

20 May 2025

State Development, Infrastructure and Works Committee
Parliament House
George Street
BRISBANE QLD 4000
By email: sdiwc@parliament.qld.gov.au

Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill

Thank you for the opportunity to provide feedback on the Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill 2025 (the Bill).

The Property Council is the leading advocate for Australia's property industry. Here in Queensland, we are proud to have more than 400 member companies who invest in, design, build and manage places that matter to Australians. They have a long-term interest in the future of our places and spaces, and are committed to creating great cities, strong economies and sustainable communities.

The Property industry has the largest economic footprint in Queensland, producing \$44.0 billion towards the Growth State Product, employing 290,300 Queenslanders, and generating \$34.3 billion in employee incomes. Realising these benefits for Queenslanders requires a thriving property sector supported by a dynamic planning system with the flexibility to deliver the homes, businesses and infrastructure Queensland needs.

Proposed changes to support the Brisbane 2032 Olympic and Paralympic Games

As Queensland prepares to host the Brisbane 2032 Olympic and Paralympic Games, the importance of the Queensland planning system supporting the delivery of the venues and infrastructure for this global event cannot be overstated. Equally it must be acknowledged that the infrastructure delivered for the Brisbane 2032 Games will continue to deliver a lasting legacy for future generations of Queenslanders and we congratulate Government on taking the bold and necessary steps that are included in the Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill 2025 (the Bill) to support the delivery of these state-wide legacies.

In particular we welcome the inclusion of the following in the Bill:

- a streamlined planning pathway, including that any development for Authority Venues, Other Venues, games-related transport infrastructure or Villages listed in the Bill, are lawful and not subject to compliance or approval under the Planning Act 2016 or other relevant Acts listed;

- the inclusion of Authority Venues and Other Venues in the Schedule, which provides important clarity as to which venues will be delivered for the 2032 Games and hence fall under the requirements of the Bill;
- specific reference to housing as the post-Games legacy use for athletes' villages, which will support Queensland's ongoing response to the housing crisis.

The Property Council has long championed streamlined and efficient planning, and the proposed changes within the Bill are welcomed by industry, however their necessity highlights continued challenges presented by the Queensland planning system. Traversing the at times cumbersome planning systems can add significant delays to projects, and there have been increasing incidents where specific areas of legislation have been used by those opposing a project to slow down or restrict its delivery.

We encourage the State Government to review current Queensland planning processes and other areas of legislation relating to the delivery of built form, to ensure they are not being utilised to protract or restrict project delivery. The Property Council and its members, continue to prove that well designed development can both respect and enhance a locations heritage, environmental and other values and we remain steadfast in our commitment to delivering outcomes that protect areas of significance while unlocking key projects to support the growth of our state. Addressing and seeking to remove these barriers would provide industry with the certainty and confidence required whilst reducing the need for future amendments.

There are well documented market challenges that are creating significant barriers to delivery. While planning delays are a key factor, broader macro pressures continue to threaten the timely delivery of the venues, transport, housing, industrial precincts and businesses essential for the 2032 Games and supporting the needs of Queensland's growing population. As we seek to address these challenges, every lever must be pulled and ensuring policy settings support private sector investment is critical, and we encourage Government to complement the changes outlined within this Bill with a series of initiatives to attract investment.

Currently Queensland's restrictive tax regime deters critical patient capital by penalising Queensland-based developers - who employ Queenslanders, and pump millions of dollars into our local and national economy - for using foreign capital to fund projects. A move to exempt Australian-based developers and owners who contribute to the economy through the delivery and development of property for Queenslanders would not only support the intent of this Bill but will give Queensland the reputation as the most competitive jurisdiction in Australia for investment.

Requirements for social impact and community benefit agreements

While it is acknowledged the intent of the Bill is to require Social Impact Assessments (SIAs) and Community Benefit Agreements (CBAs) for large scale solar and wind farm projects, the Bill allows for these uses to be prescribed in regulation. To ensure there is no confusion, our members advise it is important that there is clarification which uses these are required for.

Our members seek clarity with respect to SIAs and CBAs in relating to Battery Energy Storage Systems (BESS), whilst we acknowledge the need for changes to the approval process for large-scale solar and wind farms to address local government concerns, we believe it is important to maintain a clear distinction between BESS development and solar farms.

BESS typically have a smaller physical and visual footprint, are often co-located with existing infrastructure and generally yield fewer direct social and land use impacts. As such we believe Queensland's planning framework should continue to take a proportionate and a risk-based approach, which is essential to avoid placing unnecessary regulatory burden on lower-impact renewable energy infrastructure such as BESS.

Thank you for the opportunity to provide feedback. If you require any further information or have any questions, please do not hesitate to contact me on JCaire@propertycouncil.com.au or 0449 181 366.

Yours sincerely,

A handwritten signature in cursive script that reads "Jess Caire".

Jessica Caire
Queensland Executive Director