

# Housing Delivery Board / Housing Supply Expert Panel Joint Meeting Minutes and Actions

Date	<b>Friday 15 March 2024</b>	
Time	10.00am – 10.45am	
Location	Meeting Room 6.02, Level 6, 1 William Street Brisbane	
Attendees	<p><b>Minister</b> Hon. Meaghan Scanlon, Minister for Housing, Local Government and Planning and Minister for Public Works</p> <p><b>Housing Supply Expert Panel</b> Julie Saunders, Chair – Urban planning (JS) Amy Degenhart – Urban design and architecture (AD) Mary Doctor - Aboriginal and Torres Strait Islander housing (MD) Dr Michael Fotheringham – Housing research and policy development (MF) Dr Sharon Harwood – Urban planning (SH) Antonia Mercorella (AM) Phillip Ransom – Property economics (PR) Darren Mew – Property development, urban design and affordable housing (DM) Natalie Rayment – Urban planning (NR) Matthew Ryan – Property economics (MR)</p> <p><b>Housing Delivery Board</b> Mark Cridland, Director-General, Department of Housing, Local Government, Planning and Public Works (DHLGPPW) (Chair) Mike Kaiser, Director-General, Department of Premier and Cabinet (DPC) Deidre Mulkerin, Director-General, Department of Child Safety, Seniors and Disability Services Lyll Hinrechen, Executive Director Land Policy, Department of Resources (DoR) – proxy Steve Koch, A/Director-General, Department of Employment, Small Business and Training (DESBT) Dennis Molloy, Deputy Under Treasurer Economics and Fiscal, Queensland Treasury (QT) – proxy Debbie McNamara, General Manager, Economic Development Queensland (DSDI)</p> <p><b>Observers</b> Sarah Amos, Deputy Director-General, Social and Affordable Housing Growth (DHLGPPW) Tess Pickering, Deputy Director General, Planning (DHLGPPW)</p>	
Apologies	49 Sch 4	
Secretariat	49 Sch 4	- DHLGPPW

## Meeting minutes

Item	Topic
1	<p><b>Welcome and Introduction</b></p> <p>JS welcomed Minister Scanlon and the Housing Delivery Board members, and expressed her appreciation for the collective opportunity to meet and discuss housing challenges and priorities in Queensland.</p> <p>The members of the Housing Delivery Board and Housing Supply Expert Panel introduced themselves, at the Panel Chair's invitation.</p>
2	<p><b>Homes for Queenslanders</b></p> <p>Minister Scanlon advised that the focus was the delivery of <i>Homes for Queenslanders</i>, and proceeded with highlighting elements of the plan, the urgency of action and key projects happening this year, ie:</p> <ul style="list-style-type: none"> <li>• Pillar 1 <ul style="list-style-type: none"> <li>○ Establishing the infill fund</li> <li>○ Establishing the State Facilitated Development criteria and unit</li> <li>○ Fast tracking planning scheme amendments</li> <li>○ Consultation on Distinctly Queensland Design standards</li> <li>○ Inclusionary planning</li> <li>○ Ground lease pilot project sites</li> </ul> </li> <li>• Pillar 2 <ul style="list-style-type: none"> <li>○ Stage 2 Rental Reforms introduced in Parliament</li> <li>○ Portable bond scheme</li> <li>○ Rental sector code of conduct</li> <li>○ Renters Relief package.</li> </ul> </li> <li>• Pillar 3 <ul style="list-style-type: none"> <li>○ Doubled the first home owners grant</li> <li>○ Changing threshold for regional finance loans</li> <li>○ First Australian State planning to introduce Help to Buy legislation</li> </ul> </li> <li>• Pillar 4 <ul style="list-style-type: none"> <li>○ Significant amount of money to build new housing</li> <li>○ Shift how we work with Community Housing Providers</li> <li>○ Purchase of NRAS properties</li> <li>○ Increase supportive housing</li> </ul> </li> <li>• Pillar 5 <ul style="list-style-type: none"> <li>○ Ending homelessness as anyone experiencing homelessness should be given accommodation</li> <li>○ Increased funding for specialist homelessness providers</li> <li>○ Establishment of critical response teams in regions</li> <li>○ Additional Rent Connect staff to assist clients.</li> </ul> </li> </ul> <p>Minister Scanlon advised that the Premier asked for a new Housing Implementation Taskforce to be established, to replace the former Housing Roundtables and to assist in the delivery of the plan.</p> <p>Minister Scanlon shared that she has been considering the ongoing role of the HSEP and other councils/panels to support the Taskforce. The Minister's initial thinking is that the Taskforce will engage with panels of experts to work on specific issues, challenges, gaps and priorities.</p> <p>The Panel Chair commended the Minister on the <i>Homes for Queenslanders</i> plan, referring to it being 'the best in the nation' and noting that the 'no homelessness' element is an essential component of the plan.</p> <p>The Director-General advised that the membership and Terms of Reference of the Housing Delivery Board (HDB) have been updated to include the agencies responsible for delivering actions in the plan, and that the immediate priority for the HDB is to deliver on the 50+ initiatives in <i>Homes for Queenslanders</i>.</p> <p>Immediate priorities have been:</p>

Item	Topic
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- Doubling the number of Rent Connect Officers across all housing service centres
- Increasing the funding available for rent assistance products
- A 20 per cent uplift in funding for specialist homelessness services
- Increasing the number of critical response teams across a range of locations
- Progressing the Cairns Youth Foyer – first of eight new foyers to be built
- Opening the Cairns Rapid Accommodation Centre to build modern manufactured homes and establish a stockpile for disaster responses
- Federal government collaboration on the:
  - National Housing and Homelessness Agreement
  - Housing Australia Future Fund
  - New Home Bonus
  - National Planning Reform Blueprint

The Director-General noted that the construction of new properties will ramp up to be able to achieve the *Homes for Queenslanders* long term construction targets and that he looked forward to working with the Panel to deliver this.

JS thanked the Minister and Director-General for sharing this information and noted the significant gains made to date, as well as the continuing challenges to address. Panel members made a range of remarks regarding some of the Plan's (and related) initiatives, including:

- Planning reform:
  - The Panel recognised that the SEQ Plan represents a great step forward, however need to find ways to continue to break down planning barriers to provide more pathways to home ownership and rental opportunities.
  - Opportunity to consider minimum lot sizes forms (RO) or multi-unit solutions) to design in and deliver diversity and affordability. Incentivise smaller dwellings for affordable housing.
  - State Facilitated Development will be an important lever.
- Delivery:
  - Recognised the interim measures in place while new construction is in development.
  - However, there continues to be significant challenges to overcome including productivity levels in the construction sector, supply chain issues, availability of trades.
  - Important to consider non-traditional methods of construction to build faster and increase supply, such as manufactured and prefabricated homes to get homes on the ground quicker.
  - Focus to be on creating a sense of urgency and momentum regarding delivery – community wants action.
- Affordable housing market.
  - Distribution within the affordable housing market remains a challenge across Australia.
  - Current tendency to build products mainly at the top and bottom end of the market, which leaves a gap in between.
  - Look to deliver more in the middle, encouraging a variety of price points and Team Queensland to consider this in their HAFF bid.
  - With the increasing population in Queensland, affordable housing is even more important.
- Capacity building of the community housing sector
  - Ambition of the plan is audacious.
  - Given how competitive the HAFF process will be, need to mobilise the workforce quickly or economic productivity will be lost to other States.
  - Develop a roadmap for delivery of *Homes for Queenslanders*
  - Consideration should continue to be given to procurement reform and improving speed to market and procurement policies, ie their complexity, cost and timeframes.
  - Need to create an environment of certainty and confidence.
  - Consider learnings from the housing construction investment that occurred under Nation Building, as many of those projects were poorly built and are no longer fit for purpose.
  - Need to build CHPs capacity in the regions and in Aboriginal and Torres Strait Islander communities, to increase housing diversity and ownership.

