

Housing Supply Expert Panel communique

3 October 2019

The Housing Supply Expert Panel (the panel) met for the fifth time on 3 October 2019. The second edition of the Land Supply and Development (LSDM) online report and emerging policy issues were the focus of the meeting.

A detailed preview of the 2019 LSDM online report was provided to the panel. The panel supported the release of the 2019 LSDM online report and noted:

- The results show that SEQ has adequate supply to meet *ShapingSEQ*'s policy objective for the region to have 15 years of dwelling supply.
- The region is generally on track to meet its objective for more compact and diverse housing, as we are improving our efficiency in the use of land and increasing diversity of housing types.
- Some geographies show emerging issues in relation to the benchmarks within *ShapingSEQ* and will require close monitoring to inform evidence-based decision making.
- State and local government need to remain agile and responsive to land availability factors to ensure ample time for analysis and discussion with stakeholders to understand and adjust policy responses accordingly.

The panel discussed the importance of data sharing across agencies as a vital aspect of the ongoing Growth Monitoring Program. However, it was noted that the current 'business as usual' approach to data collection is resource intensive and encouraged the department to consider improvements that support an innovative data management approach.

The panel discussed that the LSDM online report, now in its second edition, is allowing for better informed and evidence-based

discussions and decision making. As the relationship between the LSDM online report and policy making advances, there is a need to collectively define the appropriate role of the LSDM online report with stakeholders.

The panel commended the robust governance framework that informs the Growth Monitoring Program and the department's focus on meaningful collaboration with stakeholders.

The panel supported the release of the 2019 Measures that Matter online dashboard after reviewing key changes from 2018 to 2019.

The panel encouraged increased community awareness about the Measures that Matter online dashboard and its positive narrative. The panel noted that opportunities to develop new measures for the 'Live' measure, such as urban design, should also be researched.

A key objective of the panel is to provide independent expert advice to the Queensland Government. The panel discussed its advice to Minister for Planning regarding the draft SEQ Koala Conservation Strategy prepared by the Department of Environment and Science. The possible implications of this emerging policy issue regarding the management of dwelling supply in the region were considered.

The panel received the Market Factors report, an initiative suggested by the panel in 2018. The report is due for release within the 2019 LSDM online report. The report concluded that the market is working well in responding to changes in the levels of demand and supply. Further stabilisation is expected in the next 12 months prior to a resurgence in dwelling demand.

The panel continued to discuss how best to report on social housing as part of the Growth Monitoring Program. The panel will continue to

work with the Department of Housing and Public Works to further understand how to monitor social housing within the region, acknowledging that a social housing shortfall is experienced across most states.

The panel members were updated on the Regional Planning Committee and supporting Local Government Working Group's consideration of the housing density and diversity issues through the community conversations implementation action of *ShapingSEQ*.

The panel recognised the need for greater collective dialogue and engagement from all stakeholders around the need for, and benefits of housing diversity. The panel commended the work being undertaken on this issue to investigate a range of initiatives.

Comments from the panel chair, Julie Saunders:

"The release of the second edition of the LSDM Report marks a significant milestone as the program matures towards a business as usual approach. Refinements to constraints show a contraction in the land availability in expansion and industrial areas and although the Market Factors Report indicates we are in a rebalancing phase, it is important that planning authorities engage with communities early in discussing and planning for future land

supply provisions. The panel looks forward to seeing further work around the underutilised urban footprint to continue the refinement process. Additionally, the panel has included a section in the report on Social Housing Supply. We look forward seeing the ongoing work between the relevant departments on this important issue."

The panel is expected to formally meet again in April 2020, with a working session also planned in February 2020.

