

Chapter 5 Designation of land for community infrastructure

Part 1 Preliminary

200 Who may designate land

A Minister or a local government may, under this chapter, designate land for community infrastructure prescribed under a regulation for this section.

Note—

In this chapter, *Minister* includes any Minister. See definition *Minister* in schedule 3 (Dictionary).

201 Matters to be considered when designating land

Land may be designated for community infrastructure only if the Minister or local government is satisfied the community infrastructure will—

- (a) facilitate the implementation of legislation and policies about environmental protection or ecological sustainability; or
- (b) facilitate the efficient allocation of resources; or
- (c) satisfy statutory requirements or budgetary commitments of the State or local government for the supply of community infrastructure; or
- (d) satisfy the community's expectations for the efficient and timely supply of the infrastructure.

202 What designations may include

A designation may include—

- (a) requirements about works or the use of the land for the community infrastructure, including the height, shape,

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bulk or location of the works on the land, vehicular access to the land, vehicular and pedestrian circulation on the land, hours of operation of the use, landscaping on the land and ancillary uses of the land; and

- (b) other requirements designed to lessen the impacts of the works or the use of the land for community infrastructure, including procedures for environmental management.

203 How IDAS applies to designated land

Development under a designation is exempt development, to the extent the development is either, or both, of the following—

- (a) self-assessable development, development requiring compliance assessment or assessable development under a planning scheme;
- (b) reconfiguring a lot.

204 Relationship of designation to State Development and Public Works Organisation Act 1971

- (1) Subsection (2) applies if land in a declared State development area under the *State Development and Public Works Organisation Act 1971* is designated under this part.
- (2) Despite section 84 of that Act, use of the land in accordance with the designation—
 - (a) is taken to be a use of the land in accordance with the approved development scheme for the land under that Act; and
 - (b) is not a use that contravenes section 84 of that Act.

205 How infrastructure charges apply to designated land

If a public sector entity that is a department or part of a department proposes or starts development under a

designation, the entity is not required to pay any charge for infrastructure under chapter 8, part 1 for the development.

206 How designations must be shown in planning schemes

- (1) If a local government designates land, or notes a designation of land by the Minister on its planning scheme, the designation or note must—
 - (a) identify the land; and
 - (b) state the type of community infrastructure for which the land was designated; and
 - (c) state the day the designation was made; and
 - (d) refer to any matters included as part of the designation under section 202; and
 - (e) be shown in the planning scheme in a way that other provisions in the planning scheme applying to the land remain effective even if the designation is repealed or ceases to have effect.
- (2) To remove any doubt, it is declared that—
 - (a) a designation is part of a planning scheme; and
 - (b) designation is not the only way community infrastructure may be identified in a planning scheme; and
 - (c) the provisions of a planning scheme, other than the provision that designates land, applying to designated land remain effective even if the designation is repealed or ceases to have effect.

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Part 2 Ministerial designations

207 Matters the Minister must consider before designating land

- (1) Before designating land, the Minister must be satisfied that, for the development the subject of the proposed designation—
 - (a) adequate environmental assessment has been carried out; and
 - (b) in carrying out environmental assessment under paragraph (a), there was adequate public consultation; and
 - (c) adequate account has been taken of issues raised during the public consultation; and
 - (d) for land to which section 204 applies—adequate account has been taken of the approved development scheme mentioned in that section.
- (2) The Minister must also consider—
 - (a) every properly made submission under subsection (4); and
 - (b) for land to which a State planning regulatory provision applies—the provision; and
 - (c) for land in a designated region—the region's regional plan; and
 - (d) each relevant State planning policy; and
 - (e) each relevant local planning instrument.
- (3) For subsection (1), there has been adequate environmental assessment and public consultation in carrying out environmental assessment if—
 - (a) the assessment and consultation has been carried out as required by guidelines made by the chief executive under section 760 for assessing the impacts of the development; or

- (b) the processes under chapter 6, part 4 and part 5, division 2, have been completed for a development application for the community infrastructure to which the designation relates; or
- (c) the process under chapter 9, part 2, division 2, has been completed for an EIS for development for the community infrastructure; or
- (d) public notification has been carried out for a planning scheme, or an amendment of a planning scheme, that includes the community infrastructure, under the guideline mentioned in section 147(1); or
- (e) the coordinator-general has, under the *State Development and Public Works Organisation Act 1971*, section 35, prepared a report evaluating an EIS for, or including, development for the community infrastructure; or
- (f) the process under the Environmental Protection Act, chapter 3, part 1 has been completed for an EIS for development for the community infrastructure.

Editor's note—

Environmental Protection Act, chapter 3 (Environmental impact statements), part 1 (EIS process)

- (4) However, if written notice of the proposed designation has not been given to each of the following entities about an action mentioned in subsection (3), the Minister must give written notice of the proposed designation to the entities inviting submissions about the proposed designation—
 - (a) the owner of any land to which the proposed designation applies;
 - (b) each local government the Minister is satisfied the designation affects.
- (5) A notice given under subsection (4) must give the entities at least 15 business days to make a submission.

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208 Procedures after designation

- (1) If the Minister designates land, the Minister must give a notice to—
 - (a) each owner of the land; and
 - (b) each local government the Minister is satisfied the designation affects; and
 - (c) the chief executive.
- (2) The notice must state each of the following—
 - (a) that the designation has been made;
 - (b) the description of the land;
 - (c) the type of community infrastructure for which the land has been designated;
 - (d) any matters mentioned in section 202 and included as part of the designation.
- (3) The Minister must also publish a gazette notice stating the matters mentioned in subsection (2)(a) to (c).

209 Procedures if designation does not proceed

If the Minister decides not to proceed with a proposed designation, the Minister must give a notice, stating that the designation will not proceed, to the persons mentioned in section 208(1)(a) and (b).

210 Effects of ministerial designations

A designation made under this part—

- (a) if the designation states that it replaces an existing designation—replaces the existing designation; and
- (b) has effect on and from—
 - (i) the day the designation is notified in the gazette; or

- (ii) if a later day for the commencement of the designation is stated in the notice—the later day.

211 When local government must include designation in planning scheme

- (1) If a local government receives a notice from a Minister stating that the Minister has made a designation in or near its planning scheme area, the local government must note the designation on—
- (a) its planning scheme (if any); and
 - (b) any new planning scheme it makes before the designation ceases to have effect.
- (2) The note is not an amendment of the planning scheme.

Part 3 Local government designations

212 Designation of land by local government

- (1) A local government may only designate land by using the process stated in the guideline mentioned in section 117(1) to include the designation as a substantive provision of its planning scheme.
- (2) Subsection (1) applies whether or not the local government owns the land.
- (3) However, land identified in a priority infrastructure plan as land for community infrastructure is not designated land unless it is also specifically identified as designated land.

213 Designating land the local government does not own

- (1) This section applies if the local government proposes to designate land it does not own.

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- (2) Before the start of the consultation period for making or amending a planning scheme intended to include the designation, the local government must give written notice of the proposed designation to the owner of the land.
- (3) The notice must state the following—
 - (a) the description of the land proposed to be designated, including a plan of the land;
 - (b) the type of community infrastructure for which the designation is proposed;
 - (c) the reasons for the designation;
 - (d) that written submissions about any aspect of the proposed designation may be given to the local government during the consultation period.

Part 4 Duration and reconfirmation of designations

214 Duration of designations

- (1) A designation ceases to have effect—
 - (a) if the designation is made by a Minister—6 years after notice of the designation was published in the gazette (the *designation cessation day*); or
 - (b) if the designation is made by a local government—6 years after the planning scheme or amendment that incorporated the designation took effect (also the *designation cessation day*).
- (2) If, after designating land but before the designation cessation day, a local government makes a new planning scheme and includes an existing designation as a substantive provision of the new planning scheme—

- (a) the existing designation continues to have effect until its designation cessation day under subsection (1); and
- (b) section 213 does not apply to remaking the designation in the new planning scheme.

215 When designations do not cease

- (1) A designation does not cease to have effect on the designation cessation day if—
 - (a) on the designation cessation day, an entity other than a public sector entity or the local government owns, or has a public utility easement over, the designated land and construction of community infrastructure started before the designation cessation day; or
 - (b) on the designation cessation day, a public sector entity or the local government owns, or has a public utility easement, for the same purpose as the designation, over, the designated land; or
 - (c) before the designation cessation day, a public sector entity or the local government gave a notice of intention to resume the designated land under the Acquisition Act, section 7; or
 - (d) before the designation cessation day, a public sector entity or the local government signed an agreement to take under the Acquisition Act or to otherwise buy the designated land; or
 - (e) for a designation made by the Minister—before the designation cessation day, the Minister gave the local government written notice reconfirming the designation.
- (2) However, if a public sector entity or a local government discontinues proceedings to resume designated land, whether before or after the designation cessation day, the designation ceases to have effect the day the proceedings are discontinued.

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- (3) To remove any doubt, it is declared that a designation of land or any notice given to an owner about a designation of land does not constitute a notice of intention to resume under the Acquisition Act, section 7.

216 Reconfirming designation

- (1) If the Minister gives a local government written notice under section 215(1)(e) reconfirming a designation—
- (a) the local government must display the notice in a conspicuous place in the local government's public office; and
 - (b) the Minister must—
 - (i) give the owner of the land a copy of the notice; and
 - (ii) publish the notice in the gazette; and
 - (c) the designation has effect for another 6 years after the notice is published in the gazette.
- (2) When a local government receives a notice from the Minister reconfirming a designation in or near its planning scheme area, the local government must again note the designation on—
- (a) its planning scheme (if any); and
 - (b) any new planning scheme it makes before the designation ceases to have effect.
- (3) The note is not an amendment of the planning scheme.
- (4) A reconfirmation of a designation is taken to be a designation to which sections 214 and 215 apply.

Part 5 Repealing designations

217 Who may repeal designations

- (1) A Minister may repeal a designation made by the Minister.
- (2) A local government may repeal a designation made by the local government.

218 Notice of repeal

- (1) The repeal of a designation must be made by publishing a notice of repeal of the designation—
 - (a) in the gazette; and
 - (b) in a newspaper circulating generally in the area where the designated land is situated.
- (2) The notice must state the following—
 - (a) that the designation has been repealed;
 - (b) the description of the land to which the designation applied;
 - (c) the purpose of the community infrastructure for which the land was designated;
 - (d) the reasons for the decision.

219 Minister or local government to give notice of repeal to particular entities

- (1) If the repeal is made by a Minister, the Minister must give a copy of the notice to—
 - (a) each local government to which a notice about the making of the designation was given; and
 - (b) if the land is owned by an entity other than the State or the local government—the owner; and
 - (c) the chief executive.

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- (2) If the repeal is made by a local government and the land is owned by an entity other than the local government, the local government must give a copy of the notice to the owner.

220 When designation ceases to have effect

The designation ceases to have effect on the day the notice is published in the gazette.

221 Local government to note repeal on planning scheme

- (1) If a local government repeals a designation or receives a notice from the Minister advising that the Minister has repealed a designation, the local government must note the repeal on its planning scheme.
- (2) The note is not an amendment of the planning scheme.

Part 6 Acquiring designated land

222 Request to acquire designated land under hardship

- (1) Subsection (3) applies if the owner of an interest in designated land (the *designated interest*) is suffering hardship because of the designation.
- (2) However, subsection (3) does not apply if—
 - (a) the designated land is land—
 - (i) over which there is an existing public utility easement; or
 - (ii) for which a process has started under the Acquisition Act to acquire a public utility easement; and
 - (b) the designation is for community infrastructure for which the easement exists or is being acquired.

- (3) The owner may ask the designator to buy—
 - (a) the designated interest; or
 - (b) if the owner has an interest in land adjoining the designated land and retaining the interest without the designated interest would also cause the owner hardship—the designated interest and the interest in the land adjoining the designated land.

223 Decision about request

- (1) The designator must, within 40 business days after the request is received, decide to—
 - (a) grant the request; or
 - (b) take other action under section 226; or
 - (c) refuse the request.
- (2) In deciding whether or not the owner is suffering hardship, the designator must consider each of the following—
 - (a) whether the owner must sell an interest mentioned in section 222(3)(a) or (b) without delay for personal reasons, including to avoid loss of income, and has tried unsuccessfully to sell the interest at a fair market value (disregarding the designation);
 - (b) whether the owner has a genuine intent to develop the interest, but development approval has been, or is likely to be, refused because of the designation;
 - (c) the extent to which development would be viable because of the designation if the owner exercised rights conferred under any development approval.

224 Notice about grant of request

If the designator decides to grant the request, the designator must, within 5 business days after deciding the request, give

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the owner a notice stating the designator proposes to buy the nominated interest.

225 Notice about refusal of request

If the designator decides to refuse the request, the designator must, within 5 business days after deciding the request, give the owner a notice stating—

- (a) the request has been refused; and
- (b) the owner may appeal against the decision.

226 Alternative action designator may take

If the designator decides not to buy the nominated interest, the designator may, instead of taking action under section 225 and within 5 business days after deciding the request, give the owner a notice stating that the designator proposes to—

- (a) exchange the nominated interest for property held by the designator; or
- (b) repeal the designation or remove the designation from the designated interest; or
- (c) investigate the removal of the designation from the designated interest.

227 If the designator does not act under the notice

- (1) This section applies if the designator gave a notice under section 224 or 226 and, within 40 business days after giving the notice, the designator has not—
 - (a) signed an agreement with the owner to buy the nominated interest or to take the nominated interest under the Acquisition Act, part 2, division 3; or
 - (b) signed an agreement with the owner to exchange the nominated interest; or

- (c) repealed the designation or removed the designation from the designated interest.
- (2) The designator must, within 5 business days after the end of the period mentioned in subsection (1), give the owner a notice of intention to resume the nominated interest.
- (3) The notice given under subsection (2) is taken to be a notice of intention to resume given under the Acquisition Act, section 7.
- (4) However, the Acquisition Act, sections 13 and 41, do not apply to the resumption.

Editor's note—

Acquisition Act, sections 7 (Notice of intention to take land), 13 (Provision for taking particular additional land) and 41 (Disposal of land) and part 2, division 3 (Taking by agreement)

228 How value of interest is decided

If an interest in designated land is taken under the Acquisition Act, the effect of the designation must be disregarded in deciding the value of the interest taken.

Part 7 Delegation of Minister's functions

229 Ministers may delegate particular administrative functions about designations

A Minister may delegate the Minister's functions under sections 208, 209 and 224 to 227 to—

- (a) the chief executive or a senior executive of any department for which the Minister has responsibility; or
- (b) the chief executive officer of a public sector entity.

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Chapter 6 Integrated development assessment system (IDAS)

Part 1 Preliminary

Division 1 Introduction

230 What is IDAS

IDAS is the system detailed in this chapter for integrating State and local government assessment and approval processes for development.

231 Categories of development under Act

- (1) The categories of development under this Act are as follows—
- (a) exempt development;
 - (b) self-assessable development;
 - (c) development requiring compliance assessment;
 - (d) assessable development;
 - (e) prohibited development.
- (2) Under this Act, all development is exempt development unless it is—
- (a) self-assessable development; or
 - (b) development requiring compliance assessment; or
 - (c) assessable development; or
 - (d) prohibited development.

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4A Prescribed day for particular State planning policies to end—Act, s 45

For section 45(2) of the Act, the prescribed day for the following State planning policies to end is—

- (a) for ‘State planning policy 1/02—Development in the vicinity of certain airports and aviation facilities’—3 August 2013;
- (b) for ‘State planning policy 2/02—Planning and managing development involving acid sulfate soils’—18 November 2014.

5 Guideline for making or amending planning scheme or planning scheme policy—Act, s 117(1)

The guideline for making or amending a planning scheme or planning scheme policy is contained in the document called ‘Statutory guideline 02/12 Making and amending local planning instruments’, dated 30 October 2012 and published by the department.

6 Guideline for making temporary local planning instrument—Act, s 117(2)

The guideline for making a temporary local planning instrument is contained in the document called ‘Statutory guideline 02/12 Making and amending local planning instruments’, dated 30 October 2012 and published by the department.

8 Community infrastructure—Act, s 200

Community infrastructure stated in schedule 2 is prescribed for section 200 of the Act.

Schedule 2 Community infrastructure

section 8

Part 1 Community infrastructure for transport

- 1 active transport infrastructure
- 2 air transport infrastructure
- 3 ancillary works and encroachments
- 4 busway transport infrastructure
- 5 light rail transport infrastructure
- 6 miscellaneous transport infrastructure
- 7 public marine transport infrastructure
- 8 rail transport infrastructure
- 9 roads on State toll road corridor land
- 10 State-controlled roads
- 11 transport infrastructure mentioned in schedule 3 of the Act, definition *development infrastructure*
- 12 wharves, public jetties, port facilities and navigational facilities
- 13 storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part
- 14 any other facility for transport not mentioned in this part that is intended primarily to accommodate government functions

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10 Network services

Network services are services for electricity transfer provided by transmission entities and distribution entities to persons connected to a transmission grid or supply network.

Examples of network services—

- 1 providing electricity transfer capacity
- 2 controlling and regulating the characteristics of electricity being transferred
- 3 providing facilities to connect works of generation entities, transmission entities, distribution entities, or electrical installations of customers, to a transmission grid or supply network

11 Ancillary services

Ancillary services are services provided by electricity entities or customers through the operation of their works or installations in ways that are not directly related to the generation and supply of electricity, but are to ensure the stable and secure operation of an electricity system, and its recovery from emergency situations.

Examples of ancillary services—

- 1 providing reserve to the system, including through interruptibility of load
- 2 operating generating and other plant to ensure the stable and secure operation of the system
- 3 maintaining an ability to restore supply to the system after total failure of supply

12 Works, substations and operating works

- (1) *Works* are anything used for, or in association with, the generation, transmission or supply of electricity.

Example of works—

electric lines and associated equipment, apparatus, electrical equipment, buildings, control cables, engines, fittings, lamps, machinery, meters,

substations and transformers if they are used for, or in association with, the generation, transmission or supply of, electricity

- (2) A *substation* is works used for converting, transforming or controlling electricity.
- (3) *Operating works* are—
 - (a) for a generation entity—the generating plant, fuel stocks, electrical and other property used for generating electricity or connecting supply to a transmission grid or supply network; or
 - (b) for a transmission entity—the transmission grid and other property used for operating or managing the transmission grid; or
 - (c) for a distribution entity—the supply network and other property used for operating or managing the supply network.

Example of other property used for generating electricity—

coal handling facilities for a coal-fired power station and the land where they are situated

13 Meaning of *electrical equipment*

- (1) *Electrical equipment* is any apparatus, appliance, cable, conductor, fitting, insulator, material, meter or wire—
 - (a) used for controlling, generating, supplying, transforming or transmitting electricity at a voltage greater than extra low voltage; or
 - (b) operated by electricity at a voltage greater than extra low voltage; or
 - (c) that is, or that forms part of, a cathodic protection system.
- (2) However, *electrical equipment* does not include any apparatus, appliance, cable, conductor, fitting, insulator, material, meter or wire forming part of a vehicle if—

Department of
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1 INTRODUCTION

The *Integrated Planning and other Legislation Amendment Act 2003* (IPOLA Act 2003) has changed the way the Ministerial designation process for community infrastructure operates under the *Integrated Planning Act 1997* (IPA).

Among other things, the IPOLA Act 2003 made changes to the IPA, section 2.6.7 to provide that a Minister, before designating land for community infrastructure, must be satisfied that for development, the subject of the proposed designation—

- (a) adequate environmental assessment has been carried out; and
- (b) in carrying out environmental assessment under paragraph (a), there was adequate public consultation; and
- (c) adequate account has been taken of issues raised during the public consultation.

One way in which the requirements for adequate environmental assessment and public consultation may be met is for the assessment of the proposed development to be carried out in accordance with guidelines made by the chief executive under the IPA, section 5.9.9.

The purpose of this document is to set out those guidelines.

The IPA, section 2.6.7 also identifies certain statutory processes that constitute adequate environmental assessment and public consultation for the purpose of designation. The recognised processes are—

- the notification and decision stages under the IPA integrated development assessment system (IDAS);
- the environmental impact statement (EIS) process under the IPA, chapter 5, part 8 primarily for “controlled actions” under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*;
- the planning scheme making or amendment process under the IPA, schedule 1;
- the EIS process under section 35 of the *State Development and Public Works Organisation Act 1971*; and
- the EIS process under chapter 3, part 1 of the *Environmental Protection Act 1994* primarily for mining activities not regulated under the IPA.

The guidelines and these statutory processes are not exclusive and the Minister may choose to be satisfied that adequate environmental assessment and public consultation for designation have been undertaken in some other way.

2 GUIDELINES INCORPORATE PART 3 OF THIS DOCUMENT AND IDENTIFIED ALTERNATIVE PROCESSES

The procedures for environmental assessment and consultation that apply for designating land for community infrastructure in accordance with these guidelines are either—

- (a) the procedures described in part 3 of these guidelines; or
- (b) another process used by a community infrastructure provider recognised by the chief executive and listed in schedule 1.

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3 ENVIRONMENTAL ASSESSMENT AND CONSULTATION PROCEDURES FOR DESIGNATING LAND

The following describes procedures for environmental assessment and consultation for development, the subject of proposed designation of land for community infrastructure.

The steps for environmental assessment and consultation are illustrated in the flowchart at the end of this part.

The nature and extent of environmental effects will clearly differ according to the type and scale of community infrastructure, the surrounding land uses and the sensitivity or hazardous nature of the natural environment. The extent and complexity of assessment and consultation will vary in response. They will also vary to the extent that detailed planning of the community infrastructure is possible at the time of designation.

For the purpose of these guidelines, a “relevant” local government or public sector entity is one whose administrative responsibilities are likely to be affected by the proposed community infrastructure. A “public sector entity” has the meaning given under the IPA, schedule 10¹, except that for these guidelines the term excludes local governments, as they are separately recognised.

Step 1 Preparation of initial assessment report

The purpose of the initial assessment report is to present the findings from first-round assessment as a basis for initial consultation.

1.1 Description of the proposed community infrastructure and the site within its context

The initial assessment report includes the following—

- (a) a description of the proposed site, including any special attributes affecting the site that are identified on each relevant planning scheme, or identified in a State planning policy or the SEQ regional plan, if relevant, where not identified as being adequately reflected in the relevant planning scheme;
- (b) a description of each existing use on the site and uses adjoining the site;
- (c) a description of the socio-economic characteristics of the community surrounding the proposed site;

¹ IPA, schedule 10—

1. “public sector entity” means—

- (a) a department or part of a department;
- (b) an agency, authority, commission, corporation, instrumentality, office, or other entity, established under an Act for a public or State purpose.

2. “public sector entity” includes a government owned corporation.

- (d) a description of the nature, scale and intensity of each use proposed as part of the community infrastructure;
- (e) plans of the proposed community infrastructure showing the respective locations of the uses, buildings and other works, including landscaping, parking areas, driveways and access points;
- (f) a description of existing public transport, pedestrian and cycle networks surrounding the site, including the location of bus stops, train stations, pedestrian paths and cycle paths;
- (g) a summary of the intentions or outcomes sought for use and works on the site and in the surrounding area, in each relevant planning scheme;
- (h) a statement about consistency with any relevant State planning policy or the SEQ regional plan, if relevant, where not identified as being adequately reflected in the relevant planning scheme;
- (i) a statement about consistency with any relevant regional planning framework other than the SEQ regional plan.

The plans and description of proposed uses and their locations are of a general nature and do not include technical details for construction purposes or details that would pose a security or safety risk.

1.2 Assessment of the environmental effects and ways of managing those effects

The initial assessment report includes an assessment of—

- (a) environmental effects of development for the proposed community infrastructure; and
- (b) ways proposed for managing those effects.

Regard is given to the following—

- (a) the meaning of ‘environment’ under the IPA, schedule 10—
“environment” includes—
 - (a) ecosystems and their constituent parts including people and communities; and
 - (b) all natural and physical resources; and
 - (c) those qualities and characteristics of locations, places and areas, however large or small, that contribute to their biological diversity and integrity, intrinsic or attributed scientific value or interest, amenity, harmony, and sense of community; and
 - (d) the social, economic, aesthetic and cultural conditions affecting the matters in paragraphs (a), (b) and (c) or affected by those matters.’
- (b) the matters listed in schedule 2 of the guidelines;
- (c) short-term, long-term and cumulative effects;
- (d) effects from use and works, during both the construction phase and the operational phase of the proposed community infrastructure;
- (e) on-site and off-site effects.

For community infrastructure proposed to be designated well in advance of construction and use, identification and assessment of environmental effects considers, amongst any other relevant matters, similar existing community infrastructure, likely changes of use on adjoining and nearby land, and broad parameters of scale, intensity, site layout, access and the like.

Paragraphs (b) to (e) must be specifically addressed in the report but only to the extent relevant, including a statement if a matter is not relevant.

To assist proponents in assessing environmental effects, schedule 2 suggests relevant public sector entities and local governments as sources of advice and information on a range of matters.

1.3 Identification of matters likely to be of concern to other parties

The initial assessment report includes a statement identifying—

- (a) the matters likely to be of concern to other parties affected or likely to be affected by development for the proposed community infrastructure; and
- (b) those other parties in (a) by type or organisation.

Parties to consider include—

- State public sector entities with a legislative or administrative responsibility in relation to the circumstances of the proposal
- Commonwealth government agencies with a legislative or administrative responsibility in relation to the circumstances of the proposal
- local governments
- owner/s of the land
- adjoining land owner/s
- community groups
- conservation groups
- Aboriginal or Torres Strait Islander groups
- business or industry associations.

In this guideline, “owner” has the meaning as defined under the IPA. Further, “adjoining land owner” has the meaning as defined under section 3.4.4 of the IPA.

1.4 Identification of State assessment requirements and applicable Commonwealth legislation

The initial assessment report includes a statement identifying what assessment requirements apply to the proposed community infrastructure under State legislation (for both assessment under the IPA integrated development assessment system (IDAS) and outside that system) and under Commonwealth legislation. The IPA, schedule 8 and the *Integrated Planning Regulation 1998* identify State assessment requirements under the IPA.

If part or all of the proposal may significantly impact upon a matter of national environmental significance, the proposal needs to be referred to the Commonwealth Department of the Environment and Heritage for a determination as to whether or not it is a controlled action under section 67 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth), requiring assessment under that legislation.

Note also that the IPA, section 2.6.7 recognises the completion of an EIS under the following Acts as being adequate environmental assessment and public consultation for designation—IPA, chapter 5, part 8, division 2; *State Development and Public Works Organisation Act 1971*, section 35; *Environmental Protection Act 1994*, chapter 3, part 1.

Step 2 Initial consultation with other parties

As a minimum, the initial assessment report prepared in step 1 is given to—

- (a) relevant local governments; and
- (b) relevant public sector entities.

Any other parties identified in the initial assessment report are also advised that a copy of that report is available for viewing, purchase or access via a website. If practicable considering the number of parties involved, advice is given by name and in writing to each party, otherwise by an alternative means such as public notice or letterbox drop.

Written submissions are invited from all parties within a period of at least 15 business days from the date the advice is given.

Any other consultation considered appropriate may also be undertaken.

Step 3 Finalisation of initial assessment report for public notification and second consultation with stakeholders

The initial assessment report prepared in step 1 is modified and added to, as appropriate, following step 2, and includes the following—

- (a) a list of the parties consulted (subject to their permission);
- (b) a summary of all submissions and the account taken of the issues raised;
- (c) any further assessment of environmental effects of the proposal;
- (d) any additional strategies for managing the environmental effects;
- (e) a statement of any matters proposed to be included in the designation under the IPA, section 2.6.4.

Step 4 Public notification and second consultation with other parties

Consultation may take any form or be as extensive as appropriate, but as a minimum—

- (a) the proposed designation of land for community infrastructure is notified in a newspaper, as described below; and
- (b) the owner of the land is given the same notice as in the newspaper; and
- (c) if practicable considering the number of parties involved, each other party notified or given a copy of the report in step 2 is given the same notice as in the newspaper, preferably by personal mail otherwise by letterbox drop.

The notice is given to the owner of the land and to each other party at about the same time as the notice is published in the newspaper. Written submissions are invited within a period of at least 15 business days taken from the day of public notification or the day the notice is given, whichever occurs later.

Public notification is made at least once in a newspaper circulating generally in the area of each relevant local government, stating the following—

- (a) a description or plan of the land proposed to be designated under the *Integrated Planning Act 1997*, chapter 2, part 6;
- (b) the type of the proposed community infrastructure;
- (c) the name and contact details of a person (telephone, fax and email) for further information about the proposed designation of land and the community infrastructure;
- (d) that written submissions including name and address of the submitter may be made to the contact person about any aspect of the proposed designation of land and development for the community infrastructure;
- (e) the date by which submissions must be made;
- (f) that a copy of the assessment report may be viewed during the consultation period, and the address where the report will be available for viewing or purchase, including a website address if available.

Schedule 3 provides a template for a newspaper notice.

Step 5 Preparation of final assessment report for Minister

Before the assessment report prepared in step 3 is finalised for the Minister, any public sector entity likely to be affected by any changes to the proposal arising from consultation under step 4 is advised and comments invited.

Also, if there is a period of three months or more between giving a notice to the owner of the land under step 4 and forwarding a report to the Minister under this step 5—

- (a) the owners' names are checked to identify any change in ownership; and
- (b) each new owner is given the same notice as previously placed in the newspaper except for the date by which submissions may be made; and
- (c) each new owner has 15 business days from the date the notice is given to make a written submission.

The final assessment report incorporates the following—

- (a) a summary of any changes to the proposal arising from the consultation; and
- (b) a copy of all submissions received in step 4;
- (c) a summary of all submissions in step 4 and the account taken of the issues raised;
- (d) a statement of the expressed views of each relevant public sector entity and each relevant local government;
- (e) a statement of any matters proposed to be included in the designation under the IPA, section 2.6.4.

Step 6 Forwarding of final assessment report to the Minister to proceed under the IPA

The report is forwarded to the Minister for consideration under the IPA, section 2.6.7. If the Minister decides to designate, the IPA, section 2.6.8 states what the Minister must do in relation to giving notice of the designation. Section 2.6.9 states that a notice is also to be given if the decision is not to proceed with a proposed designation.

Schedule 4 provides a template for a notice under the IPA, section 2.6.8.

If the Minister decides to proceed with the designation, the following is sent to each principal submitter— the summary of submissions and the account taken of the issues raised included in the final assessment report in step 5. “Principal submitter” has the meaning given under the IPA, schedule 10.²

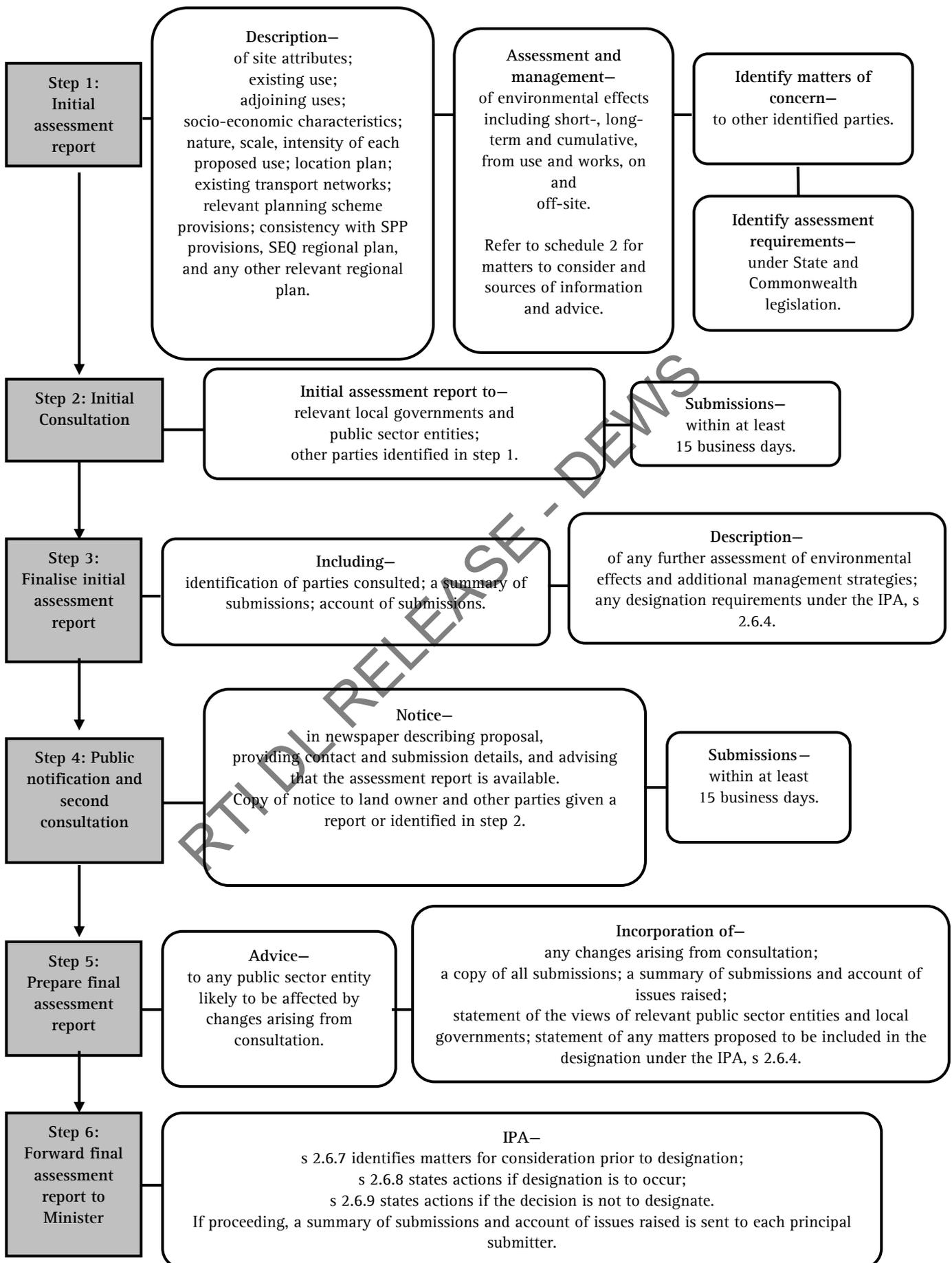
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² IPA, schedule 10—

“principal submitter” for a properly made submission, means—

- (a) if a submission is made by 1 person—the person; or
- (b) if a submission is made by more than 1 person—the person identified as the principal submitter or if no person is identified as the principal submitter the submitter whose name first appears on the submission.

FLOWCHART SUMMARISING STEPS FOR ENVIRONMENTAL ASSESSMENT AND CONSULTATION



SCHEDULE 1

—ALTERNATIVE PROCESSES FOR ENVIRONMENTAL ASSESSMENT AND PUBLIC CONSULTATION

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SCHEDULE 1—ALTERNATIVE PROCESSES FOR ENVIRONMENTAL ASSESSMENT AND PUBLIC CONSULTATION

1. Process used by Powerlink in accordance with Environmental Assessment and Public Consultation Procedures for Designating Land for Community Infrastructure—Powerlink Manual, December 2006, included at schedule 5.
2. Process used by ENERGEX LTD and Ergon Energy Corporation Limited in accordance with Environmental Assessment and Public Consultation Procedures for Designating Land for Community Infrastructure-Electricity Distributors Manual, December 2006, included at schedule 6.

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SCHEDULE 2

—CHECKLIST FOR IDENTIFYING RELEVANT MATTERS TO ASSESS ENVIRONMENTAL EFFECTS; AND SOURCES OF ADVICE OR INFORMATION

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SCHEDULE 2—CHECKLIST FOR IDENTIFYING RELEVANT MATTERS TO ASSESS ENVIRONMENTAL EFFECTS; AND SOURCES OF ADVICE OR INFORMATION

This checklist is designed to assist in identifying matters that may need to be addressed in the assessment of the environmental effects of the proposed community infrastructure, to the extent that they are relevant to the proposal.

The checklist also assists in identifying those matters requiring State assessment. However, users should be aware that this list for such matters is not exhaustive, and relevant State agencies should be consulted for further advice.

Key to abbreviations used:

DC	Department of Communities
DES	Department of Emergency Services
DME	Department of Mines and Energy
DMR	Department of Main Roads
DNRW	Department of Natural Resources and Water
DPIF	Department of Primary Industries and Fisheries
DSDTE	Department of State Development, Trade and Employment
EPA	Environmental Protection Agency
OUM	Office of Urban Management
QH	Queensland Health
QPWS	Queensland Parks and Wildlife Service
QT	Queensland Transport
SPP	State Planning Policy

“Relevant local government” means each local government the proposed community infrastructure affects.

MATTER		SOURCE OF ADVICE OR INFORMATION
1. Soils and geology		
1.1 Is the proposal compatible with the geology and topography of the site?		<ul style="list-style-type: none"> • Relevant local government
1.2 Does the site have acid sulfate soils or potential acid sulfate soils?		<ul style="list-style-type: none"> • Relevant local government • DNRW • SPP 2/02: <i>Planning and Managing Development involving Acid Sulfate Soils</i> • EPA
1.3 Does the site's soils have erosion potential or does the site have potential hillslope stability problems?		<ul style="list-style-type: none"> • Relevant local government • DNRW • SPP 1/03: <i>Mitigating the Adverse Impacts of Flood, Bushfire and Landslide</i>
1.4 Is the site subject to salinity or soil degradation? Is any part of the site subject to an approved project plan for soil conservation under the <i>Soil Conservation Act 1986</i> ?		<ul style="list-style-type: none"> • Relevant local government • DNRW
2. Natural resources		
2.1 Does the site include land identified as good quality agricultural land, or is the site adjacent to agricultural areas? If so, will the proposal be compatible with agricultural activities?		<ul style="list-style-type: none"> • Relevant local government • DNRW • SPP 1/92: <i>Development and the Conservation of Agricultural Land</i> and associated Planning Guidelines
2.2 Are there fisheries habitats or fish habitat areas located on or adjacent to the site? (IPA, schedule 8 applies)		<ul style="list-style-type: none"> • DPIF

MATTER		SOURCE OF ADVICE OR INFORMATION
2.3 Will the proposal require the removal, destruction or damage of marine plants? (IPA, schedule 8 applies)		<ul style="list-style-type: none"> • DPIF
2.4 Will the proposal involve the construction of waterway barrier works in waterways, or require the construction of a fish way? (IPA, schedule 8 applies)		<ul style="list-style-type: none"> • DPIF • EPA (tidal) • DNRW (non-tidal)
2.5 Will the proposal involve taking, using or interfering with the flow of water on, under or adjoining any part of the site? (IPA, schedule 8 applies)		<ul style="list-style-type: none"> • DNRW
2.6 Is the site located in or adjacent to a State forest or timber reserve under the <i>Forestry Act 1959</i> ?		<ul style="list-style-type: none"> • DPIF • EPA
2.7 Does the proposal include clearing of native vegetation not covered by 2.8 below? (IPA, schedule 8 applies)		<ul style="list-style-type: none"> • Relevant local government • DNRW • State Policy for Vegetation Management • Regional Vegetation Management Code
2.8 Does the proposal include clearing native vegetation in— (a) a forest reserve or protected area under the <i>Nature Conservation Act 1992</i> ; or (b) a State forest or timber reserve under the <i>Forestry Act 1959</i> ? (IPA, schedule 8 applies)		<ul style="list-style-type: none"> • Relevant local government • EPA

MATTER		SOURCE OF ADVICE OR INFORMATION
2.9 Does the site include or is it adjacent to any identified mineral, oil, gas or extractive resources, pipelines or haul routes servicing these resources?		<ul style="list-style-type: none"> • Relevant local government • DME • DNRW • Relevant holder of the pipeline licence • QT
2.10 Does any part of the site include land that is part of the State Stock Route network?		<ul style="list-style-type: none"> • Relevant local government • DNRW
2.11 Does the site include any part of land leased, reserved, or granted in trust under the <i>Land Act 1994</i> ?		<ul style="list-style-type: none"> • DNRW
2.12 Is any part of the site within a port or on strategic port land?		<ul style="list-style-type: none"> • Relevant local government • QT • Relevant port authority

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MATTER	✓	SOURCE OF ADVICE OR INFORMATION
3. Natural hazards		
3.1 Is the site or its access at risk from natural hazards, such as flooding or drainage, bushfire and landslip?		<ul style="list-style-type: none"> • Relevant local government • Relevant Local Government Natural Hazard Risk Study • DES • SPP 1/03: <i>Mitigating the Adverse Impacts of Flood, Bushfire and Landslide</i>
3.2 Is the site or its access at risk from storm surge?		<ul style="list-style-type: none"> • EPA
3.3 Are there any declared pests in the area or is any part of the site subject to a local government pest management plan?		<ul style="list-style-type: none"> • Relevant local government • DNRW
4. Water quality		
4.1 Will the proposal have impacts on surface or groundwater quality?		<ul style="list-style-type: none"> • Relevant local government • EPA (ANZECC Strategy) • DNRW (groundwater)
4.2 Is the site in close proximity to a watercourse?		<ul style="list-style-type: none"> • Relevant local government • DNRW
4.3 Is any part of the site within a wild river area declared under the <i>Wild Rivers Act 2005</i> (IPA, schedule 8 applies)		<ul style="list-style-type: none"> • Relevant local government • DNRW

MATTER	✓	SOURCE OF ADVICE OR INFORMATION
4.4 Does any part of the proposal involve development below high water mark (tidal), or within the beds and banks of a watercourse, lake or spring (non-tidal)? (IPA, schedule 8 applies)		<ul style="list-style-type: none"> • Relevant local government for prescribed tidal work • EPA (tidal) • DNRW (non-tidal) • Maritime Safety Queensland (tidal) • Relevant port authority (within a port or on strategic port land)
4.5 Will wastewater disposal or stormwater from the proposal affect water quality either by sedimentation or contamination from effluent?		<ul style="list-style-type: none"> • DNRW • EPA
4.6 Will the proposal have impact on hydrology, including— (a) change to existing drainage patterns; (b) groundwater flow?		<ul style="list-style-type: none"> • Relevant local government • DNRW • EPA
5. Conservation values		
5.1 Is the site identified in the SEQ regional plan and/or the Koala Conservation Plan and Management Program 2006 as any of the following? <ul style="list-style-type: none"> • Koala conservation area • Koala sustainability area • Urban koala area 		<ul style="list-style-type: none"> • Relevant local government • EPA • SEQ regional plan (OUM)
5.2 Is the site in or adjacent to an area protected under the <i>Nature Conservation Act 1992</i> ?		<ul style="list-style-type: none"> • Relevant local government • EPA
5.3 Is the site in an area or adjacent to an area likely to have rare, endangered or threatened flora or fauna?		<ul style="list-style-type: none"> • EPA • QPWS • DNRW • Naturesearch

MATTER	✓	SOURCE OF ADVICE OR INFORMATION
5.4 Does the proposal involve building work on land that is partly or completely seaward of a coastal building line under the <i>Coastal Protection and Management Act 1995</i> ? (IPA, schedule 8 applies)		<ul style="list-style-type: none"> • Relevant local government • EPA
5.5 Does the proposal involve work within a coastal management district under the <i>Coastal Protection and Management Act 1995</i> ? (IPA, schedule 8 applies)		<ul style="list-style-type: none"> • EPA
5.6 Is the site included in an area over which a State or regional coastal management plan applies?		<ul style="list-style-type: none"> • EPA
5.7 Is the site in or adjacent to an area protected under the <i>Marine Parks Act 1982</i> ?		<ul style="list-style-type: none"> • EPA
5.8 Will the proposal affect the biodiversity and conservation values of the site?		<ul style="list-style-type: none"> • Relevant local government • EPA • DNRW

MATTER	✓	SOURCE OF ADVICE OR INFORMATION
6. <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth) (EP&BC Act)		
6.1 Does part or all of the proposal significantly impact upon a matter of national environmental significance? If so, the proposal needs to be referred to the Commonwealth Department of the Environment and Heritage for a determination as to whether or not it is a controlled action under EP&BC Act, section 67.		<ul style="list-style-type: none"> Commonwealth Department of the Environment and Heritage
7. Cultural heritage		
7.1 Does the site involve, or is the site adjacent to, any place entered in the heritage register under the <i>Queensland Heritage Act 1992</i> , or identified as having cultural heritage significance in the relevant planning scheme. (IPA, schedule 8 applies)		<ul style="list-style-type: none"> Relevant local government EPA
7.3 Does the site contain any items on the register of the Queensland Estate, Aboriginal and Torres Strait Islander Cultural Heritage Register or Cultural Heritage Database? 7.4 Is it possible the site may contain areas or objects of archaeological or historic significance for Aboriginal or Torres Strait Islander cultural heritage values?		<ul style="list-style-type: none"> DNRW Cultural heritage duty of care guidelines made under the <i>Aboriginal Cultural Heritage Act 2003</i> or the <i>Torres Strait Islander Cultural Heritage Act 2003</i>
7.5 Does any part of the site include Aboriginal or Torres Strait Islander land, or land subject to a native title claim or Indigenous Land Use Agreement?		<ul style="list-style-type: none"> Relevant local government DNRW

MATTER	✓	SOURCE OF ADVICE OR INFORMATION
8. Health, safety, amenity and social impacts		
8.1 Is the proposal an environmentally relevant activity as listed in schedule 1 of the <i>Environmental Protection Regulation 1998</i> ? (IPA, schedule 8 applies)		<ul style="list-style-type: none"> • EPA
8.2 Does the site include lands recorded in the environmental management register or contaminated land register under the <i>Environmental Protection Act 1994</i> , or a notifiable activity under schedule 2 of that Act? 8.3 Does the proposal have the potential to release contaminants, or include a notifiable activity under the <i>Environmental Protection Act 1994</i> , schedule 2? (IPA, schedule 8 applies)		<ul style="list-style-type: none"> • Relevant local government • EPA
8.4 Is the proposal sensitive to air quality?		<ul style="list-style-type: none"> • EPA
8.5 Are there known or potential air quality problems in the area that may affect the proposal?		<ul style="list-style-type: none"> • Relevant local government • EPA
8.6 Does the proposal have the potential to create air quality problems for the area or odour emissions? If so, will the proposal affect the amenity of adjoining or nearby uses due to the times, nature, intensity and proximity of the air quality problems or odour?		<ul style="list-style-type: none"> • EPA
8.7 Will the proposal generate significant greenhouse gas emissions?		<ul style="list-style-type: none"> • Relevant local government • EPA

MATTER	✓	SOURCE OF ADVICE OR INFORMATION
8.8 Is the proposal a noise sensitive land use? If so, are surrounding uses compatible?		<ul style="list-style-type: none"> • Relevant local government • EPA • DMR
8.9 Does the proposal have the potential to create noise nuisance for the surrounding area? If so, will the proposal affect the amenity of adjoining or nearby uses due to the times, nature, intensity and proximity of the noise?		<ul style="list-style-type: none"> • Relevant local government • EPA
8.10 Will the proposal include external lighting? If so, will the proposal affect the amenity of adjoining or nearby uses due to the times, nature, intensity and proximity of external lighting?		<ul style="list-style-type: none"> • Relevant local government • EPA
8.11 Will the appearance of the proposal, including the physical compatibility of the proposal (e.g. scale, height, materials, colours, site coverage) affect the amenity of adjoining or nearby uses?		<ul style="list-style-type: none"> • Relevant local government
8.12 Will the proposal impact on scenic values including landscape character and visual amenity?		<ul style="list-style-type: none"> • Relevant local government
8.13 Will the proposal generate significant amounts of traffic? If so, will the proposal affect the amenity of adjoining or nearby uses due to the times and nature of traffic generation, the location of access points, and the adequacy of on-site parking and public transport?		<ul style="list-style-type: none"> • Relevant local government • DMR • QT
8.14 Will the proposal generate significant amounts, or sensitive types, of waste? If so, will the waste affect the health, safety or amenity of adjoining or nearby uses?		<ul style="list-style-type: none"> • Relevant local government • EPA

MATTER	✓	SOURCE OF ADVICE OR INFORMATION
8.15 Will the proposal create a need for personal safety and building security measures? If so, is there a need for crime prevention measures for users of the site and for access to the site? Would such measures affect the safety and amenity of adjoining or nearby uses?		<ul style="list-style-type: none"> • Relevant local government • Queensland Police Service
8.16 Is the proposal likely to have any impacts on the economic activities of the area, including— (a) labour and markets; (b) service delivery; (c) local industries?		<ul style="list-style-type: none"> • Relevant local government • DSDTE
8.17 Is the proposal controversial or could it lead to conflict or concern in the community?		<ul style="list-style-type: none"> • Relevant local government • DC • Community Engagement Improvement Strategy (DC)
8.18 Is the proposal a childcare centre? If so, building requirements under the <i>Queensland Development Code</i> , part 22, may apply.		<ul style="list-style-type: none"> • Relevant local government • DC
8.19 Is the proposal a nursing home or hostel? If so, requirements under the <i>Health Regulation 1996</i> may apply.		<ul style="list-style-type: none"> • QH
8.20 Is the proposal a private health facility? If so, requirements under the <i>Queensland Development Code</i> , part 7, may apply.		<ul style="list-style-type: none"> • Relevant local government • QH
8.21 Does the proposal involve a major hazard facility or is the site within or adjacent to a major hazard facility under the <i>Dangerous Goods Safety Management Act 2001</i> ?		<ul style="list-style-type: none"> • Relevant local government • DES

MATTER	✓	SOURCE OF ADVICE OR INFORMATION
9. Infrastructure		
<p>9.1 Does the proposal create additional demand for infrastructure, including augmentation of existing networks, for—</p> <p>(a) water;</p> <p>(b) sewerage;</p> <p>(c) roads;</p> <p>(d) wastewater management;</p> <p>(e) solid waste management;</p> <p>(f) energy;</p> <p>(g) telecommunications?</p>		<ul style="list-style-type: none"> • Relevant local government • Relevant State agency • Relevant supplier of infrastructure
<p>9.2 Is the site in the vicinity of an airport or aviation facilities, or both?</p>		<ul style="list-style-type: none"> • SPP 1/02: <i>Development in the Vicinity of Certain Airports and Aviation Facilities</i> • QT
<p>9.3 Is any part of the site situated in an electricity easement or within 100m of a substation site?</p>		<ul style="list-style-type: none"> • The relevant electricity transmission or distribution entity

MATTER	✓	SOURCE OF ADVICE OR INFORMATION
10. Traffic and transport		
<p>10.1 Will the proposal generate additional vehicle, pedestrian or cycle traffic, or increase demand for public transport? If so, is there a need to change one or more of the following in the locality to meet the needs of those using the community infrastructure—</p> <p>(a) traffic management arrangements;</p> <p>(b) public transport networks and services;</p> <p>(c) pedestrian and cycling networks?</p>		<ul style="list-style-type: none"> • Relevant local government • DMR • QT
<p>10.2 Does the location and design of the proposed community infrastructure enable connections to public transport, cycling and pedestrian networks?</p>		<ul style="list-style-type: none"> • QT
<p>10.3 Is the proposal consistent with the land use and transport planning principles detailed in relevant integrated regional transport plans?</p>		<ul style="list-style-type: none"> • QT
<p>10.4 Are changes proposed to the traffic ingress and egress for the site?</p>		<ul style="list-style-type: none"> • Relevant local government
<p>10.5 Does the site adjoin or gain access from a State-controlled road? Will the proposal impact on a State-controlled road?</p>		<ul style="list-style-type: none"> • DMR
<p>10.6 Will the proposal impact on the provision of existing or future public passenger transport services or facilities?</p>		<ul style="list-style-type: none"> • QT
<p>10.7 Will the proposal impact on existing or future railway land or facilities?</p>		<ul style="list-style-type: none"> • QT

MATTER	✓	SOURCE OF ADVICE OR INFORMATION
<p>10.8 Does the proposal involve tidal works or prescribed tidal works? (IPA, schedule 8 applies)</p>		<ul style="list-style-type: none"> • Relevant local government for prescribed tidal work • EPA • QT(Maritime Safety Queensland) • Relevant port authority (within a port or on strategic port land)

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SCHEDULE 3

—TEMPLATE FOR NOTICE OF PROPOSED DESIGNATION

RTI DL RELEASE - DEMO

SCHEDULE 3—TEMPLATE FOR NOTICE OF PROPOSED DESIGNATION

This template is for a notice of proposed designation relating to step 4 in the guidelines. It provides a sample format and content of the public notice that may be used—

- in a local newspaper;
- for the owner of any land to which the proposed designation applies; and
- for each other party notified or given a copy of the report in step 2 (Initial consultation with other parties).

Matters addressed in the template are consistent with minimum requirements for public notification stated in step 4.

{Note: This template may also be used for the purpose of the IPA, section 2.6.7(4).}

**Notice of proposed Ministerial designation of land
for community infrastructure
under the *Integrated Planning Act 1997***

Proposal for the Minister to designate land
[Name of entity proposing to provide community infrastructure] proposes to make a request to [Minister's name], Minister for [portfolio], to designate land for community infrastructure under the *Integrated Planning Act 1997*, chapter 2, part 6. [Name of entity proposing to provide community infrastructure] invites submissions about the proposed designation of land and development for the community infrastructure.

Description of the land to which the proposed designation applies
The proposed Ministerial designation applies to land located at [street number, name and suburb or commonly known name of site] [and shown in the attached plan].

The land is described as Parish of [Parish name], County of [County name], Lot [lot number] on Registered Plan [RP number], and Lot [lot number] on Registered Plan [RP number].

[or]

[See Attachment 3.1]³

³ If the designation involves a large number of land parcels (e.g. more than five separate parcels) it is more effective to list the land parcels in a table. See Attachment 3.1 for suggested format.

Type of community infrastructure for which the land is proposed to be designated

The land is proposed to be designated for [broadly describe the proposed project –e.g. the name/title of the project and its purpose (the John Smith medical school that will provide higher education and include associated teaching, research, conference and car parking facilities)].

This community infrastructure is described under the *Integrated Planning Act 1997*, schedule 5 as—⁴

[List the type/s of community infrastructure, e.g.–

- (d) community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries;
- (l) parks and recreational facilities.]

How to view details of the proposed designation of land and development for the community infrastructure

Example 1 – A copy of the assessment report [including other details such as plans, etc] about the proposed designation of land and development for the community infrastructure may be viewed at the [name of entity] offices at [location of office], between [date month year] and [date month year].

Example 2 – A copy of the assessment report [including other details such as plans, etc] may also be downloaded from the [name of entity] website at [www.XXX].

Example 3 – Any person is also invited to attend a [insert consultation mechanism e.g. information forum] about the proposed designation of land and development for the community infrastructure.

The [information forum] will be held at [address], [time am/pm] on [day month year].

Example 4 – [Details of any other consultation to be undertaken.]

For further information about the proposed designation

Any questions about the proposed designation of land and development for the community infrastructure should be directed to [contact officer's name, position, of division] on telephone [(07) XXXX XXXX], fax [(07) XXXX XXXX] or at email address [xxx.qld.gov.au].

Making a submission about the proposed designation

Any person or entity may make a submission about any aspect of the proposed designation of land and development for the community infrastructure. The submission should–

- be in writing, dated and signed by each person or entity who made the submission;
- state the name and address of each person or entity who made the submission; and
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds.

Submissions are to be addressed to [contact officer name and PO Box address details] and received on or before [day month year].

⁴ Refer to the IPA, schedule 5 (Community Infrastructure) for a full list of the types of community infrastructure.

Attachment 3.1– Suggested format when designation involves more than five parcels of land.

Description of the land to which the proposed designation applies

The proposed Ministerial designation applies to land located at [street number, name and suburb / or commonly known name of site].

The land is described as Parish of [Parish name], County of [County name], –

Lot number	Registered Plan
[lot number]	[RP number]

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SCHEDULE 4

—TEMPLATE FOR NOTICE OF DESIGNATION

RTI DL RELEASE - DEMO

SCHEDULE 4—TEMPLATE FOR NOTICE OF DESIGNATION

This template is for a notice of designation relating to step 6 in the guidelines and the IPA, section 2.6.8 (Procedures after designation). The template is consistent with the requirements of the notice stated under subsection (2).

Subsection (1) states that a copy of the notice must be given to each owner of the land, each local government given a notice under section 2.6.7(4)(b) and the chief executive.

In addition, subsection (3) states that the Minister must publish a gazette notice stating that the designation has been made, the description of the land, and the type of community infrastructure for which the land has been designated.

This template may be used for notification under both subsections (1) and (3), although some information is not required for the gazette notice as noted in footnote 8.

**Notice of Ministerial designation of land
for community infrastructure
under the *Integrated Planning Act 1997***

A Ministerial designation has been made

I, [Minister's name], Minister for [portfolio], give notice that under the *Integrated Planning Act 1997*, chapter 2, part 6, I made a Ministerial designation of land for community infrastructure on [day month year e.g. 5 May 2004].

[The designation will take effect from [day month year e.g. 28 June 2004].]⁵

Description of the land to which the designation applies

The Ministerial designation applies to land located at [street number, name and suburb / or commonly known name of site].

The land is described as Parish of [Parish name], County of [County name], Lot [lot number] on Registered Plan [RP number], and Lot [lot number] on Registered Plan [RP number].

[or]

[See Attachment 4.1]⁶

⁵ Include this sentence if designation does not take effect on day the designation is notified in the gazette. Under the IPA, section 2.6.10(b)(ii) a designation may commence on a date later than the date the designation is notified in the gazette.

⁶ If the designation involves a large number of land parcels (e.g. more than five separate parcels) it is more effective to list the land parcels in a table. See Attachment 4.1 for suggested format.

Type of community infrastructure for which the land has been designated

The land has been designated for [broadly describe the project – e.g. the name/title of the project and its purpose (the John Smith medical school that will provide higher education and include associated teaching, research, conference and car parking facilities)].

This community infrastructure is described under the *Integrated Planning Act 1997*, schedule 5 as—⁷

[List the type/s of community infrastructure, e.g.—

- (d) community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries;
- (l) parks and recreational facilities.]

Matters included as part of the designation under the *Integrated Planning Act 1997*, section 2.6.4 (What designations may include) ⁸

The designation for community infrastructure is made subject to the following requirements—

- 1.....
- 2.....

[List requirements about the works or use of land for the community infrastructure, and any other requirements included in the designation that are designed to lessen the impacts or use of the land for community infrastructure.].

[MINISTER'S NAME] MP

Minister for [portfolio]

Dated: [date month year]

RTI DL RELEASE - DEVS

⁷ Refer to the IPA, schedule 5 (Community Infrastructure) for a full list of the types of community infrastructure.

⁸ This information is not required for the gazette notice. [IPA, s 2.6.8(3).]

Attachment 4.1 – Suggested format when designation involves more than five parcels of land.

Description of the land to which the designation applies

The Ministerial designation applies to land located at [street number, name and suburb / or commonly known name of site].

The land is described as Parish of [Parish name], County of [County name], –

Lot number	Registered Plan
[lot number]	[RP number]

RTI DL RELEASE - DEVS

SCHEDULE 5—POWERLINK MANUAL

Environmental Assessment and Public Consultation Procedures for Designating Land for Community Infrastructure

RTI DL RELEASE - DEVMS

CONTENTS – POWERLINK MANUAL

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RTI DL RELEASE - DENIED

A INTRODUCTION

Powerlink is the trading name for the Queensland Electricity Transmission Corporation Limited, a body corporate constituted under the *Government Owned Corporations Act 1993*. Powerlink is a company government owned corporation and is a community infrastructure provider.

Powerlink's primary function is the operation, maintenance and development of the high voltage transmission network in Queensland. Powerlink is responsible for delivering power from generators to distribution corporations and major electricity users.

Powerlink's high voltage transmission network comprises—

- (a) a high voltage transmission grid (linear infrastructure) extending from north of Cairns to the New South Wales border covering a distance of some 1,700 kilometres; and
- (b) numerous substations and communication towers (single site infrastructure).

The high voltage transmission network is community infrastructure (namely operating works under the *Electricity Act 1994*) under schedule 5 of the *Integrated Planning Act 1997 (IPA)*.

Section 5.9.9 of the IPA provides that the chief executive may issue guidelines about environmental assessment and public consultation procedures for designating land for community infrastructure under chapter 2, part 6 of the IPA.

This manual forms part of the guidelines issued by the chief executive pursuant to section 5.9.9(1)(b) of the IPA called "Guidelines about Environmental Assessment and Public Consultation Procedures for Designating Land for Community Infrastructure, Version 1.1, December 2006" (the **Guidelines**).

The procedures for environmental assessment and consultation that apply for designating land for community infrastructure in accordance with the Guidelines are either—

- (a) the procedures described in part 3 of the Guidelines; or
- (b) another process used by a community infrastructure provider recognised by the chief executive as equivalent and listed in schedule 1 of the Guidelines.

This manual is listed in schedule 1 of the Guidelines and provides “another process” used by Powerlink (a community infrastructure provider) for environmental assessment and consultation that is recognised by the chief executive as follows—

- (a) Part C for the designation of land involved in a minor amendment of a designated corridor by way of removal of some land from an earlier designation, or the inclusion of other land, or both; and
- (b) Part B for all other designation of land.

For the sake of clarity this manual refers only to the more complex issues associated with linear infrastructure. The process described in this manual will also apply with necessary adjustments to single site infrastructure.

In broad terms the typical process for the selection of a new transmission route prior to the steps outlined in this manual involves the following—

- (a) **Need identification** – The need to take some form of corrective action to maintain reliable electricity supply to Queensland consumers is identified in accordance with the *Electricity Act 1994* and the *National Electricity Code*.
- (b) **Corridor Selection and Consultation**– Powerlink and specialist consultants identify and assess all feasible transmission line corridor options to produce a Corridor Selection Report for the project. A corridor is an area of land up to 3km wide within which the transmission line route may be located. Consultation is conducted with major stakeholders, such as key government agencies, elected representatives and local councils. The corridor with the lowest overall environmental, social and economic impact is selected (**the Study Corridor**). The Corridor Selection Report is usually incorporated into the environmental impact statement for that project.
- (c) **Alignment Selection and Consultation**– On the basis of identified constraints a preliminary alignment within the Study Corridor is established. Further consultation then commences with other stakeholders, such as property owners and special interest groups, to revise the preliminary alignment to minimise the apparent overall impact of the proposal. This revised alignment (**the Study Alignment**) is the subject of detailed environmental assessment and consultation as set out in part B of this manual.

B ENVIRONMENTAL ASSESSMENT AND CONSULTATION PROCEDURES FOR DESIGNATING LAND

The following describes procedures for environmental assessment and consultation for development on land for which Ministerial designation for community infrastructure will be sought.

The steps for environmental assessment and consultation are illustrated in the flowchart after part C of this manual.

The nature and extent of environmental effects will clearly differ according to the type and scale of community infrastructure, whether it is linear or located on a single site, the surrounding land uses and the sensitivity or hazardous nature of the natural environment. The extent and complexity of assessment and consultation will vary in response. They will also vary to the extent that detailed planning of the community infrastructure is possible at the time of designation.

For the purpose of this manual, a “relevant” local government or public sector entity is one whose administrative responsibilities are likely to be affected by the proposed community infrastructure. A “public sector entity” has the meaning given under the IPA, schedule 10¹, except that for this manual the term excludes local governments, as they are separately recognised.

Step 1 Preparation of initial assessment report

The purpose of the initial assessment report, which may take the form of a draft environmental impact study, is to present the findings from first-round assessment as a basis for initial consultation.

1.1 Description of the proposed community infrastructure and the corridor within its context

The initial assessment report includes the following—

- (a) a description of the proposed Study Alignment within the Study Corridor, including any special attributes affecting the Study Alignment that are identified on each relevant planning scheme, or identified in a State planning policy or the SEQ regional plan, if relevant, where not identified as adequately reflected in the relevant planning scheme;

¹ IPA, schedule 10—

1. “public sector entity” means—
 - (a) a department or part of a department;
 - (b) an agency, authority, commission, corporation, instrumentality, office, or other entity, established under an Act for a public or State purpose.
2. “public sector entity” includes a government owned corporation.

- (b) a description of each existing use on the Study Alignment and uses adjoining the Study Alignment;
- (c) a description of the socio-economic characteristics of the community surrounding the proposed site;
- (d) a description of the nature, scale and intensity of each use proposed as part of the community infrastructure;
- (e) location plan of the proposed community infrastructure along the Study Alignment;
- (f) a summary of the intentions or outcomes sought for uses and works on the Study Alignment and in the surrounding area in each relevant planning scheme;
- (g) a statement about the consistency with any relevant State planning policy or the SEQ regional plan, if relevant, where not identified as adequately reflected in the relevant planning scheme; and
- (h) a statement about consistency with any relevant regional planning framework, other than the SEQ regional plan.

The description of the proposed Study Alignment is sufficient to identify the land involved, and the description of the infrastructure is general in nature and does not include the technical details of individual structures.

1.2 Assessment of the environmental effects and ways of managing those effects

The initial assessment report includes an assessment of—

- (a) environmental effects of development for the proposed community infrastructure; and
- (b) ways proposed for managing those effects.

Regard is given to the following—

- (a) the meaning of “environment” under the IPA, schedule 10—
 - ‘ “environment” includes -
 - (a) ecosystems and their constituent parts including people and communities; and
 - (b) all natural and physical resources; and
 - (c) those qualities and characteristics of locations, places and areas, however large or small, that contribute to their biological diversity and integrity, intrinsic or attributed scientific value or interest, amenity, harmony, and sense of community; and
 - (d) the social, economic, aesthetic and cultural conditions affecting the matters in paragraphs (a), (b) and (c) or affected by those matters.’
- (b) the matters listed in schedule 2 of the Guidelines;
- (c) short-term, long-term and cumulative effects;
- (d) effects from use and works, during the construction phase, the operational phase and the decommissioning phase of the proposed community infrastructure; and
- (e) on-site and off-site effects.

For community infrastructure proposed to be designated well in advance of construction and use, identification and assessment of environmental effects considers, amongst any other relevant matters, likely changes of use on adjoining

and nearby land, and broad parameters of scale, intensity, Study Alignment layout, access and the like.

Paragraphs (b) to (e) must be specifically addressed in the report but only to the extent relevant, including a statement if a matter is not relevant.

To assist Powerlink in assessing environmental effects, schedule 2 of the Guidelines suggests relevant public sector entities and local governments as sources of advice and information on a range of matters.

1.3 Identification of matters likely to be of concern to other parties

The initial assessment report includes a statement identifying—

- (a) the matters likely to be of concern to other parties affected or likely to be affected by development for the proposed community infrastructure; and
- (b) those other parties in (a) by type or organisation.

Parties to consider include -

- State public sector entities with a legislative or administrative responsibility in relation to the circumstances of the proposal
- Commonwealth government agencies with a legislative or administrative responsibility in relation to the circumstances of the proposal
- local governments
- owner/s of the land
- adjoining land owners
- community groups
- conservation groups
- Aboriginal or Torres Strait Islander groups
- business or industry associations.

In this guideline, “owner” has the meaning as defined under the IPA. Further, “adjoining land owner” has the meaning as defined under section 3.4.4 of the IPA.

1.4 Identification of State assessment requirements and applicable Commonwealth legislation

The initial assessment report includes a statement identifying what assessment requirements apply to the proposed community infrastructure under State legislation (for both assessment under the IPA integrated development assessment system (IDAS) and outside that system) and under Commonwealth legislation. The IPA, schedule 8 and the *Integrated Planning Regulation 1998* identify State assessment requirements under the IPA.

If part or all of the proposal may significantly impact upon a matter of national environmental significance, the proposal needs to be referred to the Commonwealth Department of Environment and Heritage for a determination as

to whether or not it is a controlled action under section 67 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).

Note also that the IPA, section 2.6.7 recognises the completion of an EIS under the following Acts as being adequate environmental assessment and public consultation for designation—IPA, chapter 5, part 8, division 2; *State Development and Public Works Organisation Act 1971*, section 35; *Environmental Protection Act 1994*, chapter 3, part 1.

Step 2 Initial consultation with other parties

As a minimum, the initial assessment report prepared in step 1 is given to—

- (a) relevant local governments; and
- (b) relevant public sector entities.

Any other parties identified in the initial assessment report are also advised that a copy of that report is available for viewing, purchase or access via a website. If practicable considering the number of parties involved, advice is given by name and in writing to each party, otherwise by an alternative means such as public notice or letterbox drop.

Written submissions are invited from all parties within a period of at least 15 business days from the date the advice is given.

For the purposes of this manual, a notice that is posted is taken to be given when the notice is delivered to the receiving party's last known postal address.

Any other consultation considered appropriate may also be undertaken.

Step 3 Finalisation of the initial assessment report or environmental impact study for public notification and second consultation with stakeholders

The initial assessment report prepared in step 1 is modified and added to, as appropriate, following Step 2, and includes—

- (a) a list of the parties consulted (subject to their permission);
- (b) a summary of all submissions and the account taken of the issues raised;
- (c) any further assessment of environmental effects of the proposal;
- (d) any additional strategies for managing the environmental effects;
- (e) a statement of any matters proposed to be included in the designation under the IPA, section 2.6.4; and
- (f) any recommended changes to the Study Alignment which produces the Final Alignment².

² Final Alignment is the alignment determined following the completion of step 3.

The finalised initial assessment report may be in the form of an environmental impact study.

Step 4 Public notification and second consultation with stakeholders and other parties

Consultation may take any form or be as extensive as appropriate, but as a minimum—

- (a) the proposed designation of land for community infrastructure is notified in a newspaper, as described below;
- (b) the owner/s of the affected land are given the same notice as in the newspaper (except that only the property of each individual owner needs to be shown) together with a plan showing the Final Alignment in relation to their property; and
- (c) if practicable considering the number of parties involved, each other party notified or given a copy of the report in step 2 is given the same notice as in the newspaper, preferably by personal mail or otherwise by letterbox drop.

The notice is given to the owner of the land and to each other party at about the same time as the notice is published in the newspaper. Written submissions are invited within a period of at least 15 business days taken from the day of public notification or the date the notice is given, whichever occurs later.

Public notification is made at least once in a newspaper circulating generally in the area of each relevant local government, stating the following—

- (a) a description or plan of the land proposed to be designated under the *Integrated Planning Act 1997*, chapter 2, part 6;
- (b) the type of the proposed community infrastructure;
- (c) the name and contact details of a person (telephone, fax and email) for further information about the proposed designation of land and the community infrastructure;
- (d) that written submissions including name and address of the submitter may be made to the contact person about any aspect of the proposed designation of land and development for the community infrastructure;
- (e) the date by which submissions must be made;
- (f) that a copy of the assessment report may be viewed during the consultation period, and the address where the report will be available for viewing or purchase, including a website address if available.

Attachment 1 of this manual provides a template for the notice for the owner and Attachment 2 of this manual provides a template for the notice in the newspaper and to other parties.

Step 5 Preparation of the final assessment report for Minister

Before the report for the Minister is finalised, any public sector entity likely to be affected by any changes to the proposal arising from consultation under step 4 is advised and comments invited. A letter is also sent to each submitter advising of

the account taken of the issues raised in their submission and the intention to provide a copy of the submission and the letter to the Minister.

Also, if there is a period of three months or more between giving a notice to the owner of the land under step 4 and forwarding a report to the Minister under this step—

- (a) the owners' names are checked to identify any change in ownership; and
- (b) each new owner is given the same notice as previously given to the former owner (except for the date by which submissions may be made); and
- (c) each new owner has 15 business days from the date the notice is given to make a written submission.

The final assessment report incorporates the following—

- (a) a summary of any changes to the proposed designation arising from the consultation;
- (b) a copy of each submission received in step 4 and of each letter responding to those submissions;
- (c) a summary of all submissions from step 4 and the account taken of the issues raised;
- (d) a statement of the expressed views of each relevant public sector entity and each relevant local government;
- (e) a statement of any matters proposed to be included in the designation under the IPA, section 2.6.4.

Step 6 Forwarding of final assessment report to the Minister to proceed under the IPA

The report is forwarded to the Minister for consideration under the IPA, section 2.6.7. If the Minister decides to designate, the IPA, section 2.6.8 states what the Minister must do in relation to giving notice. Section 2.6.9 states that a notice is also to be given if the decision is not to proceed with a proposed designation.

Attachment 3 of this manual provides a template for a notice under the IPA, section 2.6.8.

C ENVIRONMENTAL ASSESSMENT AND CONSULTATION PROCEDURES FOR A MINOR AMENDMENT OF A DESIGNATED CORRIDOR

The following describes procedures for environmental assessment and consultation for a minor amendment of a designated corridor.

A 'minor amendment' of a designated corridor means an amendment within the Study Corridor to take account of detailed site planning for construction of the community infrastructure.

An amendment of a designated corridor involves the removal of some land from an earlier designation, or the inclusion of other land, or both.

Having regard to the *Acts Interpretation Act 1954*, section 24AA, the amendment to the designation is made by following the same process as for the earlier designation specified under the IPA, chapter 2, part 6.

Step 1 Preparation of initial report on proposed amendment of existing designation

The purpose of the report is to assess the environmental effects of making a minor amendment to a designated corridor and to explain the basis for the amendment. The report includes the following—

- (a) a description of any land to be removed from the designated corridor and any land to be included in the corridor;
- (b) based on the final assessment report for the earlier designation, a summary statement of any change in environmental effects arising from the amendment;
- (c) the reasons for making the amendment.

Step 2 Public notification and consultation with stakeholders and other parties

A notice about the proposed amendment of the corridor is given to—

- (a) each owner affected by the proposed amendment together with a plan showing the amendment in relation to their property; and
- (b) each party notified or given a copy of the report for the earlier designation (for step 2 in part B) affected by the proposed amendment, preferably by personal mail or otherwise by letterbox drop.

Written submissions are invited within a period of 15 days taken from the date the notice is given.

The notice states the following—

- (a) that a corridor of land designated earlier for community infrastructure is proposed to be amended under the IPA, chapter 2, part 6 by removing some

- land from the earlier designation, including other land, or both, as applicable, and as shown on accompanying plan/s;
- (b) the type of the proposed community infrastructure;
 - (c) the name and contact details of a person (telephone, fax and email) for further information about the proposed amendment of the designated corridor;
 - (d) that written submissions including name and address of the submitter may be made to the contact person about the proposed amendment of the designated corridor;
 - (e) the date by which submissions must be made;
 - (f) that a copy of the report about the proposed amendment may be viewed during the consultation period, including a website address if available.

Attachment 4 of this manual provides a template for this notice.

Step 3 Preparation of a report to the Minister

Before the report for the Minister is finalised, any public sector entity likely to be affected by any changes to the proposed amendment arising from consultation under step 2 is advised and comments invited. A letter is also sent to each submitter advising of the account taken of the issues raised in their submission.

The report for the Minister incorporates the following—

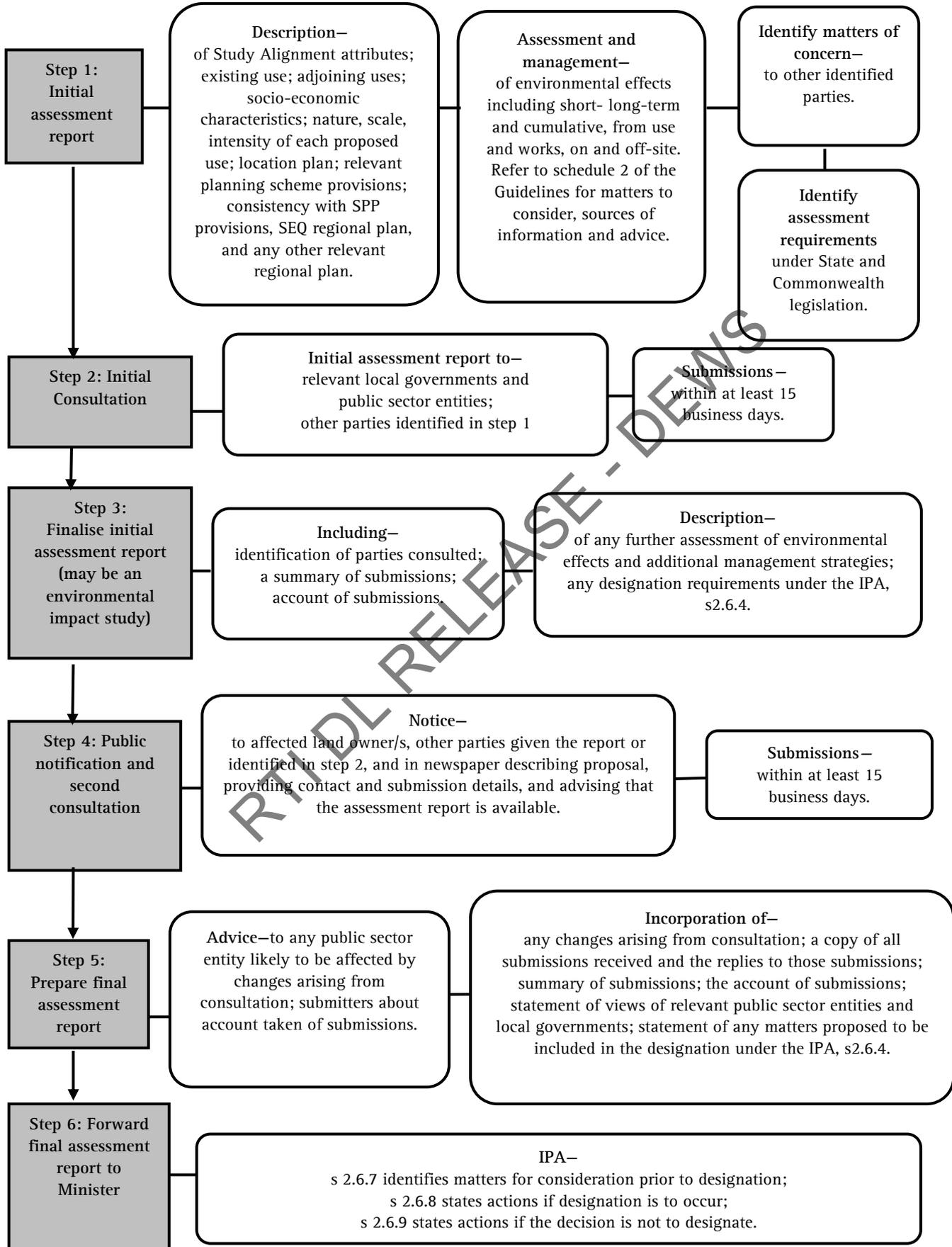
- (a) a request to amend a designated corridor by removing some land from the earlier designation, including other land, or both, as applicable;
- (b) a copy of each submission received on the amendment and of each letter responding to those submissions;
- (c) a summary of all submissions on the amendment and the account taken of the issues raised;
- (d) a statement of the expressed views of any relevant public sector entity and each relevant local government;
- (e) a statement of the matters proposed to be included in the designation under the IPA, section 2.6.4.

Step 4 Forwarding to Minister

The report is forwarded to the Minister for consideration under the IPA, section 2.6.7. If the Minister decides to designate, the IPA, section 2.6.8, states what the Minister must do in relation to giving notice of the designation. Section 2.6.9 states that a notice is also to be given if the decision is not to proceed with a proposed designation.

Attachment 5 of this manual provides a template for a notice of amendment of a designation.

FLOWCHART SUMMARISING STEPS FOR ENVIRONMENTAL ASSESSMENT AND CONSULTATION FOR PART B OF THE MANUAL



ATTACHMENT 1—TEMPLATE FOR NOTICE OF PROPOSED DESIGNATION TO LAND OWNER

This template is for a notice of a proposed designation relating to step 4 in part B of the manual. It provides a sample format and content of the public notice that may be used for the owner of any land affected by the proposed designation.

Matters addressed in the template are consistent with minimum requirements for public notification to land owners stated in part B, step 4.

<p>Powerlink logo</p> <p>Notice of proposed Ministerial designation of land for community infrastructure under the <i>Integrated Planning Act 1997</i></p>				
<p>Proposal for Minister to designate land</p> <p>Queensland Electricity Transmission Corporation Limited trading as Powerlink Queensland proposes to make a request to [Minister's name], Minister for [insert title of Minister administering the <i>Electricity Act 1994</i>], to designate land for community infrastructure under the <i>Integrated Planning Act 1997</i>, chapter 2, part 6. Powerlink Queensland invites submissions about the proposed designation.</p>				
<p>Description of the land to which the proposed designation applies</p> <p>The accompanying plan/s shows how the proposed designation affects your property described below—</p>				
Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government
<p>Type of community infrastructure for which the land is proposed to be designated</p> <p>The land is proposed to be designated for Powerlink Queensland's proposed [name of transmission line] project which comprises [list components, e.g. substations, a transmission line, an access track].</p> <p>This community infrastructure is described under the <i>Integrated Planning Act 1997</i>, schedule 5 as—</p> <p>(k) operating works under the <i>Electricity Act 1994</i>.</p>				

How to view details of the proposed designation of land and development for the community infrastructure

A copy of the assessment report [including other details such as plans, etc] about the proposed designation of land and development for the community infrastructure may be viewed at the office of Powerlink Queensland, 33 Harold Street, Virginia, Brisbane between [date month year (show in bold)] and [date month year (show in bold)] or contact Powerlink Queensland for a copy of the assessment report in CD format.

A copy of the assessment report [including other details such as plans, etc] may also be downloaded from the [Powerlink's or name other] website at [www.xxx.com.au].

For further information about the proposed designation

Any questions about the proposed designation of land and development for the community infrastructure should be directed to [contact officer's name, position] at Powerlink Queensland on telephone [(07) XXXX XXXX (show in bold)], fax [(07) XXXX XXXX (show in bold)] or at email address [xxx.@powerlink.com.au (show in bold)].

Making a submission about the proposed designation

Any person or entity may make a submission about any aspect of the proposed designation of land and development for the community infrastructure. The submission should—

- be in writing, dated and signed by each person or entity who made the submission;
- state the name and address of each person or entity who made the submission; and
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds.

Submissions are to be addressed to [contact officer's name, position] Powerlink Queensland, PO Box 1193, Virginia, QLD 4014 and received on or before [day month year (show in bold)].

Any submissions will be considered by Powerlink Queensland, and a response given to each submitter on the issues raised, before a report is given to the Minister for the Minister's decision on the proposed designation.

RTI DL RELEASE - DENIS

ATTACHMENT 2—TEMPLATE FOR NOTICE OF PROPOSED DESIGNATION FOR NEWSPAPER AND PARTIES OTHER THAN OWNERS

This template is for a notice of a proposed designation relating to step 4 in part B of the manual. It provides a sample format and content of the public notice that may be used—

- in a local newspaper; and
- for each other party other than the land owner notified or given a copy of the report in step 2 of part B (Initial consultation with other parties).

Matters addressed in the template are consistent with the minimum public notification requirements for the newspaper and parties other than land owners stated in part B, step 4.

Powerlink logo

**Notice of proposed Ministerial designation of land
for community infrastructure
under the *Integrated Planning Act 1997***

Proposal for Minister to designate land
Queensland Electricity Transmission Corporation Limited trading as Powerlink Queensland proposes to make a request to [Minister's name], Minister for [insert title of Minister administering the *Electricity Act 1994*], to designate land for community infrastructure under the *Integrated Planning Act 1997*, chapter 2, part 6. Powerlink Queensland invites submissions about the proposed designation.

Description of the land to which the proposed designation applies
The proposed Ministerial designation applies to [easements or land or existing easements or whole lots] described in the table below. This land is located at [refer to locality, significant geographical features, e.g. roads, forest, existing substation.]³

Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

Type of community infrastructure for which the land is proposed to be designated
The land is proposed to be designated for Powerlink Queensland's proposed [name of transmission line] project which comprises [list components, e.g. substations, a transmission line, an access track].

³ This second sentence is only included if appropriate having regard to the extent of land affected.

This community infrastructure is described under the *Integrated Planning Act 1997*, schedule 5 as—

(k) operating works under the *Electricity Act 1994*.

How to view details of the proposed designation of land and development for the community infrastructure

A copy of the assessment report [including other details such as plans, etc] about the proposed designation of land and development for the community infrastructure may be viewed at the office of Powerlink Queensland, 33 Harold Street, Virginia, Brisbane or at the library of any local government listed above between [date month year (show in bold)] and [date month year (show in bold)].

A copy of the assessment report [including other details such as plans, etc] may also be downloaded from the [Powerlink's or name other] website at [www.xxx.com.au].

For further information about the proposed designation

Any questions about the proposed designation of land and development for the community infrastructure should be directed to [contact officer's name, position] at Powerlink Queensland on telephone [(07) XXXX XXXX (show in bold)], fax [(07) XXXX XXXX (show in bold)] or at email address [xxx.@powerlink.com.au (show in bold)].

Making a submission about the proposed designation

Any person or entity may make a submission about any aspect of the proposed designation of land and development for the community infrastructure. The submission should—

- be in writing, dated and signed by each person or entity who made the submission;
- state the name and address of each person or entity who made the submission; and
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds.

Submissions are to be addressed to [contact officer's name, position] Powerlink Queensland, PO Box 1193, Virginia, QLD 4014 and received on or before [day month year (show in bold)].

Any submissions will be considered by Powerlink Queensland, and a response given to each submitter on the issues raised, before a report is given to the Minister for the Minister's decision on the proposed designation.

ATTACHMENT 3—TEMPLATE FOR NOTICE OF DESIGNATION

This template is for a notice of designation relating to step 6 in part B of the manual, and to the IPA, section 2.6.8 (Procedures after designation). The template is consistent with the requirements of the notice stated under subsection (2).

Subsection (1) states that a copy of the notice must be given to each owner of the land, each local government given a notice under section 2.6.7(4)(b) and the chief executive.

In addition, subsection (3) states that the Minister must publish a gazette notice stating that the designation has been made, the description of the land, and the type of community infrastructure for which the land has been designated.

This template may be used for notification under both subsections (1) and (3), although some information is not required for the gazette notice as noted in footnote 5.

Queensland Government Logo				
Notice of Ministerial designation of land				
for community infrastructure under the <i>Integrated Planning Act 1997</i>				
A Ministerial designation has been made				
I, [Minister's name], Minister for [insert title of Minister administering the <i>Electricity Act 1994</i>], give notice that under the <i>Integrated Planning Act 1997</i> , chapter 2, part 6, I made a Ministerial designation of land for community infrastructure on [day month year e.g. 5 May 2004]. The designation is in respect of land on which Queensland Electricity Transmission Corporation Limited (trading as Powerlink Queensland) proposes to build community infrastructure.				
[The designation will take effect from [day month year e.g. 28 June 2004] ⁴				
Description of the land to which the designation applies				
The Ministerial designation applies to [whole lots, proposed new easements, existing easements and areas of land] described in the table below—				
Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

⁴ Only include this sentence if designation does not take effect on day the designation is notified in the gazette. Under the IPA, section 2.6.10(b)(ii) a designation may commence on a date later than the date the designation is notified in the gazette.



RTI DL RELEASE - DEWS

Type of community infrastructure for which the land has been designated

The land has been designated for Powerlink Queensland's proposed [name of transmission line] project which comprises [list components, e.g. substations, a transmission line, an access track].

This community infrastructure is described under the *Integrated Planning Act 1997*, schedule 5 as—

(k) operating works under the *Electricity Act 1994*.

Matters included as part of the designation under the *Integrated Planning Act 1997*, section 2.6.4 (What designations may include) ⁵

The designation for community infrastructure is made subject to the following requirements—

1.....

2.....

[List requirements about the works or use of land for the community infrastructure, and any other requirements included in the designation that are designed to lessen the impacts or use of the land for community infrastructure.].

[MINISTER'S NAME] MP

Minister for [insert title of Minister administering the *Electricity Act 1994*]

Dated: [date month year]

RTI DL RELEASE - DEWS

⁵ Only include this statement if such matters are part of the designation. However, this information is not required for the gazette notice. [IPA, s 2.6.8(3).]

ATTACHMENT 4—TEMPLATE FOR NOTICE OF PROPOSED AMENDMENT OF A CORRIDOR

This template is for a notice of a proposed amendment of a corridor relating to step 2 in part C of the manual. It provides a sample format and content of the public notice that may be used—

- for the owner affected by the proposal; and
- for each other party notified or given a copy of the report in step 2 in part B (Initial consultation with other parties) affected by the proposed amendment.

Matters addressed in the template are consistent with minimum public notification requirements stated in part C, step 2.

Powerlink logo

Notice of proposed amendment of land designated for community infrastructure under the *Integrated Planning Act 1997*

Proposal for Minister to amend land designated for community infrastructure

Queensland Electricity Transmission Corporation Limited trading as Powerlink Queensland proposes to make a request to [Minister's name], Minister for [insert title of Minister administering the *Electricity Act 1994*], to amend a corridor of land designated earlier for community infrastructure under the *Integrated Planning Act 1997*, chapter 2, part 6, by—

- removing some land from the earlier designation; and
- designating additional land ⁶.

Submissions are invited about the proposed amendment.

The affected land is described below and shown on the accompanying plan/s.

Type of community infrastructure for which the additional land is proposed to be designated

The land is proposed to be designated for the same purpose as the existing designation being Powerlink Queensland's proposed [name of transmission line] project which comprises [list components, e.g. substations, a transmission line, an access track].

This community infrastructure is described under the *Integrated Planning Act 1997*, schedule 5 as—

(k) operating works under the *Electricity Act 1994*.

⁶ Modify this and later sections, as appropriate, if the amendment does not involve both the removal and addition of land.

Description of the land proposed to be removed from the earlier designation

It is proposed that the following [easements] will no longer be subject to the earlier designation—

Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

Description of the additional land proposed to be included in the earlier designation

It is proposed that the following [easements] will be designated and made subject to the earlier designation—

Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

Reason for the proposed amendment

The reason for the proposed amendment to the earlier designation is that [state reason e.g. parts of the previously designated route for the transmission line have been realigned].

How to view details of the proposed amendment to designated land

The report [including other details such as plans, etc] about the proposal to amend a corridor of land designated earlier for electricity operating works is enclosed in CD format.

For further information about the proposed amendment to designated land

Any questions about the proposal to amend a corridor of land designated earlier for electricity operating works should be directed to [contact officer's name, position, (show in bold)] on telephone [(07) XXXX XXXX (show in bold)], fax [(07) XXXX XXXX (show in bold)] or at email address [xxx.@powerlink.com.au (show in bold)].

Making a submission about the proposed amendment to designated land

Any person or entity may make a submission about any aspect of the proposed amendment to the designation of land and development for the community infrastructure. The submission should—

- be in writing, dated and signed by each person or entity who made the submission;
- state the name and address of each person or entity who made the submission; and
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds.

Submissions are to be addressed to [contact officer's name, position] **Powerlink Queensland**, PO Box 1193, Virginia, QLD 4014 and received on or before [day month year (show in bold)].

Any submissions will be considered by Powerlink Queensland, and a response given to each submitter on the issues raised, before a report is given to the Minister for the Minister's decision on the proposed amendment to an earlier designation.

ATTACHMENT 5— TEMPLATE FOR NOTICE OF AMENDMENT OF A DESIGNATED CORRIDOR

This template is for a notice of an amendment of a corridor relating to step 4 in part C of the manual, and to the IPA, section 2.6.8 (Procedures after designation). The template is consistent with the requirements of the notices stated under section 2.6.8 (2).

Subsection (1) states that a copy of the notice must be given to each owner of the land, each local government given a notice under section 2.6.7(4)(b) and the chief executive. In addition, subsection (3) states that the Minister must publish a gazette notice stating that the designation has been made, the description of the land, and the type of community infrastructure for which the land has been designated. This template may be used for notification under both subsections (1) and (3), although some information is not required for the gazette notice as noted in footnote 9.

Queensland Government Logo
Notice of amendment of land designated
for community infrastructure
under the *Integrated Planning Act 1997*

An amendment of land designated for community infrastructure has been made by a Minister

I, [Minister's name], Minister for [insert title of Minister administering the *Electricity Act 1994*], give notice that under the *Integrated Planning Act 1997*, chapter 2, part 6, I have amended a corridor of land designated earlier for community infrastructure by—

- removing some land from the earlier designation; and
- designating additional land⁷.

[The designation will take effect from [day month year e.g. 28 June 2004]]⁸.

Reason for amendment

The reason for the amendment to the earlier designation is [state reason, e.g. that the transmission line has been realigned and the designated corridor has been amended accordingly].

Type of community infrastructure for which the additional land is designated

The land is designated for the same purpose as the earlier designation, being the proposed [name of transmission line] project comprising [list components, e.g. substations, a transmission line, an access track]. This is a project of the Queensland Electricity Transmission Corporation Limited trading as Powerlink Queensland.

⁷ Modify this and later sections, as appropriate, if the amendment does not involve both the removal and addition of land.

⁸ Only include this sentence if designation does not take effect on day the designation is notified in the gazette. Under the IPA, section 2.6.10(b)(ii) a designation may commence on a date later than the date the designation is notified in the gazette.

This community infrastructure is described under the *Integrated Planning Act 1997*, schedule 5 as—

(k) operating works under the *Electricity Act 1994*.

Details of the amendment to the earlier designation

The following [easements or areas] are no longer subject to the earlier designation—

Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

The following [easements or areas] have now been designated and are subject to the earlier designation—

Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

Matters included as part of the designation under the *Integrated Planning Act 1997*, section 2.6.4 (What designations may include) ⁹

The designation for community infrastructure is made subject to the following requirements—

- 1.....
- 2.....

[List requirements about the works or use of land for the community infrastructure, and any other requirements included in the designation that are designed to lessen the impacts or use of the land for community infrastructure].

[MINISTER'S NAME] MP

Minister for [insert title of Minister administering the *Electricity Act 1994*]

Dated: [date month year]

⁹ Only include this statement if such matters are part of the designation. However, this information is not required for the gazette notice. [IPA, s 2.6.8(3).]

SCHEDULE 6

—ELECTRICITY DISTRIBUTORS MANUAL

**Environmental Assessment and Public Consultation
Procedures for Designating Land for Community
Infrastructure**

RTI DL RELEASE DEMO

CONTENTS – ELECTRICITY DISTRIBUTION MANUAL

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RTI DL RELEASE - DENIED

A INTRODUCTION

For the purposes of this manual, the term “electricity distributors” means ENERGEX Limited (ENERGEX) and Ergon Energy Corporation Limited (Ergon Energy), body corporates constituted under the *Government Owned Corporations Act 1993*.

The electricity distributors are government owned corporations and are community infrastructure providers.

The electricity distributors’ primary function is the operation, maintenance and development of the electricity distribution networks in Queensland. The electricity distributors are responsible for delivering electricity from the high voltage transmission grid operated by Queensland Electricity Transmission Corporation Limited (trading as Powerlink Queensland) to commercial, industrial and domestic customers in Queensland.

ENERGEX’s distribution area, which is located primarily in South East Queensland, includes 47,000 kilometres of overhead and underground electric lines and cables, approximately 220 substations and 39,000 transformers.

Ergon Energy’s distribution area covers the remainder of Queensland, and includes 152,900 kilometres of overhead and underground electric lines and cables, approximately 330 substations and 80,600 transformers.

The electricity distribution networks are community infrastructure (namely operating works under the *Electricity Act 1994*) under schedule 5 of the *Integrated Planning Act 1997* (IPA).

Section 5.9.9 of the IPA provides that the chief executive may issue guidelines about environmental assessment and public consultation procedures for designating land for community infrastructure under chapter 2, part 6 of the IPA.

This manual forms part of the guidelines issued by the chief executive pursuant to section 5.9.9(1)(b) of the IPA called “Guidelines about Environmental Assessment and Public Consultation Procedures for Designating Land for Community Infrastructure, Version 1.1, December 2006” (the **Guidelines**).

The procedures for environmental assessment and consultation that apply for designating land for community infrastructure in accordance with the Guidelines are either—

- (a) the procedures described in part 3 of the Guidelines; or
- (b) another process used by a community infrastructure provider recognised by the chief executive as equivalent and listed in schedule 1 of the Guidelines.

This manual is listed in schedule 1 of the Guidelines and provides “another process” used by the electricity distributors (as community infrastructure providers) for environmental assessment and consultation that is recognised by the chief executive as follows—

- (a) Part C for the designation of land involved in a minor amendment of a designated site or corridor by way of removal of some land from an earlier designation, or the inclusion of other land, or both; and
- (b) Part B for all other designation of land.

For the purposes of this manual, the term Area in “Study Area” and “Area Selection Report” refers to an area within which either a site proposed for the construction of a new substation, or a corridor proposed for the construction of a new sub-transmission line or distribution line may be located.

In broad terms the typical process for the selection of a new substation site or a new sub-transmission line or distribution line route prior to the steps outlined in this manual involves the following—

- (a) **Need identification** – The need to take some form of action to maintain reliable electricity supply to Queensland consumers is identified in accordance with the Electricity Act 1994 and the National Electricity Code.
- (b) **Area Selection and Consultation**—The electricity distributors and/or specialist consultants identify and assess all feasible area options to produce an Area Selection Report for the project. General consultation is conducted with major stakeholders, such as key government agencies, elected representatives and local councils. The area with the lowest overall environmental, social and economic impact is selected (the Study Area). The Area Selection Report is usually incorporated into the environmental impact statement for that project.
- (c) **Site/Corridor Selection and Consultation**— On the basis of identified constraints a preliminary site or corridor within the Study Area is established. For line corridors further consultation then commences with other stakeholders, such as property owners and special interest groups, to revise the preliminary corridor to minimise the apparent overall impact of the proposal. The site or revised corridor (the Study Site/Corridor) is the subject of detailed environmental assessment and consultation as set out in part B of this manual.

B ENVIRONMENTAL ASSESSMENT AND CONSULTATION PROCEDURES FOR DESIGNATING LAND

The following describes procedures for environmental assessment and consultation for development on land for which Ministerial designation for community infrastructure will be sought.

The steps for environmental assessment and consultation are illustrated in the flowchart after part C of this manual.

The nature and extent of environmental effects will clearly differ according to the type and scale of community infrastructure, whether it is linear or located on a single site, the surrounding land uses and the sensitivity or hazardous nature of the natural environment. The extent and complexity of assessment and consultation will vary in response. They will also vary to the extent that detailed planning of the community infrastructure is possible at the time of designation.

For the purpose of this manual, a “relevant” local government or public sector entity is one whose administrative responsibilities are likely to be affected by the proposed community infrastructure. A “public sector entity” has the meaning given under the IPA, schedule 10¹, except that for this manual the term excludes local governments, as they are separately recognised.

Step 1 Preparation of initial assessment report

The purpose of the initial assessment report, which may take the form of a draft environmental impact study, is to present the findings from first-round assessment as a basis for initial consultation.

1.1 Description of the proposed community infrastructure and the site/corridor within its context

The initial assessment report includes the following—

- (a) a description of the proposed Study Site/Corridor within the Study Area, including any special attributes affecting the Study Site/Corridor that are identified on each relevant planning scheme, or identified in a State planning policy or the SEQ regional plan, if relevant, where not identified as adequately reflected in the relevant planning scheme;

¹ IPA, schedule 10—

1. “public sector entity” means—

- (a) a department or part of a department;
- (b) an agency, authority, commission, corporation, instrumentality, office, or other entity, established under an Act for a public or State purpose.

2. “public sector entity” includes a government owned corporation.

- (b) a description of each existing use on the Study Site/Corridor and uses adjoining the Study Site/Corridor;
- (c) a description of the socio-economic characteristics of the community surrounding the proposed site/corridor;
- (d) a description of the nature, scale and intensity of each use proposed as part of the community infrastructure;
- (e) location plan of the proposed community infrastructure along/within the Study Site/Corridor;
- (f) a summary of the intentions or outcomes sought for uses and works on the Study Site/Corridor and in the surrounding area in each relevant planning scheme;
- (g) a statement about the consistency with any relevant State planning policy or the SEQ regional plan, if relevant, where not identified as adequately reflected in the relevant planning scheme; and
- (h) a statement about consistency with any relevant regional planning framework other than the SEQ regional plan.

The description of the proposed Study Site/Corridor is sufficient to identify the land involved, and the description of the infrastructure is general in nature and does not include the technical details of individual structures.

1.2 Assessment of the environmental effects and ways of managing those effects

The initial assessment report includes an assessment of—

- (a) environmental effects of development for the proposed community infrastructure; and
- (b) ways proposed for managing those effects.

Regard is given to the following—

- (a) the meaning of “environment” under the IPA, schedule 10—
 - ‘ “environment” includes -
 - (a) ecosystems and their constituent parts including people and communities; and
 - (b) all natural and physical resources; and
 - (c) those qualities and characteristics of locations, places and areas, however large or small, that contribute to their biological diversity and integrity, intrinsic or attributed scientific value or interest, amenity, harmony, and sense of community; and
 - (d) the social, economic, aesthetic and cultural conditions affecting the matters in paragraphs (a), (b) and (c) or affected by those matters.’
- (b) the matters listed in schedule 2 of the Guidelines;
- (c) short-term, long-term and cumulative effects;
- (d) effects from use and works, during the construction phase, the operational phase and the decommissioning phase of the proposed community infrastructure; and
- (e) on-site and off-site effects.

For community infrastructure proposed to be designated well in advance of construction and use, identification and assessment of environmental effects considers, amongst any other relevant matters, likely changes of use on adjoining

and nearby land, and broad parameters of scale, intensity, Study Site/Corridor layout, access and the like.

Paragraphs (b) to (e) must be specifically addressed in the report but only to the extent relevant, including a statement if a matter is not relevant.

To assist the electricity distributors in assessing environmental effects, schedule 2 of the Guidelines suggests relevant public sector entities and local governments as sources of advice and information on a range of matters.

1.3 Identification of matters likely to be of concern to other parties

The initial assessment report includes a statement identifying—

- (a) the matters likely to be of concern to other parties affected or likely to be affected by development for the proposed community infrastructure; and
- (b) those other parties in (a) by type or organisation.

Parties to consider include -

- State public sector entities with a legislative or administrative responsibility in relation to the circumstances of the proposal
- Commonwealth government agencies with a legislative or administrative responsibility in relation to the circumstances of the proposal
- local governments
- owner/s of the land
- adjoining land owners
- community groups
- conservation groups
- Aboriginal or Torres Strait Islander groups
- business or industry associations.

In this guideline, “owner” has the meaning as defined under the IPA. Further, “adjoining land owner” has the meaning as defined under section 3.4.4 of the IPA.

1.4 Identification of State assessment requirements and applicable Commonwealth legislation

The initial assessment report includes a statement identifying what assessment requirements apply to the proposed community infrastructure under State legislation (for both assessment under the IPA integrated development assessment system (IDAS) and outside that system) and under Commonwealth legislation. The IPA, schedule 8 and the *Integrated Planning Regulation 1998* identify State assessment requirements under the IPA.

If part or all of the proposal may significantly impact upon a matter of national environmental significance, the proposal needs to be referred to the Commonwealth Department of Environment and Heritage for a determination as

to whether or not it is a controlled action under section 67 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).

Note also that the IPA, section 2.6.7 recognises the completion of an EIS under the following Acts as being adequate environmental assessment and public consultation for designation—IPA, chapter 5, part 8, division 2; *State Development and Public Works Organisation Act 1971*, section 35; *Environmental Protection Act 1994*, chapter 3, part 1.

Step 2 Initial consultation with other parties

As a minimum, the initial assessment report prepared in step 1 is given to—

- (a) relevant local governments; and
- (b) relevant public sector entities.

Any other parties identified in the initial assessment report are also advised that a copy of that report is available for viewing, purchase or access via a website. If practicable considering the number of parties involved, advice is given by name and in writing to each party, otherwise by an alternative means such as public notice or letterbox drop.

Written submissions are invited from all parties within a period of at least 15 business days from the date the advice is given.

For the purposes of this manual, a notice that is posted is taken to be given when the notice is delivered to the receiving party's last known postal address.

Any other consultation considered appropriate may also be undertaken.

Step 3 Finalisation of the initial assessment report or environmental impact study for public notification and second consultation with stakeholders

The initial assessment report prepared in step 1 is modified and added to, as appropriate, following Step 2, and includes—

- (a) a list of the parties consulted (subject to their permission);
- (b) a summary of all submissions and the account taken of the issues raised;
- (c) any further assessment of environmental effects of the proposal;
- (d) any additional strategies for managing the environmental effects;
- (e) a statement of any matters proposed to be included in the designation under the IPA, section 2.6.4; and
- (f) any recommended changes to the Study Site/Corridor which produces the Final Site/Corridor².

² Final Site/Corridor is the site/corridor determined following the completion of step 3.

The finalised initial assessment report may be in the form of an environmental impact study.

Step 4 Public notification and second consultation with stakeholders and other parties

Consultation may take any form or be as extensive as appropriate, but as a minimum—

- (a) the proposed designation of land for community infrastructure is notified in a newspaper, as described below;
- (b) the owner/s of the affected land are given the same notice as in the newspaper (except that only the property of each individual owner needs to be shown) together with a plan showing the Final Site/Corridor in relation to their property; and
- (c) if practicable considering the number of parties involved, each other party notified or given a copy of the report in step 2 is given the same notice as in the newspaper, preferably by personal mail or otherwise by letterbox drop.

The notice is given to the owner of the land and to each other party at about the same time as the notice is published in the newspaper. Written submissions are invited within a period of at least 15 business days taken from the day of public notification or the date the notice is given, whichever occurs later.

Public notification is made at least once in a newspaper circulating generally in the area of each relevant local government, stating the following—

- (a) a description or plan of the land proposed to be designated under the Integrated Planning Act 1997, chapter 2, part 6;
- (b) the type of the proposed community infrastructure;
- (c) the name and contact details of a person (telephone, fax and email) for further information about the proposed designation of land and the community infrastructure;
- (d) that written submissions including name and address of the submitter may be made to the contact person about any aspect of the proposed designation of land and development for the community infrastructure;
- (e) the date by which submissions must be made;
- (f) that a copy of the assessment report may be viewed during the consultation period, and the address where the report will be available for viewing or purchase, including a website address if available.

Attachment 1 of this manual provides a template for the notice for the owner and Attachment 2 of this manual provides a template for the notice in the newspaper and to other parties.

Step 5 Preparation of the final assessment report for Minister

Before the report for the Minister is finalised, any public sector entity likely to be affected by any changes to the proposal arising from consultation under step 4 is

advised and comments invited. A letter is also sent to each submitter advising of the account taken of the issues raised in their submission and the intention to provide a copy of the submission and the letter to the Minister.

Also, if there is a period of three months or more between giving a notice to the owner of the land under step 4 and forwarding a report to the Minister under this step—

- (a) the owners' names are checked to identify any change in ownership; and
- (b) each new owner is given the same notice as previously given to the former owner (except for the date by which submissions may be made); and
- (c) each new owner has 15 business days from the date the notice is given to make a written submission.

The final assessment report incorporates the following—

- (a) a summary of any changes to the proposed designation arising from the consultation;
- (b) a copy of each submission received in step 4 and of each letter responding to those submissions;
- (c) a summary of all submissions from step 4 and the account taken of the issues raised;
- (d) a statement of the expressed views of each relevant public sector entity and each relevant local government;
- (e) a statement of any matters proposed to be included in the designation under the IPA, section 2.6.4.

Step 6 Forwarding of final assessment report to the Minister to proceed under the IPA

The report is forwarded to the Minister for consideration under the IPA, section 2.6.7. If the Minister decides to designate, the IPA, section 2.6.8 states what the Minister must do in relation to giving notice. Section 2.6.9 states that a notice is also to be given if the decision is not to proceed with a proposed designation.

Attachment 3 of this manual provides a template for a notice under the IPA, section 2.6.8.

C ENVIRONMENTAL ASSESSMENT AND CONSULTATION PROCEDURES FOR A MINOR AMENDMENT OF A DESIGNATED SITE/CORRIDOR

The following describes procedures for environmental assessment and consultation for a minor amendment of a designated site/corridor.

A 'minor amendment' of a designated site/corridor means an amendment within the Study Area to take account of detailed site planning for construction of the community infrastructure.

An amendment of a designated site/corridor involves the removal of some land from an earlier designation, or the inclusion of other land, or both.

Having regard to the *Acts Interpretation Act 1954*, section 24AA, the amendment to the designation is made by following the same process as for the earlier designation specified under the IPA, chapter 2, part 6.

Step 1 Preparation of initial report on proposed amendment of existing designation

The purpose of the report is to assess the environmental effects of making a minor amendment to a designated site/corridor and to explain the basis for the amendment. The report includes the following—

- (a) a description of any land to be removed from the designated site/corridor and any land to be included in the site/corridor;
- (b) based on the final assessment report for the earlier designation, a summary statement of any change in environmental effects arising from the amendment;
- (c) the reasons for making the amendment.

Step 2 Public notification and consultation with stakeholders and other parties

A notice about the proposed amendment of the site/corridor is given to—

- (a) each owner affected by the proposed amendment together with a plan showing the amendment in relation to their property; and
- (b) each party notified or given a copy of the report for the earlier designation (for step 2 in part B) affected by the proposed amendment, preferably by personal mail or otherwise by letterbox drop.

Written submissions are invited within a period of 15 days taken from the date the notice is given.

The notice states the following—

- (a) that a site/corridor of land designated earlier for community infrastructure is proposed to be amended under the IPA, chapter 2, part 6 by removing some

- land from the earlier designation, including other land, or both, as applicable, and as shown on accompanying plan/s;
- (b) the type of the proposed community infrastructure;
 - (c) the name and contact details of a person (telephone, fax and email) for further information about the proposed amendment of the designated site/corridor;
 - (d) that written submissions including name and address of the submitter may be made to the contact person about the proposed amendment of the designated site/corridor;
 - (e) the date by which submissions must be made;
 - (f) that a copy of the report about the proposed amendment may be viewed during the consultation period, including a website address if available.

Attachment 4 of this manual provides a template for this notice.

Step 3 Preparation of a report to the Minister

Before the report for the Minister is finalised, any public sector entity likely to be affected by any changes to the proposed amendment arising from consultation under step 2 is advised and comments invited. A letter is also sent to each submitter advising of the account taken of the issues raised in their submission.