Steve Koch advised that Jobs Queensland is undertaking workforce planning and external consultation with the sector to identify ways to rapidly deliver an increased workforce. Steve offered to provide further details of the consultation to the HSEP members.

Item	Topic
	<p>The Chair thanked the Minister and Housing Delivery Board for the opportunity to meet, and invited HSEP members to provide further feedback and observations – if any, which will be shared with the Minister.</p> <p><b>Action 1</b> – Steve Koch to provide HSEP further details of the consultation led by Jobs Queensland.</p> <p><b>Action 2</b> – HSEP members to provide feedback to the Chair on how HSEP could support the Housing Implementation Taskforce, which will be shared with Minister Scanlon (via the Secretariat).</p>

### Actions from the meeting

No	Action	Responsibility
1.	Share details of the consultation being led by Jobs Queensland.	Steve Koch, A/DG DESBT
2.	Provide feedback to the Chair on how HSEP could support the Housing Implementation Taskforce, which will be shared with Minister Scanlon (via the Secretariat).	HSEP members

RTI RELEASED

# Housing Supply Expert Panel

## Minutes and Actions - Meeting #5

Date	<b>Friday 15 March 2024</b>	
Time	9.30am – 1.30pm	
Location	Meeting Room 6.02, Level 6, 1 William Street Brisbane	
Attendees	<b>Housing Supply Expert Panel</b> Julie Saunders, Chair (JS) Amy Degenhart (AD) Mary Doctor (MD) Dr Michael Fotheringham (MF) Dr Sharon Harwood (SH) Antonia Mercorella (AM) Phillip Ransom (PR) Darren Mew (DM) Natalie Rayment (NR) Matthew Ryan (MR)	<b>Department of Housing, Local Government, Planning and Public Works</b> Sarah Amos, Deputy Director-General (SA) Tess Pickering, Deputy Director General, Planning (TP)  <b>Guest presenters</b> 49 Sch 4 General Manager Housing Development /Executive Director Regional and Spatial Planning Director Policy and Statutory Planning, DSDILGP Manager Policy and Statutory Planning, DSDILGP Director Regional and Spatial Planning
Apologies	49 Sch 4	
Secretariat	49 Sch 4 - DHLGPPW	

### Meeting minutes

Item	Topic
1	<b>Welcome and Introduction</b>  JS opened the meeting, welcomed members and noted apologies.
2	<b>Acknowledgement to Country</b>  MD delivered the Acknowledgement to Country.
3	<b>Preparation for meeting with Housing Delivery Board</b>  JS invited Panel members to suggest issues or feedback that could be raised or shared with the Housing Delivery Board. Suggestions included: <ul style="list-style-type: none"> <li>the development of a roadmap for social infrastructure, as well as procurement methodologies to engage bodies that will deliver it</li> <li>building capacity in the community housing provider sector</li> <li>challenges with delivery, including workforce planning, labour supply issues and current procurement practices, particularly in regional and remote communities</li> <li>gap in the midpoint of affordable housing, which is a stress point in the market and a national problem – will need products to be delivered in this space</li> <li>need to review/address the Building Code and standards for small residential lots, to create extra dwellings.</li> </ul>

Item	Topic
	<ul style="list-style-type: none"> <li>• While the SEQ Regional Plan 2023 has gone a long way to identifying the issue, will need to address the definition of low, medium and high density. Has the planning reform gone far enough with this?</li> <li>• The <i>Homes for Queenslanders</i> plan is welcome, but how will it be implemented. How will non-traditional housing methods be implemented and scaled up quickly. Needs to be more effort and focus on getting homes on the ground really fast.</li> <li>• Community feedback is that it feels a sense of urgency is lacking to deliver more housing. If quick progress is being made, how do we know about it?</li> </ul>
4	<p><b>Housing Delivery Board / Housing Supply Expert Panel joint meeting</b></p> <ul style="list-style-type: none"> <li>• Refer to separate Minutes for this joint meeting.</li> </ul> <p>Minister Scanlon and Housing Delivery Board members arrived at 10am and left the meeting at 10.45am. AM and NR left the meeting at 10.45am.</p>
5	<p><b>Welcome back to the Housing Supply Expert Panel meeting</b></p> <p>JS noted the Register of Associations and Affiliations had been circulated to members for updating prior to the meeting, and confirmed that updates had been provided by AM. The Register is available for reference on the HSEP Microsoft Teams site.</p>
6	<p><b>Confirmation of minutes and actions</b></p> <p>Minutes from the previous meeting were endorsed.</p> <p><b>Actions from previous meeting</b></p> <ul style="list-style-type: none"> <li>• <b>Action 2 – Regional subgroup members to refine advice regarding options for improving the supply and diversity of housing in the regions.</b> <ul style="list-style-type: none"> <li>- There is still a window to provide further advice as Local Housing Action Plans continue to be worked on. SH to lead Regions subgroup consolidation of advice with GG, or advise if no further advice will be provided.</li> </ul> </li> <li>• <b>Action 5b – Prescribed Body Corporates to be discussed at a future meeting.</b> <ul style="list-style-type: none"> <li>- MD confirmed that Aboriginal and Torres Strait Islander Housing Queensland is exploring this issue and will bring this topic to HSEP at an appropriate time for discussion.</li> </ul> </li> </ul> <p>The status of all other actions in the Action Report were endorsed.</p> <p><b>Correspondence</b></p> <p>Five items of correspondence were received by the Panel since its last formal meeting:</p> <ul style="list-style-type: none"> <li>• On 7 December 2023, the State Development and Regional Industries Committee invited the Panel to review the proof transcript of the proceedings from the <i>Housing Availability and Affordability (Planning and Other Legislation) Bill</i> private briefing held on 13 November 2023.</li> <li>• On 5 February 2024, the Dept Housing, Local Government, Planning and Public Works invited the Panel to provide feedback on the State Facilitated Development Criteria by 9 February 2024.</li> <li>• On 21 February 2024, the Premier of Queensland invited the HSEP Chair to attend the 2024 International Women's Day Reception, held at Parliament House on 6 March 2024.</li> <li>• On 4 March 2024, the Dept Housing, Local Government, Planning and Public Works invited the Panel to provide feedback on the State Facilitated Development process, for further discussion at upcoming Panel meeting.</li> <li>• On 8 March 2024, the Dept Housing, Local Government, Planning and Public Works wrote to the Panel regarding recent decisions resulting from consultation undertaken by the Housing Availability (Planning and Other Legislation Amendment) Industry Working Group on the HAPOLA Bill.</li> </ul> <p>Correspondence items are also saved on the HSEP Microsoft Teams site, for reference.</p>

**Item Topic**

**7-8 Briefings from the Department**

Sch 3(2)

RTI RELEASE

Item	Topic
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Sch 3(2)

RTI RELEASE

9	Advice
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Sch 3(2)

Item	Topic
	<p>Sch 3(2)</p> <p>Panel members agreed that the proposed criteria for SFD read well. However, the proposed definition of affordable housing to be used in the criteria needs further consideration.</p>
<p><b>10</b></p>	<p><b>Updates / Priorities from Sub-Groups</b></p> <p><b>Regions sub-group</b></p> <p>Sch 3(2)</p> <p><b>Land Supply/Planning sub-group</b></p> <ul style="list-style-type: none"> <li>The subgroup will convene with the Regions sub-group, under SH’s leadership, to refine the advice previously provided to Housing regarding ‘Options to improve the supply and diversity of housing outcomes in regional areas.</li> </ul> <p><b>Social and Affordable Housing Supply sub-group</b></p> <p>No updates were provided from this subgroup.</p>
<p><b>11</b></p>	<p><b>General Business</b></p> <p><b>Housing Implementation Taskforce</b></p> <p>JS referred to the ongoing role of HSEP, reflecting on the Minister’s comments earlier in the meeting.</p> <ul style="list-style-type: none"> <li>JS supported the concept of a Housing Implementation Taskforce.</li> </ul>

