ShapingSEQ Indicator Dictionary

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Queensland Government

Department of State Development, Infrastructure, Local Government and Planning

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ShapingSEQ Indicator Dictionary

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Introduction

Monitoring is essential to establish what is happening now and what may happen in the future. Subsequently, these trends can be compared against existing policies and targets to determine what needs to be done. ShapingSEQ 2023 links performance monitoring and reporting with clear processes and pathways for escalation and decision-making that are aligned with a governance framework.

The ShapingSEQ Indicator Dictionary outlines the indicators identified for monitoring the implementation and progress of policies under ShapingSEQ 2023. As a living document the indicator dictionary will be updated regularly to reflect any changes that may occur in data availability, methodological approach, and / or refinement of the list of identified indicators. The indicator dictionary includes revised and new indicators for monitoring performance of strategies contained in 'Grow', 'Prosper', 'Connect', 'Sustain' and 'Live' in ShapingSEQ.

Purpose

The purpose of the indicator dictionary is to provide a guide for stakeholders and data users in understanding what each indicator is, the intent of each indicator, the data utilised to represent each indicator, and the methodological approach applied. The indicators will be used to monitor the implementation of policies and targets outlined in ShapingSEQ 2023 and inform future planning policy reviews and decision-making.

Monitoring framework – ShapingSEQ

The monitoring framework is used in indicator selection and development processes as a radar through which areas that need to be covered by indicators are identified and as a means of spotting potential gaps and/or redundancies among candidate indicators.

The initial monitoring framework builds on a core set of indicators where data and information are already available or could be available in the short-term. This enables the framework to be delivered quickly, whilst at the same time identifying work streams to address data gaps and indicators that need further development as part of the program of implementation of ShapingSEQ 2023.

Monitoring of plan performance towards its stated policy objectives and targets is a dynamic process that will be reported annually. Effective monitoring is underpinned by the ability to collect and analyse the right kinds of indicators and communicate timely insights for decision-making. Data availability and quality remain key considerations. In the short-term, monitoring ShapingSEQ 2023 builds on existing data capabilities while developing more robust data foundations including more sophisticated data collection, governance practices and the use of contemporary technologies to improve access and provide transparency, accountability, confidence, and value.

The dynamic and complex nature of SEQ requires a suite of process, policy, and contextual indicators as outlined in Figure 1.
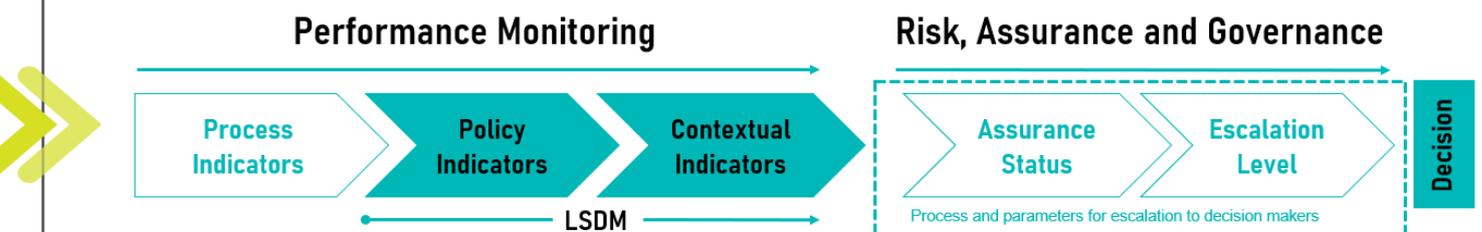

Figure 1 Overview of process for monitoring and reporting against ShapingSEQ 2023

Process indicators are linked to the process of the implementation program, such as amendments to planning schemes, whereas policy indicators alert policy makers to potential issues and provide a starting point for considering policy review and options. An example of a policy indicator is monitoring planned dwelling supply against dwelling targets. Contextual indicators aim to help users better understand the changes and trends across the region and form an integral part of interpreting policy indicators.

The ShapingSEQ Indicator Dictionary defines policy and contextual indicators for 'Grow', 'Prosper' and 'Connect' strategies in ShapingSEQ 2023. The annual Land Supply and Development Monitoring (LSDM) report will report on 'Grow' and 'Prosper' indicators as they become active.

Monitoring and reporting on Connect strategies are predominately undertaken by the Department of Transport and Main Roads (TMR), while relevant state agencies will work to develop indicators to monitor implementation of 'Sustain' strategies and actions. Monitoring and reporting of the implementation of 'Live' strategies will predominantly be through the review of local government planning schemes and Priority Development Area (PDA) development schemes to ensure they are calibrated to achieve design outcomes sought by ShapingSEQ 2023.

Data availability and opportunities

The identification of suitable indicators for monitoring is underpinned by:

- the availability, accuracy, and reliability of data able to be obtained,
- the extent of data sharing between stakeholders,
- the frequency at which data is available (i.e., quarterly, annually, five yearly – such as Census data, etc.),
- the geographic extent to which data is readily available (i.e., not all indicators are readily available at a local level across the region), and
- the availability of data at various points in time.

Due to the variability of data that can be readily obtained, where multiple data sources are available for an identified indicator or an indicator is subject to several methodological approaches, these have been identified for further investigation.

Please note that the indicator dictionary does not present an exhaustive list and is subject to revision annually.

Current gaps in the indicator dictionary remain due to the uncertainty of whether certain datasets currently exist, or whether data can be manufactured (e.g., deriving new data from existing data) to align at a consistent geographical level. Additionally, the frequency of data reporting can result in some limitations and gaps due to various datasets having infrequent reporting periods presenting challenges in comparing and analysing data to assist in monitoring.

Several indicators currently rely on existing datasets produced by the Australian Bureau of Statistics (ABS) and the Queensland Government Statisticians Office (QGSO). The availability, frequency of reporting, and differing geographic levels in ABS and QGSO data limits the value, use and reporting ability for some indicators. Additional data sources and / or alternative approaches will be investigated as part of the data delivery process to enhance reporting, improve data currency, and insights into land supply and development monitoring.

Holistic systems thinking

Monitoring implementation of ShapingSEQ 2023 begins with the acknowledgement that monitoring of the planning framework alone is inadequate, and that changes to the planning framework is part of a larger response required to address the current housing challenge. Figure 2 illustrates the interdependent nature of several factors across the land supply and housing market.
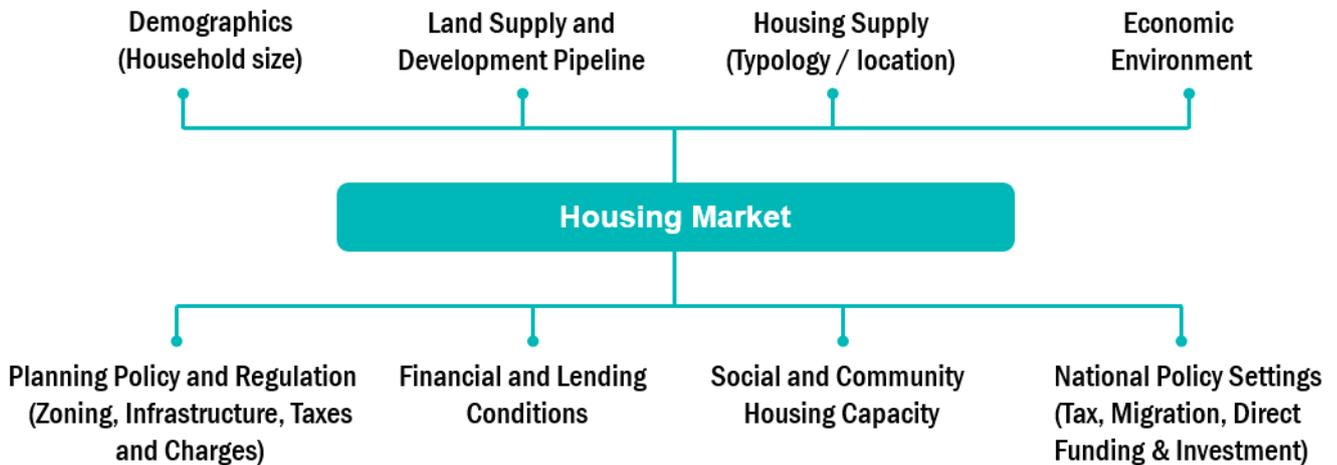
Figure 2 Land supply and housing market factors

The Indicator Dictionary will remain holistic, avoiding the tendency to focus on only a few indicators. Systems thinking offers the ability to better design and link groups of indicators to improve understanding and guide planning policy responses. It encourages us to consider the interdependencies and inter-relationships between indicators. This means that tracking and reporting and understanding the inter-relationships and cumulative impact of indicators will become increasingly important for policy review and action as evident from the examples of demand and supply observations being circulated:

- **Household size is reducing**

  During and after the pandemic, household sizes have reduced significantly (due to ageing, falling fertility and divorce rates), adding substantially to demand. However, these appear to be now rising in response to tighter housing market conditions.