The report for the Minister incorporates the following—

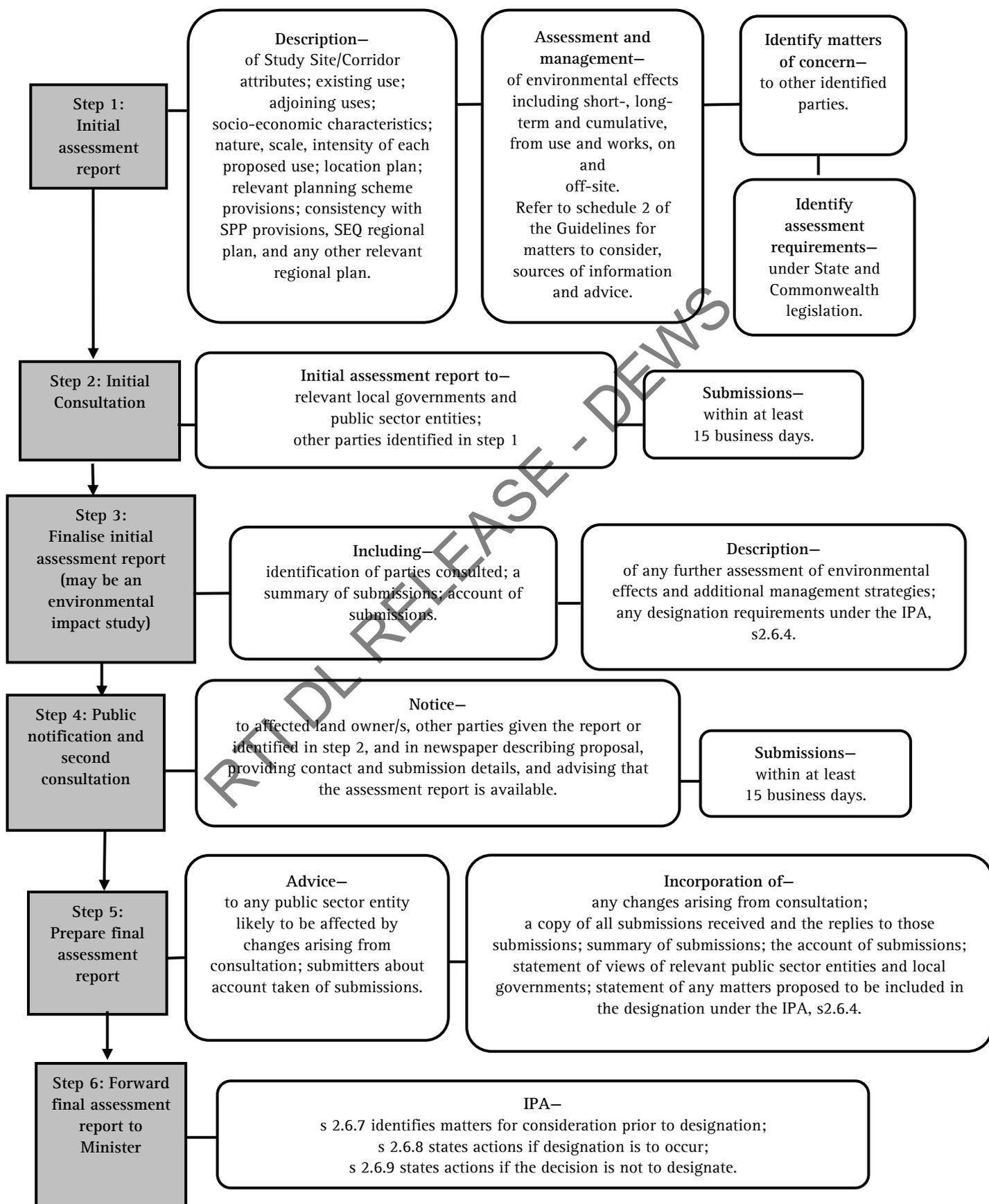
- (a) a request to amend a designated site/corridor by removing some land from the earlier designation, including other land, or both, as applicable;
- (b) a copy of each submission received on the amendment and of each letter responding to those submissions;
- (c) a summary of all submissions on the amendment and the account taken of the issues raised;
- (d) a statement of the expressed views of any relevant public sector entity and each relevant local government;
- (e) a statement of the matters proposed to be included in the designation under the IPA, section 2.6.4.

Step 4 Forwarding to Minister

The report is forwarded to the Minister for consideration under the IPA, section 2.6.7. If the Minister decides to designate, the IPA, section 2.6.8, states what the Minister must do in relation to giving notice of the designation. Section 2.6.9 states that a notice is also to be given if the decision is not to proceed with a proposed designation.

Attachment 5 of this manual provides a template for a notice of amendment of a designation.

FLOWCHART SUMMARISING STEPS FOR ENVIRONMENTAL ASSESSMENT AND CONSULTATION FOR PART B OF THE MANUAL



ATTACHMENT 1—TEMPLATE FOR NOTICE OF PROPOSED DESIGNATION TO LAND OWNER

This template is for a notice of a proposed designation relating to step 4 in part B of the manual. It provides a sample format and content of the public notice that may be used for the owner of any land affected by the proposed designation.

Matters addressed in the template are consistent with minimum requirements for public notification to land owners stated in part B, step 4.

Electricity distributor's logo
Notice of proposed Ministerial designation of land
for community infrastructure
under the *Integrated Planning Act 1997*

Proposal for Minister to designate land
[name of electricity distributor] proposes to make a request to [Minister's name], Minister for [insert title of Minister administering the *Electricity Act 1994*], to designate land for community infrastructure under the *Integrated Planning Act 1997*, chapter 2, part 6. [name of electricity distributor] invites submissions about the proposed designation.

Description of the land to which the proposed designation applies
The accompanying plan/s shows how the proposed designation affects your property described below—

Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

Type of community infrastructure for which the land is proposed to be designated
The land is proposed to be designated for [name of electricity distributor] proposed [name of project] project which comprises [list components, e.g. a substation, a line, an access track].

This community infrastructure is described under the *Integrated Planning Act 1997*, schedule 5 as—

(k) operating works under the *Electricity Act 1994*.

How to view details of the proposed designation of land and development for the community infrastructure

A copy of the assessment report [including other details such as plans, etc] about the proposed designation of land and development for the community infrastructure may be viewed at the office of [name of electricity distributor and full address] between [date month year (show in bold)] and [date month year (show in bold)] or contact [name of electricity distributor] for a copy of the assessment report in CD format.

A copy of the assessment report [including other details such as plans, etc] may also be downloaded from the [name of electricity distributor or name other] website at [www.xxx.com.au].

For further information about the proposed designation

Any questions about the proposed designation of land and development for the community infrastructure should be directed to [contact officer's name, position] at [name of electricity distributor] on telephone [(07) XXXX XXXX (show in bold)], fax [(07) XXXX XXXX (show in bold)] or at email address [xxx@xxx.com.au (show in bold)].

Making a submission about the proposed designation

Any person or entity may make a submission about any aspect of the proposed designation of land and development for the community infrastructure. The submission should—

- be in writing, dated and signed by each person or entity who made the submission;
- state the name and address of each person or entity who made the submission; and
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds.

Submissions are to be addressed to [contact officer's name, position] [name of electricity distributor and address] and received on or before [day month year (show in bold)].

Any submissions will be considered by [name of electricity distributor], and a response given to each submitter on the issues raised, before a report is given to the Minister for the Minister's decision on the proposed designation.

ATTACHMENT 2—TEMPLATE FOR NOTICE OF PROPOSED DESIGNATION FOR NEWSPAPER AND PARTIES OTHER THAN OWNERS

This template is for a notice of a proposed designation relating to step 4 in part B of the manual. It provides a sample format and content of the public notice that may be used—

- in a local newspaper; and
- for each other party other than the land owner notified or given a copy of the report in step 2 of part B (Initial consultation with other parties).

Matters addressed in the template are consistent with the minimum public notification requirements for the newspaper and parties other than land owners stated in part B, step 4.

Electricity distributor's logo
Notice of proposed Ministerial designation of land
for community infrastructure
under the *Integrated Planning Act 1997*

Proposal for Minister to designate land
 [name of electricity distributor] proposes to make a request to [Minister's name], Minister for [insert title of Minister administering the *Electricity Act 1994*], to designate land for community infrastructure under the *Integrated Planning Act 1997*, chapter 2, part 6. [name of electricity distributor] invites submissions about the proposed designation.

Description of the land to which the proposed designation applies
 The proposed Ministerial designation applies to [easements or land or existing easements or whole lots] described in the table below. This land is located at [refer to locality, significant geographical features, e.g. roads, forest, existing substation.]³

Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

Type of community infrastructure for which the land is proposed to be designated
 The land is proposed to be designated for [name of electricity distributor] proposed [name of project] project which comprises [list components, e.g. a substation, a line, an access track].

³ This second sentence is only included if appropriate having regard to the extent of land affected.

This community infrastructure is described under the *Integrated Planning Act 1997*, schedule 5 as—

(k) operating works under the Electricity Act 1994.

How to view details of the proposed designation of land and development for the community infrastructure

A copy of the assessment report [including other details such as plans, etc] about the proposed designation of land and development for the community infrastructure may be viewed at the office of [name of electricity distributor and full address] or at the library of any local government listed above between [date month year (show in bold)] and [date month year (show in bold)].

A copy of the assessment report [including other details such as plans, etc] may also be downloaded from the [name of electricity distributor or name other] website at [www.xxx.com.au].

For further information about the proposed designation

Any questions about the proposed designation of land and development for the community infrastructure should be directed to [contact officer's name, position] at [name of electricity distributor] on telephone [(07) XXXX XXXX (show in bold)], fax [(07) XXXX XXXX (show in bold)] or at email address [xxx@xxx.com.au (show in bold)].

Making a submission about the proposed designation

Any person or entity may make a submission about any aspect of the proposed designation of land and development for the community infrastructure. The submission should—

- be in writing, dated and signed by each person or entity who made the submission;
- state the name and address of each person or entity who made the submission; and
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds.

Submissions are to be addressed to [contact officer's name, position] [name of electricity distributor and full address] and received on or before [day month year (show in bold)].

Any submissions will be considered by [name of electricity distributor], and a response given to each submitter on the issues raised, before a report is given to the Minister for the Minister's decision on the proposed designation.

ATTACHMENT 3—TEMPLATE FOR NOTICE OF DESIGNATION

This template is for a notice of designation relating to step 6 in part B of the manual, and to the IPA, section 2.6.8 (Procedures after designation). The template is consistent with the requirements of the notice stated under subsection (2).

Subsection (1) states that a copy of the notice must be given to each owner of the land, each local government given a notice under section 2.6.7(4)(b) and the chief executive.

In addition, subsection (3) states that the Minister must publish a gazette notice stating that the designation has been made, the description of the land, and the type of community infrastructure for which the land has been designated.

This template may be used for notification under both subsections (1) and (3), although some information is not required for the gazette notice as noted in footnote 5.

Queensland Government Logo
Notice of Ministerial designation of land
for community infrastructure
under the *Integrated Planning Act 1997*

A Ministerial designation has been made
 I, [Minister's name], Minister for [insert title of Minister administering the *Electricity Act 1994*], give notice that under the *Integrated Planning Act 1997*, chapter 2, part 6, I made a Ministerial designation of land for community infrastructure on [day month year e.g. 5 May 2004]. The designation is in respect of land on which [name of electricity distributor] proposes to build community infrastructure.

[The designation will take effect from [day month year e.g. 28 June 2004]⁴

⁴ Only include this sentence if designation does not take effect on day the designation is notified in the gazette. Under the IPA, section 2.6.10(b)(ii) a designation may commence on a date later than the date the designation is notified in the gazette.

Description of the land to which the designation applies
 The Ministerial designation applies to [whole lots, proposed new easements, existing easements and areas of land] described in the table below—

Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

Type of community infrastructure for which the land has been designated
 The land has been designated for [name of electricity distributor] proposed [name of project] project which comprises [list components, e.g. a substation, a line, an access track].

This community infrastructure is described under the Integrated Planning Act 1997, schedule 5 as—
 (k) operating works under the Electricity Act 1994.

Matters included as part of the designation under the Integrated Planning Act 1997, section 2.6.4 (What designations may include) ⁵
 The designation for community infrastructure is made subject to the following requirements—
 1.....
 2.....
 [List requirements about the works or use of land for the community infrastructure, and any other requirements included in the designation that are designed to lessen the impacts or use of the land for community infrastructure.].

[Minister's name] MP
Minister for [insert title of Minister administering the *Electricity Act 1994*]
Dated: [date month year]

RTI DL RELEASE - DENIED

⁵ Only include this statement if such matters are part of the designation. However, this information is not required for the gazette notice. [IPA, s 2.6.8(3).]

ATTACHMENT 4—TEMPLATE FOR NOTICE OF PROPOSED AMENDMENT OF A SITE/CORRIDOR

This template is for a notice of a proposed amendment of a site/corridor relating to step 2 in part C of the manual. It provides a sample format and content of the public notice that may be used—

- for the owner affected by the proposal; and
- for each other party notified or given a copy of the report in step 2 in part B (Initial consultation with other parties) affected by the proposed amendment.

Matters addressed in the template are consistent with minimum public notification requirements stated in part C, step 2.

Electricity distributor's logo
**Notice of proposed amendment of land designated
for community infrastructure
under the *Integrated Planning Act 1997***

Proposal for Minister to amend land designated for community infrastructure
[name of electricity distributor] proposes to make a request to [Minister's name], Minister for [insert title of Minister administering the *Electricity Act 1994*], to amend a [site/corridor] of land designated earlier for community infrastructure under the *Integrated Planning Act 1997*, chapter 2, part 6, by—

- removing some land from the earlier designation; and
- designating additional land.⁶

Submissions are invited about the proposed amendment.

The affected land is described below and shown on the accompanying plan/s.

Type of community infrastructure for which the additional land is proposed to be designated
The land is proposed to be designated for the same purpose as the existing designation being [name of electricity distributor's] proposed [name of project] project which comprises [list components, e.g. a substation, a line, an access track].

This community infrastructure is described under the *Integrated Planning Act 1997*, schedule 5 as—

(k) operating works under the *Electricity Act 1994*.

⁶ Modify this and later sections, as appropriate, if the amendment does not involve both the removal and addition of land.

Description of the land proposed to be removed from the earlier designation

It is proposed that the following [easements] will no longer be subject to the earlier designation—

Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

Description of the additional land proposed to be included in the earlier designation

It is proposed that the following [easements] will be designated and made subject to the earlier designation—

Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

Reason for the proposed amendment

The reason for the proposed amendment to the earlier designation is that [state reason e.g. parts of the previously designated route for the distribution line have been realigned].

How to view details of the proposed amendment to designated land

The report [including other details such as plans, etc] about the proposal to amend a [site/corridor] of land designated earlier for electricity operating works is enclosed in CD format.

For further information about the proposed amendment to designated land

Any questions about the proposal to amend a [site/corridor] of land designated earlier for electricity operating works should be directed to [contact officer's name, position, (show in bold)] on telephone [(07) XXXX XXXX (show in bold)], fax [(07) XXXX XXXX (show in bold)] or at email address [xxx.xxx.com.au (show in bold)].

Making a submission about the proposed amendment to designated land

Any person or entity may make a submission about any aspect of the proposed amendment to the designation of land and development for the community infrastructure. The submission should—

- be in writing, dated and signed by each person or entity who made the submission;
- state the name and address of each person or entity who made the submission; and
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds.

Submissions are to be addressed to [contact officer's name, position] [name of electricity distributor and full address] and received on or before [day month year (show in bold)].

Any submissions will be considered by [name of electricity distributor], and a response given to each submitter on the issues raised, before a report is given to the Minister for the Minister's decision on the proposed amendment to an earlier designation.

ATTACHMENT 5— TEMPLATE FOR NOTICE OF AMENDMENT OF A DESIGNATED SITE/CORRIDOR

This template is for a notice of an amendment of a site/corridor relating to step 4 in part C of the manual, and to the IPA, section 2.6.8 (Procedures after designation). The template is consistent with the requirements of the notices stated under section 2.6.8 (2).

Subsection (1) states that a copy of the notice must be given to each owner of the land, each local government given a notice under section 2.6.7(4)(b) and the chief executive. In addition, subsection (3) states that the Minister must publish a gazette notice stating that the designation has been made, the description of the land, and the type of community infrastructure for which the land has been designated. This template may be used for notification under both subsections (1) and (3), although some information is not required for the gazette notice as noted in footnote 9.

Queensland Government Logo
Notice of amendment of land designated
for community infrastructure
under the *Integrated Planning Act 1997*

An amendment of land designated for community infrastructure has been made by a Minister
I, [Minister's name], Minister for [insert title of Minister administering the *Electricity Act 1994*], give notice that under the *Integrated Planning Act 1997*, chapter 2, part 6, I have amended a [site/corridor] of land designated earlier for community infrastructure by—

- removing some land from the earlier designation; and
- designating additional land⁷.

[The designation will take effect from [day month year e.g. 28 June 2004]]⁸.

Reason for amendment
The reason for the amendment to the earlier designation is [state reason, e.g. that the distribution line has been realigned and the designated site/corridor has been amended accordingly].

Type of community infrastructure for which the additional land is designated
The land is designated for the same purpose as the earlier designation, being the proposed [name of project] project comprising [list components, e.g. a substation, a line, an access track]. This is a project of [name of electricity distributor].

⁷ Modify this and later sections, as appropriate, if the amendment does not involve both the removal and addition of land.

⁸ Only include this sentence if designation does not take effect on day the designation is notified in the gazette. Under the IPA, section 2.6.10(b)(ii) a designation may commence on a date later than the date the designation is notified in the gazette.

This community infrastructure is described under the *Integrated Planning Act 1997*, schedule 5 as—

(k) operating works under the *Electricity Act 1994*.

Details of the amendment to the earlier designation

The following [easements or areas] are no longer subject to the earlier designation—

Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

The following [easements or areas] have now been designated and are subject to the earlier designation—

Easement /Area Reference	Easement /Area Plan No.	Lot number	Survey Plan No.	Local Government

Matters included as part of the designation under the *Integrated Planning Act 1997*, section 2.6.4 (What designations may include) ⁹

The designation for community infrastructure is made subject to the following requirements—

- 1.....
- 2.....

[List requirements about the works or use of land for the community infrastructure, and any other requirements included in the designation that are designed to lessen the impacts or use of the land for community infrastructure].

[MINISTER'S NAME] MP

Minister for [insert title of Minister administering the *Electricity Act 1994*]

Dated: [date month year]

⁹ Only include this statement if such matters are part of the designation. However, this information is not required for the gazette notice. [IPA, s 2.6.8(3).]

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Telephone: (07) 3237 1279
Facsimile: (07) 3247 3679

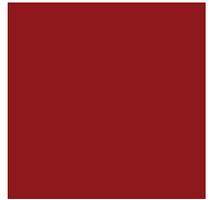
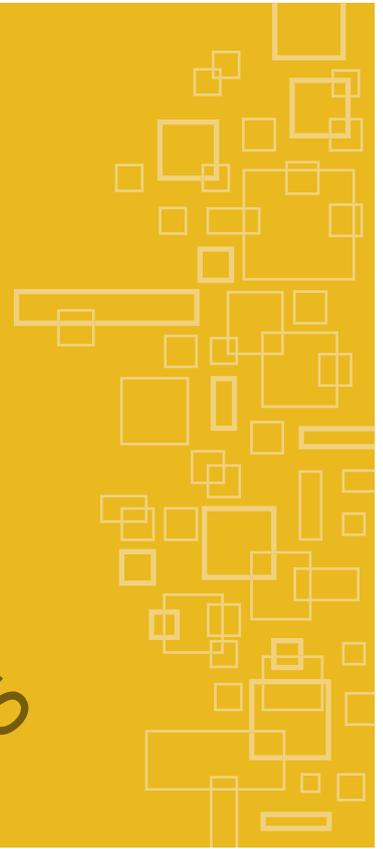
Copies of the “Guidelines about Environmental Assessment and Public Consultation Procedures for Designating Land for Community Infrastructure, Version 1.1, December 2006” are available on the Department of Local Government, Planning, Sport and Recreation website at www.dlgpsr.qld.gov.au or www.ipa.qld.gov.au.



Maranoa–Balonne Regional Plan

*planning for a stronger, more liveable
and sustainable community*

September 2009



Release

Maranoa–Balonne Regional Plan

Prepared by:

The Honourable Stirling Hinchliffe MP,
Minister for Infrastructure and Planning in
accordance with the *Integrated Planning Act
(IPA) 1997*, Division 4, Section 2.5A.

With assistance from:

Department of Infrastructure and Planning

In consultation with:

Maranoa–Balonne Regional Coordination
Committee

Published by:



The Department of Infrastructure and Planning brings together planning, local government and infrastructure responsibilities into one department enabling government to deliver integrated solutions, face the state's population and economic challenges and secure a sustainable future for Queensland.

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Release notes

The *Maranoa-Balonne Regional Plan* is released by the Minister for Infrastructure and Planning in accordance with the *Integrated Planning Act 1997*, section 2.5A.15. It is a statutory instrument under the *Statutory Instruments Act 1992*.

The regional plan applies to the Maranoa-Balonne regional local government areas, as defined under IPA, section 2.5A.2. It replaces the *Draft Maranoa and Districts Regional Plan* (the draft plan) released by the regional planning Minister on 5 August 2008. The draft plan was subject to community consultation and comment up to 30 November 2008. A consultation report, which summarised the issues raised during the consultation period was released on 22 September 2009. It is available at www.dip.qld.gov.au/maranoa-balonne or by calling 1300 724 051.

The regional plan has been prepared in good faith, taking into account all public submissions, to provide a framework for the management and development of the region for more than 20 years.

The regional plan represents an agreed Queensland Government position on the future of the Maranoa-Balonne region. Any plans, policies and codes being prepared or amended by state agencies or local government must reflect and align with the regional plan.

The regional plan does not commit or pertain to commit any government, industry or community organisation to implement, fund or otherwise resource specific activities or programs.

All maps are intended to represent general concepts for the purpose of broad-scale regional planning. These maps do not and are not intended to identify or give attributes or rights, including land use and development rights, to specific land parcels. Boundaries and locations are indicative only and may be subject to further refinement. The Department of Infrastructure and Planning, does not guarantee or make any representations as to the accuracy or completeness of the information shown on these maps, nor does it accept any responsibility or liability for any loss or damage arising from its use.

For more information on the regional plan contact:

Department of Infrastructure and Planning
post PO Box 979 Bundaberg Qld 4670
visit Level 1, 7 Takalvan Street
Bundaberg Qld
tel 1300 724 051
fax +61 7 4151 9745
email maranoa-balonne@dip.qld.gov.au
web www.dip.qld.gov.au/maranoa-balonne

Copies of the regional plan are available:

online www.dip.qld.gov.au/maranoa-balonne
for viewing at most council chambers, libraries and customer service centres within the local government areas covered by the regional plan

for free on CD-ROM or in hard copy by contacting Department of Infrastructure and Planning offices in Bundaberg and Brisbane

by phoning 1300 724 051

by emailing maranoa-balonne@dip.qld.gov.au

Department of Infrastructure and Planning offices:

- Level 1, 7 Takalvan Street Bundaberg Qld
- Shop front, 63 George Street Brisbane Qld

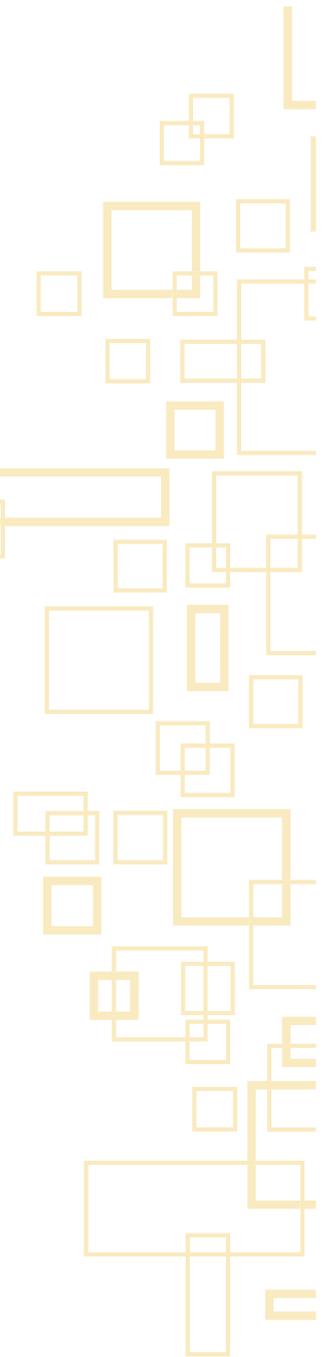
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Release

Maranoa–Balonne Regional Plan

*planning for a stronger, more liveable
and sustainable community*

RTI DL RELEASE - DEVS



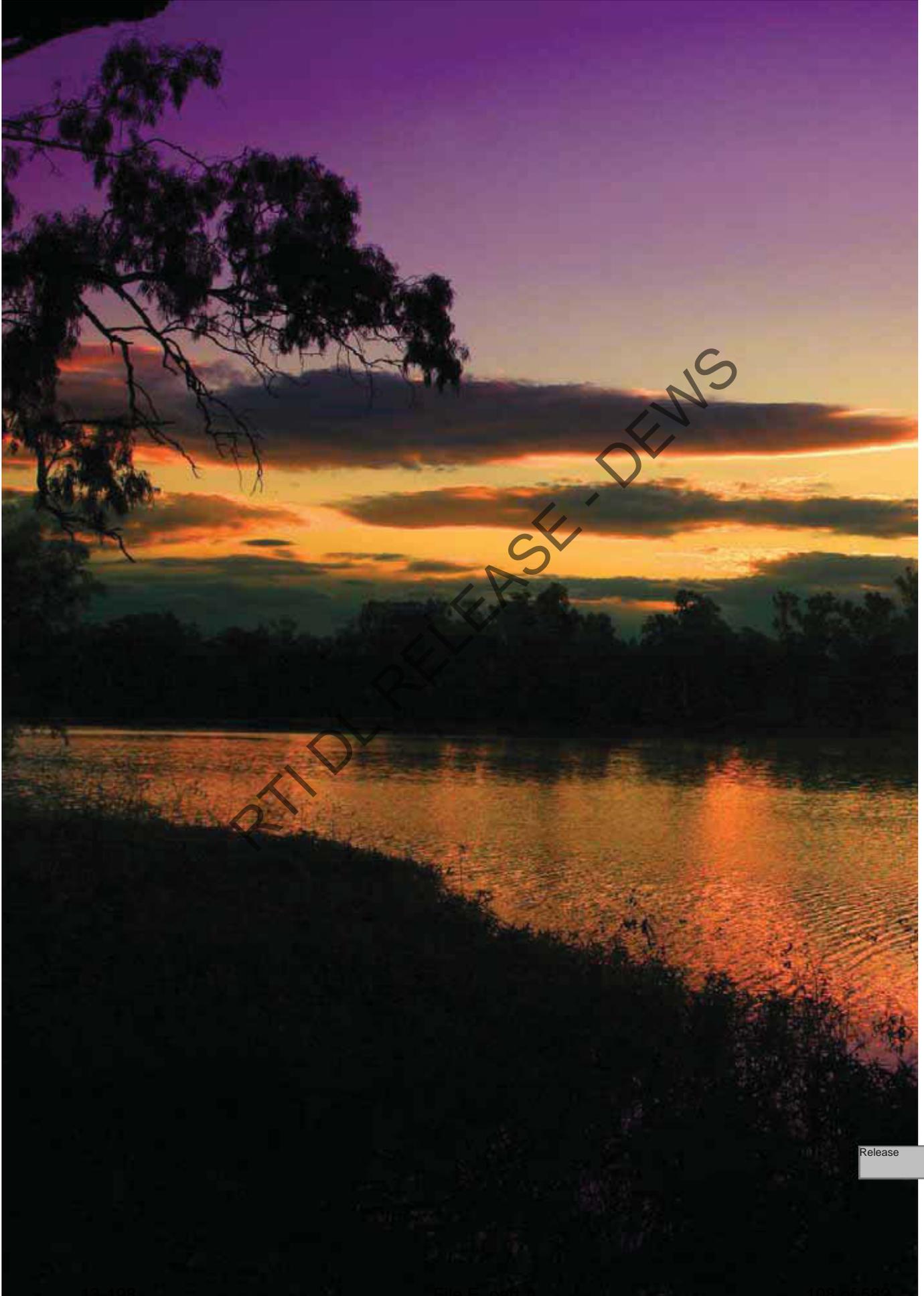
Regional vision

We will have safe, healthy communities with thriving, sustainable industries.

Guided by the lessons of our history, we will respect our past, nurture our diverse landscapes and create a wealth of opportunity for future generations.

A welcoming and growing region for all.

Release



Release



RTI DL RELEASE - DEWS

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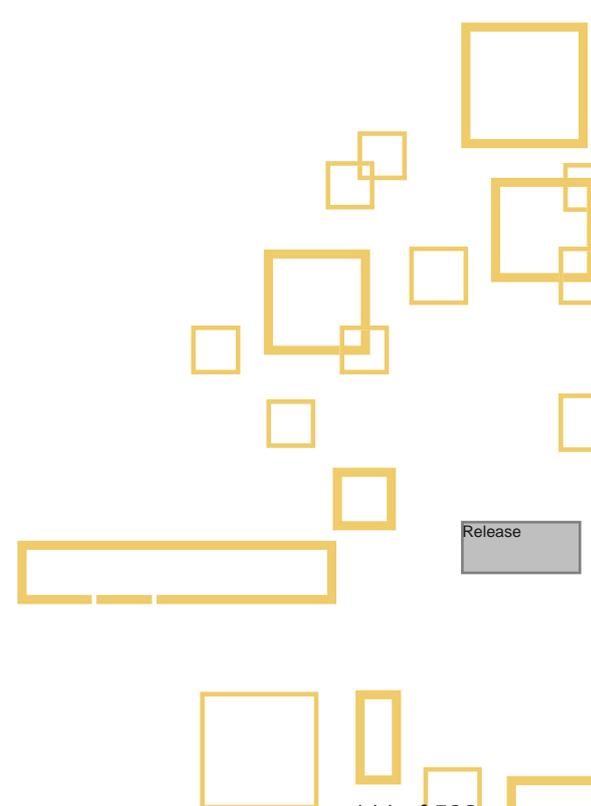
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RTI DL RELEASE - DEMOS



Release



PART A—Introduction



Background and purpose

Maranoa–Balonne is located in southern Queensland, taking in rich cropping and grazing lands and significant reserves of coal seam gas, conventional gas and petroleum. The region includes a significant part of the Queensland Murray–Darling Basin, including the catchments of the Maranoa and Balonne–Culgoa river systems. The region’s population is approximately 18 000¹. Modest growth is anticipated over the next 20 years, largely arising from developments in the energy sector.

The region comprises the local governments of Maranoa Regional Council and Balonne Shire Council.

Preparation of the *Draft Maranoa and Districts Regional Plan* was based on the former local government areas of Balonne, Bendemere, Booringa, Bungil, Murilla, Roma, Tara and Warroo. The Maranoa and Districts region was designated for regional planning purposes under provisions of the *Integrated Planning Regulation 1998* in September 2007. The region corresponded to the area encompassed by these former shires.

At the time of local government amalgamation in 2008, the Murilla and Tara Shires were incorporated into the Western Downs Regional Council. After its formation, the Western Downs Regional

Council did not engage in preparation of the draft regional plan. As regional planning for Maranoa and Districts involved only two of the six shires amalgamated to form the Western Downs Regional Council, the Planning Minister resolved to use the plan’s consultation phase to seek advice from the community about the preferred planning boundary for the region.

Submissions to the draft regional plan strongly favoured the region encompassing only Maranoa Regional Council and Balonne Shire. Further, it was recommended that the region be renamed the Maranoa–Balonne region.

Accordingly, the plan has been finalised to incorporate only the Maranoa Regional Council and Balonne Shire Council. The former Murilla and Tara Shire Councils are no longer included.

An amendment to the *Integrated Planning Regulation 1998*, in May 2009, redefined the designated region—changing the boundary and name. The plan now reflects these changes.

As part of resolving planning boundaries, before undertaking regional planning to encompass all of the Darling Downs, the state government will review the appropriateness of the Maranoa–Balonne boundary. The *Maranoa–Balonne Regional Plan* is now final, but may be subject to early review in the light of future regional planning boundary decisions.

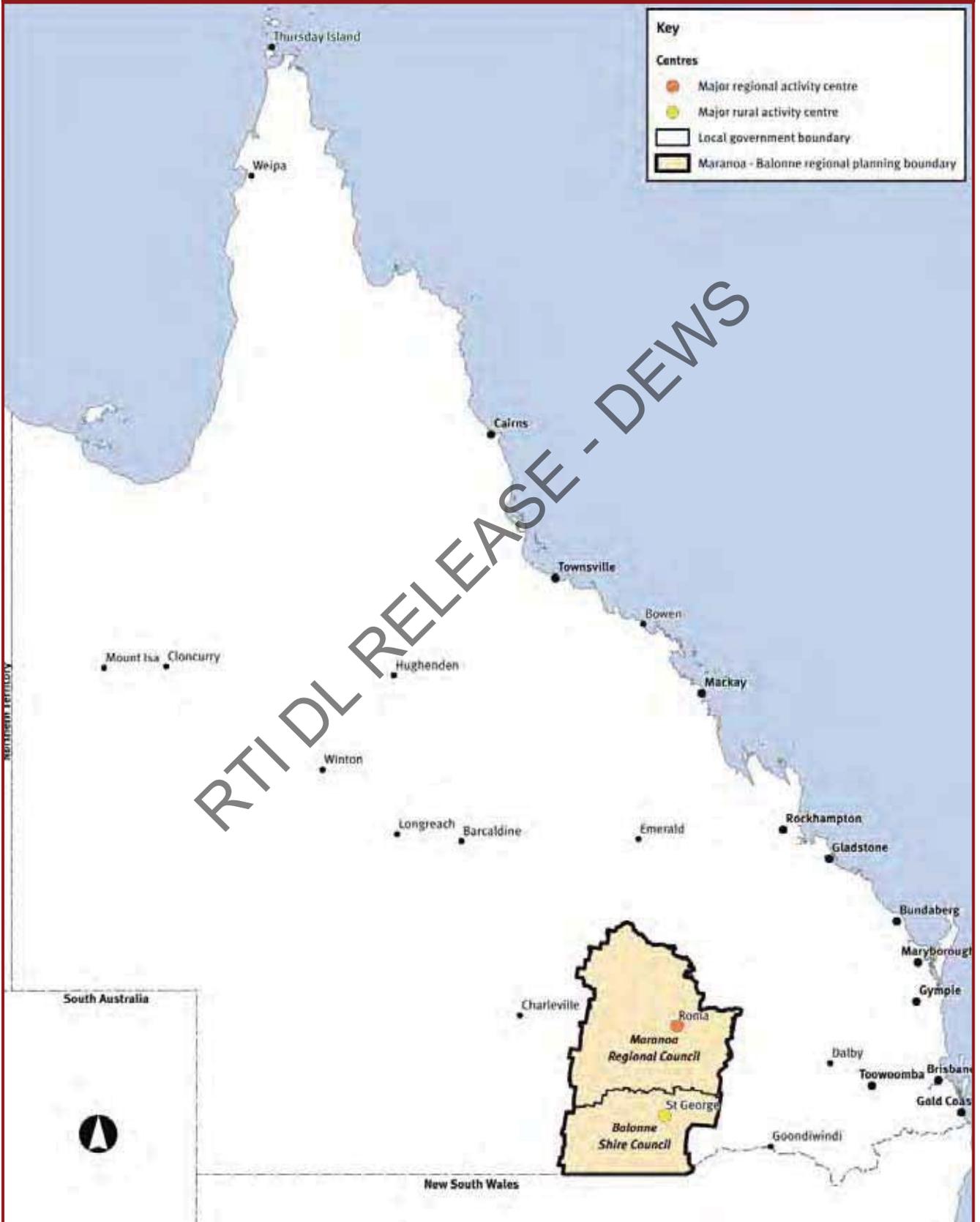
The regional plan applies to the western section of the Surat Basin, approximately half its area. There is currently no regional plan for the Darling Downs, apart from the Toowoomba Statistical Division, which is incorporated into the *South East Queensland Regional Plan*. Nor is there a regional plan to fully encompass the Surat Basin. Pre-planning studies being undertaken for the Surat Basin will inform future regional planning for the basin and the broader Darling Downs region, including the former Murilla and Tara shire sections of Western Downs Regional Council.

People who live and work in the Maranoa–Balonne region are faced with a number of opportunities and challenges over the next 20 years. These include:

- managing growth associated with the development of energy resources in the Surat Basin
- maintaining profitability of enterprises reliant on transport services and facing fluctuating commodity prices
- addressing irregular climatic and weather conditions
- providing opportunities for young people who have traditionally migrated to urban areas
- attracting and retaining skilled staff
- accessing and providing essential services in smaller centres.



Maranoa-Balonne locality map



Disclaimer: The information on this map should be treated as indicative only and subject to ongoing refinement. Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) 2008. In consideration of the state permitting use of this data you acknowledge and agree that the state gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. Data source: Department of Environment and Resource Management and Department of Infrastructure and Planning.

Release

Future challenges for local communities may also include population reductions in smaller centres, water shortages associated with shifting climate patterns and the effects of significant energy developments.

In response to these challenges affecting rural Queenslanders, the Queensland Government’s *Blueprint for the Bush*² initiative and the *Rural Economic Development and Infrastructure Plan* were developed to lay the foundations for the future sustainability, liveability and prosperity of these communities. The regional plan will be an essential mechanism for managing change and shaping the prospects of rural communities by:

- addressing key economic, social and environmental issues
- prioritising infrastructure and service needs
- maximising benefits and managing the impacts of major projects
- driving innovation and productivity
- mobilising the public, private and community sectors
- aligning efforts across agencies and all levels of government.

The regional plan, whilst meeting some of the government’s *Blueprint for the Bush* commitments, is also part of a wider process—ensuring that a consistent and contemporary regional planning framework is operating across all of Queensland. This framework is a key mechanism for integrating federal, state and local government planning agendas, linking infrastructure and service provision to manage future population change, and providing certainty to communities and the business sector.

Statutory regional plans

Recent amendments to the *Integrated Planning Act 1997* (IPA) allow new or amended regional plans to take statutory effect. Under a statutory regional plan, all subject development³ and land use in the region will need to comply with the regional plan. The responsible local government authority must amend its planning scheme to reflect the regional plan, within 90 business days of the regional plan’s gazettal. The regional plan prevails where there is inconsistency between it and a local government planning scheme within the region.

The plan also recognises local governments in the region have planning schemes prepared under the IPA and many of the strategies that can be incorporated into planning schemes may already be evident.

The regional plan does not include regulatory provisions in relation to land

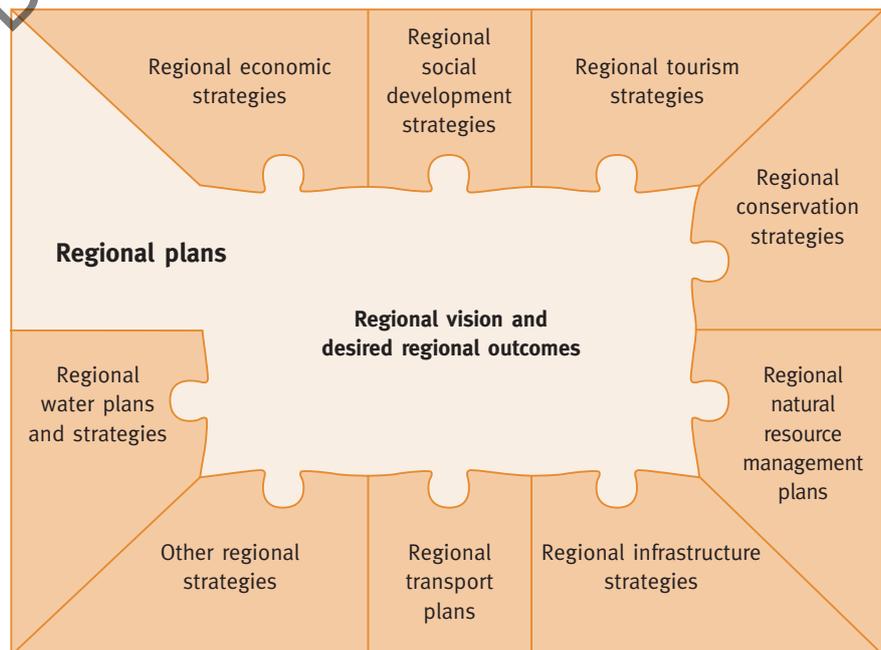
use, nor does it specify region-specific variation to current state planning policies.

Working with other plans and strategies

The regional plan sets out desired regional outcomes, which identify aspirations for ecological sustainability for the region. These desired regional outcomes cannot, however, be achieved through the policies and strategies in this plan alone. Implementation of the strategies and actions of other plans is critical to achieving the region’s vision. Figure 1 depicts the relationship between the regional plan and other plans and strategies.

The regional plan is not an economic, environmental or social plan, and it does not attempt to take the place of conservation or tourism plans or strategies. However, the plan does

Figure 1. Relationship between this plan and other regional plans and strategies



2 Department of Communities (2006) *Blueprint for the Bush*, Queensland Government, Brisbane

3 Some development assessment and approval processes lie outside the jurisdiction of the *Integrated Planning Act 1997*. For example, approvals relating to mining and energy developments on mining tenements and for state-significant projects are provided under other legislation. Regional plans are taken to be state interests under the *Integrated Planning Act 1997*, and to the extent that state interests apply in the legislative processes, the regional plan’s policies apply.



include regional land use planning policies that will directly and indirectly work towards achieving environmental, social and economic outcomes.

Other regional planning initiatives in Maranoa–Balonne include the development of the non-statutory regional health services plan and scenario planning for energy developments in the Surat Basin. These were considered in the development of the draft regional plan.

Also considered were statutory planning activities including:

- the development of water resource and resource operations plans for the Moonie, Condamine-Balonne, Warrego-Paroo-Bulloo-Nebine, Fitzroy and Great Artesian basins
- regional vegetation management codes for the western and Brigalow Belt and New England Tableland bioregions.

Preparation

The regional plan has been developed with extensive advice from the Maranoa–Balonne Regional Coordination Committee⁴. The role of the committee is to:

- provide advice to the Planning Minister on regional planning matters
- assist with the preparation, implementation and review of the regional plan
- facilitate the resolution of regional planning issues
- promote a coordinated approach to regional planning.

The Regional Coordination Committee draws representatives from local governments, state government, AgForce, the former Southern Inland Queensland Area Consultative Committee, community organisations and the Queensland Murray-Darling Committee. The advice of other key stakeholders is sought as required.

The draft regional plan was initially made available for public comment for a period of 60 business days, as per the provisions of the *Integrated Planning Act 1997*. This was extended for a further 22 business days. After considering comments received through formal submissions from the public, local government and other state agencies, the state government produced the final plan.

Application, implementation and review

The regional plan is a statutory instrument under the *Statutory Instruments Act 1992* and is a planning instrument under the *Integrated Planning Act 1997*.

Local government planning schemes are the primary mechanisms for managing urban development. Best practice will be achieved through the implementation of comprehensive local planning schemes, resulting in sustainable regional communities.

Regional policies and strategies provide the planning principles and guidelines for managing future land use and development. Where appropriate, a combination of land use policies and aligned strategies is used to implement the desired regional outcomes for the regional plan.

Land use policies are those policies relating to land use matters under the jurisdiction of the *Integrated Planning Act 1997*. These are primarily implemented through local government planning schemes and any other mechanisms that fall under the *Integrated Planning Act 1997*.

Aligned strategies are designed to assist in achieving a desired regional outcome, generally through a collaborative and voluntary approach, and are aligned with other legislation, plans, processes and voluntary programs.

They may be implemented by various stakeholders including local, state and federal government, non-government organisations such as community groups or natural resource management groups, and the private sector. Resourcing of programs to achieve these policy outcomes may come from government, non-government or private sector investment. Aligned strategies do not commit the government to providing funding for any particular action or program.

The statutory regional planning framework provides for a formal, statewide monitoring and review process, which is an important element in any regional land use planning framework. The outcomes and policies of the regional plan will be monitored and used in the formal review of the regional plan. A formal review will be undertaken at least every 10 years, however, the planning Minister can amend the regional plan at any time under the procedures set out in the *Integrated Planning Act 1997*.

Structure of the regional plan

As shown in figure 2, the regional plan comprises the following:

Part A Introduction—provides background material to establish the context and intent of the regional plan. It also outlines the need for the regional plan and its relationship with other planning processes and instruments.

Part B Regional vision—outlines the desired future for the Maranoa–Balonne region.

Part C Strategic directions—sets down the broad policy framework for the regional plan.

⁴ The Maranoa and Districts region was designated as a region for statutory planning purposes in March 2008. After a region is designated, the Planning Minister must establish a regional coordination committee. If a regional planning advisory committee already exists, it is generally taken to be the regional coordination committee.

Part D Regional activity centres network—applies a statewide framework—used to characterise Queensland’s centres, their facilities and services—to Maranoa–Balonne centres.

Part E Regional policies and strategies—provides the planning principles and guidelines for managing the future land use and development of the Maranoa–Balonne region. They should be reflected in all relevant plans, policies and codes being prepared or amended by the Queensland Government or local governments in the Maranoa–Balonne region.

Part F Implementation, monitoring and review—sets out the proposed governance arrangements for implementing the regional plan and describes how these will be monitored and reviewed.

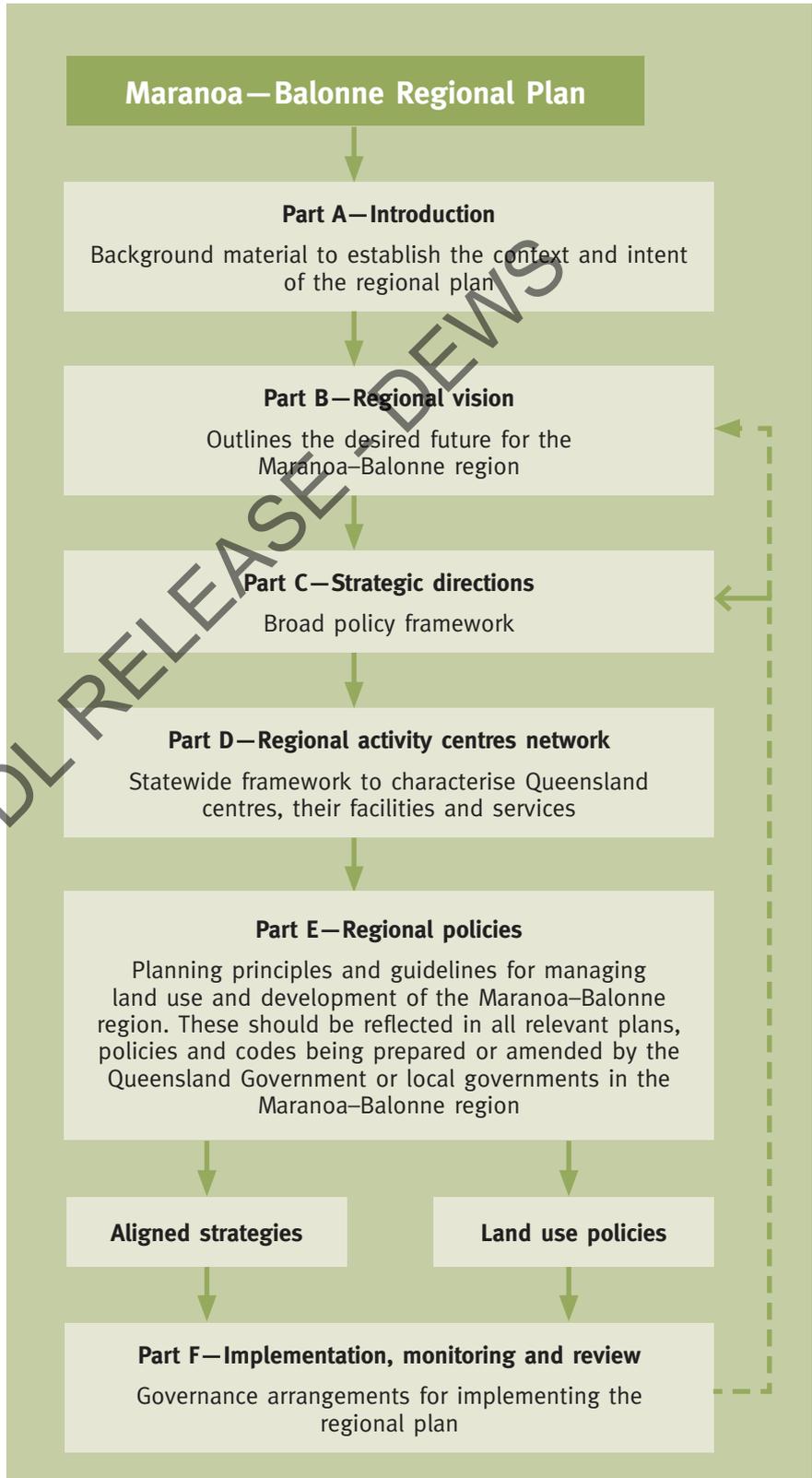
Maps

The maps contained in the regional plan are based on available data at the time of printing. The information sources used to prepare these maps vary, with respect to scale, accuracy and currency.

The Department of Environment and Resource Management (DERM) has prepared mapping showing areas of ecological significance. The maps have been prepared from high quality data sets of terrestrial vegetation, key threatened species’ habitats and wetlands. The accuracy of mapping is considered reliable for planning purposes at a detailed level. Given the size of the region, the scale used in map 2 of the regional plan should only be used as general information. More detailed information on the region’s areas of ecological significance is available from the Department of Environment and Resource Management website.

The maps in the plan are not regulatory maps and are to be used as information guides only.

Figure 2. Regional plan flowchart





We will have safe, healthy communities with thriving, sustainable industries.

Guided by the lessons of our history we will respect our past, nurture our diverse landscapes and create a wealth of opportunity for future generations.

A welcoming and growing region for all.

Soon after its inception in 2004, the former Regional Planning Advisory Committee adopted the vision for Maranoa–Balonne and reconfirmed this vision statement at its first meeting of 2007.

The vision focuses attention on the key elements of sustainability—social wellbeing, economic prosperity and a healthy environment.

Maranoa–Balonne nurtures its people and celebrates their diverse cultural backgrounds. Prosperity is driven by the region’s traditional strengths and a culture of business opportunism, delivering balanced economic, social and environmental dividends based on sound investments. The Maranoa–Balonne’s landscapes flourish under land and water management frameworks that are informed by best practice, are well-researched and have community support.



PART C—Strategic directions



To achieve the region's vision and desired outcomes, the regional plan proposes a range of policies to manage change and a sustainable future for Maranoa–Balonne. These policies are guided by strategic directions necessary to achieve change and sustainability in the region.

Traditional strengths

This plan highlights the powerful linkage between the region's long-term prosperity and primary production. Policies that encourage innovation and diversification by the sector are also included. Developing new and diverse opportunities, value-adding to primary products and capitalising on emerging markets are future challenges for the sector.

The traditional strengths of the Maranoa–Balonne region include sheep and cattle grazing, grain and cereal cropping, irrigated cropping and timber production (especially cypress pine). These activities remain central to the future of the region and are important aspects addressed by the regional plan's policies.

Other challenges confronting agriculture and primary production operators in Maranoa–Balonne include labour supply shortages, due to young people leaving the region or moving to work in other industries, and the increasing corporatisation of the sector. Producers are also deeply aware that the health of the region's natural asset base underpins their productivity and the region's prosperity and must therefore be nurtured.

Supporting infrastructure, such as transport and product storage and processing facilities, must also be improved and maintained, to protect the future of these industries.

Emerging opportunities

Energy reserves in the Surat Basin are a major resource for international and domestic consumers. Gas reserves from the region play a pivotal role in Queensland's achievement of clean electricity generation targets and will generate increased export earnings with the development of liquefied natural gas facilities to supply overseas markets.

The regional plan includes land use policies that aim to:

- ensure the appropriate development of land in the region
- support key infrastructure for all users
- ensure adequate supply of industrial land for mining support industries
- provide diverse housing opportunities to meet the needs of an expanding regional workforce.



The regional plan's aligned strategies encourage business development, particularly that associated with mining support activities. They also aim to improve collaboration between resource companies, infrastructure providers and regional communities, working towards a shared approach to future service and infrastructure delivery. The aligned strategies aim to support harmonious interaction between mining operators, landholders and the broader community.

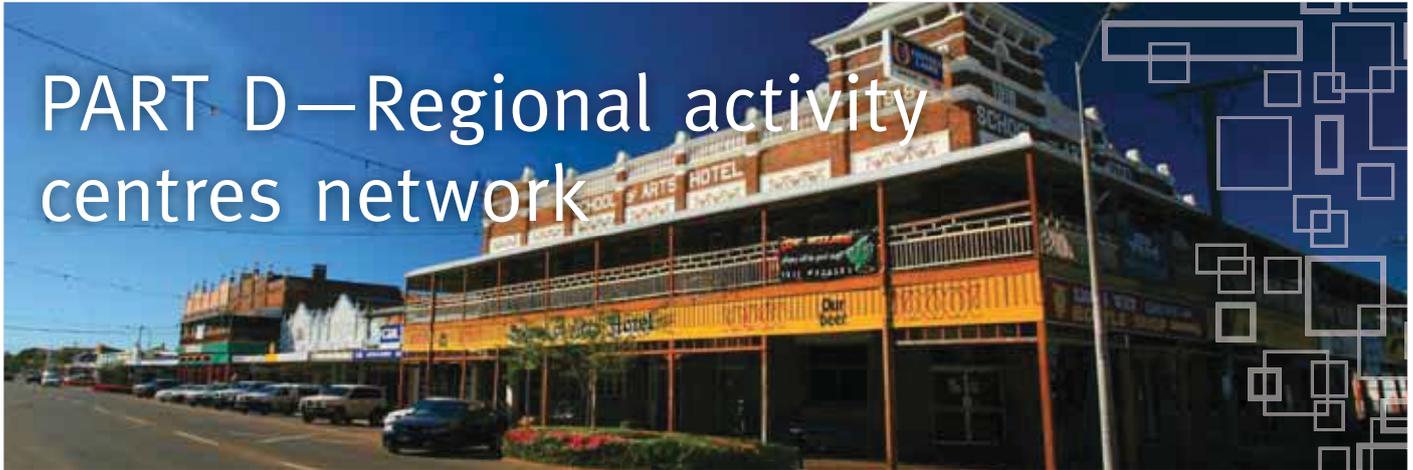
An uncertain future, in terms of climate variability and change and carbon reduction strategies, provides opportunities, as well as challenges, across all sectors. The regional plan strives to develop a culture of entrepreneurship that will broaden the region's economic and social base and respond to environmental challenges.

Lifestyle

The regional plan identifies that people choose to live and work in the Maranoa-Balonne region for its rural culture and relaxed lifestyle.

The regional plan describes a regional activity centres network, which will help communities plan for services and infrastructure and identify appropriate developments and activities for each centre. This classification system will guide service delivery to the region over the next two decades.

The regional plan recognises that to attract new residents, particularly those with no previous regional ties, services and recreation opportunities in the region will need to meet or exceed those of other Queensland centres, and offer a viable alternative to metropolitan living. Enhancing the liveability of existing centres and ensuring new developments contribute to the region's liveability is essential. Providing essential infrastructure and business support systems will also enhance long-term liveability, by encouraging new businesses.



A classification system has been developed to describe towns within regions, based on their population, employment, business activities, facilities and services. The classification's purpose is to highlight significant service delivery roles, especially for small centres serving dispersed populations. This classification system, called the regional activity centres network, will help governments plan how and where to deliver services and infrastructure throughout the region.

There are four classifications of activity centres that apply to Maranoa-Balonne:

- major regional activity centre
- major rural activity centre
- district rural activity centre
- community activity centre.

The regional activity centres network will help communities plan for services and infrastructure and identify the type of developments appropriate for each centre. It will improve social and economic benefits for the local community by:

- avoiding the loss of services and infrastructure that could undermine the sustainability of a centre
- providing justification for service provision apart from population figures
- strategically identifying where growth should be encouraged and infrastructure and services located
- identifying the type and scale of developments and activities appropriate for each centre, and informing planning application decisions

- promoting access between communities
- promoting cost sharing of infrastructure and services between centres, in turn reducing competition between local governments in obtaining funding, services or facilities
- maintaining and enhancing the environmental values of the region.

The network of centres is dynamic and there may be changes over time. Subsequent reviews of the regional plan will reflect any significant change in role and function of the centres. Centre populations are shown in table 1.

Table 1. Population of centres—Estimated resident populations

Population	2006	2007(t) ⁵	2008 (p) ⁵
Dirranbandi (L) ⁵	467	437	431
Injune (L)	391	357	364
Mitchell (L)	993	1 022	1 021
Roma	6 402	6 372	6 414
St George	2 571	2 529	2 528
Surat (L)	465	474	476
Wallumbilla (L)	301	297	284
Maranoa-Balonne	17 997	17 985	17 955

(Source: Planning Information and Forecasting Unit (PIFU), unpublished statistics)



Major regional activity centre

Roma

In general, major regional activity centres serve catchments of subregional to regional significance and offer employment and business opportunities, convenience and retail shopping, and services. Populations typically range from 5000 to 20 000 residents.

The major regional activity centre of Maranoa–Balonne is Roma. Roma provides a secondary administration focus for Maranoa–Balonne that supports administrative activities, particularly by state government, delivered from the principal regional activity centre of Toowoomba⁶.

Many government departments are based in Roma. Several resource development companies coordinate their regional operations in Roma and banking and financial services are delivered from this centre. The operation of a daily, high-demand passenger air service to and from Brisbane reflects a high level of activity by service providers. Roma is strategically located at the intersection of the Warrego Highway (national network) and Carnarvon Highway (strategic freight route). There is also a significant east–west rail link. These links are critical to national and state freight movement, but also especially important for Roma's saleyards, the largest in the southern hemisphere.

Roma is a focal point for subregional and regionally significant concentrations of employment and urban development. The economy is robust and diverse and not entirely dependent on fluctuations in agriculture and climate. Significant opportunities exist for employment with a range of state and local government service providers, along with considerable levels of urban and rural residential development in and around Roma.



The regional plan envisages that Roma will maintain its role as the region's most significant centre. Roma will continue to provide the services and facilities required to support the region's communities. Infrastructure and service delivery developments in Roma will occur in line with future demand. This demand is expected to reflect population growth associated with energy resource developments.

Major rural activity centres

St George

Generally, major rural activity centres serve catchments of subregional to regional significance, with populations of 2000 to 5000 residents. These centres accommodate concentrations of employment, businesses and convenience retail shopping opportunities.

St George, with a population of approximately 2500, is the region's only major rural activity centre. Its population fluctuates, in response to changing labour needs of the rural sector.

St George provides the business and administrative services required to support major dryland and irrigated cropping activities in the lower Balonne.

It provides an important hub for delivery of health services and senior schooling services for the surrounding centres of Dirranbandi, Thallon and Hebel. The town is also a significant point for coordinating service delivery to Aboriginal populations in southern Queensland. St George's airport services regular commercial flights connecting to Brisbane and centres further west.

The future need for an increase in the level of services delivered in St George will depend on population change and economic and industry factors. As a minimum, however, service delivery mechanisms are expected to remain at least at the same level.

St George has links with Roma as the region's major regional activity centre, as well as strong ties with both Goondiwindi, particularly in relation to agriculture, and Toowoomba, for administrative, health and financial services.

District rural activity centres

Mitchell, Injune, Surat, Dirranbandi

These centres provide essential functions for surrounding districts. Their population range is generally between 300 and 2000. They provide weekly and essential services, such as grocery shopping and postal services, to populations at a reasonable travelling distance of one to two hours. They offer limited local government and health services, which may include a local general practitioner or visiting specialist medical services.

These centres have educational facilities, some to Year 12, and police stations that often have more than one officer. In some cases, a Queensland Government Agents Program office (providing multiple government services) is also located in the centres. The centres have good access to a major rural activity centre, or a major regional activity centre, and may have an airport that services emergency and charter requirements.

The district rural activity centres provide subregional community interaction and social events. Historical trends show peaks and troughs in population, investment and employment, based on commodity prices, resource demand and climate.

Of these centres, Mitchell has the largest population and, based on its location and opportunities, the potential to grow. Mitchell is a thriving community and a key delivery point for a number of remote health services. Residents take advantage of the centre's proximity to Roma for higher order services, including senior schooling. Mitchell is also an important step off point for tourists making day trips and provides linkages to key tourism attractions such as the Mount Moffatt section of Carnarvon National Park. The all-weather, sealed airstrip and airport facilities provide 24-hour access and departure opportunities for aircraft.

Injune, with its close proximity to major coal seam gas deposits, has experienced a considerable increase in traffic flow in recent years, due to energy industry exploration and travel by construction workforces. The accommodation policies of construction and mining companies will influence activity levels and demand for services and accommodation in Injune and, to a lesser extent, the other district rural activity centres. To date, companies have concentrated on accommodating workers in single person quarters on site. Accommodation providers use council facilities for waste and sewage disposal. Subcontractors seem to be the main 'new' users of local accommodation, retail and, occasionally, health services.

During the life of this plan, the employment practices and policies of regional mining and energy operators will be major determinants of population change and service demand in Injune and all of the region's centres.

Surat's strong links with Cobb and Co provide a focus for tourism. The Cobb and Co Changing Station Complex and other historic buildings, including the restored timber town hall, are key attractions. Surat has a state school offering education to Year 10, a hospital with visiting services, an industrial estate, and motel, hotel and caravan park accommodation. Demand for accommodation and additional services has fluctuated recently, in line with the status of gas pipeline construction projects.

Dirranbandi is a hub for delivery of local government and other services to key cropping areas in the south of the region. It provides a gateway to the Culgoa Floodplains National Park and New South Wales. Cubbie Station, believed to be the largest privately owned cotton property in the southern hemisphere, is also located here. Dirranbandi's population shows major fluctuations, in response to seasonal conditions and the agricultural cycle of surrounding cropping enterprises.

The regional plan recognises the need to sustain services in district rural activity centres, especially in view of their dispersed service populations. Although future service delivery models may not

reflect existing mechanisms for service delivery, these models take advantage of new approaches and technology, to ensure services will be appropriately delivered to these centres.

Community activity centres

Yuleba, Wallumbilla, Mungallala, Bollon, Thallon, Amby, Hebel, Mungindi, Jackson

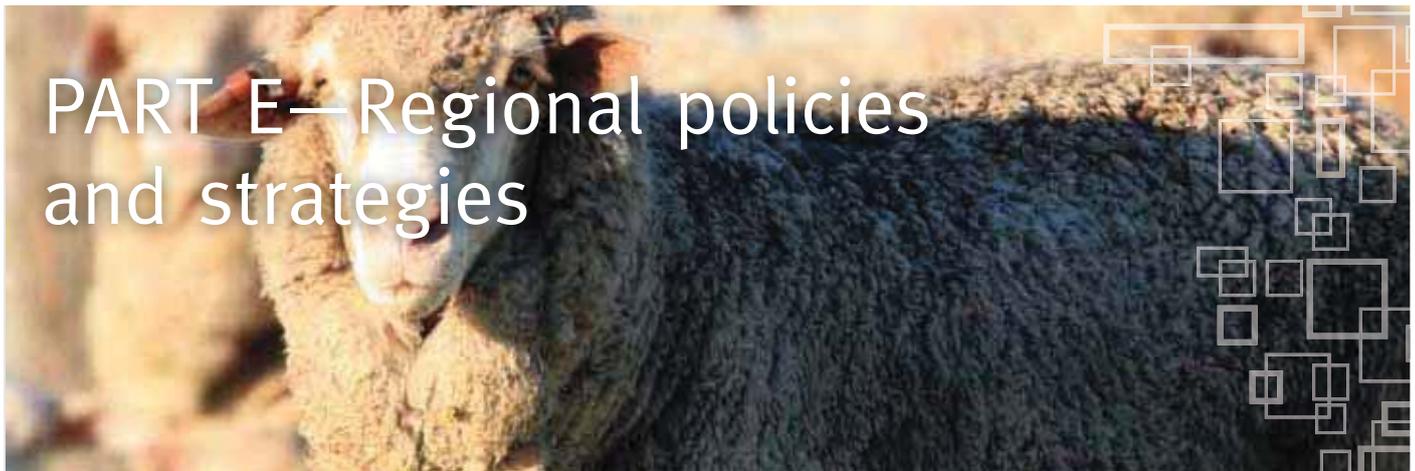
These centres provide hubs for essential services and social interaction for residents in rural and remote locations. They are characterised by low populations of generally fewer than 300 residents. In Maranoa–Balonne, these centres provide a limited range of services, such as a single convenience store, a service station and a public bar.

Most of these centres have limited educational facilities, few links to locally delivered health services and limited access to other government services. They may have a single-officer police station. The centres may provide important road travel centres for transport and tourism services.

Population growth in these centres is not anticipated, however, the need to sustain services is recognised. The current level of services in these towns may reflect times of higher population. Although future service delivery models may not reflect existing mechanisms, they take advantage of new approaches and technology to ensure services will be appropriately delivered to these centres.

Other community hubs

Other localities provide the focus for social interaction and services, often centred on a school, church or sporting facility. Due to their limited population and service diversity, these community hubs are not classified as part of the regional activity centres network.



This section outlines the fundamental principles, policies and desired regional outcomes that will guide planning and development assessment in Maranoa–Balonne over the next 20 years.

The policies guide state and local government planning processes and decision making, as well as private investment in the region. They also assist the Commonwealth Government in determining funding priorities for natural resource management, under other Commonwealth funded programs.

The regional plan is the primary planning document in Maranoa–Balonne. Local government planning schemes must be consistent with the intent of the desired regional outcomes, objectives and policies contained within this plan.

The policies are set out under the following headings:

1. Natural environment
2. Natural resource management
3. Strong communities
4. Urban development
5. Economic development
6. Infrastructure.

Underlying principles

Ecological sustainability

The overriding intent of the regional plan is to ensure a coordinated, sustainable response to future growth pressures in the region. The challenge is to enhance the region's economy and people's quality of life, without compromising ecological sustainability.

Since 1994, sustainable development principles have been included in a range of Queensland's legislative instruments such as the *Environmental Protection Act 1994*, *Integrated Planning Act 1997* and *Water Act 2000*. The Queensland Government is also a signatory to the *Intergovernmental Agreement on the Environment 1992* and the *National Strategy for Ecologically Sustainable Development 1992*.

The Queensland framework for ecologically sustainable decision making has been used to inform the development of objectives, policies and strategies in the regional plan. The framework comprises:

- integrated and long-term decision making—incorporating long-and short-term environmental, economic and social considerations

- inter-generational equity—ensuring the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations
- intra-generational equity—ensuring a fair share of resources and opportunity among present generations
- precautionary principle—ensuring that where there are threats of serious or irreversible environmental damage, a lack of full scientific certainty is not used as a reason for postponing measures to prevent environmental degradation
- conserving biological diversity and ecological integrity—protecting the variety of all life forms, their genetic diversity and the ecosystem of which they form a part, recognising the various services they provide to humans as well as their intrinsic values
- internalising environmental costs—ensuring that the true costs and life-cycle costs (incurred from when inputs are produced through to waste disposal) of protecting from and restoring environmental damage are reflected in the price of a product or service
- engaged governance—ensuring broad community involvement in decisions and actions that affect its members.

Sustainability and climate change

Queenslanders are becoming increasingly concerned about climate change and its impacts. There is overwhelming scientific evidence that human-induced climate change is occurring primarily due to increasing concentrations of greenhouse gases in the atmosphere. Increased temperatures, decreased rainfall and increased severity of droughts are only some of the expected changes. At the very least, the expected changes in temperature and rainfall are likely to

affect the industries of the Maranoa–Balonne region. Table 2 portrays projected impacts.

International and Australian research indicates that there are significant benefits in responding immediately to climate change, by both reducing the emission of greenhouse gases and adapting to climate change impacts that will occur regardless of global efforts to reduce emissions. In simple terms, earlier reduction of emissions and adaptation to climate change will mean fewer costs to economic growth and lifestyle.

Toward Q2: Tomorrow's Queensland sets a target to cut Queensland's households' carbon footprint by one-third with reduced waste, fuel and electricity use by 2020. Regional climate change actions for Maranoa–Balonne will also be influenced by statewide and national climate change initiatives and policies, including the Queensland Government *ClimateSmart* strategy and the Commonwealth Government's proposed Carbon Pollution Reduction Scheme⁷.

Responding to oil supply

Most of the world is now dependent on a diminishing number of oil-producing countries for their oil needs. The amount of oil discovered each year peaked in the mid-1960s and has been falling steadily since. Whilst oil production has been essentially stable since 2005, current rates of production are predicted to decline within the next five years.

On a national level, Australia no longer produces enough oil to meet the nation's needs. Australia and Queensland are therefore becoming more dependent on imported oil and oil-based fuels, so that Queensland's consumption (and that of other states) is strongly linked to global supply and demand. As in many parts of the world, Maranoa–Balonne's communities and economic sectors are firmly structured around an abundant supply of low-cost oil, making the region vulnerable to changes in the supply and price of oil.

The target to cut the carbon footprint by one-third by 2020 is a key component in achieving the 'green ambition' outlined in *Toward Q2: Tomorrow's Queensland*. Given the region's dependence on vehicular transport and industries that are heavy users of oil-based fuels, such as agriculture and mining, mechanisms that contribute to the reduction of greenhouse emissions and that reduce vulnerability to rising oil prices are essential. These are reflected throughout the policies in part E of the regional plan.

Table 2. Specific climate change projections for Maranoa–Balonne

	Increase in annual temperature (°C) (Region: Maranoa)	Number of days greater than 35 °C (Location: St George)
Present		53
2030 average (mid emissions)	1.1 [0.7–1.6]	71 [64–81]
2070 average (low emissions)	1.8 [1.2–2.6]	84 [72–101]
2070 average (high emissions)	3.5 [2.3–5.0]	116 [90–151]

(Source: CSIRO, baseline period 1971–2000)



⁷ See www.climatechange.qld.gov.au

1. Natural environment

Desired regional outcome

The region's natural assets are valued and managed to sustain a healthy, functioning natural environment, resilient to the impacts of climate change.



The region takes in the catchments of Maranoa and Balonne Rivers, and includes two bioregions—the Southern Brigalow Belt and the Mulga Lands. Before European settlement the region was covered by extensive forests and woodlands with grasslands on clay floodplains.

Maranoa–Balonne is considered an ecological transition zone between the tropical north and temperate south, providing significant habitat for a range of species.

The major water assets of the region include the Maranoa, Balonne and Moonie Rivers, the Great Artesian Basin, and alluvial aquifers, wetlands and water storages. Nationally important wetlands include the Balonne River floodplain, Myola-Mulga Downs salt lake and claypans of the Balonne.

Landscape management in the Queensland Murray-Darling Basin, of which the region forms a significant part, affects a Ramsar site⁸, the Narran Lakes, in northern New South Wales. The lower Balonne floodplains are highly developed for agriculture, with consequential impacts on water flows and quality.

The region's rainfall is highly variable and shows a general predominance of summer falls. As a consequence of this variability, landholders must manage their cropping and livestock enterprises to take account of widely fluctuating soil moisture levels. Climate change has the potential to increase these fluctuations and threaten the viability of some activities.

Extensive alluvial floodplains have been developed, mainly for dryland cropping and grazing, with irrigated cropping largely restricted to Balonne Shire. Native remnant vegetation has been extensively cleared in these areas, but significant stands of remnant vegetation have been retained in upland areas. These vegetation communities include brigalow, eucalypt and cypress pine forests and woodlands on various soil types, as well as restricted areas of softwood forests and riparian communities.

State forests are found across the region. Along with areas of native vegetation on reserves and stock routes, these play an important role in providing habitat for native species.

Sedimentary rocks of the Surat Basin lie beneath the region. These, in turn, are underlain by older sedimentary rocks of the Bowen Basin. This geology has considerable economic significance, because of the widespread presence of Great Artesian Basin (GAB) aquifers and the energy resources of the Surat and Bowen Basins. Historically, the groundwater flow systems, soils and landforms have supported highly productive cropping and livestock industries.

Climate change scenarios projecting significant moisture deficits are of concern to Maranoa–Balonne. Even small temperature increases (1–2°C) could have significant impacts on biodiversity and natural systems.

1.1 Protecting biodiversity and ecological processes

The region's extensive rangelands, floodplains and riverine and wetland habitats host a broad range of native species at the headwaters of the Murray-Darling Basin. Land management practices and water extractions from the Maranoa and Balonne catchments have the potential to adversely affect aquatic and terrestrial biodiversity values. Climate change also poses immediate and significant threats to the region's natural assets.

Some of the region's land and water management practices have contributed to loss of species and communities, changes in the abundance of others and the introduction of non-endemic species that have become pests. Classifying species according to their values—for example, rarity, invasiveness or economic impact—has provided one important means of targeting efforts to manage negative impacts.

Actions with potential to affect biodiversity and ecological processes are subject to both regulatory provisions (e.g. governing the clearing of native vegetation or extraction of water from watercourses, springs and aquifers and imposing conditions on new developments) and voluntary actions (e.g. adoption of best-practice tillage/irrigation/pasture management by farmers and graziers). Employing a mix of regulatory and voluntary actions helps engage local communities and achieve good environmental outcomes. All such provisions need to reflect current findings and best practice, so that development

⁸ A site protected by an international treaty on the conservation and wise use of wetlands and their resources. Ramsar, a city in Iran where the treaty was signed in 1971.

approval and extension practices focus on continuous improvement.

Objective

To protect, manage and enhance the extent, diversity, condition and connectivity of the region's natural areas to maintain ecological integrity and processes, reverse biodiversity decline and increase resilience to the expected impacts of climate change.

Land use policies

- 1.1.1 Design and operate development for urban purposes within areas of high ecological significance to avoid impacts on ecological values. Where avoidance is not possible, minimise the impacts and then offset residual impacts.
- 1.1.2 Design, operate and setback development for urban purposes adjacent to areas of high ecological significance, to avoid adverse impacts on the ecological values.
- 1.1.3 Design and operate development for urban purposes, in or adjacent to areas of general ecological significance, to avoid, or where avoidance is not possible, minimise any adverse impacts on ecological values.

Aligned strategies

- 1.1.A Undertake ongoing research to continuously improve understanding of the region's biodiversity and ecological processes.
- 1.1.B Make all information relevant to improved management and decision making regarding biodiversity, and other matters of ecological significance, readily available and accessible at a suitable scale.
- 1.1.C Protect biodiversity and ecological processes by undertaking on-ground actions—derived from landscape scale initiatives—to address key regional priorities.

- 1.1.D Allocate public funds for on-ground works enhancing regional biodiversity or improving ecological functioning on the basis of current, best available information and planning at bioregional or regional ecosystem scales.
- 1.1.E Use tools such as stewardship programs, nature refuge agreements, systematic conservation planning incentives, market-based instruments and tender-based incentive mechanisms, to encourage implementation projects at all scales.
- 1.1.F Prioritise revegetation programs so that they are undertaken within state and regional conservation corridors, or degraded areas of high ecological significance, using local native species in a mix that enhances ecological function.

Explanatory notes

Areas the state has identified as being of particular interest, and where specific development controls are required, are shown in map 2 (see appendix 2)⁹. These areas of high ecological significance include:

- wetlands
- protected areas
- endangered and of-concern regional ecosystems
- essential habitat for endangered, vulnerable and rare species
- non-woody regional ecosystems (not protected by provisions of the *Vegetation Management Act 1999*).

Areas of general ecological significance include other areas containing remnant vegetation.

Corridors establish connections between core areas of remnant vegetation and provide opportunities for flora and fauna to respond to climate change impacts.

Environmental offsets are positive measures taken to counterbalance negative

environmental impacts that cannot otherwise be avoided or minimised to ensure no net loss of ecological values. An offset may be located within or outside the development site and should be legally secured. Approval of an offset requires, in the first instance, that the government's environmental standards are met. The Queensland Government's *Environmental Offset Policy, Policy for Vegetation Management Offsets September 2007*, and *Draft Policy for Biodiversity Offsets: Consultation Draft December 2008*, jointly provide a policy base and offset calculation methodology for achieving effective offsets.

Regional stakeholders identified a number of knowledge gaps requiring further research including:

- poor understanding of surface–groundwater interactions
- the need to consider ecological, as well as human-use impacts, in water resource planning and water allocations
- the need to monitor stream flows, to understand the impact of extractions on the ecological condition of aquatic systems
- incomplete aquatic conservation assessments
- poor understanding of the impact of climate change on biodiversity
- incomplete terrestrial biodiversity planning assessments
- the need to develop environmental values and water quality objectives for regional water bodies, to generate regionally specific water quality parameters.

Current programs and projects to achieve regional biodiversity benefits at property scale (individual landholding) include:

- the Back on Track program¹⁰—an initiative of the Department of Environment and Resource Management guiding species conservation and recovery that prioritises Queensland's native species
- recovery plans for specific species identified as threatened
- the Delbessie Agreement (formerly known as the Rural Leasehold Land Strategy)¹¹—one component of which awards longer term leases over state land to reward improved management of biodiversity.

9 See also Appendix 1 for mapping methodology

10 See www.epa.qld.gov.au/natureconservation/wildlife/backontrackspeciesprioritisationframework

11 See www.epa.qld.gov.au/land/state/ruralleasehold/strategy



2. Natural resource management

Desired regional outcome

The productive capacity and social and cultural values of the region's landscapes and supporting ecosystems are maintained through the stewardship of informed resource managers.



Land, water and vegetation are critical resources in Maranoa–Balonne. Since European settlement, the region's wealth has largely derived from their use and management. Early European settlers viewed the region's vegetation as an impediment to agricultural development. Considerable effort, supported by public and private investment, has been made to clear native vegetation for agricultural development. The rate of woody vegetation clearing accelerated from the 1950s. This was a result of the availability of heavy equipment and the demand for more cropping land due to better prices for cereals.

Changing community attitudes to land clearing and international agreements in relation to greenhouse gas targets and the environment contributed to the phasing out of remnant vegetation clearing in Queensland. Broadscale clearing of native remnant vegetation is no longer permitted under the *Vegetation Management Act 1999*.

A native timber industry, with a major focus on the harvest and milling of cypress pine, contributes significantly to the local economies of Injune, Roma, Mungallala, Surat and Mitchell. Approximately 80 000 cubic metres of cypress sawlog is sold annually by the Department of Environment and Resource Management. This is derived from state forests and other state controlled land. Additional cypress sawlog is sourced from private lands.

The Statewide Forests Process will determine future forest management arrangements and supply commitments for timber from state-owned lands. Smaller volumes of hardwood timber are also accessed from state controlled native forests north of Roma. All timber harvesting is subject to compliance with environmental codes and other standards.

SunWater operates two water supply schemes in Maranoa–Balonne. The St George scheme provides water for the irrigation of cotton, cereals, grapes, melons, peanuts and small crops, as well as urban supply to St George for domestic and industrial use. The open channel system is supplied from Beardmore Dam via several regulating weirs. The Maranoa River scheme is based on the Neil Turner Weir on the Maranoa River at Mitchell. Town water supplies are sourced from both sub-artesian bores and surface water from local watercourses. Water made available as a consequence of extracting coal seam gas is another potential supply of water that could be used for various purposes. The variable quality of this water may, however, necessitate treatment for potential use. The presence of salts requires careful management of water storage, release to natural systems and disposal of residual salt, to avoid wider problems.

Maranoa–Balonne takes in the Surat Energy Resources Province, associated mainly with the Surat Basin. In general, shallower coal seams exploitable by open-cut methods lie to the east of the region. Deeper Surat Basin coal seams with significant stores of coal seam gas occur in the eastern and central parts of the region. A north-trending unit of the Bowen Basin underlies the Surat Basin. Located near Injune, it contains coal seam gas and has conventional gas and petroleum deposits further south. Significant bentonite clay deposits, as well as extractive (construction aggregate) resources, are found in the region.

Coal seam gas reserves in the Fairview and other Roma gas fields will experience increased exploration and extraction activity over the life of the regional plan. Current proposals for construction of liquefied natural gas (LNG) export facilities in Gladstone are based on increased gas supplies from the region.



Release

2.1 Water—access and sustainable use

Water is arguably the region's most important natural resource. Its availability underpins urban settlement, agricultural production and the development of the resources and energy sector. Water enriches community life through recreation, arts and tourism opportunities and contributes to regional liveability. Prolonged drought periods and uncertainty regarding the regional impacts of climate change on water flows and supplies highlight the need for adaptive water management regimes. These regimes must be responsive to improved scientific understanding of climate change and variability, and competing demands for water to support ecological functions and meet consumptive needs.

The continued delivery of water to natural systems and users depends on the maintenance of both natural systems (wetlands, watercourses and aquifers) and water infrastructure (storages, pumping facilities and reticulation networks). Water from coal seam gas production requires careful management, owing to its variable quality.

Planning and decision making for activities that impact on water assets must consider ecological sustainability development principles, support viable development and maximise public benefit.

Objective

To ensure that the use of surface water and groundwater resources for urban¹² and non-urban¹³ purposes is sustainable, thereby maintaining aquatic ecosystems, protecting environmental values and responding to climate change impacts.

Land use policies

2.1.1 Approve development for urban purposes only where there is secure access to adequate supplies of water of suitable quality to support proposed activities.

2.1.2 Adopt demand management principles in the planning, design and construction of water cycle infrastructure, including water supply, sewerage and drainage infrastructure.

2.1.3 Plan, design, construct and operate urban development to protect environmental values and meet the water quality objectives of the *Environmental Protection (Water) Policy 2008* for regional surface water, groundwater and wetlands.

2.1.4 Design, locate and operate development near waterways and wetlands to incorporate suitable buffers and avoid impacts on water quality and aquatic ecosystems.

Aligned strategies

2.1.A Water users adopt efficient practices, focusing on use minimisation and reuse, source substitution and 'fitness-for-purpose' quality measures.

2.1.B Eliminate point source wastewater discharge of pollutants where practicable. Otherwise, handle wastewater in accordance with best-practice environmental management, to protect or enhance environmental values and meet water quality objectives of receiving waters.

2.1.C Investigate and promote impact-neutral opportunities for the beneficial reuse of water associated with coal seam gas extraction.

2.1.D Provide safe, healthy and reliable water supplies to all urban consumers.

2.1.E Address threats to allocation security, water quality and natural system integrity, through the use of tools that promote the protection of riverine and wetland habitats, manage weeds and pests, and improve land management practices that adversely affect the environment.

2.1.F Support the use of a range of mechanisms to protect, conserve, enhance and restore the environmental, social and economic values of river and groundwater systems and wetlands.

2.1.G Ensure that the extraction and use of water associated with coal seam gas extraction complies with statutory requirements¹⁴ and demonstrates minimal adverse impacts on water quality and quantity in regional water bodies and aquifers.

2.1.H Use water consumption targets for water supply planning and financial assessment purposes.

Explanatory notes

Planning scheme measures should require an applicant to demonstrate how much water is needed to support the proposed activity and provide evidence of secure access to an adequate volume of water (e.g. a water supply contract from a water service provider).

New development involving reused or recycled water should be subject to development assessment measures that address human health and safety concerns, as well as other environmental impacts. The Department of Environment and Resource Management's *Manual for Recycled Water Agreements in Queensland December 2005*, provides guidance for establishing agreements between suppliers and users of recycled water.

Water resource plans and resource operations plans are in place across the Maranoa–Balonne, covering the Moonie, Condamine-Balonne, Warrego-Paroo-Bulloo-Nebine and Fitzroy catchments, as well as the Great Artesian Basin. These statutory plans are vital in addressing competing demands for water. They provide strategies that balance the water needs of the environment with human water needs, such as those associated with irrigated agriculture, mining and

¹² Urban uses include residential, industrial and other uses associated with urban centres.

¹³ Non-urban uses include water for agriculture and mining.

¹⁴ See Queensland Government policy position in relation to coal seam gas water www.dnr.gov.au/growth-strategies/management-of-coal-seam-gas



town water supply, as well as stock and domestic water use. Preparation of water plans that provide for the environment's water needs are a Queensland Government commitment under the National Water Initiative.

There are a number of relevant government instruments that aim for ecologically sustainable management of water, waterways and wetlands. These include:

- *Environmental Protection (Water) Policy 1997* Schedule 1 (environmental values and water quality objectives for waters) and the *Queensland Water Quality Guidelines 2006*, which provide environmental values and water quality objectives for water quality management and protection of aquatic ecosystems
- regional vegetation management codes, which provide criteria for assessing development in proximity to wetlands and waterways
- water resource plans, resource operations plans and regional water supply strategies
- Department of Environment and Resource Management *Stormwater quality control guidelines for local government 1998*.

Water quality values in the region are determined by targets set in the regional natural resource management plan, or values established under the

Environmental Protection (Water) Policy 1997. The Queensland Government has responded to ambiguity regarding the management of associated water from coal seam gas extraction by developing the *Queensland Coal Seam Gas Water Management Policy*¹⁵. The policy balances the need for disposal with protection of environmental values and beneficial use options.

The Queensland Murray-Darling Committee has been working with councils in the region towards establishing water-use efficiency objectives and appropriate mechanisms for each town. This work will help establish per capita consumption targets for towns. These targets will help local and state government plan for better investment in water infrastructure for town supplies and will inform councils' development of total water management plans. Metering of all domestic water use to provide baseline consumption data is an essential first step in understanding usage patterns and identifying opportunities for water-use efficiency gains. Options for treating wastewater to reuse standard are to be investigated.

Sewerage treatment plants and operations have the capacity to release pollutants into waterways. These pollutants flow downstream and have adverse impacts on the natural environment and water quality and can be harmful for human health. Conversely, waste water discharged from sewerage systems and treatment plants can be beneficially reused or recycled,

which are preferred outcomes as they help to ensure that environmental values and water quality objectives are achieved.

2.2 Primary production – sustainability

Primary production has been a fundamental driver of the Maranoa–Balonne economy since European settlement. Sheep and cattle grazing, dryland and irrigated cropping, and the production of timber products—especially from cypress pine—have been regional economic mainstays. Agriculture provides direct employment and generates wider social and economic benefits across the region, through related employment in transport, processing, value-adding and ancillary service sectors.

Healthy natural systems underwrite the regional economic and social benefits that accrue from agriculture. To ensure the resilience and continued healthy functioning of these systems, primary production must be based on sound management practices. New understandings about natural resource management best practice must be readily available to producers and the uptake of these practices actively encouraged. Research in the following areas will inform improvements in the sustainable management of primary production enterprises:

- natural resource management, including shifts in natural system behaviour and the regional implications of such shifts
- economic opportunities for environmental stewardship, including better understanding of the opportunity for bio-sequestration¹⁶ and geo-sequestration¹⁷
- primary production techniques, including use of improved genetic stocks, low-impact chemicals, integrated pest management and conservation farming techniques.

15 See www.dip.qld.gov.au/growth-strategies/queensland-coal-seam-gas-water-management-policy

16 Bio-sequestration is the capture and storage of carbon dioxide (CO₂) emissions, from burning fossil fuels, in soil and plants.

17 Geo-sequestration is the capture and storage of carbon dioxide (CO₂) emissions, from burning fossil fuels, in deep underground rock reservoirs.

Increasingly, new agricultural ventures based on delivering a range of environmental services will supplement economic returns from traditional activities. Developing a culture of encouragement, capacity building and entrepreneurship is essential to this broadening of the region's agricultural base.

Objective

To ensure the long-term prosperity and sustainability of primary production while maintaining environmental values.

Land use policies

- 2.2.1 Good quality agricultural land in the region is identified and protected.
- 2.2.2 Protect the viability of primary production through land use planning measures such as restricting inappropriate subdivision and development.

Aligned strategies

- 2.2.A Encourage the uptake of property management systems to improve environmental, social and economic outcomes.
- 2.2.B Facilitate the effective operation of regional networks to engage industry organisations, natural resource management groups, researchers, community sector organisations, government agencies and individual producers to collaboratively build sector capacity to enable sustainable management of natural resources.
- 2.2.C Encourage local governments, industry groups and individual enterprises to reflect climate change policy positions in their strategic and operational plans, in accordance with policy positions adopted at state and national levels.

2.2.D Protect and manage the region's land by adopting sustainable land management practices to minimise the risk of land degradation.

Explanatory notes

Further guidance in relation to rural residential development is included in 4.3. The urban fringe and rural residential/rural production interfaces are the most likely sources of conflict. *State Planning Policy 1/92 Development and the Conservation of Agricultural Land* and related separation guidelines apply.

It is recommended that minimum lot sizes be identified in local government planning schemes, to restrict rural subdivisions in agriculturally productive areas. This will ensure viable, productive farm sizes are maintained and reduce land use conflicts between agricultural and residential uses. For minimum lot sizes suited to particular agricultural purposes (mainly grazing enterprises), information from the Department of Environment and Resource Management provides guidance.

The current initiatives revolve around incorporating the principles of OnePlan¹⁸ and other practices currently recommended by industry. Aligning development of property plans with overall sub-catchment natural resource management plans to achieve coordinated landscape-wide approaches to land management is recommended.

2.3 Pest management

The proliferation of weed species and pests is of continuing concern and expense to Maranoa–Balonne land managers. Coordinated efforts by landholders, local and state government, and Landcare and catchment management groups are directed at addressing the introduction and spread of pest plants and impacts of wild dogs, feral pigs, cats and goats.

Climate change can potentially alter the distribution of pest species. Hotter weather, less rainfall and carbon dioxide fertilisation will affect plant growth and productivity and may change native and cultivated pastures. There could be a shift in the distribution of existing pests, diseases and weeds and new ones may appear.

Objective

To manage known animal and plant pests for the protection of present and future land use and economic opportunities.

Aligned strategies

- 2.3.A Prevent and monitor exposure to exotic and introduced pests, weeds and diseases in the region, through the combined efforts of government, industry, community and landholders.
- 2.3.B Support responsible pest management strategies that protect the environment and the productive capacity of natural resources, communities, industries and businesses.
- 2.3.C Improve the community's ability to manage, and where possible eliminate, pest weeds and animals, in a manner consistent with any endorsed pest or biosecurity management plans or strategies.

Explanatory notes

Weed and pest animal species cause significant economic, environmental and social problems across the Queensland Murray–Darling basin region. Successful management of problem plants and animals can be difficult, given the large numbers of species and land area that must be considered within resource limitations.

Key government, industry and community stakeholders in pest management and planning across the Maranoa–Balonne region, have set agreed targets for the

¹⁸ OnePlan is a framework to simplify the preparation of property-level management plans currently required by government, promoted by the Queensland Government's *Blueprint for the Bush* initiative.



management and control of prioritised pest species. The targets contribute to the development of regional pest management plans, to ensure that key stakeholders are working towards the same outcome for each pest plant or pest animal, and resources, expertise and effort are coordinated.

The regional planning and prioritisation process encompasses pests that are declared under the *Pest and Stock Route Management Act 2002*. There are three classes of declared pests under this Act. These pests are targeted for control, because they cause, or have potential to cause, serious economic, environmental or social impacts. Regional priority species are not all declared under the Act, but have been identified as an inherent threat to the region, or as a new and emerging threat, and upon which stakeholders have the ability to successfully implement control measures.

2.4 Partnerships and knowledge

Responsibility for the management of Maranoa–Balonne’s natural assets rests with a diverse range of individuals and organisations. Management responsibilities range from regulation to adoption of best practice within specific industries.

All sectors seek a sustainable future. They share an increasing reliance on research and development and the innovative adoption of the findings. Region-specific research, coupled with regional interpretation of broader discoveries, informs understanding of ecosystems and processes that support the region’s environments and livelihoods.

Increasingly sophisticated and powerful tools for property and catchment planning and management rely on accurate natural resource data at appropriate scales. Such data is also the foundation of much of the resource management research undertaken. Regional management partnerships will continue to identify and address data gaps, in terms of coverage and scale, through targeted investment.

Sharing of knowledge and understanding is also a critical factor in achieving best practice management of land, water and biodiversity assets and fostering a shared appreciation of the region’s natural values. Organisations serving natural resource stakeholders will only maintain relevance and achieve longevity if they effectively serve the interests of locals, constantly strive for best available scientific understandings and engage broadly with stakeholders.

To ensure the best possible outcomes for the region’s natural environment, effective, cooperative partnerships are essential. Resource managers, industry and Traditional Owner groups, all levels of government, and community sector organisations, all have a role to play. Collaborative partnerships between researchers and funding bodies, researchers and their peers, and land managers across all sectors are essential.

Stakeholders have identified a number of principles to help achieve the regional plan’s objective for partnerships and knowledge sharing. These principles include:

- increased education attainment levels through a range of vocational and formal education programs
- improved understanding of natural resource management programs and outcomes by decision makers, especially in relation to development approval
- inclusive partnerships that better engage all sectors of the community, especially Indigenous people and women
- coordination across local government and regional planning boundaries
- information sharing through an effective system of natural resource management data collection, analysis and communication
- a triple bottom line approach to natural resource management.

Objective

To establish and maintain effective, cooperative working partnerships which foster improved natural resource management outcomes through a shared and continually improving understanding of the region’s resources.

Aligned strategies

- 2.4.A Support research activities and innovative implementation projects aimed at improving natural resource management practices.
- 2.4.B Identify information gaps and adopt a cooperative approach to addressing those gaps.
- 2.4.C Promote access to information on the region’s natural resources and store data in formats that are accessible to the region’s communities.
- 2.4.D Use collaboration, information sharing and alignment of partner efforts to strengthen strategic regional partnerships and influence regional natural resource management practices.
- 2.4.E Regional coordination groups engage all stakeholders and provide holistic input into strategic natural resource management planning and implementation activities.

Explanatory notes

A priority issue raised by a number of stakeholders is the need for a method to assess the cumulative impacts of developments in Maranoa–Balonne. This understanding is needed to inform policy and procedural changes for the assessment and approval of project proposals.

Initiatives to broaden knowledge and understanding of the range of key organisations, and their roles in natural resource management, are vital to facilitating partnership development.

Partnerships need to be developed across environmental, economic and social spheres to address plans and policies that propose physical environmental change that may affect other spheres of community life. The findings of social impact assessments, now required as part of revised environmental impact assessment procedures, will inform the considerations of such groups. (See also section 4.3, Enhancing and promoting lifestyle and quality of life).

3. Strong communities

Desired regional outcome

Engaged residents, actively participating in a healthy community that is enriched by its diversity, empowered by its influence on service provision and attractive to new residents.



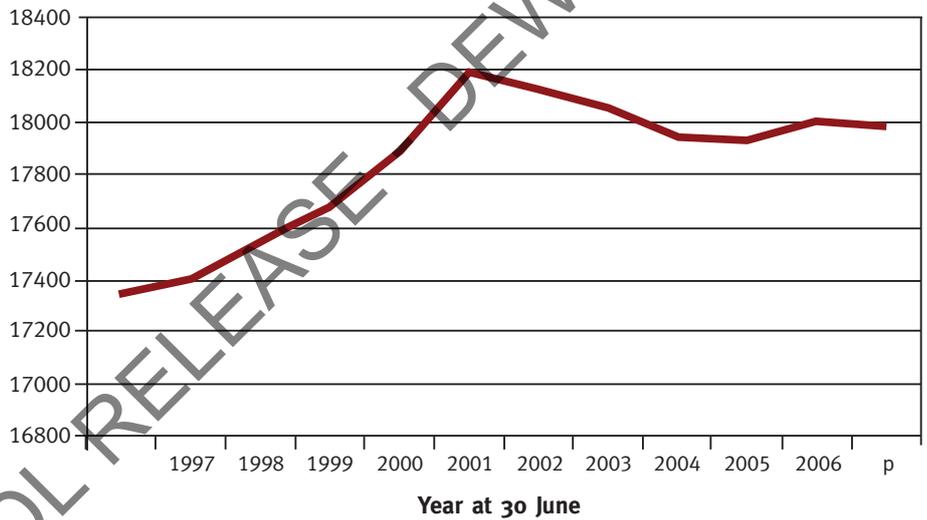
Demographic analysis for regional populations has traditionally focused on estimates of the resident population. The increasing occurrence of fly-in and fly-out and drive-in and drive-out workforces to service the mining industry across Australia has highlighted the need to account for non-resident populations in planning for infrastructure and services.

Maranoa resident population

In 2007, the estimated resident population of Maranoa-Balonne was 17 985. This represents approximately 0.4 per cent of Queensland's total population. The projected population for Maranoa in 2031 is 19 842, an annual average increase of 74 people. The population of Maranoa-Balonne is increasing annually at a rate of 0.4 per cent, which is lower than the expected annual population change of 1.7 per cent for Queensland (see figures 3 and 4).

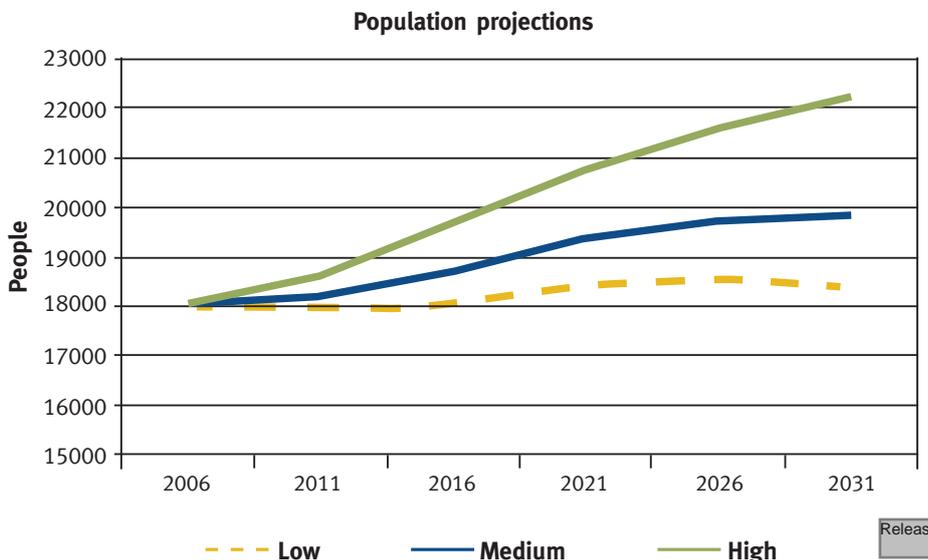
Maranoa-Balonne is home to almost 1600 Indigenous people, representing 9.5 per cent of the region's total population. This percentage is considerably higher than the 3.3 per cent who make up Queensland's total population. The region has a significantly lower proportion of people born overseas than the Queensland average, with 3.6 per cent born outside Australia, compared with 17.9 per cent across the state. The median age of Maranoa-Balonne's population is projected to increase by two years from a median age of 34 years in 2001 to a median age of 36 years in 2031. This is younger than the predicted median age for Queensland, which is expected to rise from 35 in 2001 to 41 in 2026.

Figure 3. Estimated resident population



(Source: Planning Information and Forecasting Unit, 2007)

Figure 4. Maranoa population projections



(Source: Planning Information and Forecasting Unit, 2007)



Maranoa non-resident population

The workforce of Maranoa–Balonne currently includes a component of non-resident workers, mainly associated with the resources sector, and to a lesser extent the agricultural sector. Work camps in the Injune area and the high occupancy rate of workers in non-private dwellings—such as hotels, motels, guest houses and single-person quarters—in Roma, provide evidence of this rising trend. For various reasons, estimating the size of this population is problematic.

In June 2008, the count¹⁹ of non-resident workers in the Surat Basin²⁰ was about 1850, consisting of fly-in and fly-out and drive-in and drive-out employees and contractors of resource sector and construction companies. Of the 648 non-resident workers counted in the Maranoa Regional Council portion of the study area, 71 per cent lived in single person quarters (SPQ) or accommodation or work camps located on resource leases. Approximately 190 of Roma's non-resident workers occupied commercial accommodation located in towns.

Issues in the Bowen Basin relating to service delivery and infrastructure capacity shortfalls, as well as the social issues associated with large concentrations of workers separated from family support networks, highlight the imperative for accurate estimation of the non-resident population, and inclusion of these statistics in the Maranoa–Balonne demographic profile. Potential growth in Maranoa–Balonne's non-resident population is demonstrated by the Bowen Basin example, whereby in 2006²¹ it was estimated that there was one non-resident worker for every seven permanent residents.

3.1 Changing demographics

Projections indicate the region's population will experience a gradual increase over the next 20 years. This change will not be uniform, with growth in resource developments expected to significantly boost some local populations. Other projections also highlight that household sizes will generally decline, the average age of the population will increase and the population will become more concentrated in larger centres. The regional plan recognises the need for planning at a regional level, to address predicted demographic changes.

Demographic projections are by no means certain. Population change over the next two decades will be closely linked to major developments in the resources and energy sector. Significant departure from the region's population projections is canvassed as part of scenario planning for the development of the Surat Energy Resources Province²². A concentration of transient resource and energy sector workers is anticipated. Consequently, planning for future needs should consider temporary, short-term and long-term housing and service delivery needs, as forecast in various scenarios.

There is also evidence to suggest a general increase in the proportion of Aboriginal people in western centres for a variety of reasons including:

- Aboriginal resident populations tend to be sedentary, so the proportion of Aboriginal people leaving communities when there is a downturn in local economies/employment opportunities is lower than for the wider community
- as regional opportunities for career advancements arise, Aboriginal people return to country and make up the majority of the incoming population.

This difference is illustrated by data²³ from the 2006 census. In the 0–24 year age category— in the non-Indigenous population 35.3 per cent comprises people of these ages whereas in the Indigenous population 55.7 per cent of people are in this age category.

Objective

To ensure that reliable and current demographic data and projections are available and understood throughout the region and that this information underpins planning for, and delivery of, regional services and infrastructure.

Land use policy

3.1.1 Incorporate measures into planning schemes in accordance with the regional activity centres network to:

- ensure an adequate supply (a minimum of 15 years) of urban land for the expansion of residential development, light industry and community infrastructure, which does not compromise significant regional natural resources such as areas of high and general ecological significance, floodplains and identified good quality agricultural land
- cater for the region's changing housing needs
- enable assessment and conditioning of development applications for workers' camps located outside mining leases.

Aligned strategies

3.1.A Maximise the accuracy of regional profiles and statistical analyses through active participation of regional residents and other stakeholders.

19 Planning Information and Forecasting Unit 2009: Surat Basin population report 2008 Full-time equivalent (FTE) population estimates at 30 June 2008

20 The report relates to Western Downs and Maranoa Regional Councils

21 Planning Information and Forecasting Unit 2006 & 2007. Note: this ratio has reduced to one for eight in the 2007 estimate.

22 www.siqacc.com/services/sbss_other

23 Australian 2006 Census - Community profile series, South West statistical region (Issue No. 2002.0)

- 3.1.B Promote and publish findings of demographic research in formats readily accessible by regional stakeholders and community members.
- 3.1.C Adopt the best available demographic data for all planning initiatives in the region.

Explanatory notes

Adequate land supply is required to ensure accommodation is available and affordable in growth areas of the region and to provide for light industrial land requirements associated with energy developments in the Surat Basin. Land supply options need to be mindful of constraints on land, such as areas of remnant vegetation and land tenure associations, as well as other state interests.

Increased development of the resources sector has the potential to increase the number of non-resident workers in Maranoa–Balonne. The Planning Information and Forecasting Unit will monitor non-resident Surat Basin populations, in an attempt to ensure that better demographic information is available to inform decisions about service provision in the region.

3.2 Cultural values

Maranoa–Balonne has a proud Indigenous and European cultural heritage. Considerable effort has been made to record the rituals, significant places, stories and customs of the region’s Aboriginal people—the Bidjara, Bigamubul, Gunggari, Iman, Kooma and Mandandanji. Their rich history links to a living culture increasingly appreciated for its uniqueness and spiritual value by contemporary Australian society. This is reflected in the adoption of Aboriginal language programs by schools in the region and a rise in demand for Aboriginal cultural tourism experiences. It has been established that there were

at least 40 tribal groups in the area now covered by southern and south-west Queensland²⁴.

Aboriginal people had elaborate cultural rituals, sacred sites and social structures, often aligned with their strong relationship to country. European settlement and the subsequent treatment of Aboriginal people have seen the loss of much of that knowledge and relationship to country. Changing attitudes in the broader community should ideally be harnessed to protect and better understand the many remaining sites and cultural items significant to Aboriginal people. Art sites, bora rings, tree markings, spears and tools are some of the physical manifestations of this long history that require recognition and protection from inappropriate development.

European settlement of Maranoa–Balonne started in the mid-1800s. A heritage of numerous historic buildings, Cobb and Co coach sites, old timber road bridges and antique farm cottages and equipment remains. This rich rural history plays an important part in the development of the tourism industry, as identified by the regional attractions such as the Cobb and Co complex in Surat and Queensland’s oldest winery in Roma.

To protect the region’s rich history, the potential impact of development must be considered and any negative impacts avoided.

Objective

To identify, protect, maintain and foster a shared appreciation of the unique identity and cultural heritage values, Indigenous and non-Indigenous, of the Maranoa–Balonne region.

Land use policies

- 3.2.1 Incorporate measures into planning schemes to protect items and places of cultural significance.
- 3.2.2 Identify heritage places in local government planning schemes.

- 3.2.3 Ensure development adjacent to heritage places or on heritage sites does not compromise the cultural heritage significance of those places.

Aligned strategies

- 3.2.A Encourage local governments to identify places of cultural heritage significance through a heritage survey using key historical themes for Maranoa–Balonne.
- 3.2.B In carrying out development activity, take all reasonable and practicable measures to ensure that Indigenous cultural heritage is preserved (the ‘cultural heritage duty of care’).
- 3.2.C Perpetuate broader understanding of the cultural significance and history of Maranoa–Balonne’s sites and artefacts through collaborative and inclusive endeavours.
- 3.2.D Support activities to identify, interpret, protect and promote appreciation of the region’s cultural heritage.
- 3.2.E Celebrate the region’s diverse communities, culture, arts and recreation through initiatives that highlight cross-sector coordination, facilitate tourism growth and deliver wider regional benefits.

Explanatory notes

The strategies refer to both Aboriginal and European heritage, so that both the *Aboriginal Cultural Heritage Act 2003* and the *Queensland Heritage Act 1992* apply.

Planning scheme measures to protect Aboriginal cultural heritage should cater for both identified and mapped sites, as well as sites that are currently unrecorded or undisclosed due to cultural sensitivities. There is a concern that the use of a map to inform a planning scheme code creates a false impression regarding the location of heritage and incorrectly implies that unrecorded sites and artefacts are not protected.

24 Tindale, 1974, *Aboriginal Tribes of Australia*.



The *Queensland Heritage Act 1992* provides for a register of state heritage areas, archaeological places and protected areas. Development of a place registered under the Act is assessable development. The Act also requires local governments to keep a local heritage register of places of cultural heritage significance in its local government area. The *Queensland Heritage Regulation 2003* includes a local heritage place code, which is an Integrated Development Assessment System code for development on a local heritage place.

The Department of Environment and Resource Management is currently undertaking a statewide survey of Queensland's heritage places. Key historical themes that are relevant to Maranoa–Balonne have been identified in the *Queensland Cultural Heritage Places Context Study—Report to the Environmental Protection Agency*. Local government should use these themes when undertaking a local heritage survey of its area.

Historical themes for Maranoa–Balonne (non-Indigenous)

Using the land

- pastoral industry – began as the primary economic activity and remains prominent
- irrigation schemes on the Balonne – encouraging the development of the cotton industry
- oil and gas production – significant since the 1960s.

Examples of places which may be of cultural heritage significance

- sites illustrating development of the pastoral industry in the 19th century, particularly homesteads constructed prior to 1880
- sites demonstrating the development of the oil and gas industry in the region.

Decision makers operating in this area should refer to the Australia International Council on Monuments and Sites and the Burra Charter²⁵.

The Department of Environment and Resource Management maintains two registers of cultural heritage sites that are useful for decision makers:

- Indigenous significance register²⁶
- Queensland Heritage Register²⁷

The Queensland Murray-Darling Committee's *Regional Caring for Country Plan 2008-2011* was developed and adopted in consultation with Aboriginal communities who reside in the region. It provides region-specific guidance in relation to a wide range of issues facing these communities.

Cultural heritage sites are 'valuable features', and one of the core matters to be addressed in planning schemes under the *Integrated Planning Act 1997*.

The Cultural Heritage Duty of Care Guidelines (*Aboriginal Cultural Heritage Act 2003*) state that in carrying out development activity, all reasonable and practicable measures must be taken to ensure that it does not harm Aboriginal cultural heritage (the 'cultural heritage duty of care'). Compliance with the cultural heritage duty of care must be in accordance with gazetted cultural heritage duty of care guidelines. An assessment of proposed activity against these guidelines will help determine whether, or to what extent, Aboriginal cultural heritage may be harmed.

Suggested implementation actions include:

- continuing to document Maranoa–Balonne's sites of historic and cultural significance and maintaining these records in a comprehensive, accessible database, ensuring that access to information and sites is culturally appropriate and does not compromise the sites' values

- promoting an appreciation of Maranoa–Balonne's history and store of significant sites, places, icons, buildings, infrastructure and artefacts, and raising awareness of responsibilities relating to their protection.



3.3 Promoting health and wellbeing

Health and wellbeing is a concept that emphasises social and personal resources, as well as physical capacities. To reach a state of physical, mental and social wellbeing, communities must allow people to realise their aspirations, satisfy their needs and be resilient to change. Healthy lifestyles and health promoting environments significantly reduce the long-term costs of health care to governments and improve the quality of people's lives. Preventing ill health and improving physical and mental health also helps people participate in work and thereby improves productivity.

²⁵ See www.icomos.org/australia

²⁶ See www.epa.qld.gov.au/culturalheritage/registerandinventories/queenslandheritageregister

²⁷ See www.epa.qld.gov.au/culturalheritage/searchrequest/accessingdataguide

Changing patterns of life, work and leisure impact on health and wellbeing. Satisfying work and leisure experiences contribute to improvement in the health of individuals. In order for people to accept personal responsibility for their wellbeing, they must first understand the health consequences of lifestyle decisions. This raised awareness and acceptance encourages life-long learning about personal health, preparation for all of life's stages and better ability to cope with, and be supported, in times of chronic illness and injury.

Improving the health status and access to personal fulfilment opportunities for Maranoa–Balonne residents is crucial. Important contributors to health and wellbeing include a secure upbringing in a supportive environment, ready access to information and services, safe communities, development of life skills and broad opportunities for making healthy choices. Realising the region's health potential will depend on widespread acceptance by individuals of the need to take control of those factors that determine health and wellbeing, and on governments and communities working together to provide the conditions that enable control of those factors.

Objective

To foster safe, inclusive communities and supportive environments which encourage health and wellbeing, celebrate the diversity of residents and provide enriching personal growth opportunities for everyone.

Land use policy

3.3.1 Ensure new development promotes healthy lifestyles and social interaction by incorporating the following features:

- safe, attractive, shaded and conveniently located parklands, playgrounds and open spaces
- well-maintained, connected and well-lit street and pathway networks to encourage walking, cycling and other forms of active transport

- buffering of high-impact land uses and separation from residential areas
- provisions for personal safety
- access for people with reduced mobility.

