

28 August 2025

Angela Moody  
Productivity Commissioner and Chair  
Queensland Productivity Commission

lodged online at <http://www.qpc.qld.gov.au>

Dear Commissioner,

Bundaberg Regional Council Submission – QPC Interim Report on Construction Industry Productivity

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Bundaberg Regional Council welcomes the Queensland Productivity Commission's (QPC's) inquiry into improving productivity in the construction industry and appreciates the opportunity to provide feedback on the Interim Report.

While the Interim Report identifies four key reform areas, Council's submission focuses on the interim recommendations and reform directions aimed at improving land use regulation and approval processes.

Like many other Queensland Councils, Bundaberg Regional Council is continuing to invest significant time and resources in responding to the local housing crisis. Council remains committed to working in partnership with other levels of government, the local development industry, housing providers and the broader community to effectively address housing supply and affordability challenges.

As highlighted in the Local Government Association of Queensland's (LGAQ) feedback on the Terms of Reference for the QPC's inquiry, Council welcomes consideration of the actions identified in the LGAQ's [Housing Roadmap](#). Council broadly supports preliminary recommendations and measures contained in the Interim Report that aim to –

- harmonise the relationship between the *Planning Act 2016* and the *Building Act 1975*;
- permanently fix Queensland trunk infrastructure funding framework; and
- reduce red tape that currently constrains local councils' ability to respond to local issues, such as further support for housing, in a timely manner due to the current prescribed processes for local government infrastructure planning and planning scheme amendments.

Notwithstanding the above, Council holds concerns with several recommendations in the interim report that will potentially erode the ability for Council to plan for and manage growth and development in the Bundaberg Region. These measures could impact Council's efforts to facilitate new housing that meets community needs and expectations while preserving the region's character and liveability.

In particular, Council does not support broad-brush measures that would –

- introduce or expand the scope of alternative assessment pathways for development beyond existing mechanisms (e.g., state-facilitated development, ministerial infrastructure designations and priority development areas);

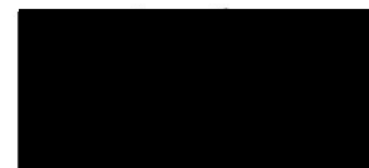
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- allow building certifiers or other third parties to act as assessment managers for a wider range of development than currently provided for under the Planning Regulation or other legislation; and
  - ease zoning restrictions in a manner that overrides or circumvents Council's authority to make or amend local planning instruments aligned with community needs and expectations.

Rather than addressing concerns with the complexity of differing housing requirements across local government areas by limiting local variations, Council supports the Interim Report's recommendation that the State Government explore digital planning and permitting technologies that would support and assist the development industry. Council further recommends that the State actively support local governments in implementing and maintaining these tools. Such technologies should not only streamline application and assessment processes but also assist the construction industry by providing consistent, accessible information on local planning controls.

Finally, Council supports the preliminary recommendation for the Queensland Government to commission an independent review of the infrastructure charging regime. This review should aim to resolve issues with the current trunk infrastructure funding framework and address the broader financial sustainability challenges faced by local government due to the current inconsistent, uncertain and inadequate funding arrangements for local government. The review should also be extended to include State government and other service provider infrastructure that the construction industry is typically required to provide as part of development, such as State-controlled road and electricity supply infrastructure. The conditioning and provision of such infrastructure is often inequitable and can significantly affect development feasibility.

Should you have any questions regarding this submission, please contact Council's Manager Land Use Planning & Policy on phone [REDACTED] or via email at [REDACTED]

Yours sincerely



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