- **Skilled migrants are returning**

  In the year to June 2023, overseas migration to Australia had a net gain of 518,100[1], the highest on record. This is reflective of higher migrant arrivals and reduced departures from Australia. Over this same period, Queensland's overseas net migration was almost 84,000, the highest on record.

- **Skills shortages in housing delivery**

  Like other sectors in the economy, the construction industry is experiencing a shortage of skilled workers. This in turn is impacting construction supply chains from suppliers and builders through to subcontractors, employees, and consumers.

- **Construction industry supply chains are constrained**

  Supply chain pressures throughout the pandemic resulted in elevated construction material and labour costs. The ABS Producer Price Index estimates input prices into the housing construction industry have increased by 32 per cent since the onset of the pandemic. Building material prices rose due to increased energy, labour, and raw material costs, squeezing margins for developers and placing projects on hold.

[1] Australian Bureau of Statistics (ABS) National, state and territory population

Indicator inputs and delivery

The indicators will be reported through various delivery methods to improve communication and transparency in reporting of land supply and development monitoring. A high-level overview of the data inputs required and various delivery mechanisms that will be used to report on the identified indicators is outlined in the following sections.

Industrial Land Dataset and Indicator Review

ShapingSEQ 2023 has an increased focus on industrial land, recognising the need for a strategic regional industrial framework for SEQ. The framework will provide a basis for monitoring regional industrial land supply and plan for projected industrial land demand in SEQ. A review of industrial land datasets and indicators has commenced as part of the LSDM peer review recommendations[2] to provide an up-to-date industrial land dataset. This forms one of the first steps to developing a SEQ regional industrial land framework. Participation and input from stakeholders will be undertaken to inform the industrial land dataset and indicator review.

Request for Data

It is acknowledged that some indicators are reliant on inputs from stakeholders to ensure the identified indicator is relevant and 'fit for purpose'. To achieve this, requests for stakeholder assistance in sourcing data to support the LSDM will be undertaken on a regular basis. The intent of the data request is to ensure the most up to date data has been sourced and utilised. Data requests will continue to be sent for datasets unavailable on Open Data portals and will be aligned with each release of future LSDM reports.

A data supply schedule, defining what data is required by when for the annual update of the LSDM report, will be published by the GMP, to provide sufficient time to data providers, such as local governments, to prepare and supply data to the GMP.

Published Land Supply and Development Monitoring Reports

The LSDM report will be released annually providing a high-level analysis of various indicators such as current and emerging trends to inform decision making. From 2024, the LSDM report will be released annually in the second quarter of each year to ensure sufficient time for collation and analysis of data and will report on the previous calendar year. The LSDM will report on the progress and implementation of policies under ShapingSEQ 2023 and will focus on those indicators associated with the 'Grow' and 'Prosper' themes.

Integrated Data Platform

Work has commenced to develop a public facing Integrated Data Platform (IDP), enhancing the current delivery process for reporting, and supporting the governance, management, and data delivery. The IDP will include a new, public-facing interactive dashboard and LSDM webpages, including the annual LSDM report. The first iteration of the dashboard and new LSDM webpages is anticipated to be delivered in the second quarter of 2024.

Further Refinement

The identified indicators provide an initial foundation for monitoring purposes and are subject to further refinement as more data becomes available, improvements / adjustments are made to methodologies, the appropriateness / relevance of each indicator is further examined, or additional indicators have been identified for inclusion. This is applied through an indicator delivery approach of establish, improve, refine as outlined in the following section.

[2] Final LSDM Peer Review Report 2022

Indicator overview

Indicators in the indicator dictionary are categorised by ShapingSEQ 2023 'theme' and by indicator 'type' (policy indicator or contextual indicator), noting there are currently no proposed policy or contextual indicators for Sustain and Live.

Indicator theme

Indicators are related to one of the following ShapingSEQ 2023 themes including:

Grow – Retaining identity and liveability, more complete communities, meeting changing lifestyle needs.

Prosper – Supporting economically productive areas, a focus on export-oriented industries, a globally competitive economy.

Connect – Best transport plans need great land use plans, prioritise active and public transport, planning for freight.

Sustain – Strong, safe, and sustainable communities, nurturing the natural system that sustains us, incorporating indigenous knowledge of Aboriginal and Torres Strait Islander people in our region.

Live – Great subtropical places, good design adds value, a region of great places.

The indicator dictionary only includes those indicators associated with the 'Grow', 'Prosper', and 'Connect' themes.

Indicator type

To provide a more holistic overview of land supply and development, indicators have been further refined by 'type' to differentiate between those indicators important to evidence-based policy making (i.e., Policy indicators) and supporting indicators which reflect broader trends in the region (i.e., Contextual indicators).

Policy Indicators

Policy indicators are important tools for evidence-based policy making. These alert policy makers to potential issues and provide a starting point for considering policy review and options.

Due to constraints and limitations some policy indicators will be reported on gradually to allow for sufficient data collection creating more meaningful detailed analysis.

Contextual Indicators

Contextual indicators acknowledge the implications wider socio-economic, demographic, environmental, and economic changes and trends can have on a region and the affect this may have on the reported outcomes of policy indicators. Contextual indicators are intended to reflect historic, current, and emerging trends that may indirectly influence the intended outcomes of policy indicators.

Consideration of the interdependency of policy and contextual indicators is integral when examining land supply and development monitoring for decision making purposes and is encouraged.

Structure of the indicators

For each indicator, the following information is provided as outlined in Table 1.

Table 1 – Indicator structure

Item	Description
Description	A definition of the indicator
Rationale	The intent of using this indicator in annual Land Supply and Development Monitoring (LSDM) or other ShapingSEQ 2023 reporting
Data source	The name of the data sources used in the indicator and the data source custodian
Geography	The geographic level at which the indicator is reported
Method	A high-level overview of the process for determining the indicator results
Unit	Indicator unit of measurement
Frequency	How often the underlying data for the indicator is available

Geography

To ensure consistency with previous land supply and development monitoring, the SEQ region comprises the following local government areas*:*

- Brisbane
- Gold Coast
- Ipswich
- Lockyer Valley
- Logan
- Moreton Bay
- Noosa
- Redland
- Scenic Rim
- Somerset
- Sunshine Coast
- Toowoomba (urban extent), i.e., those parts within the Toowoomba Statistical Area Level 4 (SA4) boundary

The reported geography level for each of the indicators is outlined in the following sections.

Indicator Delivery Approach

The evolving nature and availability of data requires an agile approach to its delivery and processing for monitoring purposes. The indicator delivery approach provides a guide to the design, development, deployment, and operation of delivery that is underpinned by the following stages as displayed in Figure 3.

Establish – in order to improve data governance and data management, a foundational base must first be established. This involves identifying a set of base indicators for monitoring underpinned by the guiding principles.

Refine – once base indicators have been established, a refinement process is required to understand the appropriateness, validity, and value of the established base indicators. This also involves the further expansion of the base indicators.

Improve – following the establishment and refinement of the base indicators, further improvements are undertaken as well as the identification of new indicators which may provide more value.

This iterative approach ensures more dynamic monitoring of land supply and development that enhances data currency, reliability, transparency, and management.
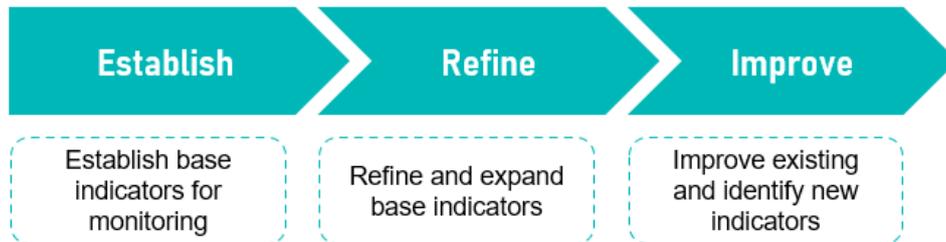
Figure 3 Indicator delivery approach

Guiding principles

The guiding principles underpin the effective use and management of data associated with each indicator and how this is applied for monitoring purposes including:

- **Relevant** – reflect what the regional plan is trying to achieve, not simply what is easy to measure.