Aligned strategies

- 3.3.A Deliver safe and sustainable health services to regional communities.
- 3.3.B Demonstrate the cost-effectiveness of maintaining and strengthening rural and remote health service delivery by analysing the flow-on impact of a strong health sector on the economic and social wellbeing of communities.
- 3.3.C Actively involve consumers in the planning of health services to ensure these services are responsive to the needs of those who use them.
- 3.3.D Deliver services through effective partnership arrangements between agencies and sectors that make an important contribution to health.
- 3.3.E Provide Indigenous health services in a culturally and geographically appropriate way, maximising integration with other health care services.
- 3.3.F Support and promote community health and wellbeing programs.
- 3.3.G Deliver community infrastructure—recreational, sporting and cultural—in line with the regional activity centres network and local and regional priorities, and support delivery by an ongoing maintenance program.
- 3.3.H Use public health, cultural, social, sport and recreation plans to inform corporate and business plans for local governments.
- 3.3.I Develop appropriate cultural and social support mechanisms for new residents settling into Maranoa–Balonne's rural lifestyle and use these mechanisms to attract professional staff and their families to the region.

Explanatory notes

The planning schemes may incorporate and encourage the use of mechanisms such as crime prevention through environmental design principles. Possible implementation actions include conducting an audit of the design of larger centres across the region and reporting problematic areas to local governments and the police.

Queensland Health identifies the need to plan for delivery of safe and sustainable health services to small communities, those with populations of 200 to 2000 people. This includes developing a minimum suite of health services that each community will be able to access. These are known as the universal service obligations. The range of services offered will address the needs of the community, be linked to services provided in larger communities and be delivered in a safe and sustainable way.

A range of health services are currently funded by Queensland Health for the Maranoa–Balonne. These services are provided from the activity centres of Roma, St George, Mitchell, Injune, Mungindi, Surat, Dirranbandi, Wallumbilla and Yuleba, or through access to larger facilities in Toowoomba and Brisbane. A number of visiting specialist services are also provided. Service delivery varies, with some services offered daily, while others range from weekly to annually. Roma is the key health service provider for Maranoa–Balonne. Primary emergency services are available out of each centre—with the exception of Wallumbilla and Yuleba, where after-hours emergency services are provided through Roma. Uncomplicated birthing services for Maranoa–Balonne are offered through Roma and St George, with access to complicated birthing services available through Brisbane and Toowoomba.

It should be noted that future service decisions will be guided by changes in need, demand, service models, workforce and other parameters.

Queensland Health is considering possible service options that could be delivered by a range of providers and funding partners, as it will not



be possible for Queensland Health to be the sole provider. In many cases, the suite of services may be provided through existing organisations such as the Division of General Practice, Community Controlled Health Services, Queensland Police, Education Queensland, Department of Emergency Services, Royal Australian Flying Doctor Service and other community organisations such as Police Citizens Youth Clubs. The next step will be consultation with both the communities and service providers to determine sustainable service options.

3.4 Education and learning

Learning is a lifelong building block of sustainable communities that begins in the early years. It increases people's work and life skills, provides individual fulfilment, assists in gaining employment, supports those who are isolated from their communities, provides for economic growth and facilitates community capacity building. Social and economic development is dependent on the provision of, and access to, adequate education, training and skill development services by both community and businesses.

Support for students undertaking courses delivered online and by distance education strategies is essential. While it is important to expand these delivery modes, other training delivery strategies must also be explored.

Opportunities for enhancing education in the region include improving partnerships between local education providers and the following sectors:

- resources
- agricultural
- other regional employers.

Other initiatives include broadening high school curricula, improving access to tertiary education and employing flexible delivery methods to reduce the impact of remoteness.

Objective

To encourage and support a regional culture of lifelong learning.

Aligned strategies

- 3.4.A Flexible delivery modes are available for young people to complete senior studies across the broadest possible curriculum in their local communities.
- 3.4.B Deliver education and training programs and provide facilities in a manner consistent with the regional activity centres network.
- 3.4.C Support education and training programs, such as short courses and technical training opportunities.
- 3.4.D Government, industry and business collaborate to provide local professional development activities, so that employees can develop and enhance their skills without the need to travel outside the region.
- 3.4.E Investigate, develop and encourage opportunities to improve access to higher education in the region.
- 3.4.F Increase the uptake of qualifications within the region by streamlining and making education and training programs more user-friendly, and recognising prior learning.

Explanatory notes

The Department of Education and Training currently applies a statewide staffing model to deliver Prep–Year 10 key learning areas. Prep–Year 12 teaching is delivered in various school settings with negotiated access to 'virtual learning' technologies. The Department of Education and Training's ability to provide human resources must be considered when expanding subject offerings in rural and remote locations.

Provision of high-quality early childhood care and education is a vital ingredient in preparing children for school and in supporting working families. This is

especially true in centres with relatively high proportions of young people and high birth rates. Trained and accredited childcare workers and quality-care opportunities are both required to maximise learning outcomes for the very young and, at the same time, workforce participation by adults.

The expansion of the Queensland Minerals and Energy Academy to include the Surat energy region is one potential implementation action. The academy is supported by a comprehensive and accessible online delivery service. Opportunities may exist to use Landcare and catchment centres as focal points for natural resource management education and capacity building.

The uptake of qualifications in Maranoa–Balonne could be encouraged by developing a strategy to identify opportunities for sustained higher education (tertiary) support through an education hub, to coordinate delivery of services and support to students.

3.5 Community organisations

Human services in Maranoa–Balonne are delivered by all levels of government and various community organisations. Together, they work to maintain or improve the wellbeing of the region's communities. Given the variety and number of providers, an integrated approach is essential to avoid duplication and ensure efficient resource use.

A decline in volunteers is also evident in the region, with many organisations struggling to meet their governance, accountability and reporting obligations, due to difficulty in attracting and retaining new staff. Competition for funding between organisations, service providers and government agencies can also affect trust and collaboration levels, and increase the risk of service duplication.

Objective

To have empowered and inclusive community organisations in Maranoa-Balonne, providing appropriate and diverse services to the community.

Aligned strategies

- 3.5.A Encourage community organisations to enhance their organisational and self-governance capacity.
- 3.5.B Encourage community members to participate in the continued growth and improvement of their community.
- 3.5.C Make better links between community organisations to improve service delivery and strengthen their operational capacity.
- 3.5.D Strengthen volunteer organisations through strategies to improve resources and efforts to attract and retain volunteers.

Explanatory notes

Stakeholders expressed a strong view that 'community organisations should be steered by the community not driven by government.' However, the region's community capacity and social capital can be improved through measures to encourage volunteers, link similar organisations and departments, improve communication between government and non-government organisations, and encourage increased participation in community groups and events. Community organisations can be further supported through programs that develop formal opportunities for engagement, mentoring and volunteering in community activities that provide experience, skill development and ownership.

Improved processes for local and regional participation in decision making are required. Improvement in this area will enhance the quality and relevance of decisions, increase awareness of government and political processes, and empower regional stakeholders.



The need for improved collaboration and cooperation between all levels of government, business and the community is widely recognised.

3.6 Regional governance

A coordinated and collaborative approach to regional governance is essential to foster community development in the region. All levels of government and non-government organisations must work together in order to address the region's needs and work towards achieving the vision and outcomes outlined in the regional plan.

Several concerns relating to governance in the region exist. These include:

- lack of incentive for business relocation or establishment outside South East Queensland

- ensuring that small communities are engaged in the activities and decisions of their local government
- concern that decisions that have significant and direct impact on the region are made without adequate local input.

Significant change to the social structure of associated centres may accompany energy-related developments. There is therefore a growing need for improved communication and coordination between regional industry developers and their support enterprises, government and local communities.

Objective

To facilitate a culture of communication, allowing governance and decision making to occur in a collaborative and coordinated manner.



Aligned strategies

- 3.6.A Engage regional stakeholders from all levels of government, community and industry groups in cross-sector forums, working groups and advisory bodies.
- 3.6.B Ensure forums, working groups and advisory bodies operate effectively and avoid overlap of jurisdictions by adopting measures such as clearly defined terms of reference.
- 3.6.C Encourage a regional culture of information sharing to broaden community understanding of significant regional issues.
- 3.6.D Facilitate interagency collaboration through measures such as resource sharing where appropriate (e.g. offices, transport and staff accommodation).

Explanatory notes

The Queensland Government has developed *A Sustainable Futures Framework for Queensland Mining Towns (2007)*, as an important way for communities to engage more broadly with resource development companies. The framework identifies six guiding principles and strategies for their adoption. These principles have broad application, beyond their immediate purpose of ensuring common understanding between communities and resource development companies operating in Maranoa–Balonne. They are highly relevant to improving regional governance. The six principles are:

1. **Leadership** capability to support stakeholders to respond effectively to issues and accept responsibility for their actions.
2. **Collaboration** between stakeholders leading to strong alliances and sharing of resources at local and/or regional levels.
3. **Corporate social responsibility** is demonstrated at all levels of government and the private sector through action to ensure sustainable futures for mining communities.

4. **Sustainability** achieved through strategic planning to manage the social, economic and environmental impacts of mining operations.

5. **Communication** between stakeholders is clear and effective with appropriate testing of options.

6. **Community engagement** is achieved through the selection of appropriate engagement strategies, involvement of community stakeholders, and the effective use of skills and knowledge.

Current regional networks are disjointed and not inclusive of all key stakeholders. For example, participation in the South West Regional Managers' Coordination Network does not encompass all state government departments. Differences in boundaries, administrative structures and staff location complicate coordination. Further, the region only partially encompasses the Surat Energy Resources Province, making it difficult to coordinate and deliver a consistent regional approach to energy and mining-related matters in the basin.

4. Urban development

Desired regional outcome

Affordable, safe and climate-friendly residential accommodation with urban facilities and infrastructure suited to the diverse needs of a changing population.



Maranoa–Balonne is characterised by its rural landscape and road network that provides the major link between centres. Centres of the region tend to retain a small rural town feel, with a central business district concentrated on a traditional main street and predominantly single detached houses in residential areas.

In the centres of Roma and St George, and also in Mitchell, there are some multi-unit dwellings and levels of rural residential development are rising.

Increasing housing demand to accommodate workers in the resources sector is foreshadowed, mainly in Roma. Diverse housing options to cater for wide-ranging needs are encouraged. For example, there is high demand for short-term temporary worker accommodation, especially for seasonal agricultural workers and during the construction phase of mining and infrastructure projects. Much, but not all, of this demand is met by on-site work camps. At the other end of the spectrum, providing attractive urban and rural residential options for relocating families is central to the region's long-term prosperity.

Attractive, functional urban centres that effectively deliver services, provide for business growth and appeal to new residents are essential to the region's future.

4.1 Regional activity centres network

The settlement pattern of Maranoa–Balonne is characterised by relatively small population centres separated by considerable distances. Settlement size and location is primarily based on historical influences such as river crossing points, transport routes and resource availability. In more recent times, the development of the region's towns has been influenced by infrastructure development, such as Beardmore Dam, and resource industry developments.

The region's relatively small population and wide dispersal make the efficient and effective provision of services and infrastructure a challenging task. Settlements in Maranoa–Balonne are closely linked to the health, education, retail and commercial services available in Toowoomba.

Objective

To reinforce Maranoa–Balonne's activity centres network by providing timely and efficient infrastructure and services.

Land use policy

- 4.1.1 Ensure that all new urban development supports the centres identified in the plan's regional activity centres network, unless a clear need for departure is indicated by strong and sustained local population growth, or other significant development opportunities.

Aligned strategies

- 4.1.A Guide government investment in infrastructure and services in the region's activity centres by activity centre designations in Maranoa–Balonne's regional activity centres network.
- 4.1.B Recognise the need for, and preserve and enhance appropriate service provision for people in all communities within the region.

4.2 Housing and accommodation

Maranoa–Balonne's changing demographics have resulted in a significant shift in consumer demand, greatly increasing the need for affordable housing options for existing residents and for workers moving to the region.

There is a widening gap in the affordability and availability of housing in the region. The private housing market is characterised by lower quality and quantity of rental accommodation and poor maintenance standards. Further, there is limited understanding of the rights and responsibilities of both accommodation providers and tenants in the private rental market.

Housing costs in the region for both private rental and home purchase are increasing, and consequently affecting people on low and moderate incomes. Given the changing demographics across this region, there is a need to consider



housing options that meet community needs over time, to achieve choice and affordability.

Social housing in Maranoa–Balonne is currently provided to clients who meet the eligibility requirements of the Queensland Government's one social housing system, which offers housing options for a range of household types on the lowest incomes²⁸.

Transient housing needs, largely associated with agriculture and energy developments, should be met in a manner that fulfils regional needs, considers benefits beyond project time frames and complements, rather than competes with, existing regional housing supplies.

Housing designs for Maranoa–Balonne should reflect regional climatic conditions, energy efficiency initiatives and the diversity of housing type and tenure required to satisfy broadening community demand.

Objective

To ensure housing and accommodation options in the region are diverse, affordable and able to meet the changing demographic and economic needs of Maranoa–Balonne.

Land use policies

4.2.1 Allocate sufficient zoned land for urban and rural residential purposes in planning schemes that:

- provides access and proximity to essential services
- minimises the effects and risks of climate change and natural hazards such as flooding, landslip and bushfires
- protects areas of high ecological significance and areas of general ecological significance, as depicted in map 2 (see appendix 2)

- is not on good quality agricultural land, unless there is an overriding need in terms of public benefit and it cannot be located on alternative sites of poor or no agricultural quality
- does not compromise the viability of existing activities
- is able to be efficiently serviced with infrastructure
- allows for the development of a diverse housing stock.

4.2.2 Accommodate a greater mix of dwelling types and lot sizes in areas close to services, employment and other facilities in planning schemes.

Aligned strategies

- 4.2.A Encourage major employers to work with governments to ensure adequate accommodation is available for employees, with any additional accommodation taking into account potential future use.
- 4.2.B Explore and encourage opportunities and measures to facilitate new housing development in the region.
- 4.2.C Monitor residential land activity²⁹ in Maranoa–Balonne to measure take-up and supply of residential lots, to the extent warranted.
- 4.2.D Ensure an adequate supply of appropriate public and community housing is provided in the region.

Explanatory notes

A number of State Planning Policies (SPPs) and supporting documents provide guidance in relation to implementation of land use policies 4.2.1 and 4.2.2. These include:

- SPP 1/07 Housing and residential development
- SPP 1/03 Mitigating the adverse impacts of flood, bushfire and landslide

- SPP 1/92 Development and the conservation of agricultural land and Guideline 2 Separating agricultural and residential land uses
- SPP 2/07 Protection of extractive resources and accompanying guideline.

Housing options for short-term accommodation should consider future potential uses of the facilities. Reuse is an essential component of sustainability.

The Planning Information and Forecasting Unit generally monitors residential land activity for high-growth regions. Should Surat Basin developments result in significant population growth and residential development, the unit will consider the need for monitoring to inform orderly development aligned to infrastructure provision.

Measures to facilitate investment in housing might include guaranteed rental contracts.

4.3 Enhancing and promoting lifestyle and quality of life

Maranoa–Balonne offers a unique and enviable lifestyle, of which rural living is a key element. The region's lifestyle benefits include established sport and recreation clubs and facilities, more affordable housing than most metropolitan areas, no peak-hour traffic congestion, a diverse natural environment, safe communities, wide open spaces and an abundance of employment opportunities for tradespeople and professionals. The highways and rail lines link to major markets. Relatively affordable serviced land is available for industrial development. Furthermore, the development of energy resources within the Surat Basin has the potential to significantly enhance the range of regional employment opportunities and change the region's fundamentally rural character.

²⁸ See www.housing.qld.gov.au/programs/ch/publications/info_pack_links

²⁹ An example of the case that the extent of residential land development will be monitored by the Planning Information Forecasting Unit capacity and requirements are adequate.



Maranoa–Balonne can further enhance its reputation as a desirable place for new residents by ensuring new development contributes to the region’s liveability and services and facilities are effectively delivered.

Objective

To recognise, promote and enhance the enviable rural lifestyle Maranoa–Balonne provides, increasing appreciation both from within and outside the region.

Land use policies

- 4.3.1 Ensure new development adopts urban design principles—for both industrial and residential uses—that:
 - make best use of available infrastructure

- minimise the impacts of air and noise emissions so that environmental standards for the air and acoustic environments are not exceeded at the boundary of sensitive land uses
 - minimise greenhouse gas emissions
 - adequately buffer intensive uses such as resource developments, intensive agriculture and ‘hard-to-locate’ sport and recreation areas
 - cater for energy-efficient, eco-friendly and climate sensitive design.
- 4.3.2 Identify sites for integrated waste disposal, including recycling and reuse and incorporate regionally specific best-practice waste management, in a manner applicable to sparsely populated, low density communities that are separated by substantial distances.

Aligned strategies

- 4.3.A Market the region’s diverse employment opportunities and lifestyle benefits to attract new residents and businesses to Maranoa–Balonne.
- 4.3.B Plan and deliver public facilities, including cultural, sporting and social facilities, to reflect a centre’s classification in the regional activity centres network.
- 4.3.C Deliver health services that are responsive to community needs and complement other mechanisms for service delivery.
- 4.3.D Use social research conducted as part of social impact assessment processes, to assist local and state government in guiding future development decisions and strategic planning for resource communities³⁰.

- 4.3.E Share outcomes of social impact assessments through existing regional forums, to ensure a greater understanding of the social impacts of new mining developments.
- 4.3.F Avoid waste generation, and in instances where waste generation cannot be avoided, implement practices to reuse, recycle or recover wastes and materials prior to disposal.

Explanatory notes

It is not always possible to eliminate the effects of air and noise pollution. Providing separation distances between industry and sensitive activities serves to reduce the potential impacts on health, amenity and quality of life that may result from air and noise pollution. Wherever possible, sensitive land uses, such as residential development, should be located away from industrial or intensive agricultural land uses, and major transport routes.

Air and noise pollution is currently managed under the *Environmental Protection Act 1994* and specific statutory instruments of that Act, including:

- *Environmental Protection Regulation 2008*
- *Environmental Protection (Air) Policy 2008*
- *Environmental Protection (Noise) Policy 2008*.

This legislation establishes local, regional or state standards for air and acoustic quality. A state planning policy for air and noise is currently being developed by the Department of Environment and Resource Management. The state planning policy will contain a hierarchy of planning and management tools to protect sensitive land uses from the impacts of air and noise. It also protects land uses that are known to produce emissions from encroachment on sensitive land uses. The planning tools will include separation distances and separation areas.

³⁰ Resource communities are those local or regional communities that depend on, or are affected by, mineral extraction and associated activities, including petroleum and gas production.



Historically, there has been widespread use of chemicals in common farming practices. Residual chemicals persist in soils and buildings and on specific sites, such as dips and stockyards, with potential risk to people, animals and the environment. Several programs offer safe collection and recycling of cleaned chemical containers and the collection of unwanted rural, agricultural and veterinary chemicals. The ChemClear program provides for the collection of agricultural and veterinary chemical containers, while drumMUSTER has also been set up for the collection and recycling of certain chemical containers. Management strategies are required to address issues regarding contamination.

Implementation of health service delivery can be enhanced by regular audit and review of community and health services, such as doctors, dentists, specialists, mental health care, childcare and aged care, to identify gaps in services and priority areas for improvement. Service improvement should align with the designations of the regional activity centres network, to the greatest extent possible.

Social infrastructure refers to the community facilities, services and networks that help individuals, families, groups and communities meet their social needs, maximise their potential for personal development and enhance community wellbeing. They include:

- universal facilities and services such as education, training, health, open space, recreation and sport, safety and emergency services, religious, and arts and cultural facilities and services, and community meeting places
- lifecycle-targeted facilities and services, such as those for children, young people and older people
- targeted facilities and services for groups with special needs, such as families, people with a disability and Indigenous and culturally diverse people.

Social impact assessments are undertaken by proponents of major new and expanded mining and petroleum developments, as part of the application and approval process for the grant of mining and petroleum tenures. These assessments are required as part of existing environmental impact statement processes under the *Environmental Protection Act 1994* and under the State Development and *Public Works Organisation Act 1971*, for projects declared to be significant projects under that Act.

The social research conducted by resource companies as part of a social impact assessment is expected to provide government with improved information on the cumulative social impacts of mining and petroleum developments on communities. This information is critical in guiding future development decisions and strategic planning for resource communities, for land use, service delivery and infrastructure requirements³¹.

The state government, in partnership with industry and local government, is committed to strengthening social impact assessment in the mining and petroleum industries through the Sustainable Resource Communities Policy. This policy includes initiatives that aim to build equitable and sustainable resource communities.

4.4 Disaster management

Objective

To prepare, review and implement emergency and disaster management plans addressing the response to, and recovery from, hazards likely to affect the region.

Land use policy

- 4.4.1 Development is not located in areas that are at risk of being affected by natural hazards.

Aligned strategies

- 4.4.A Ensure disaster management for the region includes mitigating the impact of natural disasters on the community, development, infrastructure and the environment. This includes strategies to raise awareness of the implications of inappropriate development and infrastructure within areas prone to natural hazards.
- 4.4.B Develop, implement and review a coordinated regional approach among all levels of government, industry and community to disaster management that integrates regional, subregional and local level plans for risk assessment, disaster mitigation and emergency planning.

Explanatory notes

The Queensland Government has released the State Planning Policy 1/03: *Mitigating the Adverse Impacts of Floods, Bushfire and Landslide*, which provides policy to ensure development is not affected by these natural hazards.

Queensland Police and the Department of Community Safety are currently preparing interim arrangements for district disaster coordinators, including details of relationships between district disaster management groups and local disaster management groups.

5. Economic development

Desired regional outcome

A robust, dynamic regional economy building on historic strengths, operating within the limits of natural systems and responding to new opportunities, so that balanced economic, social and environmental dividends accrue from sound business investments.



A strong and resilient regional economy is essential for the sustainable development of Maranoa–Balonne. It underpins the health and wellbeing of the regional population. Land use planning must recognise the importance of sustainable economic development and ensure that planning facilitates such development, particularly in regard to the provision of adequate land for business and industry purposes and the prevention of incompatible land uses.

The economy of Maranoa–Balonne has traditionally been supported by agricultural activities, predominantly dryland cropping of grains and irrigated farming of crops such as cotton and grazing. A transition from wool to beef cattle production has taken place over the last two decades. Feedlot production of beef cattle to capitalise on local grain supplies is becoming more prominent.

The region's agricultural production is typically worth more than \$500 million annually, with crops representing 30 per cent of that value and the remainder being stock production or disposals. It should be noted that these proportions fluctuate, dependent on seasonal conditions and cropping opportunity. The following table 3 details gross value of economic production by crop, as sourced from the 2006–2007 Australian Bureau of Statistics Agricultural Survey.



Table 3. Gross value (\$ millions) of agricultural production

Local Government Area	Pasture*	Crops**	Vegetables	Fruit	Livestock slaughterings	Livestock products	Agriculture total
Balonne	1.3	132.8	3.9	13.0	77.9	1.4	213.4
Maranoa	2.6	37.6	0.0	0.2	257.0	3.8	301.0
TOTAL							514.4

*cereal and other crops cut for hay

**excluding hay



The Surat Energy Resources Province, of which the region is a part, contains extensive thermal coal and coal seam gas deposits that are largely undeveloped, but have the potential to support large-scale energy and industry development. Coal seam gas developments are of greatest significance to Maranoa–Balonne, with extensive fields located in the region. Proposals for development of Gladstone export facilities for liquefied natural gas are underpinned by Maranoa–Balonne's extensive coal seam methane deposits. Electricity generation, carbon dioxide sequestration, coal gasification and gas to liquid conversions have all been flagged as potential development opportunities for Surat Basin resources.



Further development of the gas pipeline network and associated infrastructure, and construction of the Wandoan to Banana rail link to facilitate access to Gladstone port are key enablers for Surat Basin resource developments.

Maranoa–Balonne has higher percentages of managers, administrators and labourers than the Queensland average. The employment of almost one third of the region's workforce in the agriculture, forestry and fishing sector, compared with 4.9 per cent for Queensland as a whole, demonstrates the sector's importance.

Despite the low regional unemployment rate of 1.9 per cent³², businesses and government have difficulty in attracting and retaining staff, and there is a high departure-rate for people in the 15 to 24 years age range from Maranoa–Balonne.

5.1 Primary production — prosperity

Agricultural production is a mainstay of the economic wellbeing of Maranoa–Balonne. Protecting the health of the land and maintaining essential ecosystem services is of vital economic, social and environmental importance to the region.

Challenges confronting agricultural industries in the region in coming years

include managing potential conflict and competition from the emerging resources industry for employees, responding to declining infrastructure and freight capacity, and adapting to the impacts of climate change and variability. Producers in Maranoa–Balonne are increasingly exposed to rising fuel costs, fluctuation in global commodities markets and competition from low-cost imports.

Buy-back of water allocations in the Murray Darling Basin and potential climate change impacts have the potential to reduce water availability for the irrigated farming sector, especially in the lower Balonne. Supporting agricultural enterprises and local populations may also be affected if irrigation production is significantly impacted. Adoption of efficient water use practices and consideration of opportunities for producers to diversify into non-irrigated production systems may assist in lessening any impacts on the region from the voluntary buy-back.

A lack of understanding of the variable nature of agribusiness by banks and insurance providers is an issue for many producers, who often carry high levels of debt, particularly during drought events. Capacity building and education measures must be implemented to help landowners and managers better manage their land and plan for fluctuations in climate and global markets.

Australia's image as a clean, green agricultural producer will assume greater prominence as consumers' expectations regarding the environmental standards associated with food production rise. Eco-branding and origin marketing by food retailers are current indicators of this trend. Innovative producers will lead a shift in production paradigms, reap the economic rewards and set the standard for natural resource management.

Building economic returns on the opportunities afforded by the natural assets of Maranoa–Balonne requires a regional culture of innovation and opportunism. Organisations, investors and land managers require early access to accurate information about new opportunities and support from all tiers of government and the community to foster this culture.

Also essential is the organisational capability to drive the development of market-based instruments for environmental services, environmental banking and related products, as well as trading markets. Robust, transparent brokering services, operating in accordance with sound business practices, are pivotal to the success of such initiatives.

Objective

To strengthen rural industries in a sustainable manner by increasing adaptability and productivity, value-adding and expanding market access.

Land use policies

- 5.1.1 Encourage preparation of a detailed land use study, to inform planning scheme provisions and to determine the capability, limitations and opportunities for rural land development.
- 5.1.2 Locate rural residential development where it:
 - can be efficiently and cost-effectively provided with essential services and infrastructure
 - is not on good quality agricultural land, unless there is an overriding need in terms of public benefit and it cannot be located on alternative sites of poor or no agricultural quality
 - does not compromise the continuing operational capacity of rural activities.
- 5.1.3 Investigate and facilitate opportunities for new and diversified agricultural activities and supporting industries in appropriate locations.

Aligned strategies

- 5.1.A Encourage producers to improve their skill and knowledge levels in the areas of production management, particularly financial management and marketing.
- 5.1.B Investigate and promote innovative opportunities for generating viable farm income.
- 5.1.C Business development groups support ancillary and processing sector operators to efficiently deliver products and services tailored to client needs.

- 5.1.D All stakeholders adhere to endorsed strategies in responding to cross-jurisdictional issues such as biosecurity threats and pest, stock route and disaster management.
- 5.1.E Provide opportunities for rural industry workers to improve their skills and knowledge through regional training programs.
- 5.1.F Support and implement the findings of research into sustainable primary production, in the following areas:
 - processing and value-adding opportunities
 - development of regional marketing and branding strategies
 - future environmental risks to the region's agriculture base
 - global market demands and related government policy.
- 5.1.G Encourage landholders to adopt sustainable land management practices, in accordance with identified land capability/ sustainability and to reduce the risk of land degradation, including soil salinity and soil erosion.
- 5.1.H Support the Department of Employment, Economic Development and Innovation's Land Access Working Group in the development of a land access single code of conduct, standard compensation agreement and exploration of rehabilitation obligations.

Explanatory notes

Planning schemes play an important role in protecting agricultural land from incompatible development, allowing new production opportunities and providing appropriately zoned land for support enterprises. Urban fringes are potentially the most contentious areas and managing the aspirations of 'rural lifestylers', the most contentious issue. Poorly managed

expansion of both urban and rural residential development poses a threat to productive enterprises.

Opportunities for expanded agricultural production in Maranoa–Balonne include:

- agricultural use of water produced in the coal seam gas extraction process
- expansion of agriculture-based tourism
- increased demand for high-quality, fresh fruit and vegetables in local markets— particularly the Maranoa–Balonne and South West regions—to address recognised health benefits and to meet increased demand associated with increases in the resources sector population
- carbon farming³³
- expansion of local value-adding to production
- ethanol production
- sustainable development of the cypress timber industry
- feedlot growth
- wild-game processing.

Peak industry bodies and regional natural resource management groups will be the primary implementers of initiatives designed to take advantage of these opportunities.

The importance of workplace training for workers and owners of all types of enterprises will continue to rise. Increased demand will provide further opportunities for the collaborative delivery of training. For example, expanding the links between landholders and schools and universities to undertake training about land management provides reciprocal benefits for students, workers and landholders.

The Department of Employment, Economic Development and Innovation has established the Land Access Working Group to facilitate better communication and improved relations between the rural and resource sectors. The purpose of the group is to provide an open forum for relevant state government agencies and peak resource and rural industry bodies

³³ Carbon farming is the cultivation of trees in order to carbon and then to obtain tradable rights in that carbon. These rights can then be sold to emitters of CO₂ and other interested parties' from *The Carbon Farmer Model: A report for the Rural Industries Research and Development Corporation* by Hassall & Associates. 13-108-001 RIRDC Publication No 01/060 RIRDC Project No HAS-8A



to collaborate on issues concerning exploration activity on rural land. The Land Access Working Group is led by the Department of Employment, Economic Development and Innovation with representatives from AgForce, Queensland Farmers Federation (QFF), Australian Petroleum Production and Exploration Association (APPEA), Queensland Resources Council (QRC), Association of Mining and Exploration Companies (AMEC), Department of Environment and Resource Management, and Department of Premier and Cabinet. The Land Access Working Group is currently developing a single Code of Conduct for land access and a standard compensation agreement. The group is also exploring land rehabilitation obligations in detail.

5.2 Energy and mineral resource development

The development of the energy resources in the Surat Basin and the underlying portion of the Bowen Basin is anticipated to be a primary driver of economic and social change in Maranoa–Balonne over the next 20 years and beyond. Projects such as the Gladstone liquefied natural gas export facilities, reliant on supply from the Maranoa–Balonne's gas fields, have long-term outlooks of 40 or more years.

Commencement is, however, contingent on national and global factors such as economic activity levels and the policy positions of various governments. Yet, even though uncertain start times challenge local labour and service providers, these projects have the potential to create both benefits and challenges for the regional community.

The extensive gas pipeline network in Maranoa–Balonne supports further exploration and development of coal seam gas reserves. It is estimated that the Surat Energy Resources Province will have defined coal seam gas reserves of between 10 000 and 15 000 petajoules³⁴, an estimate that is likely to increase. Table 4 details regional pipeline and coal seam gas projects currently under consideration.



Table 4. Coal seam gas and pipeline projects—Maranoa–Balonne

Project/Site name	Company	Activity type	Council/LGA	Status
Coxon Creek	Santos Ltd	Coal Seam Gas (CSG)	Roma	planning
Lacerta	Sunshine Gas Limited	Coal Seam Gas (CSG)	Roma	planning
Pipeline License No 123	AGL Pipelines Investments Pty Ltd	Pipeline	Roma	proposed
Pipeline License No 124	Hunter Gas Pipeline Pty Ltd	Pipeline	Roma/Balonne	proposed
Pipeline License No 134	Origin Energy	Pipeline	Roma	proposed

(Source: Department of Mines and Energy, January 2009)

³⁴ One petajoule (PJ), or 280 gigawatt hours, is the heat energy content of 143 tonnes of black coal or 29 million litres of petrol.

Extraction of coal seam gas also produces water as a by-product. This could potentially produce 60 000 megalitres of water per year, at varying levels of quality. An emerging industry, that of converting coal to liquid fuels, has the potential to add to Surat Basin energy activities. To date, trial plants and operations have focused on sites in the Western Downs Regional Council area.

The development of the Surat Basin provides unique opportunities to:

- increase employment and prosperity in Maranoa–Balonne
- upgrade infrastructure
- develop locally based value-adding opportunities
- encourage the growth of support industries that have the potential to drive economic growth in Maranoa–Balonne.

This development may also give rise to significant challenges. These include increased demand on the capacity of regional infrastructure, including road, rail and electricity supply, skills shortages, changes to social structure, demand on the region's water and housing resources, and the need to consider opportunities to reduce greenhouse gas emissions.

It is important that the resources sector effectively engages with communities and governments to maximise the economic and social benefits of development where possible and addresses community concerns relating to potential impacts.

Objective

To broaden Maranoa–Balonne's economic base, employment and business investment, by taking advantage of the opportunities afforded by development of the oil, mineral and gas extraction industry.

Land use policies

5.2.1 Locate development for urban purposes appropriately to avoid impacts on, or from, existing and future mineral, energy and extractive resource development and associated infrastructure.

5.2.2 Planning instruments and agencies respond in a timely fashion to:

- tenure changes associated with mining approvals granted under legislation other than the *Integrated Planning Act 1997*
- protection of important extractive resource sites from incompatible development
- areas identified as having potential for future mineral, energy and extractive resources development.

Aligned strategies

5.2.A Encourage collaborative responses by government, resource companies and the community to the social, economic and environmental pressures associated with large-scale mining and energy resource projects.

5.2.B Maximise regional economic benefit from mining by encouraging regional and local businesses to provide services to the mining sector.

5.2.C Facilitate infrastructure provision to support new development through timely advice and collaborative partnerships between developers, infrastructure providers and all levels of government.

5.2.D Promote mineral, energy and extractive resource development as a key component of the economic development of Maranoa–Balonne.

Explanatory notes

Land use policies aim to avoid inappropriate urban development close to the resources, by defining resource and urban boundaries, separation zones and haul routes.

State Planning Policy 2/07 *Protection of Extractive Resources* provides a state interest-level approach to planning scheme measures to prevent sterilisation of key resource areas and provides guidance for other extractive resource sites.

The aligned strategy for infrastructure provision (5.2.C) relates to land use policy 5.3.1 and focuses on business encouragement. Future infrastructure provision for mining activities within Maranoa–Balonne will be determined as projects arise and through collaborative industry and government partnerships at all levels.

The Queensland Government is working to get the balance right between meeting the state's increasing energy demands, the world's increased demand for minerals and food, and the government's priority of building sustainable communities.

Resource developments can potentially bring significant benefits for surrounding communities, including:

- increased employment opportunities
- investment attraction
- economic diversification
- attraction of new people to the region
- retention of young people in the region.

On the other hand, large-scale developments also present local communities with a range of challenges, including increased demand for infrastructure and services.

Challenges facing resource communities in mining regions include:

- increased demand in the housing market, resulting in high rents and property prices and reduced affordability
- increased pressure on local medical, dental and social services
- potential impacts of dust, noise and vibrations from future resource developments
- increased number of drive-in and drive-out and fly-in and fly-out workers employed
- demand for new road infrastructure to support proposed new development.

The Queensland Government has signed the Sustainable Resource Communities Policy³⁵. The policy focuses on resource



communities where rapid development, resulting from the resources boom, has significant impacts on community infrastructure and services and the social structure of local and regional communities.

The policy outlines a partnership between the state government, the Queensland Resources Council, local government and the Local Government Association of Queensland. This policy builds on the previous *Sustainable Futures Framework for Queensland Mining Towns*.

Key initiatives of the policy include:

- coordination of responses to cumulative social impacts and regional issues through strategic partnerships
- improved planning processes to strengthen regional land use planning and infrastructure coordination
- minor legislative amendments that require the establishment of social impact plans for all new mines and major mine expansions, as part of social impact assessment processes.

The Sustainable Resource Communities Policy includes a partnership agreement, aimed at strengthening links between all levels of government. The partnership will improve the guidelines around social impact assessment that will govern all new major mines and expansions.

5.3 Regional business encouragement, opportunities and investment

To develop in a prosperous and economically sustainable way, Maranoa–Balonne needs to support existing business enterprises and provide an attractive environment for new investment ventures. The development of resources in the Surat Basin affords an excellent opportunity to encourage business diversification and investment.

Businesses in Maranoa–Balonne are working in an increasingly global marketplace. Business development in the region needs to recognise this and focus on developing globally competitive practices and products. Advances in communications technology will reduce dependence on businesses being close to marketplaces and create greater opportunities.

Direct and indirect measures can be used to encourage regional business investment. Direct tools include financial incentives for industry to establish or relocate and the zoning and servicing of suitable areas of industrial land. Indirect measures include strengthening the region's skills base through education and training, and providing appropriate housing, infrastructure and community and social facilities. The development of high-quality and cost-effective information and communications technology is essential to broadening the region's business and industry base.

Objective

To establish Maranoa–Balonne as an attractive and prosperous place to do business, based on the region's traditional strengths, while taking advantage of new opportunities.

Land use policy

- 5.3.1 Ensure that planning schemes identify an adequate supply of serviced industrial land linked to infrastructure, with sufficient capacity to support business investment and expansion and, to the extent possible, avoid other impacts identified in land use policy 4.2.1.

Aligned strategies

- 5.3.A Encourage business operators and investors to improve their understanding of the development application, assessment and approval processes.

- 5.3.B The business community promotes Maranoa–Balonne as an attractive place to conduct business at all levels—international, national, state, regional and local.

- 5.3.C Encourage regional business operators to improve their management skills.

- 5.3.D Establish and strengthen linkages between government and industry to foster existing businesses and take advantage of new opportunities.

Explanatory notes

Planning schemes are important mechanisms for ensuring that land use needs are met for new and expanding industry. Land supply for industrial purposes should not compromise significant regional natural resources and ecologically significant areas, as depicted on map 2 (see appendix 2). An audit of current and projected needs for industrial land, to inform planning scheme provisions should be undertaken as a preliminary action to assist implementation of this policy.

Regional stakeholders have raised the need for training and support in the use of the Integrated Development Assessment System (IDAS), especially for new developers. Improved understanding of IDAS has the potential to accelerate the transition of projects, from concept to inception. By reforming Queensland's planning system, the Department of Infrastructure and Planning aims to move the focus from the planning process to the delivery of sustainable outcomes.

These outcomes will be delivered by:

- introducing new planning legislation to improve tools for state and local government to manage planning and development proactively
- reducing complexity through greater standardisation
- adopting a risk-based approach to development assessment
- streamlining the dispute resolution processes

- encouraging active community participation in the planning and development assessment system.

A targeted marketing campaign highlighting the benefits Maranoa–Balonne can offer to business investors has the potential to broaden the region's economy and increase business investment. Such a campaign should first seek to understand potential business investors' needs and target appropriate audiences.

5.4 Training, skills formation and staff retention

A well-educated and skilled workforce is essential to the region's social and economic wellbeing. Educated and skilled workforces assist in building social capital and facilitate productive engagement with government and community organisations.

Maranoa–Balonne is currently experiencing skills shortages and staff retention issues. In particular, the region experiences serious difficulties attracting and retaining medical professionals and engaging Indigenous people in education and employment. Further, people who wish to undertake tertiary studies are most often obliged to move away to larger centres.

The importance of providing high-quality early childhood care and education facilities, staffed by well-trained professionals, has been highlighted by stakeholders from the region.

Objective

To increase provision and uptake of local training and education in order to increase the region's social and economic wellbeing and meet business needs, now and in the future.

Aligned strategies

- 5.4.A Investigate and facilitate opportunities to introduce and expand school-based apprentice and vocational training opportunities for secondary school students, with a focus on promoting a variety of career options.
- 5.4.B Regional training organisations and employers adopt a 'grow-your-own' approach to technical and professional staff recruitment, as part of workforce planning.
- 5.4.C Encourage collaboration between all levels of government and community groups to develop industry-specific training programs that can be delivered by accredited trainers.
- 5.4.D Encourage employee training/ sharing opportunities between government and private industry.
- 5.4.E Support market research to identify appropriate packages of benefits for specific groups of workers to attract them to and retain them in Maranoa–Balonne employment.
- 5.4.F Investigate and implement mechanisms for retaining rural workers in the region during periods of drought, where appropriate.
- 5.4.G Encourage the development of programs to address the pre-employment needs of the unemployed.

Explanatory notes

The region must ensure equitable access to training and education initiatives for all, in a culturally appropriate context. In particular, the needs of Indigenous people and migrant workers in the region must be considered. Existing training opportunities include online courses provided by the Department of Education and Training. Importantly, the agriculture and natural resource management sectors provide diverse and long-term career opportunities.

Regional organisations have benefited from providing opportunities for existing local employees to develop their skills and assume higher level positions in their organisations, rather than relying on external applicants for positions. In the region, this has become known as the 'grow-your-own' approach and has delivered staff stability and longevity benefits for several organisations. The *Blueprint for the Bush* community careers initiative working group is an example of a current project focusing on the review, planning and trialling of strategies to train workers for community service organisations.

Packages of benefits to attract workers to relocate to Maranoa–Balonne will only be effective if the right workers are offered the right benefits. A thorough market research activity to determine what workers want, what attracts them to a new place and what keeps them there is the first step required to inform the effective design of benefit packages.

Downturn in rural industries in response to commodity price fluctuations and seasonal variability, such as drought, is common. Often enterprises struggle to obtain new workers after downturns and are faced with having to train them at an extra cost to the organisation. This affects productive capacity, economic returns and wider community benefits. Therefore, programs that assist rural workers to remain in the region during downturns are important for delivering community benefits, not just individual worker benefits.

5.5 Tourism industry investment and development

Tourism is increasingly important to Maranoa–Balonne, yet it remains a poorly understood sector of the region's economy. The industry impacts significantly on retail, accommodation and café and restaurant businesses. Visitors to Maranoa–Balonne have the chance to experience authentic rural character, see wide open spaces and gain an



understanding of rural Australia's history. Major regional events provide a focus for many of these values and attract significant numbers of return visitors.

There is increasing enthusiasm for tourist activities involving active recreation and interests including bushwalking, horse riding, cycling, four-wheel driving, motorcycling, canoeing, bird watching, fishing and touring. Regional opportunities to capitalise on this market are plentiful and largely untapped, as are other tourism investment opportunities such as farm stay. Strategies to grow the region's tourism industry include improving tourism signage, providing better public access and facilities in national parks and reserves, improving package marketing opportunities (e.g. rail, air and car hire) and implementing programs to attract different demographic groups and increase the time visitors spend in the region.

Challenges within the region's tourism industry include:

- lack of understanding of the economic impact of tourism on the region
- the need for a collaborative, rather than competitive relationship with other regions
- poor engagement with the indigenous community
- difficulty attracting and retaining high-quality staff
- the need to further capitalise on natural attractions and relevant infrastructure to develop the industry.

Although current trends indicate no decline in the rate of tourist visits to the region by private vehicle, rising fuel costs may affect this market sector in the future, given the long travel distances and the high percentage of tourists who rely on cars.

The region's diverse range of environments, communities, cultural opportunities and recreation activities provides the opportunity to promote Maranoa–Balonne as a single destination for tourists, as well as an additional stop for theme-based tourism in other regions.

Objective

To foster a cooperative and coordinated approach to tourism across the region, adjacent regions and the state as a whole.

Land use policy

5.5.1 Planning schemes provide for rural and environmentally based tourism developments in rural zoned areas, without compromising future long-term agricultural use, subject to:

- infrastructure and services provision
- agricultural production
- scale of operations
- environmental and landscape values.

Aligned strategies

5.5.A Improve understanding of the regional economic benefit of tourism and use it to inform industry planning.

5.5.B Promote private-sector investment in regional tourism opportunities that are known to have under-supplied demand.

5.5.C Engage Indigenous groups to investigate, develop and participate in tourism, based around Indigenous culture, foods and heritage and emerging tourism opportunities.

5.5.D Provide tourism signage, visitor information facilities and infrastructure in a manner that benefits the whole community.

- regional events related to art and culture as well as sport and recreation
- nature-based activities including national park visits, bushwalking, fishing and bird watching
- active recreation opportunities including cycling, horse riding, motorcycling and four-wheel driving, using existing trails and networks and exploring options for new networks.

Other opportunities to grow the region's tourism industry include the identification of service hubs to support active recreation activities and the development of maps for themed visits with links to nearby regional points of interest.

The *Outback Destination Management Plan* provides the current key focus, guiding sustainable development of tourism in the region. A key implementation mechanism for the *Queensland Tourism Strategy* is the *Regional Tourism Investment and Infrastructure Strategy*.

Explanatory notes

Regional under-supplied demand has been identified in the following areas:

- farm stays and agri-tourism
- the mining and gas industry
- Indigenous tourism and cultural heritage education

6. Infrastructure

Desired regional outcome

A coordinated, safe and efficient network of all facets of infrastructure, which is well maintained and underpins the social, economic and environmental health of the region.

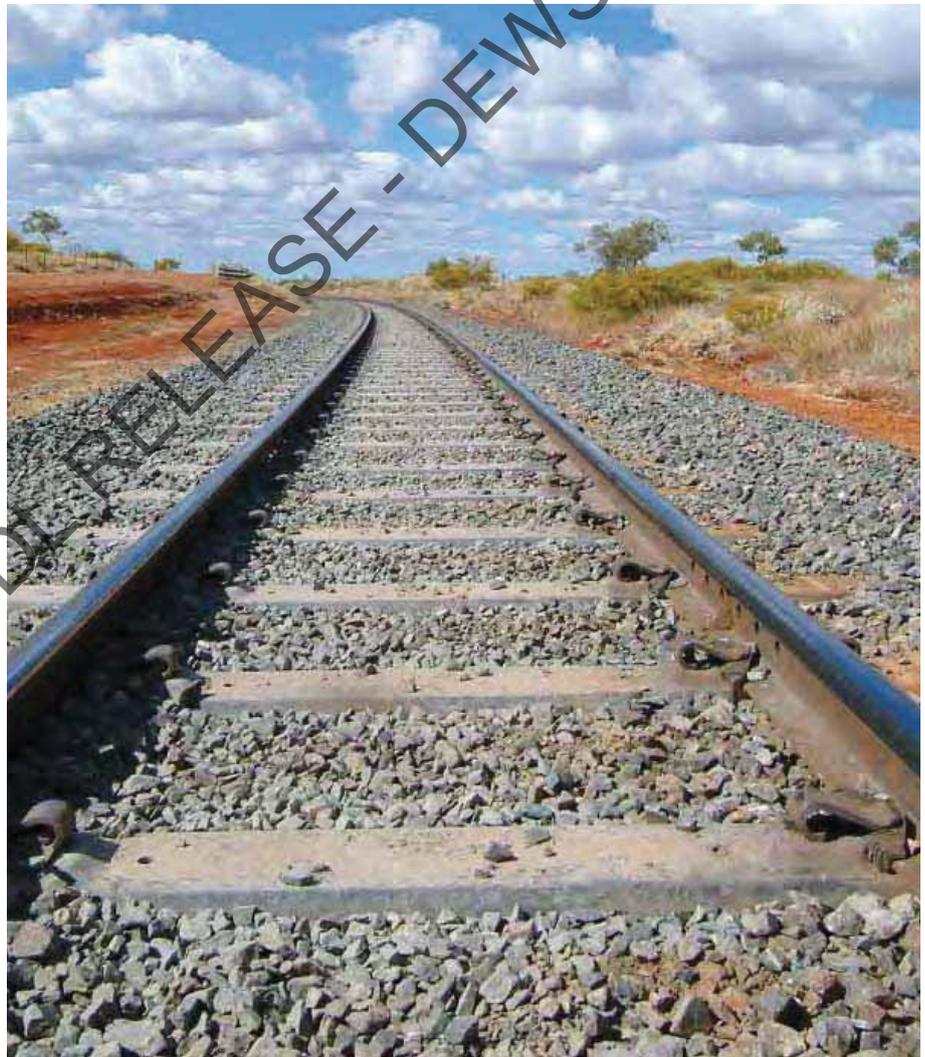


Infrastructure does not solely refer to items such as roads, rail, electricity transmission, information and communications technology, and water supply ('hard' infrastructure). It also refers to the region's 'soft' infrastructure assets and requirements, such as health services, fire and ambulance facilities, access to community services, skills, knowledge, and the strength of local relationships and networks. These assets are addressed in 3. Strong communities.

A third dimension of infrastructure is 'natural' infrastructure, which includes the region's natural ecosystem services, such as rivers, landscapes, soils and water resources. This is addressed in section 1. Natural environment, and section 2. Natural resources.

In particular, the infrastructure needs of local communities will need to be managed in planning for growth in the resource sector. As reported at the 2008 resource summits³⁶, the benefits and opportunities that will be created by growth are recognised by local communities, however, challenges will also need to be addressed to ensure the current quality regional lifestyle is maintained.

Road infrastructure, for example, will be impacted by increased traffic volumes in areas where mining exploration is undertaken. The provision of regional infrastructure, including the maintenance and funding of roads, will therefore require collaborative planning solutions that will need to be developed in consultation with all key stakeholders.



³⁶ Bowen resource summit, 20 November 2008; Dalby resource summit, 21 November 2008; Emerald resource summit, 22 November 2008; Mount Isa resource summit, 28 November 2008.



Greater communication between all levels of government and the local community will be achieved by working together to develop regional infrastructure solutions through planning partnerships ‘founded on shared ambitions, shared responsibility and shared action’³⁷.

6.1 Delivering regional infrastructure

The large area and dispersed population of Maranoa–Balonne make delivery of an efficient, well-maintained and cost-effective infrastructure network a challenging task. The expansion of the resources industry in Maranoa–Balonne will increase pressure on infrastructure capacity and increase the need for

improved planning, upgrading and maintenance of the region’s infrastructure. Table 5 details major elements of the region’s infrastructure.

Key infrastructure concerns facing Maranoa–Balonne include:

- infrastructure provision not keeping pace with increased demand associated with resources development
- the need to address water supply requirements for new agricultural, mining, urban and industrial development
- provision of non-traditional services, such as community development, by local government
- poor collaboration and communication between infrastructure providers and their stakeholders.

Objective

To provide and maintain all facets of infrastructure in a transparent, coordinated and planned manner.

Land use policy

- 6.1.1 Deliver infrastructure planning and charging through priority infrastructure planning, as a component of local government planning schemes.

Aligned strategies

- 6.1.A Coordinate infrastructure planning and development for Maranoa–Balonne with broader infrastructure planning frameworks guided by the Maranoa–Balonne’s regional activity centres network.
- 6.1.B Encourage and facilitate improvements in telecommunications infrastructure such as broadband internet and mobile phone coverage, aspiring to equitable service access across the region, using service standards in urban areas as a benchmark.
- 6.1.C Provide an adequate level of utilities and communications infrastructure for new urban development³⁸.
- 6.1.D Ensure infrastructure development does not detrimentally impact the natural environment or existing uses, including agriculture, unless overriding community need is identified.
- 6.1.E Current condition reports inform maintenance programs for regional infrastructure.
- 6.1.F Consider safety, energy-efficiency, compatibility with existing land uses, cost-effectiveness and climate change vulnerability when undertaking regional infrastructure planning, delivery and maintenance.

Table 5. Key elements of the region’s hard infrastructure (see Maps 4 and 5)

Transport	Warrego, Leichardt and Carnarvon Highways and supporting local routes.
	East–west link and the proposed Surat Basin rail link in adjacent Western Downs Regional Council.
	Daily flights between Brisbane and Roma and from Roma to Charleville, and twice weekly flights from Brisbane to St George.
Electricity transmission and generation	Roma gas-fired power station and the distribution network incorporating high-voltage links to dispersed mining and energy projects and substations associated with population centres.
	Proposed Spring Gully gas-fired power station.
	The adjacent interstate connector near Dalby.
Gas and oil transmission	An extensive gas pipeline network linking gas fields in the region to Brisbane and Gladstone.
	Oil pipelines in the region’s south connecting South West Queensland oil fields to Brisbane (now closed) and to South Australia.
Water supply	SunWater schemes at Mitchell and St George, centred on the Neil Turner Weir and Beardmore Dam respectively, and related water supply infrastructure.

37 Queensland Government, *Toward Q2 Tomorrow’s Queensland*, September 2008.

38 Urban areas provided with reticulated water, sewerage, drainage, electricity and telecommunications services, where reasonable.

Explanatory notes

A key implementation action is to develop and implement a priority infrastructure plan for each new local government area. This will establish a consistent charging regime for developers across the region and guide local government infrastructure funding priorities.

The provision of telecommunications infrastructure is a matter for private investment under the direction of Commonwealth Government policies. Regional policy provides direction and support for the provision of telecommunications infrastructure and services, particularly for broadband internet and mobile phone services.

6.2 Transport networks

Transport infrastructure is fundamentally important to the social and economic function of all communities. It is especially important in a rural region such as Maranoa–Balonne, given the dispersed settlement pattern, long distances to services and markets and dependence on private vehicle use.

Major roads in Maranoa–Balonne carry a higher than average proportion of commercial heavy vehicles and tourism traffic, such as caravans and campervans. Increases in traffic volume on some major routes are exceeding 10 per cent per year. Traffic growth can be expected to continue, given increased resources development in the Surat Basin.

The stock route network may play an increasingly important role in the future in response to peak oil and rising fuel costs, as well as climate change. The stock route network must be well managed to protect its inherent values and to ensure it is available to serve its intended purpose.

Rail use has declined in the region, although it still plays a major role in transporting freight to ports, particularly the cartage of cattle and grain. Passenger rail services will also play a role in the development of the region's tourism industry. Challenges to the viability of rail include the Toowoomba freight bottleneck and increasing freight charges. Retention of the region's rail links and services strongly depends on usage. It is highly probable, however, that future rail use will rise, given predictions of increased oil prices and rail's greater fuel efficiency over road transport. Retaining disused rail

corridors that can be recommissioned or reinstated in the event of future practical opportunities for their use, is an initiative that will support endeavours to preserve or develop efficient regional transport systems.

Air transport has experienced an increase in passenger and freight volumes and this is expected to continue in the future. Passenger services currently operate from Brisbane to Roma and St George, from Roma to Charleville and from St George to Cunnamulla and Thargomindah.

Walking and cycle links have the potential to play an important role in short-distance (within towns) transport and contribute to healthy lifestyle choices for residents. Low traffic volumes, flat terrain and a dry climate make the region's towns ideal for cycling. Council planning schemes and development assessment should incorporate provisions to encourage walking and cycling.

Key challenges to the region's transport infrastructure include:

- minimising the impact of heavy-vehicle traffic on residents' amenity and safety
- supporting economic development
- servicing a dispersed settlement pattern
- dealing with ageing infrastructure, rising maintenance costs and funding constraints
- addressing the effects of expansion of the resources industry
- enabling delivery of high-quality services, including the delivery of fresh goods.

To address these and other challenges, all levels of government and private service providers need to collaborate to identify and implement transport infrastructure strategies that meet regional needs. Regional infrastructure delivery by state government agencies will be governed by the priorities and commitments of each agency.





Objective

To maintain at its current standard, or develop to a better standard, a transport network that supports economic development, healthy lifestyle choices and demographic needs, and allows people and goods to move in a safe, efficient and sustainable manner.

Land use policies

- 6.2.1 Protect and buffer existing and identified transport corridors from inappropriate development.
- 6.2.2 New development that may adversely affect transport infrastructure incorporates:
- a transport hierarchy that provides for efficient and safe movement
 - measures to reduce the impacts of transport infrastructure on existing residential amenity
 - emergency vehicle access.
- 6.2.3 Plan and design urban areas to encourage walking and cycling.
- 6.2.4 Major transport corridors allow for multiple transport modes (e.g. road, rail) and other public infrastructure requirements, such as pipelines and electricity distribution.

Aligned strategies

- 6.2.A Ensure that transport planning coordinates the interests of all levels of government and other providers, addresses industry and community needs and accommodates the effects of severe and extreme weather events, especially in relation to the location of new transport infrastructure.
- 6.2.B Ensure airport facilities and infrastructure meet the requirements of passenger, freight and emergency services users and are maintained at an appropriate level to cater for demand.

6.2.C Integrate tourism transport networks via a system of hubs and step-off points to tourism trails and networks.

6.2.D Improve access to essential services and facilities for transport-disadvantaged community members, through the flexible use of transport services and resources.

6.2.E Manage the regional stock route network for use by travelling stock and ensure its biodiversity, cultural and amenity values are retained.

6.2.F Preserve disused rail corridors², where feasible, to meet future demands for alternative transport or movement of freight.

6.2.G Encourage development of a strategic transport network that meets current and projected community and industry needs, including links to rural and remote areas, uses best practice approaches and technologies and makes best use of existing transport infrastructure.

Explanatory notes

Implementation may be through planning scheme identification of integrated systems of pedestrian and cycle links throughout urban areas.

Transport planning must consider economic, environmental, social and cultural impacts. It should minimise impacts on agricultural land and biodiversity (especially fish passage), and include facilities to address the dispersal of weed species and diseases via transport networks.

Regional stakeholders advocate the development of a regional transport plan. The plan should outline a policy framework for the development of transport services and infrastructure, to support efficient travel, freight movement and settlement patterns, in order to avoid ad hoc responses to land use

development and demand. Consideration of energy efficiency and oil vulnerability should be central to the plan.

Oil vulnerability refers to the wider problem of energy resource depletion as a result of reaching the peak of world oil production. Rising energy costs are widely cited as catalysts for changing behaviour and expectations related to energy consumption.

A key implementation action is the identification of gaps and weaknesses across the region's transport network, allowing priority upgrades that will give the most beneficial outcomes at a regional and inter-regional scale to be identified.

Transport-disadvantaged members of the community are largely drawn from the pre-driving and post-driving age groups. Often, young people who rely on limited public transport facilities to access education, training and work are thereby disadvantaged. Similarly, access to health and human services can be a significant challenge for older residents and those with disabilities.

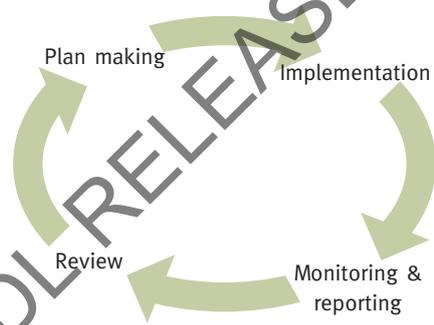


The *Maranoa-Balonne Regional Plan* establishes a basis for better planning, management and development in the Maranoa-Balonne region. The value of the regional plan will be largely determined by how successfully its outcomes are supported and implemented by government and the community.

Effective implementation requires cooperation by community stakeholders and the coordination of state and local government activities and plans. Implementing the regional plan involves coordinating and reviewing a range of plans, infrastructure and services.

The monitoring and review elements of this plan are critical to charting the progress of land use planning and are essential to a performance-based approach. The monitoring and review cycle provides a feedback loop to allow adaptive management to be implemented, as a response to changing circumstances and new information. If land use plans are to achieve their goals and objectives, the planning process (figure 5) must be designed to be cyclical and should not begin or end at a distinct point in time. Instead, the process should always be structured to include monitoring, evaluation and feedback as recognition of the need to learn and therefore adapt over time⁴⁰.

Figure 5. The adaptive management planning process



Plan making

The regional plan is a statutory instrument under the Statutory Instruments Act 1992, effects of the regional plan established under section 2.5A of the *Integrated Planning Act 1997*.

Relevant provisions of the *Integrated Planning Act 1997* include:

- establishing a Regional Coordination Committee to advise the planning Minister on regional issues
- ensuring local government planning schemes reflect the regional plan

- ensuring state and local governments take account of the regional plan when preparing or amending a plan, policy or code that may affect a matter covered by the regional plan
- ensuring development assessment processes, including referral agency obligations for development applications, address matters covered in the regional plan
- allowing the planning Minister to exercise ‘call-in’ powers—the Minister’s ability to call in development applications that are outside the scope of planning schemes
- establishing processes for amending the regional plan.

Implementation

Implementation requires the cooperation and involvement of all levels of government, non-government organisations, the private sector and the community.

Implementation mechanisms will include:

- incorporating regional planning outcomes into capital works and service programs and policy-making processes of state and local government

40 Low Choy DC, Worrall RH, Gleeson J, McKay P and Robinson J (2002) in *Environmental Planning Project: Volume 1-Management Frameworks, Tools and Cooperative Mechanisms*. CRC for Coastal Zone Estuary and Waterway Management Technical Report 4.



- incorporating regional planning outcomes into local government policies, development assessment processes and local government planning schemes.

The effective implementation of the regional plan requires an efficient coordination system to guide, monitor and assist implementation activities. In addition, the implementation process should, wherever possible, make use of existing administrative structures and frameworks and avoid duplication of process.

Primary implementation responsibilities for elements of the regional plan will generally be designated to either state government agencies based on portfolio responsibilities, or to local government in the region. Lead agencies will be responsible for coordinating the actions of any other agencies that have a role in the implementation of strategies.

A five-year detailed action plan will be prepared in consultation with the Regional Coordination Committee, to outline the key priorities to implement the regional plan within this time frame. The action plan will identify the projects, the actions required and the lead agencies.

The implementation process also requires the preparation of detailed work programs, budget estimates and resource requirements. This work will be coordinated by nominated government agencies. Longer term planning for infrastructure will also be guided by the policies of the regional plan.

Roles and responsibilities

The Regional Coordination Committee advises the Queensland Government, through the Planning Minister, on the development and implementation of the regional plan.

The rights and responsibilities of individual agencies, authorities and bodies are to be respected and retained, including the responsibility for development, resourcing and funding of programs within their portfolio interests.

Monitoring and reporting

Regional planning is a dynamic process and will not end with the completion of the regional plan. There is a clear need to establish mechanisms to:

- monitor progress and changes in the region
- identify new and emerging issues
- monitor implementation of the outcomes and strategies of the regional plan
- periodically review the status of the region and to initiate changes to regional strategies and priorities where required.

Implementation will also involve a wide range of community and industry groups and individuals, particularly at the subregional and local levels. The regional plan sets out the need to involve all levels of government, industry and the community in the planning, development and management of the region.

Review process

The review process guides further policy development and assists in setting future priority projects and actions.

The regional plan will be reviewed formally at least every 10 years, in accordance with section 2.5A.10 (2) of the *Integrated Planning Act 1997*. In addition, the Planning Minister may amend, replace or approve minor revisions of the regional plan at any time, if required.

Any review will include input from government and the community. It will provide an open and accountable process that will involve and inform the community of the outcome of any regional monitoring program.

Community involvement in implementation

The regional plan sets out the need to involve all levels of government, industry and the community in the planning, development and management of the region.

When implementing specific strategies and actions arising from the regional plan, appropriate consultation and negotiations will be undertaken with the community and relevant stakeholders. The extent, level and timing of consultation will depend on the particular strategy or action conditions. The responsibility to ensure that appropriate community and stakeholder consultation is undertaken will primarily rest with the lead agency for the particular strategy.

Members of the community and specific interest groups can also provide input into the implementation process through the Regional Coordination Committee.

Appendix 1

Mapping methodology for areas of ecological significance

The Department of Environment and Resource Management has prepared mapping showing areas of ecological significance. The maps have been prepared from high-quality data sets of terrestrial vegetation, key threatened species habitats and wetlands. The accuracy of mapping is considered reliable for planning purposes.

To prepare maps, the Department of Environment and Resource Management takes data for specific ecological resources and, using geographic information system methodologies, identifies areas of relative significance. More information is available from the Department of Environment and Resource Management website.

Areas of high ecological significance

The Department of Environment and Resource Management used the following data and ecological significance assessment methods to map areas of high ecological significance:

Conservation estate: These areas include Department of Environment and Resource Management-managed areas such as national parks and conservation parks—excluding forest reserves, state forests and timber reserves.

Wetlands areas: In the catchments of the Queensland Murray-Darling Basin, wetland mapping prepared under the Queensland Wetlands Program was used as a base. The Department of Environment and Resource Management tool AquaBAMM is being used for aquatic conservation assessments throughout the Queensland Murray-Darling Basin and, where completed, high ecological significance areas can be identified from sites assessed as being of ‘very high’ or ‘high’ significance under this system. Included in wetland areas are specific wetland decisions that have ‘state’ significance

from the Brigalow Belt and Mulga Lands biodiversity planning assessments and have been designated as areas of high ecological significance. Specifically, areas of artesian springs have been identified and designated high ecological significance through the biodiversity planning assessments process.

Terrestrial areas: Essential habitats were outlined as high ecological significance by either having a habitat suitability map or EVR⁴¹ points that have been buffered by double the precision of the point data. The following are assigned a high ecological significance value:

- biodiversity planning assessment B1 status = ‘high’ or ‘very high’
- nature refuges
- criterion B2 very high regional ecosystem value = ‘very high’
- biodiversity planning assessment special areas—state significance that have terrestrial values.

Corridors: Terrestrial corridors that are a part of the State Corridor Network (used within biodiversity planning assessments and some outside of biodiversity planning assessments) are used as a centre line. Remnant vegetation that has 30 per cent of its total area within the corridor buffer is selected as high ecological significance. Corridor buffer outlines indicate areas of non-remnant high ecological significance. Riparian corridors are based on major rivers that have been identified with the biodiversity planning assessment process. Again, remnant vegetation that has 30 per cent of its total area within the buffer of the riparian corridor is high ecological significance, as is a 100m buffer of any non-remnant areas.

Threshold ecosystems: Regional ecosystems that are at risk of the remnant extent falling below 30 per cent of its pre-clearing extent, or having a remnant extent of less than 10 000 hectares.

Assessable⁴² non-remnant or regrowth endangered and of concern regional ecosystems.

Further information about the Department of Environment and Resource Management’s biodiversity mapping methodology can be found on the agency’s website.

For wetland areas: see www.epa.qld.gov.au/wetlandinfo/site/SupportTools/AssessmentMethods/AquaBAMM

For terrestrial areas: see www.epa.qld.gov.au/publications?id=471

Areas of general ecological significance

The Department of Environment and Resource Management used the following data and ecological significance assessment methods to map areas of general ecological significance:

Wetland areas: The following are assigned a general ecological significance value:

- wetland biodiversity planning assessment special areas that have regional significance
- Queensland wetland mapping—where approved
- topographic lakes layer taken from GEODATA Australia 1:250K map where Queensland Wetlands Program is not approved.

Terrestrial areas: The following are assigned a general ecological significance value:

- biodiversity planning assessment fauna/flora habitat models
- biodiversity planning assessment B1 status—not of concern in subregions with less than 30 per cent of remaining vegetation
- biodiversity planning assessment special areas that have regional significance
- essential habitats—models of high mobility vulnerable or rare species.

Mapped remnant vegetation: including not of concern regional ecosystems.

Assessable non-remnant or regrowth not of concern regional ecosystems.

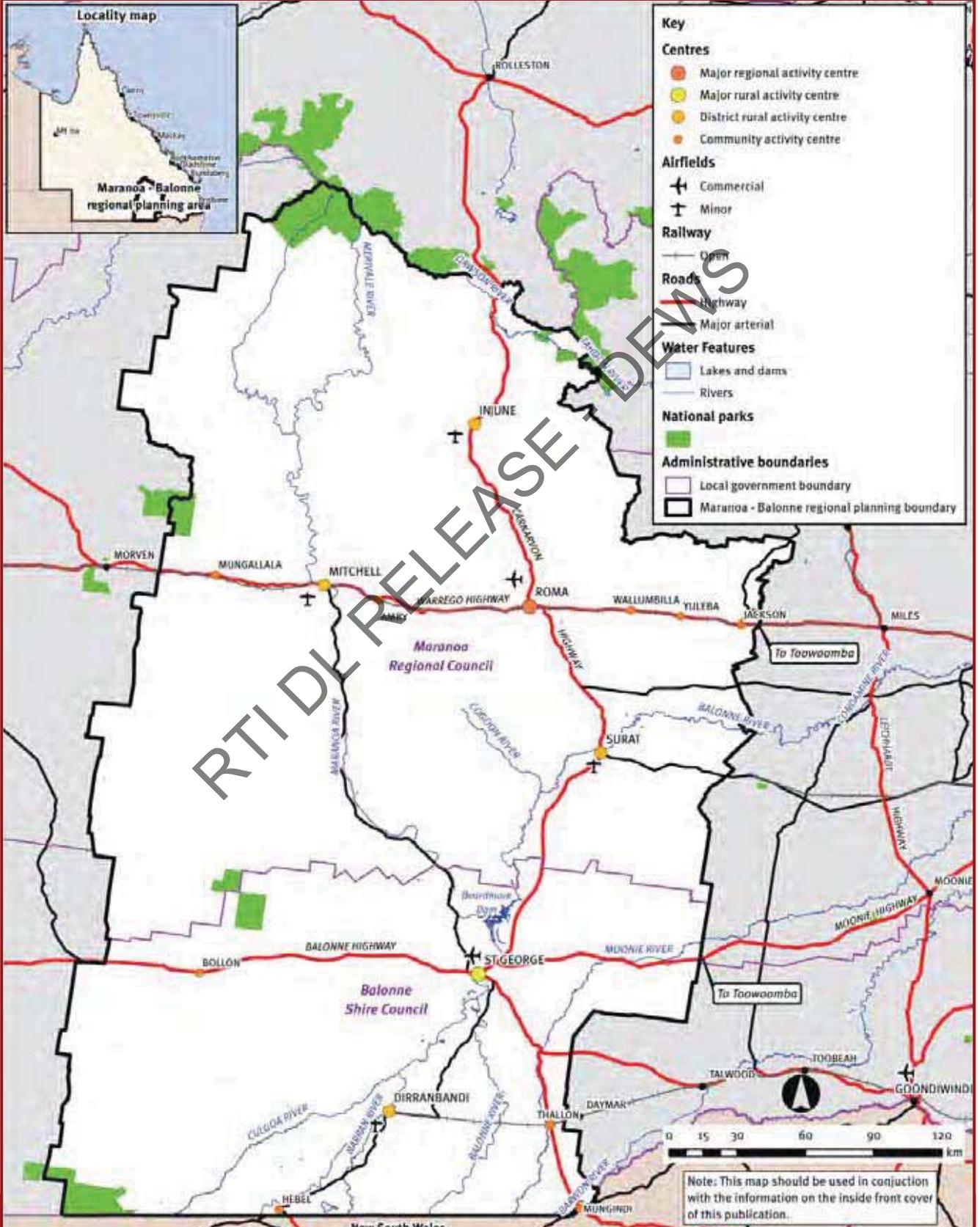
⁴¹ E-endangered, V-vulnerable and R-rare—designations of abundance for native species scheduled under the *Nature Conservation Act 1992*.

⁴² Requires approval under the *Vegetation Management Act 1999* for clearing.



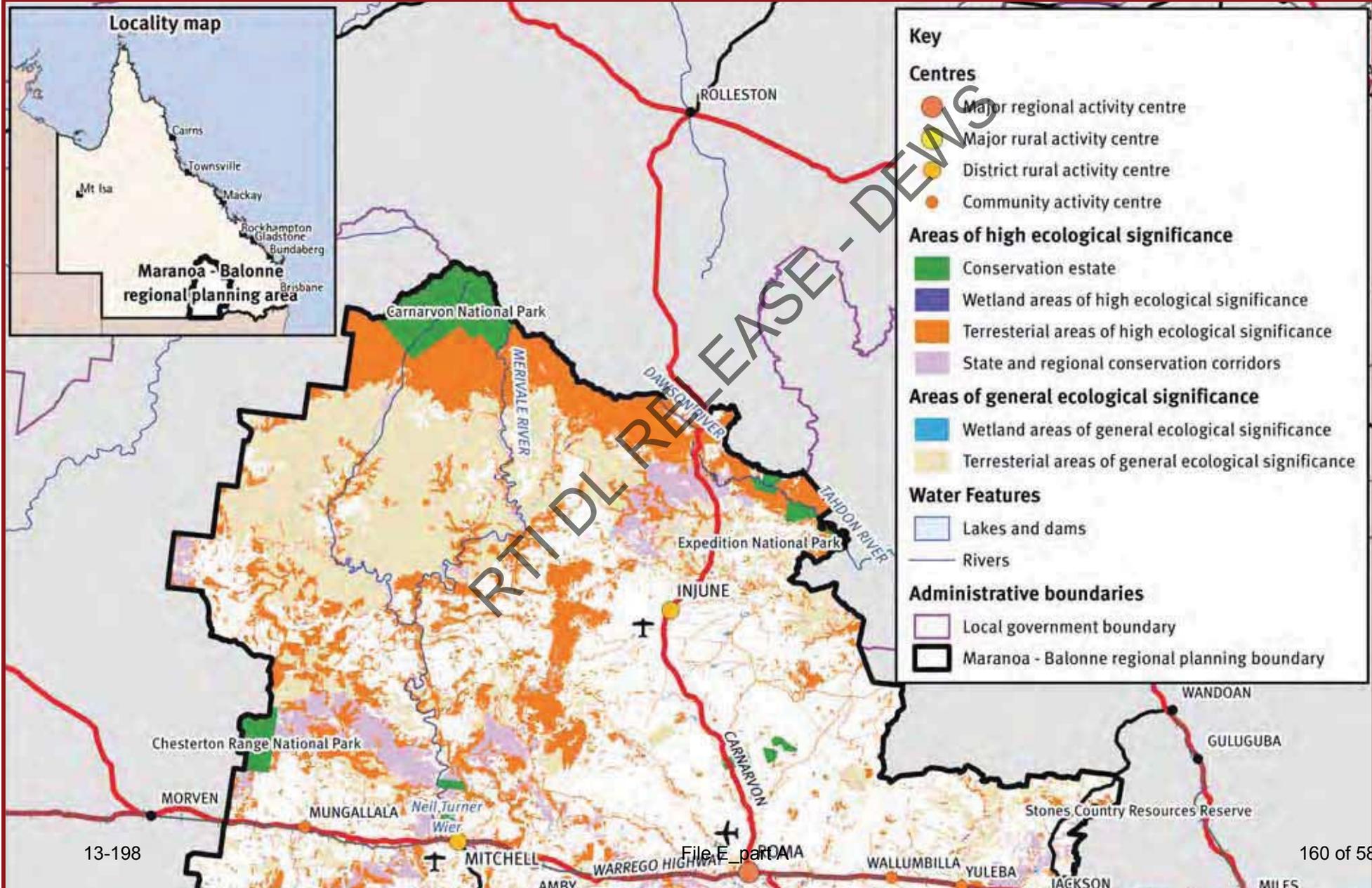
Appendix 2

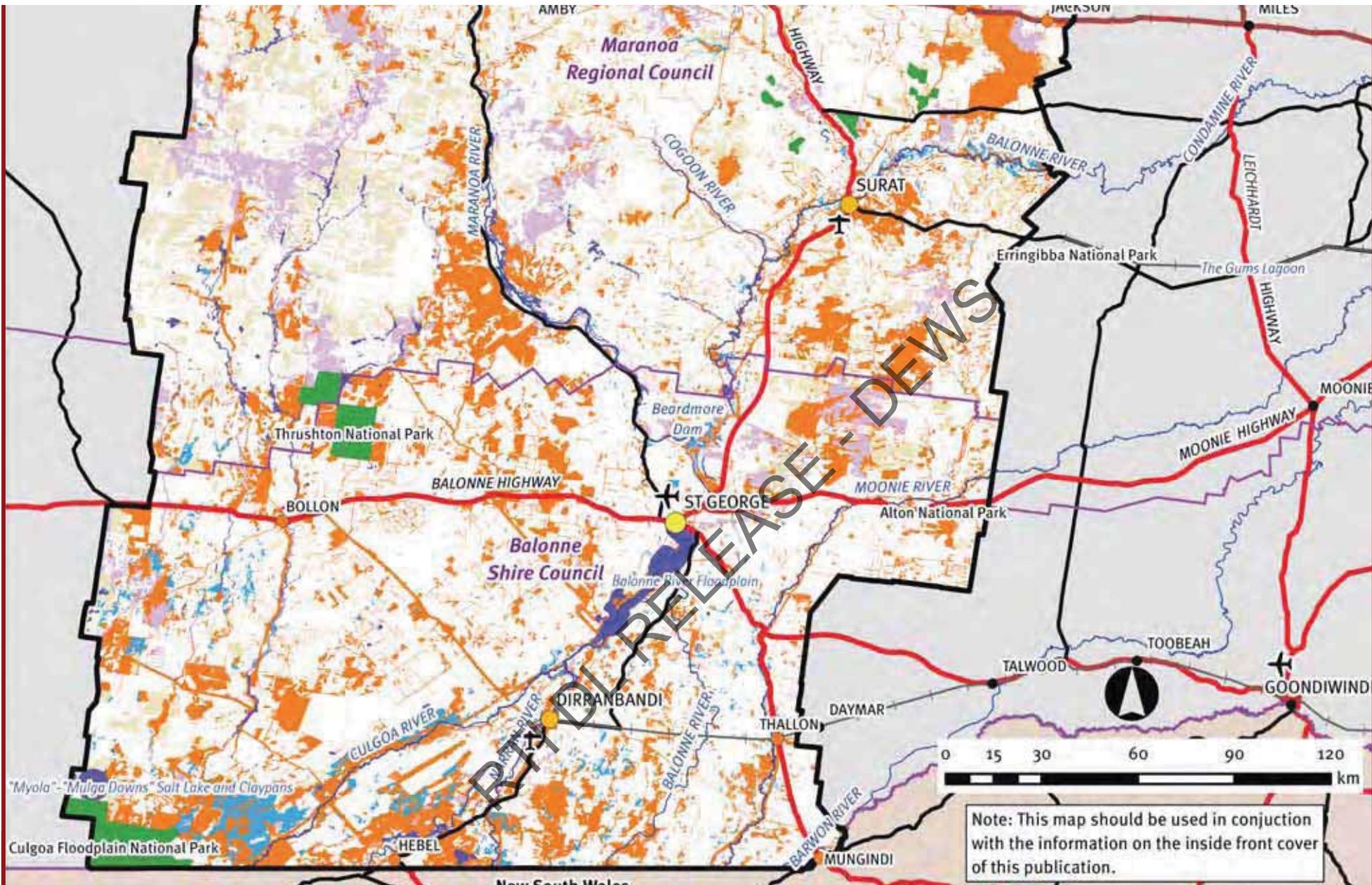
Map 1: Regional activity centres



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Map 2: Natural environment

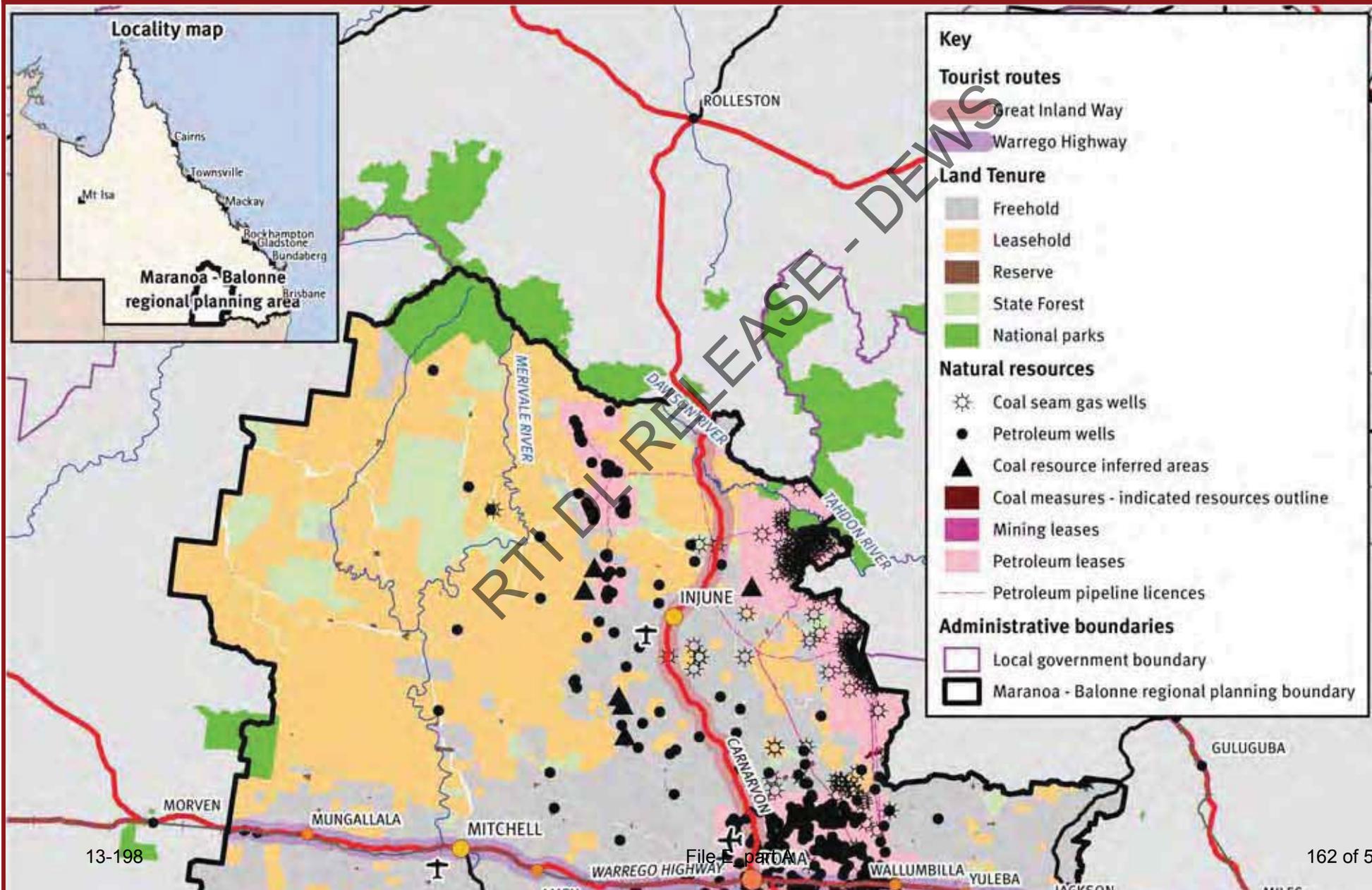


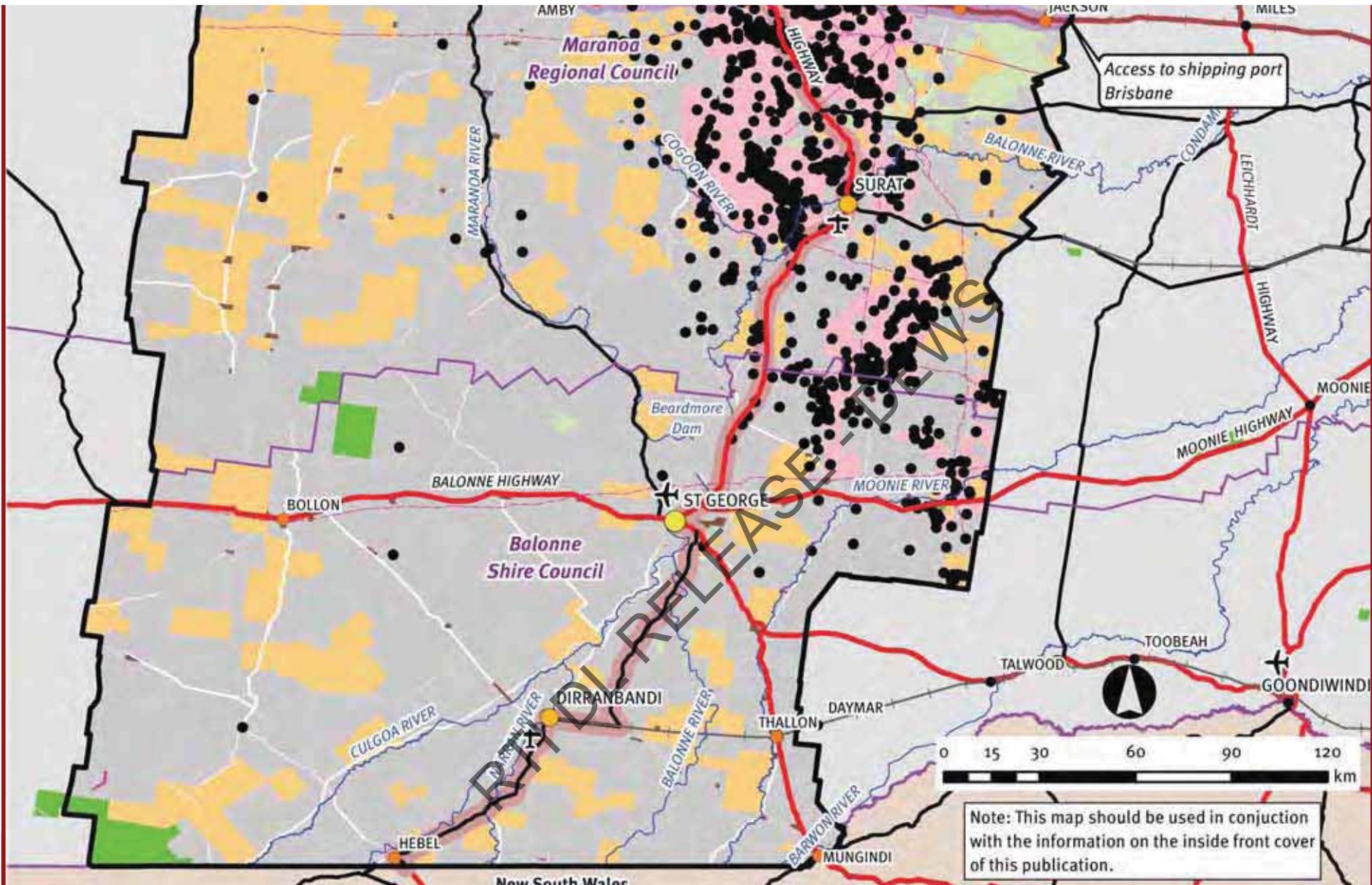


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Map 3: Natural economic resources

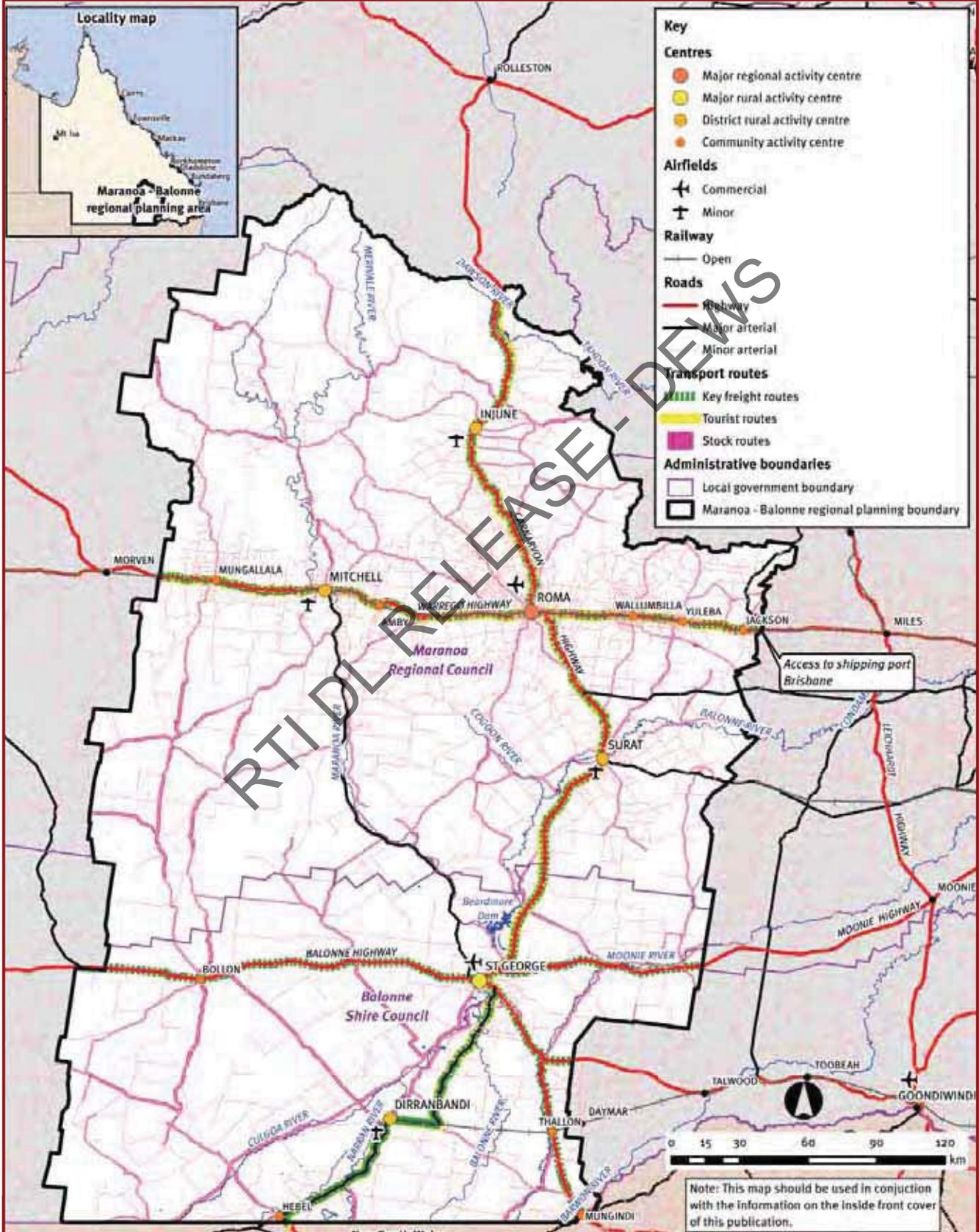




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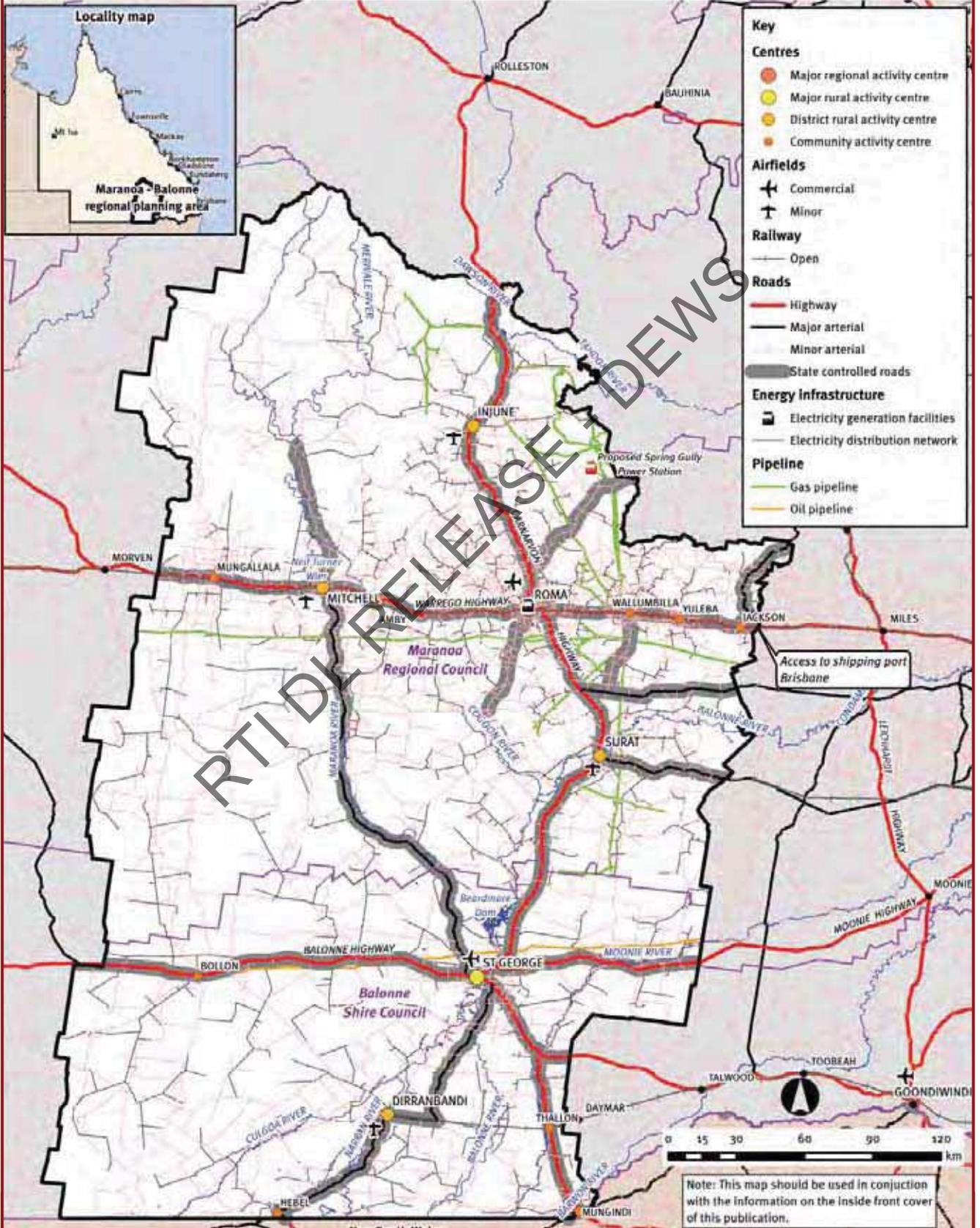
Map 4: Transport



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Map 5: Infrastructure



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Glossary

Agriculture: The production of food, fibre and timber, including grazing, cropping, horticulture and forestry.

Aligned strategies: Aligned strategies are statutory principles designed to achieve a desired regional outcome, generally through a collaborative and voluntary approach. They are aligned to other legislation, plans, processes and voluntary programs. They may be implemented by various stakeholders, including local, state and federal government; non-government organisations, such as community or natural resource management groups; and the private sector.

Associated water: Water necessarily taken as part of petroleum production under a petroleum tenure (*Petroleum Regulation 2004*).

Biodiversity: The variety of all life forms including the different plants, animals and micro-organisms, the genes they contain and the ecosystems of which they form a part.

Bioregion: The primary level of land classification in Queensland based on regional geology and climate, as well as major biota.

Climate change: A change of climate that is attributed directly or indirectly to human activity, which alters the composition of the global atmosphere, and is in addition to natural climate variability observed over comparable time periods.

Conservation: The protection and maintenance of nature while allowing for its ecologically sustainable use (section 9 of the *Nature Conservation Act 1992*).

Cultural heritage: A place or object that has aesthetic, architectural, historical, scientific, social or technological significance to the present, past or future generations.

Desired regional outcome: Regional policies set out the desired regional outcomes, principles and policies to address growth management in a region. The policies guide state and local government planning processes and decision making. Local government

planning schemes must be consistent with the intent of the desired regional outcomes, objectives and policies. A statement that addresses the desired regional growth for the life of the plan. Local government planning schemes must be consistent with the intent of the desired regional outcomes, objectives and policies.

Development: Carrying out building work, plumbing or drainage work, operational work, reconfiguring a lot, or making a material change of use to premises.

Ecological sustainability: A balance that integrates a) protection of ecological processes and natural systems at local, regional, state and wider levels; b) economic development; and c) maintenance of the cultural, economic, physical and social wellbeing of people and communities.

Ecosystem: A community of organisms interacting with one another and the environment in which they live.

Ecosystem services: Services provided by the natural environment essential for human survival.

Ecotourism: Nature-based tourism that involves education and interpretation of the natural environment and is managed to be ecologically sustainable.

Environmental offset: A mechanism to ensure that unavoidable adverse environmental impacts of development are counterbalanced by environmental gains, with the overall aim of achieving a net neutral or beneficial outcome.

Good quality agricultural land: Land that is capable of sustainable use for agriculture, with a reasonable level of inputs, and without causing degradation of land or other natural resources (refer to the State Planning Policy 1/92).

Implementation action: An action which serves to implement part or parts of the regional plan.

Indigenous cultural heritage: Landscapes, places objects and intangible aspects such as language, song, stories and art that hold significance for Indigenous people.

Integrated Development Assessment

System: Established under Chapter 3 of the *Integrated Planning Act 1997*, the system through which development applications are assessed by the relevant assessment manager.

Landholder: A landowner, land manager, person or group of people with an interest in the planning area through freehold tenure, a term lease, special lease, mining claim, occupational licence, occupation permit, exploration permit, stock grazing permit, pastoral holding or permit to occupy, and trustees of land set aside for community and public purposes.

Land use policies: Policies that have a land use planning focus and can be delivered through a range of *Integrated Planning Act 1997* planning tools (e.g. planning schemes, priority infrastructure plans, the Integrated Development Assessment System). A number of other planning tools, such as integrated regional transport plans, may be utilised and could prove more effective for some strategies.

Land use study: A study that establishes a land use pattern thus identifying land use categories.

Natural resources: soil, vegetation, plants, animals, minerals, air and water that are used for economic benefit and/or community wellbeing.

Pest species: Plant and animal species that have established in areas outside their naturally occurring distributions.

Planning Minister: The minister administering section 2.5A of the *Integrated Planning Act 1997*.

Planning scheme: An instrument made by a local government under division 3.8, section 2.1.1 of the *Integrated Planning Act 1997*.

Population projection: A population prediction that is the most likely outcome over the 20-year time frame of the plan.

Glossary continued

Protected area: Protected areas including national parks, conservation parks, resources reserves, nature refuges, coordinated conservation areas, wilderness areas, world heritage management areas and international agreement areas (section 14 of the *Nature Conservation Act 1992*).

Regional Coordination Committee: The committee established by the regional planning minister under section 2.5A.3 of the *Integrated Planning Act 1997* to advise the Queensland Government through the Planning Minister on the development and implementation of the statutory regional plan.

Regional ecosystem: Vegetation communities that are consistently associated with a particular combination of geology, landform and soil.

Regional plan: The *Maranoa–Balonne Regional Plan*, developed in accordance with section 2.5A of the *Integrated Planning Act 1997* (the regional plan).

Regional Planning Advisory Committee: The committee established under section 2.5.2 of the *Integrated Planning Act 1997* to provide advice on regional planning issues (not limited to regional plans) to the Planning Minister and the local governments in the region.

Residential development: Development for a residential purpose that is at a scale greater than a single dwelling on an existing lot.

Riparian: The banks of land adjacent to a waterway or wetland, which contribute to its ecological balance, preservation and continuation.

Rural residential purposes: A purpose that is predominantly a residential purpose involving a single dwelling on a lot greater than 2500 square metres.

Settlement pattern: The spatial distribution of urban and rural land use, employment, population, centres and infrastructure.

Traditional Owners: Members of an indigenous group that has a particular connection with land under Indigenous tradition.

Urban purposes: Purposes for which land is used in cities or towns, including residential, industrial, sporting, recreation and commercial purposes, but not including environmental, conservation, rural, natural or wilderness area purposes.

Vision: The community's long-term aspirations for the region.

Waterway: a river, creek, stream, watercourse or inlet of the sea (*Schedule Fisheries Act 1994*).

Wetland: Areas of permanent or periodic/intermittent inundation with static or flowing water that is fresh, brackish or salt, including areas of marine water.

Zoned land: Land allocated or identified as a zone or other similar term such as domain or area in a planning scheme, including a strategic plan in a transitional planning scheme.



Acknowledgements

This regional plan is the result of contributions from a wide range of government and stakeholder groups and the community. Workshop participants, technical advisors and the Maranoa–Balonne Regional Coordination Committee (formerly Maranoa and Districts Regional Planning Advisory Committee) have contributed significant time and resources to the planning process in order to meet the project timeframes. The planning team members have also put in a tremendous effort, which is greatly appreciated. Although it is not possible to list every contributor, their input is recognised and valued.

The contributions of the following groups are acknowledged:

- Maranoa–Balonne Regional Coordination Committee
- regional stakeholder groups
- local government
- state government
- Commonwealth Government.

Special thanks to:

Members of Maranoa–Balonne Regional Coordination Committee

- Hon Stirling Hinchliffe MP (chair), Minister for Infrastructure and Planning
- Hon Paul Lucas MP (former chair), Deputy Premier and Minister for Health and former Minister for Infrastructure and Planning
- Cr Donna Stewart—Mayor of Balonne Shire Council and former Mayor of Warroo Shire Council
- Cr Robert Loughnan—Mayor of Maranoa Regional Council and former Mayor of Bungil Shire Council
- Cr Tom Hartley—Deputy Mayor of Maranoa Regional Council and former Councillor of Booringa Shire Council
- Cr Joy Denton—Councillor of Maranoa Regional Council and former Councillor of Bungil Shire Council

- Mr David Sparks—former Principal Officer, Department of Employment, Economic Development and Innovation
- Mr Peter Evans—District Director, Department of Transport and Main Roads
- Ms Selena Miller—former Community Support Officer, Department of Communities Roma
- Mr Ed Power—Manager, Department of Environment and Resource Management, Toowoomba
- Ms Deborah Lewis—Manager, former Southern Inland Queensland Area Consultative Committee
- Mr Lloyd Harth—Southern Inland Queensland Councillor, AgForce
- Ms Karen Sellars—Program Manager, Maranoa Health Enhancement Program
- Ms Liz Todd—former Local Government Liaison Officer, Queensland Murray-Darling Committee (QMDC)
- Mr Stuart Randle—CEO of Maranoa Regional Council
- Mr Scott Norman—CEO of Balonne Shire Council

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Queensland Government departments

- Department of the Premier and Cabinet
- Queensland Health
- Queensland Treasury
- Department of Employment, Economic Development and Innovation
- Department of Public Works
- Department of Environment and Resource Management
- Department of Education and Training
- Queensland Police
- Department of Community Safety
- Department of Transport and Main Roads
- Department of Infrastructure and Planning
- Department of Communities
- Department of Justice and Attorney-General

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- Mr Kevin Chambers—Manager, Department of Transport and Main Roads, Roma
- Mr Peter Hand—Regional Director, Department of Communities, Toowoomba
- Ms Maree Geraghty—District CEO, Queensland Health

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ISB 978-0-9804831-8-5

Darling Downs Regional Plan

Draft for consultation

June 2013

RTI DL RELEASE - DEWS

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Map disclaimer

Priority Living Area maps

The information on maps in this document is not intended for reference to specific parcels of land, and should be treated as indicative only. In some parts of the mapping, one layer obscures another; this is not meant to imply any order of importance or priority. The Department of State Development, Infrastructure and Planning does not guarantee or make any representations as to the accuracy or completeness of the information shown on these maps, nor does it accept any responsibility or liability for any loss or damage arising from their use.

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- Department of Natural Resources and Mines
- Geoscience Australia
- Queensland Rail
- Department of Environment and Heritage Protection
- Department of Transport and Main Roads
- Ergon Energy.

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RGP.0110.012.pu

Have your say

Local governments, the community and other stakeholders are encouraged to have their say on the draft version of the *Darling Downs Regional Plan* prior to its finalisation in late 2013.

Under the *Sustainable Planning Act 2009* (SPA), the regional planning Minister, being the Honourable Jeff Seeney MP—Deputy Premier, Minister for State Development, Infrastructure and Planning, must make available the draft plan for public consultation for a minimum of 60 business days.

The Minister must consider all properly made submissions on the draft plan prior to making the final Darling Downs Regional Plan.

For the purposes of feedback, a properly made submission must be made to the Minister and:

- include the name and residential or business address of each person making the submission
- be made in writing and, unless the submission is made electronically, must be signed by each person who has made the submission
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds
- be made during the consultation period.

Please title your submission 'Draft Darling Downs Regional Plan feedback' and send via one of the following methods:

Post

Deputy Premier, Minister for State Development, Infrastructure and Planning

Department of State Development, Infrastructure and Planning

PO Box 15009

City East Brisbane Qld 4002

Fax

+61 7 3237 1812

Email

DDRegionalPlan@dsdip.qld.gov.au

The consultation period is from 28 June to 20 September 2013.

Please note that submissions are due by:

Midnight 20 September 2013

Information collected through submissions will be used to help inform the final Darling Downs Regional Plan.

For background documents or further information about the draft plan, visit:

www.dsdip.qld.gov.au/darling-downs

or call +61 7 3227 8548.

Information considered confidential should be clearly identified. Please note that the content of submissions may be accessed under the *Right to Information Act 2009*.

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Foreword



The recent boom in resource exploration and extraction has meant increased economic opportunities, but also increasing uncertainty regarding the impact of the industry on the agricultural assets and communities in regions throughout Queensland.

The draft Darling Downs Regional Plan is one of the government's new generation

regional plans which seeks to address the potential land conflicts which may arise from the interaction between agriculture and mining—two vital pillars of Queensland's economy. The plan also aims to provide strategic direction for councils, and certainty to industry and communities on those issues most important to the region. Similar plans will be rolled out across Queensland in coming years.

The Darling Downs has long been one of Queensland's most important agricultural assets, accounting for around a quarter of the state's agricultural production. From agriculture the region developed into a diverse and resilient economy. Mining has also been a mainstay of the Darling Downs economy. The large reserves of thermal coal and coal seam gas in the Surat Basin continue to attract international investment.

The Darling Downs economy has grown at an average annual growth in gross regional product of 3.1 per cent to account for 5.3 per cent of the total Queensland economy today.

This plan aims to identify Priority Agricultural Areas (PAAs), which are strategic areas of the most regionally significant agricultural production. Within these areas, agriculture is the priority land use. Any other land uses that seek to operate in those areas must co-exist with agriculture.

PAA co-existence criteria are being developed to ensure that any resource development seeking to operate within a PAA meets four important criteria. These include: no material loss of land; no threat to continuation of agricultural land use; no material impact on overland flow; and no material impact on irrigation aquifers.

The PAA co-existence criteria are aimed at ensuring that the approval of any proposed resource development cannot materially impact or threaten the ongoing viability of the Priority Agricultural Land Use. The cumulative impacts of resource development on the region need to be managed to ensure the ongoing viability of agricultural production on the Darling Downs.

Consistent with the Queensland Government's planning reform agenda, this plan provides greater autonomy to local government to ensure that communities have a real say in their future. Priority Living Areas are proposed to be established to enable the growth potential of the towns within the region.

I would like to acknowledge the important contribution of the Regional Planning Committee, particularly the mayors, who have assisted me in developing the policies proposed in the draft plan.

I encourage you to have your say on the draft Darling Downs Regional Plan prior to 20 September 2013.

The Honourable Jeff Seeney MP

Deputy Premier and
Minister for State Development, Infrastructure and Planning

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Executive summary

The Darling Downs Regional Plan (the plan) is one of the Queensland Government's statutory regional plans providing strategic direction and policies to deliver regional outcomes which align with the state's interests in planning and development.

The state interests in planning and development are identified in the draft State Planning Policy (draft SPP) which closed for public consultation on 12 June 2013 and is currently being finalised.

The Queensland Government recognises that local planning is best undertaken by local governments, and unlike previous regional plans, this regional plan will not set boundaries to instruct local governments where their communities should grow.

This regional plan does not set direction for all matters in the region, but plays a more focussed role in resolving competing state interests on a regional scale by delivering regional policy aimed at achieving specific regional outcomes.

The plan has been developed in consultation with a diverse range of stakeholders and organisations. The contributions of the following individuals and groups are acknowledged:

- members of the Darling Downs Regional Planning Committee
- Queensland Government departments
- local government officers
- other non-government organisations (see Appendix 2).

Regional policies

The plan provides policy responses to resolve the region's most important issues affecting its economy and the liveability of its towns. The plan specifically provides direction to resolve competing state interests relating to the agricultural and resources sectors, and to enable the growth potential of the region's towns.

The regional policies aim to:

Protect Priority Agricultural Land Uses while supporting co-existence opportunities for the resources sector

Priority Agricultural Areas (PAA) are identified in the plan and comprise the region's strategic areas containing highly productive agricultural land uses. In these areas, Priority Agricultural Land Uses (PALU) are the land use priority.

PALUs within the PAA will be recognised as the primary land use and given priority over any other proposed land use.

PAA Co-existence Criteria are being developed to enable compatible resource activities to co-exist with high value agricultural land uses within PAAs. This will enable opportunities for economic growth to ensure that the Darling Downs remains a resilient, diversified and prosperous region.

Provide certainty for the future of towns

The regional policies also aim to enable certainty for towns in the region to be achieved through the identification of Priority Living Areas (PLA).

The PLA is designed to provide opportunities for identified towns to expand through the establishment of a town buffer.

Legislation is proposed which will give councils the ability to approve resource activities within the PLA where they deem it to be appropriate and in the community's interest.

Councils contribute to the safeguarding of areas required for the growth of towns through appropriate provision in their local planning instrument.

Infrastructure and other state interests

The plan describes the region's priority infrastructure outcomes, and outlines the relevant state interests in other planning and development matters.

Chapter 1—Introduction

The region

The Darling Downs region includes the following local government areas (LGAs) as shown in Figure 1:

- Balonne Shire Council
- Goondiwindi Regional Council
- Maranoa Regional Council
- Southern Downs Regional Council
- Toowoomba Regional Council
- Western Downs Regional Council.

Purpose of the plan

The purpose of the plan is to identify the state's interests in land use planning for the region to the year 2033. Specifically, the plan identifies:

- regional outcomes for the region
- regional policies for achieving the regional outcomes
- the state's intent for the future spatial structure of the region, including Priority Agricultural Areas (PAA), Priority Living Areas (PLA) and priority outcomes for infrastructure.

The plan's regional policies address the emerging regional issues of land use competition between the agricultural and resources sectors, and the need to protect areas required for the growth of towns.

The plan also discusses other state interests relevant to land use planning in the region, including housing and liveable communities, economic growth, environment and heritage, and hazards and safety.