Item	Topic
	<ul style="list-style-type: none"> <li>SA confirmed the Premier asked for Housing Roundtables to be replaced with an Implementation Taskforce. The structure of the Taskforce is currently being considered.</li> <li>AD provided feedback that it was disappointing that the Queensland Institute of Architects was not represented at the previous Housing Roundtables, and that design expertise is integral to discussions on housing.</li> <li>SA suggested that sub-groups could be formed for periods of time, to work through particular issues requiring specific expertise, and PR agreed with a forming/deforming approach.</li> <li>JS reflected on the good relationship that exists between the Housing Delivery Board and HSEP.</li> <li>SH suggested that too many committees can be problematic and sought clarity on the role of HSEP with the establishment of the Housing Implementation Taskforce. JS' view was the mandate/remit of the Taskforce was broad, and HSEP has a tighter focus on housing and land supply monitoring.</li> </ul> <p><b>Action 2 – JS to provide SA with a succinct summary of the Panel feedback on the Housing Implementation Taskforce.</b></p> <p><b>Implementation of HSEP advice</b>                      JS sought feedback from the Department on how Government has considered and/or implemented specific advice provided by the Panel, referring to a previous KPMG review that identified this as an action for government.</p> <p>MF noted that the Panel has mostly provided broad feedback to Government on a range of issues or pieces of work, providing a diversity of views that were considered along broader consultation outcomes. JS advised that when formal advice is provided to the department, this should be considered as specific advice. From her review of the KPMG report, SA noted that it referred to the LSDM report as requiring specific advice from HSEP.</p> <p><b>Action 3 - KPMG recommendation regarding the consideration and/or implementation of HSEP advice by government to be provided to the Chair for final noting.</b></p>
12	<p><b>Next Steps and Wrap Up</b></p> <ul style="list-style-type: none"> <li>A working session on MULTI has been scheduled for 20 March 2024.</li> <li>The next formal meeting is scheduled for 30 May 2024.</li> </ul> <p><i>Meeting closed at 1.30pm</i></p>

### Actions from the meeting

No	Action	Responsibility
1.	Updates on Homes for Queenslanders key initiatives to be added as a standing Agenda item.	Secretariat
2.	JS to provide SA with a succinct summary of the Panel feedback on the Housing Implementation Taskforce.	Panel Chair
3.	KPMG recommendation regarding the consideration and/or implementation of HSEP advice by government to be provided to the Chair for final noting.	DHLGPPW / Secretariat

Pages 11 through 41 redacted for the following reasons:

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Contrary to the public interest

RTI RELEASE

# Housing Supply Expert Panel

## Minutes and Actions – Formal Meeting #6

Date	<b>Friday 21 June 2024</b>	
Time	9.30am – 1.30pm	
Location	Meeting Room 16.02, Level 16, 1 William Street Brisbane	
Attendees	<p><b>Housing Supply Expert Panel</b></p> <p>Julie Saunders, Chair (JS) Amy Degenhart (AD) Mary Doctor (MD) Dr Michael Fotheringham (MF) Dr Sharon Harwood (SH) Phillip Ransom (PR) Darren Mew (DM) Matthew Ryan (MR) Guy Gibson (GG) Tim Reardon (TR)</p>	<p><b>Department of Housing, Local Government, Planning and Public Works</b></p> <p>Sarah Amos, Deputy Director-General (SA) Chris Aston, Executive Director Planning and Development Services (CA)</p> <p><b>Guest presenters</b></p> <p>49 Sch 4 Head of Productivity, Office of Productivity and Red Tape Reduction Deputy Director-General, DHLGPPW Queensland Government Architect, DHLGPPW General Manager, EDQ Senior Planner, EDQ Director Special Projects, EDQ Associate Director-General QBuild, DHLGPPW A/Executive Director Regional and Spatial Planning, DHLGPPW Director Growth Monitoring Program, DHLGPPW Director Regional and Spatial Planning, DHLGPPW</p>
Apologies	49 Sch 4	
Secretariat	49 Sch 4 - DHLGPPW	

### Meeting minutes

Item	Topic
1	<p><b>Acknowledgement to Country</b></p> <p>MD delivered the Acknowledgement to Country.</p>
2	<p><b>Welcome and Introduction</b></p> <p>JS opened the meeting, welcomed members and noted apologies.</p> <p>49 Sch 4</p>

Item	Topic
3	<p data-bbox="172 226 639 253"><b>Confirmation of minutes and actions</b></p> <p data-bbox="172 259 778 286">Minutes from the previous meeting were endorsed.</p> <p data-bbox="172 331 568 358"><b>Actions from previous meeting</b></p> <ul data-bbox="172 369 1444 734" style="list-style-type: none"> <li data-bbox="172 369 1444 548">• Actions related to responding to the Minister's early ideas about how the Housing Implementation Taskforce may operate, as well as feedback the Panel was to provide on how HSEP could support and interact with the Housing Implementation Taskforce, were discussed. The Panel agreed that these actions could now be closed. HSEP members represented on the Taskforce took the opportunity to brief the Panel on the items discussed at the first Taskforce meeting held on 18 June 2024, which also feature on today's HSEP meeting Agenda.</li> <li data-bbox="172 555 1444 734">• Panel members expressed concerns regarding a recent Queensland Government media release that included a quote attributed to a HSEP member, however consultation had not been sought from HSEP prior to publication. DM believed that it was not appropriate for comments attributed to HSEP to be published without prior consultation with Panel members. JS would seek clarification on protocols in relation to the attribution of Panel members comments in media releases, acknowledging that they needed to be reviewed.</li> </ul> <p data-bbox="172 768 387 795"><b>Correspondence</b></p> <p data-bbox="172 801 1414 828">There has been no correspondence received for the Panel since its previous meeting on 15 March 2024.</p>
4	<p data-bbox="172 869 639 896"><b>Intergovernmental matters - Updates</b></p> <p data-bbox="172 929 847 956">DMcA provided an update on intergovernmental matters:</p> <ul data-bbox="172 990 1412 2033" style="list-style-type: none"> <li data-bbox="172 990 1412 1169">• All States and Territories have signed the <b>National Agreement on Social Housing and Homelessness</b> (NASHH). The previous level of federal funding has been maintained for Queensland, although the Minister strongly advocated for an increase. By agreeing to sign the NASHH by the end of May, each State and Territory is to be given a per capita share of the \$1 billion Housing Support Program for enabling infrastructure to support new housing, as well as new social housing.</li> <li data-bbox="172 1176 1412 1422">• Queensland's share of the <b>Housing Support Program</b> is \$199.2 million, with 25% of this funding to be used for social housing, and the remainder to be used for enabling infrastructure. Within 2 years, all funding is to be committed and 60% of the projects are to have been delivered. The remaining projects are to be delivered within 3 years. Feedback was provided to the Australian Government that this is a tight timeline. SA clarified that a range of infrastructure projects can be enabled, but they need to achieve social housing outcomes. They can include both trunk and non-trunk infrastructure, eg, pipes, wires, etc. to enable a development to proceed. Projects will be led by the State Government and can be delivered in partnership with stakeholders.</li> <li data-bbox="172 1429 1412 1574">• <b>National Housing Infrastructure Facility</b> (\$1 billion Federal funding) has been refocused on crisis and transitional accommodation for youth and for women and children fleeing domestic and family violence. This has also been rebalanced to include loans of \$300 million and grants of \$700 million. States and Territories will need to apply for this funding, however there are currently no details of dates for funding rounds.</li> <li data-bbox="172 1581 1412 1760">• There was an earlier \$200 million commitment under the <b>Housing Australia Future Fund</b> for remote housing repairs and maintenance. The recent federal Budget had a line item of \$100 million for this purpose. The Queensland Government is currently in negotiations with the Australian Government for a share of this funding, as are South Australia, Western Australia and the Northern Territory. JS queried if CHPs would be eligible for this funding, or if it was only applicable to State assets. This will need to be confirmed.</li> <li data-bbox="172 1767 1412 1968">• Queensland is the first State to pass legislation that gives the Federal Government the constitutional basis needed to progress the Commonwealth <b>Help to Buy</b> Bill 2023, and establish the Help to Buy scheme and allow it to operate in Queensland. If the Commonwealth Bill is passed, Queensland will be ready to access the scheme and receive its share of 2000 equity stakes and potentially any additional places not taken by other States and Territories. Feedback has been provided to the Australian Government on the program guidelines including eligibility criteria, income thresholds and property price caps.</li> <li data-bbox="172 1975 1412 2033">• The Queensland Government continues to advocate for additional funding for remote housing. The NASHH refers to the Closing the Gap target, but no specific funding has been provided to achieve</li> </ul>