- **Repeatable, timeless, and timely** – produced regularly to track progress and trends over time and timely to be of value.

- **Reliable** – produce data that is accurate for its intended use and able to be measured consistently.

- **Credible** – contribute towards actual improvements in policy and decision-making and supported by stakeholders.

- **Well-defined and understandable** – transparent, unambiguous, and easy to understand and use, comparable with past periods.

- **Regional coverage** – allows for consistent reporting across the entire SEQ region.

Indicator details

Details of each indicator, including the name, type, associated ShapingSEQ 2023 theme, and key contributor (i.e., key providers of data to inform indicator) is outlined in Table 2 – Indicator Details.

Table 2 – Indicator details

Shaping SEQ 2023 Theme	Indicator type	Indicator	Key Data Contributors				
			ABS	QGSO	Fed/State Agency	LGA	Private / Industry
Grow	Policy	Dwelling diversity	✓				
		Dwelling growth	✓				
		Planned dwelling supply			✓	✓	
		Uncompleted lot approvals (approved supply)		✓			
		Uncompleted multiple dwellings approvals (approved supply)	✓	✓			
	Contextual	Average dwelling commencement times	✓				
		Average dwelling completion times	✓				
		Average household size	✓				
		Change in dwelling approvals	✓				
		Consumer Price Index (CPI)	✓				
		Dwelling completions				✓	✓
		Dwelling density	✓			✓	
		Dwelling price to income ratio	✓	✓			
		Dwelling stock	✓				
		Household composition	✓				
		Housing tenure	✓				
		Lot approvals		✓			
		Lot certifications		✓			
		Lot registrations		✓			
		Median household income	✓				
		Median lot size		✓			
		Median rental prices					✓
		Median sales prices		✓			
		Mortgage affordability	✓				
		Number of housing sales		✓			
		Number of lots by residential zone and size				✓	
		Population change per residential building approval	✓				
		Population density	✓		✓		
		Population growth	✓		✓		

Shaping SEQ 2023 Theme	Indicator type	Indicator	ABS	QGSO	Fed/State Agency	LGA	Private / Industry
		Rental affordability	✓				
		Rental vacancy rates					✓
		Uncompleted lots with operational works approval		✓			
		Vacant land sales		✓			
Prosper	Policy	To be determined from the industrial dataset and indicator review as one of the key steps towards a strategic regional industrial framework recommended under ShapingSEQ 2023.					
	Contextual	Businesses by employment size	✓				
		Business by industry	✓				
		Employment density	✓			✓	
		Employment by industry	✓				
		Employment by occupation	✓				
		Industrial land take-up			✓	✓	✓
		Number of lots by industrial zone and size			✓	✓	✓
		Serviced and unserviced vacant, developable industrial land			✓	✓	
		Total industrial zoned land per 1000 persons			✓	✓	
		Unemployment rate			✓		
		Wage price growth	✓				
Connect	Policy	Not applicable					
	Contextual	Average commute time – work and education trips			✓		
		Average commute distance – work and education trips			✓		
		Average time for all trips			✓		
		Heavy vehicle travel time			✓		
		Public transport trips per capita			✓		
		Public transport trips by mode			✓		
		Proportion of population with access to essential services by active transport			✓		
		Proportion of population with access to essential services by public transport			✓		
		Number of dwellings within 400m of a public transport stop			✓		
		Number of dwellings within 800m of a high frequency public transport stop			✓		
		Road travel time and reliability			✓		

GROW

Average dwelling commencement times

Description

The length of time it takes between granting a building approval and the commencement of construction of new dwellings.

Rationale

Commencement times are measured as the period (in quarters) between the granting of building approval and the commencement of construction (defined as when the first physical building activity has been performed on site). The data is presented to show changes in the average commencement times of new houses, townhouses, and apartments.

Data Source

ABS – Building Activity

Geography

State

Method

This publication contains data relating to the construction of residential and non-residential buildings compiled from the quarterly Building Activity Survey. The Building Activity Survey is a national survey of builders, other organisations and individuals engaged in building activity. Average commencement time is available at a state level for the following categories:

- New houses
- New townhouses
- New apartments

Unit

No. of quarters

Frequency

Annually

Average dwelling completion times

Description

The average length of time it takes to construct and complete new dwellings.

Rationale

Completion times are measured as the period between the commencement and completion of construction for a project creating new dwellings. The data is presented to show changes in the average completion times of new houses, townhouses, and apartments.

Data Source

ABS – Building Activity

Geography

State

Method

This publication contains data relating to the construction of residential and non-residential buildings compiled from the quarterly Building Activity Survey. The Building Activity Survey is a national survey of builders, other organisations and individuals engaged in building activity. Average completion time is available at a state level for the following categories:

- New houses
- New townhouses
- New apartments

Unit

No. of quarters

Frequency

Annually

Average household size

Description

The average number of persons per occupied dwelling.

Rationale

Average household size (AHS) is a key determinant of underlying demand for housing. A decline in AHS means more households are being formed and there is therefore greater demand for housing for a given level of population growth. Changes in AHS can by driven by structural factors, such as shifts in demographics and household preferences for how much space people want. Changes in AHS can also occur in response to cyclical conditions, such as changes in housing prices and rents.

Data Source

ABS – Census of Population and Housing

Geography

LGA[3]

Method

Average persons per household is determined by the total number of persons residing in a dwelling across all occupied private dwellings divided by the total number of occupied private dwellings.

Unit

Average no. of persons per household

Frequency

Five yearly

[3] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Change in dwelling approvals

Description

The number of dwelling approvals (building approvals for the construction of new dwellings) and percentage change quarterly and annually.

Rationale

Monitoring trends in the number of dwellings approved provides insight on construction activity and development pipeline performance.

Data Source

ABS – Building Approvals

Geography

LGA[4], SEQ region

Method

Trend: Annual number of dwellings approved is compared with the historical 5-year average to indicate a trend that is either above or below historical dwelling approval performance.

Unit

No. of dwellings approved.

Frequency

Annually

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[4] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Consumer price index (CPI)

Description

The monthly Consumer Price Index (CPI) indicator is a general measure of price change for goods and services purchased by Australian households.

Rationale

The CPI indicator was developed to provide inflation data at a higher frequency for use by governments, economists, and the wider community. The quarterly CPI remains the principal measure of household inflation. Changes in the cost of 'Housing' is especially important to measure for ShapingSEQ 2023.

CPI measures the change in the cost of a 'basket' of goods and services which account for a high proportion of expenditure by the CPI population group (that is, metropolitan households). This basket covers a wide range of goods and services, arranged in the following eleven groups:

- Food and non-alcoholic beverages
- Alcohol and tobacco
- Clothing and footwear
- Housing
- Furnishings, household equipment and services
- Health
- Transport
- Communication
- Recreation and culture
- Education
- Insurance and financial services

Changes in the CPI provide a measure of household inflation. For example, the CPI indicator shows changes in household expenditure towards housing and electricity. Steep rises in CPI are normally followed with subdued demand for certain products and services.

Data Source

ABS – monthly CPI indicator

Geography

Capital city, Australia

Method

See ABS Monthly CPI methodology.

Unit

Index numbers, Percentage change

Frequency

Monthly

Dwelling completions

Description

The estimated number of new dwellings constructed within a particular period, by dwelling type (attached or detached). This is measured in terms of both 'gross' dwelling completions and 'net' dwelling completions, where:

- Gross = all dwelling completions (includes a singular dwelling being demolished and then replaced with a singular dwelling, so there is no net gain), and

- Net = new dwellings that are contributing to additional dwelling stock. For example, where a singular dwelling is demolished but is replaced with two dwellings, there is a net gain of 1 dwelling.

Rationale

Dwelling completions data provides an indicator of development activity and the conversion of approvals to developed building product.

Data Source

This will continue to be investigated as data is required from LGAs and/or water providers (building completions and/or new water connections data if this can be made available).

Geography

LGA[5]

Method

To be developed upon examination of available data sources.

Unit

No. of dwellings (gross and net)

Frequency

Annually

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[5] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Dwelling density

Description

Dwelling density is the average number of dwellings per land unit (hectare) within the consolidation area. Density estimates vary within LGAs as well as across the region. To control for within-LGA variation, LGA-wide estimates are constructed using a dwelling unit-weighted average.

