

2 September 2019

Planning Policy
Department of Infrastructure, Local Government and Planning
Brisbane QLD 4000

Dear Sir / Madam

Queensland Model Code for Neighbourhood Design

I write in reference to the draft Queensland Model Code for Neighbourhood Design (the Code) and to stress the importance of a single, statewide, mandated Code in realising the full potential of new developments.

The Code is an important opportunity to facilitate best practice and to realise efficiencies in the planning and building processes. It will be an important tool in ensuring that new developments deliver housing lots that provide good solar orientation and in turn help homeowners meet stringent energy efficiency requirements at an affordable cost.

In finalising the Code, we ask that you be mindful of the potential impact that provisions within the Code can have on housing affordability and the already high cost of land. In particular, we would like you to reconsider the requirements for footpaths on both sides of a road and rear loaded allotments and the potential they have for a reduction in yields.

A single, mandatory Code is the best outcome for communities. Allowing local variations only serves to add complexity and cost to the house building process. It will reduce the benefits that a unified Code can deliver. Master Builders can see no justification for local variations.

We look forward to continuing to work with you towards Australia's best planning system.

Yours sincerely

Paul Bidwell
Deputy CEO