Item	Topic
	<p>the target. SH suggested that HSEP could prepare a statement on overcrowding in remote communities to support the Minister in these negotiations. Panel members supported this proposal and agreed it would be provided as advice from HSEP.</p> <ul style="list-style-type: none"> <li>States and Territories are waiting for the next version of the draft <b>National Housing and Homelessness Plan</b> to be shared with them and will likely be asked to sign-off on this version. JS noted the view from many stakeholders that the lack of engagement and consultation on this plan has been disappointing.</li> </ul> <p><b>Action 1</b> – Panel to be advised of the National Housing Infrastructure Facility funding rounds when announced.</p> <p><b>Action 2</b> – Clarification to be sought on whether CHPs are eligible to apply for Housing Australia Future Fund funding for remote housing repairs and maintenance.</p> <p><b>Action 3</b> – Advice to be prepared by the Panel, to support the Minister’s continued negotiations for funding for remote housing in Queensland.</p>
5	<p><b>Housing Matters</b></p> <p><b>Queensland’s Housing Market Conditions</b></p> <p>KH provided an update on the housing market conditions in Queensland.</p> <ul style="list-style-type: none"> <li>The fundamental drivers of housing demand have been: <ul style="list-style-type: none"> <li>the unexpected strong population growth in Queensland over the past three years, larger than any other State or Territory.</li> <li>Covid which has been a key factor in increasing interstate migration to Queensland and in recent times, the unprecedented net overseas migration which has also driven population growth in Queensland, with net arrivals outpacing departures. Forecasts underestimated the amount of population growth that has occurred in Queensland.</li> <li>the decrease of the average household size, a downward trend expected to continue as population is ageing and the number of single households rises. The average household size is an estimate based on Census data.</li> <li>a reduction in available rental properties, due to a number of factors such as flood affected houses taken off the rental market for repairs, the rise of second homes possibly due to Covid, etc. Rental vacancy rates are sitting well below historical norms. The reduction in rental supply has been most significant in regional areas of Queensland. MR suggested that the high cost of insurance and rental returns in regional areas had an influence on the reduction in the number of rental properties in locations such as Mackay, Townsville and Cairns.</li> </ul> </li> <li>There is significant activity in residential housing supply in Queensland. There is \$13 billion residential construction work in the pipeline, which represents approximately 41,000 dwellings yet to be completed (but are approved).</li> <li>There is evidence of an increase in dwelling completions in the last quarter, however there is a decline in the early stages of the pipeline (i.e approvals and commencements).</li> <li>Materials costs have increased sharply, but there are signs of cost stabilisation.</li> <li>There has been an increase of trade employment in Queensland, but also still an excess demand for trade labour.</li> <li>There is continued upward pressure on dwelling prices, particularly in Queensland, where the current mean house price has surpassed the previous peak in 2022.</li> <li>In summary, the key is to continue to increase housing supply to improve housing affordability.</li> </ul> <p><b>Social Housing Capital Delivery</b></p> <p>SA provided an update on social housing capital delivery.</p> <ul style="list-style-type: none"> <li>Since 2015, \$6 billion has been invested to support the commencement of 13,500 social and affordable homes by mid-2027. This includes 6,500 homes already delivered or in construction.</li> <li><i>Homes for Queenslanders</i> announced that 53,500 new social homes would be delivered by 2046, with an average of 2,000 social homes to be delivered each year from 2028. This target will also include: <ul style="list-style-type: none"> <li>8 new youth foyers</li> <li>10 domestic and family violence shelters</li> <li>740 additional specialist homelessness services places over 37 sites</li> </ul> </li> </ul>

Item	Topic
	<ul style="list-style-type: none"> <li>○ 1,200 homes in remote or discrete communities</li> <li>○ additional funding to support NRAS purchases.</li> <li>● In 2022-23, 858 social homes were delivered. The department is on track to exceed this number in 2023-24, with more than 1,000 social homes delivered since July 2023.</li> <li>● There are more than 900 homes in construction now, 1,600 homes currently contracted and an additional 1,400 homes in the pipeline.</li> <li>● The department is pulling every lever and using a diversity of delivery models to deliver on targets.</li> <li>● 600 Modern Methods of Construction (MMC) dwellings are to be tendered to the Department's MMC supplier panel by the end of 2024 to accelerate delivery across the State, aiming to enable industry capability as well. Examples of MMC solutions include the Tara Accommodation Recovery Park developed as a rapid response to the bushfire event together with the Western Downs Regional Council, and the Gympie Recovery and Accommodation Park with a mixed quality design to deliver for disability and affordability.</li> <li>● QBuild's Rapid Accommodation and Apprenticeship Centres at Eagle Farm and Cairns will support the delivery of 56 homes each financial year from 1 July 2024.</li> <li>● A total of 37 Local Housing Plans have been adopted as at 31 May 2024 and 23 are in draft form yet to be finalised.</li> </ul> <p>The Panel commented on the great work underway with MMCs and were interested to hear if QBuild is exploring further modular homes options.</p> <ul style="list-style-type: none"> <li>● Paul Hyde confirmed that QBuild is researching designs, models, energy efficiency, sustainability components, as well as elements of specific interest to rural and remote communities.</li> </ul>

**6 Planning Matters**

Sch 3(2)

