity, and infrastructure provision by identifying and removing key constraints.



IMMEDIATE PRIORITIES

Strengthen the framework for making timely decisions and delivering infrastructure
 – establish and implement clear Key Performance Indicators, including:

- Timely infrastructure connections for infrastructure and utility providers (eg, government owned corporations such as Energex, Urban Utilities, and Unitywater
- Planning assessment timeframes and outcomes for local government and state agencies.

- Identify the role of the industrial sector at local, regional, state and national levels
- Identify areas suitable for development, areas requiring protection or improvement, and locations where new or upgraded infrastructure will be needed
- Prioritise high-potential industrial areas by targeting early intervention and investment to deliver a pipeline of serviced, development-ready industrial land
- Be underpinned by funding commitments and sequencing through a regional infrastructure plan, ensuring timely delivery of critical enabling infrastructure.

EARLY REFORM: BY MID 2026

Remove outdated and unnecessarily restrictive planning provisions at both state and local levels to enable more opportunities for development eg, building height, hours of operation, car parking requirements.

Transform the approach to regional spatial planning by ensuring regional plans establish a clear long-term vision for each region for industrial development and integrate key outcomes across land use, infrastructure, environmental protection, and climate change adaptation. To be effective regional plans must provide a sufficient level of specificity to guide decision and drive delivery. Regional plans should:

Regional plans and infrastructure plans should be developed in close collaboration with industry and fully integrated to provide a clear, place-based framework for land supply, investment priorities, and infrastructure sequencing.

Introduce a statewide planning performance and monitoring framework, that requires State and local government to:

- Monitor and report on key indicators such as demand, development capacity, development activity, and other key indicators
- Develop housing and business development assessments to analyse market affordability, estimate demand for land, evaluate development capacity and feasibility, and

identify shortages due to planning and infrastructure constraints.

Enable fast-track assessment for industrial projects through facilitated pathways to explicitly allow eligible industrial proposals to be expedited.

Establish a dedicated \$1 billion Industrial Infrastructure Fund to unlock priority industrial land over the next four years.

MEDIUM TO LONG TERM: BY END 2026

Lead a whole-of-government effort to deliver Inland Rail, inland ports, and strategic transport corridors through an integrated, State-led approach that directly responds to industry needs, provides certainty on delivery timeframes, enabling industrial growth and unlocking Queensland's economic potential.

Drive consistency across planning schemes by developing a model code to better address standard planning provisions including earthworks, noise, car parking, setbacks and buffers.

Appoint an Industrial Sector Champion in State government, to champion the industrial sector and drive the resolution of critical challenges enabling development to progress. Form an Industrial Land Expert Panel comprised of industry experts, associated professionals, and peak bodies to advise government and support evidence-based decisions.

LEARN MORE ABOUT THE INDUSTRIAL COUNCIL

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