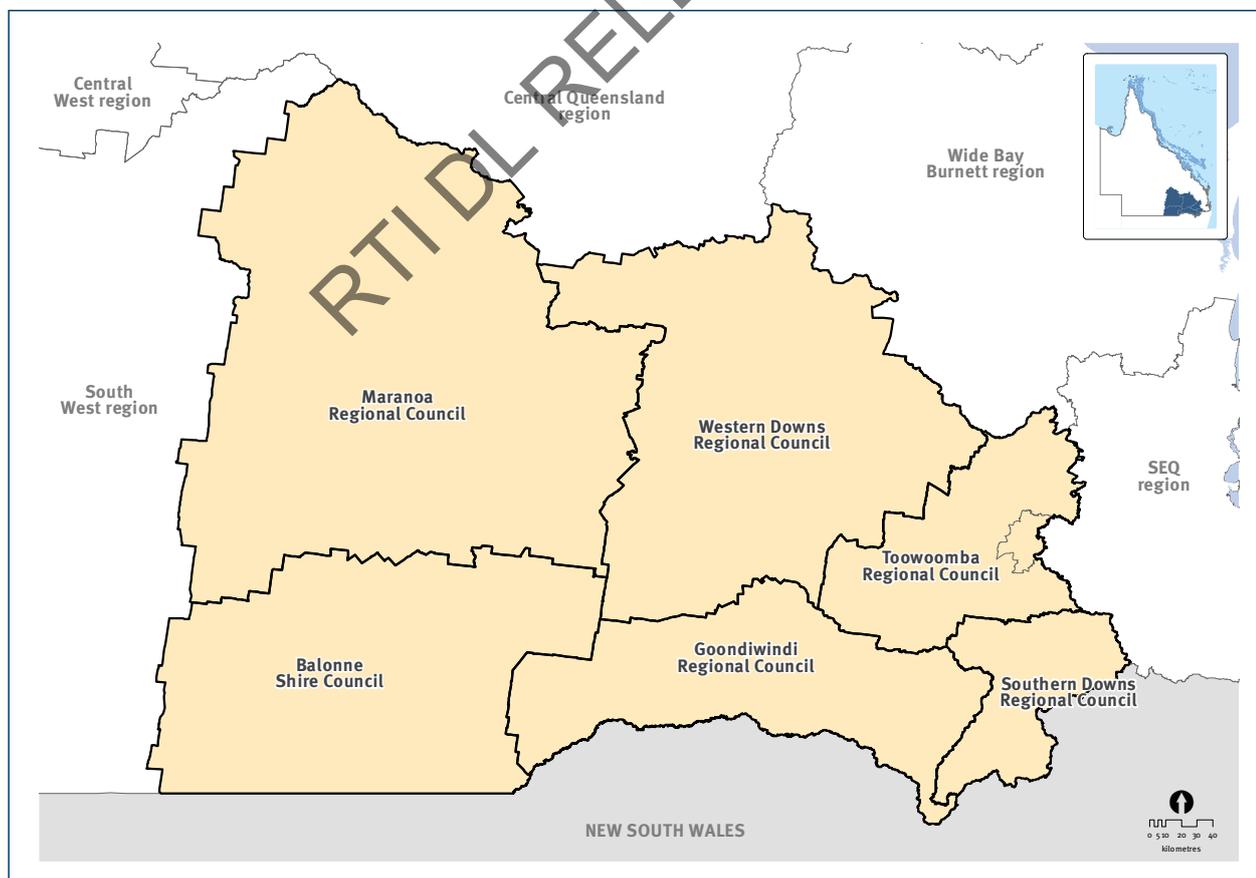


Figure 1: Local governments of the Darling Downs region

Key drivers for preparing the plan

The key drivers for preparing the plan are the Queensland Government's intention to:

- enable opportunities for economic growth to ensure our regions are resilient and prosperous
- protect areas of regionally significant agricultural production from incompatible resource activities while maximising opportunities for co-existence of resource and agricultural land uses
- safeguard the areas required for the growth of towns
- drive the region's economic diversity and opportunity
- identify infrastructure outcomes that will support economic growth
- facilitate tourism pursuits across the region
- avoid the introduction of additional, unnecessary regulation
- recognise and respect the role of local government to plan for their local area.

Consultation with industry, community and local government confirmed the need for the plan to respond to these key drivers.

Structure of the plan

Chapter 1—Introduction

Outlines the plan's purpose, key drivers and relationship with other planning instruments in the Queensland planning framework.

Chapter 2—Application and effect

Describes the application of the plan in relation to local planning instruments, the plan's effect under SPA and other related regulatory frameworks.

Chapter 3—The region

Provides a description of the Darling Downs region and its inter-regional linkages.

Chapter 4—Regional policies

Establishes the regional outcomes sought for the region and the policies to achieve them. This chapter also introduces the implementation concepts which will be used to address competing state interests in the region, shown in Figure 2.

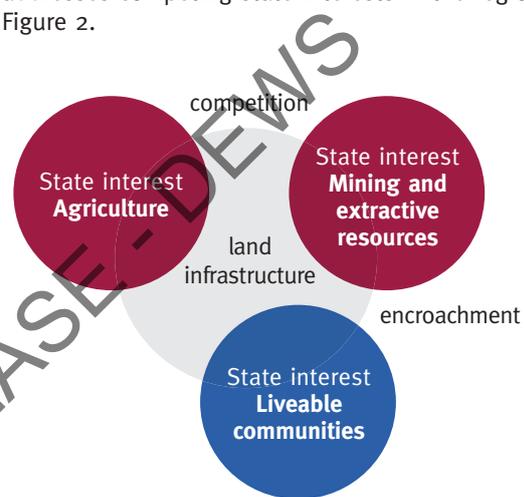


Figure 2: Competing state interests addressed by the plan

Chapter 5—Infrastructure

Identifies priority outcomes for infrastructure in the context of the opportunities and challenges for the delivery of infrastructure in the region.

Chapter 6—Other state interests

Outlines the state's interests in other land use planning matters in the region relating to housing and liveable communities, economic growth, environment and heritage, and hazards and safety.

Chapter 2—Application and effect

Regional plans and the Queensland planning framework

Regional plans are part of a suite of policies and legislative instruments that guide land use planning and development in order to influence economic, social and environmental factors in Queensland (Figure 3).

The draft State Planning Policy (SPP) sets out the state’s interests in planning and development. It applies to local governments when preparing or amending a local planning instrument, and the state government when making or amending a regional plan. In making or amending a regional plan, the regional planning Minister may consider the SPP and, as appropriate, contextualise and resolve competing state interests.

While land use planning is primarily the responsibility of local government, the Queensland Government has an interest in ensuring that regional outcomes as identified by the regional planning Minister guide local planning instruments.

In making or amending a local planning instrument, a local government is to reflect the regional outcomes, regional policies that identify the future regional land use pattern, infrastructure priority outcomes and state interests identified in Chapters 4, 5 and 6 of this plan.

The Queensland Plan

The Queensland Plan is currently being prepared and will set a 30 year vision for Queensland. Views and feedback received as part of developing the Queensland Plan will inform the final Darling Downs Regional Plan.

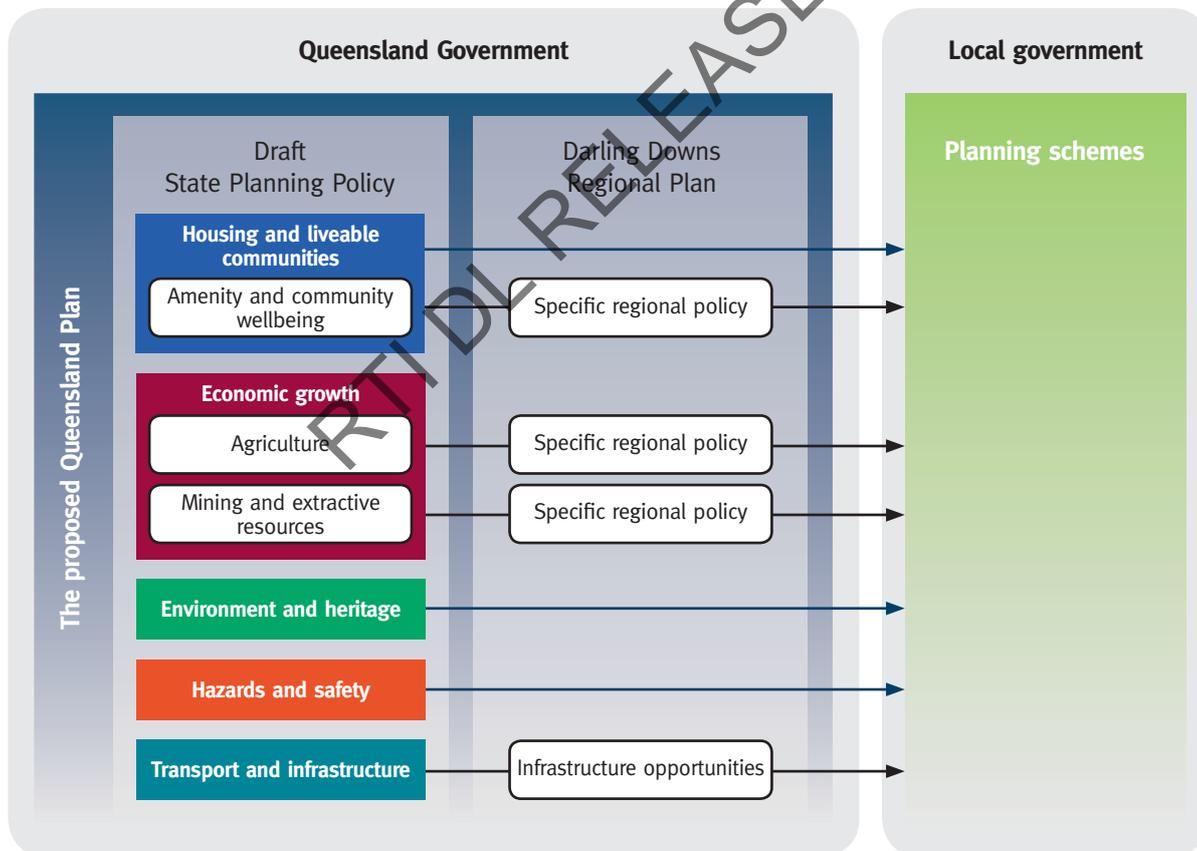


Figure 3: Queensland planning framework

Making or amending a local planning instrument

The regional plan provides a regional land use context and regionally specific policy to guide land use planning and development outcomes.

A local planning instrument is to reflect the regional plan by:

- supporting Regional Policy 1 through the promotion of complementary development where land is located in a Priority Agricultural Area (PAA)
- supporting Regional Policy 3 and 4 for Priority Living Areas (PLAs):
 - the identification of future urban growth areas
 - the development of criteria which reflects community expectations for resource activities within a PLA
- considering the competing interests of a Priority Agricultural Land Use (PALU) and urban growth and where necessary justifying new urban growth areas to inform the ability for PLAs to be adjusted over time to accommodate changes in local planning
- considering the infrastructure priority outcomes identified in chapter 5 with the planning and sequencing of development
- providing for the state interests and opportunities identified in Chapter 6 by the timely and cost effective delivery of services and infrastructure, the sequenced provision of serviceable land and appropriate management and protection of cultural and environmental resources.

Local government development assessment provisions

A development application is to be assessed against the regional plan to the extent the regional plan is not appropriately reflected in the planning scheme.

State assessment provisions

Editor's note

It is proposed that the following provisions will apply to state government assessment processes for resource activities where a proposal relates to land located within a PAA or a PLA:

- where a resource activity is proposed on land being used for a PALU in a mapped PAA then the PALU will be given priority through the application of coexistence criteria (refer to Appendix 1)
- where a resource activity is proposed within a PLA then the state assessment is to include consideration of community expectations as determined by the relevant local government.

It is proposed that state government programs and projects will have regard to the regional outcomes in Chapter 4 for PAAs, PALUs, PLAs, infrastructure priority outcomes identified in chapter 5 and the specific state interests and opportunities identified in Chapter 6.

Preparing the plan

SPA sets out the steps that the regional planning Minister must follow in preparing and making a regional plan. The key steps include:

- preparing a draft plan
- consulting with the Regional Planning Committee (RPC) about the draft plan
- making the draft plan available for public consultation for a minimum of 60 business days
- considering all properly made submissions.

The plan has been prepared in consultation with local government, state agencies and industry stakeholders. Local government is a key stakeholder, contributing important local and regionally specific information on behalf of local communities. State agencies provide strategic direction to a comprehensive and holistic regional plan. Industry and community stakeholders have participated during preparation of the plan.

Following the designation of the Darling Downs region on 29 June 2012, and the first RPC meeting in July 2012, an issues paper was prepared to capture the issues raised by stakeholders during preliminary engagement. The paper proposed a range of strategies to address the issues. The issues paper was discussed with stakeholders at workshops and at the RPC meeting during November 2012.

A suite of policy response papers were prepared which considered feedback received on the issues paper. The response papers clustered the state interests identified in the draft SPP under the five broad themes of economic growth, liveable communities, environment and heritage, and infrastructure.

Separate papers as attachments to the response papers provided detail in relation to priority agricultural areas, priority agricultural land use, co-existence criteria, and priority living areas. A workshop was held with local governments, industry and community stakeholders during April 2013 to discuss and review the proposed regional plan responses.

The plan was prepared and released for public consultation, following review by the RPC.

Following the 60 business day public consultation period on this draft regional plan, all properly made submission will be considered in finalising the plan. All of the strategic issues raised through this consultation period will be captured in a consultation report with recommendations to the regional planning Minister.

The regional planning Minister will continue to consult with the RPC during preparation of the final regional plan.

Application

Editor's note

Priority Agricultural Areas

PAAAs may change over time. An amendment to the PAAAs, including the addition of new PAAAs, would be as part of an amendment or review of the regional plan.

Priority Living Areas

A key principle which underpins the PLAs is the ability for PLAs to be adjusted over time to accommodate changes in local planning, specifically to ensure the identified urban growth areas are afforded adequate protection. To enable this, it is proposed that PLAs be updated as local government planning schemes are amended. As a result, the final version of the regional plan may only include a schedule of towns that include a PLA with further information about the boundaries of the PLAs being detailed in a gazette notice.

PAAAs, PALUs, PAA Co-existence Criteria and PLAs are outlined in Appendix 1.

The environmental authority (including the Environmental Impact Statement (EIS) process) continues to provide the most appropriate framework for assessing and mitigating impacts on an individual project basis.

Interpretation

Terms used in this plan:

- (a) have the meaning given in schedule 2, or
- (b) if not defined in schedule 2, have the meaning given in the *Sustainable Planning Act 2009*.

Effect

Regional plans are made under the SPA and are statutory instruments under the *Statutory Instruments Act 1992*. The plan has been prepared for the purposes of advancing the purpose of the SPA by providing an integrated planning policy for the region.

The 'Editor's notes' in Chapters 2 and 4 and Appendix 1 are non-statutory components (i.e. extrinsic material under the *Statutory Instruments Act 1992*). Appendix 1 will not form part of the final regional plan, and provides further information on the regulatory instruments being considered to assist in the implementation of the regional policies.

The plan assists the delivery and integration of the state's interests as they are defined in the draft SPP.

Chapter 3—The region

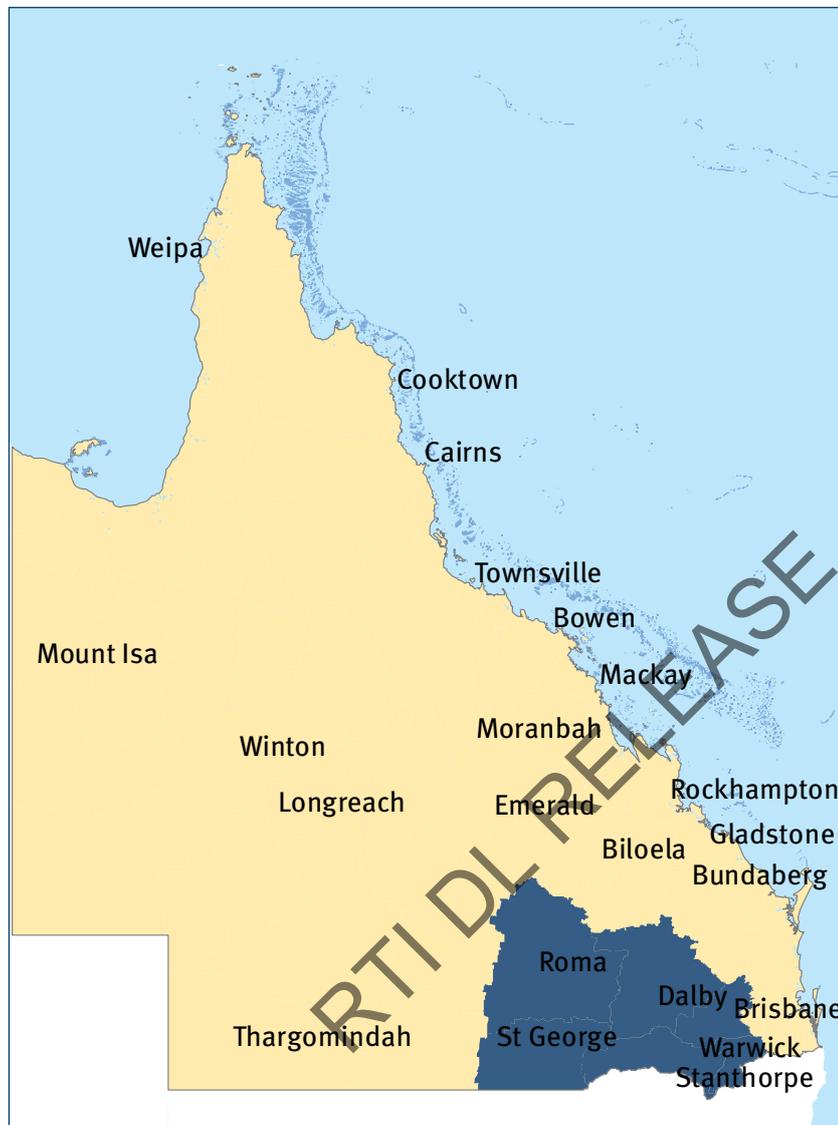


Figure 4: Queensland context

Overview

The Darling Downs region covers an area of 170 710 km² and is located to the west of the Great Dividing Range in Queensland's central south (see Figure 4). The region comprises the six local government areas shown in Figure 5.

The region has some of Queensland's most productive and resource rich terrain featuring prime agricultural land and extensive deposits of thermal coal, coal seam gas, petroleum and other minerals.

The region has some of the state's best assets, with high value scenic and natural amenity, vibrant towns and strong communities underpinned by a diverse range of cultural values.

The region encompasses a variety of regional landscapes, including urban and rural holdings, agricultural production, resource and mine sites, and national and state parks.

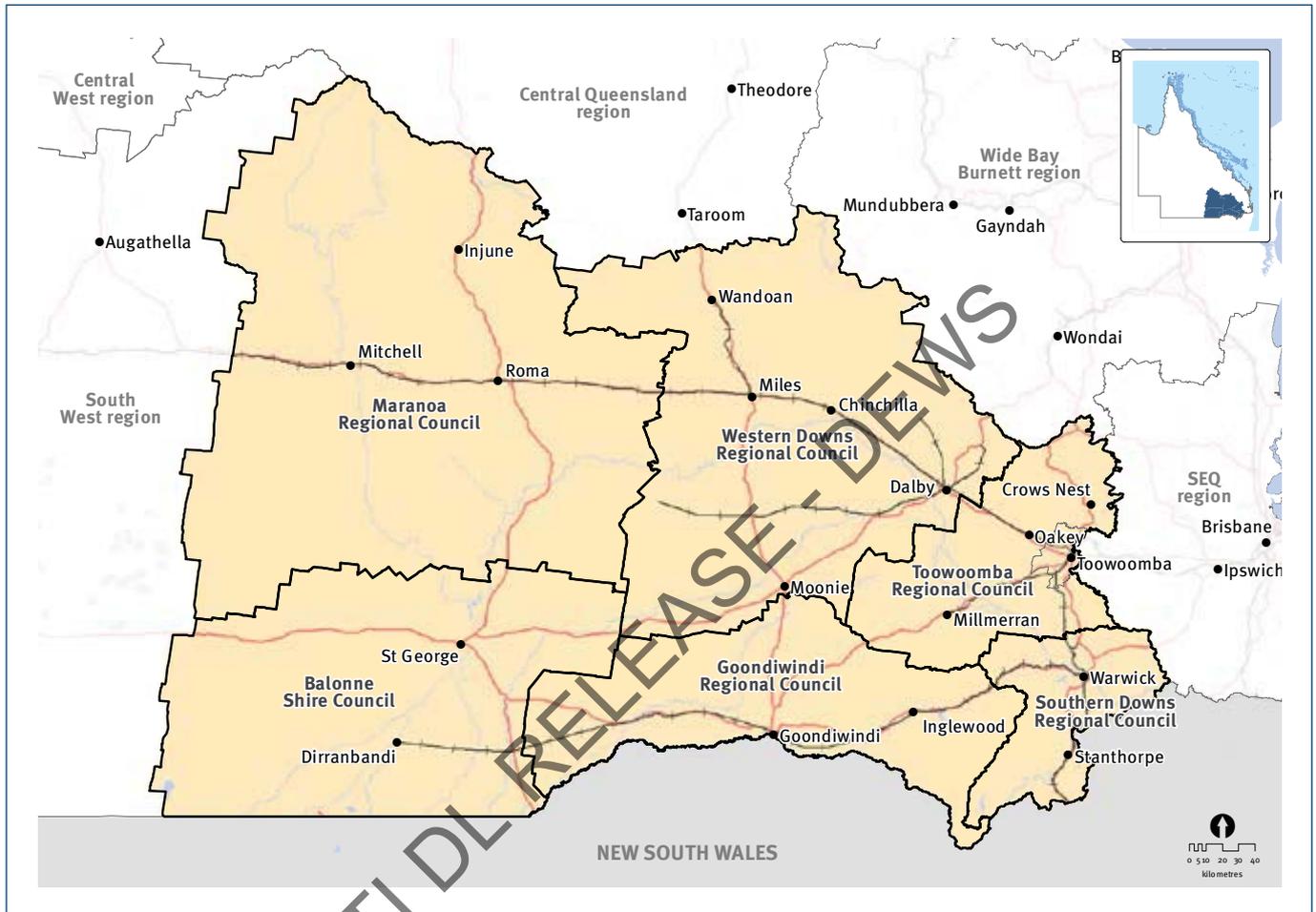


Figure 5: Local government areas within the Darling Downs region

The estimated residential population of the Darling Downs region as of June 2012 was 254 200 people with an annual increase of 0.7 per cent from 2007 estimates.

The non-resident population, driven largely by transient workers servicing the resources sector, has experienced significant growth in the Surat Basin (Maranoa, Western Downs and Toowoomba local government areas).

In the year to June 2012, the total non-resident population increased by 97 per cent (3 175 people), taking the non-resident population to approximately 6 445 people at the end of July 2012.

With well-established access to interstate and global markets, port and processing facilities along the eastern coast, a network of infrastructure and the emergence of major resource projects, the region will continue to play a major role in the state's economy.

A diverse region

East—the gateway

The eastern area of the Darling Downs region contains the region's largest population centre, Toowoomba — the largest non-capital inland city within Australia and home to approximately 62 per cent of the region's residents (155 000 people) as of June 2011. The east serves as 'the gateway' to the region, supporting an extensive network of trade routes into and out of the Darling Downs region.

The eastern Darling Downs' economy is predominantly underpinned by the agricultural sector, emerging resources industries and food processing industries. It also provides administrative, government, commercial, education and community services, which support the broader regional economy and community.

The eastern Darling Downs is at the junction of several strategic highways and railway lines and is the major transport and service hub of the region. This area facilitates the movement of goods and resources between Queensland's south east and west, enabling access to domestic and international markets through the strategic port facilities along the east coast. The broader region also has major transport linkages to southern markets.

North—the changing landscape

The northern area of the Darling Downs region is experiencing intensive development in the resources and energy sector. The influence of this sector on communities within the northern Darling Downs has been most significant within the last five years.

This area encompasses the majority of the Surat Basin, as well as rich agricultural and farming lands. Agriculture, including forestry, has traditionally been its key economic base. It features strong livestock (including the largest cattle sale centre in the southern hemisphere in Roma) and timber production markets (including a series of regionally-significant cypress and hardwood sawmills).

The region's north has a number of key service and transport hubs, primarily Roma, Dalby and Chinchilla. These centres offer a range of social and community infrastructure, including medical, educational and recreational facilities as well as utility infrastructure and a network of gas and oil pipelines.

The key industries of this area are supported by several strategic transport networks that distribute goods and resources within the Darling Downs region and across the state, as well as nationally and internationally. In servicing the Surat Basin, this area has access to a number of high-order road networks providing for heavy vehicle freight as far north as Rockhampton and south to Melbourne (e.g. Carnarvon and Leichhardt Highways). The Surat Basin and surrounding communities are also serviced by the Western rail line, with potential extensions to the Port of Gladstone through the development of the proposed Surat Basin Railway.

South—the interstate connection

Traditional industries play an important role within the region's economy and include forestry and agriculture (such as vineyards), which also play a major role in attracting tourists to the region. These industries and the area's proximity to and connection with northern New South Wales present many opportunities to strengthen interstate economic relationships.

This area has not experienced significant development in the resources and energy sector, with small-scale coal seam gas exploration currently focused within the Goondiwindi local government area.

The area has a substantial services sector including health care and social assistance, retail trade, and education and training which are also among the major employing industries in the region. Employment in accommodation and food services is also growing in importance, reflecting the diversity of the regional economy and relative strength of the tourism industry.

The area has access to a number of strategic highways which connect the south-west and the south-east (along the Gore, Warrego and Moonie highways), and Central Queensland and New South Wales (along the Leichhardt and Carnarvon highways).

The South Western rail line is also of importance to the area, supporting the transportation of agricultural and resource commodities to domestic and international export markets across Asia, New Zealand and the United States.

Inter-regional linkages

The Darling Downs region has considerable potential to help grow the economies of Queensland and the nation, servicing domestic and international markets through its diverse and robust industry sectors.

This region has significant capacity and competitive strengths within the agricultural, resources and energy sectors, enabling it to contribute to growing food and energy demands of the world's greatest population centres such as China, India, Japan and the United States.

The region currently has five direct inter-regional linkages with surrounding regions—Central Queensland, South East Queensland, Central West, Wide Bay Burnett and northern New South Wales as shown in Figure 6. These connections not only facilitate the movement of commodities, commuters and tourists, but also allow shared opportunities in terms of employment, accommodation, infrastructure and service delivery.

These strong inter-regional linkages must be maintained or strengthened in order to facilitate beneficial and on-going economic and social outcomes.

Early access to high speed broadband technology in Toowoomba provides additional opportunities for communities and businesses as world wide connections become more available and efficient.

Central Queensland

Central Queensland, which adjoins the Darling Downs region to the north, also specialises in the agricultural, resources and energy sectors. It is anticipated the two regions will continue to experience similar opportunities for growth in the future.

Both regions are connected through a shared network of strategic roads and highways, with the Carnarvon and Leichhardt highways linking the two regions. There are a number of gas pipelines and infrastructure corridors enabling the transportation of commodities, commuters and tourists between both regions.

The proximity of both regions enables the sharing of employment and economic opportunities. It is relatively easy for residents to move between regions for employment or housing. Proximity also reduces transportation costs for businesses delivering goods and services to their customers.

The numerous airport facilities across Central Queensland provides opportunities for the Darling Downs region to receive Surat Basin-based fly in/fly out (FIFO) workers, with most regional airports supporting direct flights to and from Brisbane.

With an expanding energy and resources sector, the Darling Downs region is highly reliant on port facilities to provide on-going access to domestic and international export markets. The Darling Downs region benefits from Central Queensland's Port of Gladstone and associated export infrastructure.

The development of major infrastructure connections between the regions, such as the proposed Surat Basin Railway line, will assist in the development of a more efficient and effective transport system.

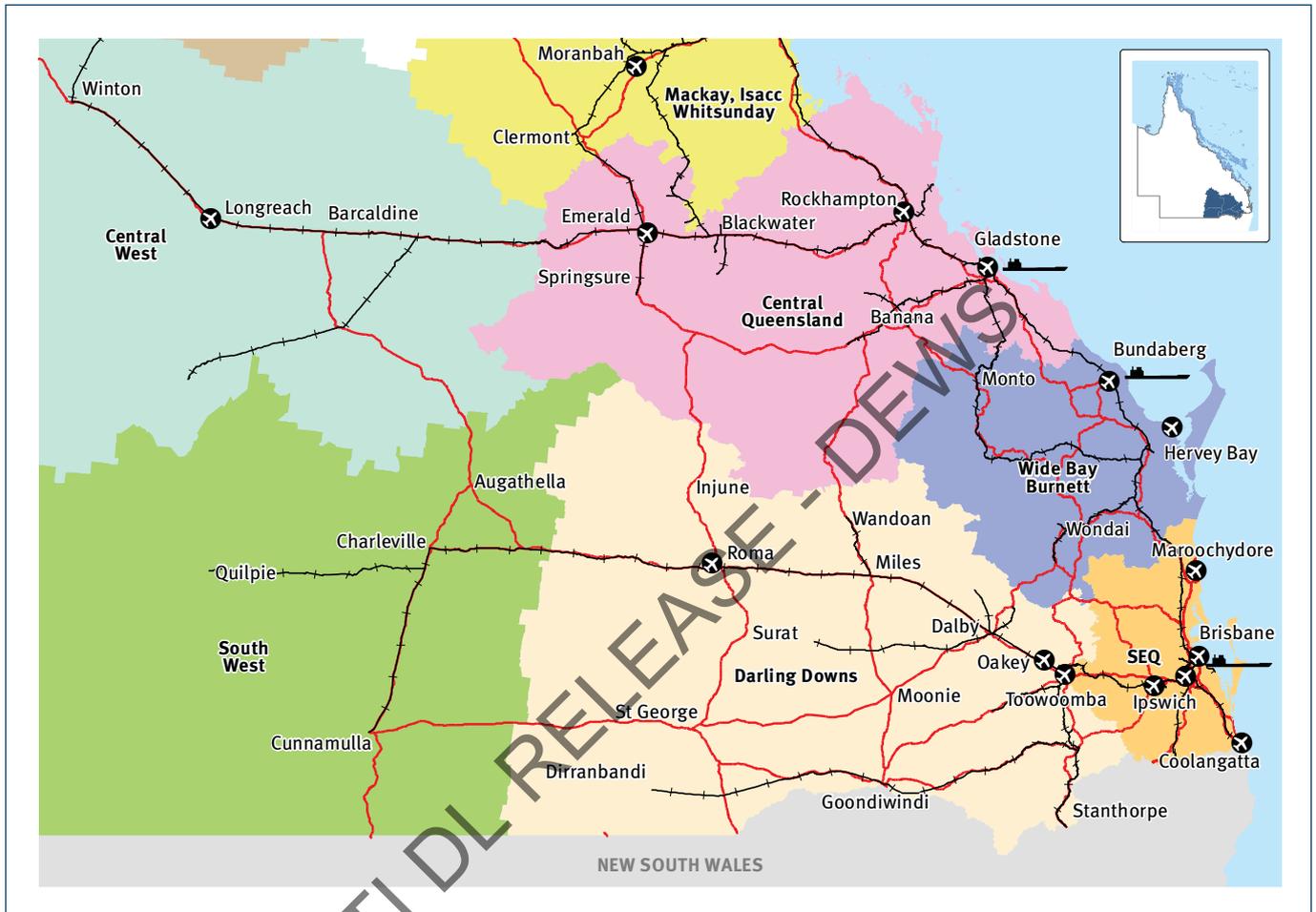


Figure 6: Inter-regional linkages

South East Queensland

The Darling Downs region has a strong and well-established economic relationship with South East Queensland (SEQ). SEQ, which adjoins the Darling Downs to its east, includes Brisbane, and stretches from the Sunshine Coast to the Gold Coast and as far west as Toowoomba city. The SEQ region is the primary provider of specialist health services and tertiary education facilities for the Darling Downs region. SEQ is also home to the Australia TradeCoast, which provides sea and air port access to domestic and international markets.

SEQ is the primary thoroughfare for the transport of goods and services, commuters and tourists between the Darling Downs region and the eastern coastline. The western corridor, located between Toowoomba and Brisbane, provides the major gateway for key agricultural and resource commodities to be transported to domestic and international markets, both via road (Warrego Highway) and rail (Western rail line).

SEQ is a point of transformation for goods produced in the Darling Downs region, and is home to an international cluster of mining services companies doing business with resource projects in the region.

With an expanding resources and energy sector, the Darling Downs region is likely to take advantage of the population growth, higher education levels and training facilities on offer in SEQ, by employing a number of skilled workers from this area on a FIFO basis. This form of employment is supported by the Brisbane airport which provides regular flights to Roma.

Continued growth in SEQ will provide further opportunities for new and expanded industries in the Darling Downs region. The region's businesses will take advantage of the larger markets in SEQ while some industries will look to the Darling Downs for development opportunities without the constraints of dense urban settlements.

Communities in the Darling Downs region will continue to utilise the services available in Brisbane and greater SEQ, with further growth in traditional and emerging industries increasing the importance of this connection into the future.

South West

The South West region is located to the west of the Darling Downs region, bordering New South Wales and South Australia.

This region's communities and economic development rely heavily on the Darling Downs region as a gateway to population, markets and service centres of the eastern coastline.

As a significant and well-established agricultural and resource area, the South West depends predominantly on the infrastructure and transport networks of the Darling Downs region to facilitate the movement of commodities to domestic and international markets. The key strategic corridors servicing this area include the Western Rail line (stopping at Quilpie) and the Warrego and Mitchell highways. This area is also serviced by both gas and oil pipelines (e.g. the South West Queensland Pipeline) which pass through the Darling Downs region to the Port of Brisbane.

Wide Bay Burnett

The Wide Bay Burnett region adjoins the Darling Downs region to the north east.

The Wide Bay Burnett region is likely to provide the Darling Downs region with a number of growth opportunities, particularly skilled labour due to higher unemployment rates in the region. Regional airports within Wide Bay Burnett have the potential to transport FIFO workers from the coastal bases of Bundaberg, Hervey Bay and Maryborough to the Surat Basin and greater Darling Downs region.

To a lesser extent this region could also support a drive in/drive out workforce within its regional centres such as Kingaroy with a variety of transport networks, including the Bunya Highway, allowing the two regions to share employment and service delivery opportunities.

Chapter 4—Regional outcomes and policies

Introduction

The Darling Downs region includes some of Queensland's most productive and resource-rich terrain, comprising prime agricultural land and extensive and largely undeveloped deposits of thermal coal and coal seam gas (CSG).

With strong global demand for both quality food and energy-based resources, the sectors which utilise these resources continue to grow and contribute significantly to Queensland's economy.

These major sectors are supported by a network of transport and administrative hubs servicing the economic and social needs of the region. These well-established regional centres offer a diverse range of value-adding and support services to meet the needs of the region's expanding agricultural and resources sectors.

Within the region, the resources and agricultural industries compete for access to land due to the co-location of resources, infrastructure, and services required for each industry. This land use conflict has implications such as the loss of or encroachment on productive agricultural land, competition for access to water resources, and competition for freight and transport services.

Resource activities also have the potential to conflict with urban and other sensitive land uses. The impacts of resource activities on sensitive uses include noise, light, air quality, and pressure on social infrastructure and services. The growth potential of towns in the region may be impeded by resource activities if priority areas for urban development are not protected.

While many of these impacts are dealt with through existing assessment and regulatory processes, the regional plan provides additional protection for both the region's highly productive agricultural uses and towns by providing regional outcomes and policies which aim to:

- protect Priority Agricultural Land Uses (PALU) while supporting co-existence opportunities for the resource sector
- provide certainty for the future growth of towns.

Protecting Priority Agricultural Land Uses while supporting co-existence opportunities for the resources sector

Regional outcome

Agriculture and resources industries within the Darling Downs region continue to grow with certainty and investor confidence.

Introduction

The regional outcome is a statement describing a key goal of the Queensland Government for the growth of the agricultural and resources sectors within the Darling Downs region.

This outcome, which is intended to align with and advance particular elements of the state interests listed below, is to be achieved through the implementation of regional policies 1 and 2.

State interests

Agriculture

Provide for the long-term growth of the agricultural sector by protecting resources on which agriculture depends.

Mining and extractive resources

Significant mineral, coal, petroleum, gas and extractive resources are appropriately considered in order to support the:

- *productive use of mining resources and a strong resources industry, and*
- *avoidance and management of current and potential land use conflicts.*

Context—Agriculture and resources

The agricultural industry within the Darling Downs region is a major contributor to the Queensland economy. The region is both domestically and internationally renowned for its productive capacity, high-quality produce, and its ability to sustain a strong and diverse agricultural supply chain.

It is the quality and diversity of the agricultural land, climate and location that has seen the region become one of Queensland's premier agricultural hubs, offering significant opportunities to contribute to the Queensland Government's goal of doubling the state's food production by 2040.

Agriculture has been a key traditional industry responsible for the region's economic stability and growth due to the diversification of trade, as well as employment generation. This industry has also had a major influence on the region's settlement pattern and cultural identity.

The region's access to state, national and international markets has been enabled by southern Queensland's road and rail transport infrastructure, proximity to port facilities on the eastern coast, the availability of natural resources including water and soil, and well-established farming practices.

The key agricultural industries of the region include grain production, intensive livestock and cattle farming as well as some horticultural and broad acre cropping. The region's major agricultural products include cotton, wheat, barley, sorghum, sunflower and soy beans.

In 2011, the region's production of cotton, sorghum, and wheat contributed more than 70 per cent of Queensland's production for each crop. Over the five years to 2011 the total gross value of agricultural production from the region increased by six per cent to over \$2.5 billion—equating to over a quarter of the state's agricultural production.

Livestock production in the region is primarily beef, but also includes sheep, pork and poultry products. Intensive livestock industries (namely pork and poultry) are concentrated around local feed grain supply and access to markets.

A key challenge to maintaining a strong agricultural industry within the region is the potential for loss of high yielding agricultural land to resource activities as many of the resources found in the region are located in areas of highly productive soils. Areas currently experiencing increased land use pressure include Oakey, Chinchilla, Dalby, Wandoan, the Condamine floodplain and areas surrounding Roma and Injune.

While the agricultural industry of the Darling Downs region is a major contributor to the Queensland economy, the region has emerged as one of the state's leading regions for resource and energy exploration and development.

The region includes the Surat Basin, which represents one of Australia's largest energy reserves with significant proven reserves of thermal coal and coal seam gas (e.g. over 10 per cent of Queensland's coal deposits and an estimated 65 per cent of Queensland's CSG reserves).

As global demand for resources and energy commodities are projected to grow over the medium term, the significance of this sector to the regional economy and community will continue. The Darling Downs region is well positioned to take advantage of this global demand, and major gas projects (such as the Surat Gas Project and Queensland Curtis LNG) are expected to underpin an additional 17 per cent increase in Australian gas production in 2013–2014. These projects contribute to Australia being considered as the most important country globally in terms of liquefied natural gas (LNG) capacity under construction.

The largest proposed coal development in Queensland (conditional environmental approval granted March 2011) is the Wandoan Project located in the local government area of Western Downs, which includes an open cut mine, a coal handling and preparation plant, and support facilities. Should the project proceed, it will produce 30 Mt of coal annually and have a life of more than 30 years. It has the potential to significantly stimulate economic growth in the region.

Over the past decade, the mining industry has contributed to significant structural change of the regional economy, increasing its contribution to gross value added in the region (to approximately 6.5 per cent).

The mining industry has also been a key driver of employment growth, and in the five years to 2011, mining employment in the region almost tripled, accounting for almost one-quarter of total employment growth in the region. The Darling Downs region has also seen significant growth in non-resident workers over the past year with a near doubling of workers in the Surat Basin.

To ensure the state's highly valued agricultural land uses are not lost as a result of growth in the resources sector in the region, the following regional policies give priority to those key agricultural land uses that have been identified within the region's strategic agricultural areas.

Regional policy 1

Protect Priority Agricultural Land Uses within Priority Agricultural Areas.

Regional policy 2

Maximise opportunities for co-existence of resource and agricultural land uses within Priority Agricultural Areas.

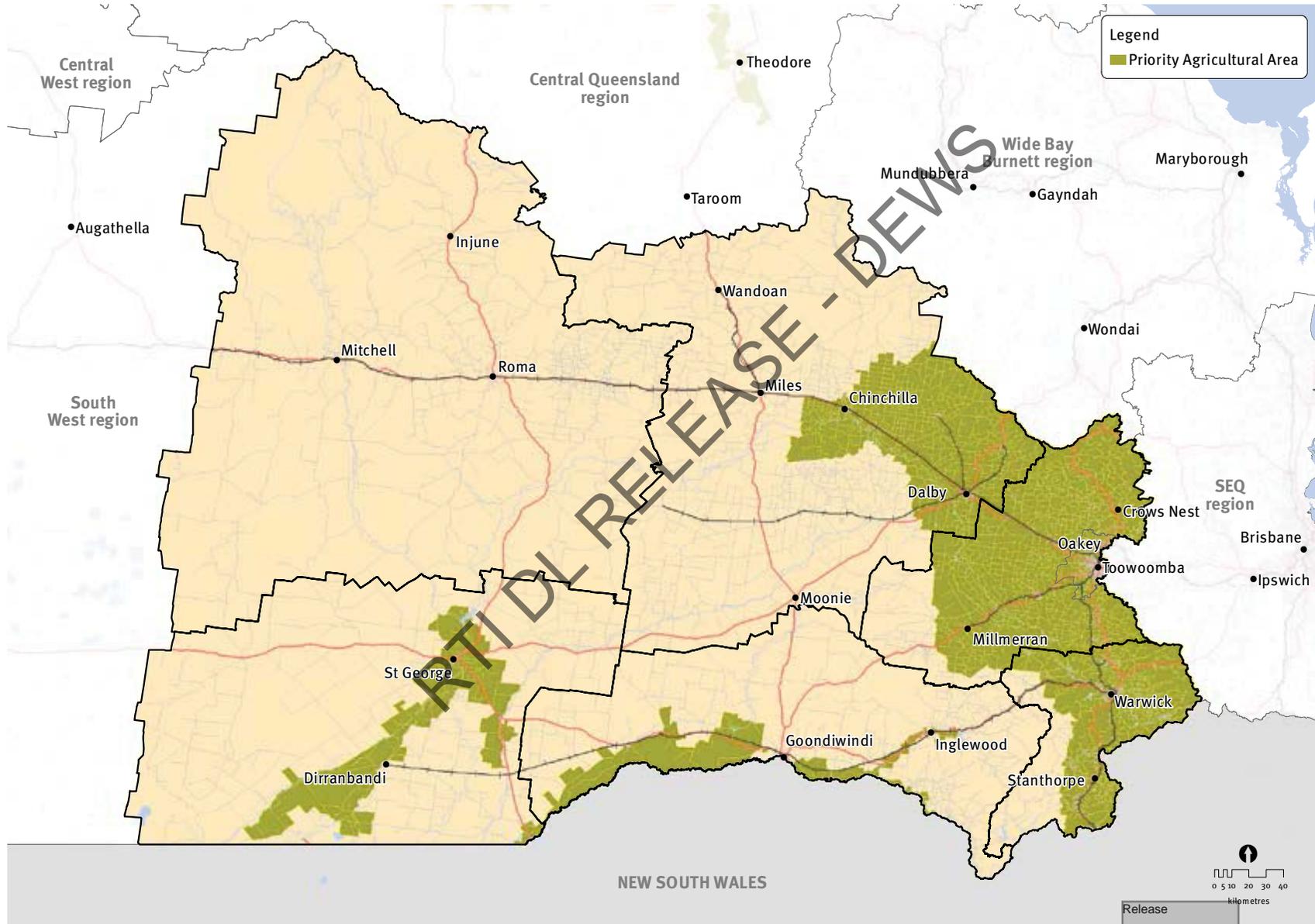
Editor's note

Regional policies 1 and 2 are implemented by:

- defining PALUs
- mapping the region's Priority Agricultural Areas (PAA)
- developing PAA Co-existence Criteria which protects PALUs within a PAA from the impacts of incompatible resource activities while maximising opportunities for the co-existence of resource and agricultural land uses
- local planning instruments incorporating planning and development provisions that reflect Regional Policy 1: protecting PALUs within PAAs.

For further information about PAAs, PALUs and the proposed PAA Co-existence Criteria, see Appendix 1.

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Providing certainty for the future of towns

Regional outcome

The growth potential of towns within the Darling Downs region is enabled through the establishment of Priority Living Areas. Compatible resource activities within these areas which are in the communities' interest can be supported by local governments.

Introduction

The regional outcome is a statement describing a key goal of the Queensland Government for the communities of the Darling Downs region.

This outcome, which is intended to align with and advance the state interest listed below, is to be achieved through the implementation of regional policies 3 and 4.

State interest

Liveable communities

Encourage amenity and community wellbeing in new communities and when redevelopment occurs within existing communities.

The region's communities

The Darling Downs region supports a network of towns from small rural localities to major regional centres including Warwick, Roma, St George, Dalby, Goondiwindi and Toowoomba city, the largest and most diverse centre in the region. These centres support and service the rural communities of the region as well as the surrounding industries on which the economy relies, providing a variety of medical, educational and retail trade facilities.

Toowoomba city currently accounts for approximately 50 per cent of the estimated residential population of the region, with 20 per cent residing in the larger communities of Warwick, Dalby, Stanthorpe, Chinchilla, Roma and Goondiwindi.

Of these communities, Chinchilla and Dalby experienced the fastest growth between 2006 and 2011 with an annual growth rate of 3.7 per cent and 1.6 per cent respectively, reflecting the influence of the expanding resources sector in these areas.

The liveability of the region faces a number of challenges, including the potential adverse impacts of incompatible resource activities encroaching on settlements, pressure on existing services and infrastructure, accommodation capacity, and increasing and fluctuating population growth.

Resources sector-related population growth will potentially place significant pressure on services, infrastructure and accommodation within the region, in turn increasing housing demand, rental prices and the cost of living. Increased resources sector activities and associated workforce growth could place demands on housing and services, placing greater pressure on the resident population and local governments.

Liveability is not only affected by increasing population growth but also by certain land use activities.

Land uses such as primary industries, resources and energy industries, industrial development, and alternative energy production have the potential to impact on the amenity of communities through air, noise and other emissions such as vibrations and odour.

Significant opportunities exist for the communities of the Darling Downs region, including diversification of the regional economy and increasing investment being experienced in the resources and energy sector associated with the Surat Basin.

Within the last decade, rapid population growth has occurred in the region due to the expansion of the resources and energy sector and the supporting construction sector. The number of resource workers in the Surat Basin nearly doubled (to approximately 6 445) within the year to June 2012, the majority of which are located in the Western Downs and Maranoa local government areas.

Population growth presents both opportunities and challenges for the region. Local governments can assist communities to adapt to population growth by, for example, providing an adequate supply of serviceable land to accommodate anticipated needs in the required scale and type for residential, retail, commercial and industrial land uses. This includes providing an adequate supply of land for non-resident workforce accommodation, if there are large approved projects directly associated with mining, major industry, major infrastructure or rural uses that require non-resident workers to stay for extended periods.

An adequate supply for these land uses could attract new residents, including skilled workers and their families to the region.

Maintaining the liveability of the Darling Downs communities provides an opportunity for towns in the region to attract and retain a higher proportion of workers and their families as permanent residents. This will have flow-on benefits to social and economic resilience.

The plan will establish Priority Living Areas (PLA) to preserve areas for town expansion for those towns likely to experience growth in the next 20 years.

The plan provides for councils to determine the appropriateness of any potential resource activity within PLAs.

Regional policy 3

Safeguard the areas required for the growth of towns through establishment of Priority Living Areas (schedule 1).

Regional policy 4

Provide for resource activities to locate within a Priority Living Area where it meets the communities' expectations as determined by the relevant local government.

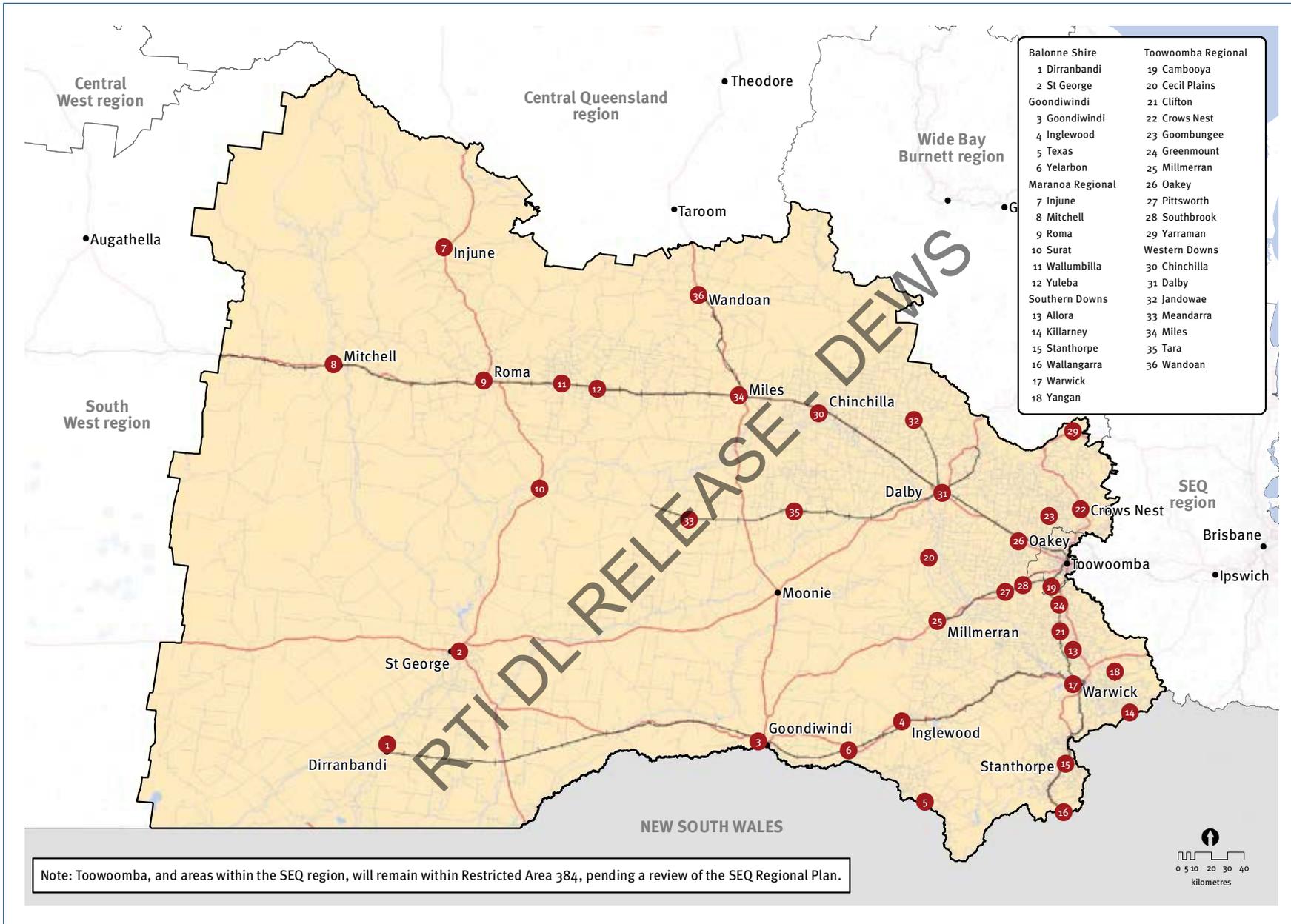
Editor's note

Regional policies 3 and 4 are implemented by:

- identifying towns in the region which have growth potential as PLAs (Figure 7)
- providing, where appropriate, a buffer around the towns' sensitive settlement areas from resource extraction and exploration
- enabling local governments to have a say in approving appropriate resource activities within PLAs
- local planning instruments, incorporating planning and development provisions that reflect Regional Policy 3 and 4.

For further information about PLA see Appendix 1.

Figure 7: Priority Living Areas



Chapter 5 – Infrastructure

Introduction

The state interests in transport and infrastructure are set out in the draft SPP.

This chapter identifies priority outcomes for infrastructure that support economic growth in the region generally; and in particular, to support the growth or continuation of agricultural activities in PAAs and growth in PLAs.

The state interests relevant to the Darling Downs region are listed below.

This section outlines the priority outcomes sought for infrastructure in the region. Delivery of the priority outcomes is not intended to be assigned to State or local government.

State interests

State infrastructure and services

The state government is interested in ensuring long-term outcomes for state infrastructure and services in the region and therefore expects planning and development outcomes to:

- *maximise the benefits of investment in state infrastructure and services through integrated state and local land use planning*
- *protect state transport infrastructure, corridors and transport networks from the impacts of development to ensure their ongoing safe and efficient operation*
- *protect strategic airports and aviation facilities from incompatible development to ensure their long-term safe and viable operation*
- *ensure a safe, secure and efficient water supply through the protection of water supply catchments, groundwater resources and water supply infrastructure.*

Figure 8 identifies key existing infrastructure in the region.

Transport networks

The region has a number of strong transport linkages to surrounding regions and into New South Wales. The Western Freight Corridor, which includes the Warrego Highway and the Western rail line, provides connections to SEQ and is considered one of Queensland's most important freight links. The South Western rail system runs from Toowoomba to Dirranbandi via Warwick over approximately 610km, and carries primarily grain and containerised freight. These transport links provide access routes for goods, including agricultural and resource commodities, as well as commuter, business and tourist travel between mines and major centres.

Priority outcomes sought for the region's transport network include:

- prioritisation of transport programs to improve freight movement and reduce conflicts in urban areas and with other network users
- facilitating the transportation of workers in an environment with a growing non-resident workforce and population
- facilitating the role and function of airports and associated infrastructure in supporting economic development in Queensland.

Roads

Throughout the region, population and industry growth and increasing numbers of non-resident workforce movements, are some of the factors causing increasing pressure on the region's roads.

Growing demand on the infrastructure that supports the freight movement of agricultural and resource products towards the coast, and the inwards logistics supporting the resources sector in particular, is resulting in increasing conflicts between freight and other network users on existing road networks, including the Warrego Highway.

Opportunities for leveraging road infrastructure to boost economic development include:

- Toowoomba second range crossing—the proposed crossing would support economic growth by freeing up road freight capacity and enabling bulk goods to be transported more efficiently and safely. This would accelerate the development of the Charlton Wellcamp industrial node, and significantly reduce heavy vehicle traffic in Toowoomba’s urban area.
- strategic investment in key freight routes—investment would reduce transport costs and increase competitiveness. Improvements to known constraints such as the Warrego Highway between Toowoomba and Oakey, would significantly improve the efficiency of freight movements in the region. The Moonie and Barwon Highways are also important transportation corridors across the south of the region.

In the longer-term, realignments or improvements to strategic freight corridors will be important to improve flow efficiency and safety through large urban centres, particularly as the region grows. Consideration could be given to the merit of preserving bypass corridors for some urban centres such as Roma.

- freight modelling—an opportunity exists for business groups to work with government to better model freight demands throughout the region and thereby inform planning activities and prioritisation decisions, including those which seek investments in the optimal mode of transport. Modelling may lead to improved outcomes that better assist business to improve productivity and growth. Modelling these freight demands would also highlight potential cumulative impacts and capacity constraints in the network and inform longer-term aspirations for freight transport in the region.

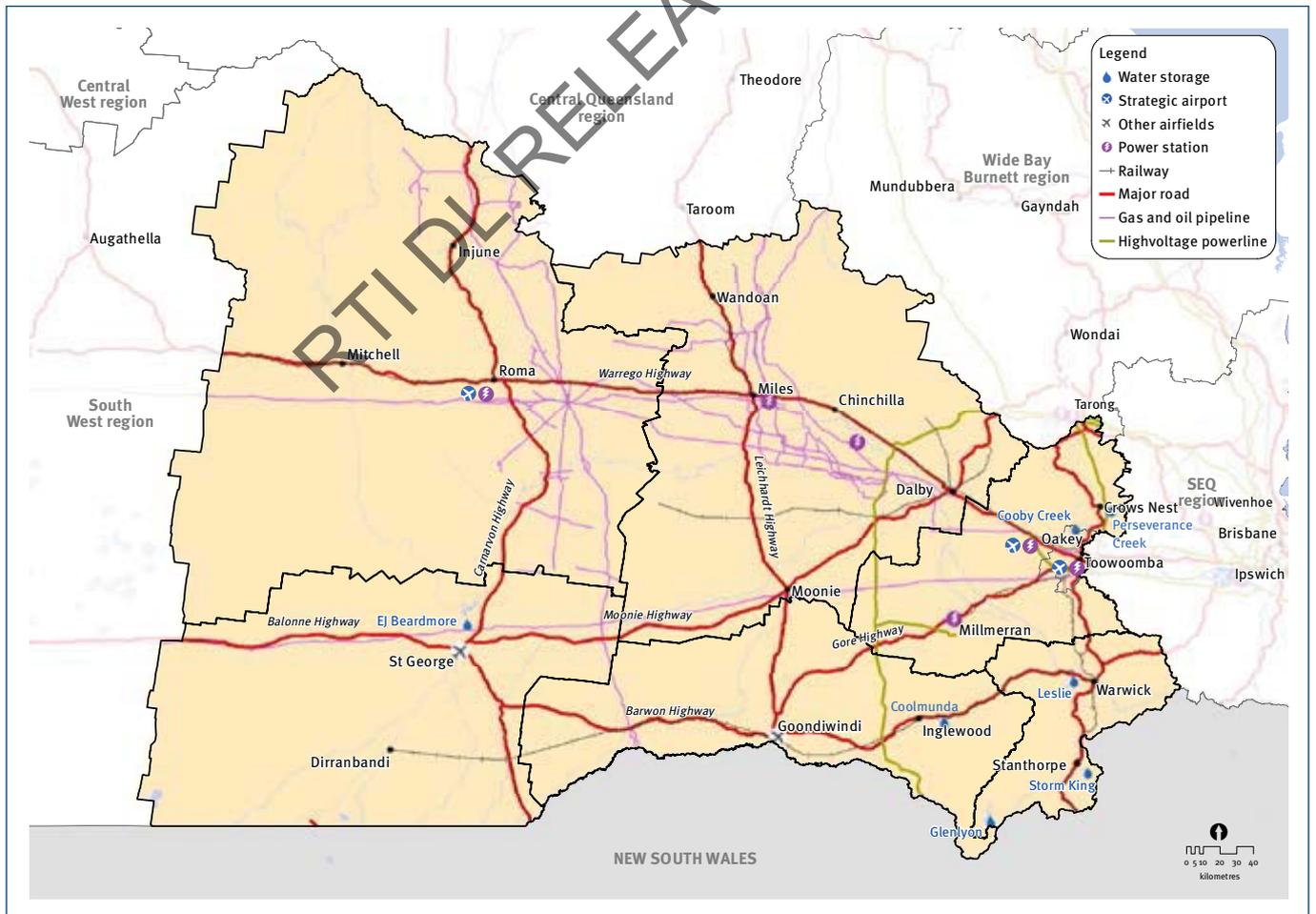


Figure 8: Infrastructure network within the Darling Downs region

Rail

With the region being home to large thermal coal deposits in the Surat Basin, there will be increased demand for rail freight movements in and out of the region. Future demand for LNG will drive the exploration and production of CSG, and its transportation from the Bowen and Surat Basin coal fields to gas liquefaction and export facilities on Curtis Island. Further freight tasks expected to drive the demand for rail transport and infrastructure in the region include the supply chains for coal, petroleum products, grains and cereals and meat and livestock from the Darling Downs to the Port of Brisbane.

Opportunities for leveraging rail infrastructure to boost economic development include:

- modal shift towards increased rail usage—as a longer-term aspiration, increases in rail capacity may encourage a shift from road to rail for high-volume, lower-value products. Increased capacity may have particular benefits for the movement of agricultural commodities and improve inward logistics for the mining sector. It may also alleviate some of the constraints on the region's road network, reduce maintenance costs and improve safety through a reduction in heavy vehicles. Targeted capacity upgrades to the existing rail network may also support this modal shift. Alleviating the rail operating constraints caused by the Toowoomba and Little Liverpool Range crossings could be considered in the future through the preserved Gowrie to Grandchester corridor. There are also benefits to improving linkages to other regions like Central Queensland over the longer-term, as increasing bulk commodities exports through SEQ presents challenges due to increasing population densities, and the necessary priority given to passenger rail services.
- Surat Basin Rail Project—the proposed Surat Basin Rail Project also has the potential to support a modal shift and could potentially alleviate capacity constraints on the Port of Brisbane and the Western rail line. This project is also a step towards providing further export opportunities for regional producers with connections through to the Port of Gladstone. Depending on the proposed use of the Surat Basin Rail, realising these opportunities may require further upgrades to other rail systems

- intermodal facilities—over the longer-term, increased rail capacity in the region could provide opportunities for intermodal hubs east of Goondiwindi and the proposed logistics hub in Toowoomba's Charlton Wellcamp industrial precinct. Such facilities could support the modal shift from road to rail through 'first and last mile logistics'. A number of under-utilised grain handling facilities also exist on the rail network which could be more productive with additional rail capacity.

Aviation

The three strategic airports in the region are in Roma, Toowoomba and the Army Aviation centre at Oakey. There is also a proposal for a jet-capable airport at Charlton Wellcamp to be completed by late 2014. Flights across the region involve both scheduled network flights and various charter and private flights. These flights can include regional air services such as regular medical services to remote and regional hospitals and clinics, to activities involving small corporate jets associated with the mineral and energy sector.

Demand for aviation services in the region is expected to continue. There is an identified need for upgrades across the region, and the provision of additional facilities is required to support this growing demand for aviation services, particularly from the resources and agricultural sectors.

The existing Toowoomba airport runway is constrained by encroachment of incompatible land uses.

Opportunities for leveraging aviation infrastructure to boost economic development include:

- airport rationalisation—strategic use of regional airports to support FIFO workers is important for the region's development. There is a risk that smaller airports may be constructed or upgraded by industry, leading to inefficiencies and possible underutilisation of these assets.

Electricity

The region has a prominent electricity sector, with a number of power stations predominantly located in the east. Major coal and gas-fired electricity generators in the region can be found in the vicinity of Kogan (Chinchilla-Tara-Dalby triangle), Millmerran, Oakey and Roma. The high voltage transmission grid is dominated by the Queensland-NSW Interconnector which connects the transmission grids between the two states.

Demand for power generation and transmission in the region is expected to grow. Consideration of proposed resource projects, the demands of neighbouring regions and energy efficiency is required.

Priority outcomes sought for electricity infrastructure include:

- reinforcing electricity generation, transmission and distribution networks in response to forecast population and industry growth, with consideration of neighbouring regions, and energy efficient efforts.

Opportunities for leveraging electricity infrastructure to boost economic development include:

- energy generation potential—the Darling Downs region is well positioned to grow its energy generation capabilities to service the needs of the region, SEQ and potentially south of the border. The region has abundant resources suitable for fuel, and a well-established energy sector. It also has an extensive transmission network, including the Queensland-NSW Interconnector.
- localised energy generation—localised energy generation can be a viable option in some situations as an alternative to, or in addition to, connections to the transmission or distribution networks. There may also be opportunities for localised gas-fired generating plants to supply electricity directly to certain customers.

Water

The public infrastructure supplying water for urban, industrial, resource and agricultural uses comes primarily from six water schemes operating in the region. In addition to these, there are a number of dams and weirs owned and operated by local governments which supply local communities. Many water users also depend on groundwater for domestic, industrial and agricultural purposes.

Water resource and water supply planning are undertaken through a number of statutory and other processes.

Surface water and groundwater supplies are generally accessed through water entitlements, including tradeable water allocations.

The allocation and management of these entitlements is undertaken through Queensland's water resource planning framework.

Water supply planning aims for the best use to be made of available water in meeting the needs of the urban, mining and agricultural sectors.

Accordingly, neither water resource or water supply planning are addressed through the regional plans.

Priority outcomes sought for water infrastructure include:

- improving the security and reliability of community water supplies in the region and their preparedness for future industry and population growth.

Opportunities for leveraging water infrastructure to boost economic development include:

- alternative water supplies—the proposed Nathan Dam, on the Dawson River near Taroom just north of the region is a potential source of water for the Darling Downs region in the longer-term. Pipelines associated with the projects could potentially be built early and used to distribute CSG water from the Surat Basin to the Dawson Valley Water Supply Scheme and/or towards Dalby.
- water trading of water allocations—voluntary participation in water markets provides existing water allocation holders with the opportunities to restructure or exit enterprises as circumstances change.

Community infrastructure

Economic growth and liveability in the Darling Downs is dependent on the provision of an efficient and integrated network of infrastructure and services that is adaptable and responsive to change.

Growing and fluctuating non-resident workforces across the region are putting pressure on community infrastructure which is impacting local communities.

The construction and operating workforces supporting the resources sector present a challenge for a variety of services and infrastructure classes in the region, as the size of each workforce can be significant in comparison to the resident populations.

Telecommunications infrastructure in the region plays an integral role within modern businesses, enabling access to the internet, real time communication between companies and also innovative use of technology like telemetry.

Telecommunications infrastructure will increasingly become more important for the region as businesses innovate through the use of technology.

Priority outcomes sought for community infrastructure include:

- supporting community infrastructure needs including optimising the use of existing assets to improve community liveability and induce non-resident workers to relocate
- advocating and attracting telecommunication infrastructure investment to support innovation and technology that enhances industry productivity.

Opportunities for leveraging community infrastructure to boost economic development include:

- co-investment in telecommunication infrastructure to expand the coverage of existing networks or to bring forward proposed telecommunications infrastructure.

- leveraging the opportunities of significant projects could provide additional or different kinds of social infrastructure to support residents and the non-resident population (e.g. skills training). Longer-term opportunities also exist where legacy infrastructure provided through significant resources projects could support the growth of other industries. This applies to both community and non-community infrastructure.
- supporting regional communities to develop the attractiveness and long-term sustainability of resource towns, through development of social and local infrastructure and services, is likely to encourage more workers to relocate their families to resource communities. This provides the resource industry with convenient access to a specialised local workforce and builds the social capital in these communities, while reducing transportation and accommodation costs for employers. It is important to note however that it may not be practical to support the relocation of large numbers of non-resident workers to some smaller resource communities
- temporary solutions for temporary needs—innovative solutions could be investigated and planned to manage temporary increases in demand, mitigating the need to invest in costly permanent infrastructure. In some instances, additional capacity in community infrastructure or social services may only be required for a temporary period due to non-resident workforce fluctuations. As an example, peaks can occur during the construction phase of coordinated projects. Using isolated work camps which are highly self-sufficient can also reduce some non-resident worker impacts on community infrastructure.

Infrastructure initiatives

Below is a list of key Queensland Government initiatives that are helping to address infrastructure issues in the Darling Downs region.

Integrated Freight Strategy for Queensland

The document outlines state-controlled freight routes/modes for efficient freight transport, strategies for minimising heavy vehicle impacts on local roads and communities, and managing the pressures on systems supporting the movement of goods through the state.

Surat Basin Infrastructure Framework

A whole-of-government framework that aims to guide decision-making on the coordinated, timely and cost-effective provision of infrastructure to meet the needs of the coal mining industry, as well as the CSG and petroleum industries and the agricultural sector.

Infrastructure for Economic Development

This strategy is currently being developed by the Department of State Development, Infrastructure and Planning. It outlines the government's approach to large-scale reform to planning, prioritising, financing and asset lifecycle management in order to deliver highly productive economic infrastructure that will drive the economic development of Queensland.

Infrastructure Queensland

An advisory group comprising private sector representatives and heads of government departments to provide advice to drive the state's infrastructure projects. The group will provide advice to the state government on long-term infrastructure planning and priorities.

Projects Queensland

A unit within the Department of Treasury and Trade that aims to foster investment partnerships that deliver positive infrastructure outcomes.

Royalties for the Regions

Over a four-year period starting in 2012, the program will invest \$495 million in new and improved community infrastructure, roads and flood mitigation projects that benefit those who live, work and invest in resource regions.

Economic Development Directions Statement for Queensland Airports 2013–2023

The proposed directions statement will establish the government's view of the role of airports and associated infrastructure in supporting economic development in Queensland.

Drive Tourism Strategy

The strategy aims to promote and facilitate drive tourism opportunities in Queensland. It incorporates road condition and maintenance needs, visitor facilities and associated roadside infrastructure to support road-based tourism development.

The 30-year electricity strategy

The state government is examining the electricity supply chain to identify challenges and opportunities, target efficiencies and ensure a secure, reliable and cost-effective supply of electricity.

Queensland's water sector: a 30-year strategy

A long-term strategy is being developed to create a Queensland water sector with the capability to deliver integrated catchment-based recreation, water supply, sanitation, irrigation and environmental services at a lower cost.

CSG Water Management Policy 2012

The continuing expansion of the CSG industry, particularly in the Surat Basin, is resulting in large quantities of water being produced as part of the gas extraction process. The industry is required to manage this water so that it is used beneficially rather than being disposed of either through evaporation or discharged to watercourses.

Investigations are underway to identify opportunities for using CSG water locally, more widely through aggregation and distribution systems, and/or by returning it to suitable aquifers. Treatment of the water, in particular to reduce its salinity, is required to ensure the water is of an appropriate quality for its intended use.

Social infrastructure

The Queensland Government has agencies responsible for a range of social infrastructure required by communities. Social infrastructure plans will potentially require the involvement of a number of Queensland Government agencies. For example, Queensland Health is responsible for planning the infrastructure program to meet the identified service needs for the department, delivering the program to meet commitments and maintaining the built assets to ensure their lifespan is maximised. Social infrastructure plans will also need to consider Commonwealth-provided services such as income support, residential care and tertiary education.

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Chapter 6—Other state interests

The draft SPP describes the Queensland Government's interests in planning and development. While all of these state interests (excluding the state interests of 'coastal environment' and 'strategic ports') apply within the Darling Downs region, the plan identifies regional outcomes and policies only in respect of those interests which necessitate a regional land use response.

The following state interests are relevant to land use planning in the region but are not guided by specific regional outcomes or policies.

Housing and liveable communities

Land development and housing supply

The Darling Downs region supports a network of towns from small rural localities to major regional centres. The major regional centres support and service the rural communities of this area as well as the surrounding industries on which this economy relies, providing a variety of medical, educational, retail trade and industrial facilities.

Population growth presents both opportunities and challenges for the Darling Downs region. Local governments are able to assist their communities in adapting positively to changes by providing for an adequate supply of serviceable land to accommodate the anticipated needs, scale and type of residential, retail, sport and recreation, commercial, industrial, tourism and cultural land uses. Development of new industrial or residential areas presents an opportunity for ensuring adjoining land uses are of a nature and scale that will not encroach upon incompatible uses.

Maintaining the liveability of the region's communities through the availability of affordable and diverse accommodation also provides the opportunity to ensure that towns in the Darling Downs region attract and retain a higher proportion of workers and their families as permanent residents. This will have flow-on benefits for social and economic resilience and community vibrancy.

The resources sector creates challenges for the Darling Downs region in terms of land development and housing needs as population growth fluctuations are difficult to model and anticipate.

This region typically experiences low levels of residential growth; however expansion of the resources sector in the last decade has seen rapid increases in non-resident populations, increasing pressure on housing and accommodation, community services and infrastructure. This demand is expected to increase into the future with growth of the resources sector, placing increasing pressure on local residents in the form of housing affordability, cost of living and accessibility of services.

Well-informed planning is necessary to ensure that the delivery of services and the release of land for development is responsive to the needs of these growing communities, and is delivered in a timely and cost-effective manner.

The state's interest in land development and housing supply

The state's interest in land development and housing supply is described in the draft SPP. This interest is to be achieved by:

- *facilitating housing and land for housing that caters for the various anticipated lifestyles, incomes, ages and needs of urban and regional communities.*

Achieving this state interest in the Darling Downs region will be supported through local government planning schemes, particularly through the timely and cost-effective delivery of services and infrastructure as well as the sequenced provision of serviceable land for development.

Government's response to land development and housing supply

Achieving this state interest in the Darling Downs region is not reliant on a strategic direction established through a statutory regional plan. In addition to the local government and industry involvement in delivering this interest, the state government has a range of other complementary initiatives which may assist in achieving this state interest, including:

- *Regional and Resource Towns Action Plan 2013*

This plan identifies short-term initiatives and on the ground projects to address housing availability and affordability in regional towns impacted by the mining boom.

- *Royalties for the Regions*

A four-year program to invest \$495 million in new and improved community infrastructure, roads and flood mitigation projects that benefit those who live, work and invest in resource regions. There is an ongoing commitment of \$200 million each year for the program.

Economic growth

Development and construction

Construction within the Darling Downs region has traditionally relied on residential and industrial development as its key driver. Increased interest and investment in the resources sector over the last decade has however resulted in an increase in the number of engineering-related development and construction activities, particularly within the Western Downs and Maranoa local government areas. It is anticipated that this demand will continue to increase with an adequate supply of serviceable land available to meet the region's needs.

Opportunities for the development and construction industry are expanding within the region with significant growth in the resources sector driving demand for skilled labour. The timely supply of sufficient serviceable land will promote growth in the construction sector, contributing significantly to enhanced local economic and social outcomes such as employment, efficiency gains, productivity growth, provision of infrastructure and decreased pressure on cost of living where residential construction improves the demand-supply balance.

A key challenge for the development and construction sector of the Darling Downs region will be planning and bringing to market serviceable land to meet the residential and industrial growth demands of the emerging resources sector—a growth industry that is difficult to predict and accurately model. Well informed planning and timely delivery of land will be important to attract and secure investment and enable value adding industries to establish in towns to service emerging resource and related infrastructure projects within the region.

The state's interest in development and construction

The state's interest in development and construction is described in the draft SPP. This interest is to be achieved by:

- *ensuring a sufficient supply of developable land (both infill and greenfield)*
- *facilitating appropriate development outcomes*
- *planning for industrial and commercial development required to support growth and jobs.*

Achieving this state interest in the Darling Downs region will be supported through the local government planning schemes, particularly through the timely and sequenced provision of serviceable land. Further, it is also dependent on the development and construction industry's ability to supply quality development outcomes to meet demand.

Government's response to development and construction

Achieving this state interest in the Darling Downs region is not reliant on a strategic direction established through a statutory regional plan. In addition to local government and industry involvement in delivering this interest, the state government has a range of complementary initiatives which may assist in achieving this state interest, including:

Priority Development Areas

Priority Development Areas (PDA) are areas declared by the Queensland Government under the *Economic Development Act 2012* to facilitate economic development and development for community purposes in the State. An example of such an area within the Darling Downs region includes the 20 hectare PDA in Roma.

Tourism

While the tourism industry has not traditionally been a major sector in the region, it does play a significant role in supporting local economies and communities, particularly in towns such as Stanthorpe in the Southern Downs.

The Darling Downs region has experienced increasing growth in the tourism industry over the past decade, with domestic and international visitors coming to experience its scenic, natural, cultural and heritage attractions, festivals and events.

The region's scenic, environmental and lifestyle characteristics offer a range of opportunities to diversify and strengthen its tourism sector. The significant natural values of this area will support opportunities that include: eco-tourism in suitable areas, farm-stay and bed and breakfast developments and high quality food, beverage and regional cuisine-based enterprises and festivals.

Expansion of the resources sector also creates opportunities for tourism in the region. Existing tourism accommodation and ancillary services are well-placed to take advantage of new markets created by non-permanent workers and business-related visitors to the region.

The key challenges for tourism in the Darling Downs region relates to the infrastructure on which this sector relies, particularly accommodation. The use of temporary accommodation by workforces associated with the resources sector (more commonly in the north of the Darling Downs) not only impacts on the affordability of accommodation but also reduces vacancy rates, severely reducing access for tourists.

Transport infrastructure within the region is also impacted by the resources sector and agricultural sectors. These sectors compete for the use of strategic road networks, reduce road safety and impact the quality of the road network for visitors,

The state's interest in tourism

The state's interest in tourism is described in the draft SPP. This interest is to be achieved by:

- *enabling sustainable development of tourism accommodation, attractions, facilities, infrastructure and other ancillary services*
- *facilitating opportunities for tourism activities to complement and co-exist with other land use and economic activities.*

Achieving this state interest in the Darling Downs region will be supported through local government planning schemes, as well as the tourism industry's capability to respond to opportunities across the region.

Government's response to tourism

Achieving this state interest in the Darling Downs region is not reliant on a strategic direction established through a statutory regional plan. In addition to local government and industry involvement in delivering this interest, the Queensland Government has a range of complementary initiatives which may assist in achieving this state interest including:

- *Queensland's Outback, Gulf and Western Downs Tourism Opportunity Plan (Tourism Queensland, 2013)*

This plan has been developed to identify and provide a strong direction for the continued sustainable development of tourism in the region.

- *DestinationQ Blueprint 2012–2015*

This blueprint outlines the Queensland Government's state-wide approach for tourism.

- *Queensland Drive Tourism Strategy 2013-2015*

This strategy aims to ensure a better understanding of linkages between tourism demand, infrastructure requirements and road user conflicts. A spatial mapping tool is proposed to be developed to assist local governments to identify areas of high tourism potential.

- *Queensland ecotourism plan*

A new Queensland ecotourism plan is being developed to stimulate appropriate investment in both privately-owned and crown land.

Environment and heritage

Biodiversity

The Darling Downs region encompasses features of both national and state environmental significance. The region contains several of the state's bioregions as defined by the Department of Environment and Heritage Protection, including portions of the Mulga Lands and Southeast Queensland and Brigalow Belt and the entire New England Tablelands.

However, the majority of the Darling Downs region encompasses remnants of the Brigalow threatened ecological community, *Acacia harpophylla*, which is recognised as a Matter of National Environmental Significance (MNES).

In addition, the MNES in the Darling Downs region include 81 threatened species, seven threatened ecological communities and 19 migratory bird species.

The Darling Downs region also contains a number of Matters of State Environmental Significance (MSES) including 34 protected areas, various protected plant and animal species and a number of biodiversity offset areas.

Despite the region's high biological values, loss of vegetation has been experienced across the region as a result of historical clearing for residential development and major industries including both agriculture and the resources sector.

The environmental, economic and social values from biodiversity are important in realising economic growth and job creation opportunities in the Darling Downs region. Protection of threatened ecological communities in the region can occur through planning that contributes to the maintenance of biodiversity values, with enhanced networks of protected areas contributing to such values. These values are of particular importance within the bioregions where biodiversity is rich and protected areas are sparse.

The biodiversity of the Darling Downs region faces a number of on-going challenges now and throughout the life of the plan. This region is threatened not only by natural events such as drought, bushfire and flooding but also by increasing regional development for urban and industry uses such as resource and energy exploration and development, agricultural production and diversification, and expanding populations.

Within the region it is important that planning and development decisions appropriately reflect the natural biodiversity values of the area, with development being facilitated in such a way as to minimise impacts on biodiversity and remnant vegetation.

The state's interest in biodiversity

The state's interest in biodiversity is described in the draft SPP as follows:

- *matters of national and state environmental significance are valued and appropriately safeguarded to support healthy and resilient ecosystems and ensure the sustainable, long-term conservation of biodiversity and social, economic, cultural and environmental benefits it provides.*

Achieving this state interest in the region will be supported by the appropriate management and protection of biodiversity assets through existing legislation (e.g. *Environment Protection and Biodiversity Conservation Act 1999* and *Nature Conservation Act 1992*), local government planning schemes and development assessment processes.

Government's response to biodiversity

Achieving this state interest in the region is not reliant on a strategic direction established through a statutory regional plan. In addition to the current legislation and local government and non-government organisation involvement in delivering this interest, the state government has a range of complementary initiatives which may assist in achieving this state interest, including:

- *Back on Track species prioritisation framework*

The framework increases the capacity of government, natural resource management bodies and communities to make decisions about where to focus on-ground action and investment to deal with threatened species and ecological communities.

- *Queensland Ecotourism Plan*

This plan is being developed to enable greater access to Queensland's national parks and marine parks, including a detailed action plan.

Healthy waters

The region encompasses most of the catchments within the Queensland Murray Darling Basin, including the Balonne River, Border Rivers, Condamine River and Moonie River catchments and part of each of the Nebine River catchment and Warrego River catchment.

The region also encompasses a number of significant wetland areas, listed on the *Register of Important Wetlands of Australia*. The region's largest wetland, the Balonne river floodplain is approximately 24 000 ha in area.

There are opportunities to promote the outdoor recreation and nature conservation benefits associated with these nationally significant waterways.

Opportunities for protecting the quality of these surface and groundwater resources includes investment in the protection and enhancement of the ecological health, environmental values and water quality of the surface water, wetlands and groundwater assets of the region.

The state's interest in healthy waters

The state's interest in healthy waters is described in the draft SPP as follows:

- *development is planned, designed, constructed and operated to protect environmental values of Queensland waters and supports the achievement of water quality objectives.*

Achieving this state interest in the region will be supported by the appropriate management and protection of healthy waters through existing legislation (e.g. *Environmental Protection Act 1994* and *Vegetation Management Act 1999*), local government planning schemes and development assessment processes.

Government's response to healthy waters

Achieving this state interest in the region is not reliant on the strategic direction established through a statutory regional plan. In addition to the current legislation and local government and non-government organisation involvement in delivering this interest, the state government has a range of complementary initiatives which may assist in achieving this state interest, including:

- *Queensland's water sector: a 30-year strategy*

A long-term strategy is being developed to create a Queensland water sector with the capability to deliver integrated catchment based, recreation, water supply, sanitation, irrigation and environmental services at a lower cost.

- *CSG Water Management Policy 2012*

The continuing expansion of the CSG industry, particularly in the Surat Basin, is resulting in large quantities of water being produced as part of the gas extraction process. Consequently many investigations are underway to identify opportunities for using CSG water locally at its point of extraction, and more widely through aggregation and distribution systems.

Cultural heritage

The Darling Downs region encompasses many natural and structural heritage values, with the region's towns and communities each maintaining its own unique heritage and sense of identity.

The Darling Downs region contains parts of the Main Range National Park (located in the local government area of the Southern Downs Regional Council) forming part of the greater Gondwana Rainforests of Australia World Heritage Area and National Heritage Area.

The structural heritage of the Darling Downs region is represented in the region through its historic towns, such as Allora, Chinchilla and Warwick which represent some of the oldest inland settlements in Queensland. The Darling Downs region currently has 169 places listed on the Queensland Heritage Register, the majority of which are located in the Toowoomba LGA.

The cultural heritage of the Darling Downs region presents many economic and social opportunities for the region, with visitors coming to experience its rich history and culture. The Darling Downs region is in a position to capitalise on its cultural and built heritage values to attract domestic and international tourists. The proximity of Darling Downs to Brisbane provides further opportunities for international and domestic tourists to enjoy the natural and built heritage of the region, particularly the Gondwana Rainforests of Australia World Heritage Area and heritage listed examples of the rural lifestyle of the Darling Downs region.

It is this cultural and structural heritage which connects the Darling Downs community to the past and strengthens the unique character and lifestyle of the region. Conservation of these structural and natural heritage values and their integration into an evolving community is critical in retaining this region's cultural identity.

The state's interest in cultural heritage

The state's interest in cultural heritage is described in the draft SPP as follows:

- *the cultural heritage significance of world, national, state and local heritage places and areas is appropriately conserved and enhanced for the benefit of the community and future generations.*

Achieving this state interest in the Darling Downs region may be supported by the appropriate management and protection of cultural heritage assets through local government planning schemes and development assessment processes (for example *Environment Protection and Biodiversity Conservation Act 1999* for MNES and *Queensland Heritage Act 1992* for local heritage places).

Government's response to cultural heritage

Achieving this state interest in the Darling Downs region is not reliant on a strategic direction established through a statutory regional plan. In addition to the current legislation, and local government and non-government organisation involvement in delivering this interest, the state government has a range of complementary initiatives which may assist in achieving this state interest, including:

- *Queensland ecotourism plan*

A reform of the *Nature Conservation Act 1992* and developing a new Queensland ecotourism plan to stimulate appropriate investment in both privately owned and crown land.

Hazards and safety

Natural hazards

The landscape characteristics and topography of the Darling Downs region makes it highly susceptible to flooding, with significant flood risk experienced across the region. Historically the Darling Downs region has experienced a number of major flooding events, particularly along the Condamine, Balonne, Maranoa, Moonie and Macintyre rivers, affecting the major centres of St George, Roma, Dalby, Chinchilla, Goondiwindi, Warwick and Toowoomba. Many of these flood events have had impacts on the region's communities including the loss of life, extensive property damage and major impacts on the region's economic productivity; particularly in the agricultural and resources sectors.

Within the Darling Downs region, a number of opportunities exist to minimise the impact natural hazards have on people, property, the economy, the environment and infrastructure. Such opportunities include:

- the ability to improve the long-term flood resilience of the region by rebuilding to a higher standard of flood immunity with options such as redesigning, upgrading and/or relocating infrastructure and communities
- the ability to improve and update local government flood mapping, with further information from data and more detailed flood studies
- the ability to use new information to better avoid development in high risk areas or development which increases the impact or risk of flooding elsewhere.

Natural hazards also create an array of challenges for the Darling Downs region affecting the liveability, productivity and communities of the region. The impacts of flood events not only isolate the towns and rural lands of the Darling Downs region but also cause significant damage to agriculture and resource commodities, property (fences, sheds and machinery) and infrastructure such as key transport networks (Warrego Highway and Western rail network), utilities and bridges. This affects the productivity and supply chains on which the regional economy relies subsequently impacting the region's retail trade, services, manufacturing and tourism sectors.

The state's interest in natural hazards

The state's interest in hazards and safety is described in the draft SPP. This interest is to be achieved by:

- *ensuring the risk of, and the adverse impacts from, natural hazards are avoided, minimised or mitigated to protect people and property and enhance the community's resilience to natural hazards.*

Achieving this state interest in the Darling Downs region may be supported through local government planning schemes and development assessment processes.

Government's response to hazards and safety:

Achieving this state interest in the Darling Downs region is not reliant on a strategic direction established through a statutory regional plan. In addition to the local government involvement in delivering this interest, the state government has a range of complementary initiatives which may assist in achieving this state interest, including:

- *Regional and Resource Town Action Plan 2013*

To assist Queensland regional towns impacted by the mining boom, the plan identifies short-term initiatives and 'on the ground' projects to address housing availability and affordability.

- *Royalties for the Regions*

A four-year program to invest \$495 million in new and improved community infrastructure, roads and flood mitigation projects that benefit those who live, work and invest in resource regions. There is an ongoing commitment of \$200 million each year for subsequent years. The program includes a Floodplain Security Scheme for councils to build flood mitigation measures such as levees, flood bypasses, flood mitigation dams, flood retention basins and other key projects to protect these communities from flooding.

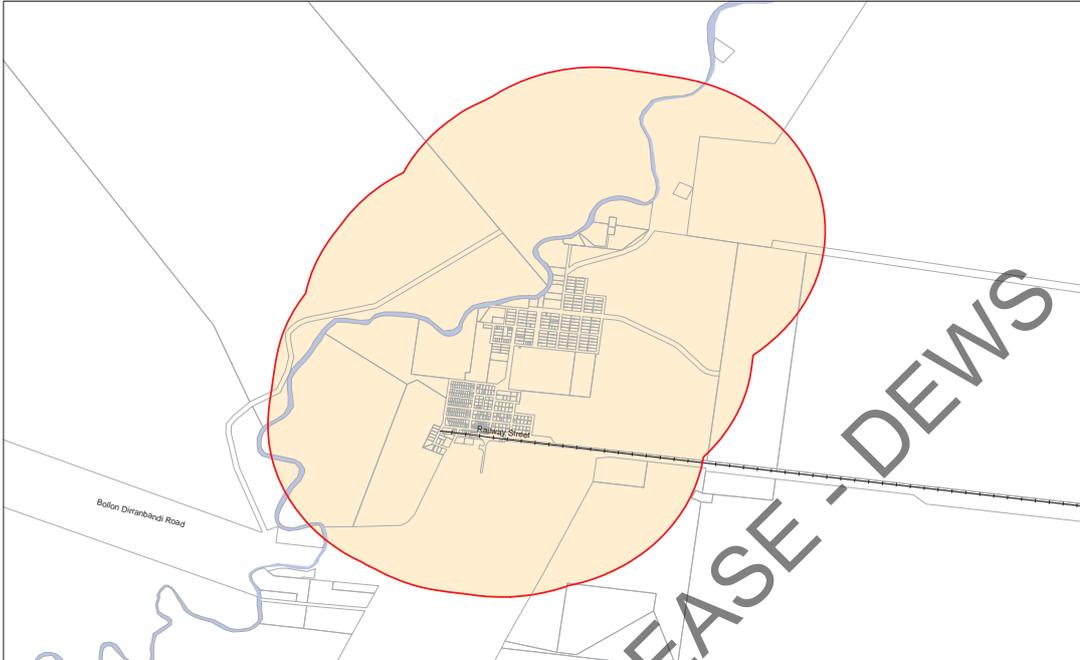
- *Planning for stronger, more resilient floodplains, Queensland Reconstruction Authority*

The plan provides a detailed floodplain assessment and greater guidance on integrating floodplain management principles and processes into future planning schemes.

PRELIMINARY RELEASE - DEWS

Schedule 1. Maps of Priority Living Areas

Proposed Priority Living Area - Balonne Shire - Dirranbandi

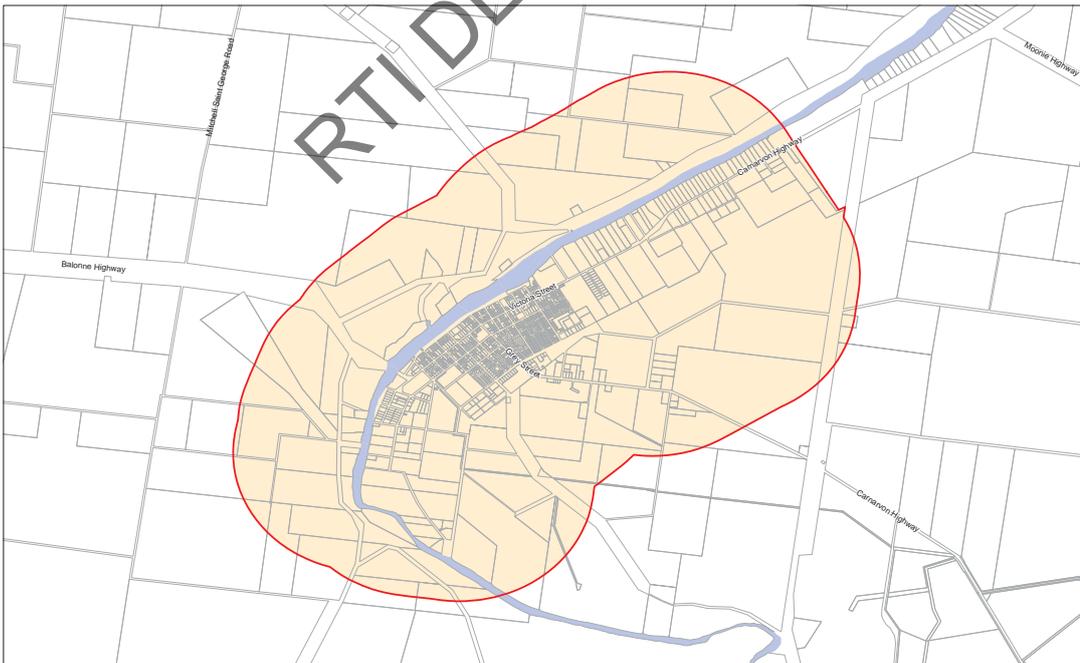


Legend
■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Balonne Shire - St George

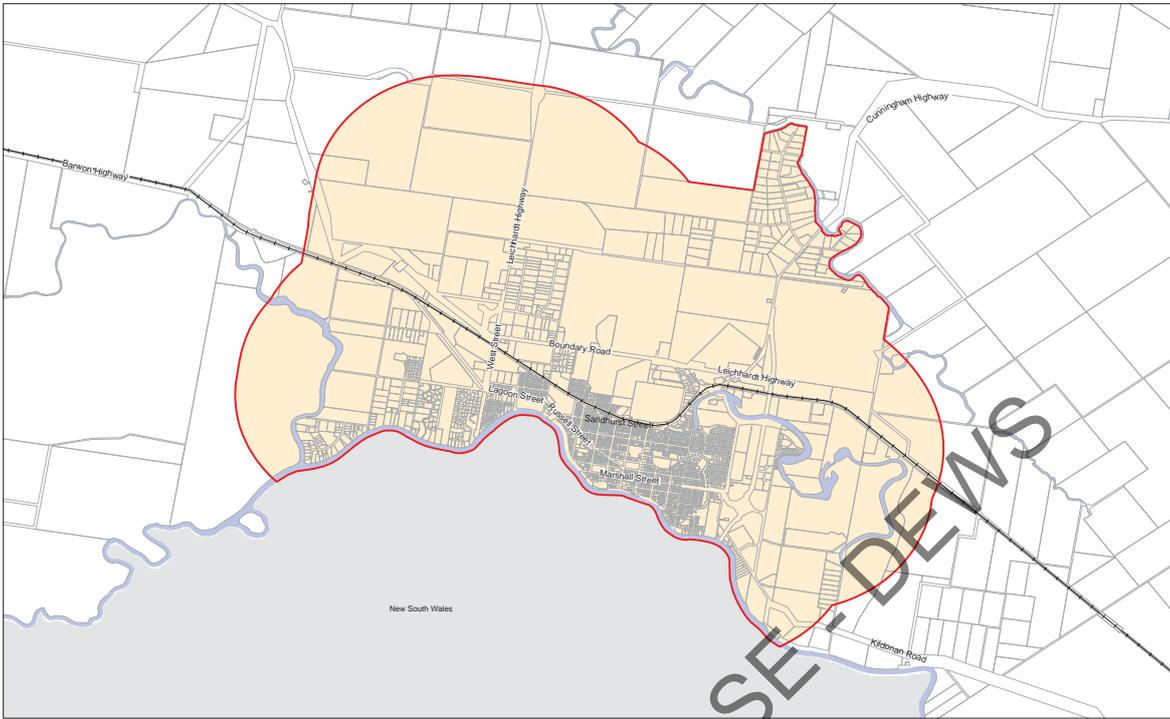


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■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Goondiwindi Regional - Goondiwindi

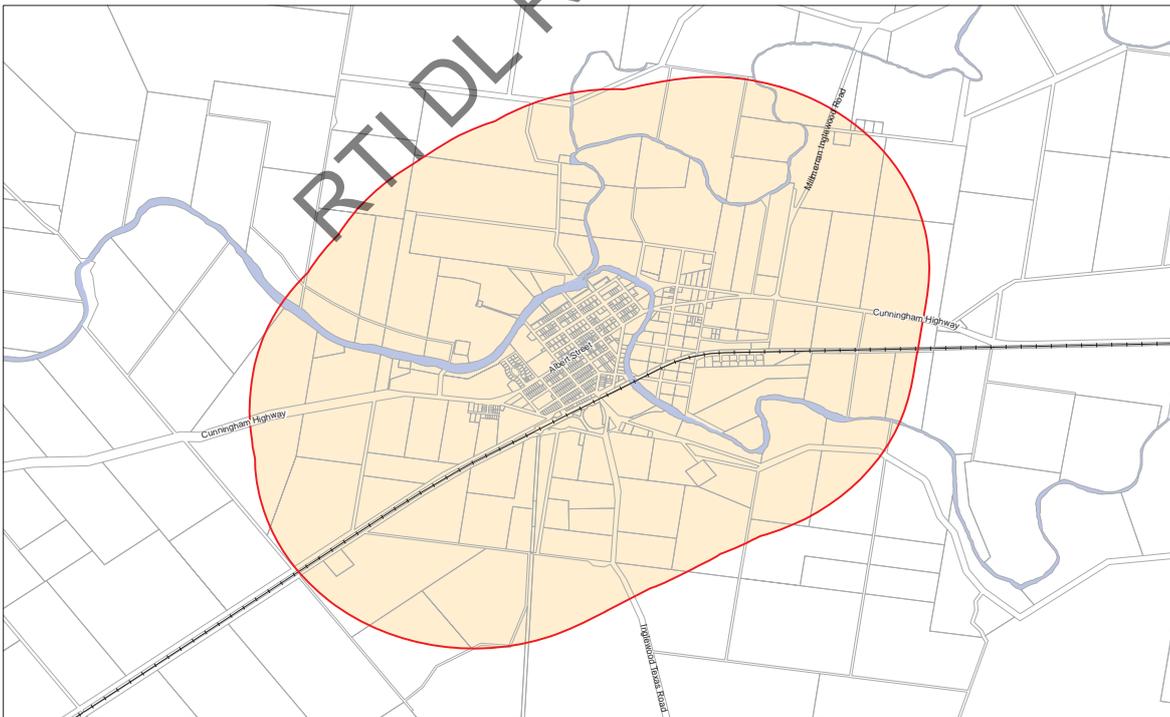


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Proposed Priority Living Area - Goondiwindi Regional - Inglewood



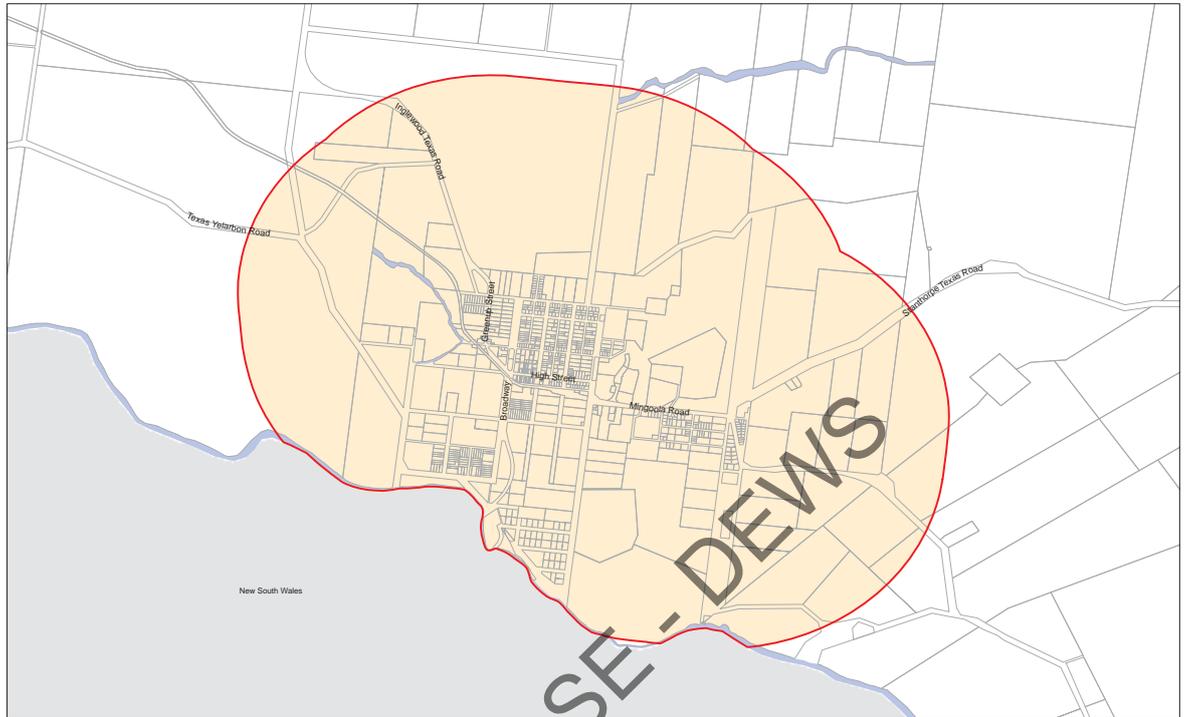
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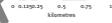
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Proposed Priority Living Area - Goondiwindi Regional - Texas



Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Goondiwindi Regional - Yelarbon

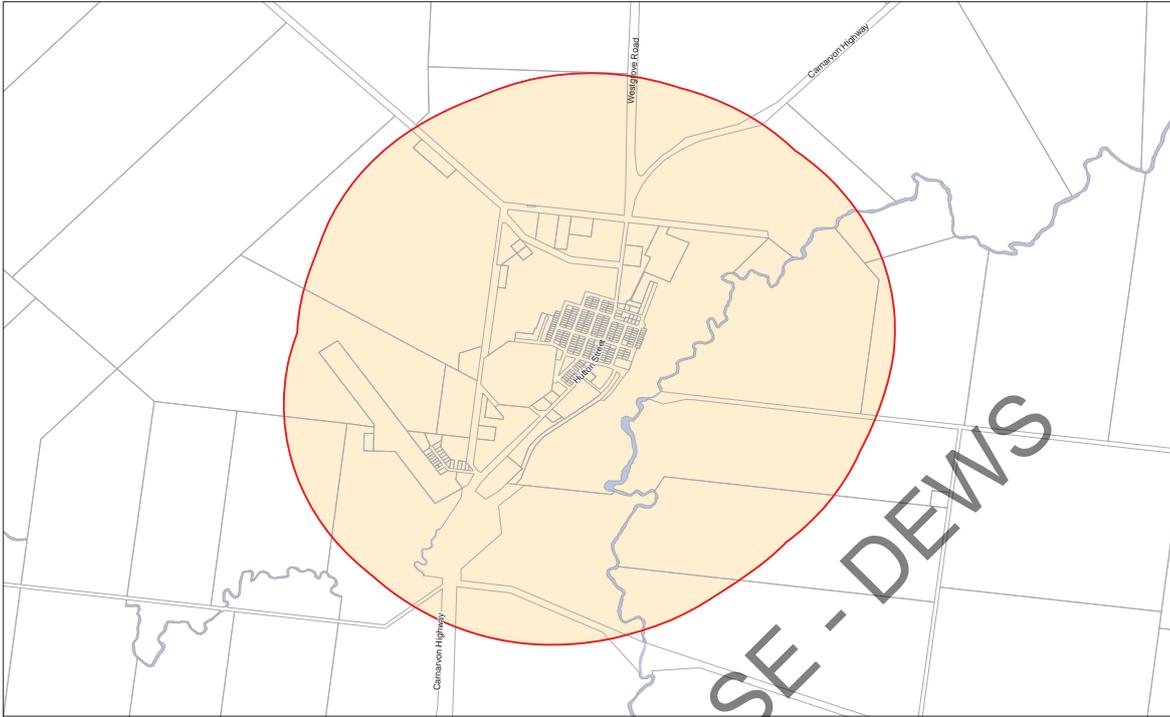


Legend
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Proposed Priority Living Area - Maranoa Regional - Injune

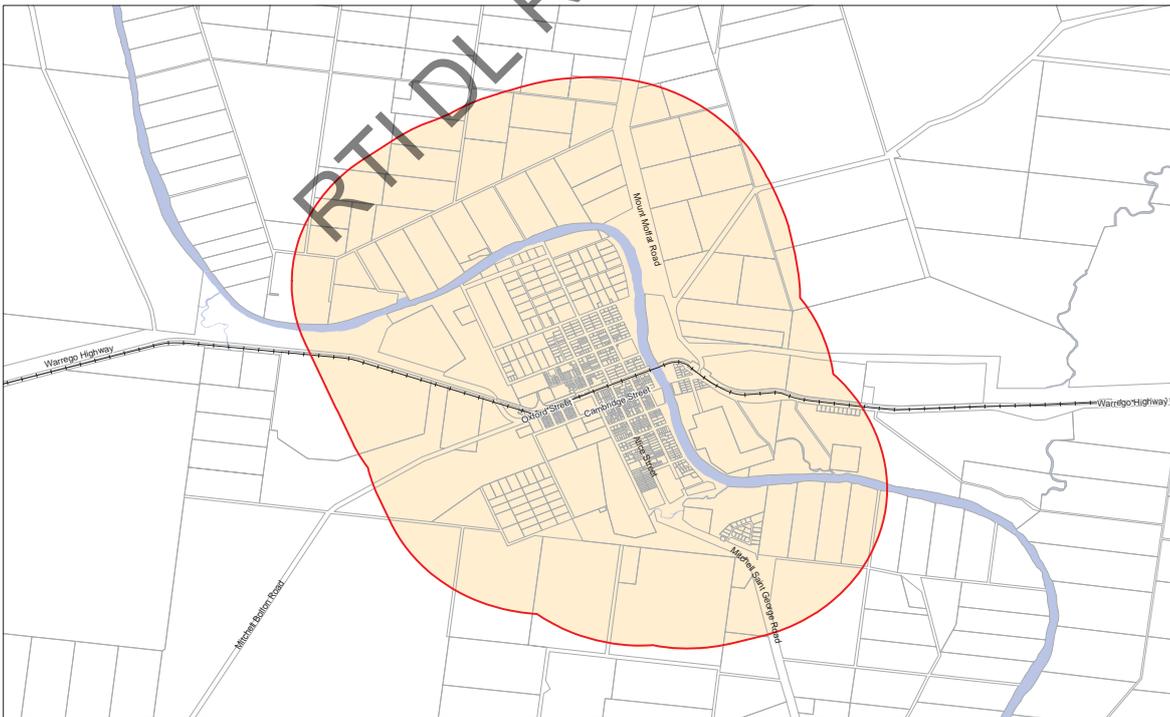


Legend
 Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Maranoa Regional - Mitchell



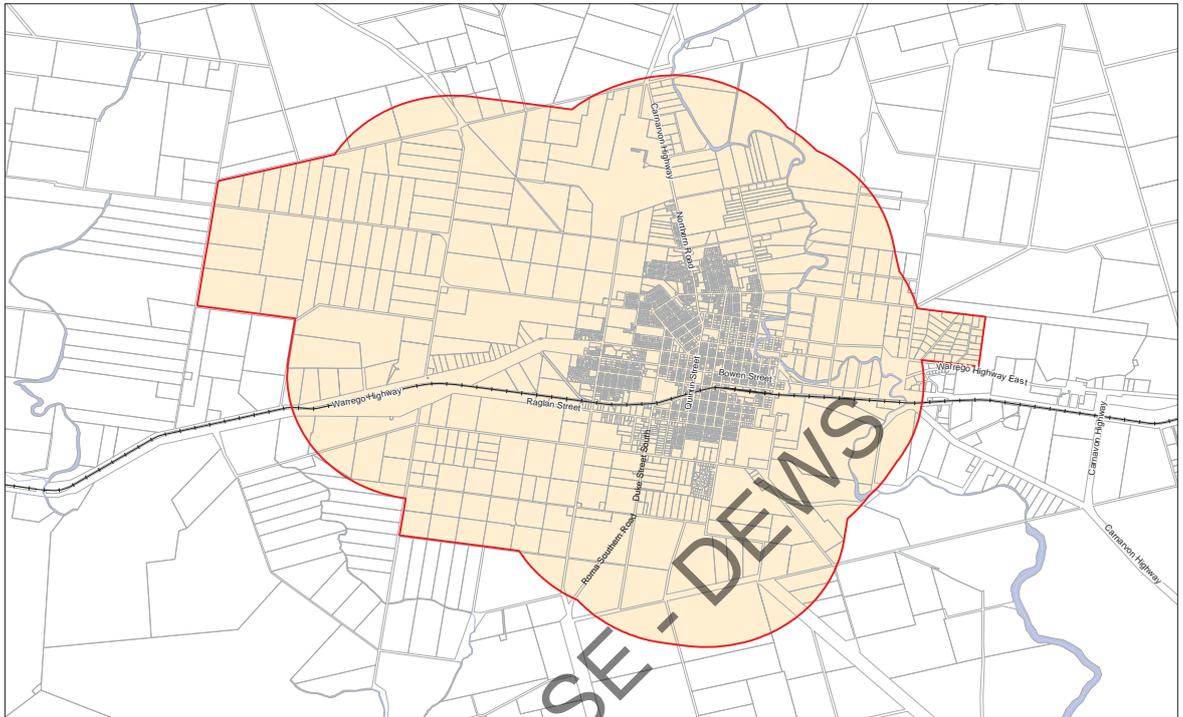
Legend
 Proposed Priority Living Area (PLA)



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RTI/DL RELEASE - DEVS

Proposed Priority Living Area - Maranoa Regional - Roma

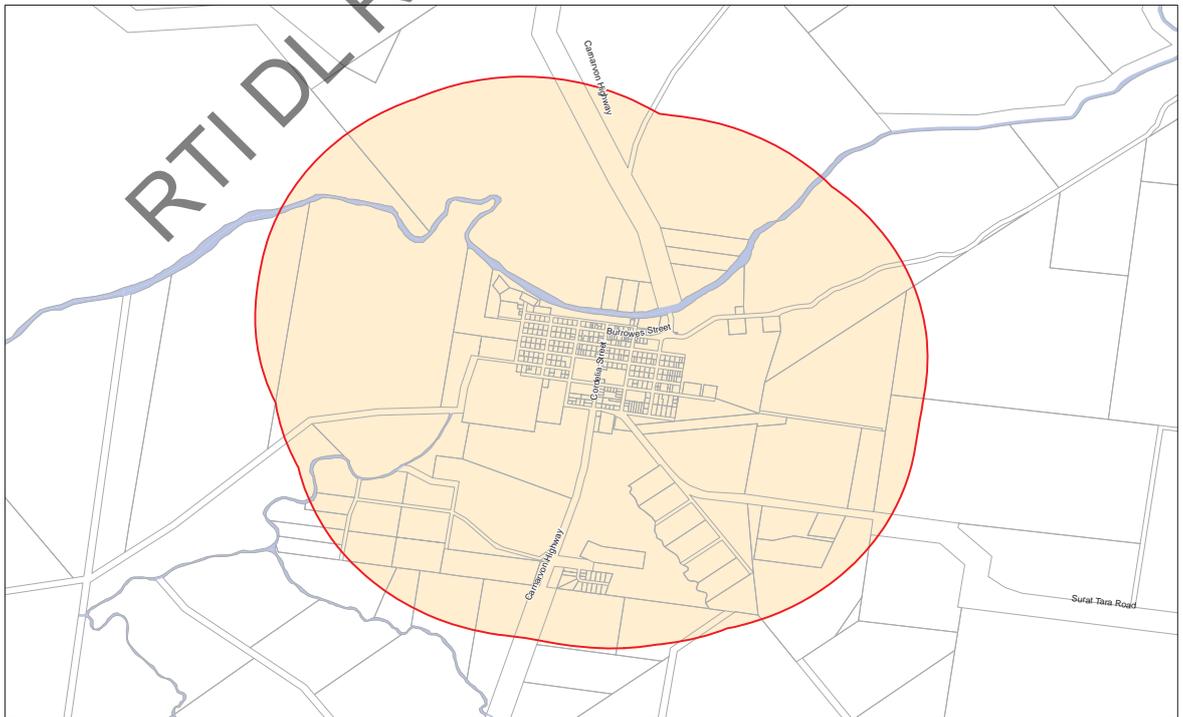


Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Maranoa Regional - Surat



Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Maranoa Regional - Wallumbilla

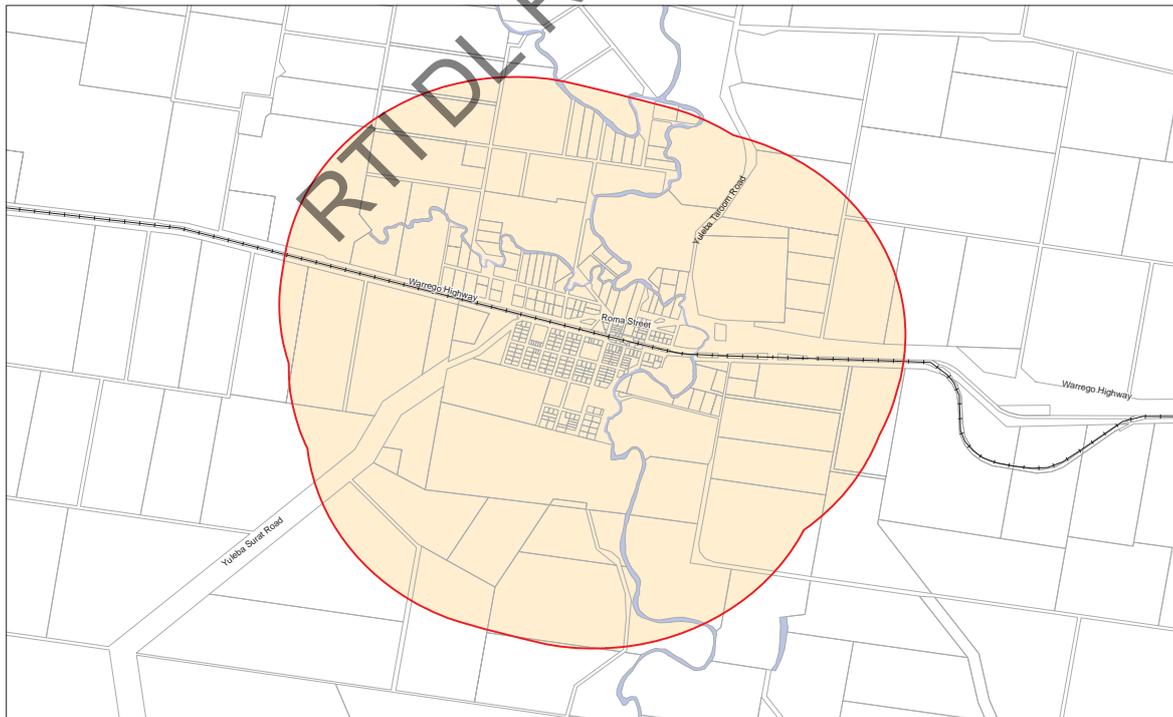


Legend
■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Maranoa Regional - Yuleba