RTI RELEASE



Item	Topic
	<ul style="list-style-type: none"> <li>• A discussion ensued on potential actions that might be considered as a result of the LSDM Report to shift the dial, including an economic strategy for SEQ, demand study, assessment of available land and zoning capacity, development of a supply stock, inland rail alignment, the need for clearer measures for achieving targets, using more levers and incentives, release more land, etc.</li> <li>• The Panel commended the outstanding level of sophistication in the dashboard, noted it provides really useful insights and congratulated the department on their efforts.</li> </ul>
8	<p><b>Advice – Proposed Affordable Housing Criteria to be included in the Regulation for the Economic Development Queensland and Other Legislation Amendment Bill 2024</b></p> <p>GMc provided an update on the proposed amendment to the Economic Development Regulation 2023 to include criteria for affordable housing.</p> <ul style="list-style-type: none"> <li>• Consultation is being undertaken on the proposed criteria ahead of the Regulation amendment being prepared and closes on 5 July 2024.</li> <li>• The affordable housing spectrum covers: <ul style="list-style-type: none"> <li>○ Non-market affordable housing – controlled form of housing that has associated subsidy, eg, housing that is sold or rented at less than its market value or market rent.</li> <li>○ Market affordable housing – housing that at its market value or market rent is affordable by design to particular household types.</li> </ul> </li> <li>• PDA Guideline 16 focused on EDQ’s existing affordable housing policy will be updated to reflect the broader set of criteria through the Regulation and how the policy will be implemented through plan making.</li> <li>• Consultation with stakeholders will occur at various stages in the development of the affordable housing policy framework,</li> <li>• Criteria for non-market affordable housing under consideration include: <ul style="list-style-type: none"> <li>○ Housing provided by a registered provider under the <i>Housing Act 2003</i> to a household in the low to moderate income range with some level of control and discount applied.</li> <li>○ At a price that is no greater than 74.9% of the market rent.</li> <li>○ Housing is funded by either a public sector entity or local/state/federal government.</li> </ul> </li> <li>• Criteria for market affordable housing under consideration include: <ul style="list-style-type: none"> <li>○ Housing has a market value that is affordable to purchase by households in the low to moderate income range.</li> <li>○ Market value is no more than 20 times greater than the affordable rent for households in the low to moderate income range.</li> <li>○ Market rent is no greater than the affordable rent for households in the low to moderate income range.</li> <li>○ Market value that is affordable to purchase by households in the income range for first home buyers or key worker households.</li> <li>○ Market rent is affordable to rent by households in the income range for key worker households.</li> </ul> </li> <li>• Establishing a methodology is under consideration, to see if affordable by design is affordable (ie not more than 30% of gross income) and if housing is affordable to purchase or to rent. <ul style="list-style-type: none"> <li>○ A housing needs analysis could be undertaken for a specific PDA area to define the capacity of household types to pay for housing. This would allow for flexibility to respond to housing needs.</li> </ul> </li> <li>• Panel members commented and sought clarifications as follows: <ul style="list-style-type: none"> <li>○ MF proposed that key workers are defined locally, as they are place-based and improve the function of the area. GMc responded that first home buyers and key worker households can be different groups in different PDA areas, and these are therefore not intended to be specifically defined.</li> <li>○ SH sought clarification on targets for social and affordable homes, and VA confirmed that EDQ have a target of approving an additional 15,000 houses in the next five years. EDQ is working with DHLGPPW to consider the delivery of social and affordable housing within this target, given the additional cost involved.</li> </ul> </li> <li>• JS queried how infrastructure charges relate to housing affordability. VA agreed to come back to the Panel on this.</li> <li>• GMc also outlined implementation of Guideline 16, which will require a needs analysis, market analysis and an impact analysis.</li> <li>• JS advised she would update the Panel offline on the outcomes of recent consultation on the definition of Affordable Housing developed as part of the State Facilitated Development criteria.</li> </ul>

Item	Topic
	<p><b>Action 4</b> – Link to the EDQ webinar recently held with stakeholders regarding consultation on the proposed criteria to be shared with Panel members.</p> <p><b>Action 5</b> – Panel to provide feedback to EDQ on the proposed definition of Affordable Housing.</p>
9	<p><b>Updates / Priorities from Sub-Groups</b></p> <ul style="list-style-type: none"> <li><b>Social and Affordable Housing Supply sub-group</b> No updates were provided from this subgroup.</li> <li><b>Land Supply/Planning sub-group</b> No updates were provided from this subgroup.</li> <li><b>Regions sub-group</b> The reframing of the advice provided by the Panel to DHLGPPW in 2023 regarding 'initiatives to increase the supply and diversity of housing in the regions' will be reviewed by AD for finalisation.</li> </ul>
10	<p><b>General Business</b></p> <ul style="list-style-type: none"> <li>The Panel requested a briefing on Inclusionary Planning Pilot be considered as an agenda item for the next formal meeting.</li> </ul>
11	<p><b>Next Steps and Wrap Up</b></p> <ul style="list-style-type: none"> <li>The Panel agreed that next meeting would be scheduled on Friday 13 September 2024.</li> </ul> <p><i>Meeting closed at 2.15pm</i></p>

## Actions from the meeting

No	Action	Responsibility
1.	Panel to be advised of the National Housing Infrastructure Facility funding rounds when announced.	Danielle McAllister
2.	Clarification to be sought on whether CHPs are eligible to apply for Housing Australia Future Fund funding for remote housing repairs and maintenance.	Danielle McAllister
3.	Advice to be prepared by the Panel, to support the Minister's continued negotiations for funding for remote housing in Queensland.	Sharon Harwood
4.	Link to the EDQ webinar recently held with stakeholders regarding consultation on the proposed criteria to be shared with Panel members.	EDQ / Secretariat
5.	Panel to provide feedback to EDQ on the proposed definition of Affordable Housing.	Julie Saunders

# Housing Supply Expert Panel

## Report on Actions from 15 March 2024 meeting – as at 17/06/2024

No	Action	Lead	
<b>Actions from Joint Meeting HSEP and HDB</b>			
1.	Share details of the consultation being led by Jobs Queensland.	Steve Koch, A/DG DESBT	<b>Completed</b> – webinar details shared on 17/03/2024.
2.	Provide feedback to the Chair on how HSEP could support the Housing Implementation Taskforce, which will be shared with Minister Scanlon (via the Secretariat).	HSEP Members	<b>In progress</b>
<b>Actions from HSEP Meeting</b>			
1.	Updates on Homes for Queenslanders key initiatives to be added as a standing Agenda item.	Secretariat	<b>Completed</b> – key initiatives added to future meeting agendas.
2.	JS to provide SA with a succinct summary of the Panel feedback on the Housing Implementation Taskforce.	Panel Chair	<b>In progress</b>
3.	KPMG recommendation regarding the consideration and/or implementation of HSEP advice by government to be provided to the Chair for final noting.	Secretariat	<b>Completed</b> – KPMG review provided to Panel Chair on 17/06/2024.

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# Housing Supply Expert Panel

## Report on Actions from 21 June 2024 meeting – as at 03/09/2024

No	Action	Lead	
1.	Panel to be advised of the National Housing Infrastructure Facility funding rounds when announced.	Danielle McAllister	<b>Completed</b> – Update planned to be provided at 13 September meeting.
2.	Clarification to be sought on whether CHPs are eligible to apply for Housing Australia Future Fund funding for remote housing repairs and maintenance.	Danielle McAllister	<b>Completed</b> – Negotiations are continuing with the Federal government regarding CHPs eligibility.
3.	Advice to be prepared by the Panel, to support the Minister's continued negotiations for funding for remote housing in Queensland.	Sharon Harwood	<b>Completed</b> – Provided to the Director-General on 19 August 2024.
4.	Link to the EDQ webinar recently held with stakeholders regarding consultation on the proposed criteria to be shared with Panel members.	EDQ/Secretariat	<b>Completed</b> – Provided to HSEP on 25 June 2024.
5.	Panel to provide feedback to EDQ on the proposed definition of Affordable Housing.	Julie Saunders	<b>Completed</b> – Provided to EDQ on 19 July 2024.

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# Housing Supply Expert Panel

## Minutes and Actions – Formal Meeting #7

Date	<b>Friday 13 September 2024</b>	
Time	9.30am – 1.00pm	
Location	Meeting Room 6.02, Level 6, 1 William Street Brisbane	
Attendees	<b>Housing Supply Expert Panel</b> Julie Saunders, Chair (JS) Amy Degenhart (AD) Mary Doctor (MD) Dr Sharon Harwood (SH) Phillip Ransom (PR) Darren Mew (DM) Guy Gibson (GG) Tim Reardon (TR) Natalie Rayment (NR)	<b>Department of Housing, Local Government, Planning and Public Works</b> Mark Cridland, Director-General (MC) Sarah Amos, Deputy Director-General (SA) Tess Pickering, Deputy Director-General (TP)  <b>Guest presenters</b> 49 Sch 4 Deputy Director-General, DHLGPPW Director Remote Indigenous Capital Delivery General Manager Housing Development Project Director Housing Development A/Executive Director Regional and Spatial Planning Director Regional and Spatial Planning, DHLGPPW Executive Director Development Assessment Assistant Director-General Building Policy Executive Director Policy and Statutory Planning A/Director Policy and Statutory Planning (MH)  <b>Observer</b> 49 Sch 4 Advisor Office of Minister Scanlon
Apologies	49 Sch 4	
Secretariat	49 Sch 4 - DHLGPPW	

### Meeting minutes

Item	Topic
1	<b>Acknowledgement to Country</b>  MD delivered the Acknowledgement to Country.  MD shared with the Housing Supply Expert Panel (HSEP) members details of the Aboriginal and Torres Strait Islander Housing Queensland conference to be held in Brisbane on 8 and 9 October 2024.

