

3 March 2017

Draft South East Queensland Regional Plan feedback
Department of Infrastructure, Local Government and Planning
PO Box 15009
City East Qld 4000

EMAIL: SEQRegionalPlan@dilgp.qld.gov.au

Dear Sir/Madam

Subject: Shaping SEQ: Draft South East Queensland Regional Plan

Thank you for the invitation to make a submission on the draft South East Queensland Regional Plan (SEQRP).

The success of the SEQRP will be measured on whether there is adequate land supply over the life of the Plan. The cost and availability of land is the single most significant determinant of the cost of new housing. Undersupply of land will lead to reduced affordability and a lack of diverse housing options. It will limit the contribution that our industry can make to our local economies.

Master Builders therefore welcomes the requirement in the Plan for SEQ local governments to have at least 15 years supply of land – “land that has been zoned and is able to be serviced.” To ensure that the 15 year supply is delivered we agree that it will be important to monitor planning schemes and land stock and track performance against dwelling supply.

To achieve this, Master Builders supports the call for an independent Housing Supply Council, where the Council would monitor, report and make recommendations on the SEQRP.

Where land supply is found to not meet the goals set out in the SEQRP, there must be a transparent and timely mechanism to bring new greenfield land in to the urban footprint. Greater clarity as to how the government intends to enforce the Plan’s desired outcomes through local government planning schemes will also support this end.

Second, Master Builders recommends that the government looks to strengthen the link between the SEQRP and State and Local Government Infrastructure Plans. It is imperative that the SEQRP provides the mechanism for planning, prioritising and funding regional scale infrastructure if we are to achieve the Plan’s dwelling targets. This could be achieved by way of a Regional Infrastructure Fund.

Master Builders agrees with the government on the importance of the 'efficient use of land' and 'housing diversity' and supports the targets within the Plan for infill development. However, these are ambitious targets given the current barriers to in-fill development. We therefore recommend that the government look more carefully to the implementation mechanisms. One tool that could serve in this purpose is the Queensland Housing Code, currently in development. A mandatory Queensland Housing Code would be an important opportunity to facilitate in-fill development by articulating best practice across a range of housing types.

Lastly, Master Builders is concerned that in measuring the success of the Plan that the government has not included a measure for land affordability. While living costs are captured in Measure 7 'Affordable Living' this does not capture the compromises that are required to make unaffordable land, affordable, such as smaller lot sizes. Monitoring the price of both the raw land and the end price is imperative to measuring affordability. Similarly, an understanding of input costs such as infrastructure, regulation, taxes, fees and charges is essential to understanding price escalation.

Thank you for consideration of these issues.

Yours sincerely

A handwritten signature in black ink that reads "Paul Bidwell". The signature is written in a cursive, slightly slanted style.

Paul Bidwell
Deputy CEO