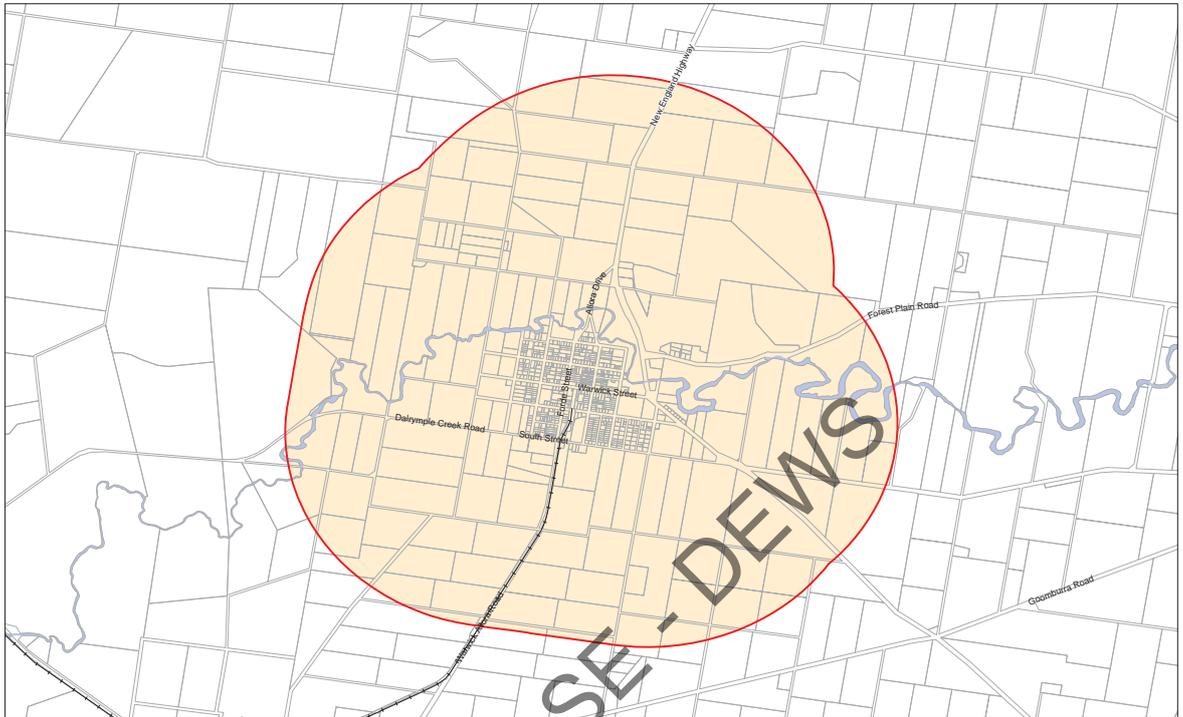
Legend
■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Southern Downs Regional - Allora



Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Southern Downs Regional - Killarney

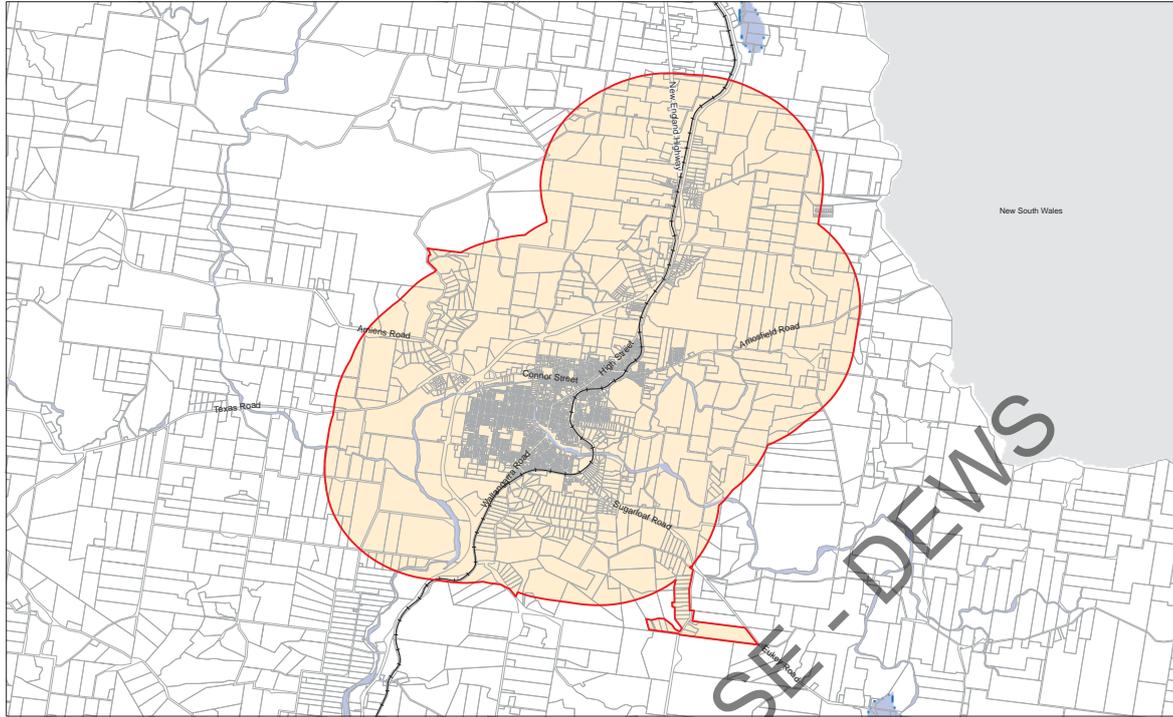


Legend
 ■ Proposed Priority Living Area (PLA)

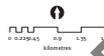


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Proposed Priority Living Area - Southern Downs Regional - Stanthorpe

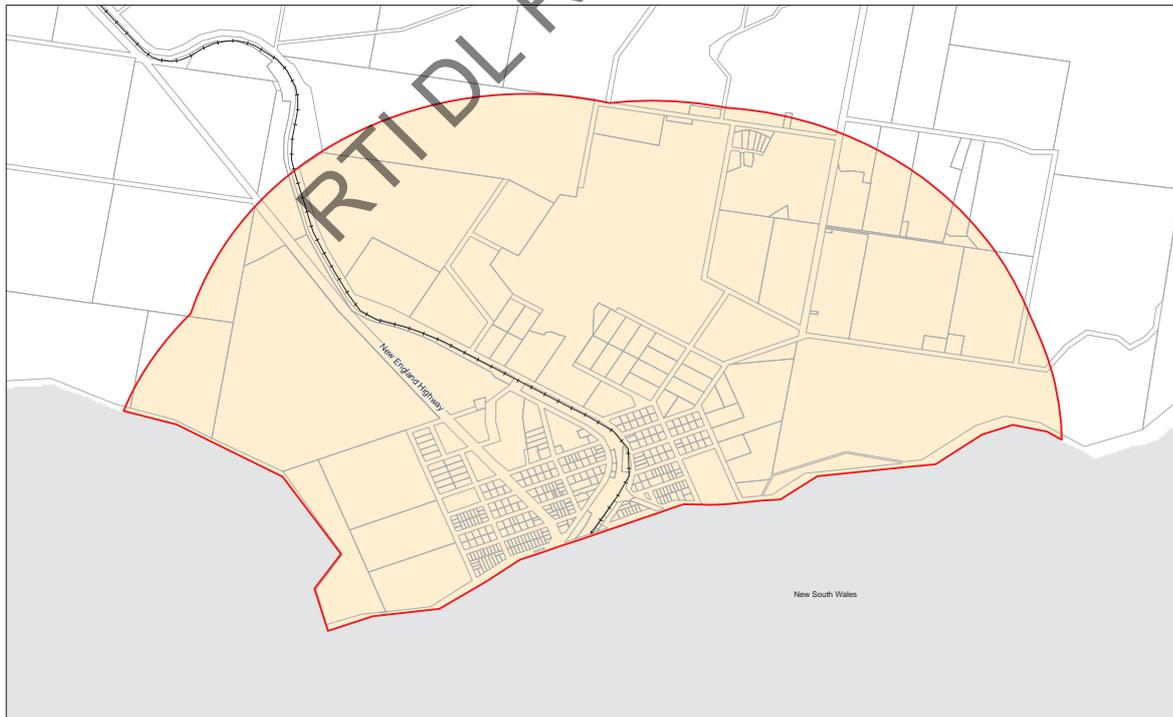


Legend
 ■ Proposed Priority Living Area (PLA)

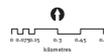


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Proposed Priority Living Area - Southern Downs Regional - Wallangarra



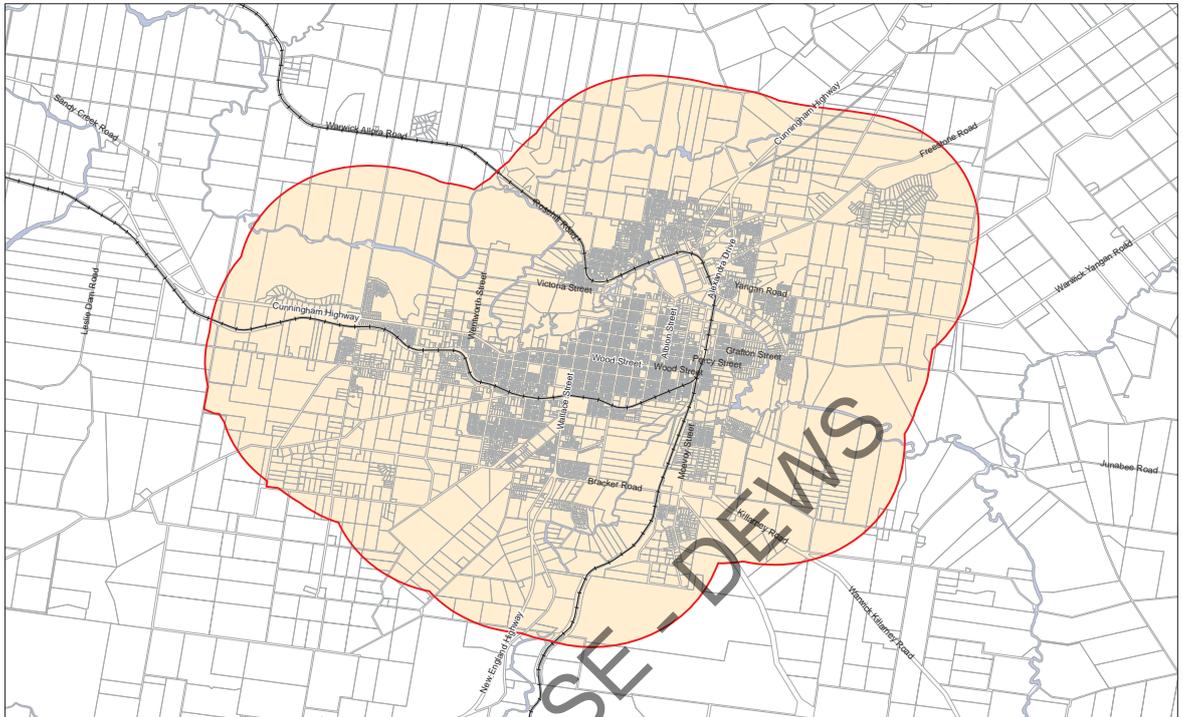
Legend
 ■ Proposed Priority Living Area (PLA)



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RTI DL RELEASE - DENYS

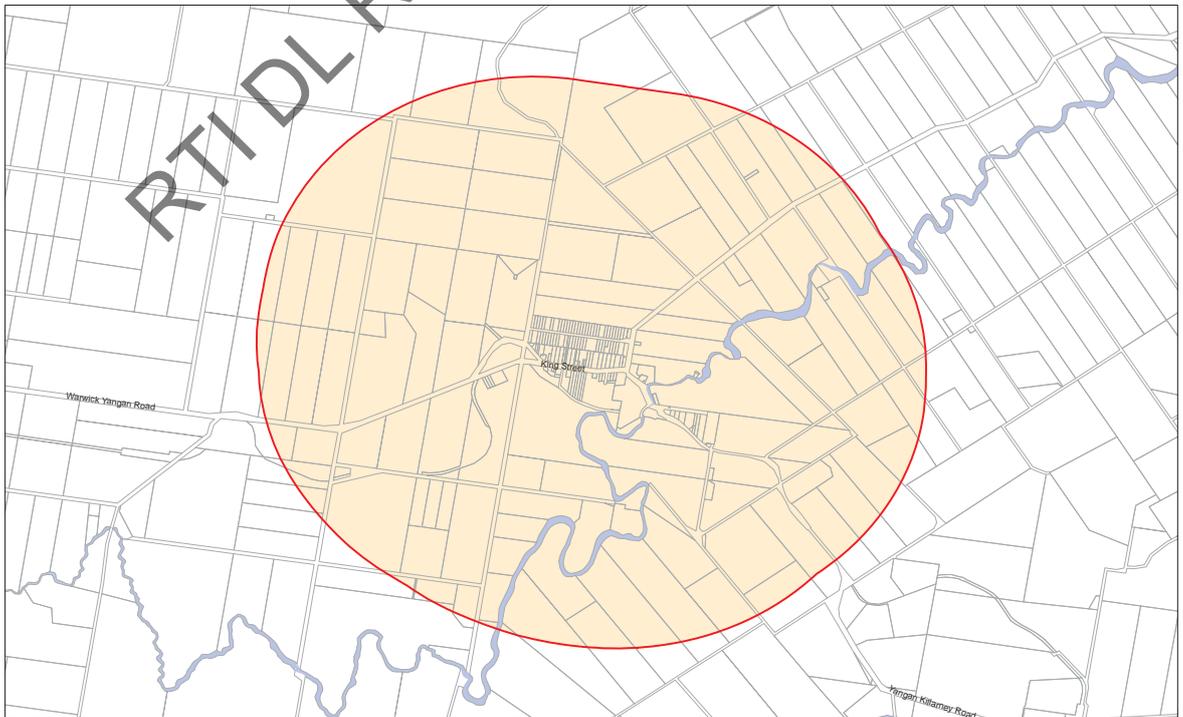
Proposed Priority Living Area - Southern Downs Regional - Warwick



Legend
 ■ Proposed Priority Living Area (PLA)

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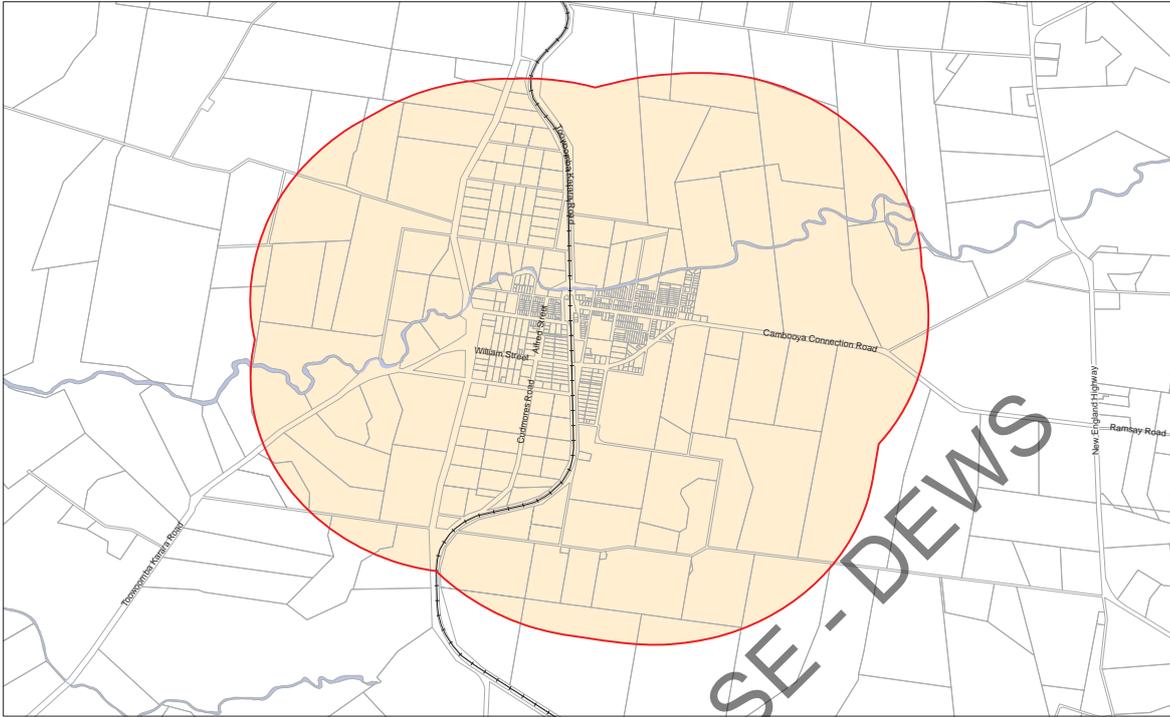
Proposed Priority Living Area - Southern Downs Regional - Yangan



Legend
 ■ Proposed Priority Living Area (PLA)

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Proposed Priority Living Area - Toowoomba Regional - Cambooya

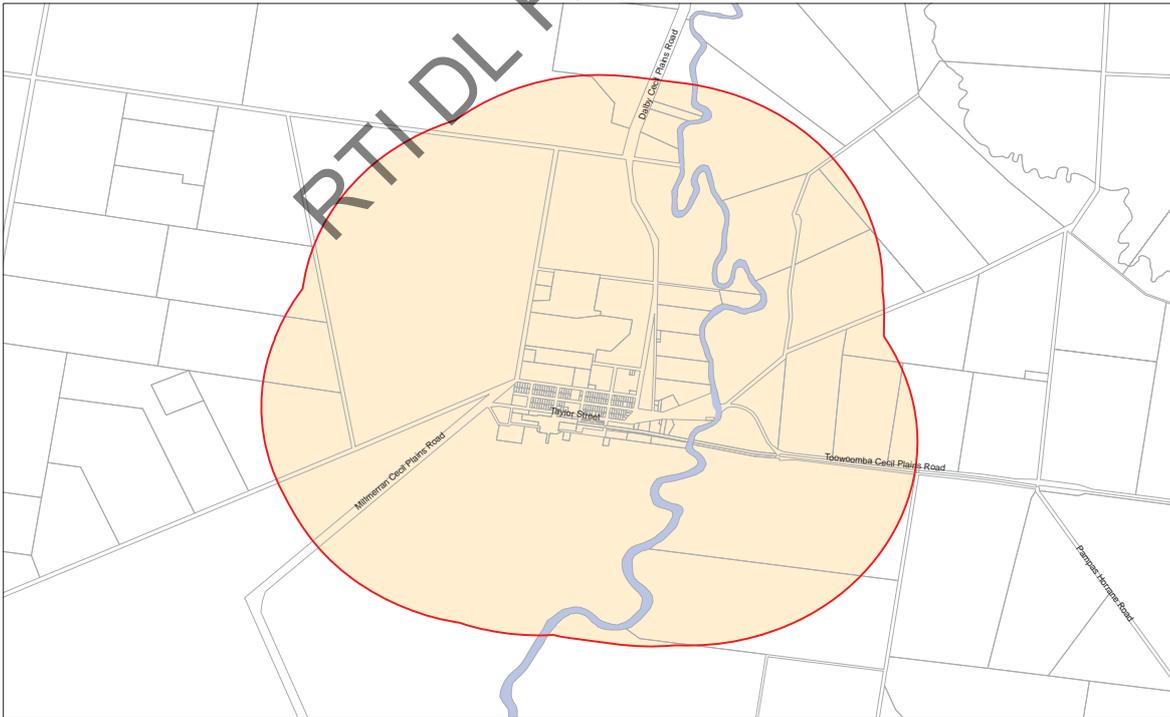


Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Toowoomba Regional - Cecil Plains

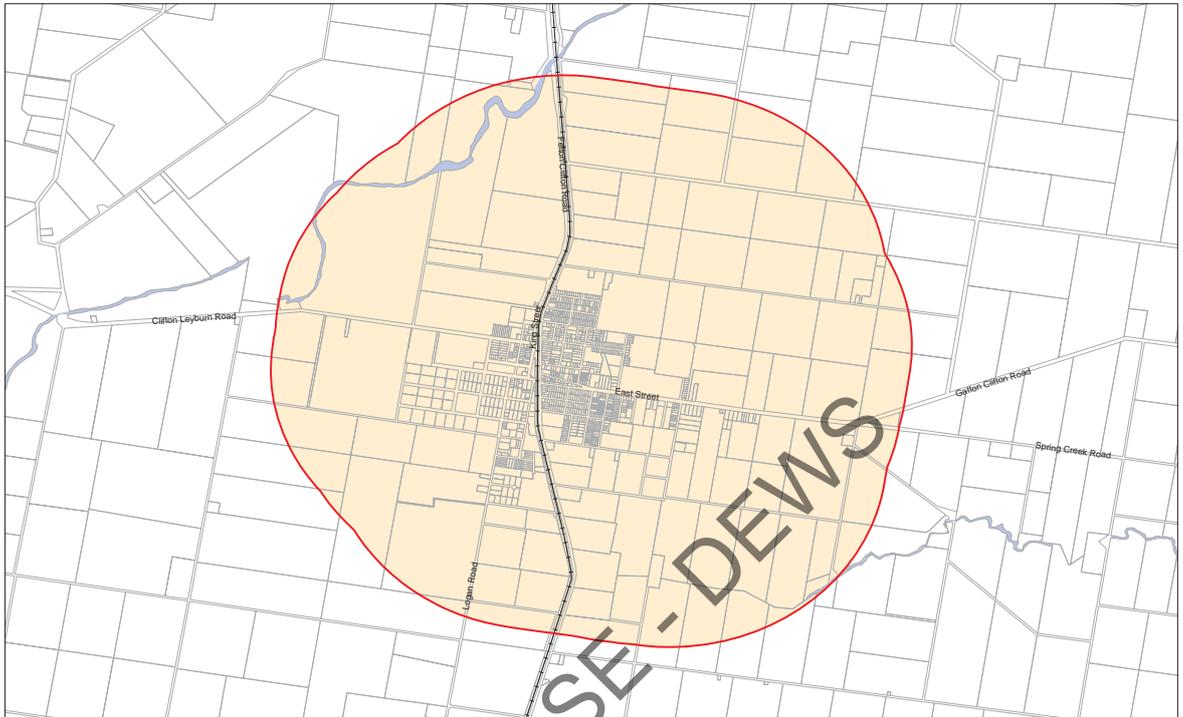


Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Toowoomba Regional - Clifton

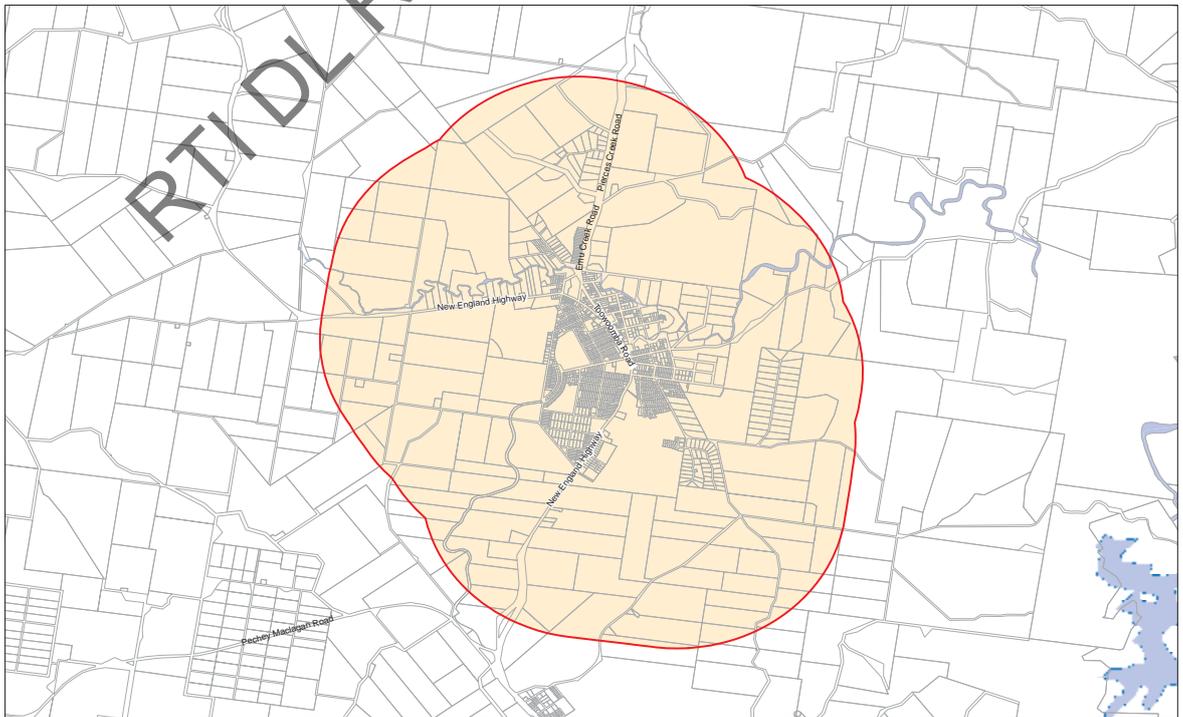


Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Toowoomba Regional - Crows Nest



Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Toowoomba Regional - Goombungee

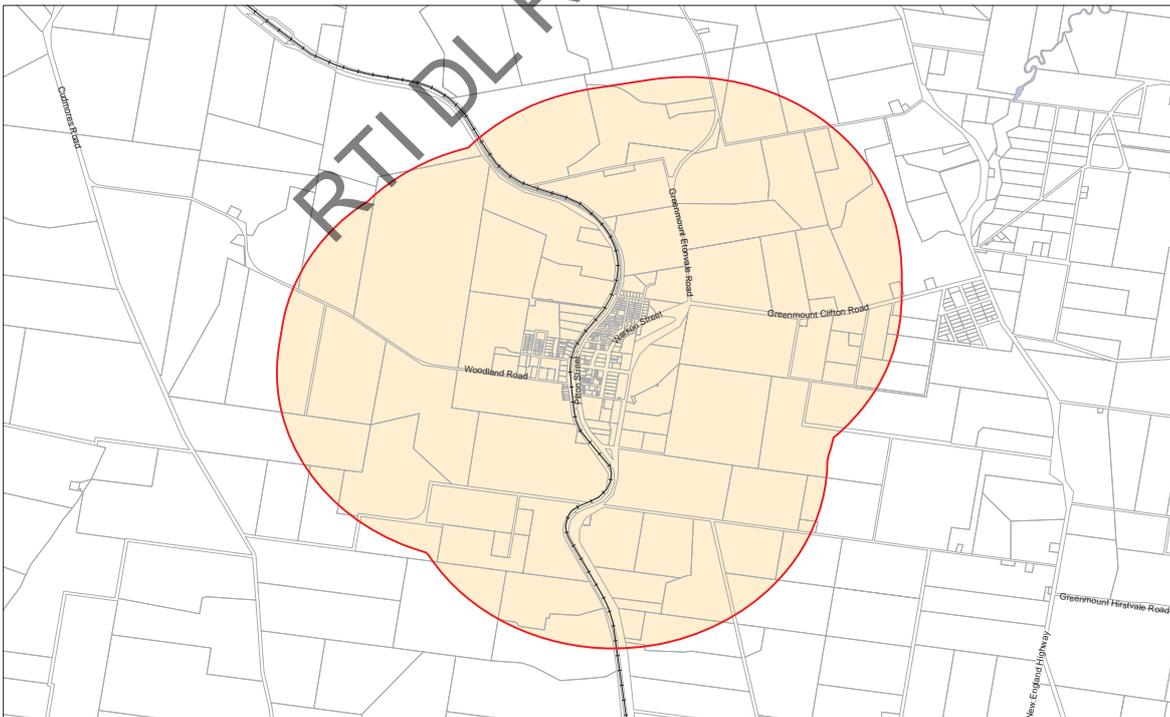


Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Toowoomba Regional - Greenmount



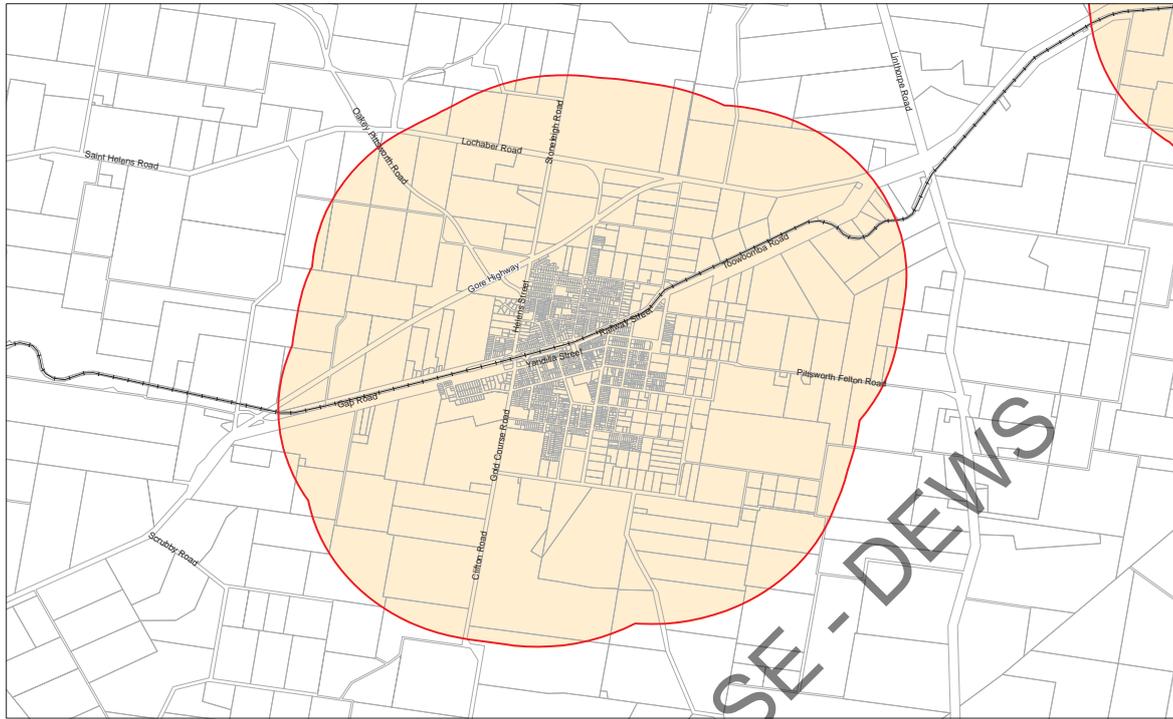
Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Toowoomba Regional - Pittsworth

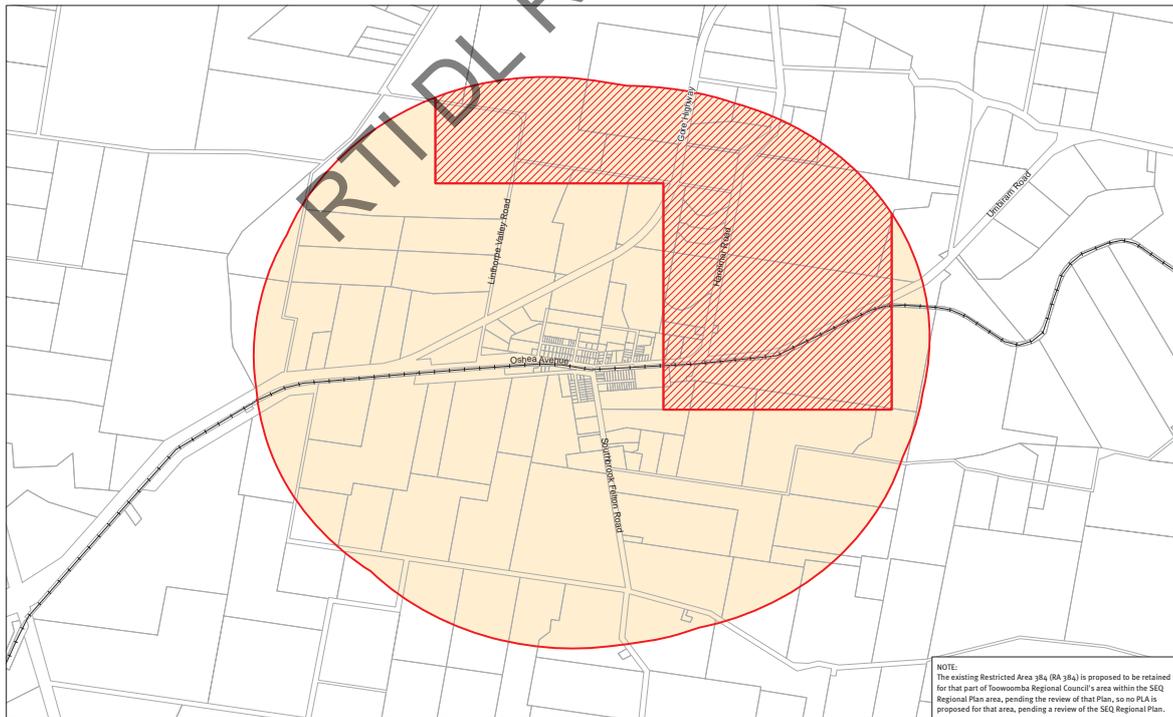


Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Toowoomba Regional - Southbrook



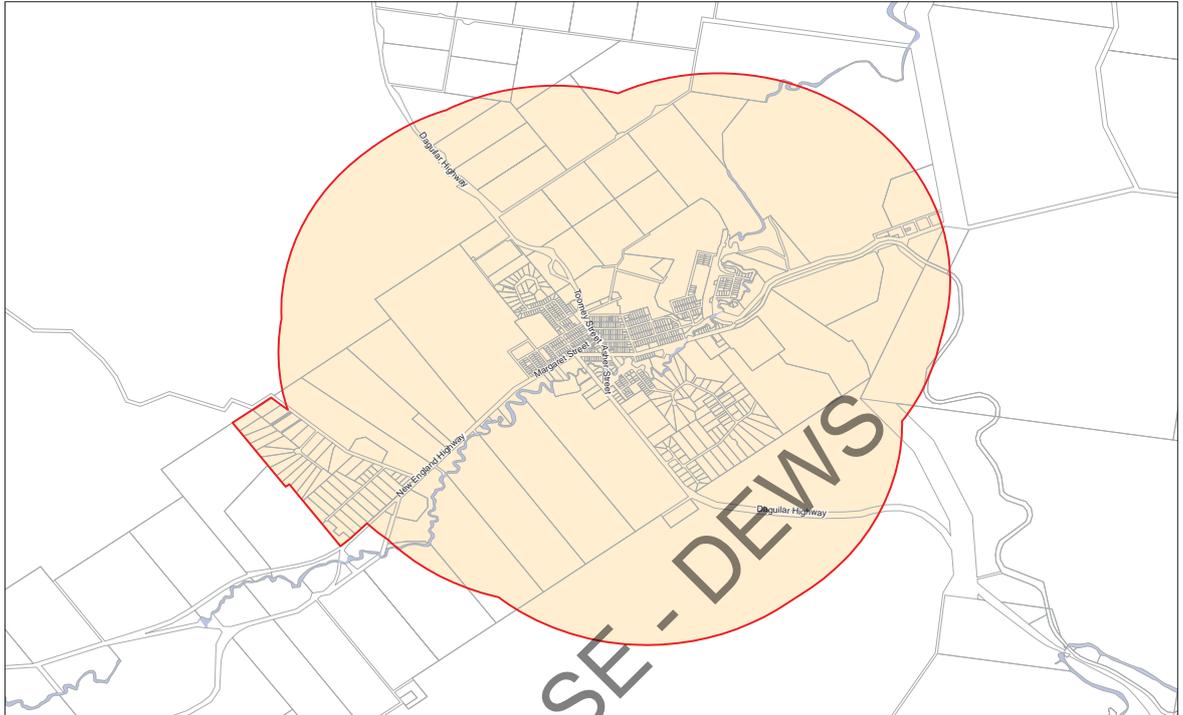
Legend
 ■ Proposed Priority Living Area (PLA)
 ▨ R384 overlap



NOTE:
 The existing Restricted Area 384 (RA 384) is proposed to be retained for that part of Toowoomba Regional Council's area within the SEQ Regional Plan area, pending the review of that Plan, so no PLA is proposed for that area, pending a review of the SEQ Regional Plan.

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Proposed Priority Living Area - Toowoomba Regional - Yarraman

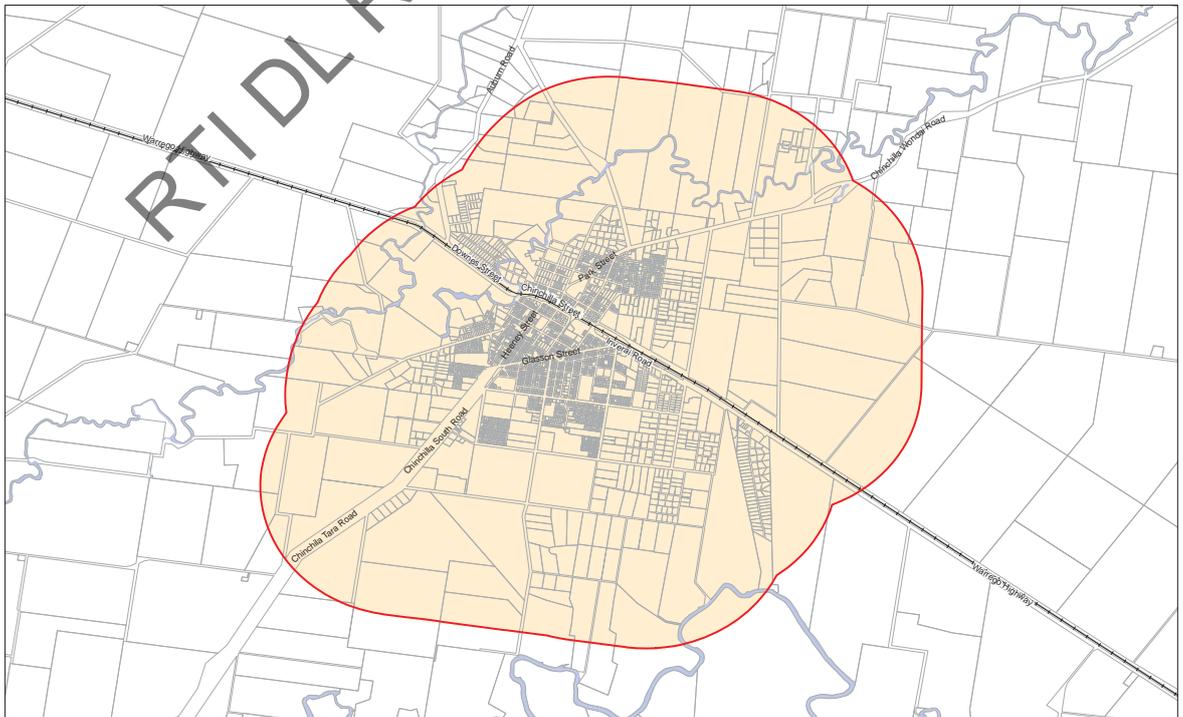


Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Western Downs Regional - Chinchilla

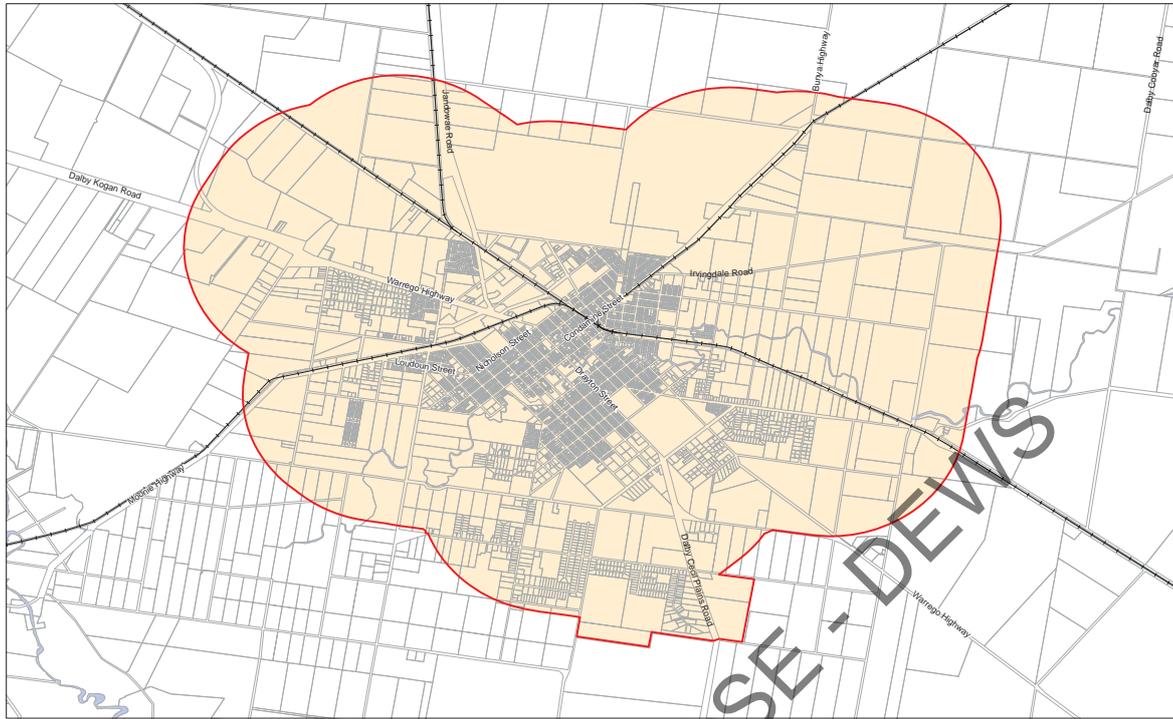


Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Western Downs Regional - Dalby

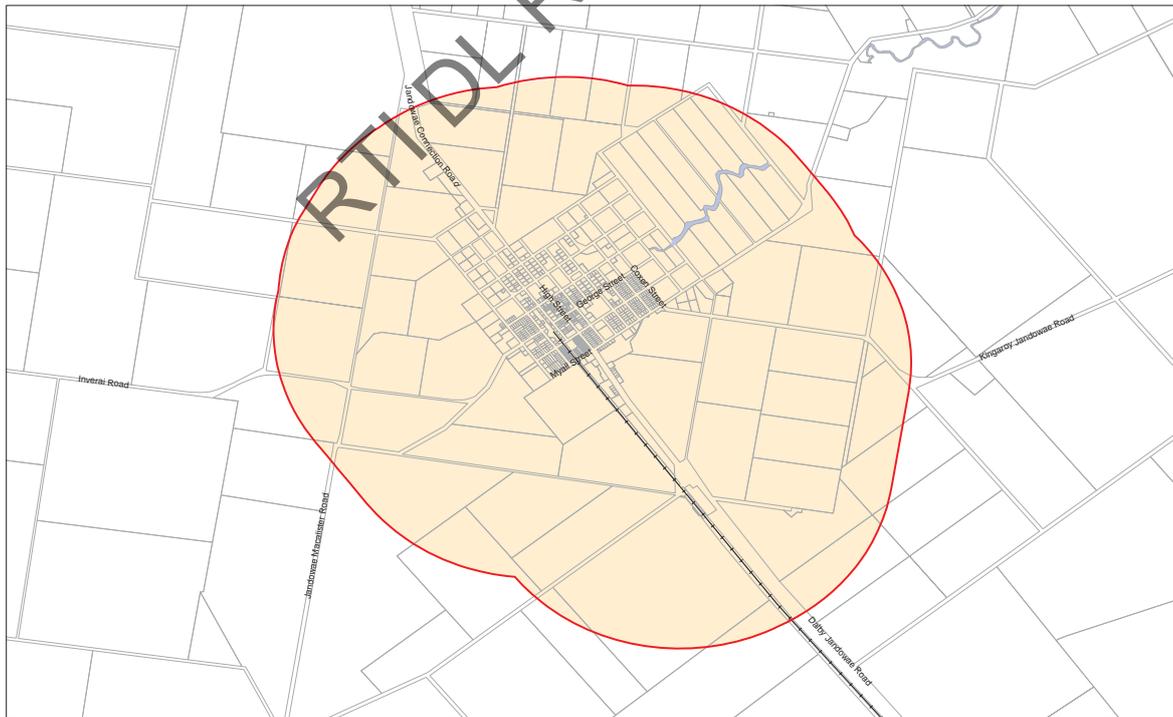


Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Western Downs Regional - Jandowae

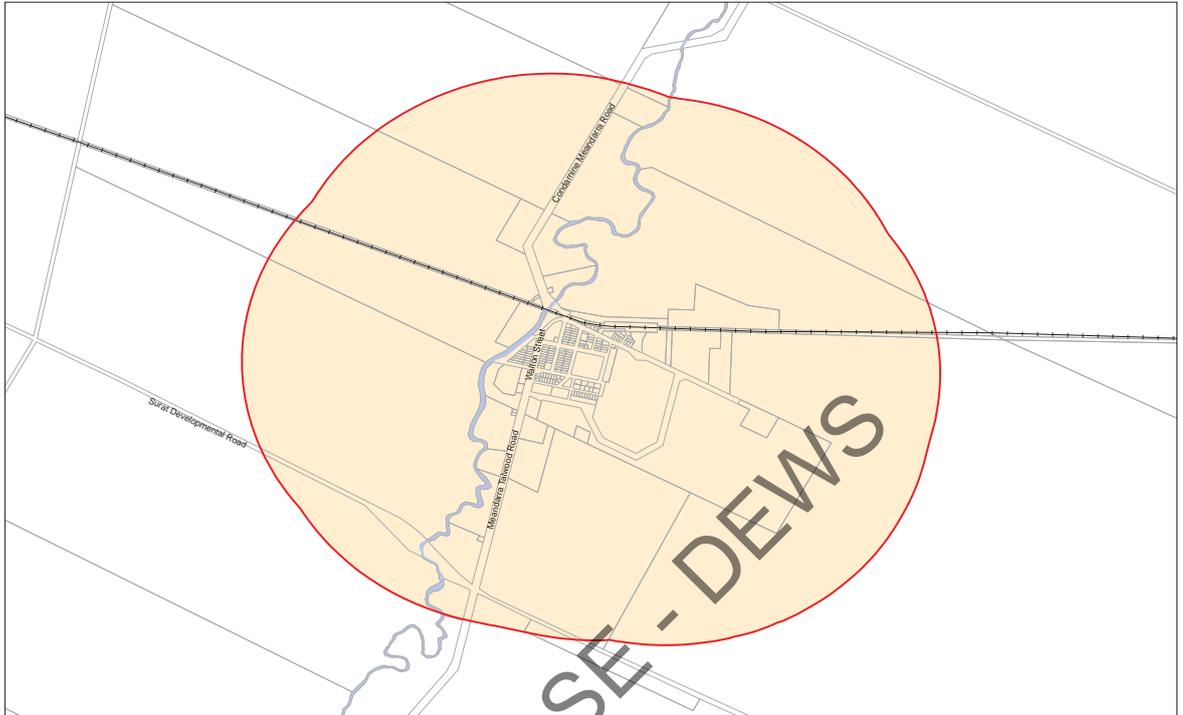


Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Western Downs Regional - Meandarra

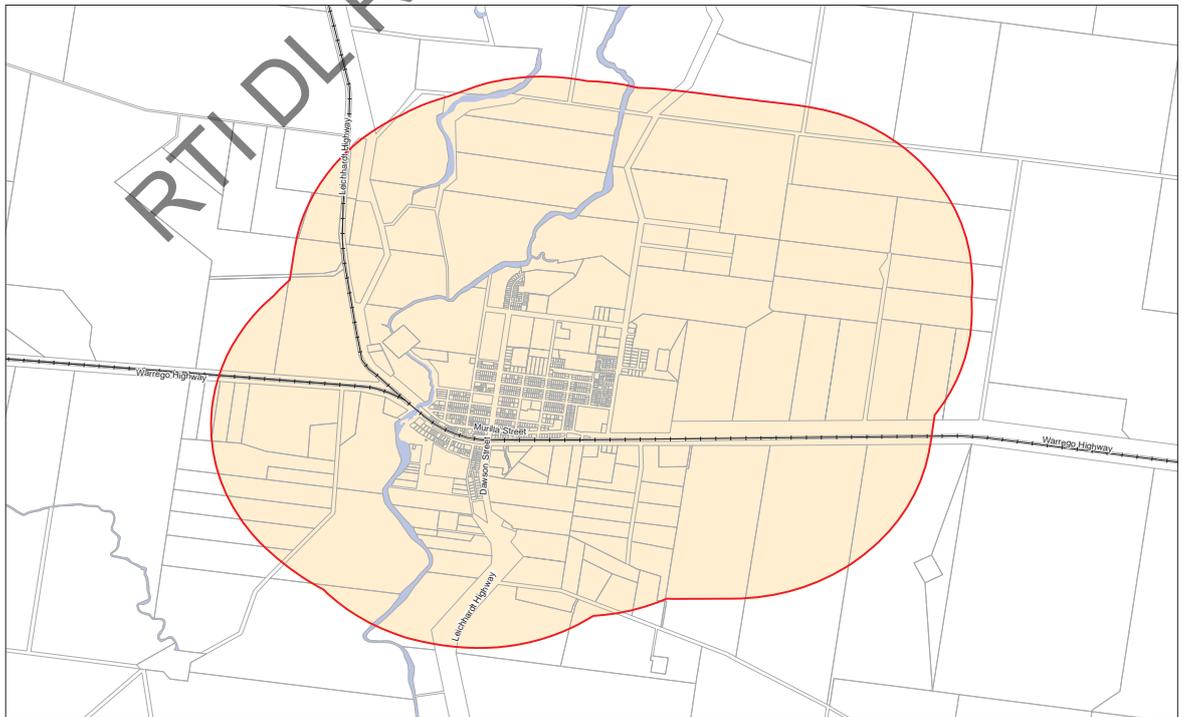


Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Western Downs Regional - Miles

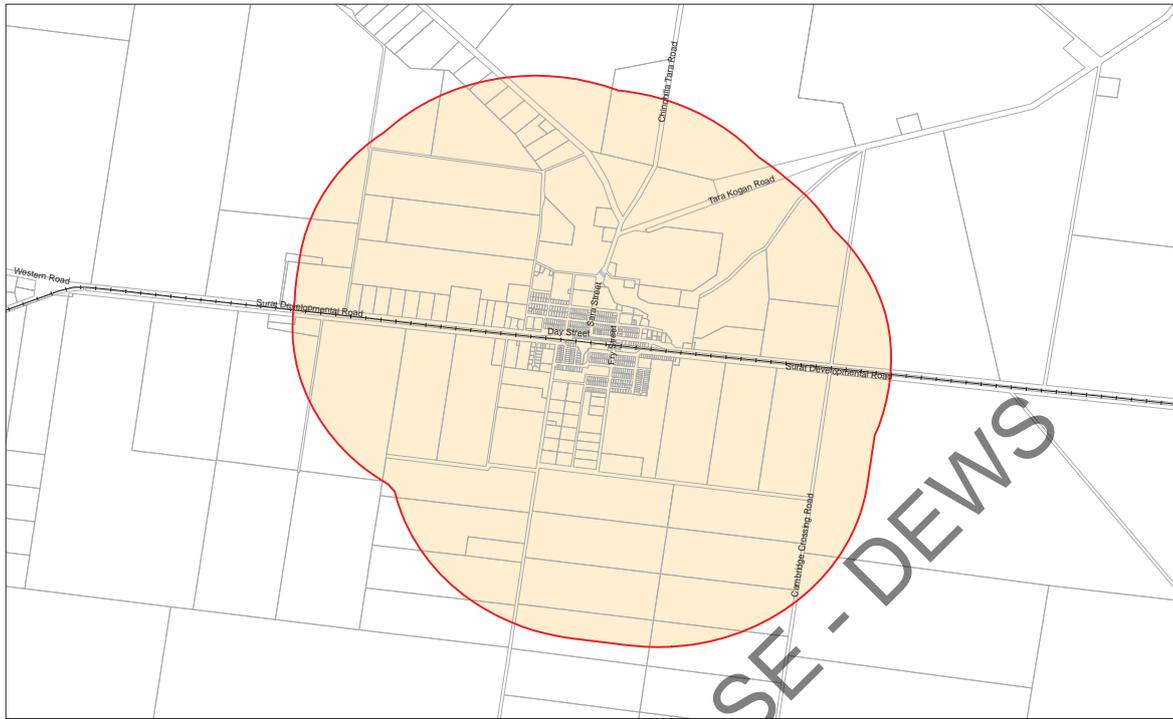


Legend
 ■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Western Downs Regional - Tara

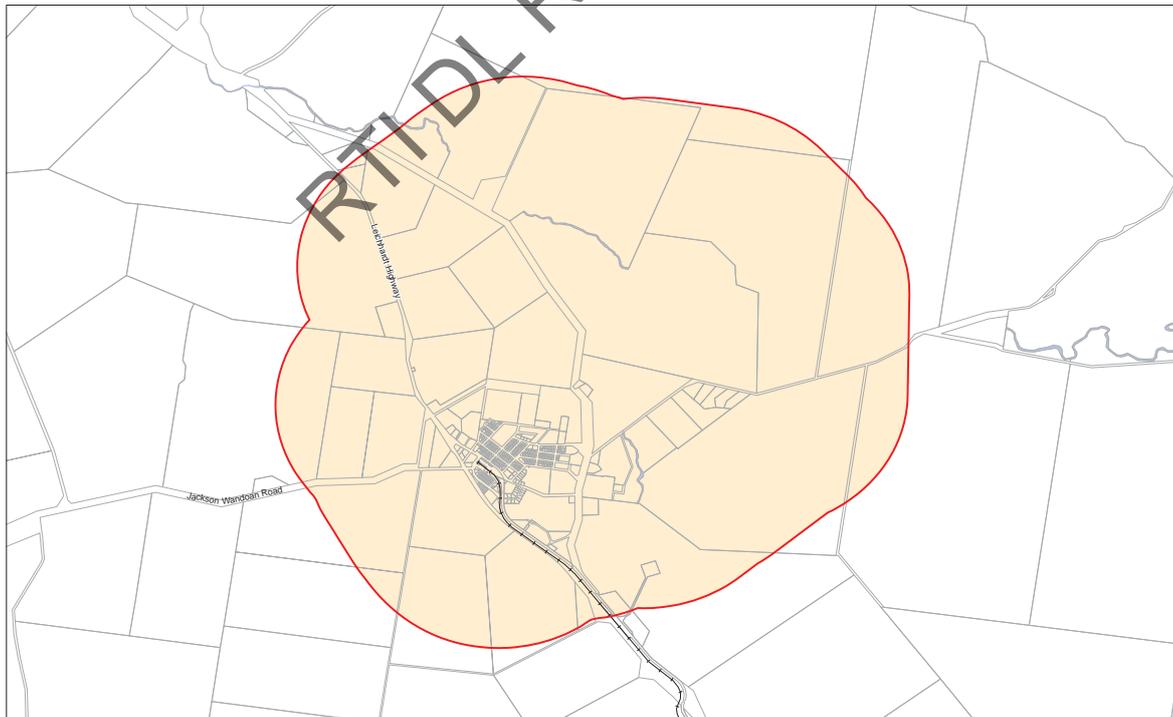


Legend
■ Proposed Priority Living Area (PLA)



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Proposed Priority Living Area - Western Downs Regional - Wandooan



Legend
■ Proposed Priority Living Area (PLA)



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Schedule 2. Glossary and abbreviations

Glossary

Note: Terms indicated in brackets [] are defined in the glossary of the draft SPP, April 2013. In the final version of the regional plan, it is intended that the definitions for these terms will be consistent with the final version of the SPP.

Animal husbandry see the standard planning scheme provisions.

Biodiversity see the standard planning scheme provisions.

Bioregion means a region based on broad landscape patterns that reflect the major primary underlying geology, climate patterns and broad groupings of plants and animals.

[Cropping] see the *Strategic Cropping Land Act 2011*.

Ecotourism means nature-based tourism that involves education about and interpretation of the natural environment and is managed to be ecologically sustainable.

[Extractive resources] means natural deposits of sand, gravel, quarry rock, clay and soil extracted from the earth's crust and processed for use in construction. The term does not include a mineral as defined under the *Mineral Resources Act 1989*, section 6.

[Heritage place] includes a world heritage property, national heritage place, Queensland heritage place or local heritage place.

[Key Resource Area (KRA)] means an area that contains extractive resources of state or regional significance. This term includes the resource/processing area for the KRA, the separation area for the KRA and any associated transport route and transport route separation area.

[Matters of National Environmental Significance (MNES)] means the matters protected under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth), ch 2, pt 3:

- World heritage properties
- National heritage places
- Wetlands of international importance (listed under the Ramsar Convention)
- Listed threatened species and ecological communities

- Migratory species (protected under international agreements)
- Commonwealth marine areas
- The Great Barrier Reef Marine Park
- Protection of the environment from nuclear actions (including uranium mines).

[Matters of State Environmental Significance (MSES)] means the following natural values and areas protected under state environmental legislation:

- Protected area estates (including all classes of protected area except nature refuges and coordinated conservation areas) under the *Nature Conservation Act 1992*
- Marine parks (including 'marine national park', 'marine conservation park', 'scientific research', 'preservation' and 'buffer' zones) under the *Marine Parks Act 2004*
- Fish habitat areas A and B under the *Fisheries Act 1994*
- Threatened species (including plants, animals and animal breeding places) under the *Nature Conservation Act 1992*
- Regulated vegetation under the *Vegetation Management Act 2009* including:
 - Regional ecosystems identified as 'endangered', 'of concern', 'connectivity areas', 'critically limited', 'threshold', 'wetland'
 - 'high value regrowth' areas containing 'endangered' or 'of concern' regional ecosystems
 - Regional ecosystems identified as 'watercourse'
- High conservation value wetlands under the *Environment Protection Act 1994* including:
 - Wetlands assessed as containing 'high' or 'very high' values via a conservation assessment, or
 - Where a conservation assessment has not yet been completed; wetlands that intersect with areas shown in the 'Directory of Important Wetlands' and high ecological value wetlands and waterways declared under the Environmental Protection (Water) Policy 2009
- Legally secured offset areas.

[National heritage place] means a national heritage place under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).

[Natural hazard] means a naturally occurring situation or condition, such as a flood, bushfire, landslide or coastal hazard, including erosion prone areas and storm tide inundation areas, with the potential for loss or harm to the community, property or environment.

Non-resident workers means people who fly-in/fly-out or drive-in/drive-out (FIFO/DIDO) to work and live in the area temporarily while rostered on, and who have their usual place of residence elsewhere. The Surat Basin's non-resident populations comprise people working in the mining and gas industries, construction workers, and associated sub-contractors. Figures in this report refer to the number of non-resident workers on-shift, or present in the area at a given point in time, and should not be confused with total non-resident workforce numbers.

Priority Agricultural Area (PAA) means an area identified as a priority agricultural area in Map 1.

Priority Agricultural Land Use (PALU) means a land use included in class 3.3, 3.4, 3.5, 4 or 5.1 under the Australian Land Use and Management Classification Version 7, May 2010 published by the Department of Agriculture, Fisheries and Forestry ABARES, Australian Government.

Priority Living Area (PLA) means an area identified as a priority living area in Schedule 1.

Resource Acts means the *Geothermal Energy Act 2010*, the *Greenhouse Gas Storage Act 2009*, the *Mineral Resources Act 1989*, the *Petroleum Act 1993* and the *Petroleum and Gas (Production and Safety) Act 2004*.

Resource activity has the meaning given in the *Environmental Protection Act 1994*.

[Transport network] means the series of connected routes, corridors and transport facilities required to move goods and passengers and includes roads, railways, public transport routes (for example, bus routes), active transport routes (for example, cycleways), freight routes and local, state and privately owned infrastructure.

[World heritage property] means a declared world heritage property under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).

Abbreviations

CSG	Coal Seam Gas
DD	Darling Downs
DSDIP	Department of State Development, Infrastructure and Planning
EIF	Darling Downs Economic and Infrastructure Framework
FIFO	Fly in/fly out
LGA	Local government area
LNG	Liquified natural gas
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
PAA	Priority Agricultural Area
PALU	Priority Living Area
PDA	Priority Development Area
PLA	Priority Living Area
RPC	Regional Planning Committee
SDA	State Development Area
SEQ	South East Queensland
SPA	Sustainable Planning Act 2009
SPP	State Planning Policy
WBB	Wide Bay Burnett

Appendix 1. Supporting information

The information contained in this appendix does not form part of the regional plan.

The proposed tools identified in the plan to implement the regional outcomes and policies are being developed by the Queensland Government following consultation with key industry groups and local governments in preparing the draft regional plan.

This information is provided as a guide to the concepts presented in the regional plan, and is subject to change over the course of consultation with stakeholders and the community.

The government seeks feedback in respect of these tools during the public notification period of the draft plan. Sections A, B and C below provide further information about:

- In section A – The matters considered in identifying Priority Agricultural Areas (PAA) and the uses that have been determined to be Priority Agricultural Land Uses (PALU)
- In section B – The state government's intention to apply PAA Co-existence Criteria to proposed resource activities in PAAs
- In section C – The method used to identify Priority Living Areas (PLA) and the state government's intention to consider options for protecting PLA.

A) Priority Agricultural Areas / Priority Agricultural Land Uses

PAAs are strategic areas identified on a regional scale that contain significant clusters of what are considered to be the Darling Downs region's high value, intensive agricultural land uses.

Within these PAAs high value, intensive agricultural land uses identified in the plan as PALUs will be recognised as the primary land use and given priority over any other proposed land use.

In particular, these identified PALUs will be given priority in the consideration of resource industry proposals to ensure the continuation of the existing high value, intensive agricultural land use is not threatened by the development of the resource industry.

The continuation of the existing PALUs will be ensured through the development of PAA Co-existence Criteria which will need to be met by potential resource industry land users wherever a PALU exists within a PAA.

The intention is to achieve co-existence within the PAA between the existing agricultural land uses and any potential resource industry proposal wherever it is possible to do so.

To achieve co-existence within the PAA, the PAA Co-existence Criteria will need to be met as a condition of approval by resource industry proposals within areas where agriculture has been identified as the priority land use.

PAAs have been identified in the plan to give land use priority to:

- proven highly productive agricultural areas, or
- agricultural land uses with significant infrastructure investment, or
- agricultural land uses that have the potential to be significantly impacted by resource activities and have limited scope to modify their agricultural practices in response to these impacts.

For the Darling Downs region, the agricultural land uses that have been determined to be PALUs are defined in the glossary to the plan, but generally include the following:

1. continual cropping
2. horticulture
3. irrigated agriculture.

Shallow un-pressurised aquifers that supply irrigation water for a PALU, such as the Condamine Alluvial Aquifer, will be considered part of that PALU as they constitute an essential part of the high value intensive agricultural land use.

Similarly, PALUs will include any dams or irrigation channels that constitute an essential part of the priority agricultural land use.

The PAA Co-existence Criteria will seek to define co-existence between the existing agricultural land use and any potential resource activities by outlining outcomes that are required to be achieved by resource companies seeking to operate in a PAA.

These PAA Co-existence Criteria are aimed at ensuring that the approval of any proposed resource activity cannot materially impact or threaten the ongoing viability of the PALU.

Proposed PAA Co-existence Criteria are given in Section B.

These preliminary PAA Co-existence Criteria will be further developed and refined through ongoing stakeholder consultation before the plan is given statutory affect.

It is anticipated that the PAA policy position presented in the draft plan will be implemented through a range of measures including amendments to the *Strategic Cropping Land Act 2011* to ensure a single streamlined process for resource proponents and mirrored through approval processes such as the environmental authority, development assessment, environmental impact assessments and conduct and compensation agreements (Figure 9).

Information on PAAs and property scale mapping can be found at www.dsdip.qld.gov.au/darling-downs

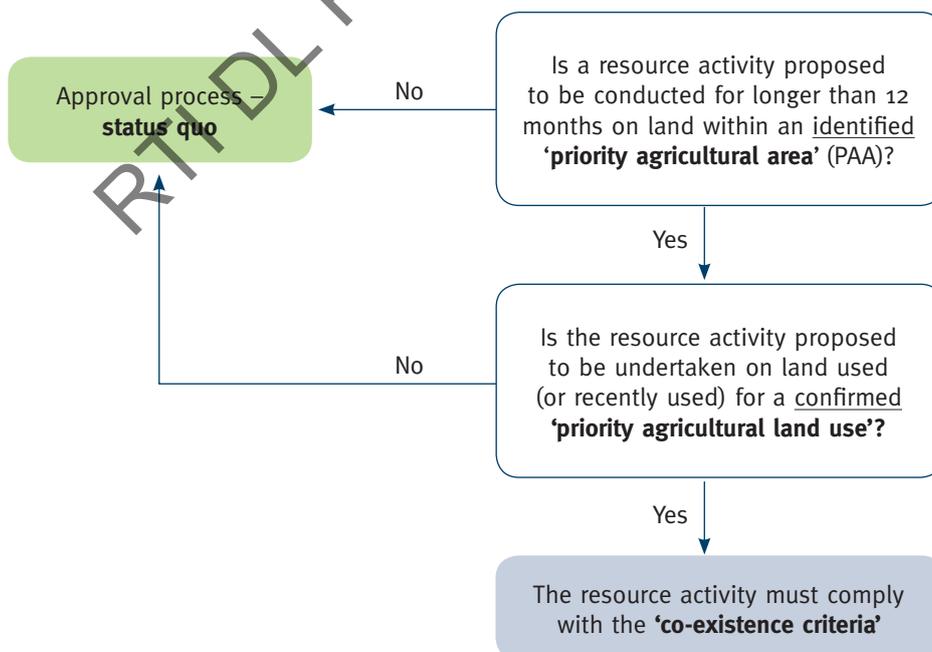


Figure 9: The PAA process

B) PAA Co-existence Criteria

The PAA Co-existence Criteria will define outcomes that will need to be met to achieve co-existence within a PAA between PALU and proposed resource developments.

The PAA Co-existence Criteria will need to be met as a condition of approval for a proposed resource activity that is seeking to undertake a resource activity within a PAA on land that is being used for a PALU, as set out in Section A.

The PAA Co-existence Criteria are intended to apply to any resource activity which has more than 12 months duration. Activities of less than 12 months duration will remain subject to existing requirements.

These preliminary PAA Co-existence Criteria are given as examples in Appendix 3 to allow public consultation on the plan to proceed appropriately.

The PAA Co-existence Criteria will be further developed and refined through ongoing stakeholder consultation and given statutory effect by regulation at the same time the Darling Downs Regional Plan is finalised and given statutory effect.

There are four PAA Co-existence Criteria being considered for further development:

1. No material loss of land

Outcome required:

A resource activity does not result in the material loss¹ of land used by a PALU.

The resource activity will not occur on land being used by a PALU unless:

- there is no reasonable alternative available for the resource activity
- where there is no reasonable alternative the resource activity is designed and carried out in a way that ensures the area of land used by the resource activity is minimised
- all reasonable actions are taken to ensure the impact of the resource activity on the PALU is minimised.

2. No threat to continuation of agricultural land use

Outcome required:

A resource activity does not have a material impact on the continuation of a PALU.

Where there is no reasonable alternative than for the resource activity to be located on the land being used for a PALU the following outcomes will be achieved:

- the resource activity must utilise existing infrastructure corridors within the PALU area
- the resource activity must be located along the boundaries of the PALU
- have the agreement of the land owner to the location of the activity on other land within the PALU
- the resource activity must not result in a level of subsidence that would have a material impact on the continuation of the PALU
- demonstrate that all reasonable actions can be taken to rehabilitate any subsidence that may occur.

3. No material impact on overland flow

Outcome required:

A resource activity does not have a material impact on the overland flow of water.

Where there is no reasonable alternative other than for the resource activity to be located on the land being used for a PALU the following outcomes will be achieved:

- all reasonable actions are taken to ensure the impact on overland flow of water is minimised
- any linear infrastructure related to the resource activity is buried or constructed parallel to existing overland flow lines
- non-linear infrastructure is designed and located to ensure there is no material disturbance to the overland flow of water.

1. It is intended that whether a given impact or effect on a PALU is unreasonable will be determined by reference to the specific characteristics of any particular PALU.

4. No material impact on irrigation aquifers

Outcome required:

A resource activity does not have a material impact on an irrigation aquifer that is an integral part of the PALU.

Where a resource activity is located above or below an un-pressurised gravel aquifer that supplies irrigation water for a PALU, and is therefore an integral part of the PALU, the following outcomes will be achieved:

- any decrease in water levels within the PALU aquifer as a result of the resource industry activity is offset by recharge of the aquifer from water produced by the resource activity
- there is no net loss of irrigation water available to the PALU as a result of the resource activity
- there is no diminution of the quality of the irrigation water available to the PALU as a result of the resource activity
- any other impact from a resource activity on an irrigation aquifer does not result in a material effect on the PALU.

It is anticipated that the PAA Co-existence Criteria will be implemented through a range of measures including through amendments to the *Strategic Cropping Land Act 2011* to ensure a single streamlined process for resource proponents.

The requirement to achieve the PAA Co-existence Criteria will be applied through approval processes such as the environmental authority, development assessment, environmental impact assessments and conduct and compensation agreements.

C) Priority Living Areas

PLAs provide greater certainty for investment in the development of the region's towns by setting aside an area for town expansion. A buffer is proposed to be provided to towns above 200 people that are likely to experience significant growth over the next 20 years. This consultation process aims to identify the towns requiring a buffer, and to establish an appropriate size for the buffer.

A PLA includes the settlement area (urban residential, business, township and mixed use zones and areas for future urban growth), rural residential areas associated with the settlement area, and a 2 kilometre buffer area around the settlement area.

An initial figure of 2 kilometres is proposed for communities with a population greater than 200 people as a starting point for discussions with councils and communities. However, councils and communities need to be able to

show evidence that a buffer is required and the required size buffer. Evidence would include town planning documents and community plans.

Because not all local governments have comprehensively considered their town growth requirements, and because the growth scenario for a town can change, these boundaries may need to be amended over time.

The state government is considering options for giving local governments a say in determining appropriate resource activities within the PLA to accommodate local characteristics and reflect community expectations. Any new initiatives are not intended to replace or limit impact considerations (e.g. dust, noise, vibration) to be assessed as part of an application for any relevant environmental authorities.

One option being considered by the state government is the incorporation of criteria into a local government planning scheme which can be used by the local government to consider resource applications.

In the interim, the Queensland Government will establish best practice assessment criteria for the consideration of compatible resource activities within a PLA. Such criteria could include the following considerations:

- a net benefit in terms of overall community wellbeing is achieved
- the resource activity does not cause an overall reduction in the amenity of land identified in the planning scheme for development or redevelopment for urban residential or business purposes
- the resource activity does not cause an overall increase in the development costs of any land intended for development or redevelopment for urban residential or business purposes identified in the planning scheme.

PLAs are proposed to replace existing restricted areas (urban), as gazetted under the *Mineral Resources Act 1989* in 2011, with the exception of the Toowoomba area within the South East Queensland (SEQ) region. The areas within the SEQ region will be reconsidered as part of the review of the SEQ Regional Plan.

If a resource activity is proposed on land included in both a PAA and PLA, the activity will need to comply with the requirements associated with both the PAA and PLA.

To ensure the protection of PLAs from encroaching resource activities, amendments will be required to existing legislative frameworks and associated processes, including:

- various resource acts
- *Environmental Protection Act 1994*
- *Sustainable Planning Act 2009*.

Appendix 2. Acknowledgements

Regional Planning Committee

Honourable Jeff Seeney MP, Deputy Premier and Minister for State Development, Infrastructure and Planning

The Honourable John McVeigh MP, Minister for Agriculture, Fisheries and Forestry, Member for Toowoomba South

The Honourable Lawrence Springborg MP, Minister for Health and Member for Southern Downs

Mrs Deb Frecklington MP, Member for Nanango

Mr Howard Hobbs MP, Member for Warrego

Mr Trevor Watts MP, Member for Toowoomba North

Mr Ray Hopper MP, Member for Condamine

Councillor Paul Antonio, Mayor of Toowoomba Regional Council

Councillor Peter Blundell, Mayor of Southern Downs Regional Council

Councillor Raymond Brown, Mayor of Western Downs Regional Council

Councillor Robert Loughnan, Mayor of Maranoa Regional Council

Councillor Graeme Scheu, Mayor of Goondiwindi Regional Council

Councillor Donna Stewart, Mayor of Balonne Shire Council

Mr Brian Hewitt, Chief Executive Officer, Regional Development Australia, Darling Downs and South West

Mr Dallas Hunter, Member, Urban Development Institute of Australia, Toowoomba Branch

Mr Paul Ryan, Principal, St Mary's Parish Primary School, Goondiwindi

Mr Barry Sheehan, Executive Director, Centacare

Mr Andrew Barger, Director, Resource and Environment Policy, Queensland Resources Council

Mr Gary Brady, Director, Office and External Relations, University of Southern Queensland, Toowoomba

Mr Geoff Penton, Chief Executive Officer, Queensland Murray Darling Committee, Toowoomba

Ms Natalie Foster, Senior Manager, Wolff Group, Toowoomba

Mr Stuart Armitage, Councillor, Queensland Farmers Federation

Mr Matthew Paull, Director, Policy, Australian Petroleum Production and Exploration Association Limited

Mr Bernie Hogan, Regional Manager, Queensland and Northern Territory, Association of Mining Exploration Companies

Mr Greg West, Director, Toowoomba Surat Basin Enterprise

Mr Arthur Gearon, State Councillor, Agforce Queensland, Chinchilla

Local government

Balonne Shire Council

Goondiwindi Regional Council

Maranoa Regional Council

Southern Downs Regional Council

Toowoomba Regional Council

Western Downs Regional Council

Local Government Association of Queensland

Non-government sector organisations

Condamine Alliance

Cotton Australia

Darling Downs South West Queensland Medicare Local

Ergon Energy

Gas Fields Commission Queensland

Householders Options to Protect the Environment

Lifeline Darling Downs

Powerlink

Rural Doctors Association

Southern Queensland Country Tourism

Queensland Government

Department of Aboriginal and Torres Strait Islander and
Multicultural Affairs

Department of Agriculture, Fisheries and Forestry

Department of Communities, Child Safety and Disabilities
Services

Department of Energy and Water Supply

Department of Environment and Heritage Protection

Department of Housing and Public Works

Department of Justice and Attorney-General

Department of Local Government

Department of Natural Resources and Mines

Department of Premier and Cabinet

Department of State Development, Infrastructure and
Planning

Department of Tourism, Major Events, Small Business and
the Commonwealth Games

Department of Transport and Main Roads

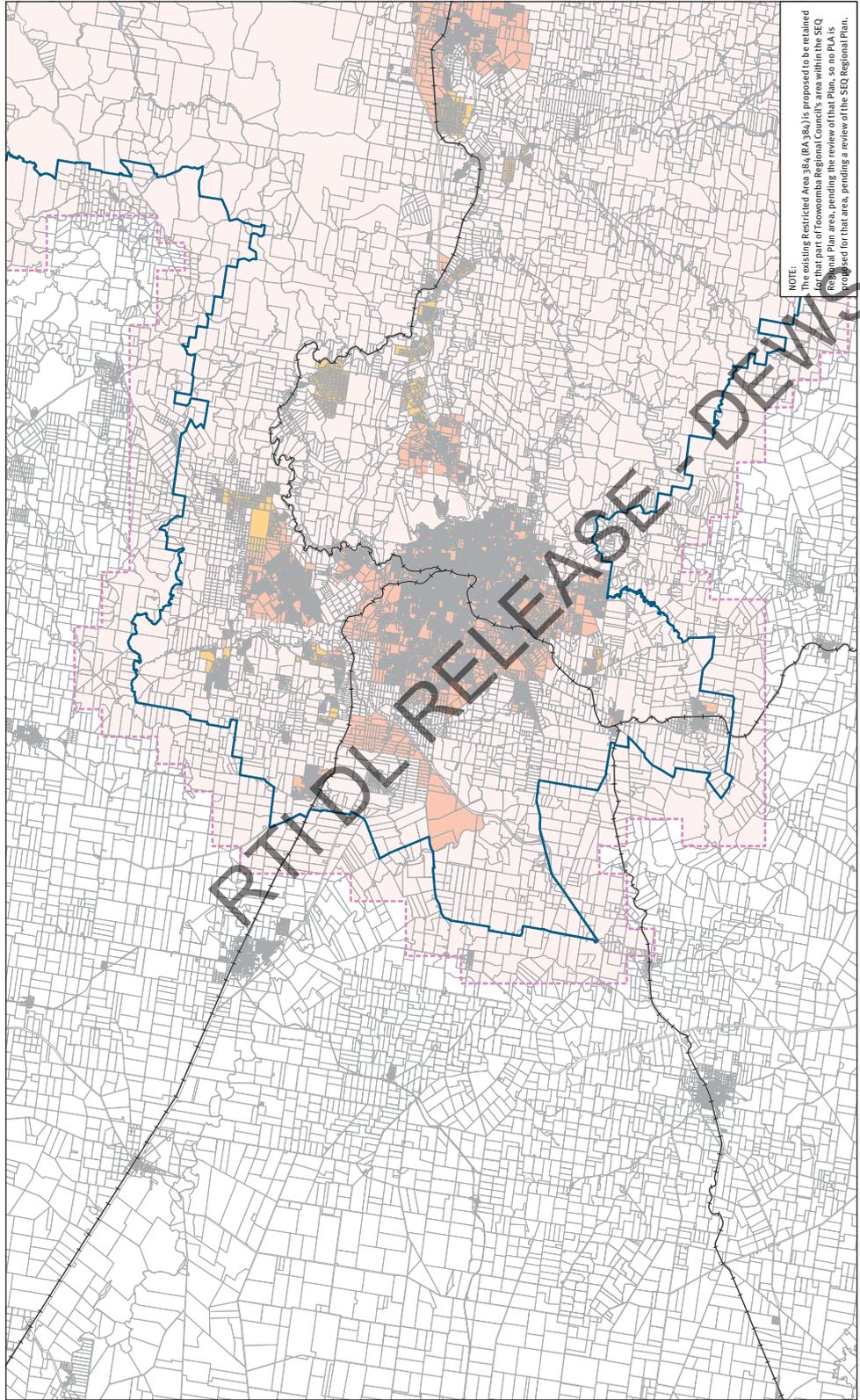
Department of Treasury and Trade

Queensland Health

Queensland Police

Appendix 3. Restricted Area (RA) 384

Toowoomba Regional - Toowoomba (within SEQ Regional Plan area)



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RTI DL RELEASE - DEWS

RTI DL RELEASE - DEWS

Release

STATE PLANNING POLICY 2/02

Planning and Managing Development Involving Acid Sulfate Soils

RTI DL RELEASE LEWS

Integrated Planning Act 1997

STATE PLANNING POLICY 2/02
Planning and Managing Development Involving Acid Sulfate Soils

The Minister for Local Government and Planning adopted State Planning Policy 2/02 on 21 August 2002.

Making of the State Planning Policy

State Planning Policy 2/02 was made under Schedule 4 of the *Integrated Planning Act 1997*.

Commencement

State Planning Policy 2/02 **took effect on 18 November 2002.**

RTI DL RELEASE - DEWS

POSITION STATEMENT

The Queensland Government considers that development involving acid sulfate soils in low-lying coastal areas should be planned and managed to avoid potential adverse effects on the natural and built environment (including infrastructure) and human health.

1. PURPOSE OF THE POLICY

- 1.1 This State Planning Policy ('the SPP') sets out the State's interests concerning development involving acid sulfate soils in low-lying coastal areas.

2. APPLICATION OF THE POLICY

- 2.1 Under the *Integrated Planning Act 1997* (IPA), the SPP has effect when certain development applications are assessed, when planning schemes are made or amended, and when land is designated for community infrastructure¹.

Area to Which the Policy Applies

- 2.2 Within the local government areas listed in Annex 1, the SPP applies to all land, soil and sediment² at or below 5 metres Australian Height Datum (AHD) where the natural ground level is less than 20 metres AHD³.

Development to Which the Policy Applies

- 2.3 Within the area described in 2.2 above, the SPP applies to development involving any of the following activities:
- excavating or otherwise removing 100 m³ or more of soil or sediment; or
 - filling of land involving 500 m³ or more of material with an average depth of 0.5 of a metre or greater.

3. USING THE POLICY

- 3.1 The main outcome statements of the SPP are depicted in bold type (Outcome 1 and Outcome 2) and must be read in conjunction with the rest of the text. Technical terms are described in Section 9, Glossary.

¹ The SPP 2/02 Guideline: *Acid Sulfate Soils* describes the effects of the SPP in more detail.

² See Section 9, Glossary.

³ See diagram in Section 3 of the SPP 2/02 Guideline: *Acid Sulfate Soils*.

- 3.2 The SPP 2/02 Guideline: *Acid Sulfate Soils* (SPP 2/02 Guideline), as amended from time to time, provides information and advice about implementing this SPP, and is declared to be ‘extrinsic material⁴’ under the *Statutory Instruments Act 1992*.

4. THE NEED TO MANAGE ACID SULFATE SOILS

What are Acid Sulfate Soils?

- 4.1 For the purpose of the SPP, the term ‘acid sulfate soils⁵’ includes both ‘potential’ and ‘actual’ acid sulfate soils unless stated otherwise. Acid sulfate soils occur naturally over extensive low-lying coastal areas, predominantly below 5 metres AHD. These soils may be found close to natural ground level but may also be found at depth in the soil profile. Actual acid sulfate soils generally overlie potential acid sulfate soil horizons, but both may also occur within the same layer and may not be mutually exclusive.

Potential Adverse Effects From Disturbing Acid Sulfate Soils

- 4.2 Potential acid sulfate soils only become a problem when they are disturbed and exposed to air. Typically, excavating or otherwise removing soil or sediment, extracting groundwater⁵ or filling land causes disturbance of acid sulfate soils. These activities can be an intrinsic part of land uses such as canal estates, high rise residential units, golf courses, sand/gravel extraction, aquaculture, and roads and other infrastructure.
- 4.3 When potential acid sulfate soils are oxidised⁵, sulfuric acid forms and the soil becomes strongly acidic (usually below pH 4). Strongly acidic soil can mobilise⁵ the naturally occurring metals in the soil. These actual acid sulfate soils, and any subsequent leachate, can have significant adverse effects on the natural and built environment, the economy and human health due to the presence of abundant acid, iron, aluminium, manganese and possibly other heavy metals. For example, the release of acid and metal contaminants can:
- have significant adverse effects on the ecology of wetlands and shallow freshwater and brackish aquifer systems by degrading water quality, habitat, and dependant ecosystems;
 - have significant adverse consequences upon commercial and recreational fisheries and crop productivity;
 - corrode concrete and steel infrastructure, such as culverts, pipes and bridges, reducing their functional lifespan; and
 - lead to toxic concentrations of acid and metal contaminants which can cause dermatitis, while dust from disturbed acid sulfate soils may cause eye irritation.

The Implications for Development

- 4.4 The potential effects of disturbing acid sulfate soils need to be addressed when planning for, or undertaking, development. While it is preferable to avoid disturbing acid sulfate soils, it is not the intention of the SPP to stop development because of acid sulfate soils. This is because the potential adverse effects of disturbance can be avoided or minimised by treatment and, in some cases, by ongoing management.

⁴ See Section 1 of the SPP 2/02 Guideline.

⁵ See Section 9, Glossary.

- 4.5 Therefore, the presence (or possible presence) of acid sulfate soils is a development constraint that should be subject to an appropriately rigorous risk assessment. Determining the presence or absence of acid sulfate soils (and if required, treatment and management) can involve substantial costs that may compromise a project's design or financial viability. These factors should therefore be taken into account as early as possible when considering projects in areas likely to contain acid sulfate soils.

5. DEVELOPMENT OUTCOMES AND DEVELOPMENT ASSESSMENT

- 5.1 This section sets out the development outcome expected in the areas to which this SPP applies⁶. When development applications are assessed against this SPP or land is being designated for community infrastructure, regard must be had to Outcome 1 and the remainder of Section 5. However, this SPP is not to be used when assessing development applications for building work assessable only against the *Standard Building Regulation*.

Outcome 1. When undertaking development to which this SPP applies⁶, the release of acid and associated metal contaminants into the environment is avoided by:

- **not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or**
- **treating and, if required, undertaking ongoing management of any disturbed acid sulfate soils and drainage waters.**

- 5.2 Non-site specific or broad scale mapping of acid sulfate soils can only indicate where land has a high or low probability of containing acid sulfate soils. This SPP therefore assumes that all land, soil and sediment at or below 5 metres AHD may contain acid sulfate soils, unless site-specific information is available confirming the contrary.
- 5.3 When assessing development applications, the assessment manager will need to confirm whether the proposed development will disturb land, soil and sediment at or below 5 metres AHD and if so, whether acid sulfate soils are present in the area to be disturbed. Applications should include relevant information to assist efficient and timely processing. The SPP 2/02 Guideline provides advice on the information that should be provided with applications and how Outcome 1 can be achieved. If this information is not provided, it should be the subject of an information request under IDAS⁷.

⁶ See Section 2.

⁷ See Section 9, Glossary.

6. MAKING OR AMENDING A PLANNING SCHEME

- 6.1 Planning schemes should aim to achieve Outcome 1 in Section 5 by identifying particular information, and containing appropriate planning strategies and development assessment measures.

Outcome 2. For each local government identified in Annex 1, the planning scheme:

- identifies areas with a high probability of containing acid sulfate soils;
- contains planning strategies that, as far as practicable, give preference to land uses that will avoid or minimise the disturbance⁸ of acid sulfate soils;
- contains detailed measures, that;
 - a) include a code(s) designed to achieve development outcomes that are consistent with Section 5; and
 - b) ensure that development to which this SPP applies is assessable against that planning scheme code(s).

The planning scheme or planning scheme policy(s) specifies the information expected to be submitted with development applications subject to the code(s).

Identifying High Probability Areas

- 6.2 The identification of areas with a high probability of containing acid sulfate soils is necessary to help devise appropriate planning strategies to avoid or minimise the disturbance of acid sulfate soils. In some localities *Special Acid Sulfate Soil Maps*⁹ available from the Department of Natural Resources and Mines can be used to identify these areas.
- 6.3 If such mapping is not available, the SPP 2/02 Guideline identifies other sources of spatial information (e.g. descriptions of soil, landform, geology, geomorphology, vegetation, elevation, etc.) that can be used to indicate areas with a high probability of containing acid sulfate soils¹⁰. The Department of Natural Resources and Mines can provide further advice on how this information can be used to assist in the identification of high probability areas. However, it must be stressed that such information only indicates broad areas that **have a higher probability than other areas of containing acid sulfate soils and should not be relied upon at a site-specific level for development assessment**. Such maps are indicative and should not be confused with the *Special Acid Sulfate Soil Maps* produced by the Department of Natural Resources and Mines.

Planning Strategies to Avoid or Minimise Disturbance

- 6.4 Although the potential adverse impacts associated with disturbing acid sulfate soils can be managed, it is preferable to avoid or minimise the risk of disturbance. Therefore, allocated land uses and associated development in areas that have a high probability of containing acid sulfate soils should, as far as practicable, give preference to land uses that avoid or minimise the disturbance of acid sulfate soils.

⁸ See sentence 2, paragraph 4.2.

⁹ See Section 9, Glossary.

¹⁰ The SPP 2/02 Guideline lists geomorphic and site information that can be used to indicate high probability areas.

Detailed Planning Scheme Measures

- 6.5** The combination of development assessment categories and code(s), together with other supporting assessment provisions, need to ensure that all relevant development¹¹ is assessed against specific development standards that are consistent with Section 5. The SPP 2/02 Guideline provides further advice on how this can be achieved.
- 6.6** Section 5 describes the basis for information that should be submitted with development applications. If this information is not provided, the planning scheme or supporting planning scheme policy(s) should make it clear that the information will be subject to an information request under IDAS¹². In this way, an appropriately rigorous level of identification and analysis is made available to assist the assessment of development applications.

7. INFORMATION AND ADVICE ON THE POLICY

- 7.1** The Department of Natural Resources and Mines can provide maps on the location and depth of acid sulfate soils in some areas. The Department has an on-going acid sulfate soils mapping program. The Department can also provide appropriate topographic data for some areas. The Department also produces technical guidelines on how to identify, manage and treat acid sulfate soils. The Department will also provide advice on certain development applications involving acid sulfate soils (see Section 8).
- 7.2** The Department of Local Government and Planning can provide advice about reflecting the SPP in planning schemes and the operation of IDAS.
- 7.3** Local governments can provide advice about the application of the SPP in their local area. Some local governments may be able to provide advice about the location of acid sulfate soils in their area.
- 7.4** The Department of Primary Industries can provide maps and advice on the location and extent of marine vegetation in Queensland. This information can assist in identifying areas with a high probability of containing acid sulfate soils.

¹¹ See Section 2.

¹² See Section 9, Glossary.

8. RESPONSIBILITIES OF STATE GOVERNMENT AGENCIES

8.1 The following agencies have statutory responsibilities regarding the planning and management of development involving acid sulfate soils:

- The Department of Natural Resources and Mines, in conjunction with the agencies listed below, is responsible for ensuring consistent advice from the State Government on development involving acid sulfate soils. The Department is an ‘advice agency’ for development specified in the *Integrated Planning Regulation*.
- The Environmental Protection Agency is responsible for the administration of the *Environmental Protection Act 1994*. Under that Act and the *Environmental Protection (Water) Policy 1997* and *Environmental Protection (Air) Policy 1998*, State and local governments and the community are to take all reasonable and practical measures to avoid causing environmental harm.
- The Department of Primary Industries can provide advice about the management and protection of fish habitats and fisheries. The Department is responsible for the administration of the *Fisheries Act 1994* and *Fisheries Regulation*.

9. GLOSSARY

9.1 The following terms are used in the SPP as defined below:

Acid sulfate soils: Soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides (*actual acid sulfate soils*) and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised (*potential acid sulfate soils*).

Note: The term acid sulfate soil generally includes both actual and potential acid sulfate soils. Actual and potential acid sulfate soils are often found in the same soil profile, with actual acid sulfate soils generally overlying potential acid sulfate soil horizons.

Actual acid sulfate soils (AASS): Soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of soil materials that are rich in iron sulfides, primarily pyrite. This oxidation produces hydrogen ions in excess of the sediment’s capacity to neutralise the acidity, resulting in soils of pH 4 or less. These soils can usually be identified by the presence of jarosite.

Potential acid sulfate soils (PASS): Soil or sediment containing iron sulfides or sulfidic material, that have not been exposed to air and oxidised. The field pH of these soils in their undisturbed state is pH 4 or more, and may be neutral or slightly alkaline.

Advice agency: For a development application, means an entity prescribed under an *Integrated Planning Act* regulation as an advice agency for the application. An advice agency is an entity from which a proponent must seek advice in relation to any proposed development. This entity has no legislative power with regard to setting conditions on the development. The assessment manager must consider the advice but does not have to follow it.

Australian Height Datum (AHD): The datum used for the determination of elevations in Australia. The determination uses a national network of bench marks and tide gauges, and sets mean sea level as zero elevation.

Community infrastructure: Infrastructure specified by the IPA.

Extracting groundwater: This includes drainage, pumping or otherwise removing groundwater.

Groundwater: Subsurface water in the zone of saturation, including water below the watertable and water occupying cavities, pores and openings in underlying soil and rock.

IDAS: Integrated Development Assessment System is a framework that establishes a common statutory system for making, assessing and deciding development applications.

Leachate: The soil constituent that is washed out from a mixture of soil solids.

Mobilise: Situation where the naturally occurring metals in soil or sediment are changed from an insoluble to a soluble state.

Oxidised: Process of chemical change involving the addition of oxygen following exposure to air.

pH: A measure of the acidity or alkalinity of a soil or water body on a logarithmic scale of 0 to 14; a pH <7 is acid, pH 7 is neutral, and pH >7 is alkaline. Note that one unit change in pH is a ten-fold change in acidity.

Soil profile: This is a representation of spatial proportions of the different vertical layers in a soil body; each layer has individual chemical and physical properties which govern its behaviour.

Soil and Sediment: The natural accumulation of unconsolidated mineral particles (derived from weathered rocks) and organic matter that covers much of the earth's surface. The chemical and physical composition varies greatly between soil and sediment types. Clays, silts, sands, gravels, peats, muds and indurated sands (e.g. 'coffee rock') are all examples of soil and sediment.

Special Acid Sulfate Soil Maps: Mapping prepared and presented in accordance with the Department of Natural Resources and Mines requirements for map reliability and scale, sampling equipment, soil core integrity and depth, site information, sampling, field testing and laboratory analysis. These maps are scale specific, and should only be used in keeping with information defining their proper use. See Appendix 7 in SPP 2/02 Guideline for additional information.

Watertable: Portion of the ground saturated with water; often used specifically to refer to the upper limit of the saturated ground.

ANNEX 1

A1.1 The SPP applies in the following local government areas as they were defined on 1st June 2002.

Aurukun	Calliope	Hervey Bay	Noosa
Bowen	Caloundra	Hinchinbrook	Pine Rivers
Brisbane	Cardwell	Isis	Redcliffe
Broadsound	Carpentaria	Johnstone	Redland
Bundaberg	Cook	Livingstone	Rockhampton
Burdekin	Cooloola	Logan	Sarina
Burke	Douglas	Mackay	Thuringowa
Burnett	Fitzroy	Maroochy	Tiaro
Caboolture	Gladstone	Maryborough	Torres
Cairns	Gold Coast	Miriam Vale	Townsville
		Mornington	Whitsunday

A1.2 The areas subject to this SPP are not altered by administrative changes to local government boundaries or names.

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Copies of the State Planning Policy 2/02: *Planning and Managing Development Involving Acid Sulfate Soils* and its supporting Guideline are available by contacting the above or on the Department of Natural Resources and Mine's website at www.nrm.qld.gov.au as well as the Department of Local Government and Planning's website at www.dlgp.qld.gov.au.

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NOTES

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State Planning Policy 1/07 including Guideline

Housing and Residential Development



Release



Queensland Government

Department of Local Government, Planning,
Sport and Recreation
Department of Housing

13-508

File E_part A

253 of 582



State Planning Policy 1/07

Housing and Residential Development

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Integrated Planning Act 1997

State Planning Policy 1/07

Housing and Residential Development

The Minister for Local Government, Planning and Sport adopted State Planning Policy 1/07 on 17 December 2006.

Making of the State Planning Policy

State Planning Policy 1/07 was made under Schedule 4 of the *Integrated Planning Act 1997*.

Commencement

State Planning Policy 1/07 took effect on 29 January 2007.



PART 1 - INTRODUCTION

1. State Planning Policy and Policy Guideline

- (1) The State Planning Policy 1/07 (the Policy) is a statutory instrument under the *Integrated Planning Act 1997* (IPA).
- (2) The State Planning Policy 1/07 Guideline (the Policy Guideline) provides advice about implementing the Policy and is declared to be extrinsic material under the *Statutory Instruments Act 1992*, s.15.
- (3) Terms used in the Policy have the same meaning as defined in the IPA.
- (4) The Glossary explains particular words used in the Policy.

PART 2 - APPLICATION OF THE POLICY

2. Effect of the Policy

- (1) The Policy has effect when a local government decides to prepare a new scheme or amend an existing scheme or is required to amend their planning scheme as a result of a regional planning process. The Policy has no effect when development applications are assessed or when designating land for community infrastructure¹.

3. Areas to which the Policy applies

- (1) The Policy applies to local governments that meet the following criteria:
 1. a population of 10,000 or more within at least one urbanised area²; and
 2. a minimum average dwelling approval rate of 100 dwellings per annum over the latest five year period³.
- (2) Annex 1 contains the list of local governments that meet these criteria as of 29 January 2007.
- (3) Local governments to which the Policy applies that are also affected by regional plans must also have regard to the Policy. However, these local governments will satisfy the Policy if, as part of the regional planning process, they undertake the equivalent of the actions stated in ss 5(1)(a) to (c) of the Policy as part of their review and amendment process⁴.

PART 3 - POLICY OUTCOME

4. Outcome sought by the Policy

- (1) That local governments identify the housing needs of their community and analyse, and modify if necessary, their planning scheme to remove barriers to and provide opportunities for a range of housing options² that respond to the housing needs² of the community.

¹ See Policy Guideline for more information on the effect of the Policy.

² See part 6, Glossary.

³ This data can be obtained from the New Dwelling Activity table (total dwellings) from the Population Fact Sheets prepared by the Planning and Information Forecasting Unit, Queensland Department of Local Government, Planning and Sport and Recreation.

⁴ For South East Queensland, part of this review and amendment process is called a Local Growth Management Strategy.

PART 4 - MAKING OR AMENDING A PLANNING SCHEME

5. Achieving the Policy outcome through the planning scheme

- (1) The Policy outcome is achieved when making or amending a planning scheme by –
 - (a) undertaking a housing needs assessment⁵ for the local government area; and
 - (b) undertaking an analysis of the existing planning scheme to identify barriers⁶ to and opportunities for the provision of housing options that respond to the housing needs identified in the housing needs assessment; and
 - (c) ensuring the new or amended planning scheme removes barriers to and provides opportunities for the provision of identified housing options.

PART 5 - INFORMATION AND ADVICE ON THE POLICY

6. Sources of information and advice

- (1) The Queensland Department of Housing will provide local governments with the housing analysis⁵ for their local government area.
- (2) The Queensland Department of Housing will provide advice on implementing the Policy, particularly in regard to –
 - (a) the preparation and interpretation of a housing needs assessment;
 - (b) review⁷ of local government's draft housing needs assessment; and
 - (c) achievement of the Policy outcome in planning schemes.
- (3) The Queensland Department of Housing will provide those local governments to which this policy does not apply (refer Annex 1) with the information and advice outlined in 6(1) and 6(2) should they wish to achieve the Policy outcome in their jurisdictions.
- (4) The Queensland Department of Local Government, Planning, Sport and Recreation will provide advice on reflecting the Policy in a planning scheme in ways consistent with other policies and legislative requirements.

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⁵ See part 6, Glossary.

⁶ While an assessment of the barriers to the provision of housing options outside of the planning scheme is not a requirement of this Policy, this information will assist a local government to obtain a more comprehensive understanding of matters influencing the delivery of housing options.

⁷ Local governments are encouraged to submit their draft housing needs assessment to the Queensland Department of Housing for review. This is not a formal requirement of the Policy but will assist in achieving the Policy outcome.



PART 6: GLOSSARY

Housing analysis – an investigation undertaken by the Queensland Department of Housing of existing and projected housing needs of the local government area. The outputs of the housing analysis include:

- general contextual housing information;
- demographic characteristics;
- housing market characteristics;
- the outputs of the housing needs model; and
- a desktop review of the above elements specific to the local government area.

Housing needs – the range of housing required for the various household sizes and types that make up the existing and future community. This includes:

- changing life-cycle needs;
- socio-economic circumstances and occupations;
- taking account of specific needs of people with a disability; and
- needs for short-term and emergency housing including boarding houses, hostels, shelter accommodation, etc.

Housing needs assessment – an investigation at the local government level of existing and projected housing needs, taking into account the outputs of the housing analysis and local information, that identifies:

- demographic and housing consumption (housing demand) characteristics;
- existing stock (housing supply) and housing market characteristics;
- housing needs; and
- a range of appropriate housing options that respond to the identified housing needs.

Housing options – the range of housing types required to meet the range of needs of people in the community; the term includes variations in housing size (including lot size) and type, built form, density, cost, adaptability, location and tenure.

Urbanised area – is a sizeable, closely settled area contained within a Local Government Area (LGA), Statistical Local Area (SLA), a series of Statistical Local Areas (SLAs) or an Urban Centre (UC). A Local Government Area (LGA), Statistical Local Area (SLA) and an Urban Centre (UC) are terms defined by the Australian Bureau of Statistics (ABS) in their Census dictionary.

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ANNEX 1: Local governments to which the Policy applies

As of 29 January 2007 the Policy applies to the following local governments.

Brisbane City	Hervey Bay City	Pine Rivers Shire
Bundaberg City	Ipswich City	Redcliffe City
Caboolture Shire	Livingstone Shire	Redland Shire
Cairns City	Logan City	Rockhampton City
Caloundra City	Mackay City	Thuringowa City
Cooloola Shire	Maroochy Shire	Toowoomba City
Gladstone City	Maryborough City	Townsville City
Gold Coast City	Noosa Shire	Warwick Shire

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State Planning Policy 1/07 Guideline

Housing and
Residential
Development

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1 Purpose of the Policy Guideline

- 1.1 The State Planning Policy 1/07 Guideline (the Policy Guideline) provides advice about implementing State Planning Policy 1/07 (the Policy).
- 1.2 The Policy cites the Policy Guideline as 'extrinsic material' under the *Statutory Instruments Act 1992*, s.15, giving the Policy Guideline legal status in assisting in the interpretation of the Policy.
- 1.3 Terms used in the Policy have the same meaning as defined in the *Integrated Planning Act 1997* (IPA).
- 1.4 The Glossary explains particular words used in the Policy Guideline.

2 Application of the Policy

Effect of the Policy

- 2.1 The Policy is a statutory instrument under the *Integrated Planning Act 1997* (IPA). Under the IPA, the Policy must be appropriately reflected into a planning scheme when a local government decides to prepare a new scheme or amend an existing scheme as per ss 2.2.1 and 2.2.2 of the IPA, or is required to amend their planning scheme as a result of a regional planning process.
- 2.2 The Policy is appropriately reflected when the planning scheme seeks the same outcome as the Policy outcome and all aspects of the planning scheme are consistent with the Policy to an extent that satisfies the planning Minister acting for the State Government on the advice of the Queensland Department of Housing and the Queensland Department of Local Government, Planning, Sport and Recreation and any relevant regional planning Minister.

Areas to which the Policy applies

- 2.3 The Policy applies to all local governments with:
 - a population of 10,000 or more within at least one urbanised area¹; and
 - a minimum average dwelling approval rate of 100 dwellings per annum over the latest five year period.
- 2.4 See Annex 1 of the Policy for a list of local governments to which the Policy would apply as of 29 January 2007.
- 2.5 Urbanised areas with a population greater than 10,000 persons were applied because below this number, small data sample sizes may be unreliable for reviewing housing market and demographic trends. The other criteria is the minimum average dwelling approval rate of 100 dwellings per annum over the latest five year period, as the effectiveness of the Policy will be limited by the amount of new development occurring in the local government area.
- 2.6 Local governments in areas where the Policy does not apply are encouraged to undertake the process outlined by the Policy.
- 2.7 The Policy also applies to relevant local governments that are covered by a regional plan that requires local governments to amend their planning schemes. Planning schemes requiring amendment as a result of regional planning process are taken to have satisfied the Policy if the local government has undertaken the equivalent of the actions stated in ss 5(1)(a) to (c) as part of its review (e.g. a Local Growth Management Strategy) for its area, and the planning Minister² has advised the local government that the results of the actions are appropriately reflected in its planning scheme.

Requesting information and support from the Queensland Department of Housing

- 2.8 The Queensland Department of Housing will provide a housing analysis¹ within 45 business days of receipt of an application form (refer Appendix 1) lodged by local governments to which this Policy applies. Other local governments who wish to respond to the Policy can submit an application form and the Queensland Department of Housing will endeavour to provide a housing analysis within 45 business days.

¹ See section 6, Glossary.

² Planning Minister informed by advice from the regional planning Minister for South East Queensland and the Minister for Housing.



- 2.9 The Queensland Department of Housing will work with each local government to establish the spatial levels for the housing analysis data. Information on the data and the spatial levels at which it can be provided are outlined in section 5.5.
- 2.10 Upon request, the Queensland Department of Housing will review a draft housing needs assessment³ within 30 business days for those local governments to which the Policy applies. The department is also available to review the outputs of the local government's planning scheme analysis before the statutory planning scheme review process as outlined in Schedule 1 of the IPA. Other local governments who wish to respond to the Policy can submit a housing needs assessment and planning scheme analysis to the Queensland Department of Housing. The department will endeavour to provide advice within 30 business days.

Other considerations

- 2.11 Nothing in the Policy prevents local governments from achieving the Policy outcome in more detail than that outlined in the Policy.

3 The importance of housing to ecological sustainability

Housing and social wellbeing

- 3.1 Access to appropriate housing assists individuals, families and communities to contribute to the social and economic wellbeing of the whole community. The IPA reinforces the importance of social wellbeing by including it in the definition of ecological sustainability. A wide range of housing options³ provides individuals, families and communities with opportunities to meet their changing housing needs³ in sustainable neighbourhoods. The economic and social costs of failing to address housing needs include higher levels of personal and family stress, lower employment growth and lower economic productivity.
- 3.2 A more detailed consideration of housing issues is needed, because housing issues in Queensland have changed significantly over recent years and housing markets have become more complex. Factors including rapid population growth in some areas and decline in others, decreasing household sizes, an ageing population with increasing levels of disability, declining housing affordability and increasing casualisation of the workforce are contributing to this change.
- 3.3 New approaches are also needed in the planning, design and building of dwellings to ensure that they are socially, environmentally and economically sustainable. Sustainable housing is designed with people in mind; it is safe, secure and universally designed. It is also efficient in the use of water and energy resources and seeks to minimise waste. A sustainable house is more cost-efficient over time, comfortable, cheaper to maintain and complements our unique environment. The Environmental Protection Agency and the Queensland Department of Local Government, Planning, Sport and Recreation are currently leading the development of a Sustainable Housing policy that will explore social initiatives such as safety and accessibility. This work will build on the Sustainable Housing Regulations that came into effect on 1 March 2006.
- 3.4 Housing incorporating universal and adaptable housing design provides households with accommodation suited to a broad range of life-cycle stages and circumstances and thereby contributes to the sustainability of buildings, neighbourhoods and local communities. Universal design principles are based on buildings having a design and structural capability to accommodate changes needed for people with different abilities. Adaptable housing is based on the premise that over the life of a building there are likely to be significant adaptations needed and costs can be minimised if this is anticipated.

The importance of good urban design to sustainable communities

- 3.5 To assist in achieving the Policy outcome, local governments should consider the principles of good urban design in all aspects of their planning scheme. The emphasis on providing opportunities for an increased range of housing types and sizes in planning schemes should not be at the expense of good urban design. Appendix 2 provides a set of urban design principles for consideration when undertaking the process of making and amending planning schemes.

³ See section 6, Glossary.

4. Housing is a shared responsibility

Introduction

- 4.1 There are a number of government and non-government sectors performing key roles in the provision of housing. Each of these sectors has a role that may include influencing housing markets, regulating the supply of land and houses, developing land and housing and delivering programs that support access to housing. Each sector has a role in influencing housing outcomes for Queenslanders.

Role of Australian Government

- 4.2 The Commonwealth sets the broad economic context for housing supply through its taxation regimes and monetary policy settings which can influence interest rates. In addition, the Commonwealth also provides funds to support:
- the activities of the States and Territories who are responsible for maintaining the Building Code of Australia;
 - a first home owner grant program for households seeking to purchase housing and a rent assistance program for low income households seeking to rent private housing; and
 - State social housing programs via the Commonwealth State Housing Agreement.

Role of the State Government

- 4.3 The State Government housing responsibilities are:
- developing and administering legislation guiding local government responsibilities for planning and housing development and standards (e.g. *Integrated Planning Act 1997*, the *State Building Act 1975*, the *Building Regulation 2006* and *Local Government Act 1994*);
 - regulating private housing management (e.g. residential tenancy legislation, real estate agent regulation);
 - funding social housing provision and other housing assistance programs in partnership with the Commonwealth;
 - constructing and managing social housing;
 - use, management and disposal of State land;
 - making State economic policy (e.g. State taxes, stamp duty);
 - providing funding for building training initiatives;
 - supporting research and information development (e.g. demographic and housing data research); and
 - regulating and managing the land tenure system and setting land values as the basis for local government property rating.

The role for local government

- 4.4 Local government is responsible for the regulation of building, planning, health and other local laws that impact on housing supply at the local level. Within this context, the role of the planning scheme is to regulate land use, development standards, and infrastructure planning and charging. All of which can impact on the range of housing options that can be delivered in the local government area.
- 4.5 Growing numbers of local governments are also initiating proactive measures to help address specific local housing needs. These include measures such as adopting a local government housing policy⁴, engaging in demonstration housing projects and joint ventures and providing grant funding and in-kind support for community housing associations. Appendix 3 outlines the role of complementary non-scheme measures to support the planning scheme responses outlined in this Policy and links to the Local Government Housing Resource Kit prepared by the Queensland Department of Housing.

⁴ A local government housing policy is an integrated approach to housing issues across all relevant sections of local government, including those areas with responsibility for strategic land use planning and development assessment. Also see section 6, Glossary.

The role of the private sector

- 4.6 The private sector plays a critical role in delivering housing options for Queenslanders. This sector delivers housing that responds to market demand and also plays a significant role in shaping the demand for housing. Additionally, the housing delivered by the private sector is influenced and shaped by the regulatory frameworks established by the government sectors, including planning schemes. While the government sectors (primarily the Commonwealth and the State) play an important role in housing provision in Queensland, the great majority of the housing market is held and managed by the private sector. The private sector is also a resource for information on land and dwelling supply and demand characteristics.