Item	Topic
2	<p data-bbox="172 282 959 315"><b>Welcome and Introduction</b></p> <p data-bbox="172 344 1209 378">JS opened the meeting, welcomed members and noted apologies.</p> <p data-bbox="172 407 1426 651">JS welcomed the Director-General to the meeting and invited him to address the Panel.</p> <p data-bbox="172 680 1394 741">MC advised the department was preparing to enter Caretaker mode and brief an incoming government. Briefings are expected to include the work of expert panels and how they provide advice to government. MC acknowledged the influence of HSEP, particularly the work undertaken in early 2023 regarding opportunities for the community housing sector to deliver housing targets with State and Federal governments. At the time, approximately 30% of the social housing program was delivered by Community Housing providers (CHPs). At 30 June 2024, of the 1,379 social housing homes commenced in the financial year, 52% of these homes were delivered by CHPs. MC recognised the importance of all parties working together to achieve the social housing targets.</p> <p data-bbox="172 770 1394 871">To respond to DM's question on how expert groups like HSEP can be used to achieve more delivery of homes, MC reflected on:</p> <ul data-bbox="172 878 1378 978" style="list-style-type: none"> <li>• the need for more affordable housing to be built for families.</li> <li>• a review of social housing income limits which is expected to be completed soon. It will inform the development of a policy decision on the matter.</li> <li>• the need to continue to contract and deliver different products, methods and housing solutions.</li> </ul> <p data-bbox="172 1008 1410 1068">GG suggested that HSEP members advocate within their own networks regarding the need for long term government funding, to support the delivery of increased social housing supply in Queensland.</p> <p data-bbox="172 1097 539 1131"><i>MC left the meeting at 9.55am.</i></p> <p data-bbox="172 1160 655 1193"><b>Affiliations and Associations Register</b></p> <p data-bbox="172 1200 1402 1261">The Panel noted the additions to the Affiliations and Associations Register since the last formal meeting held on 21 June 2024.</p>
3	<p data-bbox="172 1234 639 1267"><b>Confirmation of minutes and actions</b></p> <p data-bbox="172 1274 890 1308">The Minutes from the 21 June 2024 meeting were endorsed.</p> <p data-bbox="172 1337 571 1370"><b>Actions from previous meeting</b></p> <p data-bbox="172 1377 1305 1411">All actions from the previous meeting have been completed and there are no outstanding items.</p> <p data-bbox="172 1440 384 1473"><b>Correspondence</b></p> <p data-bbox="172 1480 1362 1514">Two items of correspondence were received by the Panel since its last formal meeting in June 2024:</p> <ul data-bbox="172 1520 1442 1733" style="list-style-type: none"> <li>• On 26 June 2024, the Minister for State Development and Infrastructure, Minister for Industrial Relations and Minister for Racing wrote to the HSEP Chair to outline cost of living relief measures implemented by the Queensland Government, including details of initiatives of potential interest to the Panel.</li> <li>• On 19 July 2024, Ms Tess Pickering, Deputy Director-General Planning, DHLGPPW wrote to the HSEP Chair to acknowledge and close out the feedback received from a workshop held on 25 June 2024 in relation to the proposed criteria for 'affordable housing' definition in the Planning Regulation 2017. A full copy of the new definition reflecting HSEP feedback was provided.</li> </ul>
4	<p data-bbox="172 1794 639 1827"><b>Intergovernmental matters - Updates</b></p> <p data-bbox="172 1834 831 1868">DMc provided an update on intergovernmental matters:</p> <ul data-bbox="172 1874 1442 2051" style="list-style-type: none"> <li>• The <b>Ministerial Housing and Homelessness Committee</b> met on 27 August 2024, chaired by Minister O'Neill who has recently been appointed the federal Housing Minister. There were open conversations on barriers and options to kickstart the delivery of 1.2 million new homes and where the Australian Government can work with the States and Territories to achieve the targets. Another Committee meeting is planned to be held before the end of the year, potentially in November. No update was provided on the Housing Australia Future Fund (HAFF) during the meeting.</li> </ul>

Item	Topic
	<ul style="list-style-type: none"> <li>• There is not a great deal of progress regarding the <b>National Housing and Homelessness Plan</b>, with no further draft released since May this year. The Plan is not expected to be released before the end of the year, given that a number of States and Territories are in election cycles.</li> <li>• While jurisdictions are still working through the design of <b>the HAFF Remote Maintenance Agreement</b>, Queensland's share of the funding is expected to be \$50M. Queensland has strongly advocated for the discrete communities to be included in the Agreement, however, the Australian Government has not agreed to this request. The department is considering the merits of a State programs to ensure that Yarrabah and Cherbourg are included. <i>Our Place</i> includes a Queensland Indigenous Community Housing and Maintenance Upgrades grant program which will be available to Indigenous CHPs.</li> <li>• The <b>Housing Support Program</b> has a total funding of \$1.5 billion, with three streams to support the delivery of the 1.2 million new homes Accord target. Stream 1 projects have been announced by the Australian Government, with two EDQ State programs totaling \$290,000 supported. The remaining \$6.7M allocation was awarded to local governments for planning and capability initiatives. Timeframes for delivery of the projects are very short. Stream 2 of the Housing Support Program is a \$440M package for community enabling infrastructure. Some local councils have submitted proposals directly to the Australian Government, with 26 projects submitted by Queensland, all focused on First Nations communities. The successful funding recipients are expected to be announced before the end of the year.</li> <li>• DM suggested that a register for Queensland would be useful to track the various Australian Government funding opportunities available to State and local governments, and CHPs.</li> <li>• The <b>National Housing Infrastructure Facility</b> has funding of \$1B, comprised of \$700M in grants, and \$300M in loans. Funding is per capita with Queensland's share being \$200M available for 12 months only, with unused funding to be returned to a bidding pool. The funding is specifically for domestic violence and youth programs.</li> </ul>
5	<p><b>Housing Matters</b></p> <p><b>Social Housing Supply in First Nations Communities</b></p> <p>DMc and RH provided an update on social housing supply in First Nations communities.</p> <ul style="list-style-type: none"> <li>• <i>Homes for Queenslanders</i> includes an investment to support the construction of 1,200 social homes in First Nations local government areas.</li> <li>• <i>Our Place Roadmap to 2031</i> is an eight-year strategic framework to accelerate and close the housing gap in Queensland.</li> <li>• <i>Our Place Action Plan 2024-2027</i> has invested \$61.3M to deliver whole-of-sector responses for the First Nations housing and homelessness system.</li> <li>• ABS census data 2021 indicates that 81.2% of Aboriginal and Torres Strait Islander people in Queensland live in appropriately sized dwellings. SH suggested that this statistic may not be an accurate representation of living conditions in discrete communities, where 70% of houses in Yarrabah for example are overcrowded. DMc acknowledged that Census data does not capture the full Aboriginal and Torres Strait Islander population.</li> <li>• There is a strong commitment by the department to work together with Councils collaboratively on Local Housing Plans (LHPs) and Strategic Capital Plans.</li> <li>• Through LHPs and under the principle of self-determination, Councils decide on how they want to see social housing delivered in their community and priorities to address their community's needs.</li> <li>• There has been no ongoing Australian Government pipeline commitment and funding for remote indigenous housing since the expiry of the National Partnership Agreement on Remote Indigenous Housing in 2018. DMc thanked the Panel for its formal advice on, and support for, remote indigenous housing.</li> <li>• There are a range of State and Australian Government funding allocations to increase the delivery of social homes, extensions and land lots in remote and discrete First Nations communities.</li> <li>• The department's focus is to continue its delivery program, including ramping up the use of modern methods of construction (although the sector is still nascent and faces challenges with delivering as quickly as needed) and encouraging an Indigenous design of modern methods of construction. The Panel expressed its support for this approach.</li> <li>• RH shared data and examples of social homes, extensions and land lots that have been designed and built by Councils following extensive consultation with the local communities since 2021, including in Laura, Hammond Island and Lockhart River. All homes have been designed to Platinum standard. In the process, Councils have rebuilt their capacity and skilled workforce.</li> </ul>