Rationale

Monitoring average dwelling density is important to understand the relationship between shifts in population and the efficient use of residential lands in the consolidation area.

Data Source

ABS – Estimated dwelling stock

This will be further investigated with stakeholders to identify potential alternative data that may be available to inform future amendments to the indicator e.g., council rates and fire levy data, water connection data etc.

Geography

LGA[6], SEQ region

Method

 Based on ABS estimated dwelling stock:

- Extract relevant years' ABS mesh blocks for the region, each local government area and consolidation areas.
- Calculate mean population-weighted dwelling density for the region, each local government area and consolidation areas using the following formula:
- [The sum for all mesh blocks of [(mesh block dwelling count / area of mesh block) multiplied by mesh block population count]] divided by the sum of all mesh block population counts for an area.

Unit

Dwellings per hectare (ha)

Frequency

Annually

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[6] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Dwelling diversity

Description

Approved dwelling diversity is dwelling approvals, categorised by dwelling type, and measured against dwelling diversity targets specified in ShapingSEQ 2023.

Rationale

The lack of dwelling diversity in most SEQ markets has meant there are reduced opportunities for younger people to remain within their local community (due to low housing affordability) and for empty nesters to downsize within their local community (due to a lack of suitable downsizing opportunities). Delivering the necessary diversity in dwelling types for new and changing household demographics to provide more affordable choices is a key policy outcome of ShapingSEQ 2023.

This indicator relates to and reports on the policy objective to plan for and achieve at a minimum, the dwelling diversity targets in ShapingSEQ 2023. Monitoring approved dwelling diversity against diversity targets helps to track the progress of regional plan diversity policy implementation.

See the related 'dwelling approvals' indicator for further information.

Data source

ABS – Building Approvals

Geography

LGA

Method

Measure year on year the percentage of dwelling approvals by type against the targets outlined in ShapingSEQ 2023.

Typology Concordance

ABS Building Type	*ShapingSEQ 2023* Dwelling Typology
Houses	Detached
Semi-detached, row or terrace houses, townhouses – One storey	Attached – Low Rise
Semi-detached, row or terrace houses, townhouses – Two or more storeys	Attached – Low Rise
Apartments – In a one or two storey block	Attached – Low Rise
Apartments – In a three-storey block	Attached – Low Rise
Apartments – In a four to eight storey block	Attached – Medium Rise
Apartments – In a nine or more-storey block	Attached – High-rise

Unit

No. of dwelling approvals

Frequency

Quarterly

Dwelling growth

Description

Dwelling growth is the cumulative number of new dwelling approvals (building approvals for the construction of new dwellings) over time, tracked against dwelling supply targets[7].

Rationale

Dwelling growth is an important indicator of future construction. Monitoring the number of new dwelling approvals against the dwelling supply targets in ShapingSEQ 2023 helps to track progress of the regional plan dwelling supply policy implementation.

This indicator relates to and reports on the policy objective to plan for and achieve the dwelling supply targets (including sub-targets) to 2031 and 2046, derived from a 2021 baseline.

Data Source

ABS – Building Approvals

Geography

LGA[8], SEQ region

Method

Annual new residential building approvals are compared against the average annual dwelling supply target, i.e., average annual dwelling supply target 2021-2031 (medium term average) and 2021-2046 (long term average), with a baseline of 2021.

Unit

No. of dwellings approved

Frequency

Annually

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[7] The dwelling targets in Shaping SEQ 2023 specifically pertain to private dwellings, that encompassing structural types like houses, flats, townhouses etc, while excluding temporary dwellings such as tents, caravans etc. Non-private dwellings such as hotel, hospitals are also not considered within the dwelling targets. Short-stay accommodation (e.g., AirBNB) is a component of private dwellings, which are included in the dwelling targets. However, it is important to note that there is currently no clear and readily available data source that allows for the determination of the percentage of dwellings used for Short-stay accommodation in each local government area.

[8] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Dwelling price to income ratio

Description

The relative ratio of the median dwelling price to median annual household income. The dwelling price to income ratio can be considered an indication of affordability.

Rationale

Home ownership is an aspiration for many Australians. Purchasing a home is also the largest single expenditure for a typical household. The dwelling price to income ratio is a key measure of housing affordability. That is, how easily a typical household could purchase a dwelling. Low levels of housing affordability have negative implications for a city's economic performance by reducing labour market efficiency, undermining social cohesion, and exacerbating wealth inequality.

Data Source

Queensland Government Statistician's Office (QGSO), Queensland Treasury – Dwelling price

ABS – Census of Population and Housing

Geography

LGA[9]

Method

To be further investigated depending on availability of income data and frequency available

Unit

Ratio of dwelling price to income

Frequency

To be further investigated depending on availability of income data and frequency available

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[9] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Dwelling stock

Description

The estimated number of existing dwellings[10] at a point in time in an area, also referred to as current dwelling supply.

Rationale

Estimated dwelling stock, when used with population indicators and when monitored over time (i.e., growth rate), helps to understand dwelling supply trends, including supply constraints. Accurate counts of existing dwellings at a point in time are also required to inform accurate future projections/dwelling needs.

Data Source

ABS – Estimated dwelling stock

Additional data sources will continue to be investigated with stakeholders to identify if alternative data can be provided to inform future amendments to the indicator e.g., council rates and fire levy data, water connection data etc.

Geography

LGA[11], SEQ region

Method

Estimated dwelling stock are based on adjusted counts from the 2021 Census of Population and Housing, updated with quarterly estimates of dwelling additions and removals. For more information, see ABS Estimated dwelling stock methodology.

Unit

Number of dwellings by dwelling type

Frequency

Annually

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[10] The dwelling targets in Shaping SEQ 2023 specifically pertain to private dwellings, that encompassing structural types like houses, flats, townhouses etc, while excluding temporary dwellings such as tents, caravans etc. Non-private dwellings such as hotel, hospitals are also not considered within the dwelling targets. Short-stay accommodation (e.g., AirBNB) is a component of private dwellings, which are included in the dwelling targets. However, it is important to note that there is currently no clear and readily available data source that allows for the determination of the percentage of dwellings used for Short-stay accommodation in each local government area.

[11] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Household composition

Description

Household composition describes the type of family household living within a dwelling.

Rationale

A wide variety of living arrangements exist across the community with complex family structures that influence housing requirements. Household composition is underpinned by a range of underlying factors such as stage in the family lifecycle, generational preferences, cultural diversity, accessibility requirements etc. Trends in household composition provide an indication of housing and lifestyle preferences that influence the housing needs of a community.

Data Source

ABS – Census of Population and Housing

Geography

LGA[12]

Method

Proportion of household composition based on the following categories:

- Couple family with no children
- Couple family with children
- One parent family
- Lone person household
- Group household

Unit

Percentage of households by category

Frequency

Five yearly

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[12] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Housing tenure

Description

The share of occupied private residential dwellings in an area that are owned outright by the occupier, owned with a mortgage, rented, or other. Housing tenure refers to the legal basis to which a person occupies a dwelling.

Rationale

Housing tenure data helps to understand how changes in housing policy, or the housing market, will affect residents. Housing tenure has an impact on labour mobility. Owner occupiers are typically less likely to move locations compared with the general transitory nature of renters. Housing tenure also tends to be correlated with housing density: a larger share of renters lives in higher density housing, and a larger share of owner-occupiers live in detached houses.

Data Source

ABS – Census of Population and Housing

Geography

LGA[13], SEQ region

Method

Derived on the base of the proportion of private dwellings occupied across various tenure arrangements.

Unit

Percentage of households based on tenure type

Frequency

Five yearly

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[13] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in *ShapingSEQ 2023*.

Lot approvals

Description

The number of new residential lots that have a reconfiguring a lot (RaL) development permit.

Rationale

Residential lot approvals are a general indicator of land supply proposed for development.

Data Source

Queensland Government Statistician's Office (QGSO), Queensland Treasury – RaL approvals for residential lots.

Geography

LGA[14]

Method

Lot approvals are sourced by QGSO from local governments.

Unit

Number of lots

Frequency

Quarterly

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[14] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Lot certifications

Description

The number of lots that have received certification, sometimes referred to as plan sealing or lot production.

Rationale

Lot certification is the final stage of local government approvals prior to lot registration with state government. The number of lots certified provides a snapshot of the amount of lots progressing through the development pipeline to eventually be added to residential land supply.

Data Source

Queensland Government Statistician's Office (QGSO), Queensland Treasury – Lot Certifications

Geography

LGA[15]

Method

Lot certifications are sourced by QGSO from local governments.

