

Impact Analysis Statement

Summary IAS

Details

Lead department	Department of State Development, Infrastructure and Planning (DSDIP)
Name of the proposal	<p>Urgent legislative amendments to:</p> <ul style="list-style-type: none">- amend the <i>Planning Act 2016</i> (PA) and <i>South East Water (Distribution and Retail Restructuring) Act 2009</i> (SEQ Water Act) to clarify the existing policy intent of when an infrastructure charge may be levied on development which involves an aspect that is 'accepted development' (i.e. no development approval required) where extra demand is placed on infrastructure networks;- amend the PA to remove regulatory burden for the development of community infrastructure in Development Control Plans (DCPs);- amend the PA to reduce the minimum statutory consultation timeframe on draft regional plans to reflect modern engagement methods and early engagement with Local Government and key stakeholders during the drafting of regional plans.
Submission type (Summary IAS / Consultation IAS / Decision IAS)	Summary IAS
Title of related legislative or regulatory instrument	<i>Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill 2025</i>
Date of issue	23 June 2025

For proposals noted in table below

Complete and delete rows where applicable. No further analysis is required.

Proposal type	Details
Exceptional circumstances exemption	<p>Urgent legislative amendments are proposed for the following matters:</p> <ul style="list-style-type: none">• Clarify that Local Government and Distributor-Retailers may levy an infrastructure charge for building works associated with an infrastructure designation and any development associated with accepted development that generates extra demand on trunk infrastructure. It is also intended to validate infrastructure charges previously levied and/or paid for development approvals where the associated material change of use was accepted development.• Allow development under an infrastructure designation to proceed without the need to comply with the plans under a Development Control Plan (DCP) and validate development already carried out under a designation that did not/does not comply with the plans under a DCP.

- Amend requirements for statutory consultation on regional plans from 60 business days to 30 business days for a new regional plan and from 30 business days to 20 business days for an amended regional plan.

Infrastructure charging

There is a need to urgently solidify existing policy intent and reduce the risk of financial liabilities to Local Government arising from applicants taking advantage of a recent court judgement seeking to render infrastructure charges invalid.

The amendments clarify the policy intent in which the Local Government may continue the current practice of levying and recovering infrastructure charges for development that generates extra demand on trunk infrastructure.

The amendments will clarify the circumstances around the levying of infrastructure charges (particularly for staged development where some aspects of development may not require an approval) and validate infrastructure charges previously levied or paid in accordance with the policy intent.

The court judgement also has consequential implications for Distributor-Retailers and the current practice of levying and recovering infrastructure charges for development that generates extra demand on trunk infrastructure. Clarifying and validating amendments will also apply to infrastructure charging for Distributor-Retailers to reduce the risk of financial liabilities arising from applicants taking advantage of the court judgement.

Engagement has occurred with Distributor-Retailer representatives who support the amendments.

A RIA is not required as the amendments seek to solidify existing policy intent and practice.

Infrastructure designations and DCPs

There is an urgent need to reduce red tape and delays for delivering community infrastructure such as schools, hospitals and social and affordable housing in Mango Hill, Springfield and Kawana Waters due to historical DCPs regulating development in these areas.

As a Ministerial or Local Government Infrastructure Designation (which authorises such community infrastructure) does not override the need to comply with DCPs, those DCP plans also need to be amended for that development to be lawfully carried out.

This adds unnecessary delays to delivering community infrastructure under a designation, in circumstances where the giving of a designation is already subject to public consultation, assessment against state and local instruments (including DCPs), and engagement with Local Government.

A RIA is not required as the amendments seek to solidify existing policy intent and practice.

Changes to statutory consultation periods for regional plans

The majority of regional plans across the state are significantly out of date with the current planning framework and do not address contemporary planning issues, creating a disconnect between the State Planning Policy 2017 (SPP) and Local Government planning schemes.

The Queensland Government is committed to delivering regional plans across Queensland to provide a long-term plan to protect the lifestyle of communities and appropriately cater for growth.

	<p>The Planning Act currently requires statutory consultation on a regional plan: 60 business days for a new regional plan and 30 business days for an amended regional plan, and it is proposed to change these timeframes 30 and 20 business days respectively to reflect contemporary engagement methods.</p> <p>Regional plans are now long established, and the use of online tools and expansion of social media have created a much larger reach for the Government in circulating information to communities.</p> <p>Earlier engagement is a feature of this program of work, with the Department advising earlier of the scope and engagement approach – including leveraging existing governance groups that are established and operational in the region and working with councils and stakeholders during the drafting process, rather than reliance on a statutory consultation period following publication of a draft regional plan.</p>
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Signed

 <p>John Sosso</p> <p>Director General Department of State Development, Infrastructure and Planning</p> <p>Date: 20/06/2025</p>	 <p>Jarrod Bleijie</p> <p>Deputy Premier Minister for State Development, Infrastructure and Planning and Minister for Industrial Relations</p> <p>Date: 21/06/2025</p>
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