Item	Topic
	<p><b>Action 1</b> – The presentation on Social Housing Supply in First Nations Communities to be provided to Panel members.</p> <p><b>Homes for Queenslanders – Pillar 4: Southport Supported Accommodation and Ivory Street Developments</b></p> <p>SA, SB and CS provided an update on the Southport Supported Accommodation and Ivory Street developments.</p> <ul style="list-style-type: none"> <li>SA provided an overview of the social housing portfolio for Queensland, delivery targets and achievements in the 2023-24 financial year. Importantly, 1,379 social and affordable homes were delivered in the 2023-24 financial year, with homes delivered across all 16 regions.</li> <li>The department continues to consider all options to bring forward supply, recognising the importance of achieving the target of 53,500 social and affordable homes to be delivered by 2046.</li> <li>The <b>Southport Supported Accommodation</b> development is a large scale project of more than 200 apartment dwellings, with a mixed tenure of social and affordable housing and supportive wrap-around services.</li> <li>It will be State owned, with operations to be provided by: CHP (to manage the tenancies and the asset), and a Specialist Homelessness Service (SHS) to provide support services for the tenants.</li> <li>The outcome sought is to help house people in need, whether in affordable or social housing to suit their circumstances. Part of the strategy is also to optimise the portfolio, by offering more fit-for-purpose housing for single tenants and freeing up larger homes that are under-occupied. Construction is expected to begin in 2025, subject to the appointment of a builder, with tenants to occupy the apartments in 2027.</li> <li>The <b>Ivory Street Supportive Housing Project</b> was announced as an initiative under <i>Homes for Queenslanders</i>.</li> <li>The site can potentially support up to 25 storeys and 270 apartments, with a mix of housing being explored, including social and affordable housing, crisis accommodation and homelessness day programs.</li> <li>This is a large and complex project, with a significant potential and many factors to consider regarding the best use of the site, density of tenancies, operating model, capital investment, development constraints of a heritage site and the design of the development.</li> <li>Consultation was undertaken with the sector, with a set of principles developed as an outcome.</li> <li>A business case for this development is being prepared.</li> <li>The Panel expressed its view that this work is leading the way across the nation.</li> </ul>
6	<p><b>Planning Matters</b></p> <p>Sch 3(2)</p>

Item	Topic
	<p data-bbox="165 226 248 248">Sch 3(2)</p> <p data-bbox="172 819 1422 909">Panel members advocated for the LSDM to be the model for growth monitoring for the whole of Queensland. Growth monitoring of land supply for all Queensland regions is regarded by Panel members as a critical role for a future HSEP.</p>
7	<p data-bbox="172 943 852 972"><b>Advice – Distinctly Queensland Secondary Dwellings</b></p> <p data-bbox="172 972 1445 1093">The department is seeking the Housing Supply Expert Panel's views on the draft State Code for Secondary Dwellings developed by the department, which aims to provide certainty of good design to support the delivery of more homes faster. AB, CA and MH delivered a presentation to provide background on the draft State Code and the update to the Queensland Housing Code:</p> <ul data-bbox="172 1099 1445 2020" style="list-style-type: none"> <li data-bbox="172 1099 1445 1160">• It is proposed to update the Queensland Housing Code to support greater consistency across the State in design and siting provisions, create efficiencies, reduce red tape and deliver housing faster.</li> <li data-bbox="172 1160 1445 1220">• The proposed changes only impact lots of less than 450m<sup>2</sup>, and suggest changes to front and rear setbacks, site cover, outdoor living and car parking.</li> <li data-bbox="172 1220 1445 1281">• The first stage of the Distinctly Queensland Design Series is focused on clarifying, streamlining and simplifying the development of secondary dwellings across the State.</li> <li data-bbox="172 1281 1445 1377">• Part of the intent for the department's work on a Code for Secondary Dwellings is to provide greater certainty about siting and design requirements for secondary dwellings state-wide, incentivising uptake and increasing housing choice.</li> <li data-bbox="172 1377 1445 1496">• Secondary dwellings are a recognised and viable housing option that contribute to housing supply and diversity, and to supporting housing choice. By setting consistent statewide provisions and only regulating what needs to be regulated, the department hopes to make it simpler to build this form of housing.</li> <li data-bbox="172 1496 1445 1899">• Provisions in the draft Code include: <ul data-bbox="268 1534 1445 1899" style="list-style-type: none"> <li data-bbox="268 1534 1445 1563">○ Gross floor area of 80m<sup>2</sup> on a lot less than 1,000m<sup>2</sup> and 100m<sup>2</sup> on a lot 1,000m<sup>2</sup> or greater</li> <li data-bbox="268 1563 1445 1592">○ Maximum height of 8.5m and 4.5m where in the first 5m from a road frontage</li> <li data-bbox="268 1592 1445 1621">○ Front, side and rear setbacks</li> <li data-bbox="268 1621 1445 1650">○ Minimum outdoor living area provisions with a percent of unroofed area</li> <li data-bbox="268 1650 1445 1680">○ A minimum of two design measures</li> <li data-bbox="268 1680 1445 1709">○ Connection to services</li> <li data-bbox="268 1709 1445 1769">○ Attached or at least 2m from the primary dwelling; and in a Rural zone, a maximum 20m from the primary dwelling</li> <li data-bbox="268 1769 1445 1798">○ Visual privacy consideration</li> <li data-bbox="268 1798 1445 1859">○ Same street address as the primary dwelling and a pedestrian connection is provided from the street frontage</li> <li data-bbox="268 1859 1445 1899">○ No additional carparking if two already on the lot, otherwise, one additional carpark.</li> </ul> </li> <li data-bbox="172 1899 1445 2020">• A discussion ensued on car parking considerations, and the need to find a balance between reasonable imposts and community acceptance, allowing cutting-edge built form, and demonstrating good outcomes in the process. The Panel supported improved density in place done well, i.e. gentle density.</li> </ul>

Item	Topic
	<ul style="list-style-type: none"> <li>• The Panel advised of their in-principle support for regulatory amendments in the building and planning frameworks that support delivery, consistency and affordability of housing supply.</li> <li>• it was also agreed that external stakeholder consultation is essential to stress-test the proposed changes.</li> <li>• The Panel recommended that stakeholder consultation would benefit from including representatives of the local planning committees of the Housing Industry Association, as well as local governments.</li> </ul> <p><b>Action 2</b> – Materials regarding the draft State Code for Secondary Dwelling to be shared with the Panel.</p> <p><b>Action 3</b> – The Panel to provide formal advice to the department regarding the draft State Code for Secondary Dwellings and whether it is consistent with the Distinctly Queensland Design Series.</p>
8	<p><b>HSEP Term – Reflections and Opportunities</b> Due to time constraints, Panel members agreed to meet out-of-session to discuss this topic.</p> <p><b>Action 4</b> – Out-of-session meeting to be scheduled via Teams in the first week of October for the Panel to reflect on the HSEP Term and opportunities.</p>
11	<p><b>Next Steps and Wrap Up</b></p> <ul style="list-style-type: none"> <li>• The Panel agreed that it may not hold another formal meeting this year unless required for a particular purpose, and JS thanked the members for their contributions during this term.</li> </ul> <p><i>Meeting closed at 1.00pm</i></p>