The role of the not-for-profit sector

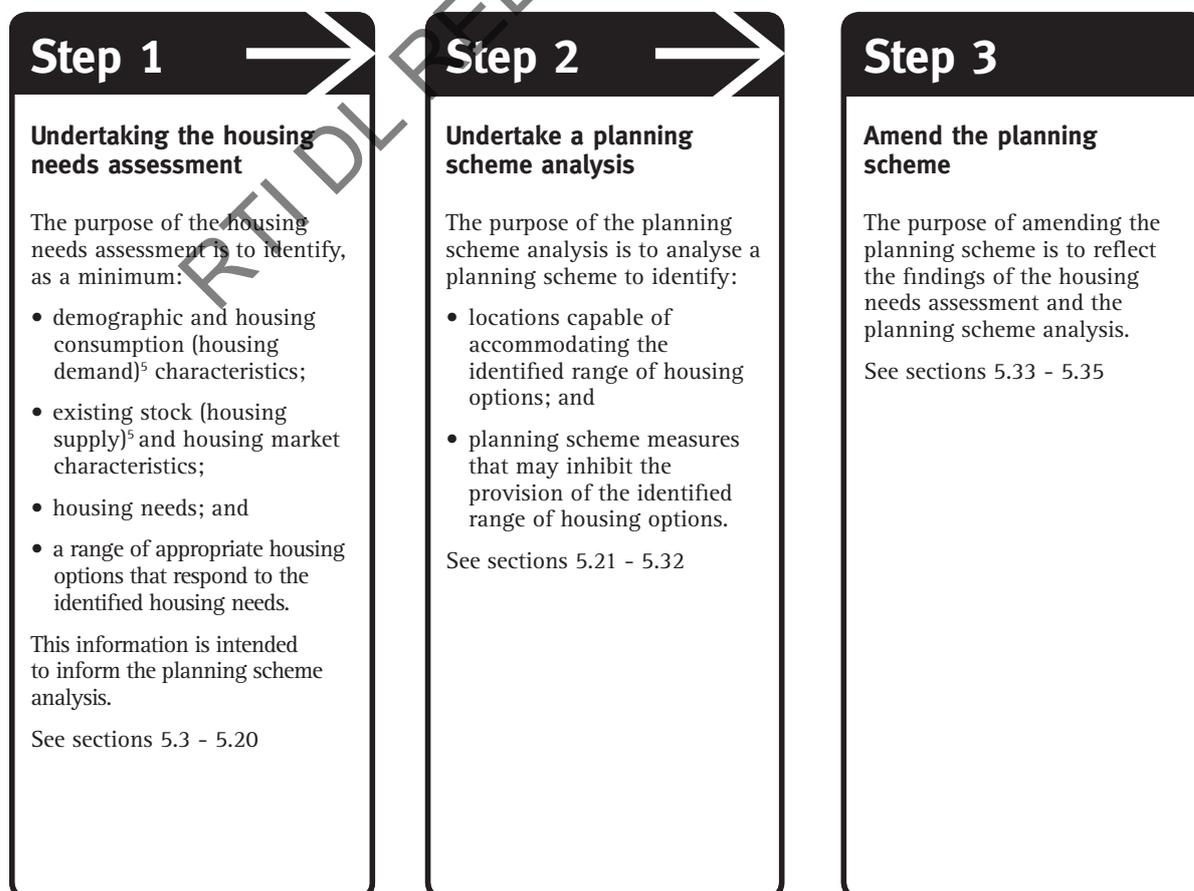
- 4.7 This sector includes a wide range of organisations that assist in the delivery of housing for different sectors of the community in need. This includes local housing corporations, community housing organisations and charitable organisations. As providers of housing and other forms of assistance to different sectors of the community in need, this sector is a resource for information and advice on local housing needs and issues, housing assistance products and services and alternative delivery models.

5 Making or amending a planning scheme

Appropriately reflecting the Policy in a planning scheme

- 5.1 The Policy sets out three steps for local government to follow to achieve the Policy outcome. These are: (Step 1) undertake a housing needs assessment; (Step 2) undertake a planning scheme analysis to identify barriers to and opportunities for the provision of housing options that respond to the identified housing needs of the community; and (Step 3) amend the planning scheme to remove barriers and provide opportunities for the provision of housing options that respond to the housing needs of the community.
- 5.2 Figure 1 provides a summary of this process.

Figure 1: Steps involved in achieving the Policy outcome

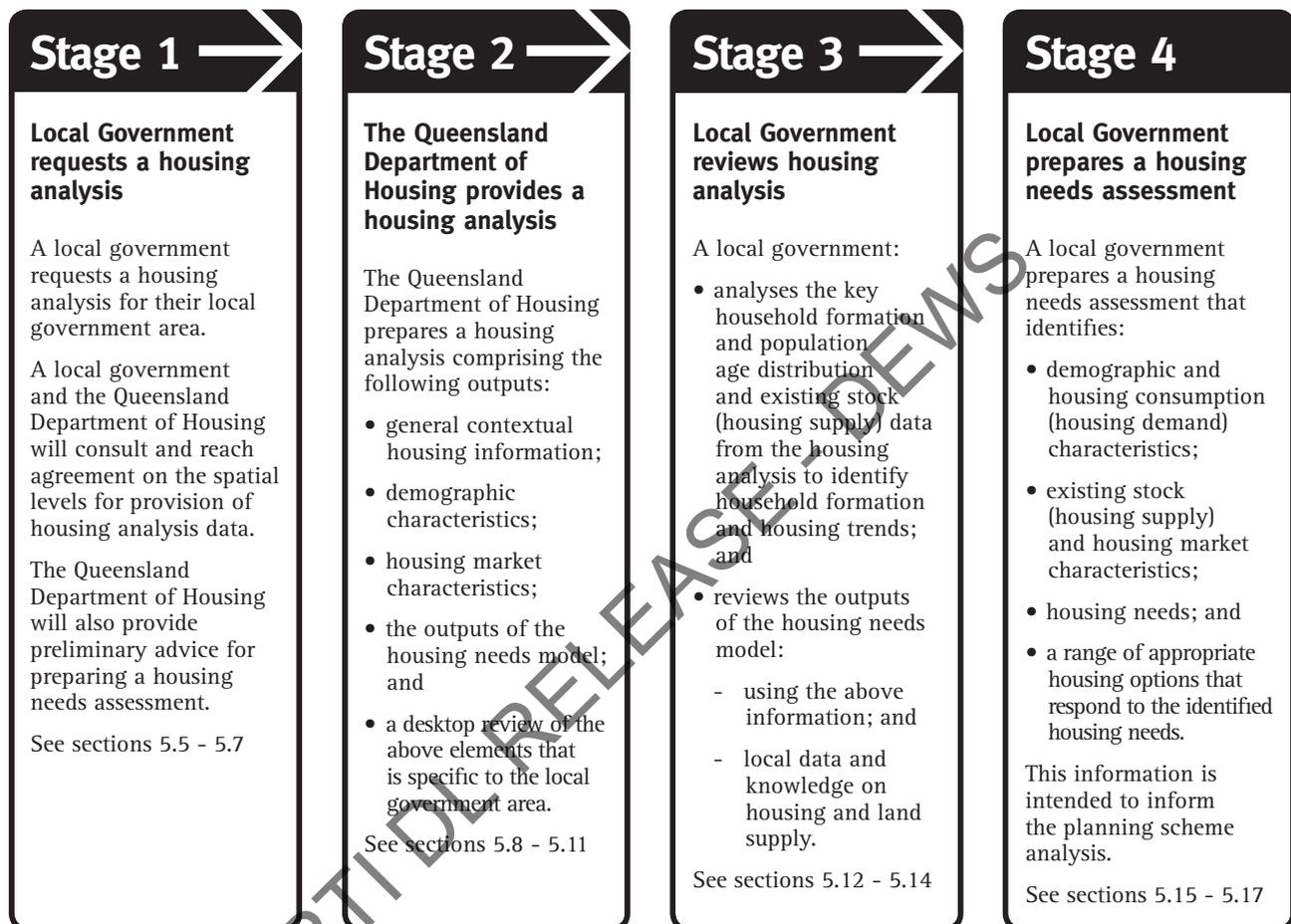


⁵ See section 6, Glossary.

Step 1: Prepare a housing needs assessment

- 5.3 A housing needs assessment is prepared by a local government to identify the housing needs of the community. The housing needs assessment is based on a housing analysis provided, free of charge, by the Queensland Department of Housing.
- 5.4 By preparing a housing needs assessment, the local government will gain an understanding of the housing needs of the community, the existing housing stock and the range of housing options that respond to the identified housing needs. Figure 2 sets out the process of preparing a housing needs assessment.

Figure 2: Flowchart of housing needs assessment process



Local government requests a housing analysis

- 5.5 A local government requests a housing analysis from the Queensland Department of Housing by lodging the application form in Appendix 1. At this point in the process a local government, in consultation with the Queensland Department of Housing, will need to identify and reach agreement on the spatial levels for the provision of the housing analysis data. The housing analysis has the capacity to report on a range of predetermined spatial levels depending upon the requirements of a local government. The spatial levels that the housing analysis can report on include:
- a regional⁶ area;
 - a sub-regional⁷ area
 - a local government area (LGA);
 - a statistical local area (SLA); and
 - a suburb, neighbourhood or any other group of statistical local areas (SLAs).

⁶ Regional means an area comprising a large group of local governments within one or more Statistical subdivisions.

⁷ Sub-regional means an area comprising a small group of local governments within a Statistical Subdivision.



- 5.6 Reporting at a regional or sub-regional level enables a local government to work with one or more adjoining local governments to produce a joint housing needs assessment. In the instances where a number of local governments choose to undertake a joint housing assessment, the housing analysis will provide data at individual local government, sub-regional and regional levels. A joint housing needs assessment should identify housing needs at the regional, sub-regional and local levels.
- 5.7 The Queensland Department of Housing can also provide preliminary advice on the process of preparing a housing needs assessment. The advice will focus on using the housing analysis outputs to inform the housing needs assessment and identification of other data sources that will assist local governments in the preparation of their housing needs assessment.

The Queensland Department of Housing provides a housing analysis

- 5.8 The housing analysis, prepared by the Queensland Department of Housing and provided to local government, will contain the following outputs:
- general contextual housing information;
 - demographic characteristics;
 - housing market characteristics;
 - the results of the housing needs model (refer to Appendix 5) which provides:
 - the estimated number and size of dwellings needed by existing households;
 - the estimated number and size of dwellings needed by existing and future households by local government area; and
 - a desktop review for a local government area of the above elements.
- 5.9 The demographic and housing market characteristics provide a range of existing, trend and projection data. The household formation, population/age distribution and housing supply trend data are intended to be used by local governments as a minimum input into the housing needs assessment. Other data sets provide additional information that can be used by local governments who also choose to prepare a housing policy. More detailed information about the data contained in the housing analysis can be seen in Appendix 4.
- 5.10 The results of the housing needs model is a key aspect of the housing analysis and provides information on:
- **housing consumption** (housing demand) – represented by the number of small (1-2 bedroom) and large (3+ bedrooms) dwellings consumed by a range of household groups in the local community;
 - **existing stock** (housing supply) – represented by the number of existing small and large dwellings available for consumption by small and large households in the local community;
 - **projected dwelling need** - the total dwellings needed to accommodate the projected number of future households;
 - **indicative need** - the estimated number of small and large dwellings required to meet the housing needs of the community; and
 - **indicative mismatch** – the difference between the existing stock (housing supply) and indicative need for small and large dwellings.
- 5.11 It is important to note that the ‘indicative need’ and ‘indicative mismatch’ outputs of the housing needs model are based on a series of assumptions and a set range of data inputs (refer Appendix 5 for more information on the methodology, assumptions, data inputs and definitions of the housing needs model). As a consequence, these model outputs should be treated as **indicative only**, and used as a reference guide for reviewing the community’s needs for small and large dwellings.

Local government reviews the housing analysis

- 5.12 The outputs of the housing needs model provide the basis for a housing needs assessment. These outputs can be used for the preparation of a housing needs assessment, as presented. However, a local government may choose to adjust the projected dwelling need and/or provide data on projected housing supply using data sources listed in section 5.13. This additional input will enable the housing needs model to produce a more accurate estimation of the indicative mismatch of small and large dwellings. Appendix 6 provides guidance on using the outputs of the housing needs model including adjusting the projected housing needs and projecting housing supply.
- 5.13 The housing analysis provides a set of data that can be used to review the outputs of the housing needs model. The data in the housing analysis should be supplemented by local knowledge or data. Local knowledge or data can be quantitative or qualitative and come from a range of sources. Examples of local knowledge and data could include one or more of the following:
- growth assumptions used for Priority Infrastructure Plans (PIPs);
 - additional data from the Australian Bureau of Statistics and the Planning, Forecasting and Information Unit (PIFU) of the Queensland Department of Local Government, Planning and Sport and Recreation;
 - community profiles prepared by local government;
 - dwelling supply and lot supply approval data from local government;
 - land supply data from the broad hectare study and infrastructure studies;
 - dwelling consumption patterns of the community; and/or
 - consultation with the public and key stakeholder groups.
- 5.14 Appendix 7 provides guidance on using the outputs on the housing analysis and local data or knowledge in the preparation of a housing needs assessment.

Local government prepares a housing needs assessment

- 5.15 A housing needs assessment provides local government with a framework for responding to housing issues. The scope of a housing needs assessment can vary depending upon the individual needs of each local government. As a minimum, a local government must comply with the minimum requirements set out in Table 1: Elements of a housing needs assessment. However, a local government may wish to provide a more in-depth analysis of housing issues at the local government level, or extend the assessment to smaller geographical areas or special needs groups.


Table 1: Elements of a housing needs assessment

Element	Minimum requirements	Optional additions
Demographic and housing consumption (housing demand) characteristics.	<p>Describe:</p> <ul style="list-style-type: none"> existing and future community; number and type of households; trends in household formation; trends in population, and age and disability distribution; and housing consumption patterns of households. <p>Review and interpret information from housing analysis Tables 1, 2, 3, 4, 24 and 25.</p>	<p>Provide additional detail on the demographic characteristics of households:</p> <ul style="list-style-type: none"> household employment; household ethnicity; households with a person with a disability; low income households; and households with a person with a disability across a range of activities.
Existing stock (housing supply) and housing market characteristics.	<p>Describe:</p> <ul style="list-style-type: none"> current housing supply by dwelling type; and trends of housing provision by dwelling type. <p>Review and interpret information from housing analysis Tables 11, 20 and 21.</p>	<p>Provide additional detail on housing supply:</p> <ul style="list-style-type: none"> trends in housing tenure; trends in house ownership; trends in rental housing; supply of affordable housing stock; and supply of special needs housing including housing for people with a disability, housing for elderly, universal housing, shelter housing, etc.
Housing needs.	<p>Identify the number of small and large dwellings that will meet the needs of the existing and future community.</p> <p>Review and interpret information from housing analysis Tables 1, 2, 3, 4, 8, 24, 25, 26, 27 and 28.</p>	<p>Provide additional detail on household types and tenures, including special needs households that may be accommodated in small and large dwellings.</p>
Identify a range of appropriate housing options that respond to the identified housing needs.	<p>Description of the housing types (e.g. detached, attached, multi-unit dwellings) that will be small or large dwellings. The housing types identified should reflect the demographic and housing characteristics of the existing and future community. Refer Section 5.16 for more detail.</p>	<p>Provide additional detail on housing types and/or tenures required by specific households such as:</p> <ul style="list-style-type: none"> low income; elderly; people with a disability; and key workers.

- 5.16 The identification of housing options is a key output of the housing needs assessment. The housing options identified will enable the local government to undertake the planning scheme analysis. As a minimum requirement, the housing options should identify the housing types that the community will need in the future. It will need to identify the proportion of detached, attached and multi-unit dwellings that are small and large. It should also identify other types of dwellings such as boarding houses, aged care facilities, retirement villages, caravan parks and the like. Optional additional work could include the identification of the housing tenure, types and forms that will cater for special needs households.
- 5.17 Local governments may also wish to use the results of a housing needs assessment as part of a broader housing policy. Appendix 3 provides more detail on preparing a housing policy to respond more effectively to community housing needs.

Links with Steps 2 and 3 in achieving compliance with the Policy outcome

- 5.18 The housing needs assessment is intended to provide a local government with a range of data that can be used to review existing zones and potentially inform a range of modified zones. To support this process, the dwelling sizes in the housing needs model have been grouped into small dwellings (two bedrooms and less) and large dwellings (three bedrooms or more) to generally conform to the housing sizes which are conventionally accommodated in low, medium and higher density zones⁸. In the event that the planning scheme analysis indicates that changes to zones are required, it is anticipated that a local government will use a selection of these zoning options for constructing a series of development scenarios for responding to the range of housing options identified in their housing needs assessment.
- 5.19 These scenarios can outline different assumptions about dwelling mix proportions and dwelling densities and thereby dwelling yields and zoning options. These different development capacity scenarios can be modelled and reviewed in the context of other relevant planning inputs to determine a preferred development capacity scenario for responding to the range of housing options identified in their housing needs assessment.
- 5.20 The housing needs assessment is also intended to provide a range of data that can inform the drafting of planning scheme measures that will facilitate a range of housing options.

Step 2: Undertake a planning scheme analysis

- 5.21 Upon completion of the housing needs assessment, a local government should undertake a planning scheme analysis to identify barriers to and opportunities for the provision of housing options that respond to the identified housing needs of the community.

Identifying locations capable of accommodating the identified range of housing options

- 5.22 Residential areas are typically made up of a variety of dwelling types ranging from large detached housing to medium and, in some instances, high density housing. The density and type of dwellings allowable in certain areas are regulated by the planning scheme. In some areas, the planning scheme measures that regulate housing provision reflect environmental constraints such as flood-prone land, steep slopes or community aspirations such as character housing or the desire to limit building height.
- 5.23 The planning scheme analysis should identify areas, locations and/or suburbs where an increased range of housing options could enhance and support social wellbeing. These include general residential areas and well-serviced locations⁹. In general residential areas, the planning scheme can identify opportunities or areas capable of accommodating a modest increase in housing options, e.g. changing the dominant characteristic of the area from single detached housing with a minimum of three bedrooms to include the opportunities for small lot housing and some duplex housing.
- 5.24 Any urban area is capable of accommodating an increase in the range of housing options. However, the most significant opportunities for increasing the range of housing options exist in well-serviced locations. Well-serviced locations are urban areas that are within convenient walking distance to centres, educational places, work places, public transport, community services and leisure activities. Well-serviced locations can be identified in both existing and emerging communities where the services are already operating or are planned to operate at the time the housing is complete. More information on the process of identifying well-serviced locations in greenfield⁹ and infill⁹ areas is outlined in Appendix 8.
- 5.25 The level of public transport, where public transport services are available, and the range of services in a well-serviced location will influence the range of housing options that can be accommodated. Generally, size of a well-serviced location is determined by the area that is within walking distance of a public transport stop and/or group of services. National and international practice has identified well-serviced locations as being within a 5-10 minute walk from a public transport stop and/or group of services. This translates to a distance of between 400 and 800 metres, depending on the level of public transport and level of services, existing or planned, of that centre. Table 2 sets out the range of housing options for different types of well-serviced locations.

⁸ Small dwellings in the form of a secondary dwelling (an ancillary dwelling to a main dwelling or detached house) are also accommodated in low density zones and low-medium density zones which conventionally accommodate a mix of these dwelling types and sizes. Small dwellings can also be accommodated in mixed use and centre zones. In addition, more modest (lower cost) versions of large dwellings (e.g. three bedroom dwellings) can be accommodated on a range of smaller allotments in low density zones. Some dwelling forms may also be accommodated in centres and mixed use zones.

⁹ See section 6, Glossary


Table 2: Catchment size and range of housing options for different types of well-served locations

Location type	Examples of services and land uses	Catchment size	Range of housing options
Level 1 - Local Low level public transport and/or a small range of local services.	<ul style="list-style-type: none"> public transport with a low level of service, e.g. two to three services daily; local shopping; community facility; a small park of between 0.5 and 1 hectare; or a state school. 	400m radius	Detached housing, small lot and duplex (one per lot) housing and a limited range of small scale medium density housing.
Level 2 - Neighbourhood Medium level public transport and/or a range of services that meet local and neighbourhood needs.	<ul style="list-style-type: none"> public transport with a medium level of service; a neighbourhood shopping centre; a public health centre; a medium to large park of at least 1.2 hectares; a state school; a small TAFE college with student numbers no greater than 5,000 persons; or a small university with student numbers no greater than 5,000 persons. 	400m radius	Detached housing, small lot and duplex (one per lot) housing, medium density housing and, in some instances, higher density housing. The proportion of medium and higher density housing will increase closer to the service point e.g. a railway or bus station with a high level of service.
Level 3 - District High level public transport and/or a range of services that meet district and regional needs.	<ul style="list-style-type: none"> public transport with a high level of service, e.g. hourly service for at least part of the day; a district shopping centre; a regional shopping centre; a central business district; a public hospital; a large park for district level informal or structured recreation activities, of between three and five hectares; a large TAFE college with student numbers in excess of 5,000 persons; or a large university with student numbers in excess of 5,000 persons. 	800m radius	Detached housing, small lot and duplex (one per lot) housing, medium density housing and higher density housing. The proportion of medium and higher density housing will increase closer to the service point e.g. a railway or bus station with a high level of service.

5.26 All residents require access to services, facilities and employment, however some households may have particular access needs for some forms of housing. Appendix 8 provides information on characteristics and locational needs of housing suited to the specific needs of households.

5.27 The capacity of the identified well-served locations to accommodate an increased range of housing options will be influenced by the ability of the area to achieve good urban design outcomes (see Appendix 2) and to respond to the existing development constraints. There may be constraints such as:

- existing retail, commercial, industrial and community activities and their current zones may need to be retained or expanded to provide jobs, services and facilities needed by local communities. The ongoing viability of some of these uses, particularly industrial uses and some higher impact commercial uses, may require some low impact commercial buffer uses rather than adjacent residential uses;
- inadequate capacity or levels of facilities and services (e.g. public transport), for supporting increases in dwelling numbers and/or increases in available housing options. In evaluating access to public transport, the frequency of the service and the capacity to increase services should be taken into account;

- inadequate existing infrastructure network capacity and/or inadequate planned infrastructure capacity for supporting increases in dwelling numbers and/or increases in available housing options. Existing reports documenting the capacity of existing infrastructure networks, including their capacity to be upgraded efficiently, and other reports (e.g. PIPs) documenting proposals for expanding their capacity or introducing new network elements will serve as useful resource material; and/or
- heritage and environmental constraints (e.g. character housing or flood risk) that may limit increases in dwelling numbers and/or increases in available housing options. Existing building heritage, natural conservation and green space reports will serve as useful resource material.

5.28 Well-serviced locations that have capacity to accommodate an increased range of housing options should be mapped, highlighting the area's opportunities and constraints for consideration in the planning scheme review.

Identifying planning scheme measures that may inhibit the provision of the identified range of housing options

5.29 The analysis of the planning scheme measures should also identify whether specific measures or the planning scheme as a whole are inhibiting the capacity of the private, government and not-for-profit sectors to respond to the community's housing needs. Initially, this analysis should be done for the whole local government area and if needed, at a suburb or district level, particularly in well-serviced locations. The following is a list of questions relevant to the essential planning scheme measures which will assist in the identification of planning scheme barriers:

- Do existing **desired environmental outcome/s** state that one of the planning scheme's outcomes is to help meet the community's housing needs?
- Do existing **planning strategic frameworks** recognise the community's housing needs and include appropriate planning response to address those needs?
- Do existing **zones** (size and type of dwellings) make adequate provision for the identified range of housing options in the preferred locations that respond to the housing needs of the community?
- Do existing **assessment tables** establish assessment levels to aid the delivery of desired housing options in the appropriate zones and in appropriate locations within these zones?
- Do existing **assessment criteria (codes or otherwise and standards)** associated with housing and residential development support the range of housing sizes and types required to meet the identified housing needs of the community? Also see section 5.31.
- Do existing **schedules - administrative definitions**¹⁰ facilitate the range of housing sizes and types required to meet the identified housing needs of the community?
- Do existing **schedules - use class definitions**¹⁰ facilitate the range of housing sizes and types required to meet the identified housing needs of the community?
- Do existing **schedules - use definitions**¹⁰ facilitate the range of residents required to meet the identified housing needs of the community?
- Do existing **planning scheme policies** provide guidance on housing and residential development to facilitate the range of housing sizes and types required to meet the identified housing needs of the community?

5.30 Appendix 9 provides more information on how each of these measures could be drafted to satisfy the Policy outcome.

¹⁰ See Appendix 9, sections A9.8, A9.9 and A9.10 for explanation of terms.



- 5.31 In undertaking a planning scheme analysis, local governments are encouraged to review planning standards. Many planning schemes contain 'flat rate' or universal planning standards that do not distinguish between the needs of different household types and sizes. In contrast, graduated standards are standards which are calibrated based on dwelling and household size, and site and neighbourhood amenity. Planning scheme measures which provide graduated planning standards can contribute to the delivery of housing options. Appendix 10 provides more detail on the use of graduated planning standards.
- 5.32 The outcome of the planning scheme analysis is to suggest a range of planning scheme measures that can be modified if necessary to remove barriers to and provide opportunities for a range of housing options within the planning scheme to meet the housing needs of the community.

Step 3: Amend the planning scheme

- 5.33 The planning scheme should include suitable measures that enable new development to contribute to providing the identified housing needs of the community. The planning scheme zones and assessment tables are key aspects of the scheme which can be used to respond to community housing needs.
- 5.34 When making or amending a planning scheme, local governments should make reference to the IPA Plan Making Guideline 1/02 produced by the Queensland Department of Local Government, Planning, Sport and Recreation. Housing and residential measures should be drafted with a view to achieving an improved range of housing options that not only respond to the identified housing needs but achieve ecological sustainability and utilise good urban design.
- 5.35 However, as part of the plan-making process, the local government will be expected to justify the proposed planning scheme responses that do not contribute to achieving the Policy outcome.

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6 Glossary

Existing Stock - the number of small (one and two bedroom) and large (three or more bedroom) dwellings available for consumption by small and large households. It also means **housing supply** for the purposes of the housing needs model and housing analysis. The existing stock documented in the housing needs model is obtained from Australian Bureau of Statistics Census material.

Greenfield area – areas of undeveloped land identified for future urban development in a planning scheme.

Housing analysis – a desktop study undertaken by the Queensland Department of Housing of existing and projected housing needs of the local government area. The outputs of the housing analysis include:

- general contextual housing information;
- demographic characteristics;
- housing market characteristics;
- the outputs of the housing needs model; and
- a desktop review of the above elements that is specific to the local government area.

Housing consumption - the number of small (one and two bedroom) and large (three or more bedroom) dwellings consumed by small and large households. Also means **housing demand** for the purposes of the housing needs model and the housing analysis.

Housing needs – the range of housing required for the various household sizes and types that make up the existing and future community. This includes:

- changing life-cycle needs;
- socio-economic circumstances and occupations;
- taking account of the specific needs of people with a disability; and
- needs for short-term and emergency housing including boarding houses, hostels, shelter accommodation, etc.

Housing needs assessment – an investigation at the local government level of existing and projected housing needs, taking into account the outputs of the housing analysis and local information that identifies:

- demographic and housing consumption (housing demand) characteristics;
- existing stock (housing supply) and housing market characteristics;
- housing needs; and
- a range of appropriate housing options that respond to the identified housing needs.

Housing options - the range of housing types needed to meet the various needs of people in the community; the term includes variations in housing size (including lot size) and type, built form, density, cost, adaptability, location and tenure.

Housing Policy – a general statement of Council's role and goals in relation to local housing issues and provides a framework for responding to these across all of a Council's functions.

Infill area – areas appropriate for new development in established urban areas where the site or area is either vacant or has previously been used for another urban purpose.

Urbanised area – is a sizeable, closely settled area contained within a Local Government Area (LGA), Statistical Local Area (SLA), a series of Statistical Local Areas (SLAs) or an Urban Centre (UC). A Local Government Area (LGA), Statistical Local Area (SLA) and an Urban Centre (UC) are terms defined by the Australian Bureau of Statistics (ABS) in their Census dictionary.

Well-serviced locations – locations with convenient access to facilities and services such as: centres, public transport, education facilities, hospitals and health centres, work places, community services and leisure opportunities, including those in emerging communities where these are scheduled for delivery.



Appendix 1: Application form for a housing analysis

Application for housing analysis

Local government _____

Postal address _____

Email address _____

Contact person _____

Phone number _____

Standard spatial levels of housing analysis data

Statistical Local Area (SLA) _____ PROVIDED

Local Government Area (LGA) _____ PROVIDED

Regional (Large group of LGAs) _____ PROVIDED
(based on SEQ Planning Region and ABS Statistical Divisions)

State level _____ PROVIDED

Optional spatial levels for housing analysis data

Groups of Statistical Local Areas (SLAs) _____ YES/NO

Sub-regional (small group of LGAs) _____ YES/NO

NB. the provision of data by groups of SLAs or small groups of LGAs will need to be discussed with the Queensland Department of Housing. Data at the SLA, LGA, Regional and State level is contained within the standard housing analysis data package.

Chief Executive Officer name _____

Signature _____

Date of signature _____

Form can be sent to the Queensland Department of Housing at:

Mail: SPP Housing and Residential Development
Queensland Department of Housing
GPO Box 690
Brisbane QLD 4001

Email: a signed copy to StatePlanningPolicy@housing.qld.gov.au

Appendix 2: Principles of good urban design

- A2.1 Urban design is important to housing because it can help to create liveable and sustainable spaces, buildings, and communities. It can play a vital role in how the community, the economy and the natural environment interact and function, including how people connect with each other and their surroundings. Sustainable communities balance and integrate natural systems, economic development, and the cultural, economic, physical and social wellbeing of their people and community.

Principles of good urban design

Principle 1:

The built environment is aesthetically appealing, ecologically sustainable and respectful of its location and historical context.

Practicality, character and visual appeal are important components of the built environment. Balance should be sought among these elements to promote development which is socially, environmentally and economically sustainable.

Benefits may include:

- neighbourhoods developing their own character and reflecting its history;
- a community with a sense of place and identity that they support and embrace;
- a range of housing options that may be more attractive to a wider market;
- reductions in the impacts of electricity use by insulating against or harnessing natural conditions such as light, climate, and weather through urban design;
- reductions in water consumption through water sensitive urban design;
- neighbourhoods that are visually appealing; and
- neighbourhood layout and building design which encourages healthy activities such as walking, jogging and cycling through local streets.

Principle 2:

Neighbourhoods have centres and well-defined edges.

Neighbourhoods are contained, form a functional unit within a larger system of centres, and endeavour to be self sufficient. Smaller centres should act as satellites around larger centres and achieve the efficient provision of services, facilities and infrastructure.

Benefits may include:

- better serviced development;
- alternative modes of transport and reductions in average trip lengths;
- reductions in impacts associated with automobile dependence, including respiratory ailments, and health issues associated with physical inactivity; and
- greater efficiencies in the provision of services, facilities and infrastructure, as the serviceable population is within a contained and proximate location.

Principle 3:

Increase density in well-serviced locations.

Well serviced locations have their potential maximised by increasing housing density within their boundaries. This can contribute to promoting housing for a greater number of people in close proximity to services, facilities and infrastructure.

Benefits may include:

- greater efficiencies in the provision and use of infrastructure, facilities and services;
- a more concentrated population to support business, economic development and public transport;
- use alternative forms of transport to the car;



- a smaller spatial footprint;
- improvements in the intensity of use of public space and increased passive surveillance which helps to enhance the perception of safety;
- ease of access to facilities and services through compact design;
- a lower demand for private space, allowing more land to be available for public open space; and
- greater opportunity for physical activities such as walking, outdoor recreation, playing sport and exercise, resulting in improvements to the health of people within the community.

Principle 4:

Integrate a mix of land uses.

A mix of land uses should be integrated within a compact geographical area. The intent of this is to provide a wide range of community needs, activities and movements within a concentrated area to facilitate interaction and maximise the potential for ease of access.

Benefits may include:

- increased interaction between people by providing purposes and locations to encourage planned and spontaneous exchanges;
- a more efficient movement pattern and increased transport options by locating people in close proximity to a range of uses;
- a reduction in greenhouse gas emissions and traffic congestion through reduced automobile dependence, which can also have positive effects on health; and
- improvements to passive surveillance and the intensity of use of public spaces, which can enhance safety.

Principle 5:

Provide for a wide range of movement options.

Provide a wide range of options for how movement can occur within and between communities. This involves consideration of all possible modes of transport, the most effective manner for an interconnected, efficient network, and the needs and limitations of a diverse population with different physical abilities, ages and income levels.

Benefits may include:

- greater connections among people and places;
- increases in multi-modal trips by integrating movement networks;
- reductions in automobile dependence by making pedestrian activity and public transport more easily accessible and viable;
- improvements to the efficiency of movement by providing more direct routes through grid patterns;
- more people encouraged to walk, through the provision of adequate seating for rest stops; and
- improvements to the health of the community by encouraging physical activity and reducing the environmental impacts of congestion.

Principle 6:**Provide a distinctive and attractive public realm that respects and reflects local character, history and/or identity.**

The public realm should endeavour to reveal the unique qualities of the local community, its people and its surroundings. It should be visually appealing and distinct from its neighbouring counterparts, while still maintaining some elements which identify the linkages to other areas.

Benefits may include:

- facilitation of the development of a sense of place by providing something unique for people to identify and connect with;
- increased economic and physical activity, and social interaction through the provision of more places that encourage people to spend time in the public realm and their community; and
- improved general health and wellbeing and a sense of community.

Principle 7:**Design is accessible and adaptable to change.**

Design should respect the dynamic nature of the urban and physical environment. Design should be flexible enough to adapt to potential future changes in demography, the environment, lifestyles and uses. This implies that the limits of renewable and non renewable resources are considered and protected. It also means that the design of buildings, infrastructure and public spaces should be flexible enough to be able to convert to alternative uses if the need arises.

Benefits may include:

- improvements to resource efficiency and waste minimisation by extending the potential operational life of buildings and infrastructure;
- the ability for change to be accommodated without the need for substantial modification of the urban environment; and
- conservation of natural resources for their intrinsic worth and/or for future use and so that future growth and change can be accommodated with minimal or no requirement to consume more land.

Principle 8:**Urban design incorporates, reflects and supports a wide range of community needs and expectations and includes community consultation to inform the design process.**

People's lives are shaped by their experiences of, and interactions with, the built environment. It is important to maximise the opportunities for people to help shape their community. Urban design should endeavour to cater for the needs of the community and to be inclusive.

Benefits may include:

- fostering the development of strong, vibrant communities through inclusive design;
- encouraging community members to address health and safety issues through the design of urban form;
- helping to ensure that mobility-impaired people are able to move independently in the public and the private realm of their community;
- better informed decision-making;
- increased probability that decisions are well accepted by the public;
- a public sense of ownership and stewardship over the local community; and
- assisting to ensure that a majority of community needs are catered for.



Principle 9:

Provide a social mix.

Social mix is a key aspect of community wellbeing and sustainability. Urban design should seek to maximise the social mix of development. This implies that provisions will be made within a locality to accommodate various household sizes, age groups, income levels and different abilities.

Benefits may include:

- more inclusive communities by enabling people of different ages, income levels, and physical and mental abilities to live and interact within the one neighbourhood;
- improved understanding and tolerance of different groups of people within the community;
- increases in the ease of access for mobility-impaired people by helping to improve independent movement in the public and the private realms of their community;
- improved access to housing options in well-serviced areas for all groups and individuals;
- housing for people with diverse skills and knowledge to undertake a range of jobs within the community; and
- equal opportunity for all types of people to pursue healthy, active lifestyles by ensuring that they have the same access to health-related services, facilities and infrastructure.

Principle 10:

Design for community safety.

Designs which encourage passive surveillance by orienting the windows of buildings towards public spaces and which support use at all hours of the day and night are an effective means of improving safety.

Other measures which may be used to improve safety include:

- improving visibility by providing sufficient lighting and minimising large bushes or structures which may be used to conceal potential attackers;
- ensuring footpaths are free from obstacles, at a gradient that is appropriate for people of all abilities, and are well-maintained; and
- providing safe road crossings in locations where they are required.

Benefits may include:

- reduced risk of physical harm and potential for criminal activity;
- community perceptions of safe environments can encourage healthy physical activities including walking, cycling and general use of the public realm;
- greater use of public spaces increases the potential for planned and spontaneous exchanges with other people and the local environment, which facilitates the development of a sense of community and place;
- increased economic activity, with more potential consumers out and about in the community; and
- reduced risk of legal action being taken against local governments for physical injuries sustained in public places.

A2.2 The principles of good urban design provided within this Policy Guideline have been developed from a range of sources which are listed on the following page.

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Appendix 3: Non-planning scheme responses to support housing outcomes

- A3.1 The Policy acknowledges that the housing issues of Queenslanders need to be addressed by a wide range of complementary strategies from the key stakeholders in the housing system. Any individual response to aid housing outcomes will influence, and be influenced by, other parts of the housing system, and the most effective housing outcomes will flow from a range of mutually supporting responses. The planning system is just one of the elements of the housing system that influences housing outcomes and only one of a range of activities engaged in by the State and local governments.
- A3.2 Local governments are encouraged to consider the development of planning scheme measures as part of a broader local government housing policy. This can ensure an integrated framework for directing the range of activities that local governments engage in and can influence housing outcomes (e.g. through corporate works and programs). A local government housing policy would set out the housing outcomes sought for the area, the strategies, actions and resources required to achieve these, and respective roles and responsibilities for implementation. It would clarify local government's role in relation to housing, and help guide the efficient use of limited resources.
- A3.3 The Local Government Housing Resource Kit (the Kit), prepared by the Queensland Department of Housing in conjunction with the Local Government Association of Queensland, provides local governments with a valuable resource to assist them in developing comprehensive local government housing policies and strategies. The Kit advocates an integrated approach to housing issues across all relevant sections of the local government, including those areas with responsibility for strategic land use planning and development assessment. Small local governments with low levels of development activity are encouraged to consider the integrated approach outlined in the Kit, as the introduction of planning scheme measures is unlikely to represent the most effective response to local housing issues for these local governments. The Kit can be downloaded from the Queensland Department of Housing website address <http://www.housing.qld.gov.au/initiatives/affordable/government/index.htm>.
- A3.4 Local governments are encouraged to develop a housing policy to coordinate and integrate the range of activities they undertake that influence local housing outcomes. A housing policy can provide the community with a clear understanding of a local government's role and goals in relation to local housing issues. Usually, a housing policy is supported by a housing action plan for achieving the stated goals. Both the housing policy and the action plan may be incorporated into a local government's corporate plan and help to inform a range of local government activities.

Range of complementary 'non-scheme' measures to support housing outcomes

- A3.5 The range of activities that local governments routinely engage in that influence local housing outcomes is diverse and includes:
- regional planning;
 - local area planning (non-statutory);
 - community service delivery;
 - encouraging participation by the private sector in local development/joint venture projects;
 - management and disposal of local government-owned land (land disposal protocol for supporting housing outcomes);
 - developing the capacity and helping to resource community groups (including community housing associations);
 - direct delivery of housing (e.g. seniors housing, staff housing); and
 - advocacy and leadership on local issues.
- A3.6 Many of these activities are undertaken independently to the preparation of a planning scheme. These activities, together with planning scheme policies, can provide an integrated approach to housing within a local government area.

Dissemination of information to support housing outcomes for local communities

- A3.7 Local governments are encouraged to provide information about support programs and relevant design and accessibility rating guidelines to members of the community with specific needs, developers and builders to support appropriate housing outcomes for people with specific needs. Support programs include Home and Community Care Home Modification Services, Home Assist Secure and Home Access. Details of, and links to supporting information on these programs can be found on the Queensland Department of Housing website at <http://www.housing.qld.gov.au/initiatives/programs/ch/support/index.htm>. The Universal Housing Design booklet is available through the Department of Public Works by contacting 07 3224 4961.
- A3.8 To support housing outcomes for low income households, local governments are encouraged to provide information about affordable housing resources and tools to developers and others. These include the Benchmark Affordable Housing Rent Guide and the Affordable Housing Design Guidelines prepared by the Queensland Department of Housing. These documents can be accessed via the Queensland Department of Housing website at <http://www.housing.qld.gov.au/initiatives/affordable/developing.htm>.

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Appendix 4: Housing analysis

- A4.1 A housing analysis is a desktop study undertaken by the Queensland Department of Housing of existing and projected housing needs of a local government area that includes:
- general contextual housing information;
 - demographic characteristics (including population growth);
 - housing market characteristics;
 - the outputs of the housing needs model; and
 - a desktop review of the housing analysis sections specific to the local government area.
- A4.2 The housing analysis will be provided free of charge to a local government and will assist them in preparing a housing needs assessment. The Queensland Department of Housing will maintain and update housing analysis elements. The frequency of updates will depend upon the availability of new source data such as the release of Australian Bureau of Statistics Census data every five years. Housing analysis data will be provided to local governments in accordance with the process outlined in Section 2.8.
- A4.3 Understanding the factors that underpin housing need is an important factor when identifying planning scheme issues and measures capable of influencing responses to housing need. The housing analysis provides a wide range of data that can be used in preparing a housing needs assessment. Not all of the data in the housing analysis is needed by a local government to undertake the minimum requirements of a housing needs assessment. Additional data has been included in the housing analysis to provide local governments with a greater insight into their housing issues. The indicators that provide data necessary to meet the minimum requirements of a housing needs assessment are highlighted by bold text in this Appendix.

General contextual housing information

- A4.4 This element of the housing analysis will provide contextual and qualitative information. It will document available information at the national and state level on housing trends and issues by dwelling type and tenure and household type. For instance, it will provide general information on how the housing consumption characteristics of different household types change over time. Information on new emerging trends will also be provided.

Demographic characteristics

- A4.5 The data on demographic characteristics is quantitative and is presented in a table format. This data can be provided at the statistical local area, local government area, sub-regional, regional and State levels, unless otherwise indicated in A3.6.
- A4.6 The list of tables in the demographic characteristics section of the housing analysis includes:

Housing analysis table number	Demographic characteristics - table name
Table 1	Household type and profile (trends - time series)
Table 2	Age profile and population trends (trends - time series)
Table 3	Projected population age/sex type profile (trend - time series) (LGA only)
Table 4	Estimation of number and proportion of persons with a disability and the correlation with age (LGA and State only)
Table 5	Estimation of persons with a disability across a range of activities by age (LGA and State only)
Table 6	Number and proportion of persons with a physical disability currently receiving the disability support pension (LGA only)
Table 7	Indigenous status profile (LGA only)
Table 8	Birthplace of individuals profile (LGA only)
Table 9	Industry (workforce) profile and working hours (trends - time series)

- A4.7 The age/household type and population, age and disability trend data together with population age/sex projections, provide information on existing and possible future community profiles and potential housing needs. This data is intended to be a key source for reviewing the outputs from the housing needs model and for informing land allocations for small and large dwellings and the drafting of generic residential codes to facilitate the delivery of these dwellings, including those for the aged and people with a disability.
- A4.8 The other disability data includes an estimation of numbers of persons with a disability across a range of activities by age and actual numbers of persons receiving a disability pension for a physical disability within a local government area. This information can be used for future planning, including supportive planning scheme and non-scheme measures to facilitate housing outcomes for persons with a disability needing small or large dwellings.
- A4.9 Data on Indigenous status and country of origin are intended to provide additional information on existing and possible future community profiles and potential needs for small and large dwellings. The workforce data provides an overview of the employment profile of local communities, including part-time and full-time employment characteristics.

Housing market characteristics

- A4.10 The data for the housing market characteristics of the housing analysis is quantitative and is presented in tables. The data can be provided at the statistical local area, local government area, sub-regional, regional and State levels.
- A4.11 The list of tables in the housing market characteristics section of the housing analysis includes:

Housing analysis table number	Housing market characteristics - table name
Table 10	Dwelling tenure (includes social housing) (trends - time series)
Table 11	Dwelling type profile (trends - time series)
Table 12	Housing rent levels by bedroom size (trends - time series)
Table 13	Number and type of rental dwellings (trends - time series)
Table 14	Number and proportion of very low and low income households paying more than 30% of gross household income on housing rental costs
Table 15	Affordable rental stock by bedroom numbers
Table 16	Affordable rental stock - percentage of total stock
Table 17	Home purchase affordability (trends - time series)
Tables 18 and 19	Home purchase and land prices (trend - time series)
Table 20	Dwelling approvals (trends - time series)
Table 21	Caravans and boarding houses (trends - time series)
Table 22	Level of homelessness (trends - time series)
Table 23	Weekly household income distribution by tenure (trends - time series)

- A4.12 Dwelling type trend data provides insight into the different dwelling types available for consumption by households in a local community. Dwelling tenure data provides information on the availability of dwelling types by different tenures. The trend data on the number and type of rental stock and their rent levels by bedroom size provides additional information on housing market trends in rental housing stock. Point-in-time and trend data on the numbers and proportions of the rental housing stock that is affordable to households in the bottom 40% of the income distribution provides additional information on the market characteristics of rental housing stock.
- A4.13 Home purchase affordability data provides recent information on trends in median house prices and weekly purchase costs linked to median household income. This data provides market information on housing for purchase. Home purchase and land sale activity data provides recent information on trends in median sale prices and volumes, providing market information on land development and housing for purchase activity.
- A4.14 Dwelling approval trend data provides recent trend information on separate houses and other dwellings which can be used as an input for interpreting and reviewing projection outputs from the housing needs model.



- A4.15 Caravan and boarding house data provides information on supply trends for short-term, emergency and related forms of housing and can be used in compiling housing supply information. Local governments license these premises and will have additional information on these housing forms. Level of homelessness data provides a limited indication of need for short-term, emergency and shelter accommodation.
- A4.16 Data on weekly household income distribution by tenure provides information on the income characteristics of households consuming different dwelling tenures.
- A4.17 The data on rental housing supply and affordability, together with data on home purchase activity and affordability, can be used to review the outputs of the housing analysis needs model.

Outputs of the housing needs model

- A4.18 The elements of the housing needs model are described in more detail in Appendix 5. The data for the housing needs model is quantitative and presented in tables. The data outputs for Tables 24 and 25 can be provided at statistical local area, local government area, sub-regional, regional and State levels. The data outputs for Tables 26, 27 and 28 can be provided at local government area, sub-regional and regional levels (where available). In summary, the outputs of the housing needs model includes:

Housing analysis table numbers	Housing needs model output information
Tables 24 and 25	Existing housing consumption patterns by household type, by dwelling size, and by income profile (housing demand)
Tables 24 and 25	'Indicative need' (existing) for small and large dwellings
Tables 24 and 25	'Indicative mismatch' (existing) between dwelling and household size (small and large)
Table 26	'Projected dwelling need' to accommodate projected number of future households (in 5, 10, 15, 20 and 25 year intervals)
Table 27	'Indicative need' (projected) for small dwellings (5, 10, 15, 20 and 25 year intervals)
Table 27	'Indicative mismatch' (existing and projected) between small dwellings and small households (in 5, 10, 15, 20 and 25 year intervals)
Table 27	Existing stock of small dwellings (housing supply)
Table 28	'Indicative need' (projected) for large dwellings (in 5, 10, 15, 20 and 25 year intervals)
Table 28	'Indicative mismatch' (existing and projected) for large dwellings and large households (in 5, 10, 15, 20 and 25 year intervals)
Table 28	Existing stock of large dwellings (housing supply)

- A4.19 Existing housing consumption patterns by household type, dwelling size and income are intended to be used in conjunction with household/age type trend, population and age trends and population age/sex type projections for reviewing the existing and projected 'indicative need' and 'indicative mismatch' outputs of the model. This provides information on how small and large low-income households are consuming housing.
- A4.20 'Indicative need' (existing) for small and large dwellings and 'indicative mismatch' (existing) between small and large dwellings and households provides information to be compared with household/age type profile and existing housing supply data from the housing analysis and local government sources.
- A4.21 'Projected dwelling need' estimates the total dwellings needed to accommodate projected numbers of future households (in 5, 10, 15, 20 and 25 year intervals) and can be reviewed against other data sources as outlined in Appendix 5.
- A4.22 'Indicative need' (projected) for small and large dwellings and 'indicative mismatch' (projected) between small and large dwellings and households provides information to be compared with household/age type trend, population and age trends, population age/sex type projections and housing supply trend data from the housing analysis and local government sources.
- A4.23 Existing housing stock (housing supply) data is employed in the model as a means of establishing mismatches between 'indicative need' for dwellings and the supply of dwellings.

Desktop analysis of housing analysis sections specific to the local government

- A4.24 This analysis provides an overview of the outputs of the housing analysis and prompts on a range of housing issues for local governments to consider in their housing needs assessment.

Appendix 5: Elements of the housing needs model

A5.1 The housing needs model is based on a number of assumptions and makes use of the best current available data. Sometimes there will be periods where the currency of the data is limited. For these reasons, the data outputs of the housing needs model can only be considered as an indicative estimate of the need for different dwelling sizes and types. The housing needs model outputs must be understood within the context of the assumptions and the nature and limitations of the data used.

Details of the assumptions and information on the data

A5.2 Assumptions of the model

- The housing needs of low income households (those in the bottom 40% of the income distribution) are similar to a simplified version of the Queensland Department of Housing dwelling allocation standards. This assumption works on the premise that the housing choices of these households are constrained and that their needs would be better met by smaller housing which should be more affordable than larger housing, all other things being equal.
- The housing needs of moderate to high income households (those in the top 60% of the income distribution) are similar to their housing consumption (housing demand). This assumption works on the premise that the housing choices of these households are less constrained and that they can satisfy their housing needs via the housing market.
- Income distribution by household type will remain constant over the projection period of the model.

A5.3 Data used in the model

- The housing needs model relies on Census data as a primary input. Consequently, there may be times when this data is dated. It will continue to be used because the Census provides the best small area data available. In these instances, it should be recognised that housing consumption and availability may have changed in the intervening years.
- Census data is subject to confidentiality¹¹. Therefore, for areas with small numbers of households, numbers may be unreliable. Other data and local knowledge should be used to analyse such areas.
- Projection data¹² becomes more unreliable, the longer the projection timeframe.
- The most recent reliable projection data is only available for Statistical Divisions (regions). The local government projections in this model use a simplified approach and have been tested for compatibility with regional projections.
- Projection data are not available for detailed household consumption. Therefore, projections of household consumption at the local government area level are based on existing consumption patterns in Census data adjusted to account for projected changes in overall numbers of households and for projected changes in the occupancy rate. These adjustments take into account the projected ageing of the population and its influence on the formation of small households.
- Negative and zero income households are excluded¹³. The available Census data on detailed household consumption is scaled up to equal the total estimate of 2001 households.
- Dwelling types include one or more bedroom dwellings. Zero bedroom dwellings were excluded since they are occupied by less than 1% of the population¹⁴.

¹¹ It is an offence to release any information that would enable identification of any individual. To avoid this risk, a technique has been developed to randomly adjust cells with very small values. It is not possible to determine which individual figures have been adjusted. No reliance should be placed on small cells. For more detail, see the ABS Census Dictionary 2901.0.

¹² Household projections are based on Estimated Resident Population data which are more accurate than raw Census count data. Estimated Resident Population Figures adjust the raw Census data to take into account the presence of visitors and the temporary absence of occupant householders in surveyed dwellings on the night of the Census count.

¹³ For the ABS custom dataset, households with zero or unstated income were excluded, since it is not possible to allocate them to low and high incomes. For Queensland, over 11% of households did not state their income at the 2001 Census.

¹⁴ Small cell counts are problematic for modelling purposes due to the ABS practice of randomly assigning adjusted numbers to small data counts.



The elements of the housing needs model

A5.4 This model provides information on:

- existing *housing needs*_(Total) for different housing sizes for all of the community (expressed in terms of estimated *housing needs*_(Normative) and *housing needs*_(Consumption)); and
- projected *housing needs*_(Total) for different housing sizes for all of the community (expressed in terms of both projected *housing needs*_(Normative) and *housing needs*_(Consumption)).

A5.5 These terms are defined as follows:

*Housing needs*_(Total) - the sum of estimated instances of an expressed want (or demand) for housing (based on existing and projected housing consumption patterns of households in the top 60% of the income distribution of a community) together with the estimated instances of a basic need for housing shelter (based on a set of minimum housing occupancy standards for households in the bottom 40% of the income distribution of a community).

*Housing needs*_(Normative) - the sum of estimated instances of need for housing shelter based on a set of minimum housing occupancy standards for households in the bottom 40% of the income distribution of a community.

*Housing needs*_(Consumption) - the sum of estimated instances of an expressed want (or demand) for housing based on existing and projected housing consumption patterns for households in the top 60% of the income distribution of a community.

A5.6 The model takes into account both *housing needs*_(Normative) and *housing needs*_(Consumption) on the grounds that an over reliance on either measure will not provide an appropriate indication of the *housing needs*_(Total) of a community. An over reliance on a *housing needs*_(Normative) based model for identifying the *housing needs*_(Total) of a community will understate the effect household income (in conjunction with the taxation system) has on determining individual householder decisions on investment in and consumption of housing in excess of specified modest housing standards.

A5.7 An over reliance on a *housing needs*_(Consumption) model will understate the need for more modest housing conforming with specified basic housing standards (particularly in areas where zoning does not allow for a range of more modest forms of housing or in those with higher property values).

A5.8 For the purposes of this model, the concept of *housing needs*_(Normative) is used to calculate the number and/or proportion of dwelling sizes needed by different household types and sizes in the lowest 40% of the income distribution of a community. The Queensland Department of Housing dwelling allocation standards are used to identify 'appropriate' dwelling sizes for different household types and sizes

A5.9 The concept of *housing needs*_(Consumption) is used to calculate the number and/or proportion of dwelling sizes needed by different household types and sizes in the top 60% of the income distribution of a community.

A5.10 The housing analysis needs model uses these two concepts to provide a means for estimating the existing and projected housing needs of a community. The elements of this model are described below.

Investigation of existing housing consumption and identification of existing housing needs (in numbers and rates)

A5.11 This element of the model provides a means for calculating the existing housing consumption patterns by household and dwelling size in the lowest 40% of the income distribution (low income households) and the upper 60% of the income distribution (middle and upper income households).

A5.12 It also allows the existing *housing needs*_(Normative) and *housing needs*_(Consumption) of the community to be calculated.

A5.13 The consumed housing types for households in the top 60% of the income distribution of the community are, for the purposes of this model, assumed to generally represent satisfactory housing or preferred choice of housing for these households. However, it is acknowledged that in areas with higher property values and/or restrictive residential zoning housing options for middle income households may also be limited.

A5.14 The consumed housing types for households in the bottom 40% of the income distribution of the community are, for the purposes of this model, not assumed to necessarily represent satisfactory housing or preferred housing. This is because the housing options of low income householders are limited by their economic circumstances and therefore they may be consuming housing that does not meet basic shelter occupancy standards or paying more for housing, than they might otherwise have to, if more modest occupancy standard housing was available.

A5.15 Exceptions to the basic premises underpinning this part of the model will also apply to low income groups. For example, it is acknowledged that the households in the upper range of the low income household group may be able to consume satisfactory housing in areas with low property values and/or non-restrictive residential zonings.

- A5.16 The virtue of the model is that it provides a starting point for an exploration of these issues and provides data on how different household types within these household income categories are consuming housing in the local government area. This information will be provided at both the LGA and SLA level and thereby provide data that is useful for planning from the local area plan level up to the whole-of-local government area level.
- A5.17 An investigation of these issues is important because low income households are routinely faced with fewer housing choices than other households, particularly in areas with higher property values and/or restrictive residential zonings. In addition, the consumption patterns of higher income households are a consideration when seeking to determine the supply of housing currently available to low income households. This is because higher income householders compete with low income households for modest affordable dwelling forms in areas with high property values and/or areas lacking housing options.
- A5.18 In acknowledgement of this issue, the model incorporates a means for determining the types of dwellings that can be considered appropriate to meet the basic housing shelter requirements of different household types. The Queensland Department of Housing's dwelling allocation standards are used for this purpose.
- A5.19 For example, based on this standard, a one bedroom dwelling (flat, unit or boarding house room) can be considered appropriate for a lone person household whilst a dwelling with two bedrooms can be considered appropriate for a household comprising a single parent and one child. These allocation standards provide an existing dwelling need rate for these households.
- A5.20 Using this approach, the existing *housing needs* ^(Normative) of a community can be calculated, i.e. the calculation provides an estimate of the size of dwellings that can be considered appropriate to meet the existing housing needs of different household types in the lowest 40% of the income distribution.
- A5.21 This is achieved by applying the Queensland Department of Housing's dwelling allocation standards to the different household types in each dwelling size category as identified by the data¹⁵ for the selected area under investigation. These figures are then compared with the actual consumption numbers of each household type against their appropriate dwelling size category to identify whether there is an existing, indicative shortfall or otherwise of appropriate housing for these households.
- A5.22 The existing housing consumption patterns of households in the top 60% of the income distribution are used to estimate the preferred types of dwellings for meeting their existing and future housing needs.
- A5.23 Using this approach, the existing *housing needs* ^(Consumption) of a community can be calculated, i.e. the calculation provides an estimate of the types of dwellings that can be considered preferred dwellings for meeting the existing housing needs of different household types in the top 60% of the income distribution.
- A5.24 This is achieved by identifying the consumption patterns for the different household types by dwelling size category identified by the data¹⁵ for the selected area under investigation.

Investigation of projected housing needs

- A5.25 This element of the housing needs model identifies the number of dwellings that will be required for different household types over 5, 10, 15, 20 and 25 year periods. Population projections by household type form the basis for estimating the number of different household types for each period.
- A5.26 The Queensland Department of Housing's dwelling allocation standards are used to estimate the existing small and large dwellings needed by each household type in the lowest 40% of the income distribution. The existing consumption pattern rate of households in the top 60% of the income distribution are used to estimate the existing preferred small and large dwellings needed by household type within this income distribution group.

Housing need output

- A5.27 This element synthesises the outputs of the model and links the projected housing needs for small and large households over 5, 10, 15, 20 and 25 year periods to the level of stock currently available to these households. The housing needs are categorised as small dwellings of one to two bedrooms and large dwellings of three or more bedrooms. The existing and projected needs for one to two bedroom dwellings are also intended to capture the need for more modest forms of one bedroom dwellings such as studio apartments where the sleeping area is combined with a living area. Housing analysis tables 24 to 28 provide examples of outputs from the housing analysis needs model for a large local government.

¹⁵ Custom ABS Data Set on household type, dwelling type and household income.



The terms used in Housing Analysis Tables 24 – 28 are defined as follows:

Household type categories:

Small household – lone person, couple, couple with dependent child or adult, lone parent with dependent or non-dependent child, and group (two person) households;

Large household – couple with two or more dependent children, lone parents with two or more dependent children, group (three or more persons) and all other remaining households.

Dwelling size categories:

Small dwelling – (studio, one and two bedroom dwellings) – flats, boarding house rooms, duplexes, townhouses, row houses, terrace houses, detached houses;

Large dwelling – (three plus bedroom dwellings) – flats, duplexes, townhouses, row houses, terrace houses, detached houses.

Income categories:

Low income households – number of households with equivalised gross household income in the lowest two quintiles (i.e. lowest 40%) of the household distribution;

Moderate-high income households – number of households with an equivalised gross household income in the highest three quintiles (i.e. highest 60%) of the household income distribution.

Equivalised gross household income – gross household income adjusted by an equivalence scale to facilitate the comparison of income levels between households of differing size and composition, reflecting the requirement of a larger household to have a higher level of income to achieve the same standard of living.

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Housing Analysis Table 24: An example of a housing need model output on existing housing needs for two household types

TABLE BASED ON 2 HOUSEHOLD TYPES

Household (HH) Type	No. of HHs	Small Dwellings (1&2 Beds)				Large Dwellings (3+ Beds)			
		Low Income HHs	Mod-High Income HHs	Total	Indicative Need Small Dwellings	Low Income HHs	Mod-High Income HHs	Total	Indicative Need Large Dwellings
Small	37,263	(b) 7,834	(c) 4,553	12,388	23,334	(h) 10,947	(i) 13,929	24,876	13,929
Large	12,632	(d) 523	(e) 214	737	214	(k) 6,039	(j) 5,856	11,895	12,418
Total HHs	49,896	8,357	4,767	(f) 13,124	(a) 23,548	16,986	19,785	(m) 36,771	(g) 26,347

Indicative Mismatch:

-10,424

Refer note MM1

10,424

Refer note MM2

Notes:

Indicative Need Small Dwellings (a) = (b + c + e + h) = All Small HHs with Low Income + all Mod-High Income HHs who choose to consume Small Dwellings.
Mismatch in No. of Small Dwellings (MM1) = (f) - (a) = Estimated requirement for small dwellings less stock currently available in area.

Mismatch in No. of Large Dwellings (MM2) = (m) - (g) = Estimated requirement for large dwellings less stock currently available in area.

Indicative Need Large Dwellings (g) = (i + j + k + d) = All Large HHs with Low Income + all Mod-High Income HHs who choose to consume Large Dwellings.

Housing consumption of Small Dwellings by Small and Large, Low and Mod-High Income HHs (f) = (b + c + d + e).

Housing consumption of Large Dwellings by Small and Large, Low and Mod-High Income HHs (m) = (h + I + k + j).

Dwelling size for Mod-High Income HHs is according to housing consumption preferences (i.e. Small Dwellings are considered to be preferred housing for Small Mod-High Income HHs and Large Dwellings are considered to be preferred housing for Large Mod-High Income HHs).

Dwelling size for Low Income HHs is according to the Queensland Department of Housing's dwelling allocation standard (i.e. Small Dwellings are considered to be appropriate housing for Small Low Income HHs and Large Dwellings are considered to be appropriate housing for Large Low Income HHs).

Beds = Bedrooms

HHs = Households

MM1 = Mismatch in number of small dwellings

MM2 = Mismatch in number of large dwellings

Housing Analysis Table 25: An example of a housing need output on existing housing needs for 8 household types

TABLE BASED ON 8 HOUSEHOLD TYPES

Household (HH) Type	Total HHs	Small Dwellings (1&2 Beds)				Large Dwellings (3+ Beds)			
		Low Income HHs	Mod-High Income HHs	Total	Indicative Need Small Dwellings	Low Income HHs	Mod-High Income HHs	Total	Indicative Need Large Dwellings
1. Lone person	12,000	(b) 4,417	(c) 2,122	6,539	9,499	(h) 2,960	(i) 2,501	5,461	2,501
2. Couple only	15,383	(b) 1,875	(c) 1,476	3,351	8,394	(h) 5,043	(i) 6,989	12,032	6,989
3. 2 persons, couple/ lone parent+1child	4,315	(b) 636	(c) 595	1,232	2,312	(h) 1,080	(i) 2,003	3,083	2,003
4. Couple,1 dep child	3,353	(b) 245	(c) 197	442	1,400	(h) 958	(i) 1,952	2,911	1,952
5. Lone parent, 1 dep child	2,213	(b) 662	(c) 162	824	1,730	(h) 906	(i) 484	1,389	484
6. Lone parent, 2+ children	2,470	(d) 217	(e) 22	239	22	(k) 1,834	(j) 397	2,232	2,448
7. Couple, 2+ children	8,639	(d) 204	(e) 105	309	105	(k) 3,749	(j) 4,582	8,330	8,534
8. Family/ Group	1,523	(d) 102	(e) 87	190	87	(k) 456	(j) 877	1,334	1,436
Total	49,896	8,357	4,767	(f) 13,124	(a) 23,548	16,986	19,785	(m) 36,771	(g) 26,347

Indicative Mismatch:

-10,424
Refer note MM1

10,424
Refer note MM2

Notes:

Indicative Need Small Dwellings (a) = (sum(b) + sum(c) + sum(e) + sum(h)) = All Small HHs with Low Income + all Mod-High Income HHs who choose to consume Small Dwellings.

Mismatch in No. of Small Large Dwellings (MM1) = (f) - (a) = Estimated requirement for small dwellings less stock currently available in area

Indicative Need Large Dwellings (g) = (sum(i) + sum(j) + sum(k) + sum(d)) = All Large HHs with Low Income + all Mod-High Income HHs who choose to consume Large Dwellings.

Mismatch in No. of Large Dwellings (MM2) = (m) - (g) = Estimated requirement for large dwellings less stock currently available in area

Housing consumption of Small Dwellings by Small and Large, Low and Mod-High Income HHs (f) = (sum(b) + sum(c) + sum(d) + sum(e))

Housing consumption of Large Dwellings by Small and Large, Low and Mod-High income HHs (m) = (sum(h) + sum(i) + sum(k) + sum(j))

Dwelling size for Mod-High Income HHs is according to housing consumption preferences (i.e. Small Dwellings are considered to be preferred housing for Small Mod-High Income HHs and Large Dwellings are considered to be preferred housing for Large Mod-High Income HHs).

Dwelling size for Low Income HHs is according to the Queensland Department of Housing's dwelling allocation standard (i.e. Small Dwellings are considered to be appropriate housing for Small Low Income HHs and Large Dwellings are considered to be appropriate housing for Large Low Income HHs).



Housing Analysis Tables 26-28: An example of housing need output linking existing and projected need for small and large dwellings

Table 26	ALL DWELLINGS						Projected change over period
	Census & Projection Data	5 yr Projections	10 yr Projections	15 yr Projections	20 yr Projections	25 yr Projections	
Year	2001	2006	2011	2016	2021	2026	2001-2026
Projected Dwelling Need	49,896	62,194	76,182	91,076	106,202	121,581	71,686
Existing Stock	(f + m) 49,896						

Existing stock is assumed to remain constant over each projection period as the Queensland Department of Housing does not have access to sufficient data to make assumptions about the capacity of a local government area to accommodate and/or facilitate the delivery of different numbers and proportions of small and large dwellings, i.e. the model does not assume any growth in small or large dwellings over the projection periods.

Table 27	Small Dwellings (1&2 Beds)					
	Census & Projection Data	5 yr Projections	10 yr Projections	15 yr Projections	20 yr Projections	25 yr Projections
Year	2001	2006	2011	2016	2021	2026
Indicative Need	(a) 23,548	29,353	35,954	42,984	50,122	57,381
Existing Stock	(f) 13,124					
Indicative Mismatch	-10,424	-16,228	-22,830	-29,859	-36,998	-44,256

Refer note MM1 Table 19

Table 28	Large Dwellings (3+ Beds)					
	Census & Projection Data	5 yr Projections	10 yr Projections	15 yr Projections	20 yr Projections	25 yr Projections
Year	2001	2006	2011	2016	2021	2026
Indicative Need	(g) 26,347	32,841	40,228	48,093	56,080	64,201
Existing Stock	(m) 36,771					
Indicative Mismatch	10,424	3,930	-3,456	-11,321	-19,309	-27,429

Refer note MM2 Table 19

Beds = Bedrooms

HHs = Households

MM1 = Mismatch in number of small dwellings

MM2 = Mismatch in number of large dwellings

Notes

(a) and (g) Indicative Need Data for this period is derived from 1996 and 2001 ABS Census data

(f) and (m) Existing Stock Data for this period is taken from 2001 ABS Census data

Indicative need for small (one and two bedroom) dwellings and large (three or more bedroom) dwellings is based on the model's assessment of existing needs of the estimated number of small and large households as of 2001 and the projected growth in small and large households over subsequent five year intervals. As the model does not assume any growth in small or large dwellings in the local government area over each five year projection period, it effectively presents an indicative worst case or base case scenario for reviewing housing needs in a local government area.



Appendix 6: Using the outputs of the housing needs model

- A6.1 The outputs of the housing needs model are presented in five tables. Examples of these tables can be seen in Appendix 5. Tables 24 and 25 of the housing needs model provide information on the existing housing need for a range of household types. Tables 26, 27 and 28 provide projected housing need information. The outputs of Tables 27 and 28 provide the projected need and the projected indicative mismatch of small and large dwellings based on current housing supply.
- A6.2 The outputs of the housing needs model provide the basis for a housing needs assessment. However, as the outputs of the housing needs model are indicative only and the outputs do not represent an exact representation of need, a local government will need to review the outputs before they can be used in a housing needs assessment. The outputs can be reviewed as presented, or alternatively, after a local government has adjusted the projected housing need and/or included data on projected housing supply. This additional information will produce a more accurate estimation of the indicative mismatch of small and large dwellings over the projected time period. Tables 27 and 28 only provide an estimation of housing supply based on recent Census data and carry forward this figure for the subsequent five intervals, overstating the scale of the potential mismatch in the future.
- A6.3 In Table 26, the 'projected dwelling need' is the projection of the total number of dwellings needed to accommodate the future community. The 'projected dwelling need' may be different to the projected future dwelling requirements used by a local government for their planning. For the purposes of forward planning, a local government may use information from a number of sources to project future dwelling requirements, including one or more of the following:
- the Department of Local Government, Planning, Sport and Recreation's Planning and Forecasting Information Unit (PIFU);
 - the growth assumptions of priority infrastructure plans (PIP); and
 - the dwelling targets of a regional plan.
- A6.4 Each of the above information sources may use a different methodology or source data to project future dwelling requirements. Consequently, the projected dwelling numbers may be different. Local government can adjust the 'projected dwelling need' of the housing needs model documented in Table 26 to reflect the projected households that are used in other forward planning work. Any changes to the 'projected dwelling need' in Table 26 will require the data for the 'indicative need' for small and large dwellings to be updated in Tables 27 and 28. The methodology for adjusting both the 'projected dwelling need' and 'indicative need' is documented in Sections A6.7 and A6.8. Any changes to the 'projected dwelling need' or 'indicative need' in the housing needs model should be done in consultation with the Queensland Department of Housing.
- A6.5 The housing needs model enables data on projected existing stock (housing supply) to be included. Including projected housing supply in the housing needs model will enable the outputs to provide an estimation of the growth or reduction in housing need for small or large dwellings, taking into account changes in the supply of small and large dwellings over time. Section A6.9 provides the methodology for calculating 'existing stock' and updating the 'indicative mismatch' to reflect the projected housing supply of small and large dwellings.
- A6.6 The 'indicative need' for small and large dwellings provided by the model does not take account of existing stock in the local government area. It is the model's 'indicative mismatch' between small and large dwellings and small and large households, taking into account the existing housing supply. The 'indicative mismatch' provides an indication of how the housing supply in a local government area is meeting the identified housing needs of the community. Tables 26 and 27 provide local governments with the opportunity to estimate the 'indicative mismatch' in the future by inputting the estimated supply of small and large dwellings in the future. Local government will need to review the 'indicative mismatch' using local knowledge, local data and the outputs of the housing analysis, in particular, household type, size and age trends and housing consumption (housing demand) data obtained from Tables 24 and 25 of the housing needs model. This will ensure that the estimation of housing needs presented in a housing needs assessment is relevant to the local government policy context.

Adjusting 'projected dwelling need'

- A6.7 The 'projected dwelling need' can be adjusted using one or more of the following:
- housing projections for the local government area provided by PIFU;
 - housing projections from a PIP for the local government area;
 - dwelling targets for the local government area in a regional plan; or
 - the household type and age profile, and the population age/sex projections of the housing needs analysis.

Updating 'indicative need'

- A6.8 The 'indicative need' can be updated by applying the proportion of 'indicative need' for small and large dwellings to the 'projected dwelling need'. It is important to note that the 'indicative need' for small and large dwellings must add up to the 'projected dwelling need' for that year.

Calculating 'existing stock' projections

- A6.9 The cells in the 'existing stock' row of Tables 27 and 28 have been left blank. Local governments can input data into this row. The data required is an estimation of the amount housing that will be supplied. The 'existing stock' or projected supply of housing can be determined by using:
- the dwelling type profile (Table 11) and the dwelling approval data (Table 20) in the housing analysis to project the future supply of small and large households. To convert dwelling type to dwelling size, assumptions about the proportion of detached, attached and multi-unit dwellings that will have two or less bedrooms or three or more bedrooms will be needed to be made; or
 - assumptions based on past dwelling and land supply trend data that is held by the local government; or
 - household projections of a PIP for the local government area where the PIP has projected dwelling type. The dwelling type of the PIP housing projection needs to be converted to dwelling size by making assumptions on the proportion of detached, attached and multi-unit dwellings that will have two or less bedrooms or three or more bedrooms.

Recalculating 'indicative mismatch'

- A6.10 Changes to 'projected dwelling need' and 'existing stock' will require the 'indicative mismatch' to be updated. This can be done by subtracting the 'existing stock' from the 'indicative need' for that year.

Appendix 7: Using the housing analysis and other information to prepare a housing needs assessment

- A7.1 A housing needs assessment is an investigation at the local government level of the existing and projected housing needs, taking into account the outputs of the housing analysis and local information that identifies:
- demographic and housing consumption (housing demand);
 - existing stock (housing supply and housing market supply);
 - housing needs; and
 - housing options that respond to the identified housing needs.
- A7.2 The Queensland Department of Housing will provide advice on preparing a housing needs assessment, including advice on using the housing analysis and the identification of other data sources. Local governments are encouraged to use a range of local information sources on housing issues and seek input from key stakeholder groups such as:
- local divisions of peak property industry groups;
 - local property developers, builders and real estate agents;
 - local community groups or organisations with an interest in housing matters; and
 - local community housing organisations.
- A7.3 A housing needs assessment should be prepared for the whole local government area. However, individual local governments may chose to provide a more detailed analysis for parts of their local government areas. If this is approach is chosen, local governments are encouraged to undertake the analysis in descending spatial order. This approach will provide a contextual framework for reviewing the housing needs of the smaller spatial units.
- A7.4 Examples of how the data in the housing analysis can inform the identification of housing needs and housing options in a housing needs assessment are outlined in Table 3. The data required to meet the minimum requirements of a housing needs assessment are indicated in **bold text**.

Table 3: Links between the housing analysis, local knowledge and Housing Needs Assessment

Housing analysis table number	Housing analysis table name	Using the housing analysis (HA) outputs and local knowledge to inform a housing needs assessment
Demographic characteristics		
Tables 1 and 2	Age/household type profile, and population trends (Census Time Series)	<p>HA - Provides data from latest two Censuses on age and household characteristics, which is useful for identifying existing and emerging local government, district or suburban age/household typologies and related housing needs (relative to Queensland comparison provided).</p> <p>Local knowledge - Local knowledge can be used to query existing and emerging local government, district or suburban age/household types and related housing needs indicated by the Census data, e.g. Does the local government have an ageing population? What are their likely housing needs?</p>

Housing analysis table number	Housing analysis table name	Using the housing analysis (HA) outputs and local knowledge to inform a housing needs assessment
Table 3	Projected population age/sex type profile (Time Series)	<p>HA - Provides age/sex population trend data for four age groups to 2026.</p> <p>Local knowledge - Apply local knowledge to broad age group projection trends at the LGA level. This data could indicate that the 65-plus age cohort will increase significantly in the future. This local knowledge will provide insight into current issues around the provision of housing for older persons, e.g. In what suburbs or districts is this housing being provided? Is it being provided in locations with good access to services and facilities?</p>
Table 4	Estimation of number and proportion of persons with a disability and the correlation with age	<p>HA - Provides data that can be used in conjunction with local government population/age profile data to determine anticipated trends in levels of disability for future planning, including supportive planning scheme and non-scheme measures.</p> <p>Local knowledge - Some local governments may have detailed information on these issues via their service functions such as auspicing Home and Community Care Services. Community groups providing services to the elderly and people with a disability may also have a range of information.</p>
Table 5	Estimation of persons with a disability across a range of activities by age	<p>HA - Provides additional data that can be used in conjunction with local government population/age profile data to determine anticipated trends in levels of disability for future planning, including supportive planning scheme and non-scheme measures.</p> <p>Local knowledge - Some local governments may have detailed information on these issues via their service functions, such as auspicing Home and Community Care Services. Community groups providing services to the elderly and people with a disability may also have a range of information.</p>
Table 6	Disability characteristics – number and proportion of persons with a physical disability on a Disability Support Pension	<p>HA - Provides actual numbers of persons receiving a disability pension whose housing outcomes can be used for future planning, including supportive planning scheme and non-scheme measures.</p> <p>Local knowledge - Some local governments may have detailed information on these issues via their service functions, such as auspicing Home and Community Care Services. Community groups providing services to the elderly and people with a disability may also have a range of information.</p>



Housing analysis table number	Housing analysis table name	Using the housing analysis (HA) outputs and local knowledge to inform a housing needs assessment
Table 7	Indigenous status profile (Census Series)	<p>HA - Provides information on the number and proportion of the population with an Indigenous heritage whose housing outcomes would be enhanced by opportunities for the provision of larger dwellings.</p> <p>Local knowledge - Understanding of the dwelling forms that meet the needs of Indigenous households.</p>
Table 8	Overseas birthplace profile (Census Series)	<p>HA - Provides information on the number and proportion of overseas born population whose housing outcomes would be enhanced by opportunities for the provision of larger dwellings.</p> <p>Local knowledge - Understanding of the dwelling forms that meet the needs of people from overseas living in the local government area.</p>
Table 9	Industry (workforce) profile (Census Time Series)	<p>HA - Provides information on the numbers of part and full time workers in the various employment sectors and additional insight into local community profiles and potential housing needs.</p> <p>Local knowledge - Local knowledge will be useful in reviewing this information. For example, the availability of suitable housing to meet the needs of tourism related workers or itinerant agricultural workers.</p>
Housing market characteristics		
Table 10	Housing tenure (Census Time Series)	<p>HA - Provides data from the last two Censuses on housing tenure. The data will provide an indication of the relative level of tenure mix, including changes over the Census periods.</p> <p>Local knowledge - Local knowledge is useful for confirming or identifying existing and emerging suburban or district age/household types and related housing needs indicated by the Census data. Relatively low levels of rental stock may indicate the presence of zoning and/or code/planning standards constraints to the delivery of flats for rent. This information should be cross-referenced with data on rental stock breakdown. This data can also be useful in identifying and confirming existing and emerging suburban or district age/household types.</p>

Housing analysis table number	Housing analysis table name	Using the housing analysis (HA) outputs and local knowledge to inform a housing needs assessment
Table 11	Existing dwelling type profile (Census Time Series)	<p>HA - Provides data from the last two Censuses on dwelling type profile. The data will provide an indication of the level of and changes to housing mix over the Census periods.</p> <p>Local knowledge - Local knowledge is useful for identifying where the different housing mixes in the suburb or district are located and which areas have been accommodating changes to this mix.</p>
Table 12	Housing rents by bedroom size (Time Series) (Median rents)	<p>HA - Provides data from the last two Censuses on housing rents by bedroom size. The data will provide an indication of the relative rent levels of housing by bedroom sizes and changes to those rent levels over the Census periods.</p> <p>Local knowledge - Local knowledge is useful for identifying where the different size and standard of rental flats and semi-detached dwellings/townhouses in the suburb or district are located, and which areas have been accommodating new, higher cost development.</p>
Table 13	Number and type of rental dwellings	<p>HA - Provides more detailed data from the last two Censuses on housing that is more typically used by low income householders.</p> <p>Local knowledge - Local knowledge is useful for identifying where different rental stock is located in the suburb or district.</p>
Table 14	Number and proportion of low income households (renters) paying greater than 30% on housing costs	<p>HA - Provides information on number and proportion of low income householders (renters) paying greater than 30% on housing costs. This is an indicator of persons living in 'unaffordable' housing.</p> <p>Local knowledge - Local government is unlikely to have additional data.</p>



Housing analysis table number	Housing analysis table name	Using the housing analysis (HA) outputs and local knowledge to inform a housing needs assessment
Tables 15 and 16	Affordable rental stock by bedroom size (Census Time Series) Affordable Rental Stock - percentage of total stock (Census Time Series)	<p>HA - Provides data from the last two Censuses on affordable rental housing stock (by bedroom size) and percentage of rental stock that is affordable. This data provides an indication of the number of available affordable housing rental stock (by bedroom size) in the suburb or district and any changes in stock availability between Censuses. The data will also provide an indication of relative proportions of this stock that is affordable and how these have changed since the last Census period.</p> <p>Local knowledge - Local knowledge is useful for identifying where the different size and standard of rental flats and semi-detached dwellings/townhouses in the suburb or district are located, and which areas have been accommodating new, higher cost development.</p>
Table 17	Home purchase affordability (Median weekly housing repayment vs median weekly income) (Time Series)	<p>HA - Provides information on increases or decreases in home purchase affordability. This data provides an indication of relative home purchase affordability and charts annual changes over a five-year period.</p> <p>Local knowledge - Local knowledge is useful for identifying the typical range of house prices across areas within a suburb or district.</p>
Tables 18 and 19	Home purchase and land sale price (median) (Time Series)	<p>HA - Provides information on increases or decreases in median dwelling type prices and land sales.</p> <p>Local knowledge - Local knowledge is useful for identifying the typical range of house prices across areas within a suburb or district.</p>
Table 20	Dwelling type applications (Time Series)	<p>HA - Provides information on annual dwelling type housing supply outputs over a six-year period. Outputs may or may not be influenced by zoning and/or code/planning standards constraints for multiple dwellings.</p> <p>Local knowledge - Local knowledge is useful for identifying where the different dwelling types are being constructed in the suburb or district.</p>

Housing analysis table number	Housing analysis table name	Using the housing analysis (HA) outputs and local knowledge to inform a housing needs assessment
Table 21	Caravans and boarding houses (Census - Time Series)	<p>HA - Provides information on supply trends for transitional and related forms of housing.</p> <p>Local knowledge - Local governments licence caravan parks and boarding houses and will have up-to-date information with which to review these supply trends.</p>
Table 22	Level of homelessness (Census)	<p>HA - Provides information on homelessness and an indication in part of the need for short-term, shelter and emergency accommodation.</p> <p>Local knowledge - Local governments can access up-to-date information on this housing issue from their local community housing organisations.</p>
Table 23	Weekly household income by tenure (Census)	<p>HA - Provides information on the household income. This data can be cross referenced with other data sets to provide more insight into existing suburban or district age/household typologies and related housing issues and needs.</p> <p>Local knowledge - Local knowledge can be used to query existing suburban or district age/household typologies and related housing needs indicated by the Census data.</p>
Housing analysis needs model outputs		
Tables 24 and 25	Existing housing consumption patterns by household type, by dwelling size, and by income profile (housing demand)	<p>HA - Provides information on the range of household types consuming small and large dwellings.</p> <p>Local Knowledge - This data is intended to be used in conjunction with age/household type trend, population and age trends and population age/sex projections from the housing analysis together with local information to review the existing and projected 'indicative needs' and 'indicative mismatch' outputs of the housing needs model.</p>
Tables 24 and 25	'Indicative need' (existing) for small and large dwellings 'Indicative mismatch' (existing) between the number of small and large households and the supply of small and large dwellings	<p>HA - Provides estimations of the 'indicative need' (existing) for small and large dwellings for a range of household groups and the 'indicative mismatch' (existing) between small and large dwellings and households.</p> <p>Local knowledge - This data is intended to be reviewed against household/age type profile and existing housing supply data from the housing analysis and local government sources.</p>



Housing analysis table number	Housing analysis table name	Using the housing analysis (HA) outputs and local knowledge to inform a housing needs assessment
Table 26	'Projected dwelling need' (in 5, 10, 15, 20 and 25 year intervals)	HA – Provides an estimate of the total dwellings needed to accommodate projected numbers of future households. Local knowledge – Local governments may wish to review this data against other data sources as outlined in Appendix 6.
Tables 27 and 28	'Indicative need' (existing and projected) for small and large dwellings (5, 10, 15, 20 and 25 year intervals) 'Indicative mismatch' (existing and projected) between the number of small and large households and the supply of small and large dwellings.	HA - Provides an estimation of the existing and projected 'indicative need' for small and large dwellings and the existing and projected 'indicative mismatch' (projected) between small and large dwellings and households. Local knowledge - This data is intended to be reviewed against age/household type trend, population and age trends and population age/sex projections from the housing analysis and local information.
Tables 27 and 28	'Existing stock' of small and large dwellings (housing supply)	HA – 'Existing stock' (housing supply) data is used in the housing needs model to establish mismatches between 'indicative need' for dwellings and the supply of dwellings. Local knowledge – Local governments can supplement this data with local information.

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Appendix 8: Planning scheme analysis (identifying opportunities)

Identifying well-serviced locations

- A8.1 Well-serviced locations can be located in either existing or emerging communities and can be existing or planned. Consequently, well-serviced locations can be located in greenfield or infill areas where future services are planned. This appendix sets out the process of identifying well-serviced locations in greenfield and infill areas, as well as the process for identifying well-serviced locations for special needs housing.
- A8.2 The provision of a range of housing options in well-serviced locations has a number of benefits, including:
- improved use of local services and public transport;
 - improved access to services for greater numbers of people;
 - improved opportunities for physical activity;
 - increased opportunities for social interaction;
 - increased safety;
 - revitalisation of existing areas; and
 - improved environmental outcomes.

Identifying opportunities in greenfield locations

- A8.3 Greenfield areas can provide a range of housing options by the provision of a mix of lot sizes distributed throughout the whole development area. A greater range of housing options, including small lot and medium density housing should be located within well-serviced locations. The identification of well-serviced locations should include the area that is within walking distance of any planned centre that provides a range of public transport, retail, employment, educational, community or recreation services. The density of any proposed development within the emerging well-serviced location should be sufficient to support the range of proposed services. Greenfield development in well-serviced locations may also make provision for retirement village and nursing home or hostel accommodation.

Identifying opportunities in infill areas

- A8.4 In identifying appropriate infill areas for an increased range of housing options, a local government should have regard to the following:

Community stability and diversity

- A8.5 Increased housing options in infill areas can provide for increased community stability and diversity. In areas with ageing and declining populations, an increased range of housing options can provide opportunities for supporting facilities and services if their viability may be threatened by under-usage. In areas with a limited range of dwelling types and tenures, the provision of additional dwelling types and tenures can assist existing householders to meet their changing housing needs without having to relocate to another area.

Location issues

- A8.6 The allocation of zones providing for increased dwelling types and densities should support existing centres, transport nodes and employment areas. Opportunities for increasing employment opportunities in these areas should also be considered, and in particular, mixed use development in appropriate locations.

Urban regeneration issues

- A8.7 In areas which are subject to significant change and urban regeneration, providing and maintaining housing that supports diversity and stability within a community will represent a challenge that may require application of supplementary mechanisms for delivering housing at the lower end of the cost spectrum. The development of local area plans provides a vehicle for addressing the complex planning issues facing established areas which are undergoing significant change.

Potential opportunities

- A8.8 Infill areas, in particular those that are well-serviced and located in relation to employment, services and facilities, are likely to provide the most significant opportunities for accommodating greater ranges of dwelling types. Greater opportunities will be available in locations with significant redundant industrial areas or residential areas with larger, under-developed residential allotments. Fewer opportunities will be available in those areas containing significant proportions of character housing.



A8.9 The Queensland Department of Transport is developing a spatial mapping resource, the Land Use and Public Transport Accessibility Index (LUPTAI), which could assist larger local governments in the task of identifying and mapping well-serviced locations most suited for supporting a wider range of housing options.

Identifying well-serviced locations for housing suited to the specific needs of households

A8.10 While all residents require access to services, facilities and employment opportunities, some households may have particular access needs. Housing suited to the specific needs of these households should be integrated across the urban area in all locations that meet their needs. In determining well-serviced locations for these forms of housing, a local government should have regard to locational needs identified in Table 4.

Table 4: Typical characteristics and locational needs of housing suited to the specific needs of households

Housing type	Characteristics of household	Typical locational needs
Housing for persons with a disability.	People with a disability.	<ul style="list-style-type: none"> • Close proximity to a regular public transport service. • Town centres, schools, childcare and community centre within reasonable distance. • Close to social support and medical services relevant to their needs.
Boarding housing.	Single people; homeless people; young people; people with an intellectual disability; seasonal workers; and/or travellers.	<ul style="list-style-type: none"> • Easy walking distance to regular public transport service and convenience shops. • Access to bicycle and pedestrian paths. • Close to social support services relevant to resident needs.
Aged persons' housing.	Couple/single household; and/or independent/supported living arrangement.	<p>Locate the aged persons' housing as part of the community, with access to public transport, shops and community services:</p> <ul style="list-style-type: none"> • Safe and climatically comfortable walking distance (<800m on level terrain or 400m on hilly terrain) or bus ride to local shop, post office, chemist, newsagent, hairdresser, local park, post box, church and community facilities (e.g. seniors centre, library). • Easy walking distance to regular public transport service (<400m on level terrain; <200m on hilly terrain) to town centre, medical services, hospital, cinema, sporting facilities and adult education. • Balance the provision of segregated aged housing with opportunity for integration and interaction with the broader community.
Caravan and relocatable home parks.	Permanent residents; short-term residents; seasonal workers; and/or travellers.	<ul style="list-style-type: none"> • Easy walking distance to a regular public transport service, convenience shops. • Access to bicycle and pedestrian paths. • If anticipated to support permanent residents, walking distance to primary school and local community facilities (e.g. local park and community centre).

Appendix 9: Planning scheme analysis (identifying barriers)

Identifying planning scheme measures that may inhibit the provision of the identified range of housing options

- A9.1 The housing and residential development measures in a planning scheme need to work together to effectively facilitate a range of housing options in identified well-serviced locations. The following paragraphs provide examples of how planning scheme measures can improve opportunities for the private sector to provide housing of a size and type that would meet the community's housing needs. The IPA Plan Making Guideline 1/02 prepared by the Queensland Department of Local Government, Planning, Sport and Recreation provides guidance on drafting planning scheme provisions.
- A9.2 **Desired environmental outcomes (DEO)** should clearly articulate that a range of housing options that meet the needs of the community contributes to social and economic wellbeing. Important principles to reflect when drafting the DEO/s are that:
- housing options contribute to community cohesion and social diversity;
 - social and economic wellbeing is dependent upon the wellbeing of all the people living in the community; and
 - housing options are important to all households, regardless of their life-cycle needs and economic circumstances.
- A9.3 The **strategic framework** should include maps depicting major well-serviced locations intended to support housing options, together with statements that reflect the desired environmental outcomes on housing. The framework should also summarise the approach taken in the planning scheme to achieve the desired environmental outcomes on housing, i.e. it should outline the overall effect of scheme measures addressing housing options.
- A9.4 The planning scheme should **zone land** for an appropriate mix of housing options in specific locations identified in the planning scheme analysis. For example, the planning scheme identifies zones in greenfield and infill areas intended to accommodate the potential range of housing options that will meet identified needs. For example, these could include a range of the following:
- low density residential zones providing for detached dwellings and their secondary dwellings, small lot dwellings, single duplexes and other low impact multiple dwellings;
 - low to medium residential density zones providing for detached dwellings and their secondary dwellings, small lot dwellings and a range of multiple dwellings;
 - medium density residential zones providing for multiple dwellings of varying densities to take advantage of the range of opportunities provided by centres and public transport services;
 - high density residential zones providing for multiple dwellings at higher densities to take advantage of higher order centres and transport nodes; and/or
 - mixed use and centre zones providing for varying configurations of non-residential buildings and multiple dwellings.
- A9.5 The **assessment category** for dwelling types should reflect the intent of the zone. In instances where zones are intended to accommodate a range of dwelling types, the assessment categories should support their delivery and thus facilitate achieving the intent of the zone. For example, the planning scheme could make single duplex and other lower impact multiple dwelling developments self-assessable, and other forms of multiple dwelling developments code assessable, in appropriate zones and locations.
- A9.6 **Assessment criteria** (used in codes and other planning scheme elements) to assess dwelling and subdivision developments may not function individually and collectively to facilitate the provision of the full range of dwelling types and sizes needed by the community. In addition, criteria may include flat rate standards for minimum site area, private open space and car parking that are excessive or inadequate. Criteria incorporating flat rate planning standards can influence site yields, and thereby land costs for different dwelling types, sizes and configurations. Assessment criteria for dwelling and subdivision development should function individually and collectively to facilitate the delivery of the range of housing options (dwelling types and sizes) needed by the community. For example, assessment criteria in codes applying to the different residential areas should support their intended housing options and employ graduated planning standards.



- A9.7 **Graduated planning standards** should be incorporated into assessment criteria used in the relevant housing and residential codes. This will assist in providing a greater range of housing and enable housing to better meet the needs of its occupants (see Appendix 10). For example, codes should use plot ratio standards for determining appropriate building scales for residential zones, rather than flat rate minimum site area per dwelling standards. If minimum site area per dwelling standards are used, they should at the very least be graduated to take account of variations in bedroom numbers.
- A9.8 **Schedules - administrative definitions** include terms incorporated in standards described in planning schemes (such as acceptable or probable solutions) which are used to assess development applications. Planning schemes often use gross floor area in a plot ratio formula to determine an appropriate (in quantitative terms) building scale for different residential zones. Gross floor area definitions often exclude a number of building elements, such as balconies, that contribute to the scale of a building. The application of these administrative definitions can have unequal impacts upon site yields and thereby land costs for different dwelling types and sizes and development configurations. For example, the gross floor area definition used in a plot ratio standard for determining appropriate building scales for a multiple dwelling could include balconies and covered car parking. This type of definition for gross floor area will not disadvantage modest dwelling developments such as boarding houses and studio and one bedroom apartments employing uncovered car parking in lieu of covered car parking and smaller balconies (for individual apartments).
- A9.9 **Schedules - use class definitions** often include a broad range of dwelling types under the one residential use class definition. This can lead to all dwelling types under this use class triggering the same development assessment approach. Broad residential land use definitions do not support a more nuanced approach for facilitating a broader range of housing options. In addition, they can, when combined with flat rate planning standard for this one residential use class, exacerbate difficulties in achieving a range of housing options. This approach can unnecessarily impact on holding costs for the lower impact dwellings within this use class, and flat rate standards can impact upon their site yields and land costs. For example, a planning scheme could reduce the range of dwellings included in a generic residential land use definition, such as a 'multiple dwelling', by excluding single duplex developments from this definition.
- A9.10 **Schedules - use definitions** enable single uses in a use class to have their own definition. Use definitions enable individual dwelling types that are part of a use class to have their own assessment criteria. For example, the planning scheme should provide for the flexible use of detached dwellings and avoid discriminatory practices precluding certain types of households from occupying them, e.g. by not allowing households who are not related by blood, marriage or adoption from using and sharing a detached dwelling.
- A9.11 **Planning scheme policies** are an optional aspect of the planning scheme. They are intended to be used only to expand on matters that are already given expression in the planning scheme. Planning scheme policies are a local dimension which can be used when local governments would prefer to provide greater detail in the planning scheme than is included in the relevant scheme or code. For example, a planning scheme policy provides additional information to that provided in codes to assist applicants in preparing applications for developments comprising more modest dwellings, such as studio and one bedroom apartments and duplexes.

Appendix 10: Graduated planning standards

- A10.1 Planning standards can address minimum dwelling site area, private open space and car parking standards. These standards impact upon the site yields for dwellings of different types, sizes and bedroom numbers. The ability to provide a range of housing options depends on whether the required standards are flat rate or graduated.
- A10.2 Planning standards that impact upon the capacity of a planning scheme to facilitate housing options include:
- plot ratio standards;
 - minimum site area per dwelling standards;
 - minimum lot size standards;
 - minimum setback standards;
 - minimum car parking standards;
 - minimum private open space standards;
 - maximum site coverage standards;
 - maximum height standards;
 - minimum general open space standards;
 - minimum communal open space standards; and
 - minimum landscaping standards.
- A10.3 Planning standards addressing these matters should be performance-based and function as graduated standards as opposed to flat rate or universal standards. Planning standards should be based on the dwelling type and size, the needs of intended occupants and the impacts on existing and future neighbours. Graduated planning standards for determining building scale, building setback, private open space and car parking for dwellings should be considered by a local government as a means of facilitating housing options.
- A10.4 Graduated planning standards may not be appropriate for the full range of the housing and residential development issues. Flat rate standards may be appropriate for some generic residential amenity issues such as minimum landscaping standards. In some cases it may be considered appropriate to provide a consistent approach on a specific issue across all residential zones. In other instances, a graduated standards approach may be warranted.
- A10.5 Planning standards should facilitate a range of detached dwelling options, and in particular, more modest detached dwellings on small lots. Subdivision codes can also facilitate housing options by incorporating planning standards which allow a range of small, and small to medium allotment sizes.
- A10.6 Private open space and car parking standards for multiple dwellings represent examples of flat rate or universal standards commonly found in planning codes. Minimum courtyard and balcony standards for multiple dwelling units are invariably the same, regardless of bedroom numbers and the assumed household size. These private open space standards commonly default to the largest type of dwelling unit, which are often excessive for smaller dwelling units.
- A10.7 The use of plot ratio standards for determining appropriate building scales for residential zones, rather than flat rate minimum site area per dwelling standards, will also provide greater support for housing options, as they are much more responsive to a range of development scenarios. If minimum site area per dwelling standards are used, they should at the very least be graduated to take account of variations in bedroom numbers.
- A10.8 Graduated planning standards provide local governments with a mechanism to increase site yields while being consistent with the amenity needs of dwelling occupants and the adjoining neighbours. The advantage of graduated planning standards is that they also facilitate housing options that meet the needs of the community.



A10.9 This approach for establishing standards is also recommended for application to the development of infrastructure charging schedules. These schedules could take greater account of the different infrastructure loads which variations in dwelling types and sizes can be expected to place on a local government infrastructure network. For example, small dwellings (bed-sitters, studio apartments) designed for single person households could be charged lower rates than one bedroom apartments (designed for couples), which could be lower than two bedroom apartments and so on. These schedules might include a component that takes account of both average occupancy and design capacity rates for different dwelling types and sizes.

A10.10 The following tables and bar charts show examples of the impacts of flat rate and graduated minimum private open space and car parking standards on site yields and relative cost impact on the delivery of different dwelling types. These examples illustrate the potential disincentive that flat rate planning standards can have to the provision of smaller, more modest dwelling options.

Tables 5 and 6 show the percentage of the site used for private open space and car parking for various dwelling types and sizes, using flat rate planning standards.

Tables 7 and 8 show the percentage of the site used for private open space and car parking for various dwelling types and sizes, using graduated planning standards.

A comparison of Tables 5, 6, 7 and 8 demonstrates that when graduated planning standards are used, the percentage of the total site used for private open space and car parking is more equitable for a range of dwelling types and sizes. It also demonstrates that for smaller dwellings, the total percentage of the site needed for car parking and private open space can be lower than existing provisions.

Tables 9 and Table 10 demonstrate how a medium density residential zone could use graduated planning standards to improve the site yields and reduce land cost per unit.

Table 11 provides an example of how graduated planning standards for private open space could be established.

Table 12 shows how graduated planning standards could be set for private open space.

Table 5: Percentage of sites used for private open space and car parking for various dwelling types and sizes under flat rate planning standards.

DWELLING BREAK-UP (for a ground floor dwelling unit)												
	Three bedroom		Medium two bedroom		Small two bedroom		One bedroom		Studio		Boarding house	
	Area (m ²)	% of total site	Area (m ²)	% of total site	Area (m ²)	% of total site	Area (m ²)	% of total site	Area (m ²)	% of total site	Area (m ²)	% of total site
Area of unit	120	62%	85	53%	65	46%	50	40%	30	29%	10	12%
Minimum private open space standard (m ²)	35	18%	35	22%	35	25%	35	28%	35	33%	35	41%
Minimum car parking standard (m ²)	40	21%	40	25%	40	29%	40	32%	40	38%	40	47%
Total site consumption (m ²)	195	100%	160	100%	140	100%	125	100%	105	100%	85	100%

Table 6: Bar chart shows the percentage of sites used for private open space and car parking for various dwelling types and sizes under flat rate planning standards.

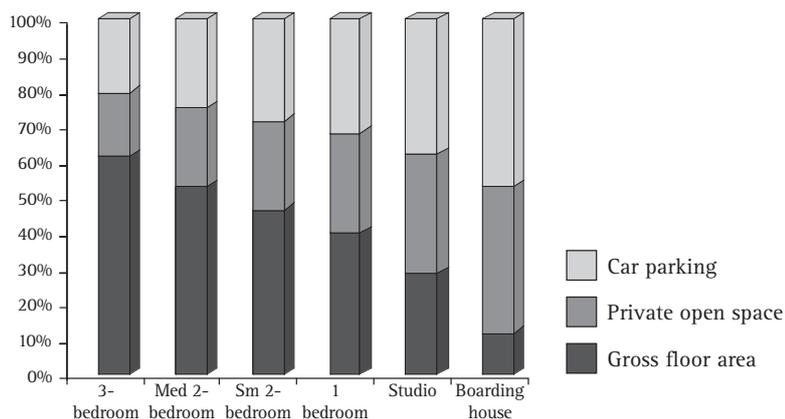


Table 7: Percentage of sites used for private open space and car parking for various dwelling types and sizes under graduated planning standards.

DWELLING BREAK-UP (for a ground floor dwelling unit)												
	Three bedroom		Medium two bedroom		Small two bedroom		One bedroom		Studio		Boarding house	
	Area (m ²)	% of total site	Area (m ²)	% of total site	Area (m ²)	% of total site	Area (m ²)	% of total site	Area (m ²)	% of total site	Area (m ²)	% of total site
Area of unit	120	55%	85	52%	65	46%	50	45%	30	43%	10	50%
Minimum private open space standard (m ²)	40	18%	30	18%	25	18%	20	18%	10	14%	3	15%
Minimum car parking standard (m ²)	60	27%	50	30%	50	36%	40	36%	30	43%	7	35%
Total site consumption (m ²)	220	100%	165	100%	140	100%	110	100%	70	100%	20	100%

NB: The figures in this table are examples only and are not actual recommended areas and percentages.

Table 8: Percentage of site used for private open space and car parking for various dwelling types and sizes under graduated planning standards.

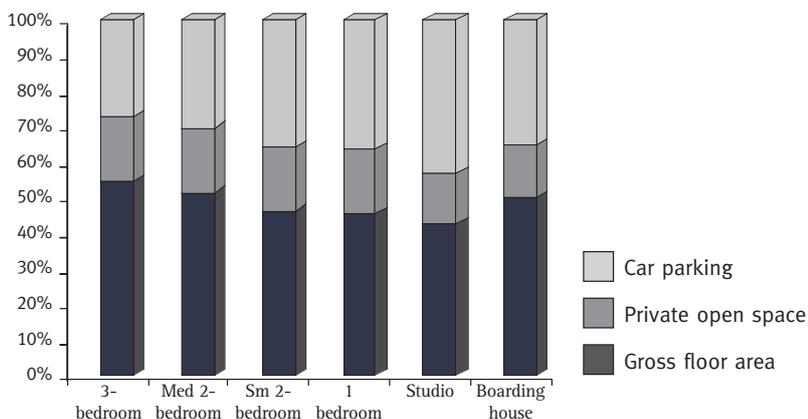




Table 9: Example of how graduated planning standards could be applied in a medium density residential zone to improve site yields and reduce land cost per unit for small units.

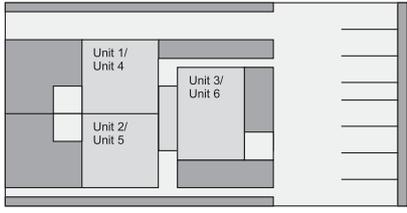
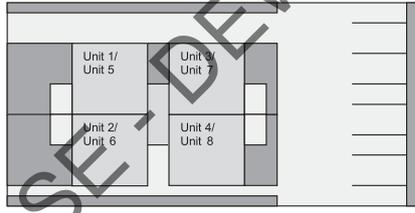
<p>Proposal A – One-bedroom units (48m²) on \$360,000, 810m² allotment in a typical low-medium density residential zone.</p> <p>Private open space standards</p> <ul style="list-style-type: none"> • LG flat rate private open space standards require: <ul style="list-style-type: none"> - courtyards with a minimum area of 35m² and minimum dimension of 3 metres; - balconies with a minimum dimension of 3 metres (i.e. minimum area of 9m²); and - assume no other recreation space standards. <p>Site yield and land cost per unit</p> <ul style="list-style-type: none"> • Allows yield of six one-bedroom units. • Land cost per unit is \$60,000. 	<p>Proposal B - One-bedroom units (48m²) on \$360,000, 810m² lot in a typical low-medium density residential zone.</p> <p>Private open space standards</p> <ul style="list-style-type: none"> • LG graduated private open space standards could allow: <ul style="list-style-type: none"> - courtyards with a minimum area of 18m² and minimum dimension of 2.5 metres; - balconies with a minimum dimension of 2.1m and minimum area of 6m²); and - Assume no other recreation space standards. <p>Site yield and land cost per unit</p> <ul style="list-style-type: none"> • Allows yield of eight one-bedroom units. • Land cost per unit is \$45,000. 
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Table 10: Example of how graduated planning standards could be applied in a medium density residential zone to support the delivery of a range of dwelling sizes.

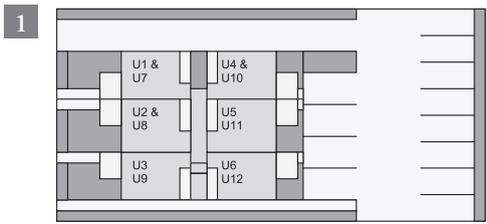
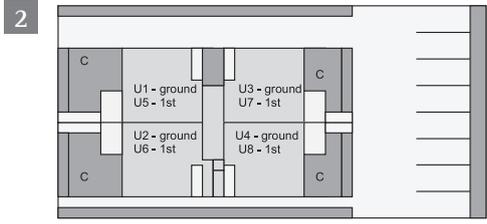
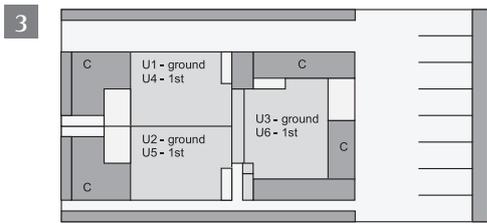
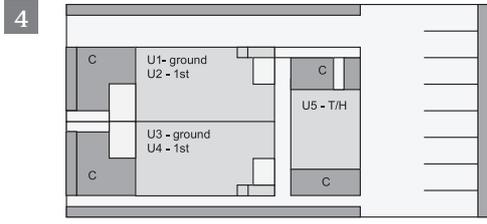
<p>Potential medium density residential zone with:</p> <ul style="list-style-type: none"> • Maximum plot ratio - 0.6 (includes all building elements); • Minimum open space – 50% (includes all non-built areas); • Maximum height – two storeys; • Minimum private open space (35% (courtyard)/12% (balcony) of IUBA; and • No communal open space requirement (all units with drying courtyards).  	<p>Potential medium density residential zone applied to a \$360,000 - 800m² (20m x 40m) site yields:</p> <ol style="list-style-type: none"> 1 12 x 30m² studio units (land cost per unit \$30,000); 2 eight x 50m² one-bedroom apartments (land cost per unit \$45,000); 3 six x 65m² two-bedroom apartments (land cost per unit \$60,000); or 4 four x 85m² three-bedroom apartments (land cost per unit \$72,000); <p>+ one x 90m² three-bedroom townhouse.</p>  
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Table 11: Example of how graduated planning standards for private open space could be established for multiple dwellings.

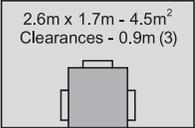
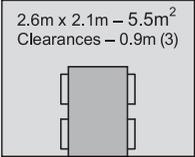
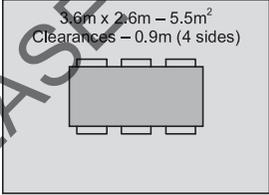
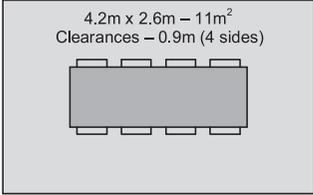
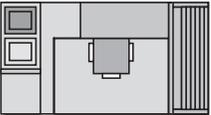
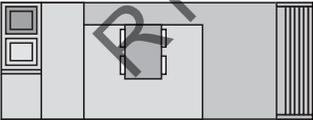
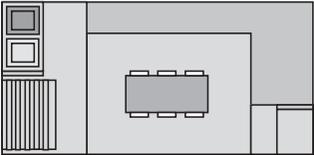
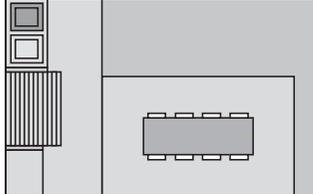
<ul style="list-style-type: none"> • A suggested approach is one that draws on current practices but which links minimum private open space areas directly to dwelling size (refer table 13). This approach would still include a core outdoor entertainment area with minimum dimensions based on the estimated occupancy design capacity of dwelling (see below). • The core outdoor entertainment minimum areas would be based on outdoor entertainment areas linked to the occupancy design capacity of each dwelling size. The identified core areas could be used to establish the absolute minimums for balconies which would then form the basis for establishing minimum courtyard sizes. Courtyards would also have to make provision for clothes drying, storage, paths and landscaping (refer below). • This approach envisages that a local government would model the proposed standards against a range of potential dwelling sizes to achieve an equitable fit for all dwelling sizes and a fit with common minimum standard benchmarks of 12m² (balcony) and 35m² (courtyard) for an assumed average three bedroom apartment size (e.g. 100m²) (refer next Table 13). 			
<p>Small studio apartment - 30m² core outdoor entertainment area to cater for one resident + one(+one) guests i.e. space for table for three and safe and convenient use.</p>  <p>2.6m x 1.7m - 4.5m² Clearances - 0.9m (3)</p>	<p>Small one-bedroom apartment - 50m² core outdoor entertainment area to cater for two residents + two guests i.e. space for table for four and safe and convenient use.</p>  <p>2.6m x 2.1m - 5.5m² Clearances - 0.9m (3)</p>	<p>Small two-bedroom apartment - 65m² core outdoor entertainment area to cater for three residents + three guests i.e. space for table for six and safe and convenient use.</p>  <p>3.6m x 2.6m - 5.5m² Clearances - 0.9m (4 sides)</p>	<p>Small three-bedroom apartment - 85m² core outdoor entertainment area to cater for four residents + four guests i.e. space for table for eight and safe and convenient use.</p>  <p>4.2m x 2.6m - 11m² Clearances - 0.9m (4 sides)</p>
<p>Minimum courtyard area - 35% of dwelling floor area - 11m². Includes core outdoor entertainment area, clothes drying, landscaping, storage and path area.</p> 	<p>Minimum courtyard area - 35% of dwelling floor area - 18m². Includes core outdoor entertainment area, clothes drying, landscaping, storage and path.</p> 	<p>Minimum courtyard area - 35% of dwelling floor area - 23m². Includes core outdoor entertainment area, clothes drying, landscaping, storage and path.</p> 	<p>Minimum courtyard area - 35% of dwelling floor area - 30m². Includes core outdoor entertainment area, clothes drying, landscaping, storage and path.</p> 

Table 12: Example of how graduated planning standards could be set for private open space.