Unit

Numbers of lot certifications

Frequency

Quarterly

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[15] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Lot registrations

Description

The number of lots that have been registered on the state government Land Titles Registry, identifying the title showing legal ownership and granting exclusive use and possession of a lot.

Rationale

Lot registration is the final step in the development pipeline before a new lot is released for sale and/or has a new dwelling constructed on the lot.

The number of new lots registered provides an indicator on the number additional lots likely to be added to residential land supply in the short-term.

Data Source

Queensland Government Statistician's Office (QGSO), Queensland Treasury – Lot Registrations

Geography

LGA[16]

Method

Lot registrations are sourced by QGSO from local governments and reported for the following categories:

- Standard urban lots (60m^2 to <2,500m^2)
- Unit and townhouse lots
- Low density lots (2,500m^2 to 5ha)
- Total residential lots (total of the above categories)

Unit

Numbers of lot registrations

Frequency

Quarterly

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[16] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Median household income

Description

A household's income represents the combined gross income of all household members aged 15 years and older.

Rationale

Income underpins the extent to which goods and services can be purchased such as housing, clothing and footwear, food etc. Changes to household income, together with changes to housing costs (such as sales and rental prices), are used to determine housing affordability, and provide an indication of potential levels of mortgage and rental stress.

Data Source

ABS – Census of Population and Housing

Geography

LGA[17]

Method

Median household income reported weekly

Unit

Dollar ($/week)

Frequency

Five yearly

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[17] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Median lot size

Description

The median lot size of standard urban lots (60m^2 to <2,500m^2) on the state government Land Titles Registry, identifying the title showing legal ownership and granting exclusive use and possession for the lot.

Rationale

Lot registration is the final step in the development pipeline before a new lot is released for sale and/or has a new dwelling constructed on the lot.

The number of new lots registered provides an indicator on the number additional lots likely to be added to residential land supply in the short-term.

Data Source

Queensland Government Statistician's Office (QGSO), Queensland Treasury – Lot Registrations

Geography

LGA[18]

Method

Lot registrations are sourced by QGSO from local governments.

Unit

Median lot size m^2

Frequency

Quarterly

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[18] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Median rental prices

Description

The median rental price over 12 months for each suburb by Residential Tenancy Authority (RTA) dwelling type.

Rationale

Median rental prices, together with household income data, provide insight into rental affordability and rental stress.

Data Source

RTA – Median rents

Geography

To be further investigated on geographic availability of data

Method

Median rental price data is determined by the advertised weekly rent of a property that falls in the middle of rental properties listed over a period. The median is the middle number in a sorted list of numbers. Therefore, if the rental price of three separate properties were to be $300, $320, and $400 then the median sale price would be $320.

This indicates that half of the properties rent for less and half rent for more. Changes in the median asking rent provides a reasonably accurate indicator of the state of the rental market.

Unit

Median rent per week ($)

Frequency

Quarterly

Median sales prices

Description

The median sales price over 12 months for:

- House and land packages (new detached dwellings on new lots) – *includes developer house and land packages and subdivided lots with existing dwellings*
- Attached dwellings (units and townhouses)
- Detached dwellings (houses) – *excludes house and land packages*

Rationale

Median sales price data for different dwelling types and land provides insight into housing demand and informs with household income data and housing affordability indicators (see 'Dwelling price to income' indicator).

Data Source

Queensland Government Statistician's Office (QGSO), Queensland Treasury – Attached, Detached, New House and Land Sales and Price

Geography

LGA[19]

Method

Median sales price calculated per calendar year for each LGA for the following categories:

- Attached dwellings
- Detached dwellings
- Attached and detached dwellings
- New house and land packages

Unit

Median sales price ($)

Frequency

Quarterly

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[19] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Mortgage affordability

Description

The proportion of occupied households for which mortgage payments comprise more than 30 per cent or more of household income. This indicator is expressed as a percentage of the total number of households in an area.

Rationale

Housing costs are generally a major component of total living costs. Households that are required to spend a larger share of their income on mortgage repayments have less money to spend on other goods and services. These households are likely to be more vulnerable to financial shocks associated with house price falls or interest rate rises, which can subsequently increase risks of default or further constrain in consumer spending.

Data Source

ABS – Census of Population and Housing

Geography

LGA[20]

Method

Refer to ABS definition and methodology of the mortgage affordability indicator.

Unit

Percentage

Frequency

Five yearly

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[20] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Number of housing sales

Description

The annual number of sales for:

- House and land packages (new detached dwellings on new lots) – *includes developer house and land packages and subdivided lots with existing dwellings*
- Attached dwellings (units and townhouses)
- Detached dwellings (houses) – *excludes house and land packages*

Rationale

Trends in sales numbers for different dwelling types provide insight into changes in housing preferences and housing need.

Data Source

Queensland Government Statistician's Office (QGSO), Queensland Treasury – Attached, Detached, New House and Land Sales and Price

Geography

LGA[21]

Method

Number calculated per calendar year for each LGA for the following categories:

- Attached dwellings
- Detached dwellings
- Attached and detached dwellings
- New house and land packages

Unit

Number of sales

Frequency

Quarterly

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[21] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Number of lots by residential zone and size

Description

This indicator provides a basic description of the stock of existing residential lots by residential zoned land. Residential zoned land is land that is zoned for or intended for residential purposes. This is often through local planning instruments e.g., through the application of a residential zone category, but can also be as specified in development schemes for priority development areas and state development areas.

Types of residential zones include:

- General residential zone
- Low density residential zone
- Low-medium density residential zone
- Medium density residential zone
- High density residential zone
- Character residential zone
- Tourist accommodation zone

For further information on zones in local planning instruments, see Schedule 2 of the Planning Regulation 2017.

Rationale

The location of residential zoned land and the change in the number of lots zoned for residential use in an area over time provides insight into changing land use patterns and demand for different types of residential lands.

Data Source

Local Government

Geography

LGA[22], SEQ region

Method

Count of the number of lots and average size calculated for each residential zone in an area

Unit

No of lots per zone

Average size of lot per zone

Frequency

Annually

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[22] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Planned dwelling supply

Description

Planned dwelling supply is new, additional dwellings that could be accommodated on lands that are zoned for residential development (or where residential development is permitted in a mixed-use zone) and that are currently or able to be serviced.

This indicator relates to the policy objective of:

- planning for and achieve the dwelling supply targets to 2031 and 2046 in ShapingSEQ 2023,
- planning for a minimum of 15 years of supply of land that has been appropriately zoned and is able to be serviced.

The number of years it will take for a given supply of dwellings to be consumed is based on the assumed number of annual projected demand. For planned dwelling supply, the assumed number of annual demand is the average annual dwelling supply target over a 25-year period.

Rationale

The planning system has an important role to play to ensure that there is sufficient land for housing to meet a growing and diverse population. To make the most of the opportunities that growth presents, and to ensure there is enough housing – and the right housing – for everyone, it is important that it is planned timely in the right way.

Data Source

Model for Urban Land Use and Transport Interaction (MULTI) for ShapingSEQ 2023

Local Government

Geography

LGA[23], SEQ region

Method

ShapingSEQ 2023 contains planned dwelling supply targets at 2031 and 2046.

The minimum 15 years of supply is a dynamic lead indicator. The indicator compares the difference between the annual update of the total planned dwelling supply from MULTI for the next 15 years with the average annual ShapingSEQ dwelling target over the same 15-year period (average annual target X 15).

This approach emphasises the local context and reports on the local government's planning scheme and approvals meeting the *ShapingSEQ* 2023 dwelling supply target objective at 2031 and 2046. Data for this indicator is produced by updating the *ShapingSEQ 2023* baseline with new policy and approval data. New data for a reporting period includes:

- dwelling stock count estimates (QLUAD)
- planning scheme amendments that may impact planned density and developable area, and thereby alter the ultimate dwelling supply (maximum zoned capacity)
- planned dwelling yield estimates in Priority Development Areas (PDAs)
- financial feasibility (developer profitability) calculations
- intent and ability of service (priority infrastructure areas, approvals, preliminary approval, existing and future water & sewer connection areas, infrastructure agreements)
- development approvals

Unit

Number of dwellings, years of supply

Frequency

Annually

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[23] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Population change per residential building approval

Description

The ratio of population change to residential building approvals, calculated as a five-year average.

Rationale

Population change is an indicator of demand for housing. Residential building approvals are a forward indicator of the volume of dwelling investment and the supply of new housing in a city. Tracking relative movements in population change and building approvals over time provides an indicative overview of the potential for housing supply to meet new demand.

