

30 May 2025

Mr Matt Adams
Chief of Staff
Minister for Housing, Public Works and Minister for Youth
matt.adams@ministerial.qld.gov.au

Dear Matt,

RE: Joint request to review and streamline planning and building framework relationships

Thank you for your conversations with the Local Government Association of Queensland (LGAQ), Master Builders Queensland (MBQ) and the Planning Institute of Australia (PIA) in recent months.

As you are aware, our three peak bodies are aligned in our call for an independent review into the relationship between the planning and building frameworks. It is something we have discussed with you, and is now something we'd like to put in writing – along with a joint request to meet to discuss this request.

Queensland is facing a sustained housing crisis, and meeting demand for new homes requires a clear, streamlined and efficient relationship between the planning and building frameworks.

Queensland councils have already zoned broad hectare land for 586,779 homes, according to the QGSO¹, as well as hundreds of thousands of apartments and townhouses, according to the Department of State Development, Infrastructure and Planning². Meanwhile, productivity in the housing construction sector has decreased by 53 per cent since 1995³ and the total number of new dwellings completed in 2024 dropped by 8.9 per cent.⁴

It is clear that barriers exist to delivering new housing at a pace and scale which meet the needs of Queensland's growing communities. The LGAQ, MBQ and PIA have identified that a key barrier to delivering quality housing in the timely manner is a lack of clarity, efficiency and accountability at the interface of Queensland's planning and building frameworks. This is contributing to project delays, inefficiencies, reduced housing supply responsiveness, and reduced certainty and confidence in the development/building approvals process.

Our collective view is that the relationship between Queensland's *Planning Act 2016* and *Building Act 1975* is insufficiently integrated, resulting in inefficiency, regulatory overlap, confusion, and in some cases, direct conflict.

As such, we feel that this is impeding timely development outcomes across residential, commercial, and public infrastructure sectors, and reduces public confidence in the development/building approvals process generally. Accordingly, the LGAQ, MBQ and PIA are jointly calling for an independent review of the interface between the *Planning Act 2016* and *Building Act 1975*, with the objective of providing greater clarity, efficiency and accountability in the system.

We propose that a review should:

- Be led by a qualified and independent planning and legal expert, with stakeholder credibility
- Deliver clear legislative and procedural recommendations to harmonise the two frameworks
- Include targeted consultation with local governments, planners, industry, certifiers, and other relevant stakeholders
- Be completed within a defined timeframe (e.g. 3 months)
- Not fetter the timely release of the Queensland Housing Code.

Matt, we would welcome the opportunity to discuss this further and can provide further detailed examples of issues, to inform the scope of the review.

If you have any questions, please contact Sarah Vogler, Head of Advocacy at the LGAQ (E: removed for web publishing), Michael Hopkins, Executive Manager at MBQ (E: removed for web publishing) or Nicole Bennetts, State Manager at PIA Queensland (E: removed for web publishing).

Yours sincerely,

Alison Smith
CHIEF EXECUTIVE OFFICER
LGAQ

Paul Bidwell
CHIEF EXECUTIVE OFFICER
Master Builders Queensland

Nicole Bennetts
STATE MANAGER
PIA Qld & NT

¹ [QGSO, 2024](#)

² [2021 LSDM Report](#)

³ [Productivity Commission, 2025](#)

⁴ [ABS Building Activity, Australia, 2025](#)