Variable 1	Variable 2	Alternative model for establishing private open space standards							General range of existing LG planning scheme minimum courtyard and balcony sizes									
		Min. balcony area (m ²)	Min. balcony dimension (metres)	Min. balcony area - 12% of GFA (m ²)	GFA % of min. balcony area	Min. courtyard area - 35% of dwelling GFA (m ²)	Min. courtyard dimension (metres)	Min. flat outdoor dining area by bedroom number (m ²)	Min. balcony area low range (m ²)	Min. balcony area high range (m ²)	Min. balcony area low range % of GFA	Min. balcony area high range - % of GFA	Min. balcony dimension (metres)	Min. courtyard area low range (m ²)	Min. courtyard area high range (m ²)	Min. courtyard area low range - % of GFA	Min. courtyard area high range - % of GFA	Min. courtyard dimension (metres)
0	25	4.5	1.7	3	18%	9	2.5	4.5	9	12	36%	48%	2.5-3	25	35	100%	140%	2.5-4
0	30	4.5	1.7	4	15%	11	2.5	4.5	9	12	30%	40%	2.5-3	25	35	83%	117%	2.5-4
0	40	4.5	1.7	5	11%	14	2.5	4.5	9	12	23%	30%	2.5-3	25	35	63%	88%	2.5-4
1	45	5.5	2.1	5	12%	16	2.5	5.5	9	12	20%	27%	2.5-3	25	35	56%	78%	2.5-4
1	50	5.5	2.1	6	11%	18	2.5	5.5	9	12	18%	24%	2.5-3	25	35	50%	70%	2.5-4
1	65	5.5	2.1	8	8%	23	2.5	5.5	9	12	14%	18%	2.5-3	25	35	38%	54%	2.5-4
2	60	9.5	2.6	7	16%	21	3	9.5	9	12	15%	20%	2.5-3	25	35	42%	58%	2.5-4
2	65	9.5	2.6	8	15%	23	3	9.5	9	12	14%	18%	2.5-3	25	35	38%	54%	2.5-4
2	85	9.5	2.6	10	11%	30	3	9.5	9	12	11%	14%	2.5-3	25	35	29%	41%	2.5-4
2	100	9.5	2.6	12	10%	35	3	9.5	9	12	9%	12%	2.5-3	25	35	25%	35%	2.5-4
3	85	11	2.6	10	13%	30	3	11	9	12	11%	14%	2.5-3	25	35	29%	41%	2.5-4
3	100	11	2.6	12	11%	35	3	11	9	12	9%	12%	2.5-3	25	35	25%	35%	2.5-4
3	115	11	2.6	14	10%	40	3	11	9	12	8%	10%	2.5-3	25	35	22%	30%	2.5-4
3	120	11	2.6	14	9%	42	3	11	9	12	8%	10%	2.5-3	25	35	21%	29%	2.5-4

RTI DL RELEASE - DEWS

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Website: www.dlgpsr.qld.gov.au

RTI DL RELEASE - DEWS

State Planning Policy 2/07
Protection of Extractive Resources

Queensland **the Smart State**

 **Queensland** Government

State Planning Policy 2/07

Protection of Extractive Resources

RTI DL RELEASE - DEWS

Integrated Planning Act 1997

**STATE PLANNING POLICY 2/07
Protection of Extractive Resources**

The Minister for Local Government, Planning and Sport adopted State Planning Policy 2/07 on 8 June 2007.

Making of the State Planning Policy

State Planning Policy 2/07 was made under Schedule 4 of the *Integrated Planning Act 1997*.

Commencement

State Planning Policy 2/07 took effect on 3 September 2007.

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EXPLANATORY STATEMENT

Need to protect extractive resources

Extractive resources include sand, gravel, quarry rock, clay and soil and are used in concrete, asphalt, road bases and a range of other products. They are essential to our way of life as they are the raw materials for building our homes, hospitals, schools and factories, as well as the supporting infrastructure, such as roads, railways, water supply and sewerage systems.

The main markets for extractive resource products are the urban communities around Queensland experiencing high and sustained population growth. The location of extractive resources is determined by geological conditions and is finite. They need to be accessed where they naturally occur and also be close to their markets. Unfortunately this can result in conflict between extractive industry and other, incompatible land uses, such as residential uses, that have the potential to sterilise the availability of the extractive resource.

Outcome sought by SPP 2/07

SPP 2/07 identifies those extractive resources of State or regional significance where extractive industry development is appropriate in principle, and aims to protect those resources from developments that might prevent or severely constrain current or future extraction when the need for the resource arises.

The Policy identifies the location of such extractive resources as Key Resource Areas (KRAs), each of which contain three elements—a resource/processing area, a separation area and an associated transport route (which also includes a transport route separation area) where such a link is needed from the resource/processing area to a major road or railway. The resource/processing area generally identifies the location of the extractive resource itself. The adjoining separation area identifies the area that may be affected by the residual impacts of existing or future extractive operations in the resource/processing area, and also provides a buffer between those operations and any incompatible uses beyond and adjoining the separation area.

SPP 2/07 seeks to ensure that as far as practicable, development within a resource/processing area, the separation area of a KRA and the associated transport route's separation area are compatible with existing or future extractive industry. However SPP 2/07 recognises that there are acceptable circumstances where this outcome might not be achieved, namely where there are existing development commitments or an overriding public interest for another use of the land. SPP 2/07 also recognises that extractive industry development in certain KRAs will need to comply with the requirements of the vegetation management codes under the *Vegetation Management Act 1999*, particularly where there are State or regional biodiversity values; any adverse impacts on those values should be avoided or mitigated.

As some resources have not yet been fully explored in detail, the resource/processing area boundary may not accurately reflect the workable extractive resource. It is therefore possible that extractive industry developments may occur in the existing separation area. However, extractive industry development should only occur in the separation area where the function of the separation area as a buffer is not compromised.

Implementing SPP 2/07

SPP 2/07 will influence land use planning and development decisions within KRAs. In particular, it will help shape planning schemes of local governments with KRAs in their areas.

While SPP 2/07 endorses the **principle** of extractive industry development in a resource/processing area of a KRA and identifies appropriate transport routes, development applications for new extractive industry operations in a KRA will be subject to the normal assessment process under the 'Integrated Development Assessment System' (IDAS).

Therefore, the assessment would include not only SPP 2/07, but also detailed consideration of the relevant environmental, amenity and traffic policies and the requirements in the applicable local government planning scheme and other relevant considerations under IDAS (e.g. the State Policy and regional codes for vegetation management under the *Vegetation Management Act 1999* and requirements imposed on 'environmentally relevant activities' under the *Environmental Protection Act 1994*). People will continue to have the opportunity to make submissions on development applications that are subject to impact assessment, and those submissions must be considered in the assessment.

Accordingly, SPP 2/07 does **not** guarantee that a particular development application for an extractive industry in a KRA will be approved. However, of the 100 KRAs listed by the Policy, 90 already have current extractive industry development approvals, and the SPP can be used to protect these KRAs from incompatible development where such development is not already committed.

Reflecting the SEQ Regional Plan

This State Planning Policy is consistent with the SEQ Regional Plan, which aims to protect extractive resources for potential future extraction and their associated transport corridors. The SEQ Regional Plan relies on the SPP to provide the detailed basis for achieving this aim.

PART 1—POLICY OUTCOME

1 Outcome sought by the Policy

- (1) The Policy outcome is to identify those extractive resources of State or regional significance where extractive industry development is appropriate in principle, and protect those resources from developments that might prevent or severely constrain current or future extraction when the need for the resource arises.

PART 2—APPLICATION OF THE POLICY

2 State Planning Policy and State Planning Policy Guideline

- (1) The State Planning Policy: *Protection of Extractive Resources* (the Policy) is a statutory instrument under the *Integrated Planning Act 1997*.
- (2) The State Planning Policy Guideline: *Protection of Extractive Resources* (the Policy Guideline) provides advice about implementing the Policy, and is declared to be extrinsic material under the *Statutory Instruments Act 1992*, section 15.
- (3) Under the *Integrated Planning Act 1997*, the Policy has effect when development applications are assessed, when planning schemes are made or amended and when land is designated for community infrastructure.
- (4) Terms used in the Policy and Policy Guideline have the same meaning as defined in the *Integrated Planning Act 1997*.
- (5) The Glossary in Section 10 explains particular words used in the Policy.

3 Areas to which the Policy applies

- (1) The Policy identifies extractive resources of State or regional significance as Key Resource Areas, comprising a resource/processing area, an adjoining separation area and an associated transport route (including a transport route's separation area) to a major road or railway. Annex 1 describes the Key Resource Area concept in more detail.
- (2) The Policy applies to premises within a Key Resource Area.
- (3) The Key Resource Areas are listed by local government area in Annex 2 and are shown on maps in Annex 3.

4 Development to which the Policy applies

- (1) The Policy applies to development that is—
 - (a) in **any part of a Key Resource Area** – reconfiguring a lot; and
 - (b) in a **resource/processing area** – a material change of use; and
 - (c) in a **separation area** for a resource/processing area – a material change of use, **except** for—
 - (i) a caretaker’s residence for extractive industry;
 - (ii) agriculture not involving intensive animal husbandry;
 - (iii) forestry;
 - (iv) nature conservation;
 - (v) land fill or refuse transfer station; and
 - (vi) passive recreational uses such as open space;
 - (d) in a **transport route’s separation area** – a material change of use that increases the number of people living in the separation area.
 - (e) operational works associated with the making or upgrading of vehicular access to the **transport route**.
- (2) However, the Policy does not apply to a domestic activity¹.

5 Matters outside the scope of the Policy

- (1) Except for the matters addressed in 7 (2) below, this Policy does not address the detailed aspects of development approval for extractive industries or the details associated with extractive industry operations, e.g. extracting, processing and transporting extracted resources, as such matters are regulated under the *Environmental Protection Act 1994*, the *Vegetation Management Act 1999*, and through development assessment under the *Integrated Planning Act 1997*.

PART 3—MAKING OR AMENDING A PLANNING SCHEME

6 Achieving the Policy outcome through the planning scheme

- (1) The Policy outcome is achieved when making or amending a planning scheme by—
 - (a) identifying in the planning scheme each Key Resource Area located within the local government area; and
 - (b) allocating uses in Key Resource Areas, that are compatible with the existing or future extraction, processing and transportation of extractive resources, consistent with Part 4; and
 - (c) making development to which the Policy applies assessable or self-assessable having regard to the compatibility of development consistent with Part 4; and
 - (d) incorporating assessment criteria in one or more applicable codes for assessable development consistent with Part 4; and
 - (e) stating in the planning scheme or a planning scheme policy the appropriate information that may be requested for assessing development to which the Policy applies.

¹ See Section 10, Glossary for the definition of ‘domestic activity’.

- (2) For further advice on how to achieve the Policy outcome through the planning scheme, refer to Part 4 and Appendix 2 in the Policy Guideline.

PART 4—DEVELOPMENT ASSESSMENT

7 Achieving the Policy outcome through development assessment

- (1) The Policy outcome is achieved when development to which the Policy applies is compatible with the existing and future extraction, processing and transportation of extractive resources from a Key Resource Area. This will be achieved if development—
- (a) in a **resource/processing area** – is associated with either the extraction or processing of the extractive resource; and
 - (b) in **the separation area for a resource/processing area**—
 - (i) does not increase the number of people living in the separation area; and
 - (ii) to the greatest extent practicable minimises the potential adverse effects from existing or future extractive industries on people working or congregating in the separation area; and
 - (iii) does not compromise the function of the separation area in providing a buffer between extractive/processing operations and any incompatible uses outside the separation area; and
 - (c) in a **transport route’s separation area** – does not increase the number of people living in the separation area; and
 - (d) **with direct vehicular access to the transport route** – does not adversely affect the safety and efficiency of vehicles using the transport route to transport extractive resources from an existing or future extractive industry.
- (2) However, despite 7 (1), development for extractive industry purposes will also need to comply with the State Policy and regional codes for vegetation management² under the *Vegetation Management Act 1999* to protect native vegetation of environmental significance, including in certain specified Key Resource Areas³ areas having State or regional biodiversity significance⁴.
- (3) For further advice on how to achieve the Policy outcome through development assessment, refer to Part 5 and Appendix 2 of the Policy Guideline.

8 Acceptable circumstances for not achieving the Policy outcome

- (1) Acceptable circumstances for development not achieving the Policy outcome are—
- (a) the development is a development commitment; or
 - (b) a material change of use—
 - (i) provides an overriding benefit to the State or regional community in social, economic or ecological terms that outweighs the community benefit of maintaining the long-term availability of the extractive resource; and
 - (ii) cannot reasonably be located elsewhere.

² The *State Policy for Vegetation Management* and the applicable *Regional Codes for Ongoing Clearing Purposes*.

³ See Annex 4 for a list of the Key Resource Areas affected by this section.

⁴ State biodiversity values are set out in the Policy Guideline under Appendix 3: Key Resource Area Information regarding each of the resource/processing areas.

- (2) However, despite subsection (1), the adverse effects of the development on the long term availability of the extractive resource must be reduced to the greatest extent practicable.

PART 5—INFORMATION AND ADVICE ON THE POLICY

9 Sources of information and advice

- (1) The Queensland Department of Mines and Energy can provide advice on implementing and interpreting the Policy and on reflecting the Policy in a planning scheme.
- (2) The Queensland Department of Local Government, Planning, Sport and Recreation can provide advice on reflecting the Policy in a planning scheme and the operation of the Integrated Development Assessment System.

10 Glossary

- (1) The following terms used in the Policy are explained below:

Air blast overpressure

Air blast overpressure results when an explosion in rock produces a pressure wave that travels through the atmosphere.

Development commitment

Development commitment means any of the following—

- a) development the subject of a **current development approval**; or
- b) **a material change of use** clearly consistent with the purposes of codes (or equivalent policy intents) of the relevant zone (or equivalent) in the planning scheme and, if applicable, the regulatory provisions of the SEQ Regional Plan; or
- c) **reconfiguring a lot** consistent with the purposes of codes (or equivalent policy intents) of the relevant zone (or equivalent) in the planning scheme and, if applicable, the regulatory provisions of the SEQ Regional Plan.

Domestic activity

Domestic activity means the use of premises for a residential purpose and associated activities comprising any one or more of the following—

- (a) a single residential dwelling on an existing lot;
- (b) home based business employing no more than two non-resident people; or
- (c) relatives accommodation (e.g. granny flat).

Extractive industry

Extractive industry is the extraction and processing of extractive resources and associated activities, including their transportation to markets.

Extractive resources

Extractive resources are natural deposits of sand, gravel, quarry rock, clay, and soil extracted from the earth's crust and processed for use in construction. The products processed from extractive resources are sometimes termed extractive materials or construction aggregates. Extractive resources do not include minerals under the *Mineral Resources Act 1989* such as metal ores, coal, clay for ceramic purposes, foundry sand, limestone and silica sand mined and used for their chemical properties, and rock mined in block or slab form for building or monumental purposes.

Resource/processing area

The resource/processing area of a Key Resource Area indicates the extent of the extractive resource and any existing or future processing operations.

Ground vibration

Ground vibration is caused when an explosion in rock produces a pressure wave that travels through the ground.

Major road

A major road is a road the function of which is consistent with the proposed extractive resource traffic requirements and is generally a State controlled road.

Separation area for a resource/processing area

This separation area is the area surrounding the resource/processing area needed to maintain separation of people from undesirable levels of noise, dust, ground vibration, or air blast overpressure that may be produced as residual impacts from existing or future extraction or processing of the extractive resource.

State or regionally significant biodiversity areas

Areas determined as having State or regional biodiversity significance through a Biodiversity Planning Assessment or surrogate process undertaken by the Environmental Protection Agency. Biodiversity Planning Assessments show an area according to specified biodiversity values.

Transport route

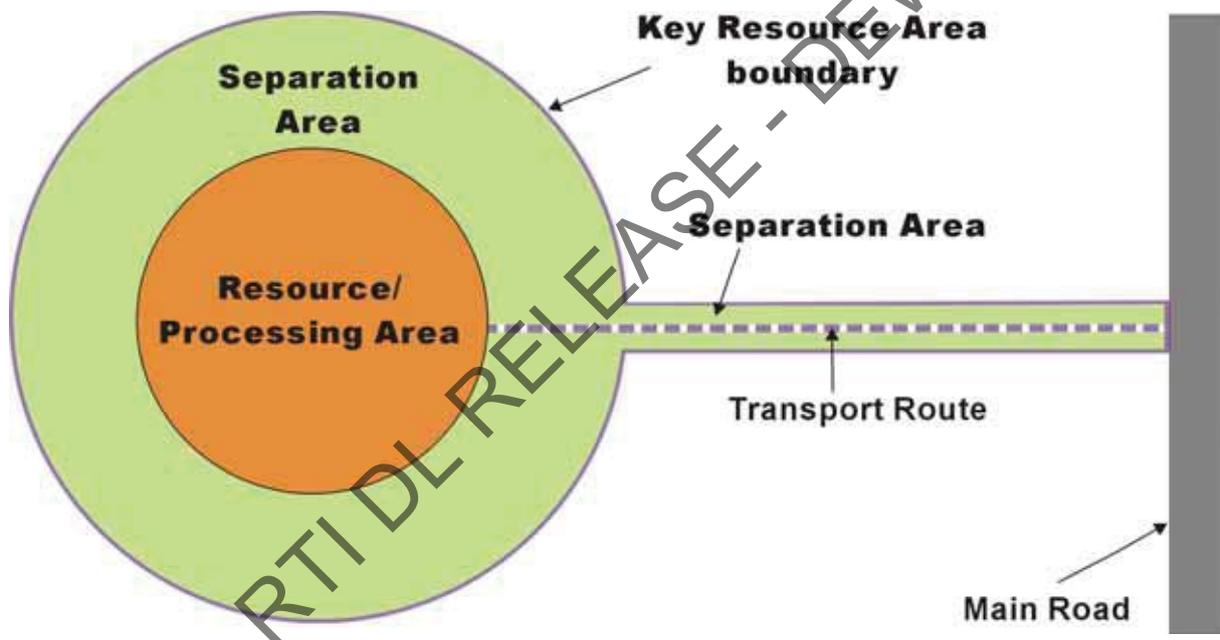
The transport route indicates the route used to transport extracted resources to markets. The transport route is a road or rail link from the boundary of the resource/processing area to a major road or railway.

Transport route's separation area

The transport route's separation area is the area surrounding the transport route needed to maintain separation of people from undesirable levels of noise, dust and ground vibration produced as residual impacts from the transportation of extractive resources.

Key Resource Area Concept

- A1.1 The following diagram illustrates the Key Resource Area concept. A Key Resource Area includes the following elements:
- the *resource/processing area*; and
 - the *separation area* around the extractive resource/processing area; and
 - the associated *transport route* with a separation area of 100 metres either side of the road or rail reserve boundary or, if no reserve the centre line of the indicated route.
- A1.2 NOTE – the Key Resource Area maps in Annex 3 are unable to show the transport route's separation area due to map scale.



*In a few instances, the transport route goes to a rail line rather than a major road.

Key Resource Areas

A2.1 The Policy applies to the following Key Resource Areas:

Local Government Area	Key Resource Area	KRA No.
Atherton Shire	Wongabel	9
Beaudesert Shire	Bromelton	61
Beaudesert Shire	Clutha Creek Sands	94
Beaudesert Shire	Mundoolun Connection Sands	95
Booringa Shire	Marbango	84
Bowen Shire	West Euri Creek	37
Brisbane City	Ferny Grove	39
Brisbane City	Kholo Creek	41
Brisbane City and Ipswich City	Kholo Sands	80
Brisbane City	Mount Coot-tha	42
Brisbane City and Pine Rivers Shire	Pine Rivers North	59
Brisbane City and Pine Rivers Shire	Pine Rivers South	60
Bungil Shire	Warrarian	85
Burdekin Shire	The Rocks	28
Burnett Shire	Bargara	86
Burnett Shire	Innes Park	87
Burnett Shire	Tantitha	97
Caboolture Shire	Beachmere	43
Caboolture Shire	Bracalba	44
Caboolture Shire	Meldale / Donnybrook	45
Caboolture Shire and Pine Rivers Shire	Narangba	46
Caboolture Shire	Ningi	47
Cairns City	Barron River Flats	10
Cairns City	Behana Gorge Road	38
Cairns City	Maitland Road	40
Cairns City	Mountainview	11
Cairns City	Redlynch	12
Cairns City	Wright Creek	13
Calliope Shire	Taragoola	19
Calliope Shire	Yarwun	20
Caloundra City	Glasshouse	48
Caloundra City	Glenview	50
Caloundra City	Meridan Plains	49
Caloundra City	Sunrock	51
Cooloola Shire	Meadvale	88
Cooloola Shire and Maroochy Shire	Moy Pocket	89
Crows Nest Shire	Ravensbourne	1
Esk Shire	Dingyarra	73
Esk Shire	Glen Arden	74

Local Government Area	Key Resource Area	KRA No.
Esk Shire	Harris Terrace	75
Esk Shire and Ipswich City	Hills Terrace	77
Esk Shire	Schmidt's Terrace	76
Esk Shire and Ipswich City	Summerville and Sapling Pocket	83
Esk Shire	Wiralee	78
Fitzroy Shire	Benedict Road	18
Fitzroy Shire and Livingstone Shire	Pink Lily	22
Gatton Shire and Toowoomba City	Harlaxton	8
Gatton Shire	Mount Cross	79
Gold Coast City	Blue Rock	62
Gold Coast City and Logan City	Carbrook / Eagleby	63
Gold Coast City	Charlies Crossing	64
Gold Coast City	Jacobs Well	65
Gold Coast City	Nerang	66
Gold Coast City	Northern Darlington Range	67
Gold Coast City	Oxenford	68
Gold Coast City	Reedy Creek	96
Gold Coast City	Stapylton	69
Gold Coast City	West Burleigh	70
Herberton Shire	Ravenshoe	14
Hervey Bay City	Dundowran	90
Hervey Bay City	Dundowran West	91
Hinchinbrook Shire	Mount Cordelia	29
Inglewood Shire	Inglewood	2
Ipswich City and Esk Shire	Hills Terrace	77
Ipswich City and Brisbane City	Kholo Sands	80
Ipswich City	Mount Marrow	81
Ipswich City	Purga	82
Ipswich City and Esk Shire	Summerville and Sapling Pocket	83
Isis Shire	Redridge	92
Johnstone Shire	Coorumba Road	15
Johnstone Shire	Pin Gin Hill	16
Jondaryan Shire and Toowoomba City	Glenvale	4
Jondaryan Shire	Wellcamp Downs	3
Livingstone Shire	Nerimbera	21
Livingstone Shire and Fitzroy Shire	Pink Lily	22
Logan City and Gold Coast City	Carbrook / Eagleby	63
Logan City and Redland Shire	Mount Cotton	71
Logan City and Redland Shire	West Mount Cotton	72
Mackay City	Farleigh	24
Mackay City	The Cedars	23
Mareeba Shire	Tichum Creek	17
Maroochy Shire	Bli Bli	52
Maroochy Shire	Image Flat	53
Maroochy Shire and Cooloola Shire	Moy Pocket	89
Maroochy Shire	Toolborough Road	55
Maroochy Shire	Yandina Creek	54

Local Government Area	Key Resource Area	KRA No.
Nanango Shire	Hodgleigh	93
Nebo Shire	Waitara	33
Noosa Shire	Ringtail Creek	56
Noosa Shire	Wahpunga Range	57
Pine Rivers Shire and Caboolture Shire	Narangba	46
Pine Rivers Shire	Whiteside	58
Pine Rivers Shire and Brisbane City	Pine Rivers North	59
Pine Rivers Shire and Brisbane City	Pine Rivers South	60
Redland Shire and Logan City	Mount Cotton	71
Redland Shire and Logan City	West Mount Cotton	72
Rockhampton City	Peak Hill	98
Rosalie Shire	Malu	5
Sarina Shire	Hatfield	25
Thuringowa City	Black River	30
Thuringowa City	Bohle	31
Thuringowa City	Pinnacles	32
Toowoomba City and Jondaryan Shire	Glenvale	4
Toowoomba City and Gatton Shire	Harlaxton	8
Townsville City	Cape Cleveland	34
Townsville City	Roseneath East	35
Townsville City	Roseneath West	36
Wambo Shire	Jimbour	6
Warwick Shire	Braeside	7
Whitsunday Shire	Foxdale	26
Whitsunday Shire	North Gregory	27
Winton Shire	Bladensburg	99
Winton Shire	Windemere	100

Maps of Key Resource Areas

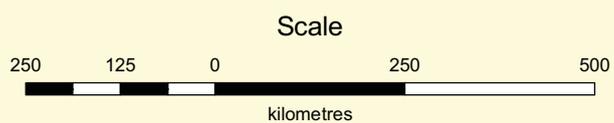
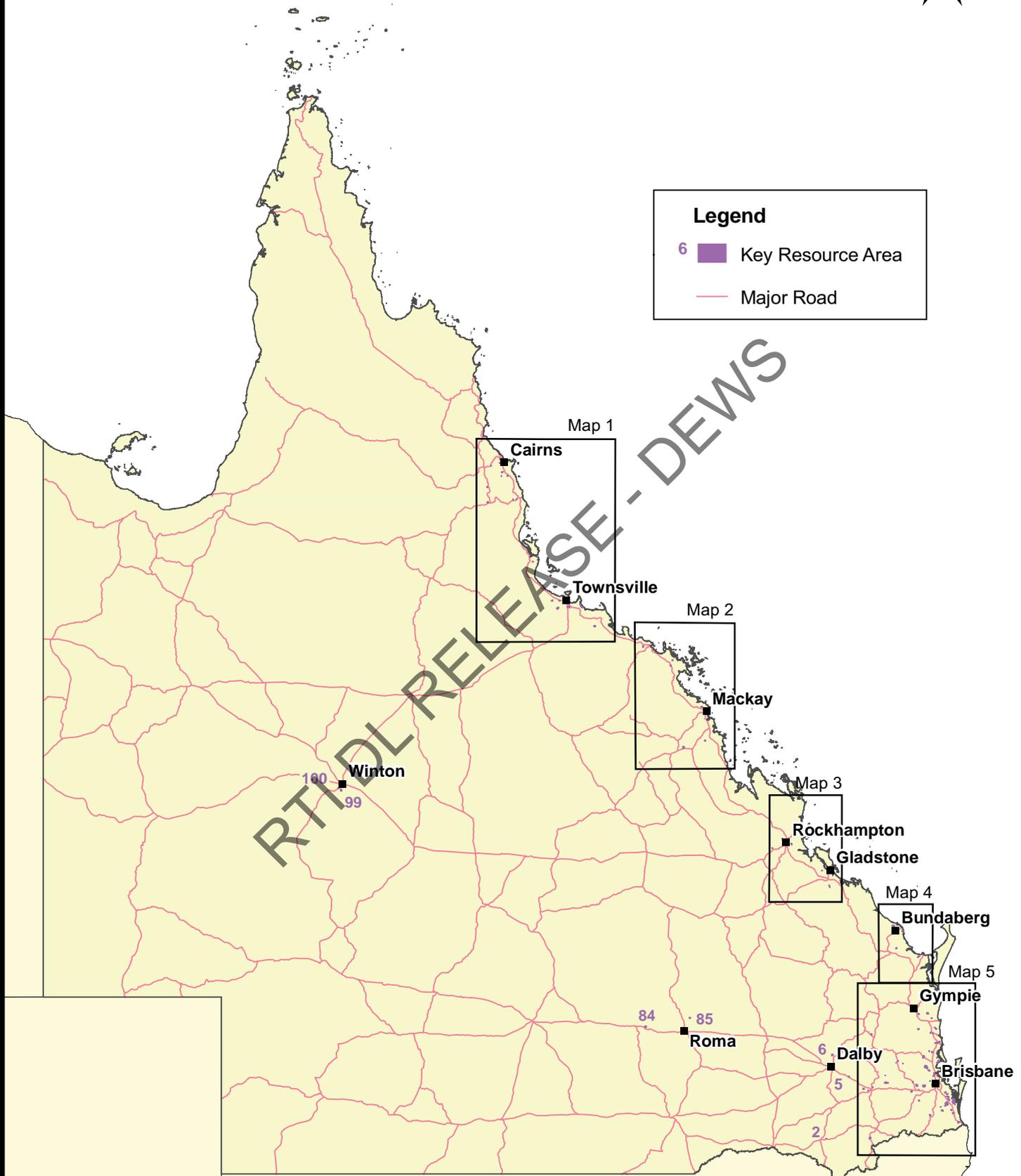
RTI DL RELEASE - DEWS

Queensland Key Resource Areas



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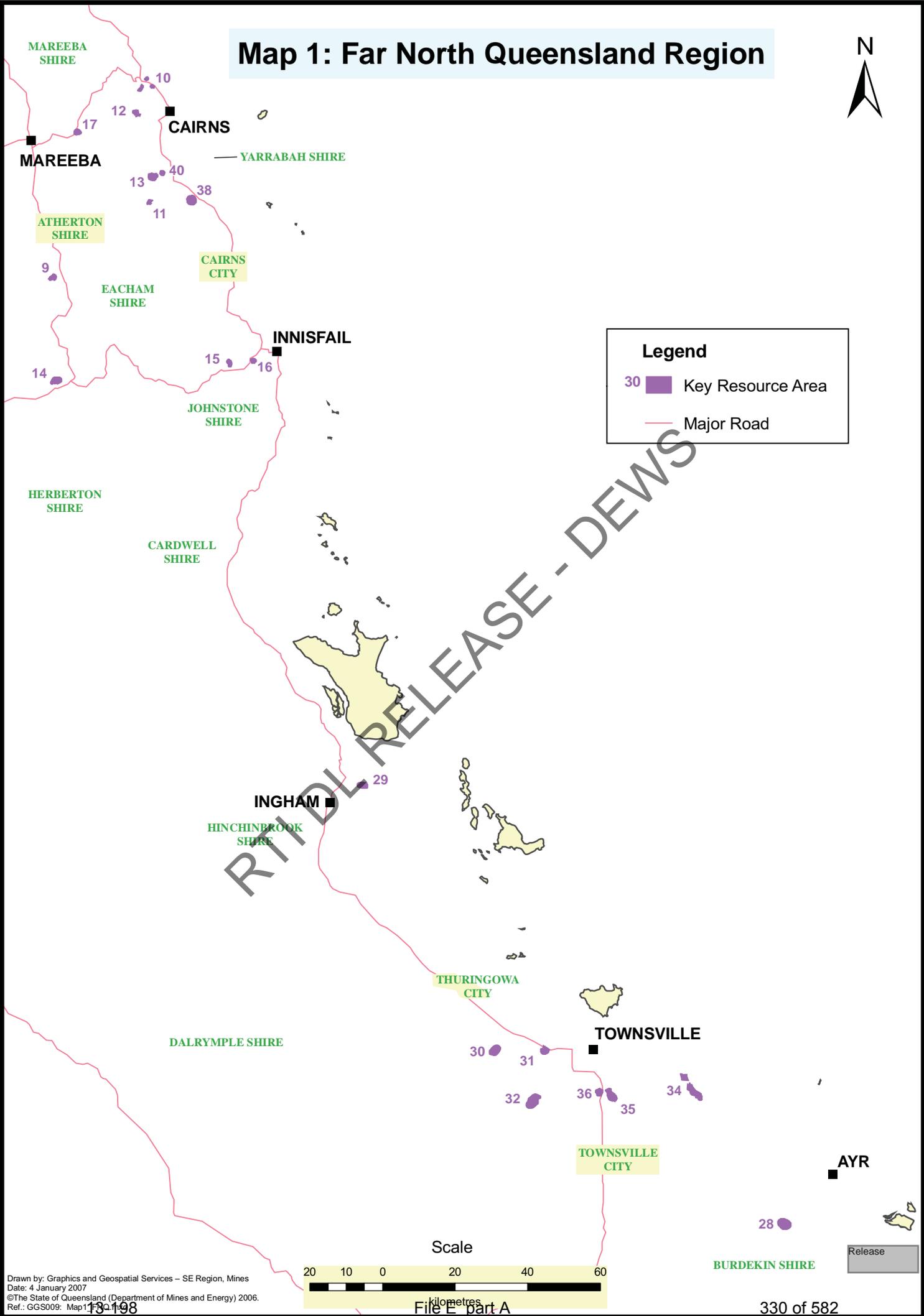
- 6 Key Resource Area
- Major Road



Release

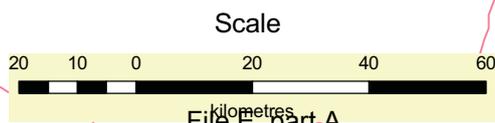
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Date: 4 January 2007
©The State of Queensland (Department of Mines and Energy) 2006.
Ref.: GGS009: KRA_198

Map 1: Far North Queensland Region



Legend

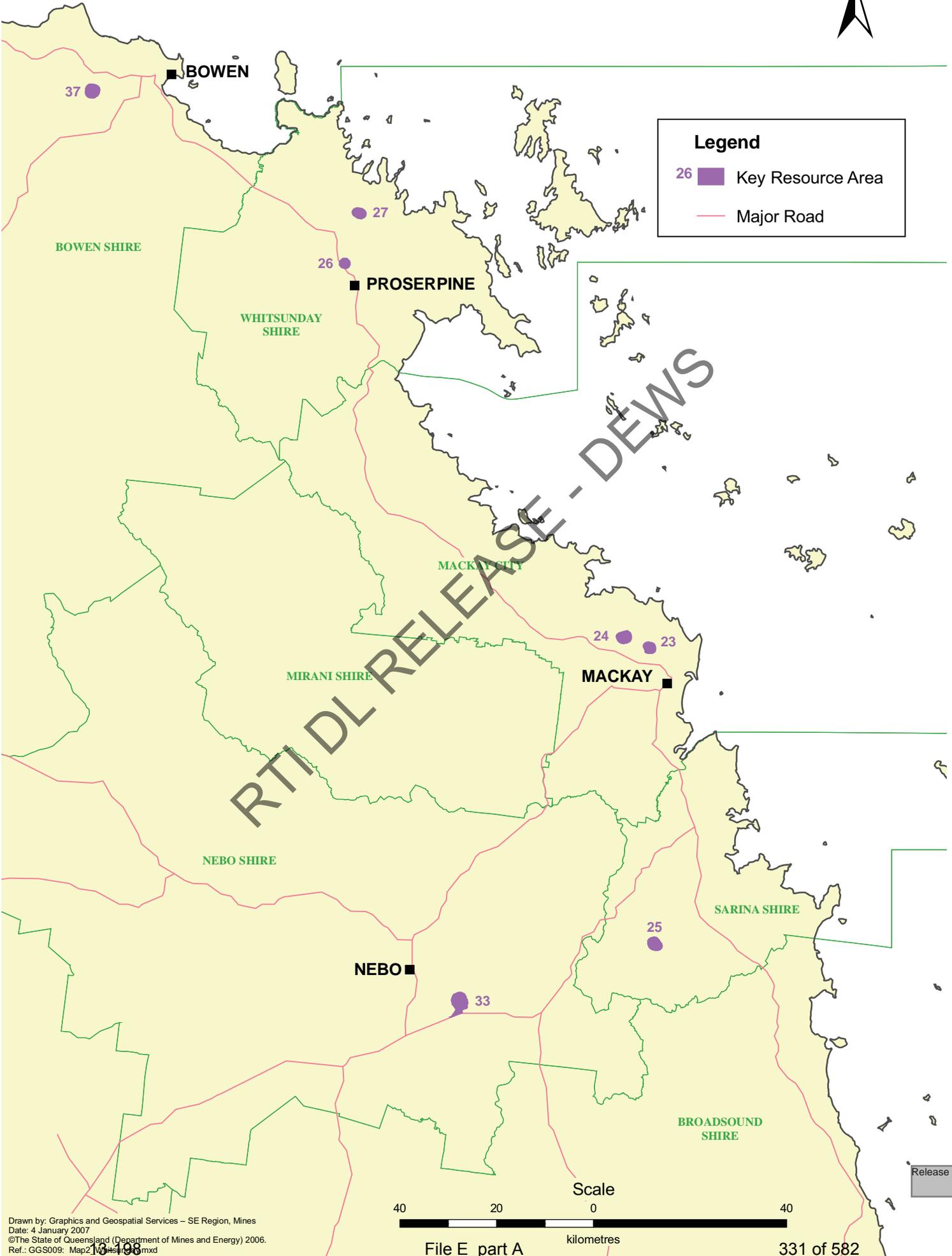
- 30 Key Resource Area
- Major Road



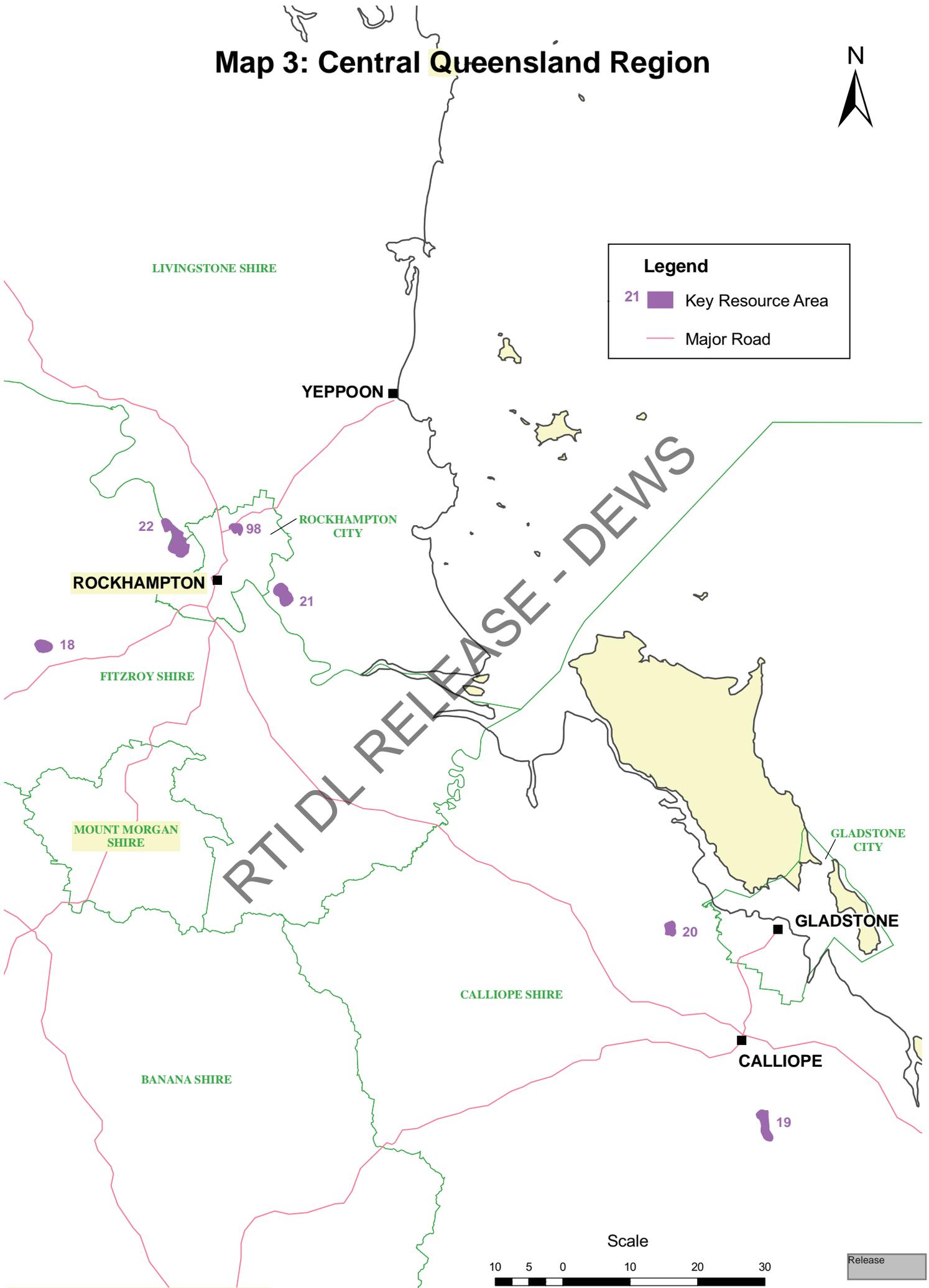
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 Date: 4 January 2007
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 Ref.: GGS009: Map 1.1.1

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Map 2: Whitsunday Region



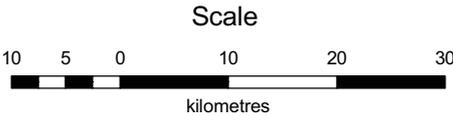
Map 3: Central Queensland Region



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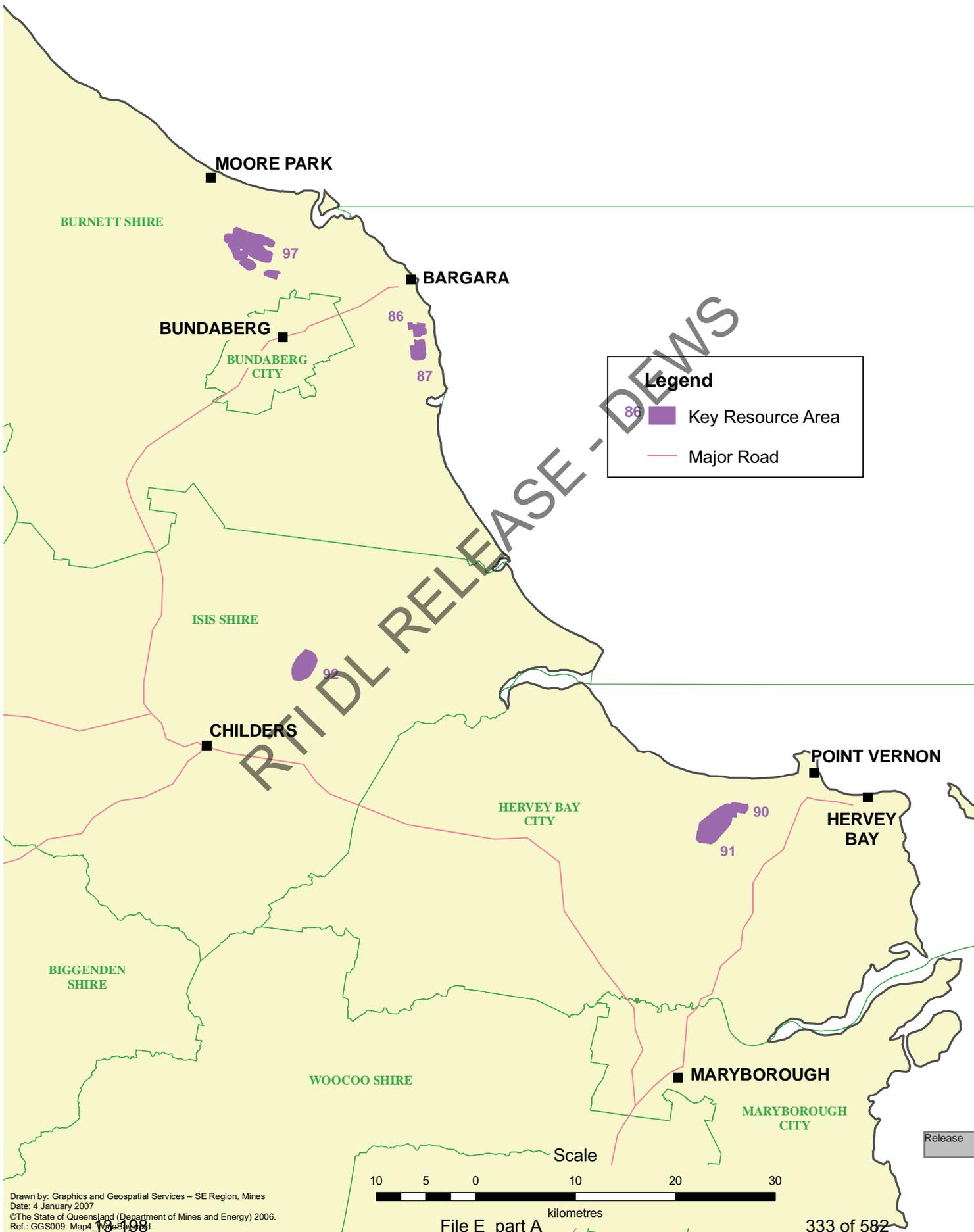
- 21  Key Resource Area
-  Major Road

RTI DL RELEASE - DEVS

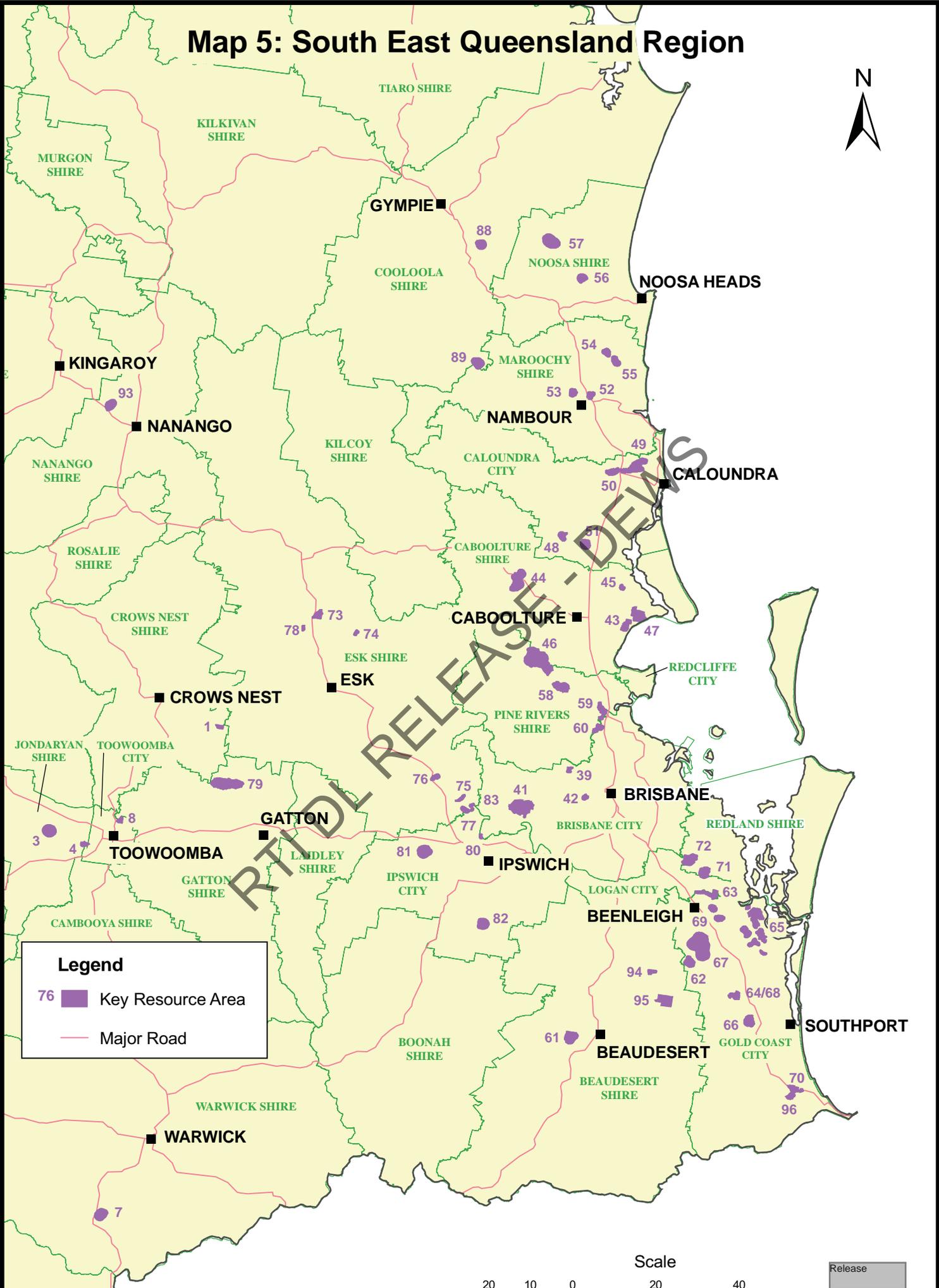


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Map 4: Wide Bay Region

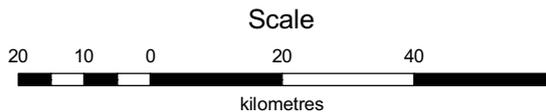


Map 5: South East Queensland Region



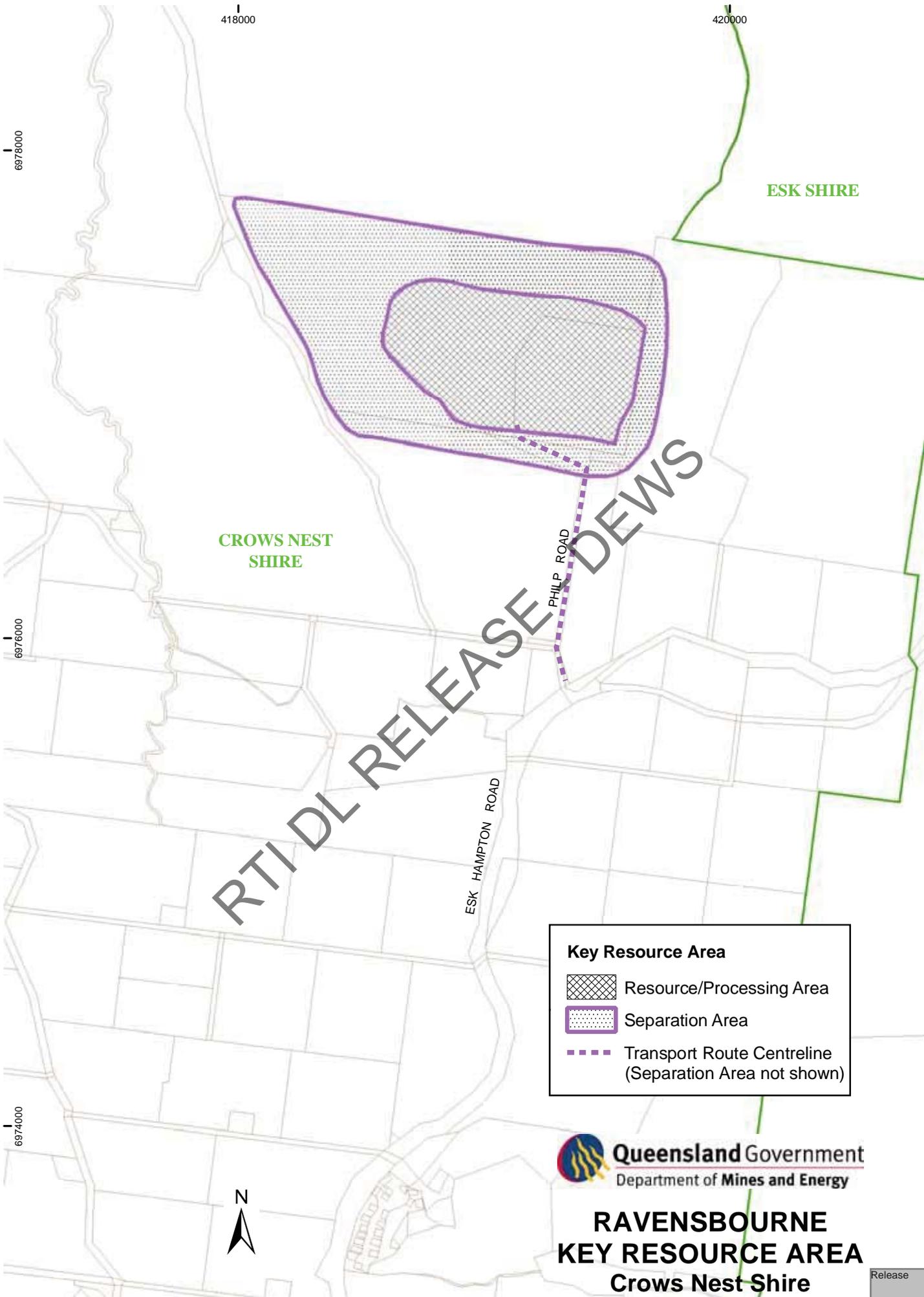
Legend

- 76 Key Resource Area
- Major Road



Release

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 Date: 4 January 2007
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 Ref.: GGS009: Maps 139-148



RTI DL RELEASE DEWS

CROWS NEST SHIRE

ESK SHIRE

Key Resource Area	
	Resource/Processing Area
	Separation Area
	Transport Route Centreline (Separation Area not shown)

Queensland Government
Department of Mines and Energy

**RAVENSBOURNE
KEY RESOURCE AREA
Crows Nest Shire**

Release



Date: January 2007
Job No. TSU_311

Projection: AMG Zone 56
Datum: AGD84

KRA 1

320000

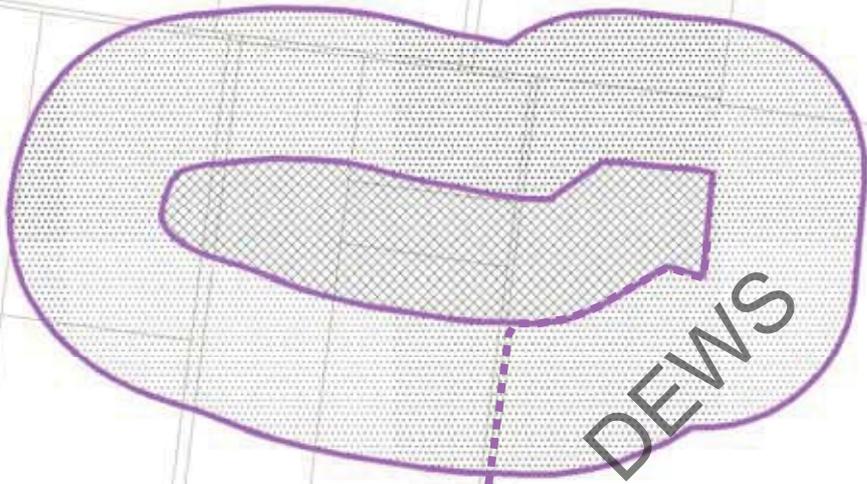
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CUNNINGHAM

HIGHWAY

INGLEWOOD SHIRE

RTI DL RELEASE - DEVS

Key Resource Area

 Resource/Processing Area

 Separation Area

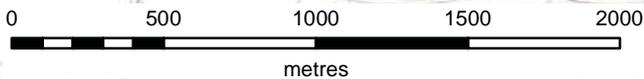
 Transport Route Centreline
(Separation Area not shown)



Queensland Government
Department of Mines and Energy

**INGLEWOOD
KEY RESOURCE AREA
Inglewood Shire**

Release



Date: January 2007
Job No. TSU_178

Projection: AMG Zone 56
Datum: AGD84

KRA 2



TOOWOOMBA CECIL PLAINS ROAD

JONDARYAN SHIRE

RTI DL RELEASE - DEVS

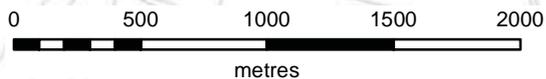
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**WELLCAMP DOWNS
KEY RESOURCE AREA
Jondaryan Shire**

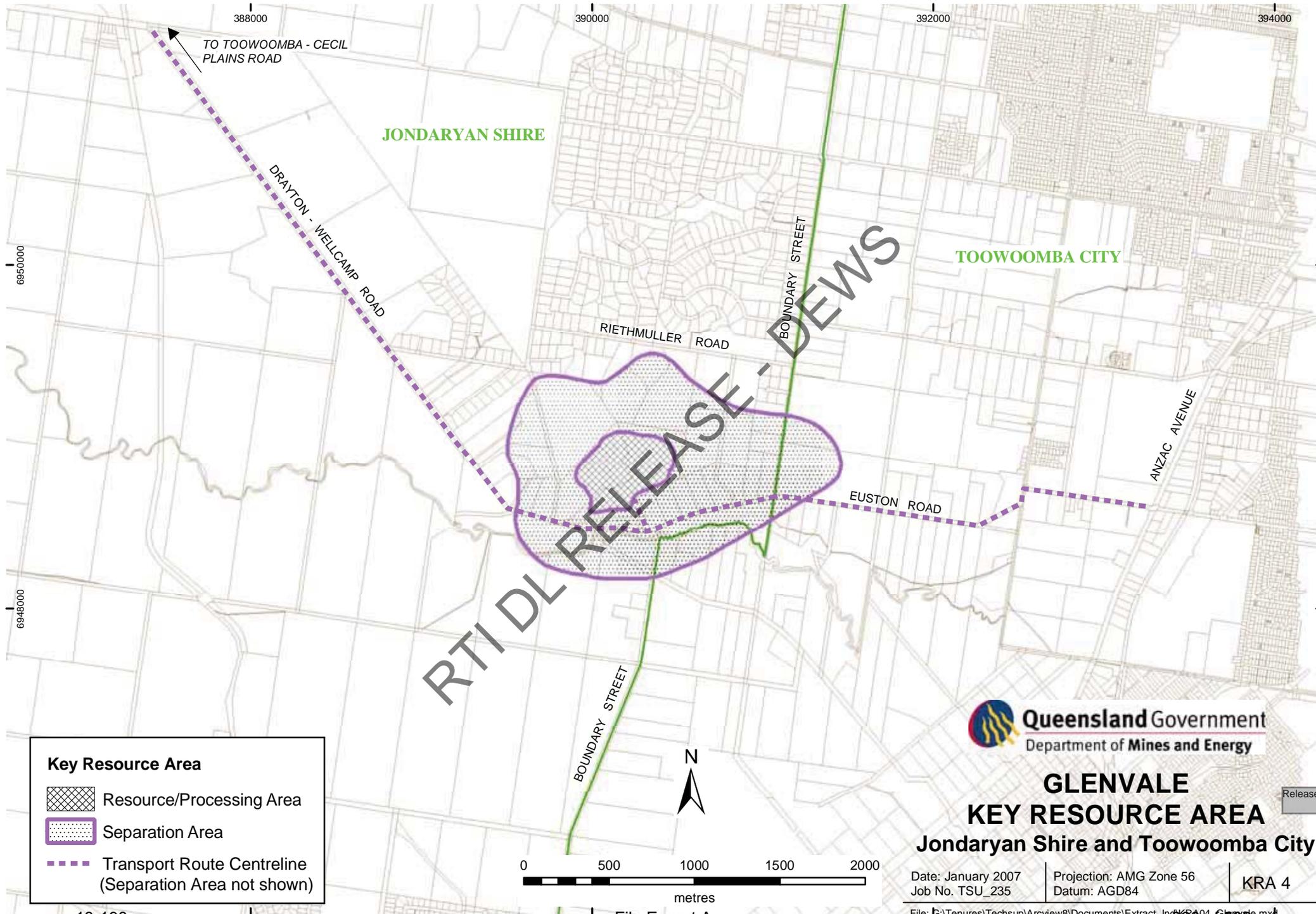
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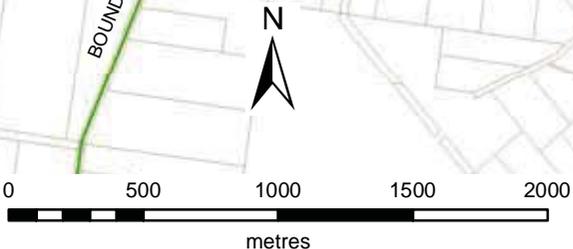
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Datum: AGD84

KRA 3



Key Resource Area

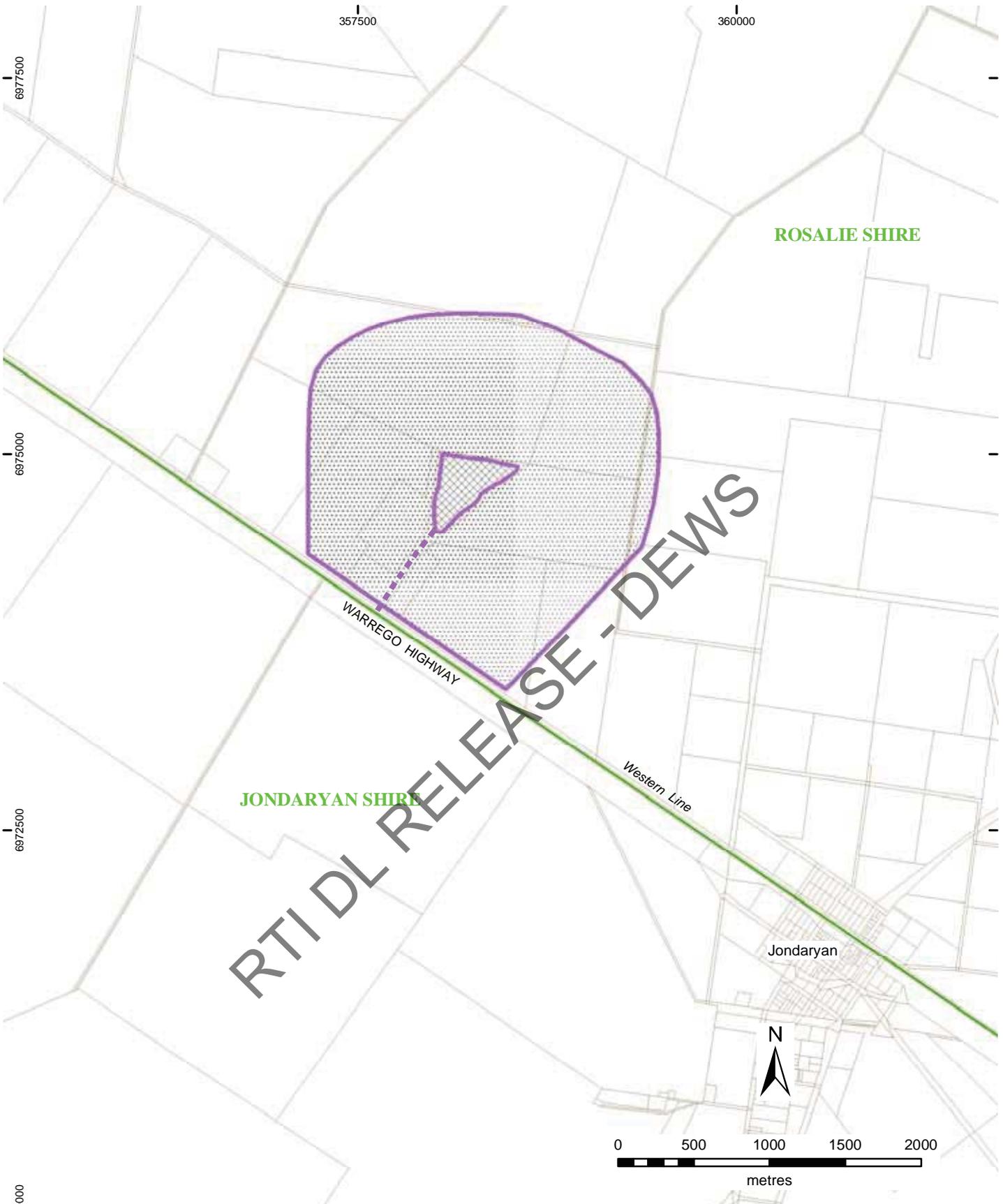
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**GLENVALE
KEY RESOURCE AREA**
Jondaryan Shire and Toowoomba City

Date: January 2007	Projection: AMG Zone 56	KRA 4
Job No. TSU_235	Datum: AGD84	

Release



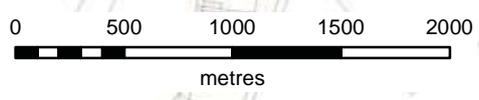
ROSALIE SHIRE

JONDARYAN SHIRE

WARREGO HIGHWAY

Western Line

Jondaryan



Key Resource Area	
	Resource/Processing Area
	Separation Area
	Transport Route Centreline (Separation Area not shown)



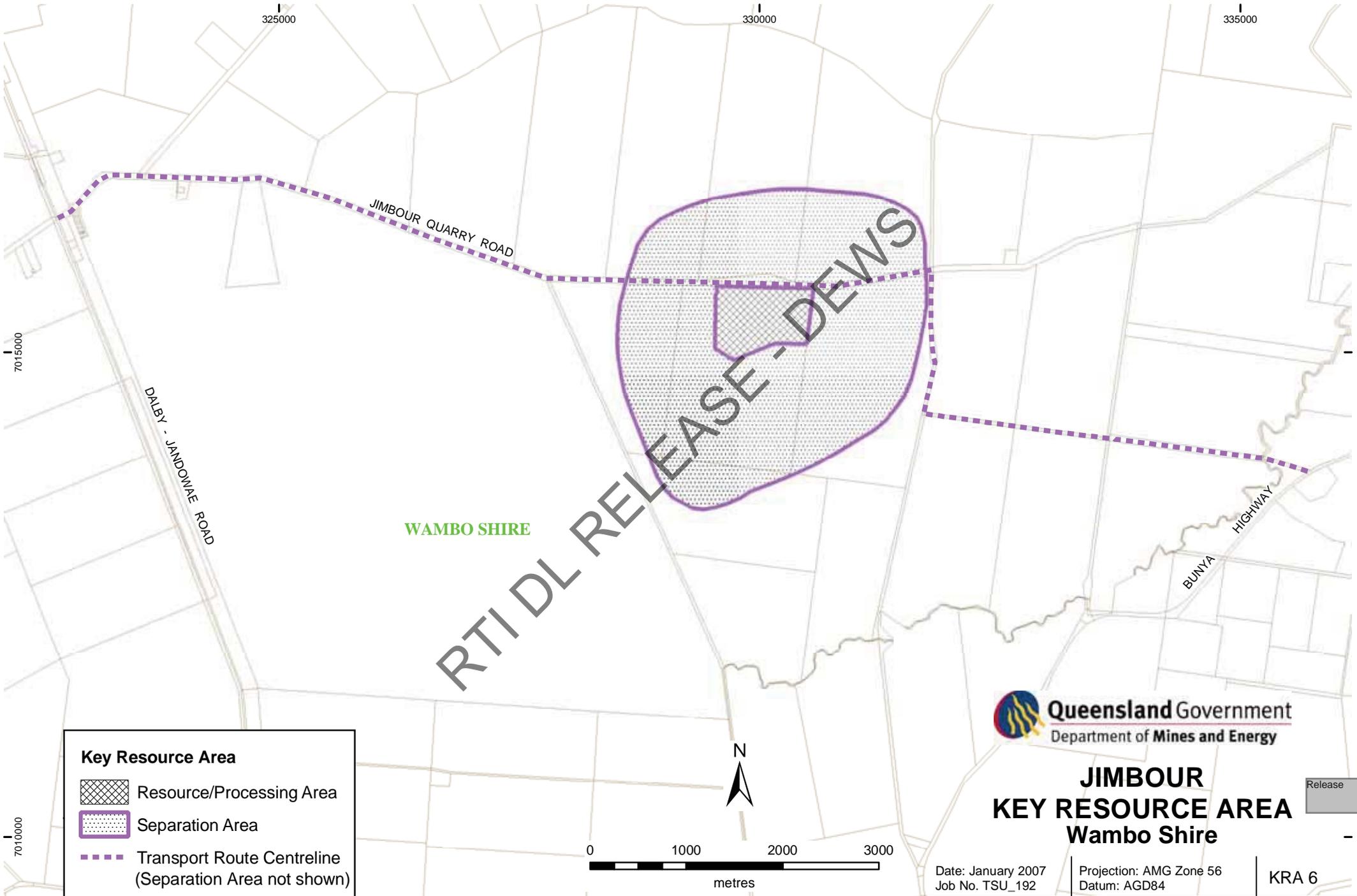
MALU
KEY RESOURCE AREA
Rosalie Shire

Release

Date: January 2007
Job No. TSU_236

Projection: AMG Zone 56
Datum: AGD84

KRA 5



RTI DL RELEASE - DEVS

WAMBO SHIRE

 **Queensland Government**
Department of Mines and Energy

**JIMBOUR
KEY RESOURCE AREA
Wambo Shire**

Release

Date: January 2007	Projection: AMG Zone 56	KRA 6
Job No. TSU_192	Datum: AGD84	

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Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



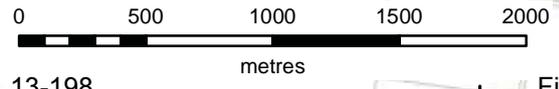
Key Resource Area

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-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**BRAESIDE
KEY RESOURCE AREA
Warwick Shire**

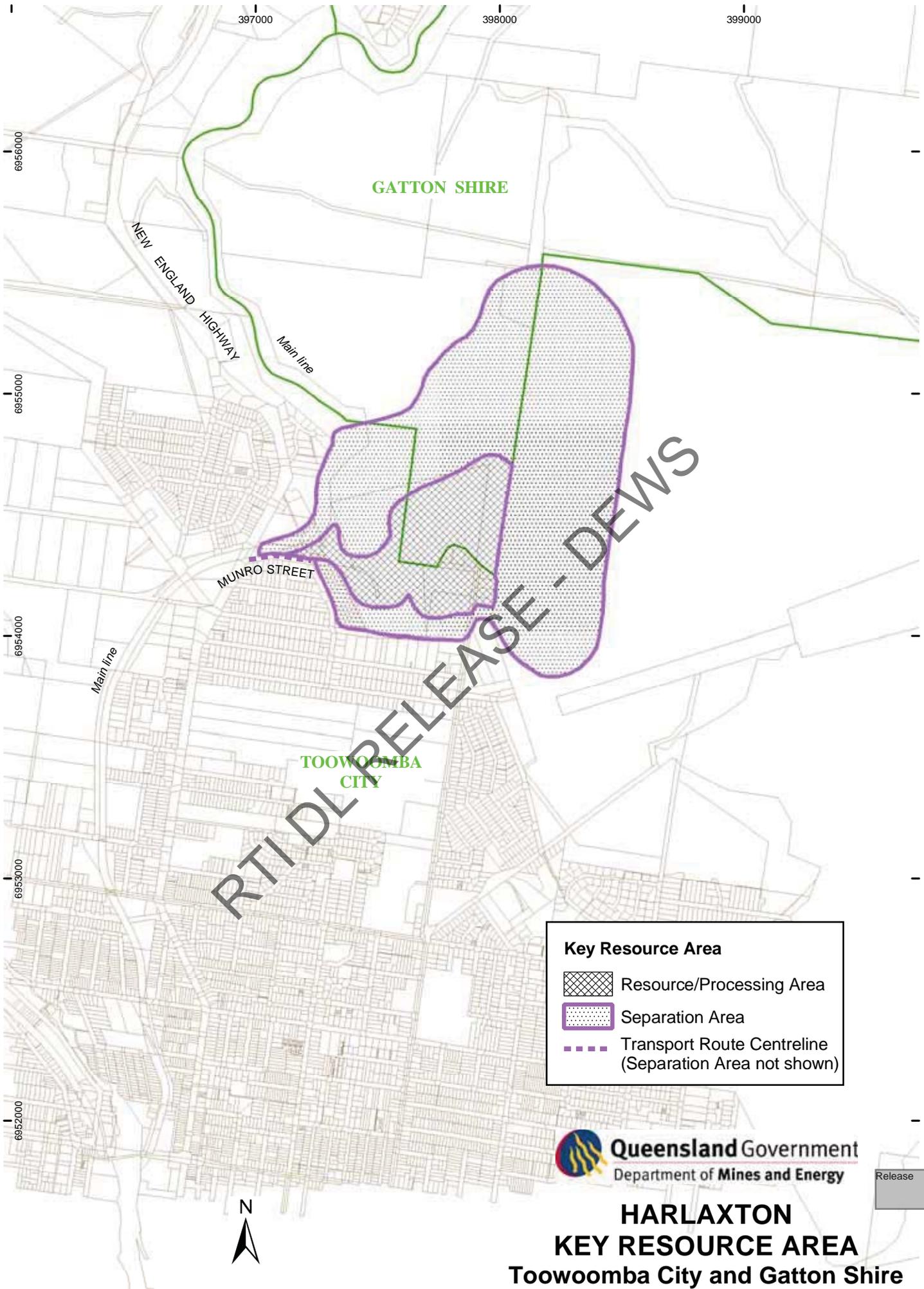
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Date: January 2007
Job No. TSU_182

Projection: AMG Zone 56
Datum: AGD84

KRA 7



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

Release

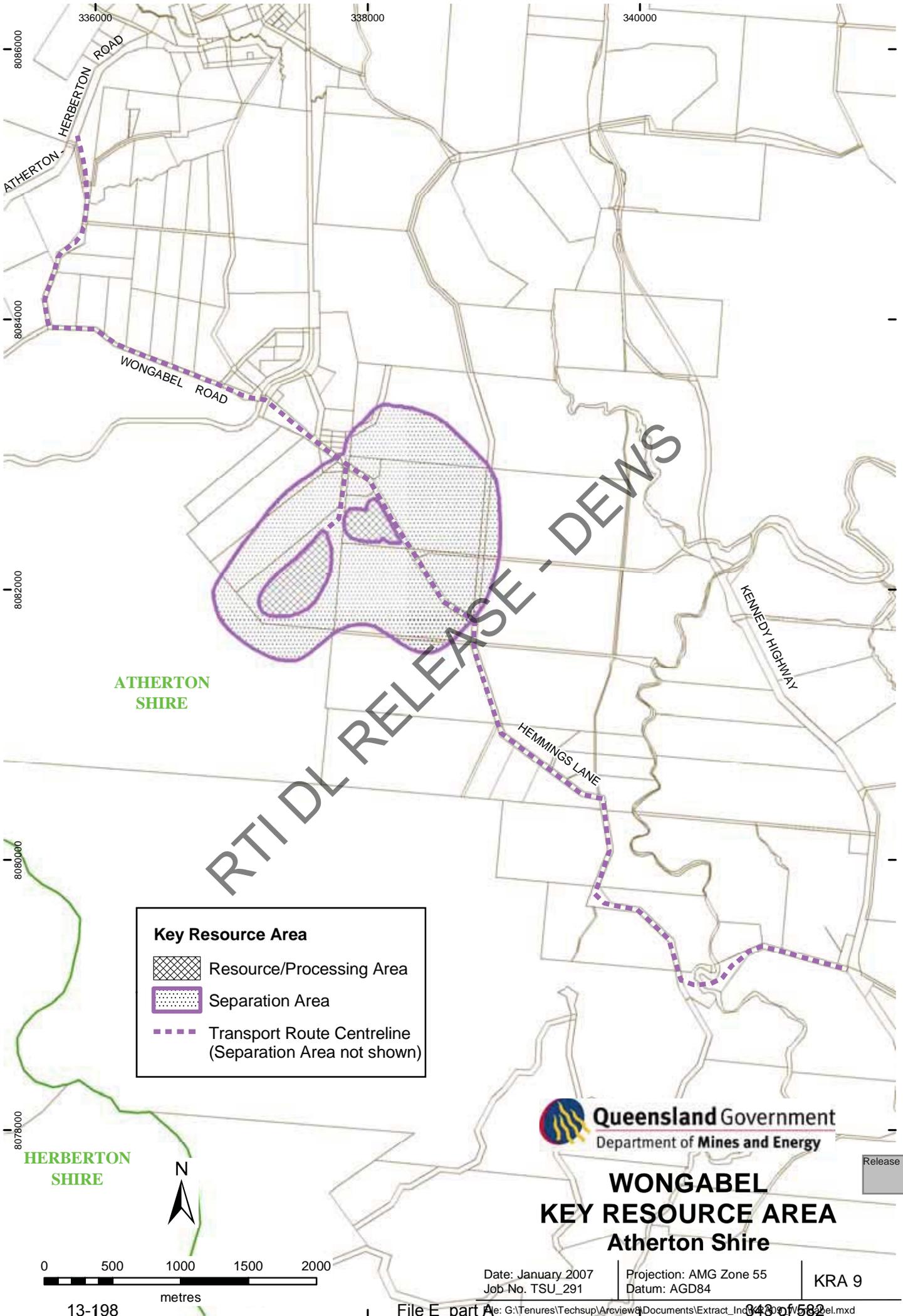
**HARLAXTON
KEY RESOURCE AREA
Toowoomba City and Gatton Shire**



Date: January 2007
Job No. TSU_237

Projection: AMG Zone 56
Datum: AGD84

KRA 8



ATHERTON SHIRE

HERBERTON SHIRE

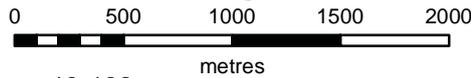
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**WONGABEL
KEY RESOURCE AREA
Atherton Shire**

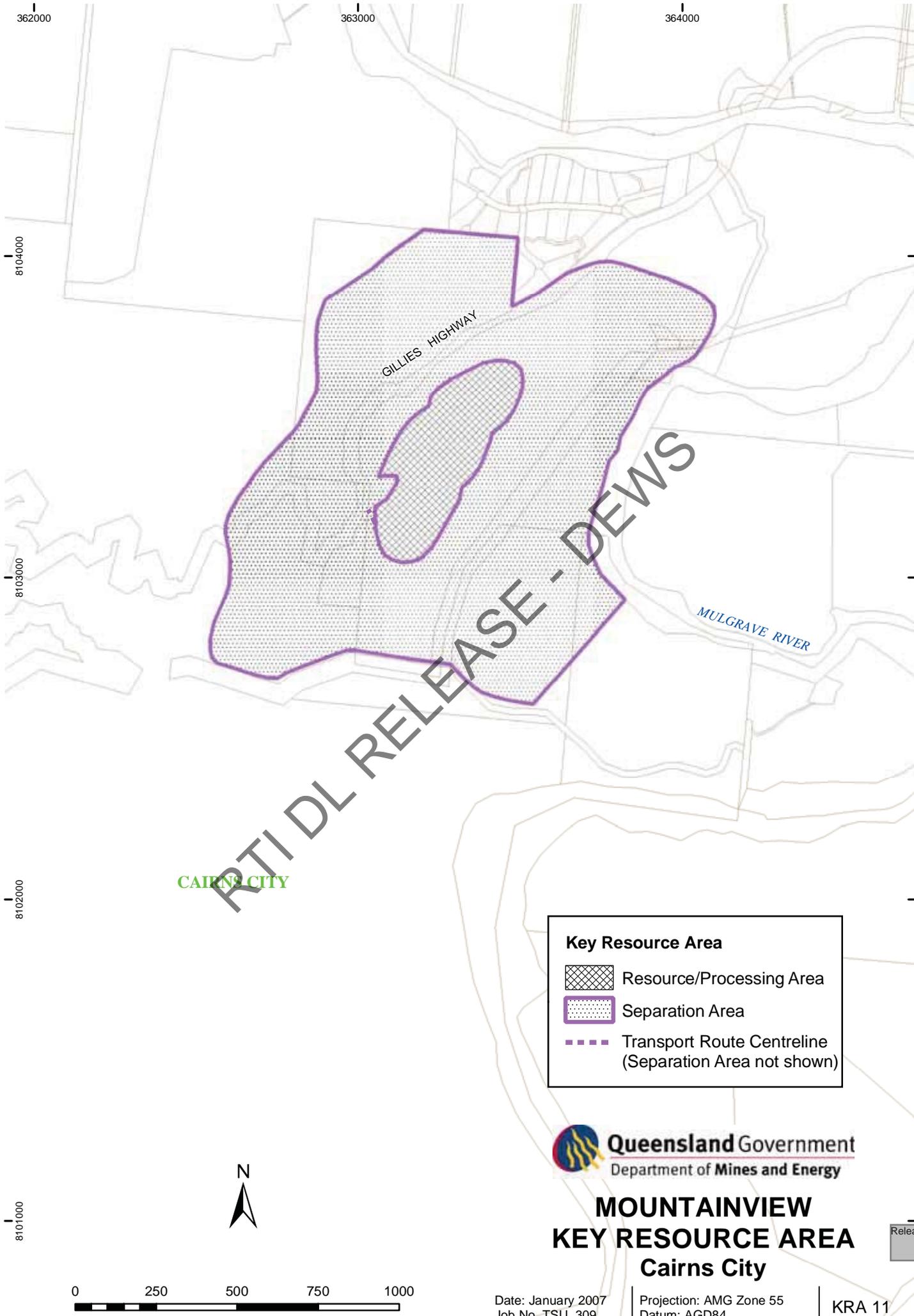
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Date: January 2007
Job No. TSU_291

Projection: AMG Zone 55
Datum: AGD84

KRA 9



CAIRNS CITY

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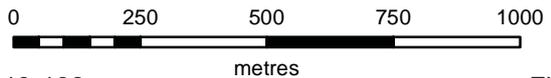
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**MOUNTAINVIEW
KEY RESOURCE AREA
Cairns City**

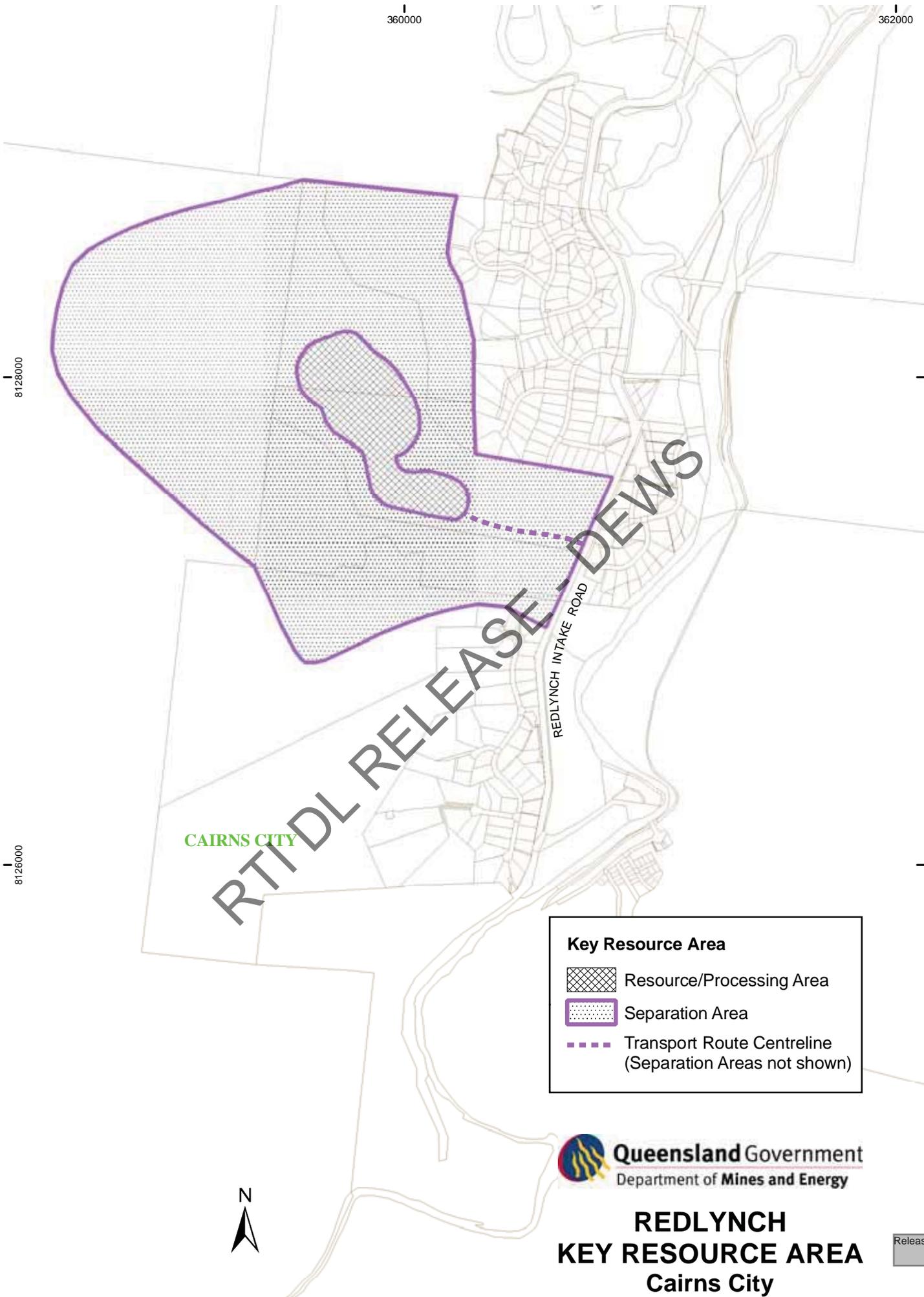
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Date: January 2007
Job No. TSU_309

Projection: AMG Zone 55
Datum: AGD84

KRA 11



CAIRNS CITY

RTIDL RELEASE DEWS

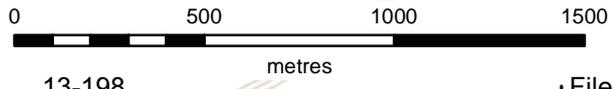
REDLYNCH INTAKE ROAD

Key Resource Area	
	Resource/Processing Area
	Separation Area
	Transport Route Centreline (Separation Areas not shown)

Queensland Government
Department of **Mines and Energy**

**REDLYNCH
KEY RESOURCE AREA
Cairns City**

Release



Date: January 2007
Job No. TSU_303

Projection: AMG Zone 55
Datum: AGD84

KRA 12



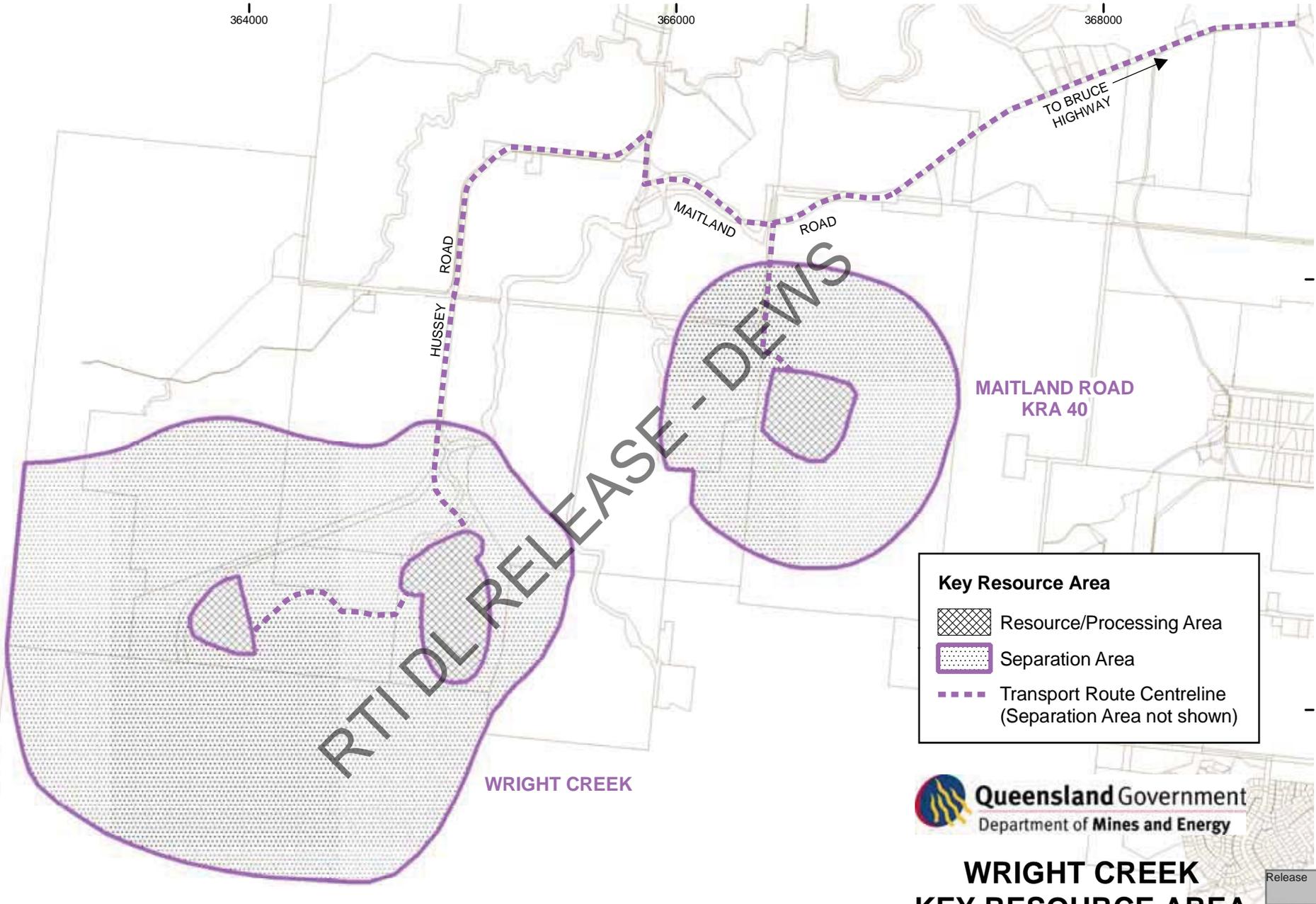
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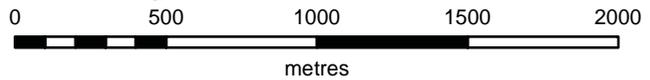
Key Resource Area

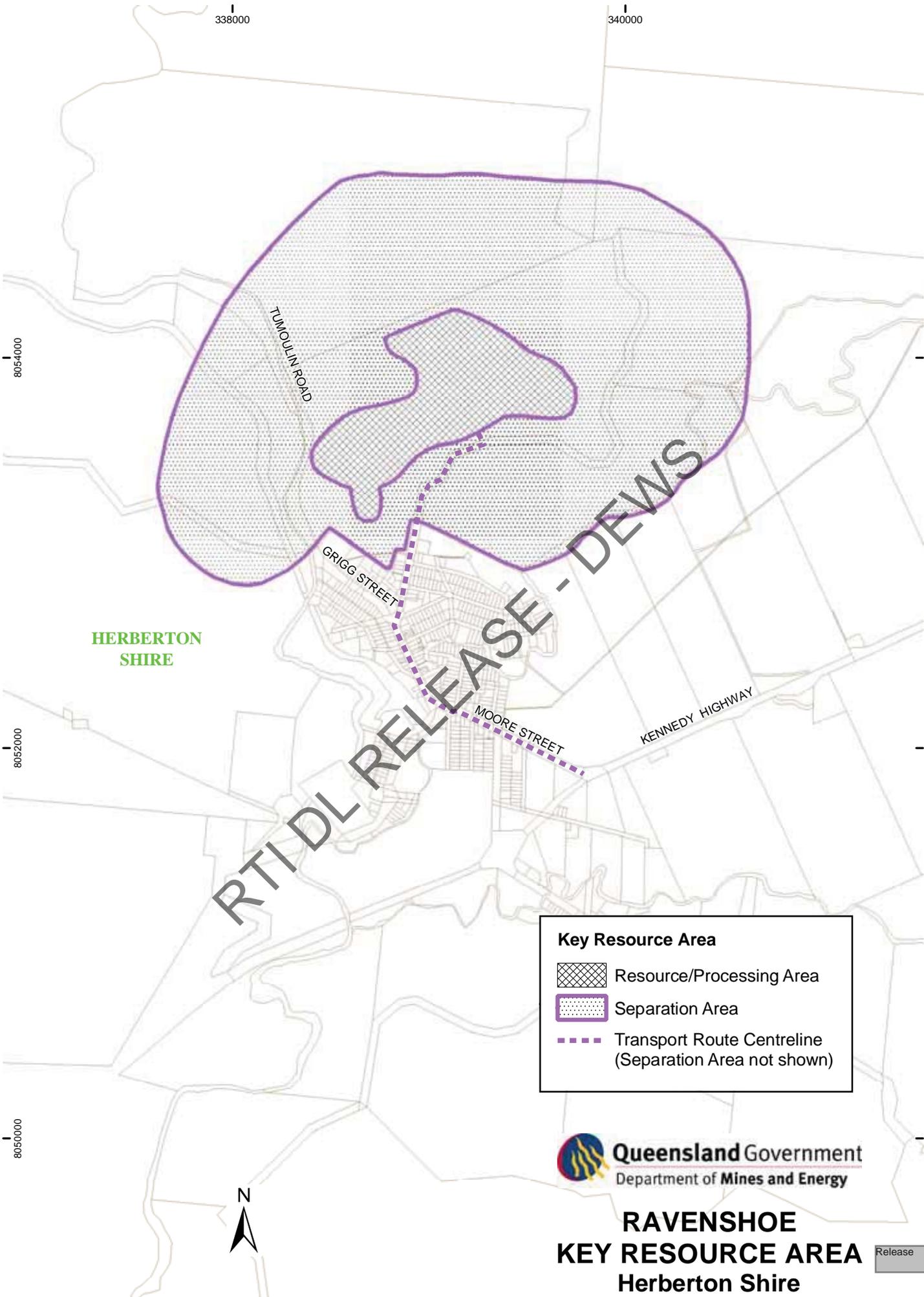
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**WRIGHT CREEK
KEY RESOURCE AREA
Cairns City**

Release





RTI DL RELEASE - DEWS

HERBERTON SHIRE

Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of **Mines and Energy**

**RAVENSHOE
KEY RESOURCE AREA
Herberton Shire**

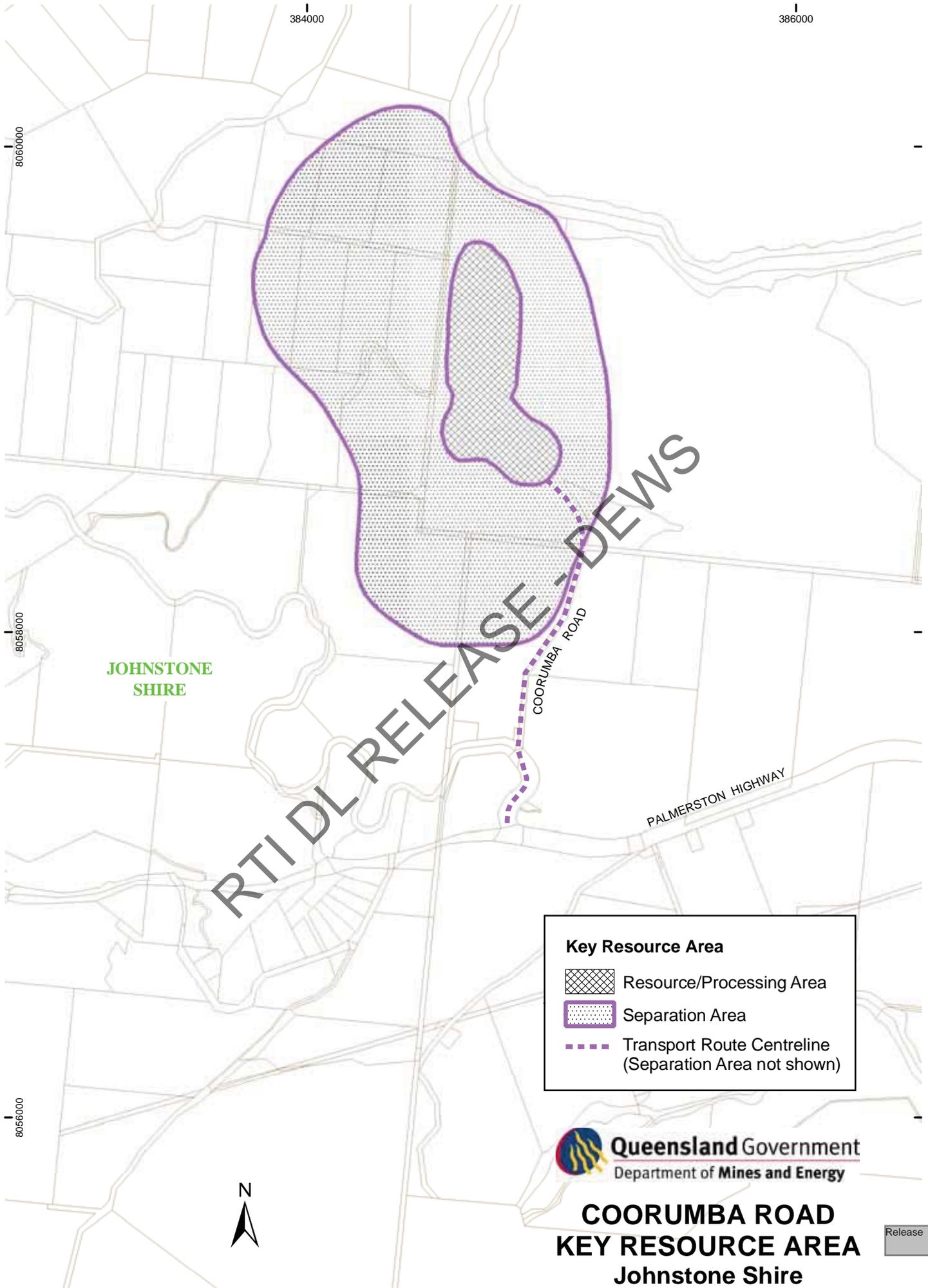
Release



Date: January 2007
Job No. TSU_308

Projection: AMG Zone 55
Datum: AGD84

KRA 14



RTI DL RELEASE - DEVS

JOHNSTONE SHIRE

Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**COORUMBA ROAD
KEY RESOURCE AREA
Johnstone Shire**

Release



Date: January 2007
Job No. TSU_305

Projection: AMG Zone 55
Datum: AGD84

KRA 15

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344000

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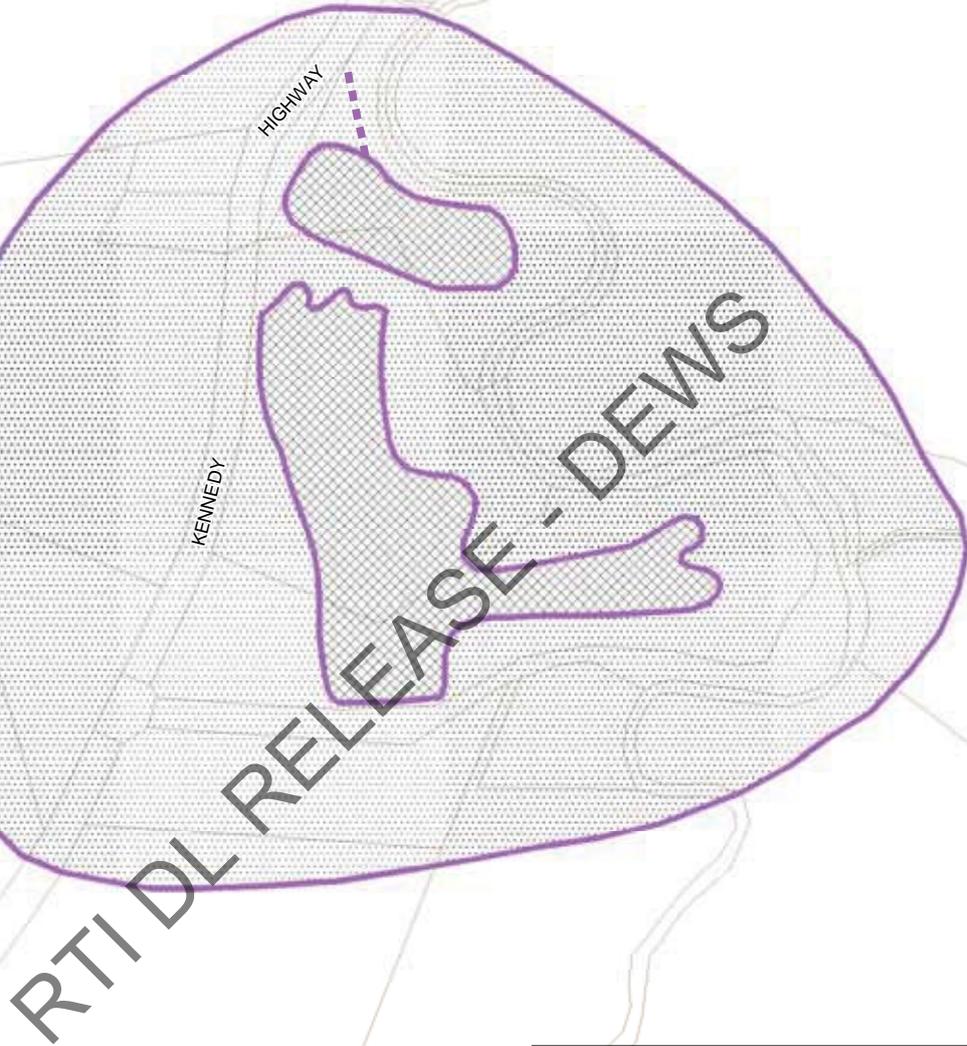
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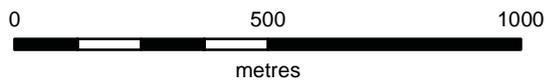
Key Resource Area

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-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**TICHUM CREEK
KEY RESOURCE AREA
Mareeba Shire**

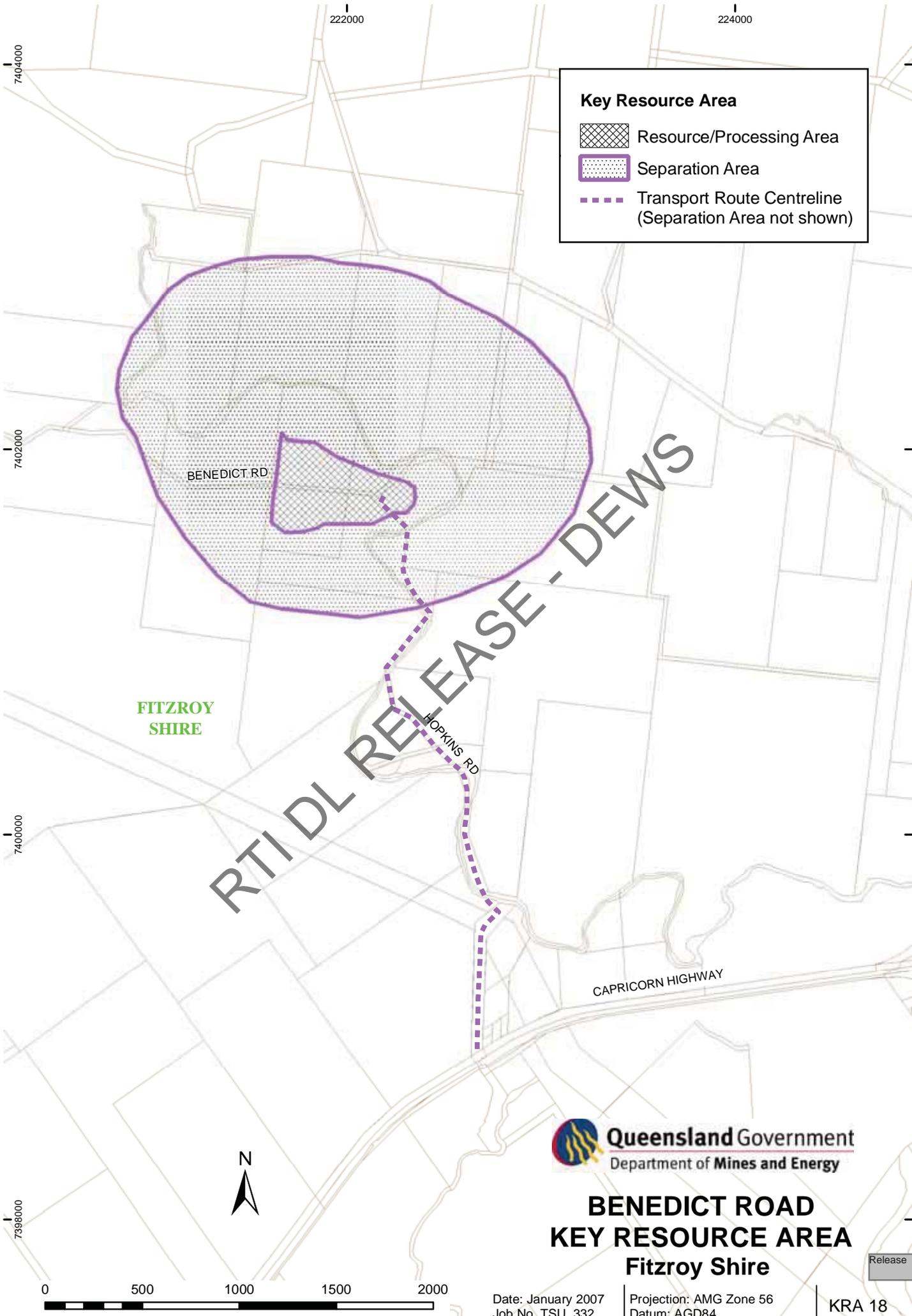
Release



Date: January 2007
Job No. TSU_304

Projection: AMG Zone 55
Datum: AGD84

KRA 17



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

RTI DL RELEASE - DEWS

FITZROY SHIRE

BENEDICT RD

HOPKINS RD

CAPRICORN HIGHWAY



Queensland Government
Department of **Mines and Energy**

**BENEDICT ROAD
KEY RESOURCE AREA
Fitzroy Shire**

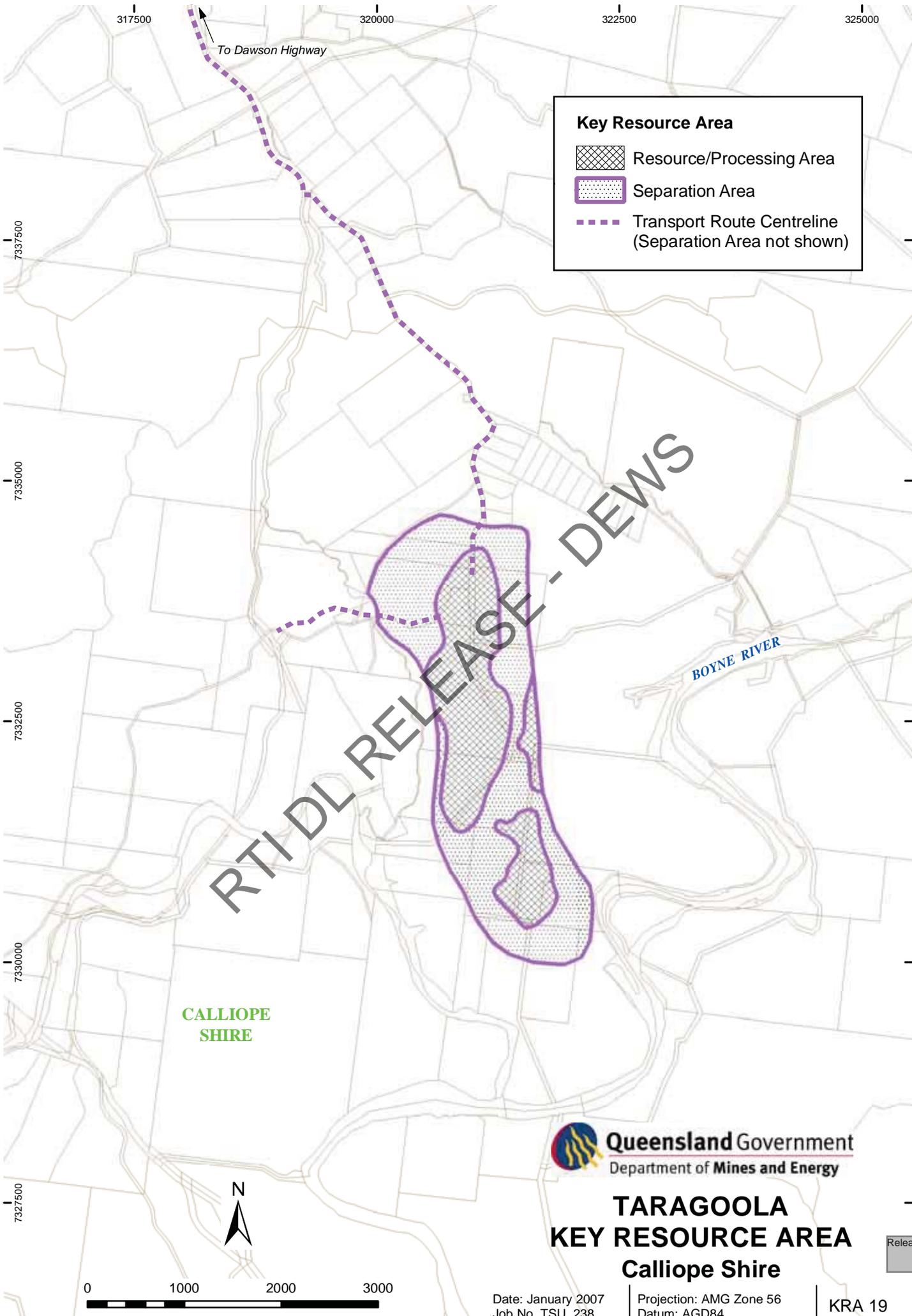
Release



Date: January 2007
Job No. TSU_332

Projection: AMG Zone 56
Datum: AGD84

KRA 18



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

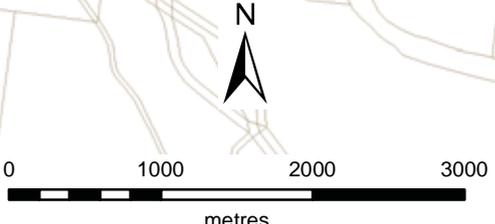
RTI DL RELEASE - DEWS

CALLIOPE SHIRE

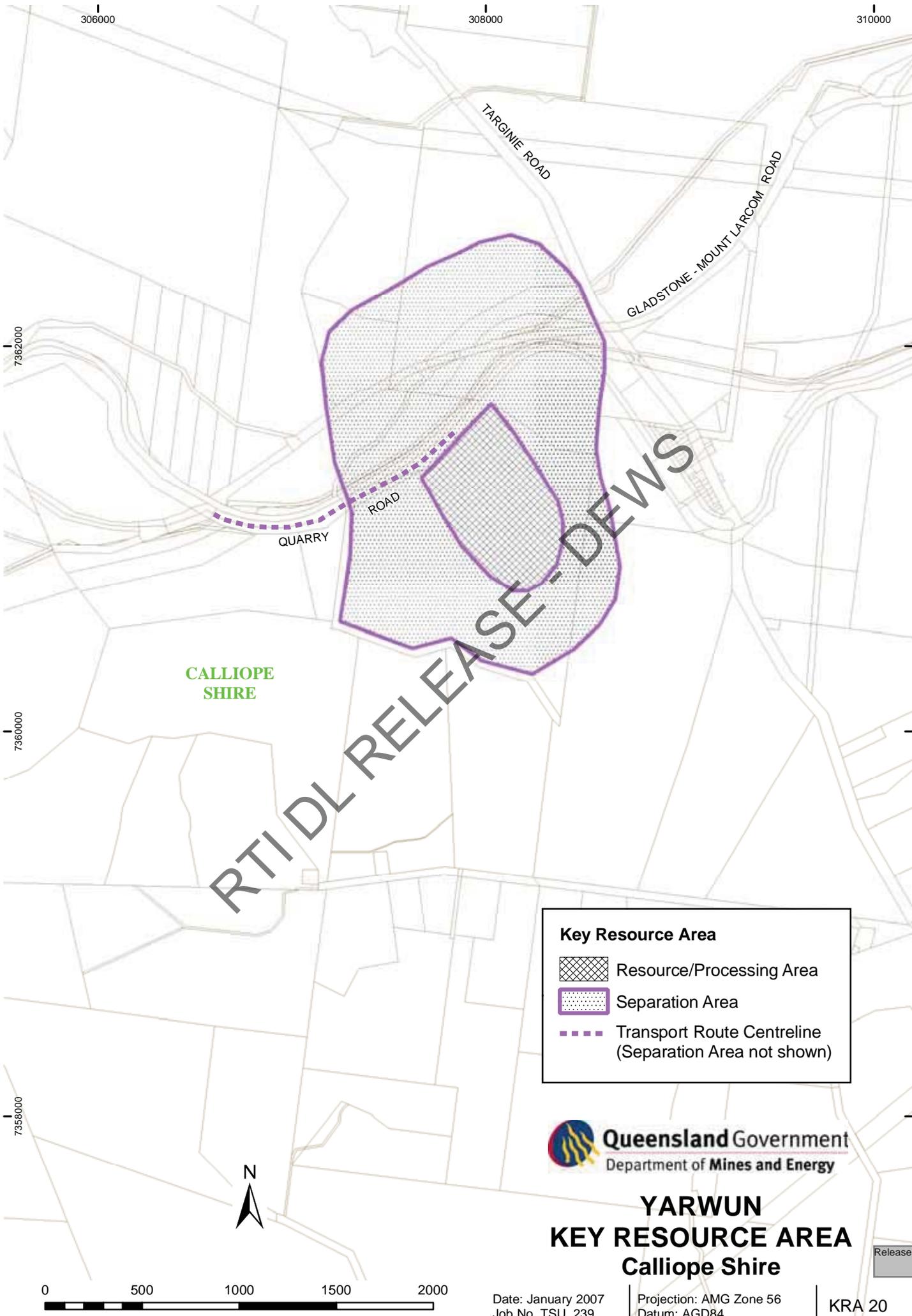
 **Queensland Government**
Department of Mines and Energy