Data source

ABS – Building approvals, Australia

ABS – Regional Population Growth

Geography

LGA[24], SEQ region

Method

Derived from the correlation of population change and building approvals data.

Unit

Average number of persons per number of approvals

Frequency

Annually

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[24] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Population density

Description

Population density is measured as the number of persons per hectare within the consolidation area. Density estimates vary within LGAs as well as across the region. To control for within-LGA variation, LGA-wide estimates are constructed using a population-weighted average.

Rationale

Increasing density enables more people and businesses to access the benefits of being in an urban setting, and can, for example, help spread the costs associated with building and maintaining infrastructure. However, increasing density also puts increased stress on the existing built and natural environment and can detract from an area's liveability. Changes in the amount of land (hectares) within the consolidation area and regional population growth (ERP) over time provides insights into urban land use efficiency (LUE).

Data Source

ABS – Regional Population, Estimated Resident Population (ERP)

Department of State Development, Infrastructure, Local Government and Planning – regional land use categories

Geography

SEQ region

Method

Calculate the amount of consolidation area in terms of hectares (ha)

Population densities are calculated for SA2s by dividing the ERP by total ha. SA2 density estimates are then aggregated to LGA geographies using a population weighted average SA2 area converted to ha divided by the ERP for that SA2 to derive an average persons per ha.

Unit

Persons per ha

Frequency

Annually

Population growth

Description

The latest annual population growth rate, the historical average annual growth rate, and projected population growth, for a given area. Projected population growth is based on assumptions of future levels of fertility, life expectancy and migration.

Rationale

Population data and information on population growth over time helps to understand likely pressures on housing, public infrastructure, and services.

Data Source

Component 1: *ShapingSEQ 2023* Population Projections (SEQ region only)

Component 2: ABS – Regional Population Growth

Geography

LGA[25], SEQ region

Method

Component 1 – Projected population growth rate: Modelled and sourced from a macro demographic model.

Component 2 – Historic population growth rate: SA2 data are summed to align with LGA geographies. Percentage growth rate is calculated by comparing change in regional population growth over time.

Unit

No. of persons

Percentage growth rate

Frequency

Population projections (every three years)

Updates to regional population (annually)

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[25] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Rental affordability

Description

The proportion of low to low-moderate income bracket households for which rent payments make up 30 per cent or more of household income. This indicator is expressed as a percentage of the total number of households in a city, including households that are not renting.

Rationale

Around one in three households rent within the region. Increases in rent can place pressure on the ability of households to maintain rental payments and subsequent appropriate accommodation. Households that cannot afford to pay rent can place additional demand pressure on public and community housing supply. The lack of access to affordable rental housing options can exacerbate this problem.

Data Source

ABS – Census of Population and Housing

Geography

LGA[26]

Method

Refer to ABS definition and methodology of the rental affordability indicator.

Unit

Percentage

Frequency

Five yearly

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[26] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Rental vacancy rates

Description

Rental vacancy rates measure the percentage of rental properties in a given area that are unoccupied and available for rent.

Rationale

Rental vacancy rates, together with indicators for rental prices and rental affordability, help to identify rental market pressures. Varying rates of rental vacancies provide an indication of the extent of dwellings available to rent (i.e., supply) in servicing the rental market (i.e., demand).

Data Source

Real Estate Institute of Queensland (REIQ) – additional investigation is required to determine geographic availability of source data

Geography

LGA[27]

Method

Monitoring of dwellings available for rent over a selected period.

Unit

Percentage

Frequency

Quarterly

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[27] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Uncompleted lot approvals

Description

The number of lots that have a reconfiguring a lot (RaL) development permit but have not yet been certified (also known as plan sealing).

Rationale

Uncompleted lot approvals are used, along with uncompleted multiple dwelling approvals, as an indicator of how much approved supply is in the development pipeline.

Approved supply refers to land that has the relevant planning approvals for the construction of additional dwellings but is yet to have the dwellings constructed. Approved supply is an indicator of how much dwelling supply is likely available in the short-term.

ShapingSEQ 2023 requires a minimum of 4 years of approved supply across the region and for each local government area within SEQ to meet projected dwelling demand.

Data Source

Queensland Government Statistician's Office (QGSO), Queensland Treasury – RaL Closing Stock

QGSO – Lot Certifications

Geography

LGA[28]

Method

Years of supply is calculated by dividing the number of uncompleted lots for the LGA as at the reporting period date by the average annual lot certifications of the previous four years in the LGA as at the reporting period.

Unit

Number of uncompleted lot approvals, years of supply

Frequency

Quarterly

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[28] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Uncompleted lots with operational works approval

Description

The number of lots that have a reconfiguring a lot (RaL) development permit, and an operational works (OPW) development permit, but are yet to certified.

Rationale

After a new lot has been approved, larger projects e.g., large greenfield developments generally require an additional approval for operational works for the lot. For example, before a development proceeds, detailed engineering drawings and specifications for civil engineering must be approved by local government. However, such works may not be required for small projects.

This indicator shows the number of approved lots that are likely to be available for sale and/or the construction of new dwellings in the short-term.

Data Source

Queensland Government Statistician's Office (QGSO), Queensland Treasury – Closing Stock Ops Works[29]

Geography

LGA[30]

Method

Lot approvals data is sourced by QGSO from local governments.

Unit

Number of lots

Frequency

Quarterly

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[29] Total stock of uncompleted residential lots within active approval to commence operational works (e.g., roads and drainage). Such works may not be required for small projects.
[30] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Uncompleted multiple dwelling approvals

Description

The number of multiple dwellings that have a material change of use (MCU) development permit but have not yet been constructed[31].

Rationale

Uncompleted multiple dwelling approvals are used, along with uncompleted lot approvals, as an indicator of how much approved supply is in the development pipeline.

Approved supply refers to land that has the relevant planning approvals for the construction of additional dwellings but is yet to have the dwellings constructed. Approved supply is an indicator of how much dwelling supply is likely available in the short-term to accommodate dwelling and population growth needs.

ShapingSEQ 2023 requires a minimum of 4 years of approved supply across the region and for each local government area within SEQ to meet projected demand.

Data Source

Queensland Government Statistician's Office (QGSO), Queensland Treasury– MCU Summary

ABS – Building Approvals (Attached)

Geography

LGA[32]

Method

Years of supply is calculated by dividing the total number of multiple dwellings for each year by each LGA, divided by the average annual attached dwelling building approvals of the previous four years as at each reporting period. Attached dwelling building approvals are used as they best correlate with multiple dwelling approvals.

Unit

Number of uncompleted approvals for multiple dwellings, years of supply

Frequency

Quarterly

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[31] For the purpose of this indicator dictionary, multiple dwellings include developments where more than one self-contained dwelling is planned for a parcel, or where there is one dwelling per lot and they are subject to a Community Titles Scheme. Determination of whether dwellings have been constructed is based primarily on consideration of lot registrations information and recent aerial imagery.
[32] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Vacant land sales

Description

The number of sales of vacant residential land, by lot.

Rationale

The number of vacant land sales indicates the amount of lots released to market and/or market take-up (demand) – the final stage in the development pipeline for residential land supply.

Data Source

Queensland Government Statistician's Office (QGSO), Queensland Treasury – Vacant Residential Land Sales and Price

Geography

LGA[33]

Method

Vacant land sales sourced by QGSO from Department of Resources (DoR) Queensland Valuation and Sales (QVAS) database; DoR Digital Cadastral Database (DCDB) and local government planning schemes.

Unit

Number of sales

Frequency

Quarterly

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[33] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

PROSPER

Businesses by employment size

Description

The number of businesses categorised by the number of employees. A business with fewer than 20 employees is generally considered a small business, while a business with between 20 and 199 employees is a medium business and a business with 200 employees or more is a large business.

Rationale

Business counts provide an indication of economic activity and subsequent growth in employment. Monitoring the composition of businesses, businesses by industry and their economic contribution over time, helps to understand the contribution of businesses to employment and economic growth.

Data Source

ABS – Count of Australian Businesses

Geography

LGA[34]

Method

Refer to ABS Count of Businesses Entries and Exits methodology.

Business counts are categorised by the following employee groupings:

- non-employing
- 1 to 4 employees
- 5 to 19 employees
- 20 to 199 employees
- 200+ employees

Unit

Number of businesses

Frequency

Annually

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[34] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Businesses by industry

Description

The number of businesses that actively trade in the local economy by industry, as listed in the method below.

