

Environmental Protection (Efficiency and Streamlining) and Other Legislation Amendment Bill 2025

Submission No: 017
Submission By: Urban Development Institute Australia Queensland
Publication: Making the submission and your name public



17 December 2025

Committee Secretariat
Health, Environment and Innovation Committee
Parliament House
George Street
BRISBANE QLD 4000

BY POST/EMAIL – HEIC@parliament.qld.gov.au

Dear Committee Secretariat,

RE: Environmental Protection (Efficiency and Streamlining) and Other Legislation Amendment Bill 2025

The Urban Development Institute of Australia Queensland (the Institute) appreciates the Health, Environment and Innovation Committee's (the Committee) invitation to comment on the Environmental Protection (Efficiency and Streamlining) and Other Legislation Amendment 2025 (the Bill).

The Institute supports the Bill that aims to improve the environmental protection regulatory framework with administrative efficiencies and streamlining. The Bill is supported to deliver practical process reductions, for industry, local governments, and the community, while reinforcing clear and consistent environmental protections.

Context

There is a critical need to deliver homes on the ground to address the housing crisis being experienced across Queensland and to ensure these dwellings can be supplied at a rate and price that Queenslanders are able to afford. There has never been a more important time to ensure government and industry work together so that regulatory frameworks do not constrain in any unreasonable way the creation of homes and jobs to meet the needs of a growing population.

The property development industry is affected by Environmentally relevant activity provisions in areas such as delivery of sewage pumping stations, meeting environmental noise and air quality objectives in construction, and care with environmentally hazardous materials. More significantly the industry is impacted by Matters of State Environmental Significance (MSES), regulated vegetation, and matters under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004*, the *Planning Act 2016*, or in relation to a World Heritage Area. An inefficient or overly restrictive environmental regulatory system impacts the property and construction industry, governments, and the whole community in a number of ways. In the past, regional ecosystems, declared fish habitat area, koala habitat, wetland, and matters of State environmental significance maps were changed without consultation with the industry or consideration of the effect of the changes on

land supply for homes and jobs. For example, waterways mapping changes led to significant and unexpected delays for the industry without consultation and appropriate due diligence to ensure the mapping was reliable and credible. Such changes erode confidence for investing in Queensland housing projects and results in additional costs to homebuyers through delays and reduced land available for housing.

Comment

Protection of Queensland's environment is important, but changes need to improve certainty for housing delivery. In regard to the Bill, the Institute recommends consultation with the property development industry and assessment of the impact to housing and jobs, as a result of the proposed changes. Also, opportunities to improve housing and urban delivery changes should also be considered.

We note the list of significant environmental values is not intended to introduce further regulatory requirements or burden but clarify and consolidate environmental values for protection in this state. The significant environmental values are listed on page 11 of the working draft regulation (1 December) and are quite extensive.¹ The Institute recommends that there be a review of changes, post-implementation to ensure that there are no unintended consequences on housing supply.

Consultation with the Institute is also recommended on:

- Specific Significant Environmental Values as they may be later changed
- Environmentally Relevant Activity codes as they are created for code-managed ERA
- Environmental Protection Policies
- Development of the State of the Environment Report
- The development of mapping associated with any of these matters.

The Institute also recommends further clarification of the operation of offsets in the context of the changes so that offsets can be delivered more easily, including for MNES.

The Institute appreciates the opportunity to provide comment on the draft bill. We recommend further consideration of opportunities to support new housing delivery and avoid worsening of the housing supply crisis in Queensland.

If you have any queries, please contact Manager of Policy Martin Zaltron [REDACTED] or on [REDACTED].

Yours sincerely,

Urban Development Institute of Australia Queensland



Kirsty Chessher-Brown
Chief Executive Officer

¹ [https://documents.parliament.qld.gov.au/com/HEIC-AF26/EPESOLAB20-0E11/DETSI%20Written%20Briefing%20-%20EP\(E&S\)OLA%20Bill%202025.pdf](https://documents.parliament.qld.gov.au/com/HEIC-AF26/EPESOLAB20-0E11/DETSI%20Written%20Briefing%20-%20EP(E&S)OLA%20Bill%202025.pdf)