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## Actions from the meeting

No	Action	Responsibility
1.	The presentation on Social Housing Supply in First Nations Communities to be provided to Panel members.	Secretariat
2.	Materials regarding the draft State Code for Secondary Dwelling to be shared with the Panel.	Secretariat
3.	Panel members to provide formal advice to the department regarding the draft State Code for Secondary Dwellings and whether it is consistent with the Distinctly Queensland Design Series.	HSEP members
4.	Out-of-session meeting to be scheduled via Teams in the first week of October for the Panel to reflect on the HSEP Term and opportunities.	Secretariat

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# Housing Supply Expert Panel

## Minutes and Actions – Out-of-session Meeting

Date	<b>Tuesday 1 October 2024</b>	
Time	1.00pm – 2.00pm	
Location	Microsoft Teams	
Attendees	<b>Housing Supply Expert Panel</b> Julie Saunders, Chair (JS), Amy Degenhart (AD), Phillip Ransom (PR), Darren Mew (DM), Tim Reardon (TR), Natalie Rayment (NR), Antonia Mercorella (AM), Dr Michael Fotheringham (MF)	
Apologies	49 Sch 4	
Secretariat	49 Sch 4	- DHLGPPW

### Meeting minutes

Item	Topic
1	<p><b>Welcome, Introduction and Acknowledgement of Country</b></p> <p>JS welcomed members to the meeting and delivered an acknowledgement of country.</p> <p>JS confirmed the purpose of the meeting was to discuss the last Agenda item previously scheduled for the 13 September 2024 formal meeting, which, due to time constraints, was unable to be discussed.</p>
2	<p><b>HSEP Term – Reflections and Opportunities</b></p> <p>Panel members were invited by the Chair to reflect on their term as a Panel and give their thoughts on opportunities for government to use expert advice in the future. The Panel considered the following questions:</p> <p><i>What do you consider are the Panel's most significant contributions over the past two years?</i></p> <ul style="list-style-type: none"> <li>• Immediate feedback, different perspectives and useful insights from industry were provided to government on a range of policy proposals/decisions.</li> <li>• The diversity and cross-jurisdictional experience of the Panel members contributed to robust discussions.</li> <li>• Panel members have appreciated the briefings provided by government on a number of housing and planning matters, including federal government funding initiatives.</li> </ul> <p><i>Would you suggest any changes to the Panel's composition, role or function to increase its effectiveness?</i></p> <p><i>Panel function</i></p> <ul style="list-style-type: none"> <li>• The previous SEQHSEP and HSEP operated for almost five years. The current Panel has been working together for under two years and is just now developing a deeper rapport and collaboration. Members recognised that it took time for an effective working relationship to be developed. Therefore, the Panel recommended that consideration be given to appointing members for terms longer than two years.</li> <li>• The Panel suggested that quarterly, lengthy meetings were challenging, and that consideration could be given to more frequent and shorter meetings as a more effective approach.</li> <li>• The sub-group model worked well, with smaller groups meeting for deep dives into particular topics and issues.</li> </ul>

Item	Topic
	<ul style="list-style-type: none"> <li>• The Panel found the expansion of its role to a rural and regional focus challenging.</li> <li>• The format of advice provided by the Panel could be reconsidered to allow for diverse views and opinions to be put forward given the range of experiences on the Panel, rather than seeking cohesive agreements. However, the calibration to a uniform position by the Panel also has advantages.</li> <li>• Panel members recommended strong engagement between the Minister and the Panel, as this makes meetings a richer environment for robust discussions.</li> <li>• The Panel thanked JS for her role as Panel Chair, for the depth and knowledge she brought to this role, and for her leadership of the work led by HSEP.</li> <li>• The Panel recognised that the Machinery-of-Government changes have been challenging for the term of this Panel. It was felt that at times that insufficient resources were available to support the work of the Panel, and that it took a while to stabilise resources and support from both Planning and Housing.</li> </ul> <p><i>Access to information and provision of input</i></p> <ul style="list-style-type: none"> <li>• Panel members felt that they were not able to access information and influence policy to the extent they felt they could have.</li> <li>• Panel members expressed their disappointment that information was not shared with, or advice sought from, the Panel ahead of announcements. For example: <ul style="list-style-type: none"> <li>◦ <i>Homes for Queenslanders</i> was not shared with the Panel for consultation ahead of its launch.</li> <li>◦ the 2024 Land Supply Development Monitoring (LSDM) report was not able to be provided for the Panel's review and input.</li> </ul> </li> <li>• The department did not seem to understand how the Panel could be used effectively, or 'plug in' the Panel at the best times to seek their advice and achieve some synergy.</li> <li>• The Panel has drifted away from its core role regarding LSDM monitoring and reporting, as identified in the Terms of Reference.</li> <li>• The information brought to the Panel seemed more controlled in the last twelve months, with the current election cycle seemingly impacting on the department's ability to provide information to the Panel.</li> <li>• Panel members recognised that their deliberations may have been too slow for the pace required by the department, and that shorter, more frequent meetings would assist with responding quicker.</li> <li>• A loop back to the Panel to advise on how their advice had been taken on board or dismissed by government would be useful.</li> </ul> <p><i>The Panel's composition</i></p> <ul style="list-style-type: none"> <li>• There is potential for conflicts of interest to occur at times for members of the Panel who represent peak organisations. In future, it may be more appropriate to have representation from past representatives of peak organisations.</li> <li>• It was recognised that it is difficult for peak organisations representatives to balance their role on the Panel with providing independent and objective views that may be at odds with government policy, and publicly advocate on behalf of the organisations they serve.</li> <li>• It is recommended the Panel include approximately twelve members. It can be difficult to achieve quorums at meetings with a smaller Panel, and a Panel larger than 12 members can present challenges.</li> </ul> <p><i>What other opportunities could government explore, with expert advice, to further increase land and housing supply, diversity and affordability?</i></p> <ul style="list-style-type: none"> <li>• There is an opportunity to increase housing supply by exploring development options for infill housing on detached dwelling lots between 300m<sup>2</sup> and 1000m<sup>2</sup>. Shifts in household sizes are resulting in under-occupation of housing. 70 percent of people prefer detached dwellings. Possible policy options could be explored to increase density and develop smaller homes (gentle density with duplexes, triplexes and townhouses) on small lots.</li> <li>• There are opportunities to work on tax settings, annual land tax and stamp duty, and to reduce the complexity and layering of regulations.</li> <li>• It would be of interest to the Panel to explore financial products with the aim of increasing productivity and efficiency, and reducing stress in the housing market, including Help to Buy, Build to Rent and procurement methodologies.</li> <li>• While Queensland has one of the best performing planning systems in Australia, it was suggested that not enough has been done to "cut through" and make a positive impact on housing supply.</li> <li>• Queensland is more regionalised, has access to less labour and has a pricing disadvantage compared to the other States. Aspirational leadership should be encouraged – for Queensland to do its own thing.</li> </ul>

Item	Topic
3	<b>Summary of Discussion and Next Steps</b> <ul style="list-style-type: none"><li>• The future of HSEP will need to be reviewed by the incoming government towards the end of the year.</li><li>• Panel members unanimously voiced their strong support for the continuation of HSEP.</li> <li>• The date claimer for the next formal meeting on 20 November 2024 will be held, pending confirmation of any further actions for the Panel this year.</li></ul>

*Meeting closed at 2.00pm*

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