Rationale

Monitoring the number of actively trading businesses correlates with growth in economic activity. Understanding the composition of businesses by industry provides insight into potential shifts in the market.

Data Source

ABS – Counts of Australian businesses

Geography

LGA[35]

Method

Refer to ABS Count of Businesses Entries and Exits methodology.

Business counts are categorised by the following industry sectors:

- Agriculture, Forestry and Fishing
- Mining
- Manufacturing
- Electricity, Gas, Water and Waste Services
- Construction
- Wholesale Trade
- Retail Trade
- Accommodation and Food Services
- Transport, Postal and Warehousing
- Information Media and Telecommunications
- Financial and Insurance Services
- Rental, Hiring and Real Estate Services
- Professional, Scientific and Technical Services
- Administrative and Support Services
- Public Administration and Safety
- Education and Training
- Health Care and Social Assistance
- Arts and Recreation Services
- Other Services

Unit

Number of businesses

Frequency

Annually

[35] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Employment density

Description

Employment density is the number of employed people contained within a particular area, expressed as a ratio.

Rationale

In its simplest form, employment density presents an indicative measure of the intensification of employment within a particular location. Employment density assists in understanding the perceived role and function of various employed nodes within a region. Determining the location and intensity of job concentrations can assist to understand the workforce's access to employment opportunities. When used with other indicators, employment density can help to determine growth pressures and where additional services may be required.

Data Source

ABS – Census of Population and Housing

Geography

To be investigated as part of the industrial land dataset and indicator review.

Method

To be further investigated

Unit

Average number of jobs per hectare

Frequency

To be investigated as part of the industrial land dataset and indicator review.

Employment by industry

Description

The proportion / number of workers employed in each local government area by industry, as outlined in the method below.

Rationale

Monitoring the number of workers by industry assists in identifying employment trends across regions and within local government areas. Trends in employment by industry provides a good indication of potential and emerging shifts in employment across industry sectors.

Data Source

ABS – Census of Population and Housing

Geography

LGA[36]

Method

Employment by industry is characterised by the following industry sectors:

- Agriculture, Forestry and Fishing
- Mining
- Manufacturing
- Electricity, Gas, Water and Waste Services
- Construction
- Wholesale Trade
- Retail Trade
- Accommodation and Food Services
- Transport, Postal and Warehousing
- Information Media and Telecommunications

- Financial and Insurance Services
- Rental, Hiring and Real Estate Services
- Professional, Scientific and Technical Services
- Administrative and Support Services
- Public Administration and Safety
- Education and Training
- Health Care and Social Assistance
- Arts and Recreation Services
- Other Services

Unit

Percentage of workers employed, number of workers employed

Frequency

Five yearly

[36] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Employment by occupation

Description

The proportion / number of workers employed by occupation for each local government area outlined in the method below.

Rationale

Monitoring the composition of employment by occupation provides insight into shifts in employment over time. Differences in occupation provides an indicative measure of potential social and economic implications individuals may experience in satisfying their housing requirements.

Data Source

ABS – Census of Population and Housing

Geography

LGA[37]

Method

Occupations are classified by the Australian and New Zealand Standard Classification of Occupations (ANZSCO). Please refer to the ABS ANZSCO for methodology.

Employment by occupation is characterised by the following:

- clerical and administrative workers
- community and personal service workers
- labourers
- machinery operators and drivers
- managers
- professionals
- sales workers
- technicians and trades workers
- total (includes all the above and inadequately described, not applicable and not stated).

Unit

Percentage of workers employed, number of workers employed

Frequency

Five yearly

Industrial land take-up

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[37] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Description

The estimated amount of industrial zoned land that has been 'taken-up' (developed) for industrial uses, over time.

For the purposes of land supply and development monitoring, take-up includes underutilised land. Underutilised land means industrial land that has only been partially developed for industrial uses. For example, a large industrial lot may only have a small shed, parking, or a storage area over a small section of the lot, or an entire lot may be used as a temporary storage yard.

Underutilised land may remain underutilised, be fully developed over time, or reconfigured and sold as smaller lots for future industrial development. It is included in take-up figures as landowner intent for the future development of the land cannot be assumed, and it is effectively 'in use' until developed or returned to vacant land.

See the 'industrial zoned land by type' indicator for further information.

Rationale

Tracking industrial land take-up helps to understand development activity, supply, and demand for industrial land within a defined area.

Used with other indicators, the industrial land take-up indicator can also help to understand if there are potential barriers to industrial development which may hinder extent of take-up.

Data Source

- State government aerial imagery
- Local government planning schemes
- State government datasets for Priority Development Areas and State Development Areas
- Airport master plans
- Port land use plans

Geography

LGA[38]

Method

Due to the complexity involved in monitoring this indicator, the methodology will be investigated as part of the industrial land dataset indicator review.

Unit

Hectares (ha) by industrial zone type (see 'Industrial zoned land by type')

Frequency

To be investigated as part of the industrial land dataset and indicator review.

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[38] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Number of lots by industrial zone and size

Description

Industrial zoned land is land that is zoned for or intended for industrial uses. This is often through local planning instruments through the application of an industrial zone but can also be as specified in development schemes for priority development areas and state development areas, in port land use plans, and in airport master plans.

Types of industrial zones include:

- Industry zone
- Low impact industry zone
- Medium impact industry zone
- High impact industry zone
- Special industry zone
- Research and technology industry zone
- Industry investigation zone
- Waterfront and marine industry zone
- Mixed use zone *(NOTE – zone includes uses other than industrial uses)*

For further information on zones in local planning instruments, see Schedule 2 of the Planning Regulation 2017.

Rationale

The location of industrial zoned land and the change in the amount of industrial zoned land in an area over time provides insight into changing land use patterns and demand for industrial land.

Data Source

Planning scheme zones, precincts, relevant structure plans, land use plans, master plans

Aerial imagery – data sources to be further investigated

Geography

LGA[39]

Method

Count of the number of lots and average size calculated for each industry zone in an area:

- Low impact industry zone
- Medium impact industry zone
- High impact industry zone
- Special purpose zone

This will be investigated as part of the industrial dataset and indicator review.

Unit

No of lots per zone, and average size of lot per zone

Frequency

To be investigated as part of the industrial dataset and indicator review.

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[39] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Serviced and unserviced vacant, developable industrial land

Description

The location and amount of vacant, developable industrial land (all industrial land types) that is serviced (connected to supporting infrastructure) and that is unserviced.

Rationale

The location and amount of serviced and unserviced industrial land, when used with the industrial land take-up indicator, can help to understand if there are barriers to industrial development within a given area. For example, where an industrial area is serviced but has consistently low take-up rates and significant vacant, developable land remaining, further investigation into other factors may be required, including:

- if the lots are appropriately sized,
- the industrial zone type,
- development rules relevant to the area,
- the distance from freight routes and export hubs,
- other market factors/constraints.

Data Source

To be investigated further as part of the industrial dataset and indicator review

Geography

LGA[40], SEQ region

Method

To be investigated further as part of the industrial dataset and indicator review

Unit

Hectares (ha)

Frequency

To be investigated further as part of the industrial dataset and indicator review

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[40] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Total industrial zoned land per 1000 persons

Description

The amount of industrial zoned land (all industrial zone types) per 1000 persons employed in industrial sectors within a defined area.

Rationale

Sufficient industrial land is required to support a growing population's service and employment needs and to ensure areas are economically productive.

The correlation between number of persons employed in industrial sectors compared with the supply of industrial zoned land provides an indicative measure of the supply of industrial zoned land available to accommodate industrial employment.

Data Source

To be investigated further as part of the industrial dataset and indicator review

Geography

LGA[41]

Method

To be investigated further as part of the industrial dataset and indicator review

Unit

Hectares per 1000 industrial workers

Frequency

Annually

[41] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Unemployment rate

Description

A measure of individuals of working age (15 years and older) who were not employed, carried out activities to seek employment during a specified period, and were currently available to take up an employment opportunity. The unemployment rate is defined as the number of persons unemployed expressed as a percentage of labour force (i.e., employed plus unemployed).

Rationale

The unemployment rate provides an indication of the performance of the economy and information regarding the supply of labour that is immediately available for persons who are currently not employed. Changes in unemployment levels provide an indicative measure of social and economic implications individuals may be experiencing as a result.

Data Source

Jobs and Skills Australia

Geography

LGA[42]

Method

Refer to Job Skills Australia small area labour market methodology.

