



Fact sheet: Planning and development certificates

Local governments give three types of planning and development certificates: limited, standard and full. This fact sheet explains the differences in the requirements for these certificates under the *Planning Act 2016*, compared with the *Sustainable Planning Act 2009* (SPA).

For the new system, the Planning Act establishes the requirements for planning and development certificates given by local governments, and the Planning Regulation 2017 prescribes the information that must be included in the certificates. The Regulation generally reflects the same requirements for these certificates as were set out under SPA, with the following differences:

Limited certificate

- Information about temporary local planning instruments (TLPs) and variation approvals applying specifically to the premises must be included, as these instruments affect the way the planning scheme applies to the premises.
- A description of the provisions of any state planning regulatory provision (SPRP) is no longer required. This is because SPRPs are discontinued under the Planning Act and relevant provisions have been transitioned to the Regulation.
- The certificate must include the name of any state planning instrument applying to the premises. This includes any regional plan or state planning policy applying to the premises.
- Information recorded for the premises in the infrastructure charges register must be included. Under SPA this information was included in a standard certificate. An infrastructure charges register is required to be kept by each local government for each charge levied and includes, for example:
 - the amount of infrastructure charge levied
 - the amount that has been paid and the amount of any charge that is unpaid, and
 - details of any infrastructure agreement applying to the charge.

Standard certificate

- Details about approvals given to extend the currency period of development approvals must be included, as these affect information included for development approvals.
- A copy of any exemption certificate given for development on the premises must be provided – exemption certificates are a new document under the Act.
- Details relating to those master plans that continue to have effect under section 315 of the Act must be included.

Full certificate

- No changes to requirements.

For more information contact us at bestplanning@dilgp.qld.gov.au.

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