



Every Queensland
community deserves
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14 November 2024

Office of the Director General
Department of State Development, Infrastructure and Planning
1 William Street
BRISBANE QLD 4001

Via email: john.sosso@dsdilgp.qld.gov.au

Dear Mr Sosso,

RE: Joint letter regarding draft Secondary Dwelling State Code

We write on behalf of the Local Government Association of Queensland (LGAQ), Master Builders Queensland (MBQ), Planning Institute of Australia (PIA) and QShelter, regarding the draft Secondary Dwelling State Code (the draft State Code), which closed for public consultation on 12 November 2024.

In preparing this letter, we also liaised with the Housing Supply Expert Panel (HSEP), which is supportive of this joint letter and advised they would provide similar advice *directly* (per their Terms of Reference).

As you are aware, several of our organisations have made detailed *individual submissions* regarding the draft State Code. This high-level *joint letter* sits alongside those submissions, to illustrate our willingness to collaborate, and work with the new State Government on solutions to the housing crisis.

We appreciate that the draft State Code forms the first part of the 'Distinctly Queensland Design Series' (the Series), which was developed under the previous State Government.

Collectively, we understand the intent of the Series - to improve alignment between the planning and building frameworks, to improve certainty, improve efficiency in housing delivery, and to improve design outcomes for 'gentle density' housing.

However, we are concerned by several aspects of the proposed framework and as well as aspects within the draft State Code, that require further work in proactive consultation with key stakeholders.

As peak bodies we have a keen interest in the future of the Series, in whatever form it takes, under the new State Government. We see this as an opportunity to bring together councils, planning experts, and the private sector to form a strong planning partnership.

Key aspects we are seeking to work through with the Department include the definition of a 'secondary dwelling', the head of power for the draft State Code, and the code provisions themselves.

We would welcome the opportunity to work alongside the Department, to address identified issues and proactively inform the future of the Series. It is this engagement, we believe, that will help achieve practical and robust outcomes.



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The signatories to this letter meet regularly to discuss matters regarding housing diversity, and on occasion, have received presentations from Departmental officers on priority projects and policies.

We would welcome the opportunity to meet with you, or a representative of the Department, to discuss the future of the Series and your forward program.

At present, we intend to use an upcoming meeting in February 2025 as a forum to discuss the Series, however, we can arrange an earlier discussion depending on Departmental timeframes.

Please do not hesitate to contact Matthew Leman – Lead, Planning and Development Policy via email at matthew_leman@lgaq.asn.au or phone on 1300 542 700, if you have any questions or to schedule a time to discuss further.

Yours sincerely,

Alison Smith

CHIEF EXECUTIVE OFFICER LGAQ

Paul Bidwell

CHIEF EXECUTIVE OFFICER MBQ

Nicole Bennetts

QLD/NT STATE MANAGER PIA

Fiona Caniglia

CHIEF EXECUTIVE OFFICER QSHELTER