Unit

Percentage

Frequency

Quarterly

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[42] For Toowoomba, this refers to the **Urban extent only** – that part of the Toowoomba Regional Council's local government area that is contained within the Toowoomba Statistical Area Level 4 (SA4) as defined for the purposes of the Australian Statistical Geography Standard. This is the part of Toowoomba included in ShapingSEQ 2023.

Wage price growth

Description

The measurement of changes in the prices of wages and salaries of employees in the labour market. Wage growth is based on a fixed 'basket' of jobs and is not affected by changes in the quality and quantity of work undertaken.

Rationale

Wage price growth is a key economic indicator that is used by a wide range of organisations and individuals in industrial relations forums, developing wages policy, and economic analysis. Comparison of wage growth with other indicators provide insights existing, emerging, and potential trends in the shift in economic activity as well as the subsequent social and economic implications for individuals.

Data Source

ABS – Wage price index

Geography

State

Method

Please refer to the ABS Wage Price Index methodology

Unit

Index, Percentage change

Frequency

Quarterly

CONNECT

Average commute time – work and education trips

Description

The average commute time for work and education trips by transport modes (private transport, active transport, and public transport).

Rationale

Commute times provide an indicator of the efficiency and integration of the transport and land use systems in connecting people to employment and education opportunities.

Data Source

Transport and Main Roads (TMR) – Queensland Household Travel Surveys

Geography

LGA (excluding Scenic Rim and Somerset due to surveys not being conducted in these LGA's), SEQ region

Method

The Queensland Household Travel Survey is a rolling survey that covers different regions of Queensland.

Households throughout South East Queensland are invited to fill out diaries detailing the time, distance, duration, and purpose of trips made by each member of the household over a random weekday as well as the mode they used. Data is then aggregated and weighted using the ABS Census of Population and Housing Data for the same year.

Unit

Minutes

Frequency

Annually

Average commute distance – work and education trips

Description

The average commute distance for work and education trips by transport modes (private transport, active transport, and public transport).

Rationale

Commute distances provide an indicator of the efficiency and integration of the transport and land use systems in connecting people to employment and education opportunities.

Data Source

Transport and Main Roads (TMR) – Queensland Household Travel Surveys

Geography

LGA (excluding Scenic Rim and Somerset due to surveys not being conducted in these LGA's), SEQ region

Method

The Queensland Household Travel Survey is a rolling survey that covers different regions of Queensland.

Households throughout South East Queensland are invited to fill out diaries detailing the time, distance, duration, and purpose of trips made by each member of the household over a random weekday as well as the mode they used. Data is then aggregated and weighted using the ABS Census of Population and Housing Data for the same year.

Unit

Kilometres

Frequency

Annually

Average travel time – all trips

Description

The average travel time for all trip purposes (including work and education trips) by transport modes (private transport, active transport, and public transport).

Rationale

Travel times provide an indicator of the efficiency and integration of the transport and land use systems in connecting people to employment, education, essential services, recreation, and other activities.

Data Source

Transport and Main Roads (TMR) – Queensland Household Travel Surveys

Geography

LGA (excluding Scenic Rim and Somerset due to surveys not being conducted in these LGA's), SEQ region

Method

The Queensland Household Travel Survey is a rolling survey that covers different regions of Queensland.

Households throughout South East Queensland are invited to fill out diaries detailing the time, distance, duration, and purpose of trips made by each member of the household over a random weekday as well as the mode they used. Data is then aggregated and weighted using the ABS Census of Population and Housing Data for the same year.

Unit

Minutes

Frequency

Annually

Heavy vehicle travel time

Description

The average travel time for a 10km trip for a heavy vehicle along key freight routes.

Rationale

Travel times for heavy vehicles provide an indicator of the efficiency of the freight network.

Data source

HERE data

Geography

Freight routes, Freight corridor, Queensland

Method

HERE speed information is used to calculate the heavy vehicle average travel speed for a 10km and is then converted into the heavy vehicle average travel time.

Unit

Minutes

Frequency

Annually

Public transport trips per capita

Description

The number of trips taken on public transport in a year in the region, divided by the estimated resident population (ERP) of the region to give a per capita figure.

Rationale

Public transport patronage figures provide insight into travel trends and behaviours.

Data Source

Transport and Main Roads (TMR) – TransLink's go card and smart ticketing

ABS – Regional Population, Population estimates and components by LGA

Geography

SEQ region

Method

Annual data for public transport in SEQ is collected using a combination of Go Card data and adjusted paper ticket data. Results are rounded to the nearest 0.01 of a million.

Unit

No. trips per capita

Frequency

Annually

Public transport trips by mode

Description

The number of trips taken on public transport in a year in the region by public transport mode (bus, train, ferry, light rail).

Rationale

Public transport patronage figures provide insight into travel trends and behaviours.

Data Source

Transport and Main Roads (TMR) – Queensland Household Travel Surveys

Geography

SEQ region

Method

The Queensland Household Travel Survey is a rolling survey that covers different regions of Queensland.

Households throughout South East Queensland are invited to fill out diaries detailing the time, distance, duration, and purpose of trips made by each member of the household over a random weekday as well as the mode they used. Data is then aggregated and weighted using the ABS Census of Population and Housing Data for the same year.

Unit

No. of trips

Frequency

Annually

Proportion of population with access to services by active transport

Description

The percentage of the population within a given area with access (within 30 minutes) to essential services by active transport (walking or cycling).

Rationale

Ensuring active transport access to essential services helps to reduce reliance on private vehicle travel and promotes active communities.

Data source

Transport and Main Roads (TMR) – Land-use Urban Planning and Transport Accessibility Indicators (LUPTAI)

ABS – Regional Population, Population estimates and components by LGA

Geography

LGA, SEQ region

Method

LUPTAI accessibility scores by Statistical Area Level 1 (SA1) are aggregated and a calculation applied to produce the median accessibility distance.

Unit

Percentage

Frequency

Annually

Proportion of population with access to services by public transport

Description

The percentage of the population within a given area with access (within 30 minutes) to essential services by public transport (bus, ferry, train, light rail).

Rationale

Ensuring sufficient public transport access to essential services helps to reduce reliance on private vehicle travel.

Data source

Transport and Main Roads (TMR) – Land-use Urban Planning and Transport Accessibility Indicators (LUPTAI)

ABS – Regional Population, Population estimates and components by LGA

Geography

LGA, SEQ region

Method

LUPTAI accessibility scores by Statistical Area Level 1 (SA1) are aggregated and a calculation applied to produce the median accessibility distance.

Unit

Percentage

Frequency

Annually

Number of dwellings within 400m of a public transport stop

Description

The estimated number of dwellings that are within a 400-metre radius (a walking catchment of approximately five minutes) of a transport stop or station on the public transport network.

Rationale

Monitoring the number of dwellings within walking distance to public transport services helps to track the progress of regional plan strategies for promoting compact walkable neighbourhoods.

Data source

Transport and Main Roads (TMR) – to Land-use Urban Planning and Transport Accessibility Indicators (LUPTAI)

ABS – Census of Population and Housing

Geography

SEQ region

Method

LUPTAI accessibility scores at a node level (distances for walking to closest public transport stop) was integrated by meshblock.

Unit

No. of dwellings

Frequency

Annually

Number of dwellings within 800m of a high frequency public transport stop

Description

The estimated number of dwellings that are within an 800-metre radius (a walking catchment of approximately ten minutes) of a transport stop or station on the high frequency public transport network.

Rationale

Monitoring the number of dwellings within walking distance to public transport services helps to track the progress of regional plan strategies for promoting compact walkable neighbourhoods.

Data source

Transport and Main Roads (TMR) – to Land-use Urban Planning and Transport Accessibility Indicators (LUPTAI)

ABS – Census of Population and Housing

Geography

SEQ region

Method

LUPTAI accessibility scores at a node level (distances for walking to closest public transport stop) was integrated by meshblock.

Unit

No. of dwellings

Frequency

Annually

Road travel time reliability

Description

The percentage of the state-controlled road network with reliable travel times, based on the day-to-day variation of travel time. Travel on a specific route and a specific time of day is considered reliable if the time taken for most trips (95% of trips) is no more than 20% greater than the average travel time.

Rationale

Travel time reliabilities provide an indicator of the efficiency of the movement of people in the transport system.

Data source

Transport and Main Roads (TMR) – Corporate National Performance Indicator (NPI) Reporting

Geography

SEQ region

Method

This NPI dataset is derived from the instrumented state-controlled road network across South East Queensland.

Unit

Percentage

Frequency

Annually