



18 January 2016

Research Director
Infrastructure, Planning and Natural Resources Committee
ipnrc@parliament.qld.gov.au

Dear Sir/Madam

Subject: Planning Bills

Thank you for the invitation to make a submission on the Planning Bills.

Master Builders strongly supports planning reform that provides greater certainty and consistency of outcomes. The lack of certainty adds delay which in turn adds to the cost of development, impacting significantly on affordability.

The key issue for the building and construction sector is to ensure that building work is not unduly caught up in local government planning schemes. Building work subject to 'building assessment provisions' should not be subject to further requirements in planning schemes. Section 31(3) of the Building Act 1975 states that building assessment provisions "cannot be changed under a local law, local planning instrument or local government resolution." There are many examples of planning schemes attempting to do just that.

Second, triggers for a full town planning application to Council must be limited. We welcome the approach where planning schemes clearly map and define appropriate development, opening the way for more development to be self-assessed against the relevant codes and requirements. In particular, we expect that overlays are not used to trigger a development application. Rather they would call up an existing Planning Code or building regulation for additional consideration by the certifier.

We feel that each of the Bills provides a framework that allows for these concerns to be addressed but it will be in the subsequent regulation, policy and planning schemes that it can be ensured. It will be in the implementation of the new planning framework that the genuine, lasting results of planning reform can be achieved.

We look forward to continuing to work with the government towards that end.

Yours sincerely

A handwritten signature in black ink that reads 'Paul Bidwell'.

Paul Bidwell
Deputy Executive Director