**TARAGOOLA
KEY RESOURCE AREA
Calliope Shire**

Release



Date: January 2007 Job No. TSU_238	Projection: AMG Zone 56 Datum: AGD84	KRA 19
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CALLIOPE SHIRE

RTI DL RELEASE - DEVS

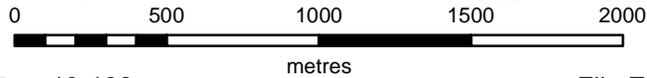
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**YARWUN
KEY RESOURCE AREA
Calliope Shire**

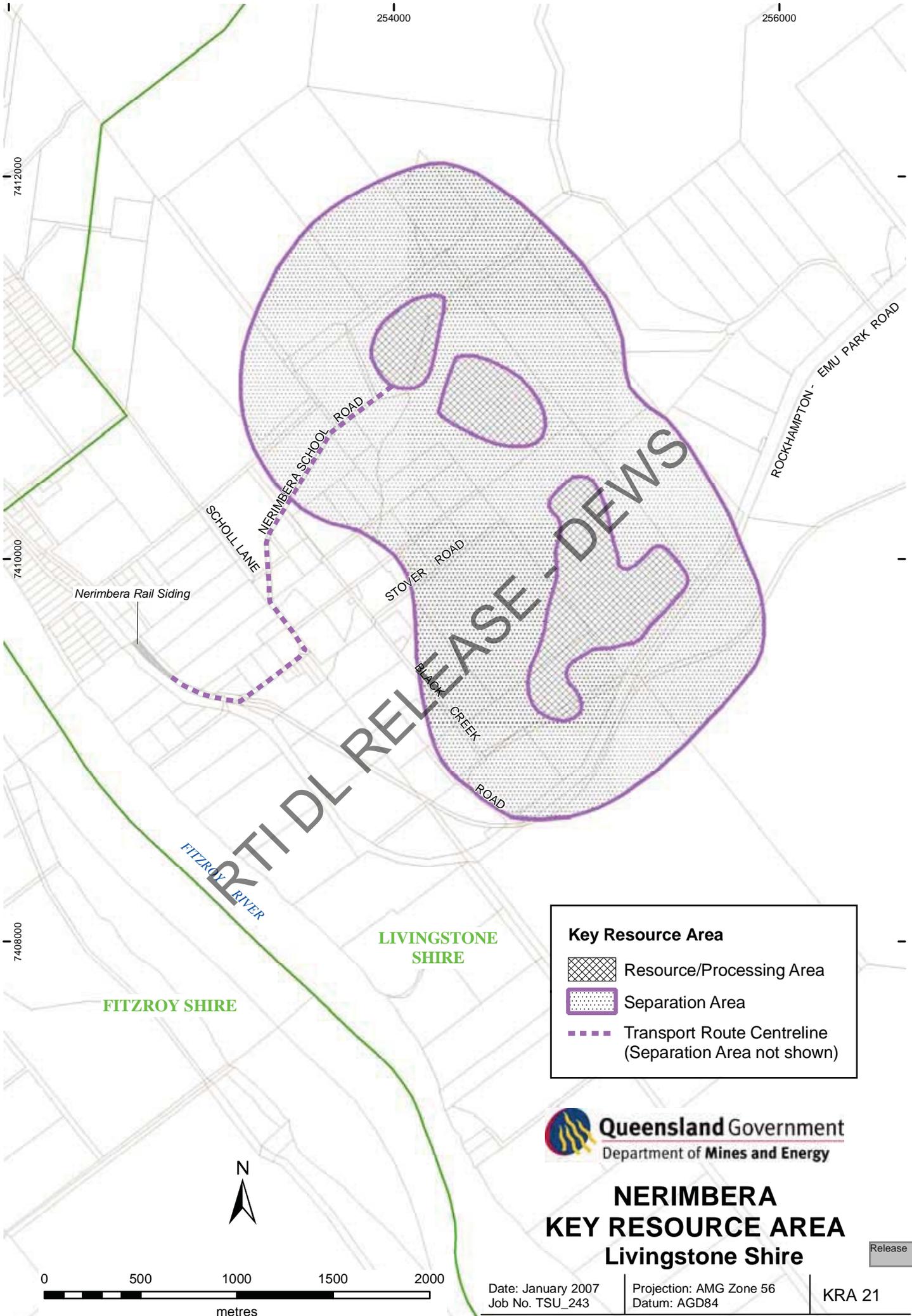
Release



Date: January 2007
Job No. TSU_239

Projection: AMG Zone 56
Datum: AGD84

KRA 20



254000

256000

7412000

7410000

7408000

Nerimbera Rail Siding

SCHOLL LANE

NERIMBERA SCHOOL ROAD

STOVER ROAD

BLACK CREEK ROAD

ROCKHAMPTON- EMU PARK ROAD

FITZROY RIVER

LIVINGSTONE SHIRE

FITZROY SHIRE

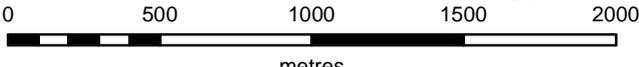
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**NERIMBERA
KEY RESOURCE AREA
Livingstone Shire**

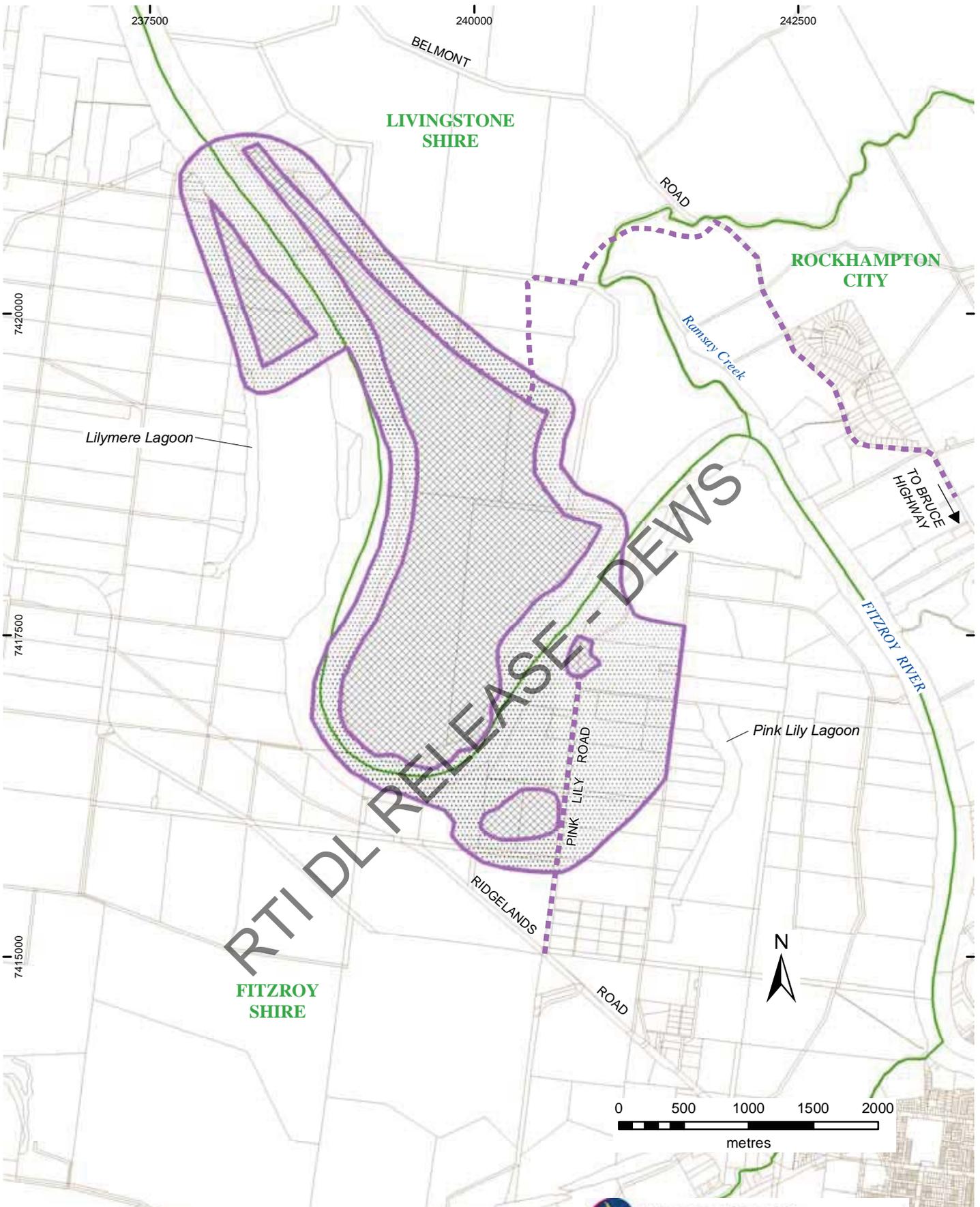
Release



Date: January 2007
Job No. TSU_243

Projection: AMG Zone 56
Datum: AGD84

KRA 21



Key Resource Area

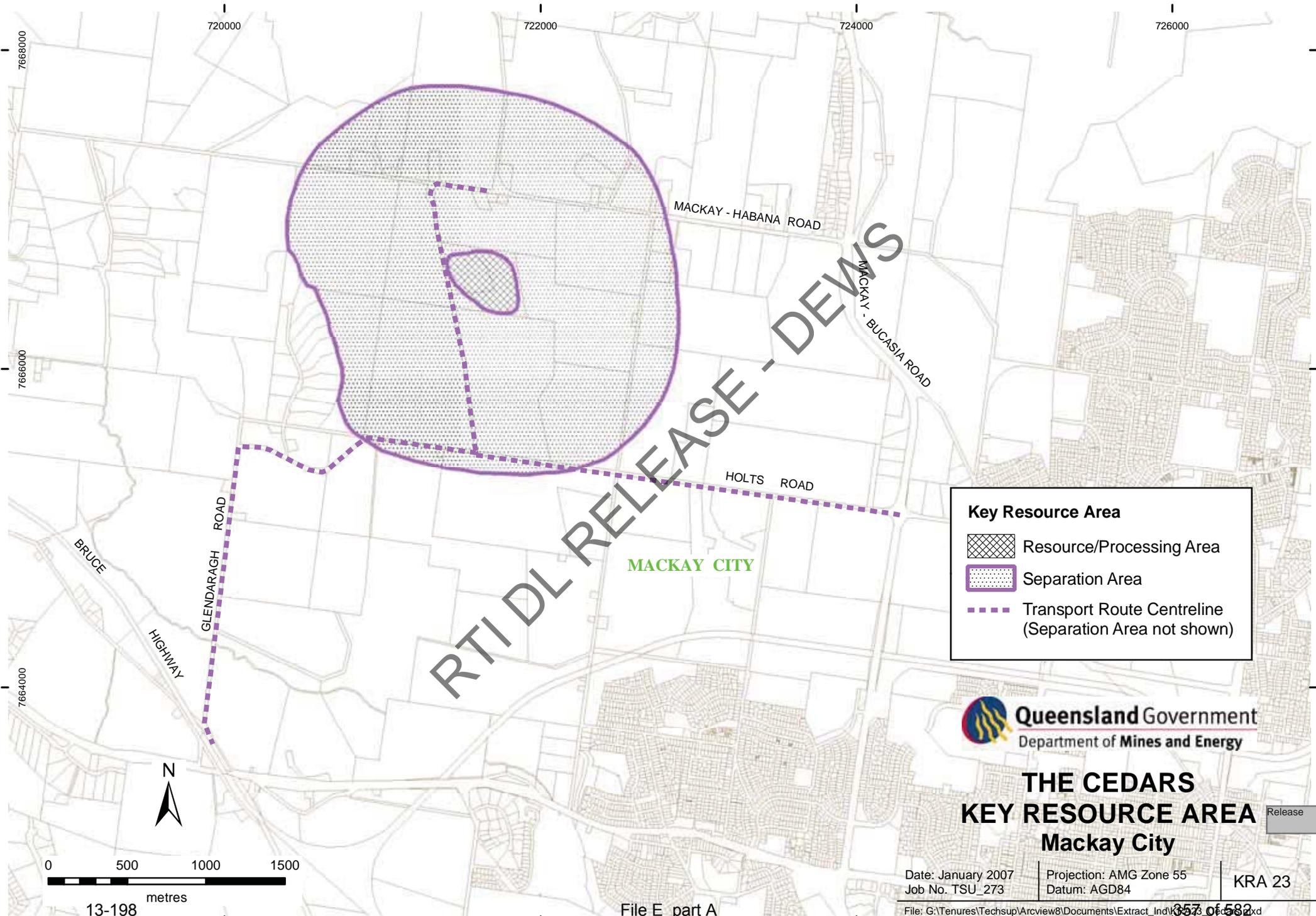
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**PINK LILY
KEY RESOURCE AREA
Fitzroy and Livingstone Shires**

Release

Date: January 2007 Job No. TSU_244	Projection: AMG Zone 56 Datum: AGD84	KRA 22
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Key Resource Area

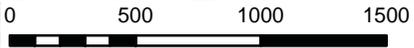
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
 Department of Mines and Energy

**THE CEDARS
 KEY RESOURCE AREA
 Mackay City**

Release

Date: January 2007	Projection: AMG Zone 55	KRA 23
Job No. TSU_273	Datum: AGD84	



13-198 metres

File E_part A

Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline
(Separation Area not shown)



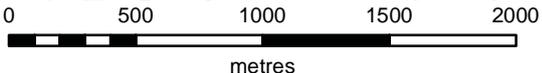
RTI DL RELEASE - DEVS

MACKAY CITY

 **Queensland Government**
Department of **Mines and Energy**

**FARLEIGH
KEY RESOURCE AREA
Mackay City**

Release



Date: January 2007
Job No. TSU_277

Projection: AMG Zone 55
Datum: AGD84

KRA 24

720000

722000

724000

7606000

7604000

7602000

KOUMALA BOLINGBROKE ROAD

GOONYELLA HAY POINT RAILWAY

SARINA SHIRE

RTI DL RELEASE - DEVS

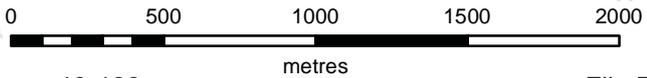
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**HATFIELD
KEY RESOURCE AREA
Sarina Shire**

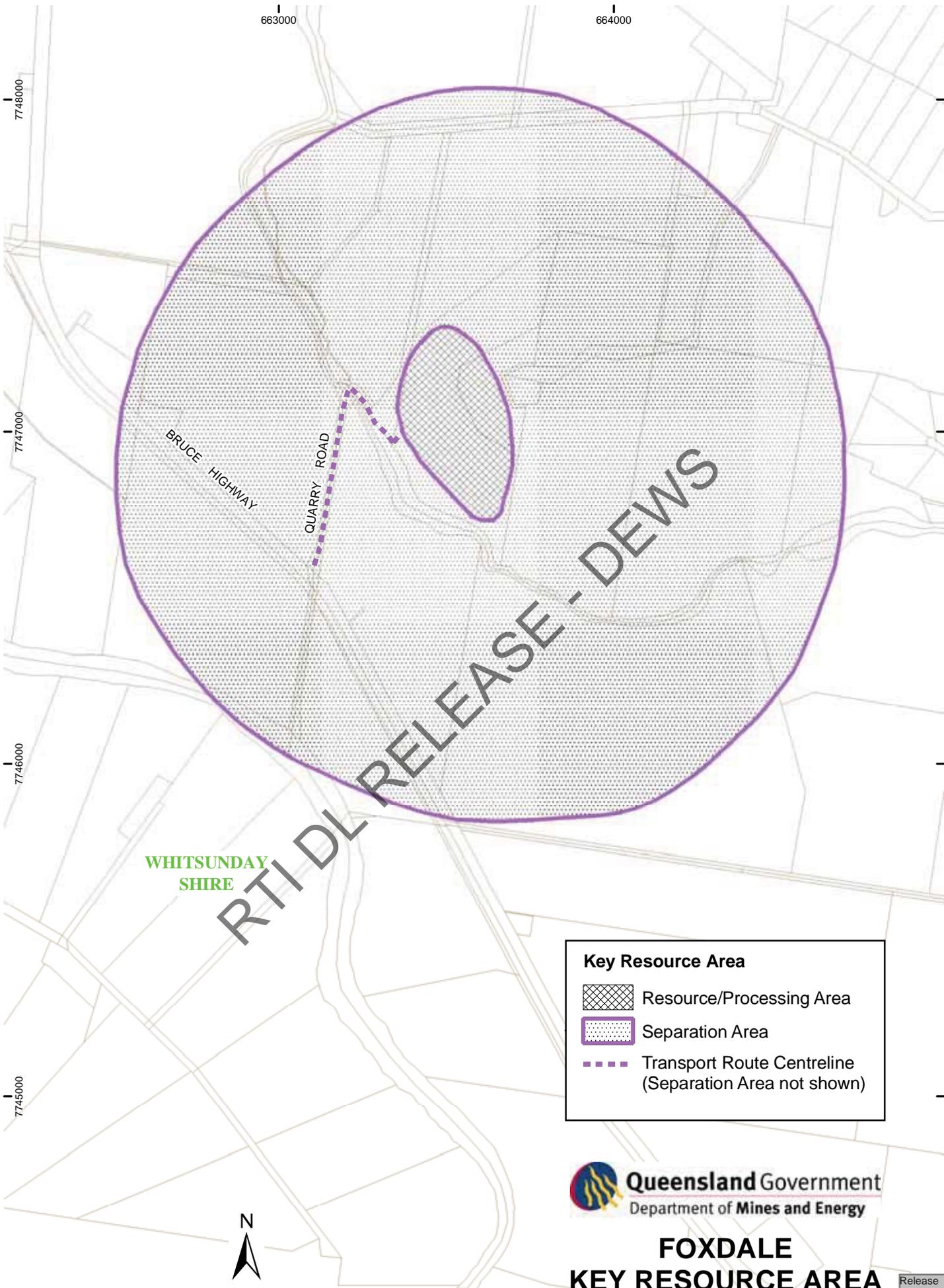
Release



Date: January 2007
Job No. TSU_275

Projection: AMG Zone 55
Datum: AGD84

KRA 25



WHITSUNDAY SHIRE

RTI DL RELEASE - DEVS

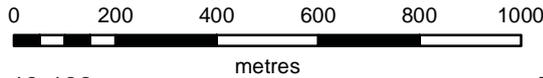
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**FOXDALE
KEY RESOURCE AREA
Whitsunday Shire**

Release



Date: January 2007
Job No. TSU_276

Projection: AMG Zone 55
Datum: AGD84

KRA 26

664000

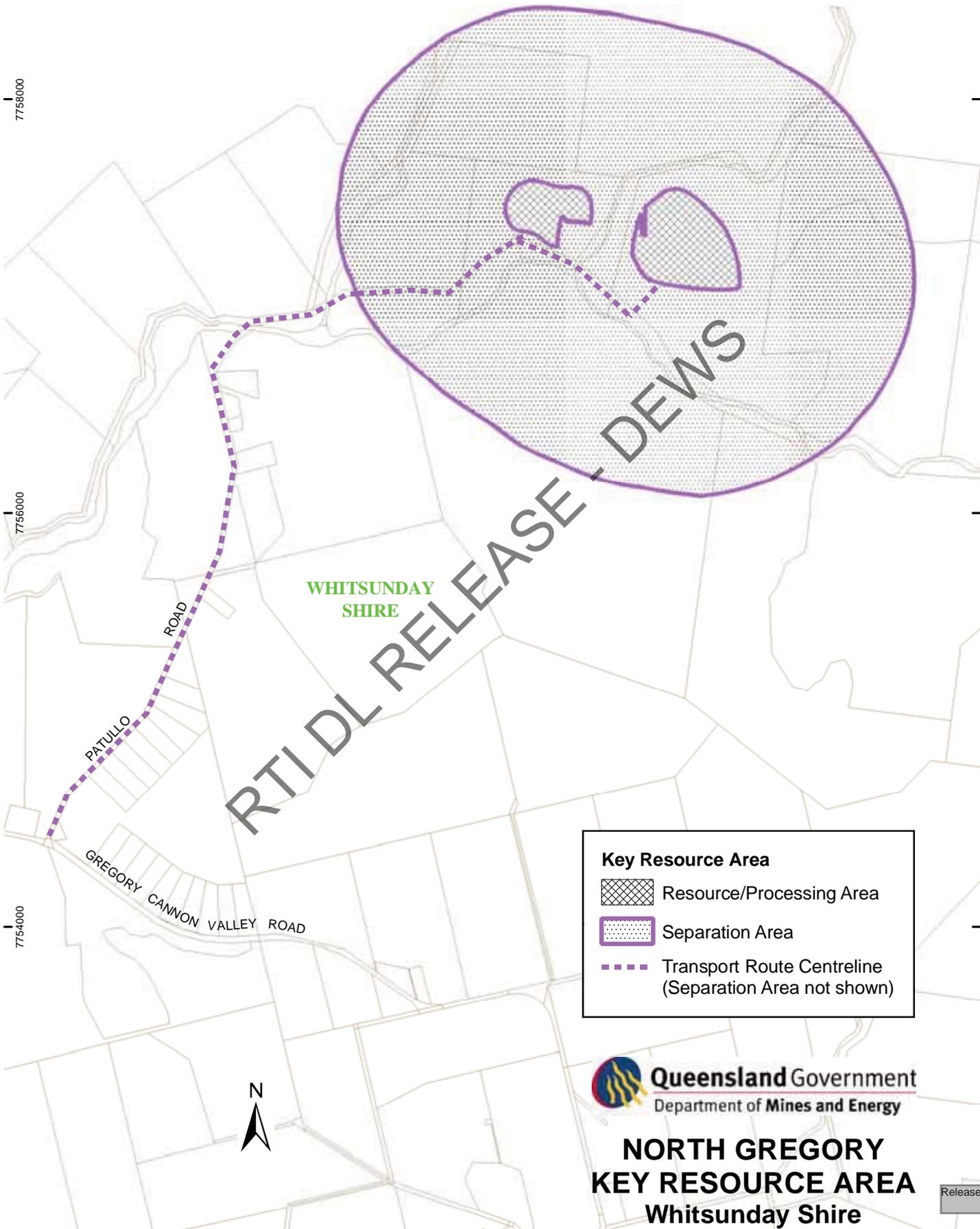
666000

668000

7758000

7756000

7754000



WHITSUNDAY SHIRE

RTI DL RELEASE - DEWS

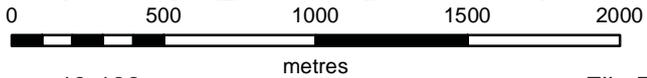
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
 Department of Mines and Energy

**NORTH GREGORY
 KEY RESOURCE AREA
 Whitsunday Shire**

Release



Date: January 2007
 Job No. TSU_274

Projection: AMG Zone 55
 Datum: AGD84

KRA 27

528000

530000

532000

7824000

7822000

7820000

7818000

BURDEKIN SHIRE

AYR DALBEG ROAD

RIVER

BURDEKIN

RTI DL RELEASE - DEVS

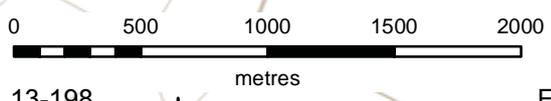
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of **Mines and Energy**

**THE ROCKS
KEY RESOURCE AREA
Burdekin Shire**

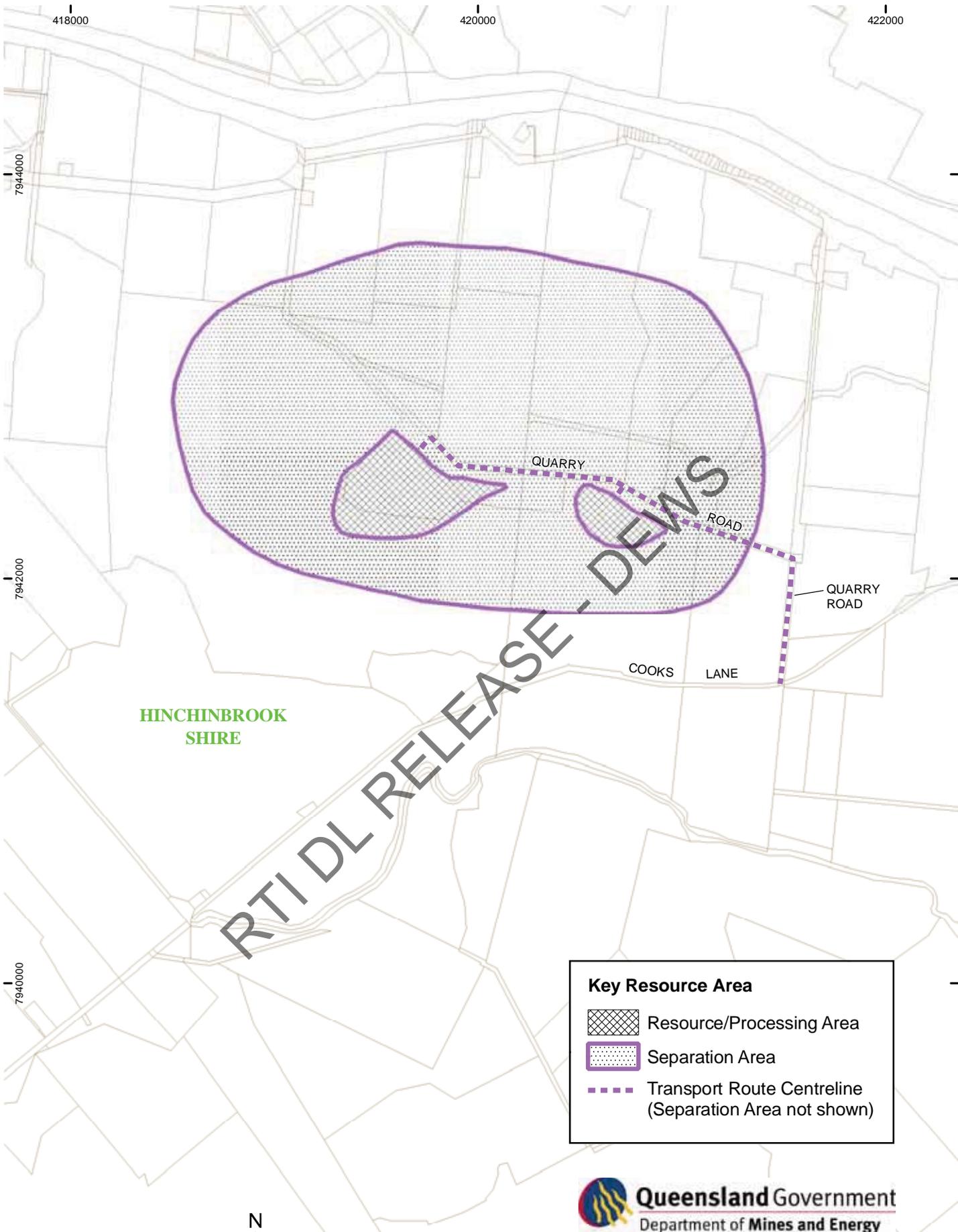
Release



Date: January 2007
Job No. TSU_271

Projection: AMG Zone 55
Datum: AGD84

KRA 28



HINCHINBROOK SHIRE

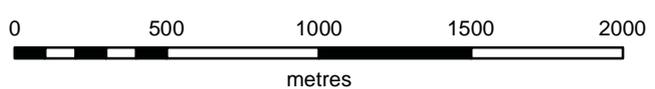
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**MOUNT CORDELIA
KEY RESOURCE AREA
Hinchinbrook Shire**

Release

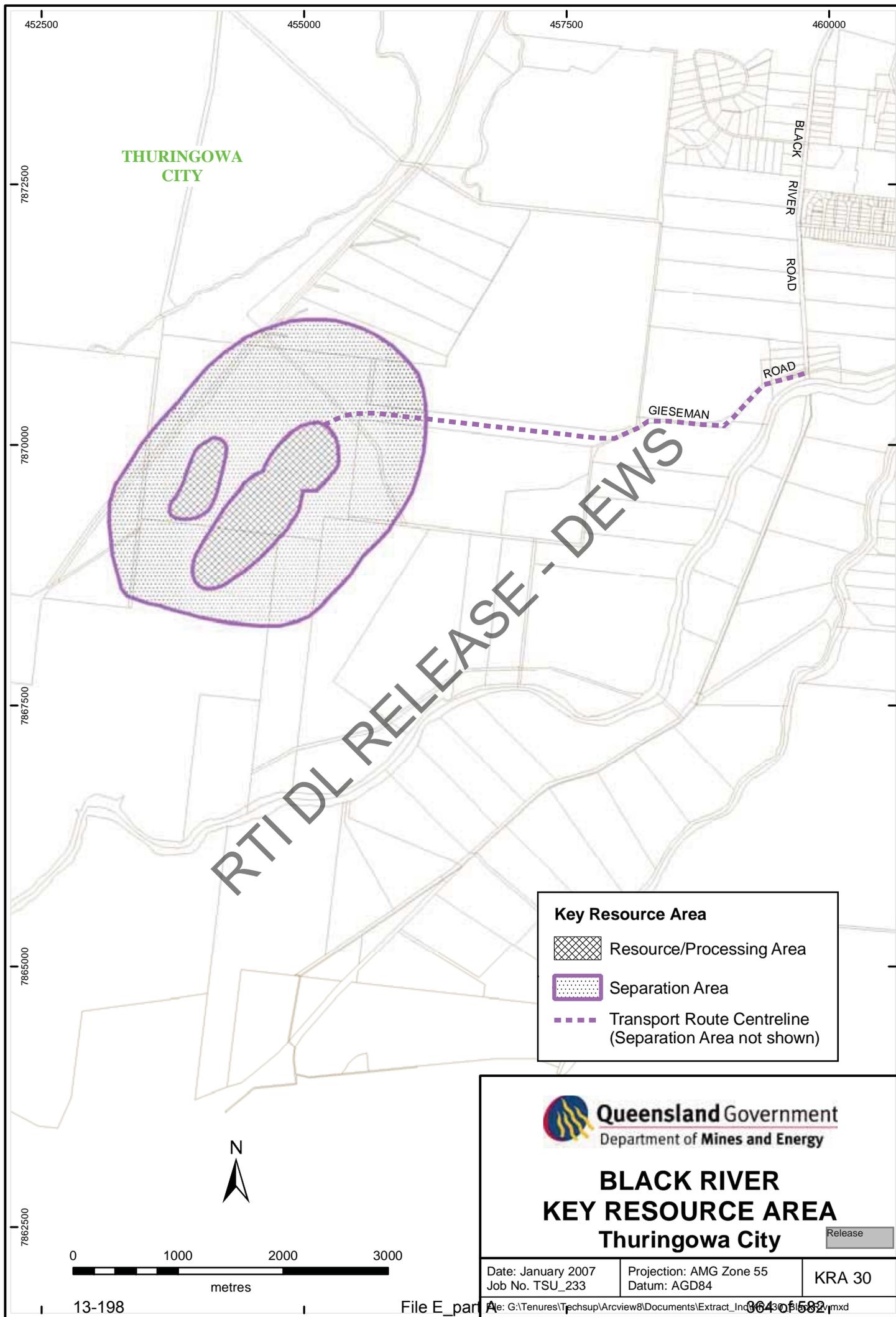


Date: January 2007
Job No. TSU_296

Projection: AMG Zone 55
Datum: AGD84

KRA 29

418000
7944000
7942000
7940000
7938000



THURINGOWA CITY

BLACK RIVER ROAD

ROAD

GIESEMAN

RTI DL RELEASE - DEWS

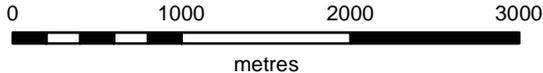
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

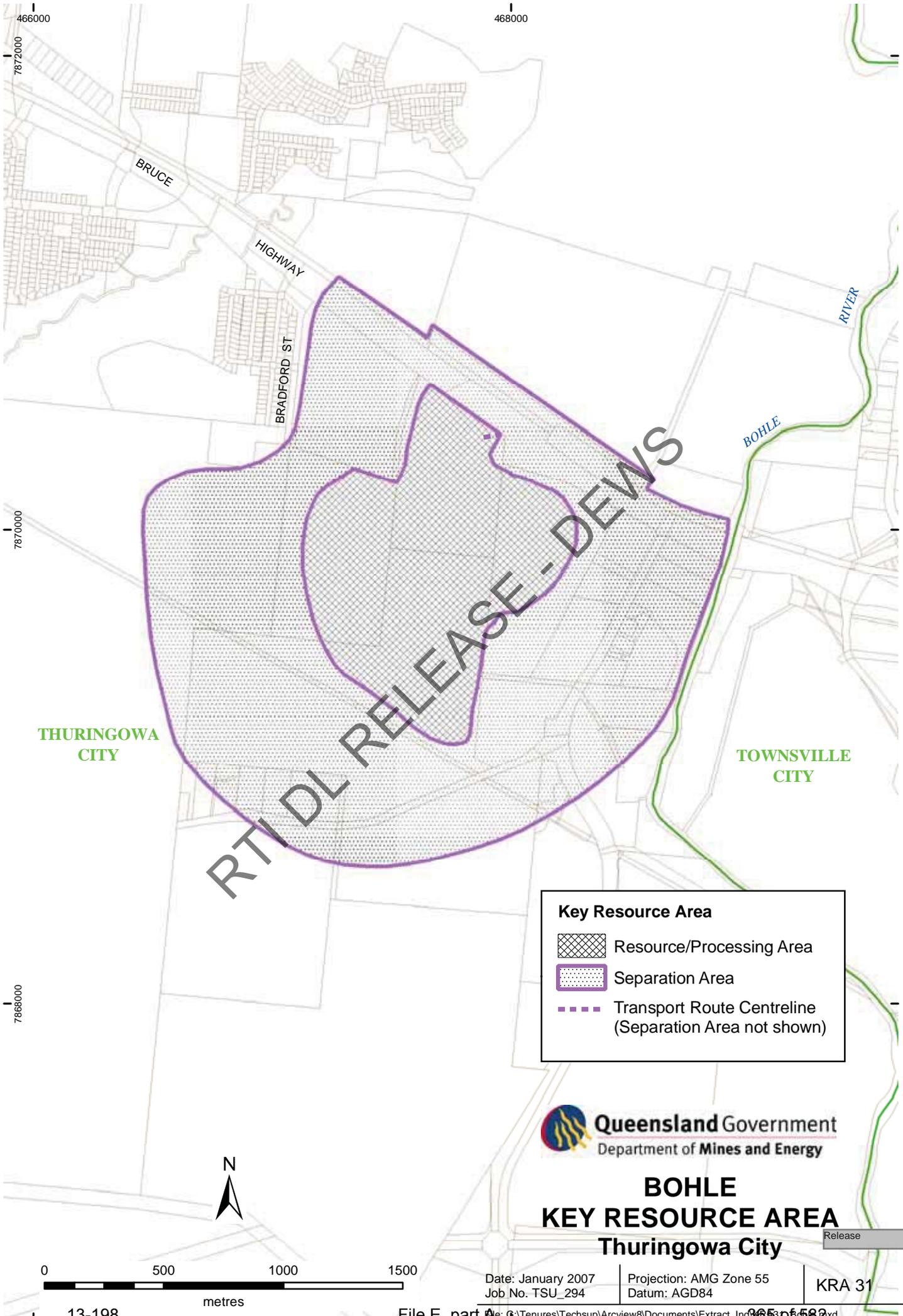
 **Queensland Government**
Department of **Mines and Energy**

**BLACK RIVER
KEY RESOURCE AREA
Thuringowa City**

Release



Date: January 2007 Job No. TSU_233	Projection: AMG Zone 55 Datum: AGD84	KRA 30
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RT/DL RELEASE - DEVS

Key Resource Area	
	Resource/Processing Area
	Separation Area
	Transport Route Centreline (Separation Area not shown)

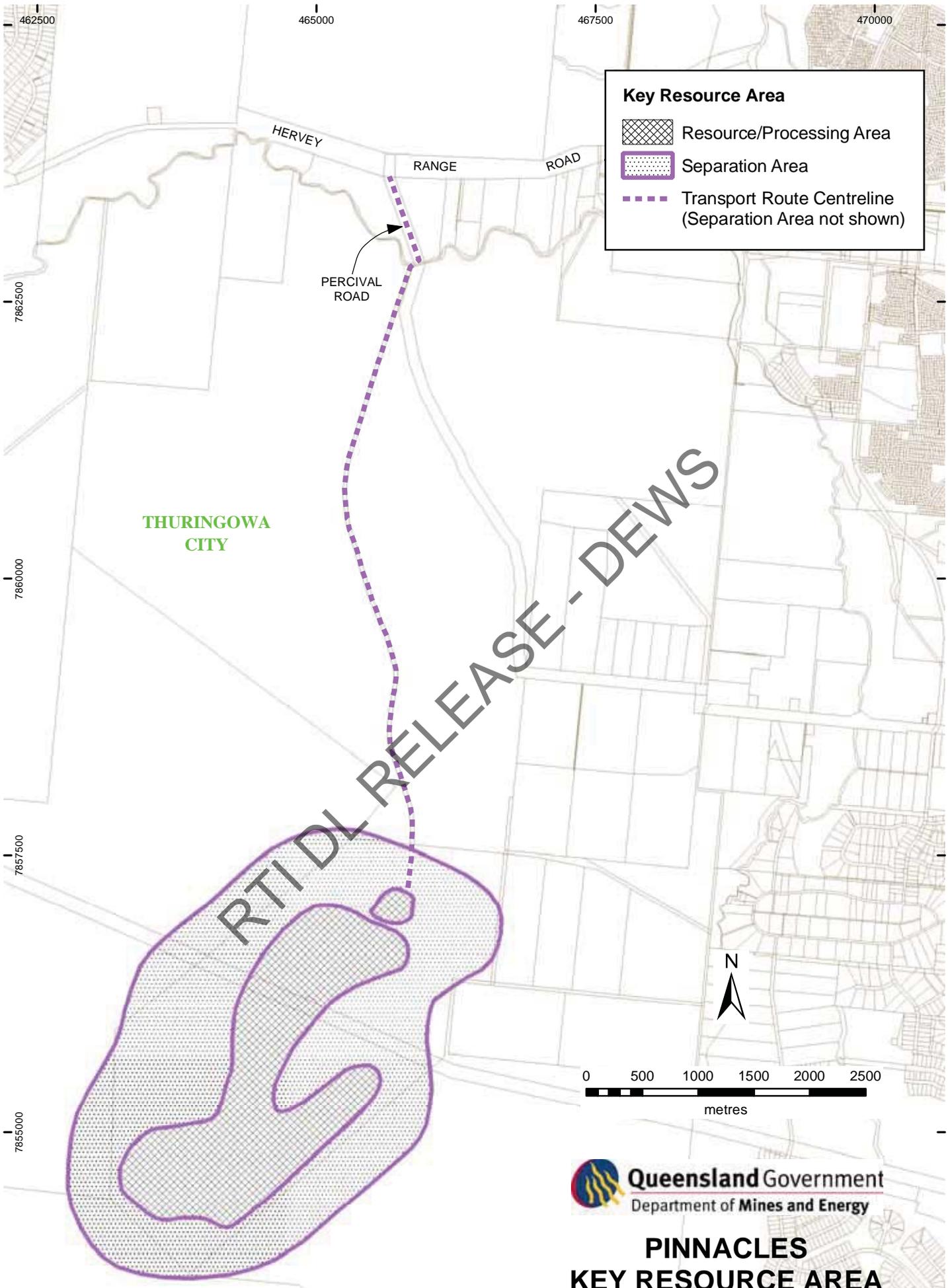
 **Queensland Government**
Department of Mines and Energy

**BOHLE
KEY RESOURCE AREA
Thuringowa City**

Release

Date: January 2007 Job No. TSU_294	Projection: AMG Zone 55 Datum: AGD84	KRA 31
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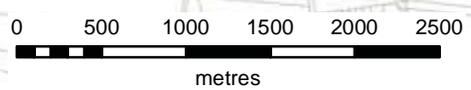


Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

THURINGOWA CITY

RTI/DI RELEASE - DEWS



 **Queensland Government**
Department of Mines and Energy

**PINNACLES
KEY RESOURCE AREA
Thuringowa City**

Release [REDACTED]

Date: January 2007
Job No. TSU_306

Projection: AMG Zone 55
Datum: AGD84

KRA 32



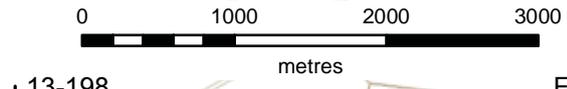
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of **Mines and Energy**

**WAITARA
KEY RESOURCE AREA
Nebo Shire**

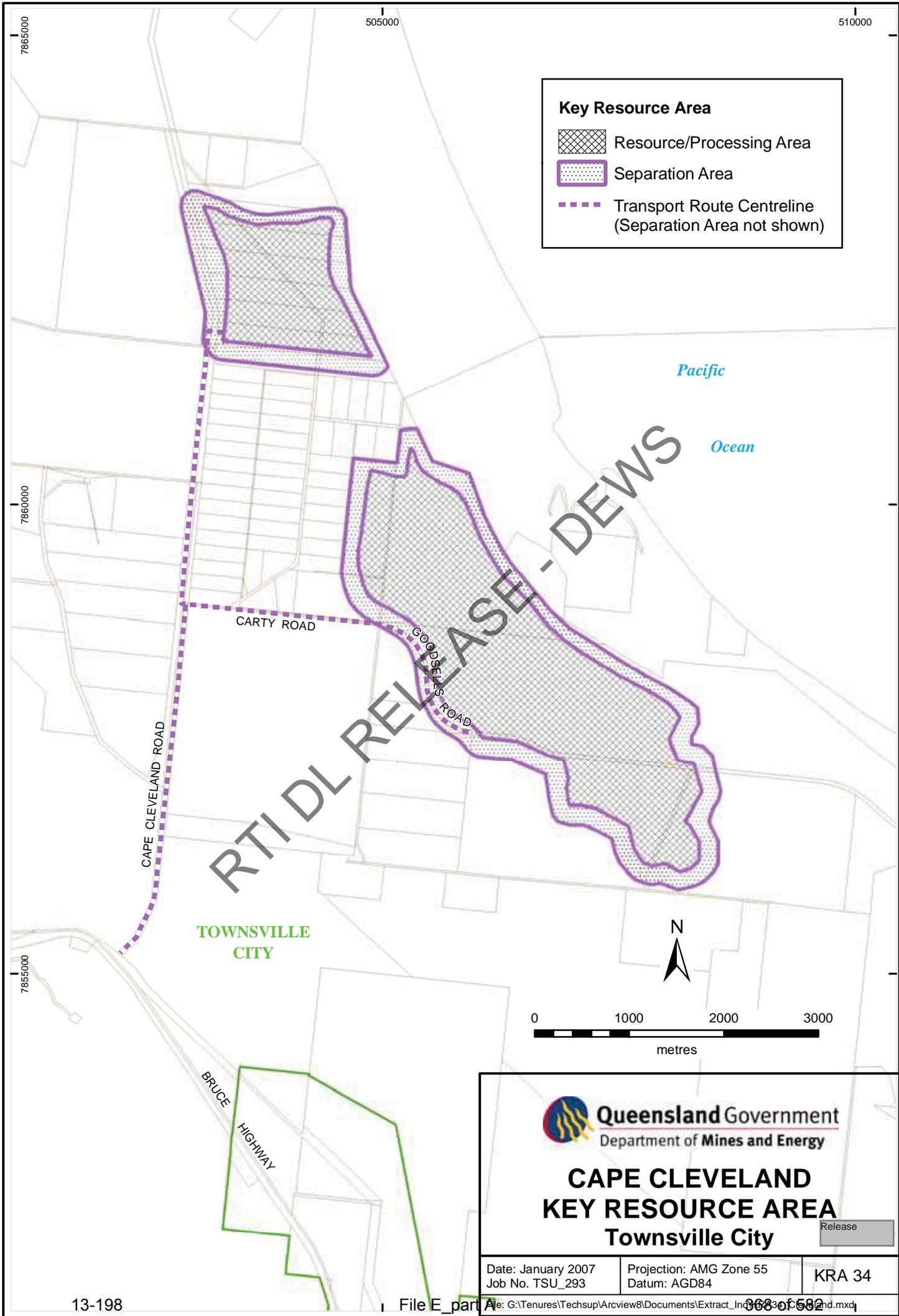
Release



Date: January 2007
Job No. TSU_393

Projection: AMG Zone 55
Datum: AGD84

KRA 33



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

RTI DL RELEASE - DEWS

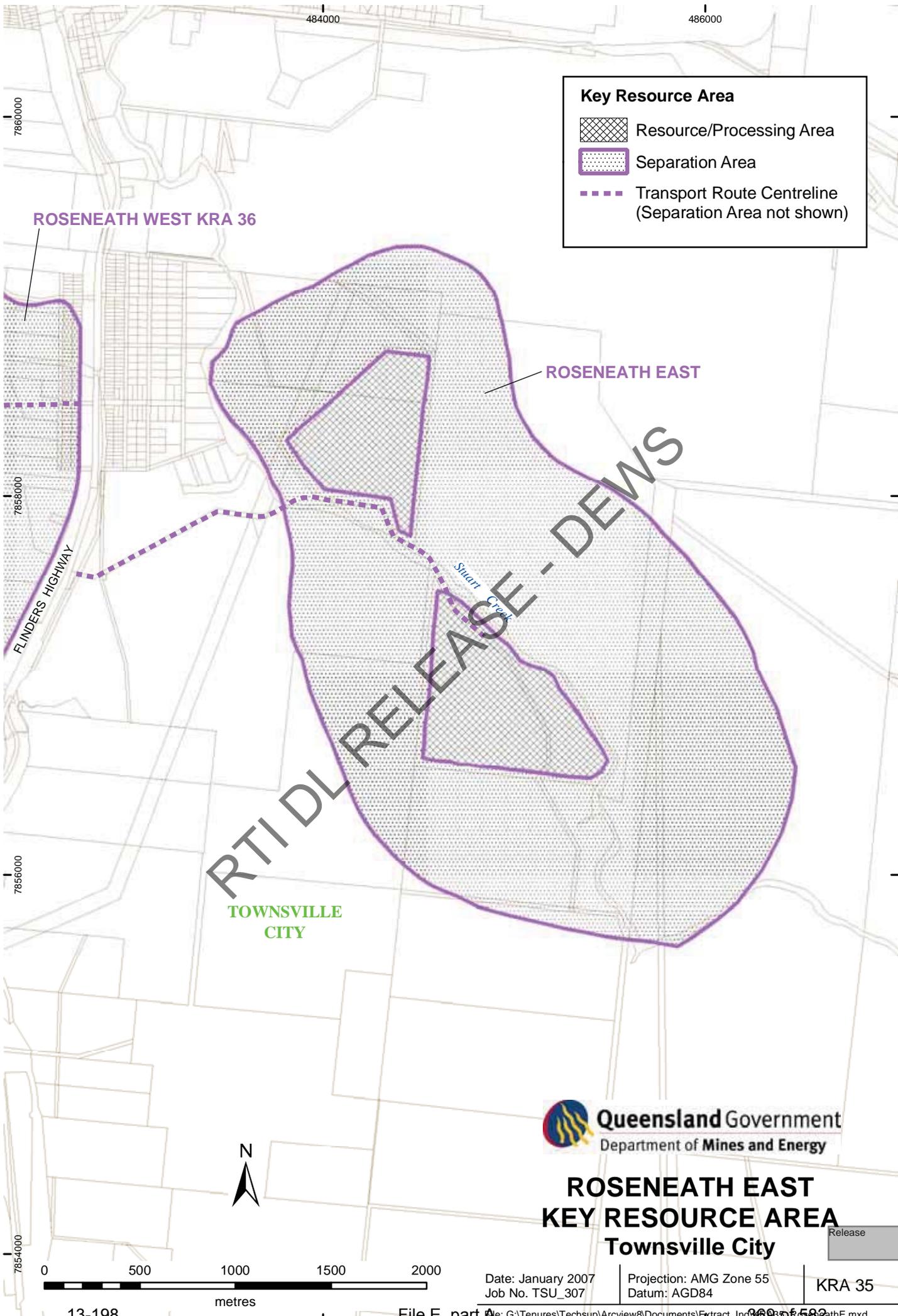


Queensland Government
Department of Mines and Energy

**CAPE CLEVELAND
KEY RESOURCE AREA**
Townsville City

Release

Date: January 2007 Job No. TSU_293	Projection: AMG Zone 55 Datum: AGD84	KRA 34
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Key Resource Area

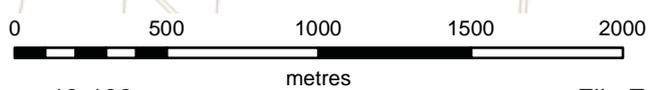
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

RTI DL RELEASE - DEWS



**ROSENEATH EAST
KEY RESOURCE AREA
Townsville City**

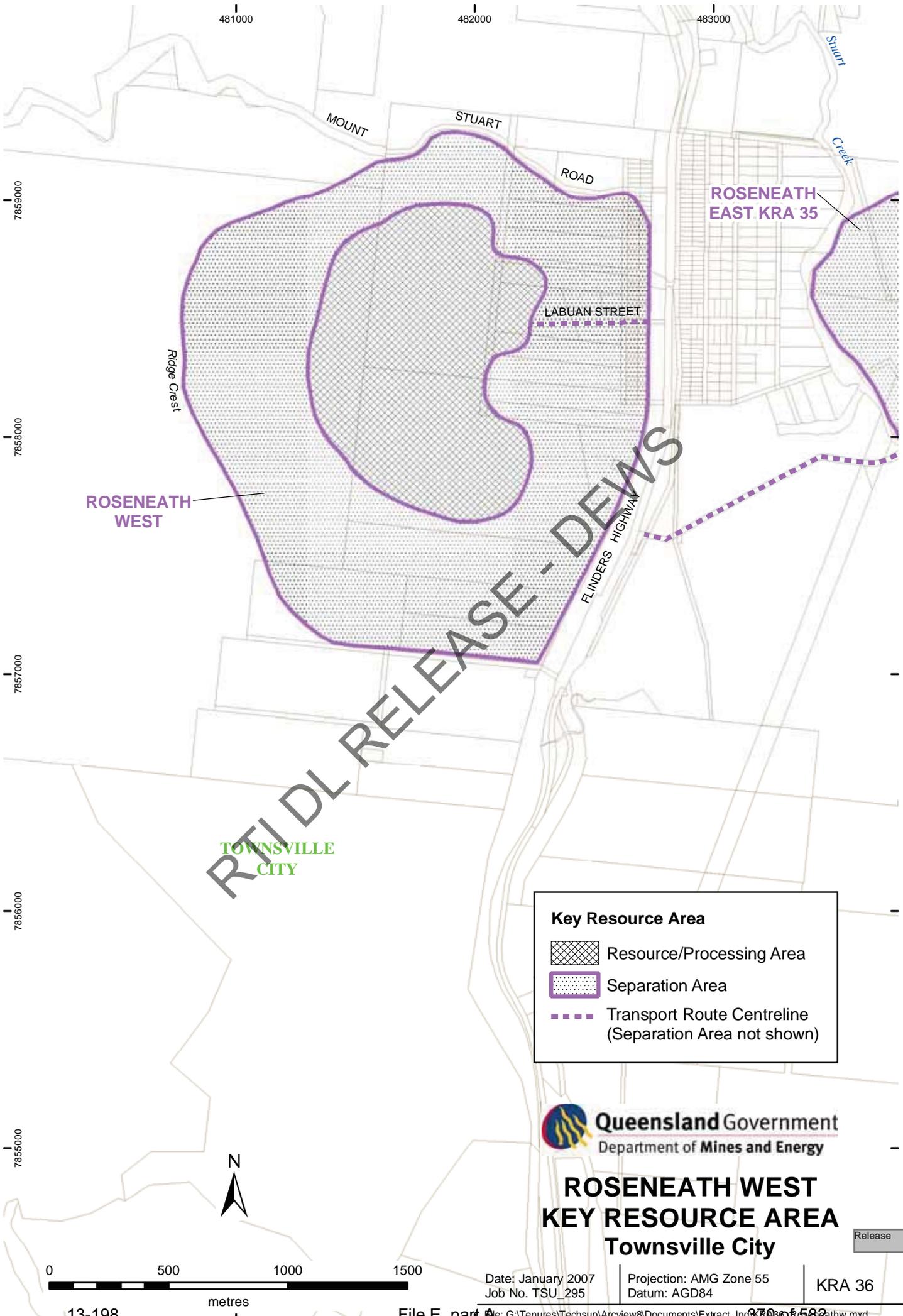
Release



Date: January 2007
Job No. TSU_307

Projection: AMG Zone 55
Datum: AGD84

KRA 35



ROSENEATH WEST

ROSENEATH EAST KRA 35

TOWNSVILLE CITY

Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of **Mines and Energy**

**ROSENEATH WEST
KEY RESOURCE AREA
Townsville City**

Release



Date: January 2007
Job No. TSU_295

Projection: AMG Zone 55
Datum: AGD84

KRA 36

614000

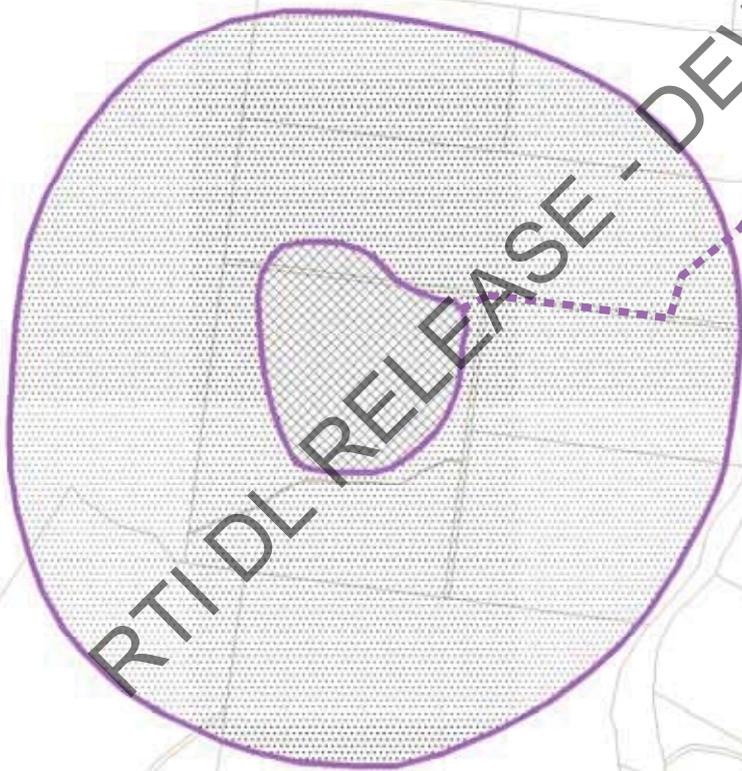
616000

618000

Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Area Centreline
(Separation Area not shown)

BOWEN SHIRE



BRUCE HIGHWAY

WEST EURI ROAD



 **Queensland Government**
Department of Mines and Energy

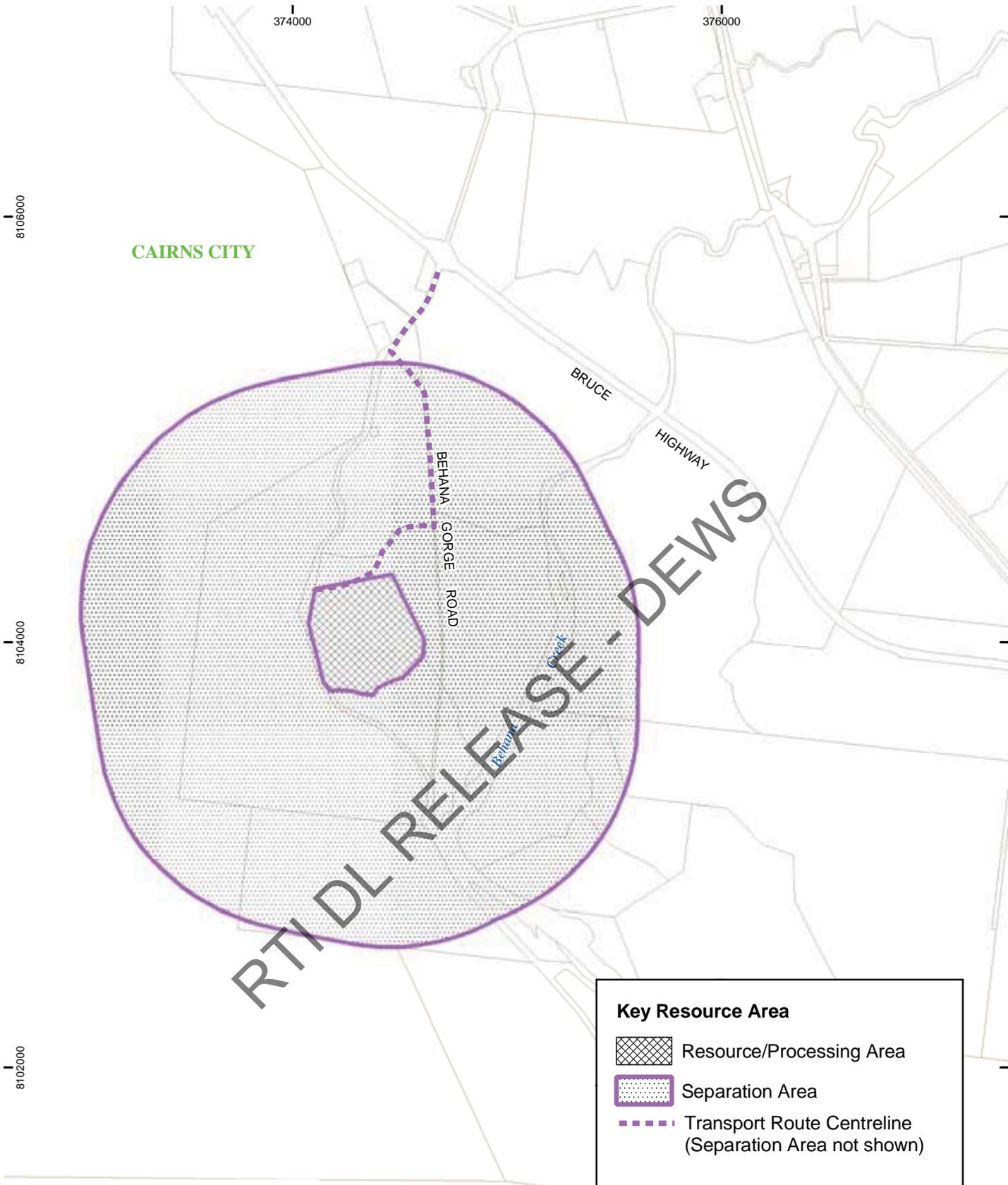
**WEST EURI CREEK
KEY RESOURCE AREA
Bowen Shire**

Release

Date: January 2007
Job No. TSU_272

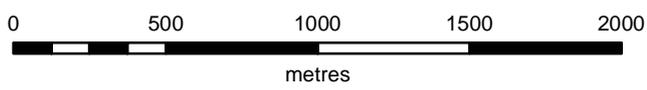
Projection: AMG Zone 55
Datum: AGD84

KRA 37



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



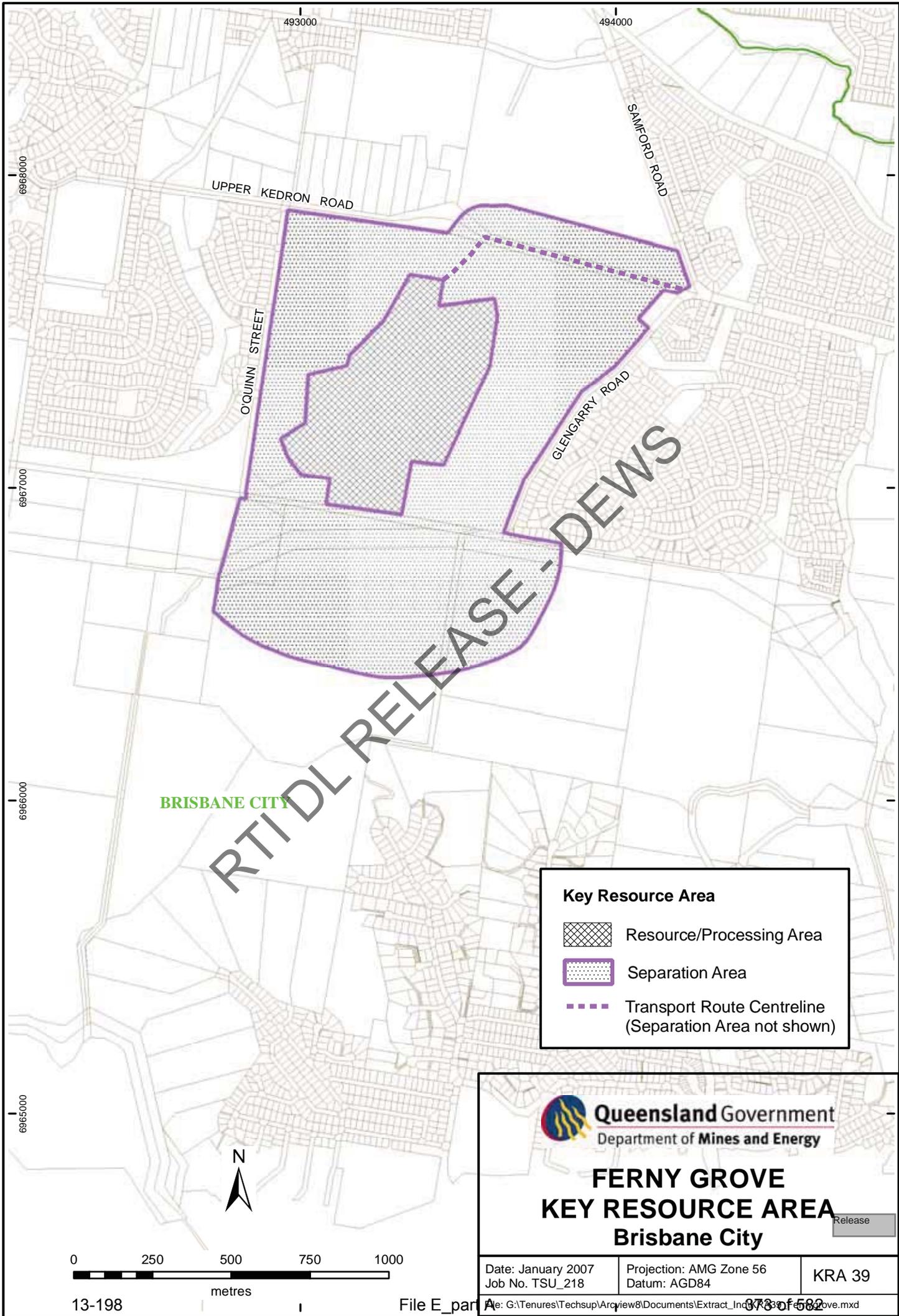
**BEHANA GORGE ROAD
KEY RESOURCE AREA
Cairns City**

Release

Date: January 2007
Job No. TSU_715

Projection: AMG Zone 55
Datum: AGD84

KRA 38



BRISBANE CITY

RTIDL RELEASE - DEWS

Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

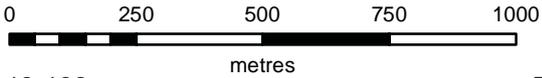
 **Queensland Government**
 Department of **Mines and Energy**

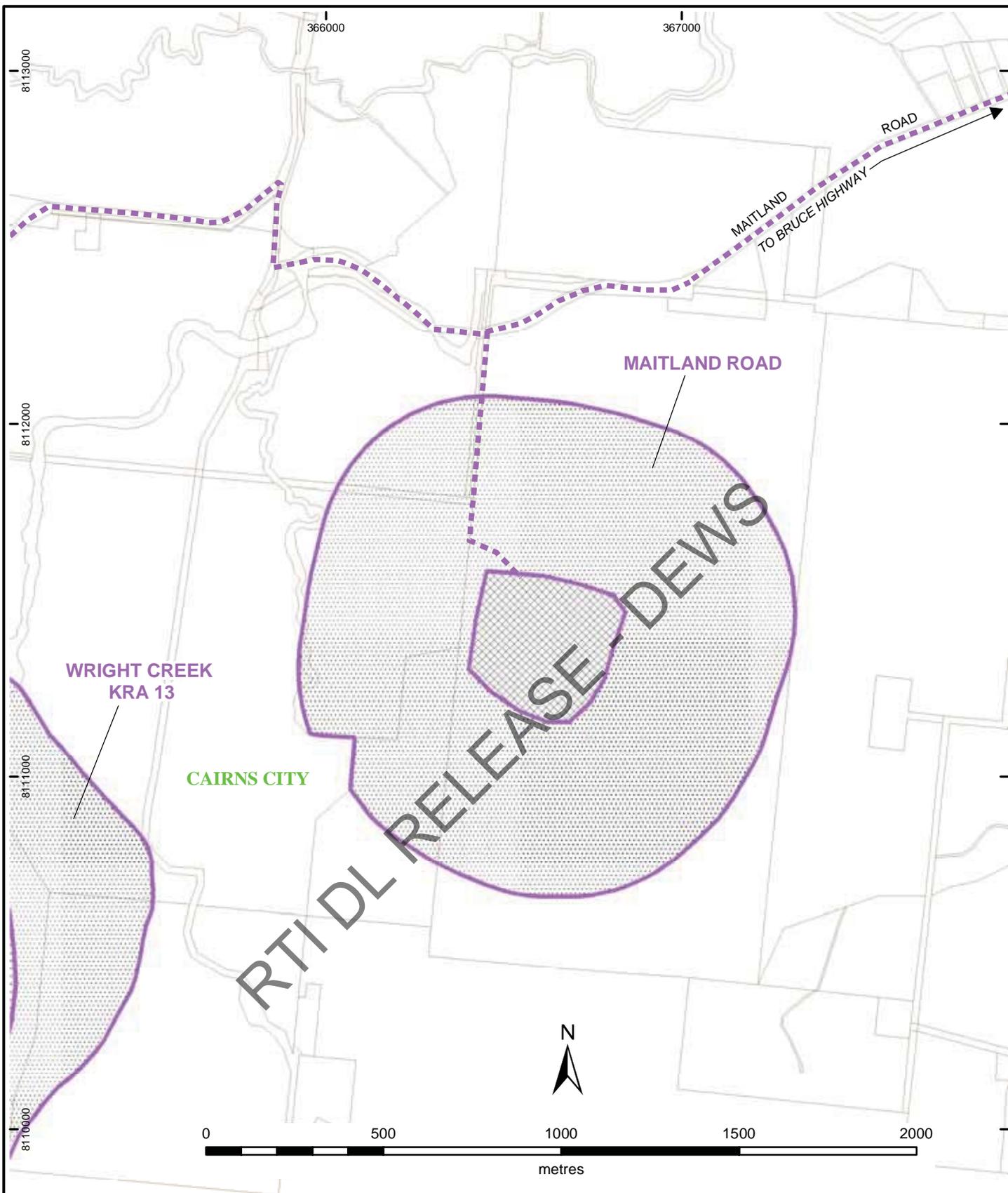
**FERNY GROVE
 KEY RESOURCE AREA**
 Brisbane City

Release

Date: January 2007 Job No. TSU_218	Projection: AMG Zone 56 Datum: AGD84	KRA 39
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File E_part A: G:\Tenures\Techsup\Arcview8\Documents\Extract_Indo\378 of 582 FERNY GROVE.mxd





Key Resource Area

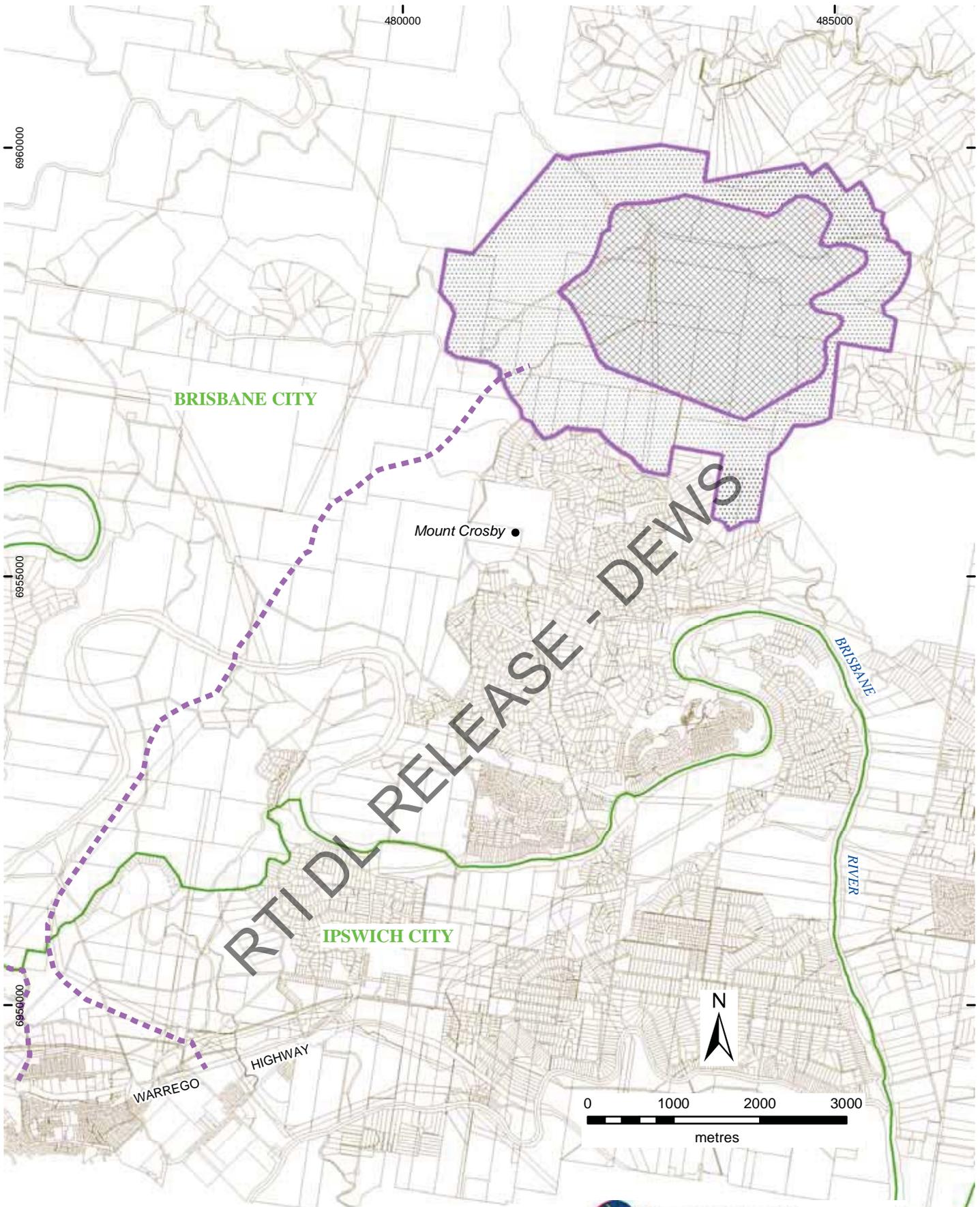
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)


Queensland Government
 Department of Mines and Energy

MAITLAND ROAD
KEY RESOURCE AREA
Cairns City

Release

Date: January 2007 Job No. TSU_289	Projection: AMG Zone 55 Datum: AGD84	KRA 40
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Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



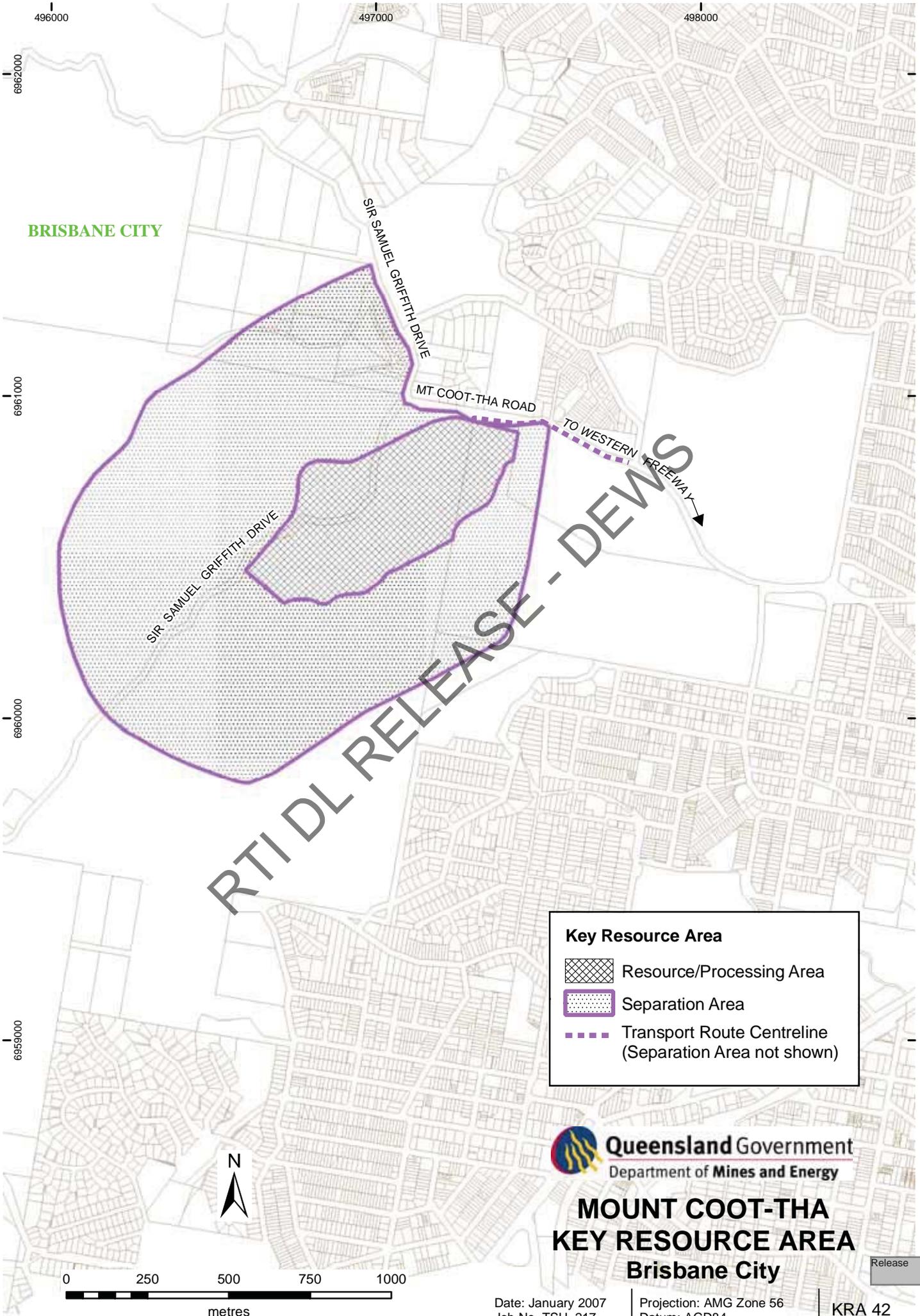
**KHOLO CREEK
KEY RESOURCE AREA
Brisbane City**

Release

Date: January 2007
Job No. TSU_289

Projection: AMG Zone 56
Datum: AGD84

KRA 41



BRISBANE CITY

RTI DL RELEASE - DEVS

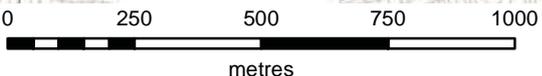
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

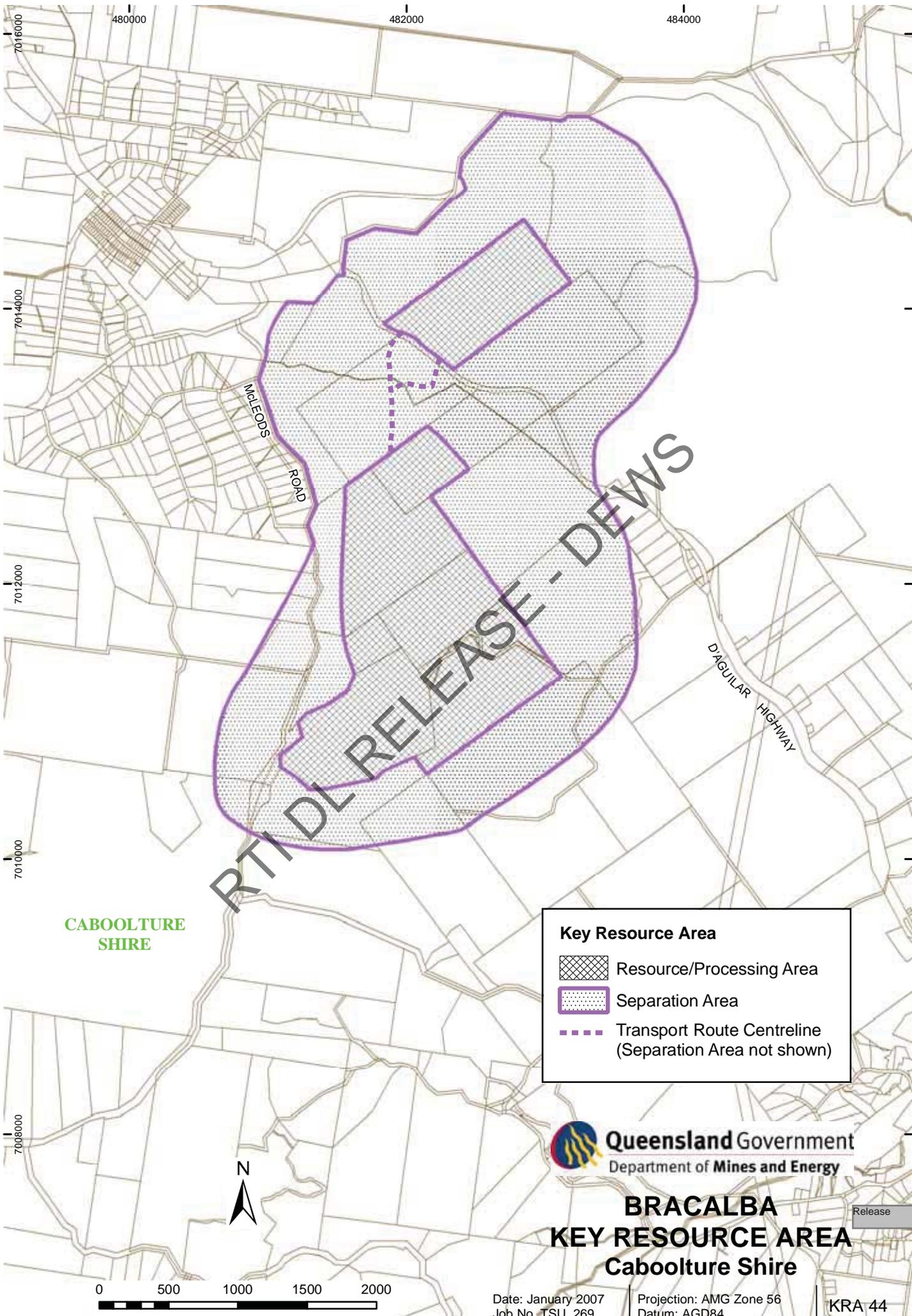
 **Queensland Government**
Department of Mines and Energy

**MOUNT COOT-THA
KEY RESOURCE AREA
Brisbane City**

Release



Date: January 2007 Job No. TSU_217	Projection: AMG Zone 56 Datum: AGD84	KRA 42
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RTIDL RELEASE - DEWS

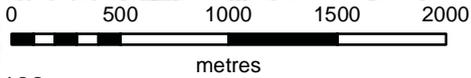
Key Resource Area

- Resource/Processing Area
- Separation Area
- Transport Route Centreline (Separation Area not shown)

Queensland Government
Department of Mines and Energy

**BRACALBA
KEY RESOURCE AREA
Caboolture Shire**

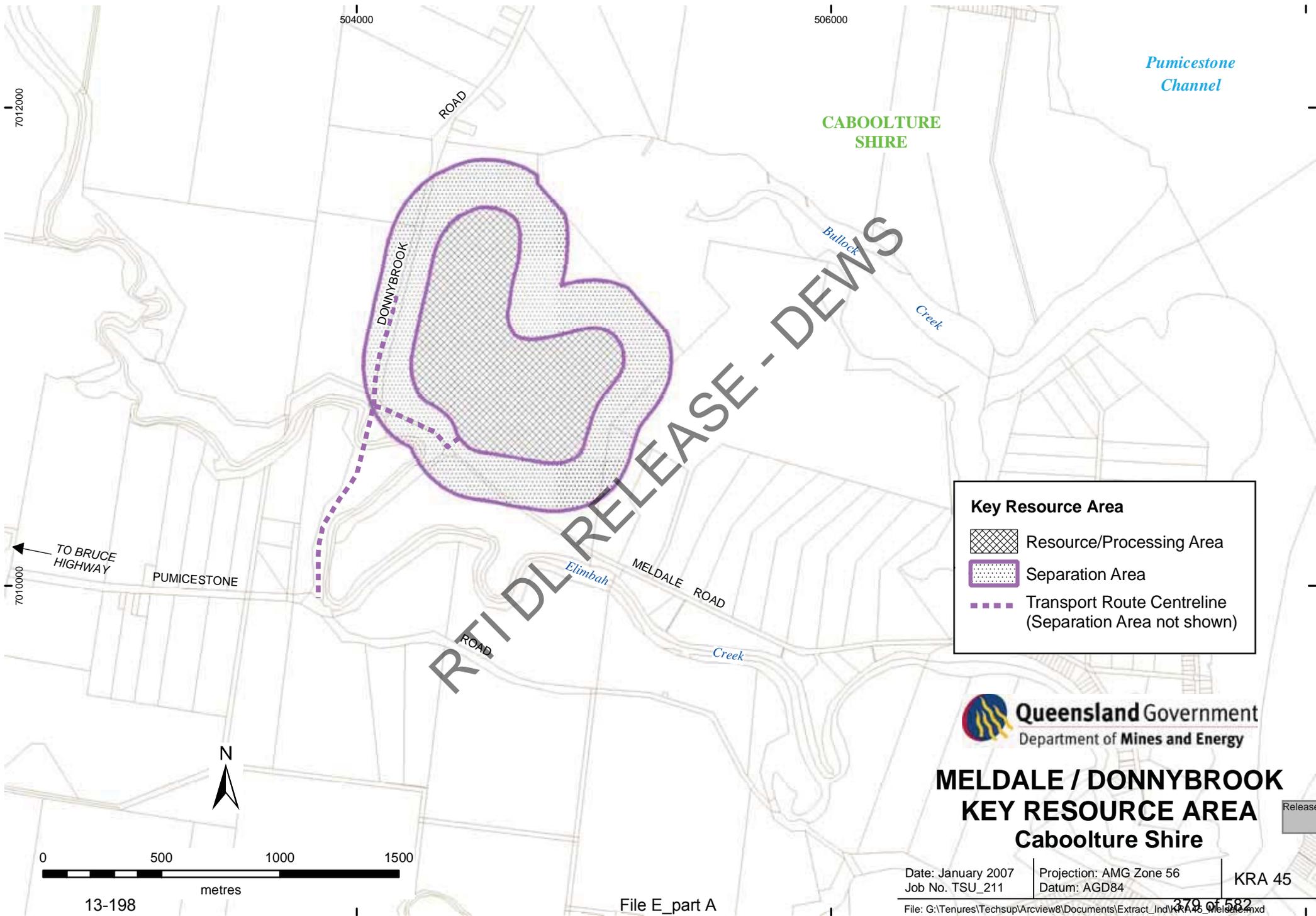
Release



Date: January 2007
Job No. TSU_269

Projection: AMG Zone 56
Datum: AGD84

KRA 44



RT/DL RELEASE - DEVS

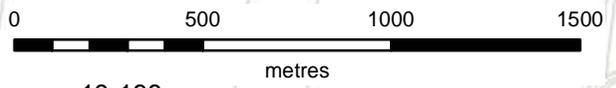
Key Resource Area

- Resource/Processing Area
- Separation Area
- Transport Route Centreline (Separation Area not shown)



**MELDALE / DONNYBROOK
KEY RESOURCE AREA
Caboolture Shire**

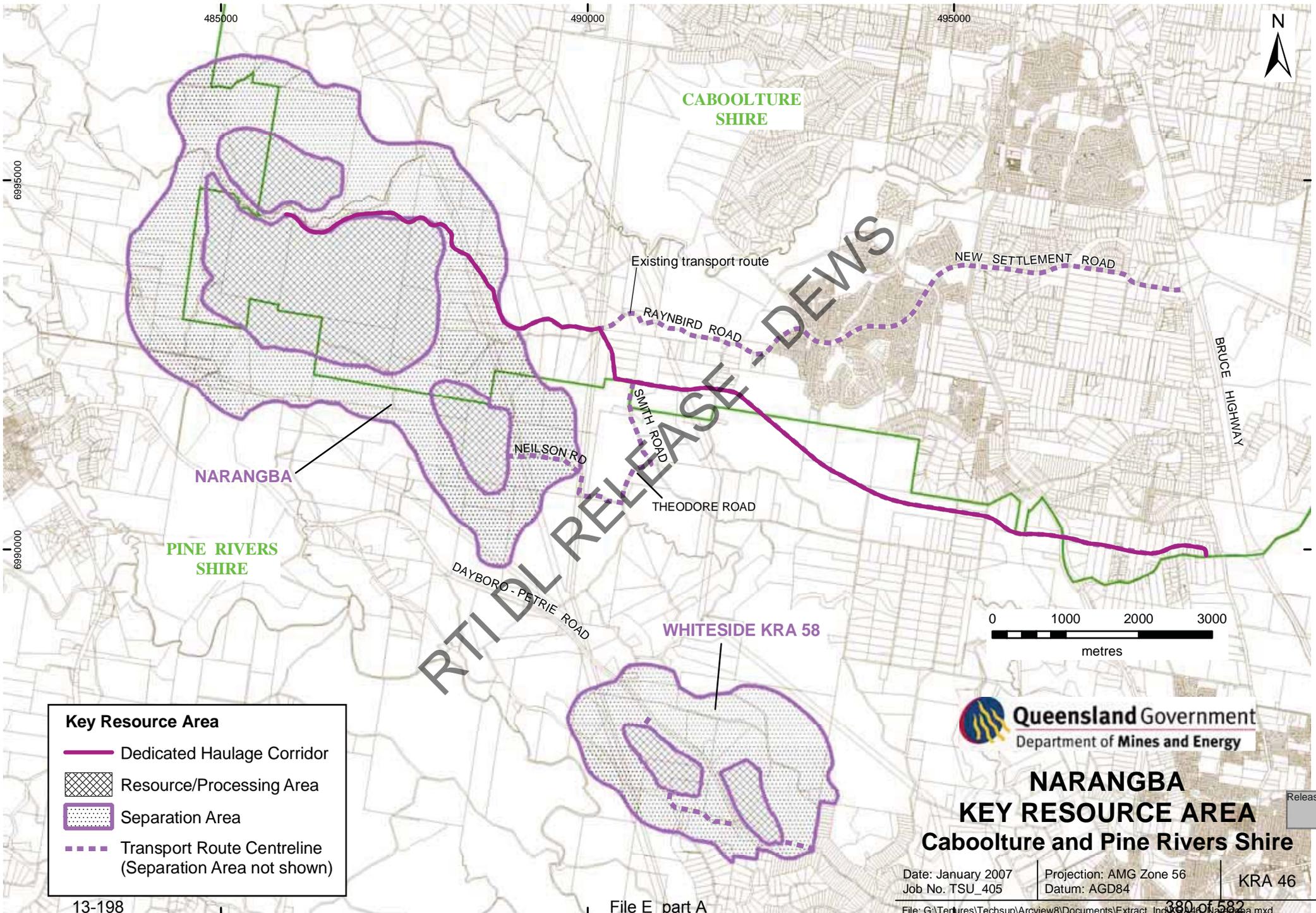
Release



Date: January 2007	Projection: AMG Zone 56	KRA 45
Job No. TSU_211	Datum: AGD84	

13-198

File E_part A



Key Resource Area

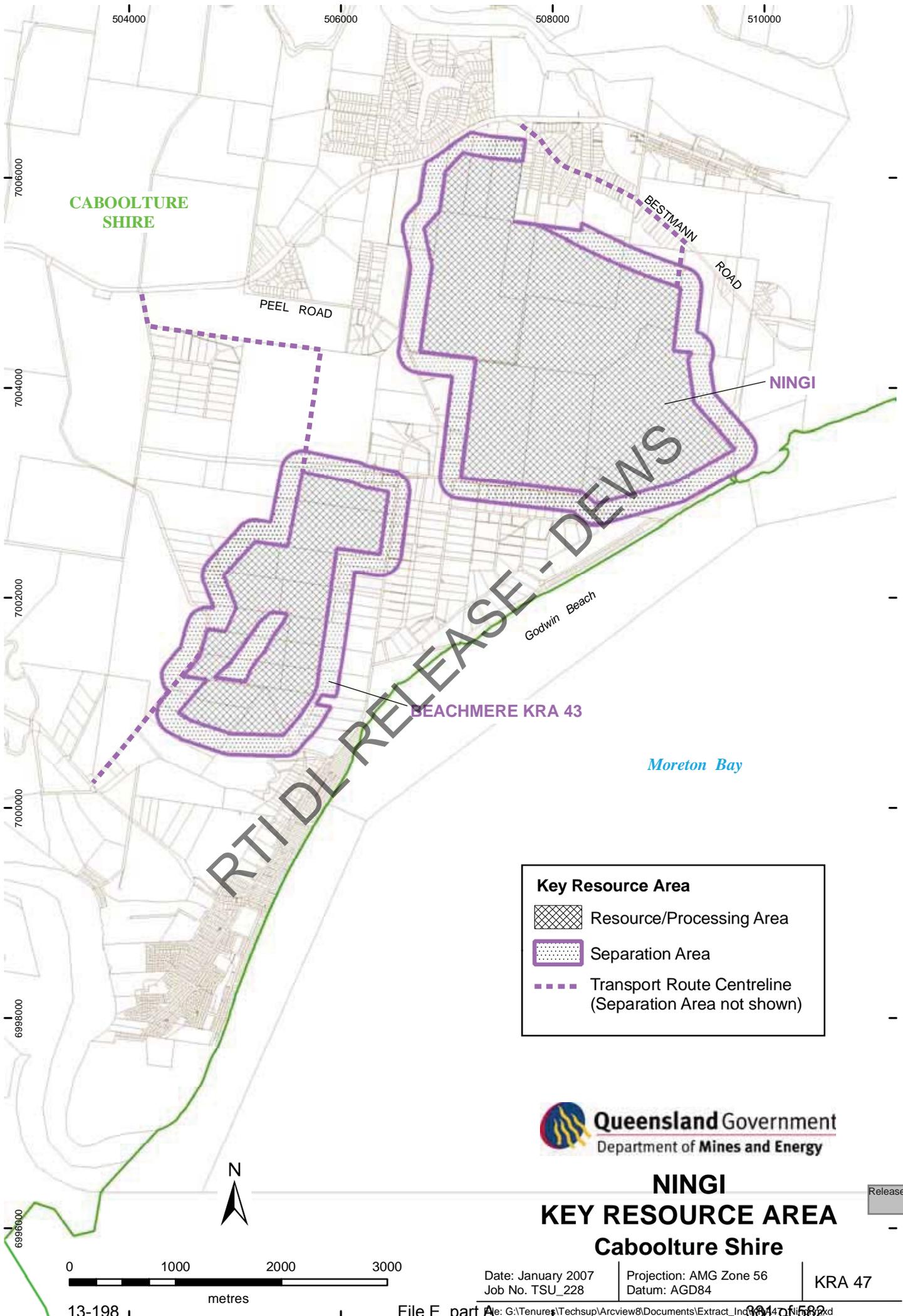
-  Dedicated Haulage Corridor
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**NARANGBA
KEY RESOURCE AREA
Caboolture and Pine Rivers Shire**

Date: January 2007	Projection: AMG Zone 56	KRA 46
Job No. TSU_405	Datum: AGD84	

Release



CABOOLTURE SHIRE

PEEL ROAD

BESTMANN ROAD

NINGI

Godwin Beach

BEACHMERE KRA 43

Moreton Bay

RTI DI RELEASE - DEWS

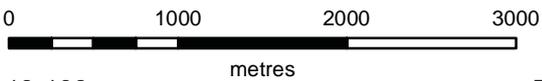
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**NINGI
KEY RESOURCE AREA
Caboolture Shire**

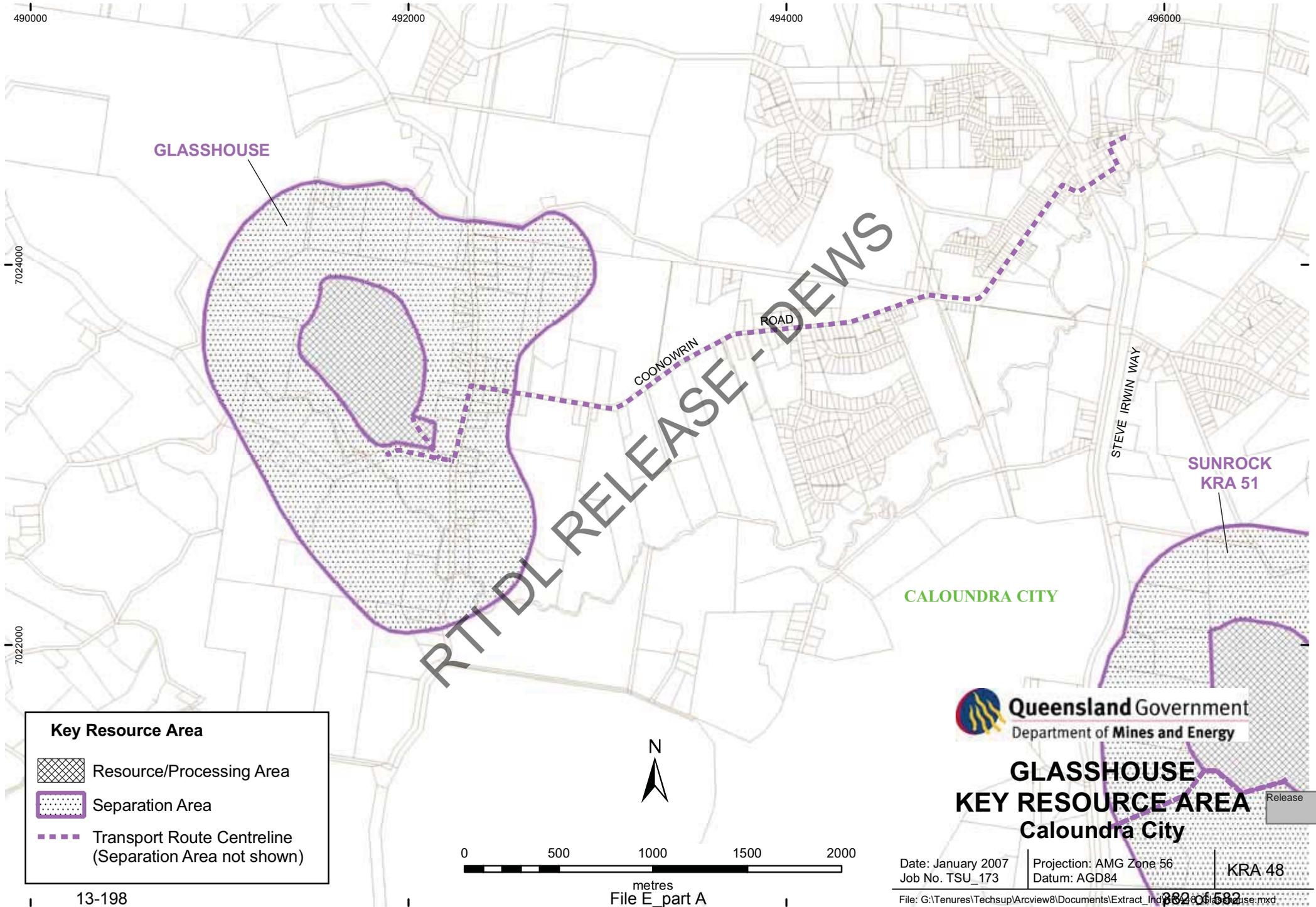
Release



Date: January 2007
Job No. TSU_228

Projection: AMG Zone 56
Datum: AGD84

KRA 47



Key Resource Area

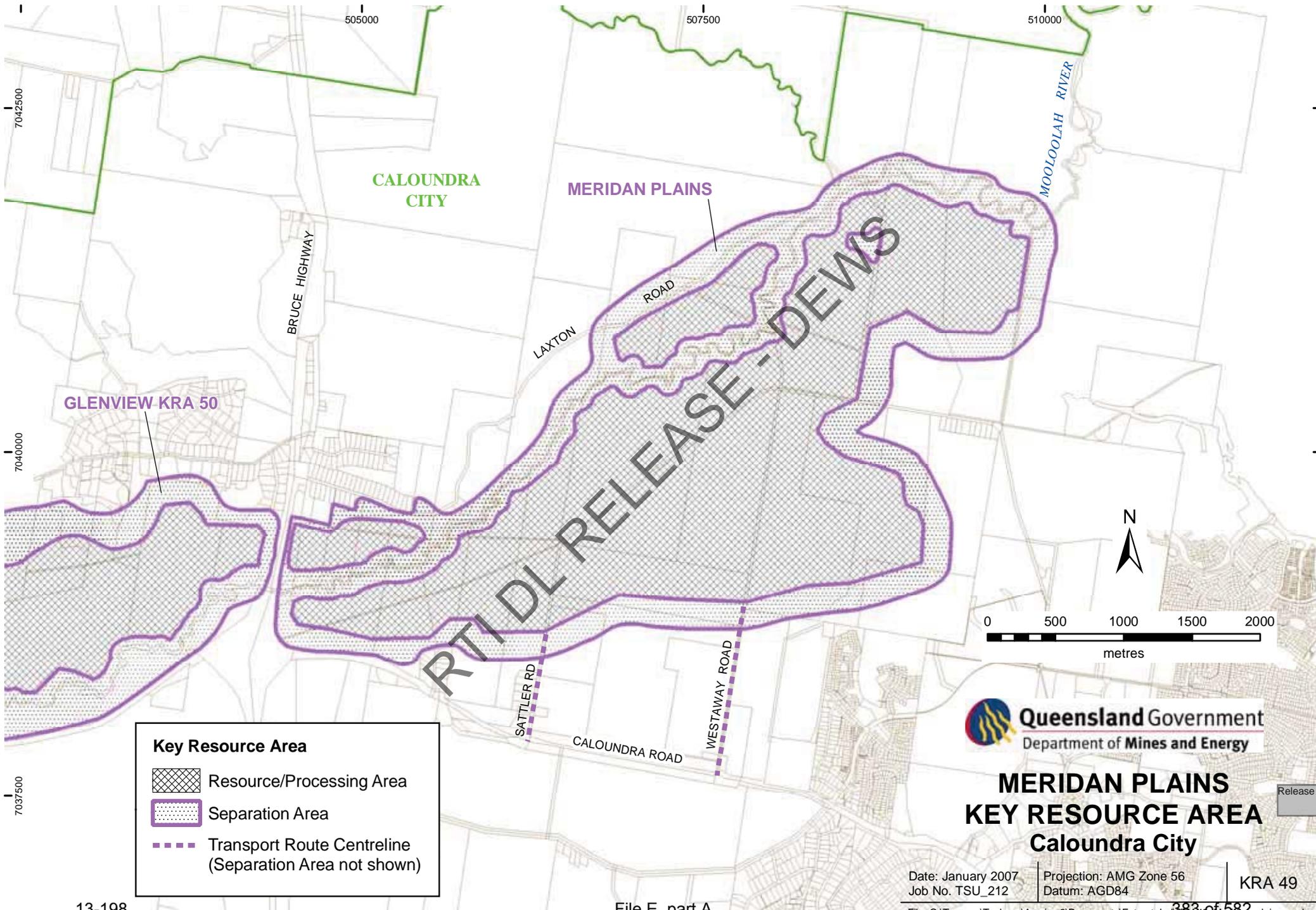
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**GLASSHOUSE
KEY RESOURCE AREA
Caloundra City**

Date: January 2007	Projection: AMG Zone 56	KRA 48
Job No. TSU_173	Datum: AGD84	

File: G:\Tenures\Techsup\Arcview8\Documents\Extract_Indo\82401\Glasshouse.mxd



Key Resource Area

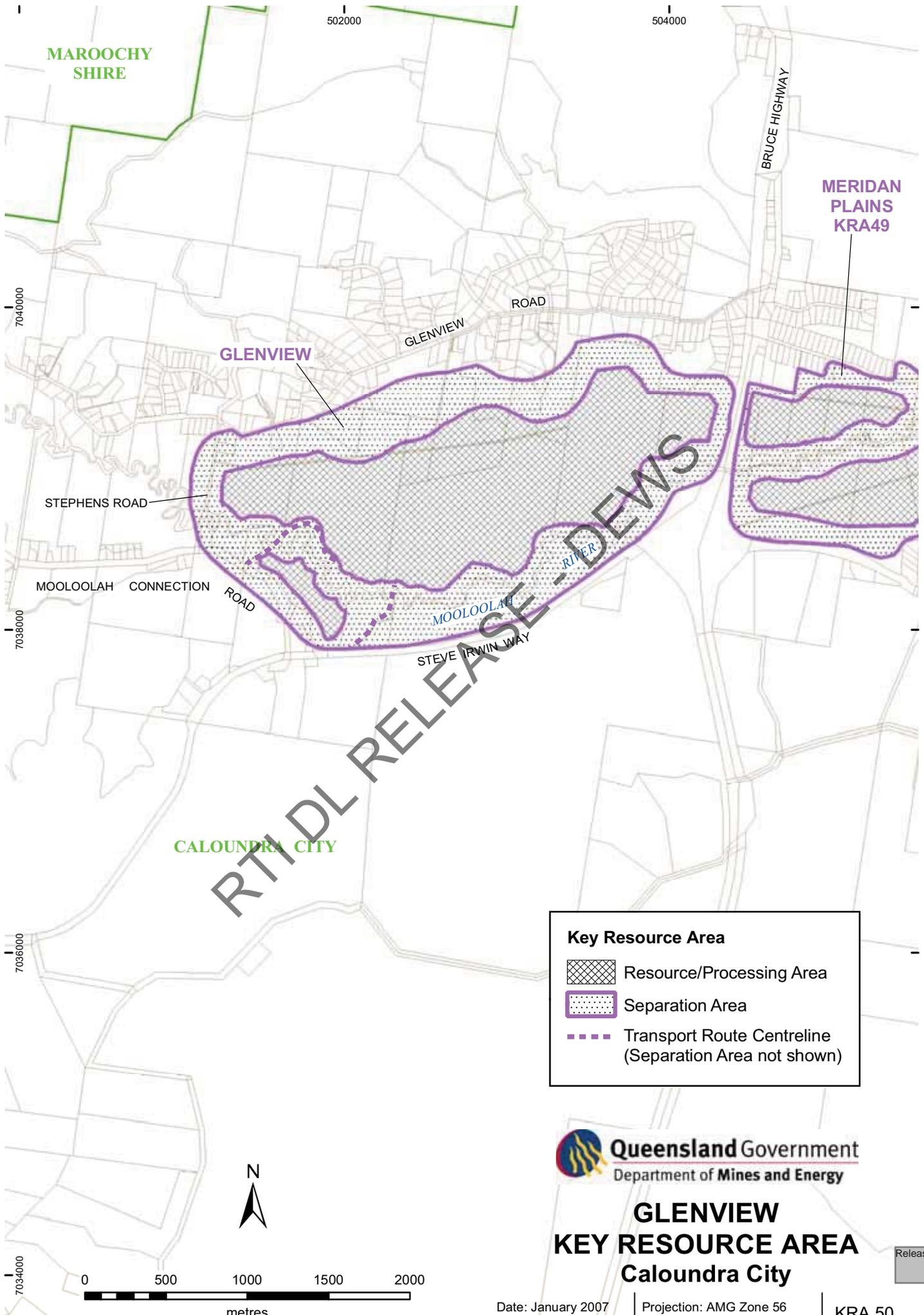
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**MERIDAN PLAINS
KEY RESOURCE AREA
Caloundra City**

Release

Date: January 2007 | Projection: AMG Zone 56
Job No. TSU_212 | Datum: AGD84 | KRA 49



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

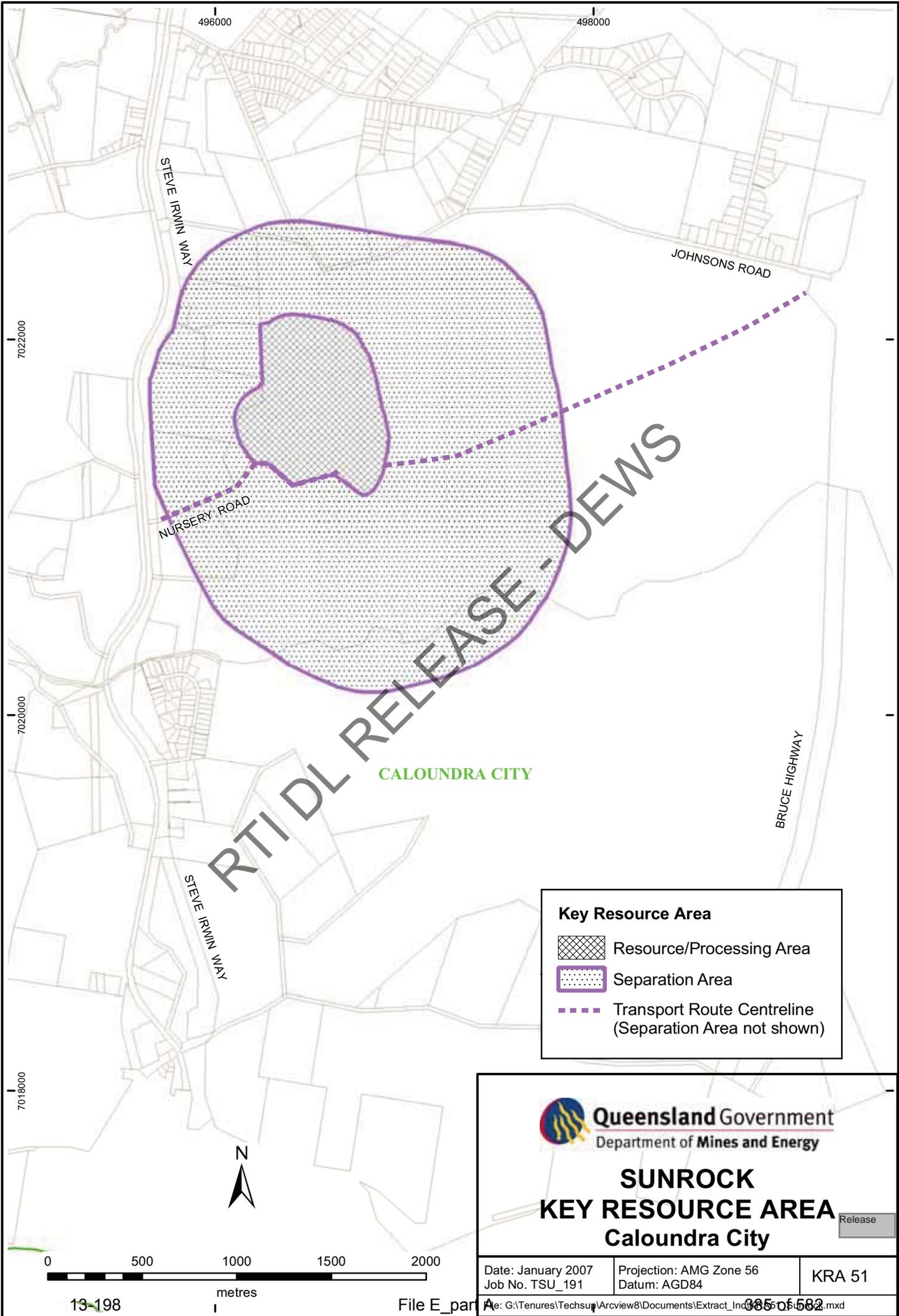
**GLENVIEW
KEY RESOURCE AREA
Caloundra City**

Release

Date: January 2007
Job No. TSU_213

Projection: AMG Zone 56
Datum: AGD84

KRA 50



RTI DL RELEASE - DEWS

CALOUNDRA CITY

Key Resource Area

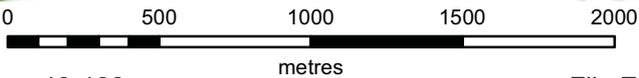
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



Queensland Government
Department of Mines and Energy

SUNROCK
KEY RESOURCE AREA
Caloundra City

Date: January 2007 Job No. TSU_191	Projection: AMG Zone 56 Datum: AGD84	KRA 51
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498000

7056000

7056000

7054000

MAROOCHY SHIRE

RTIDL RELEASE - DEWS

BRUCE

COONEY

ROAD

BLI BLI ROAD

HIGHWAY

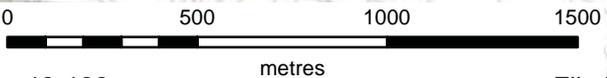
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**BLI BLI
KEY RESOURCE AREA
Maroochy Shire**

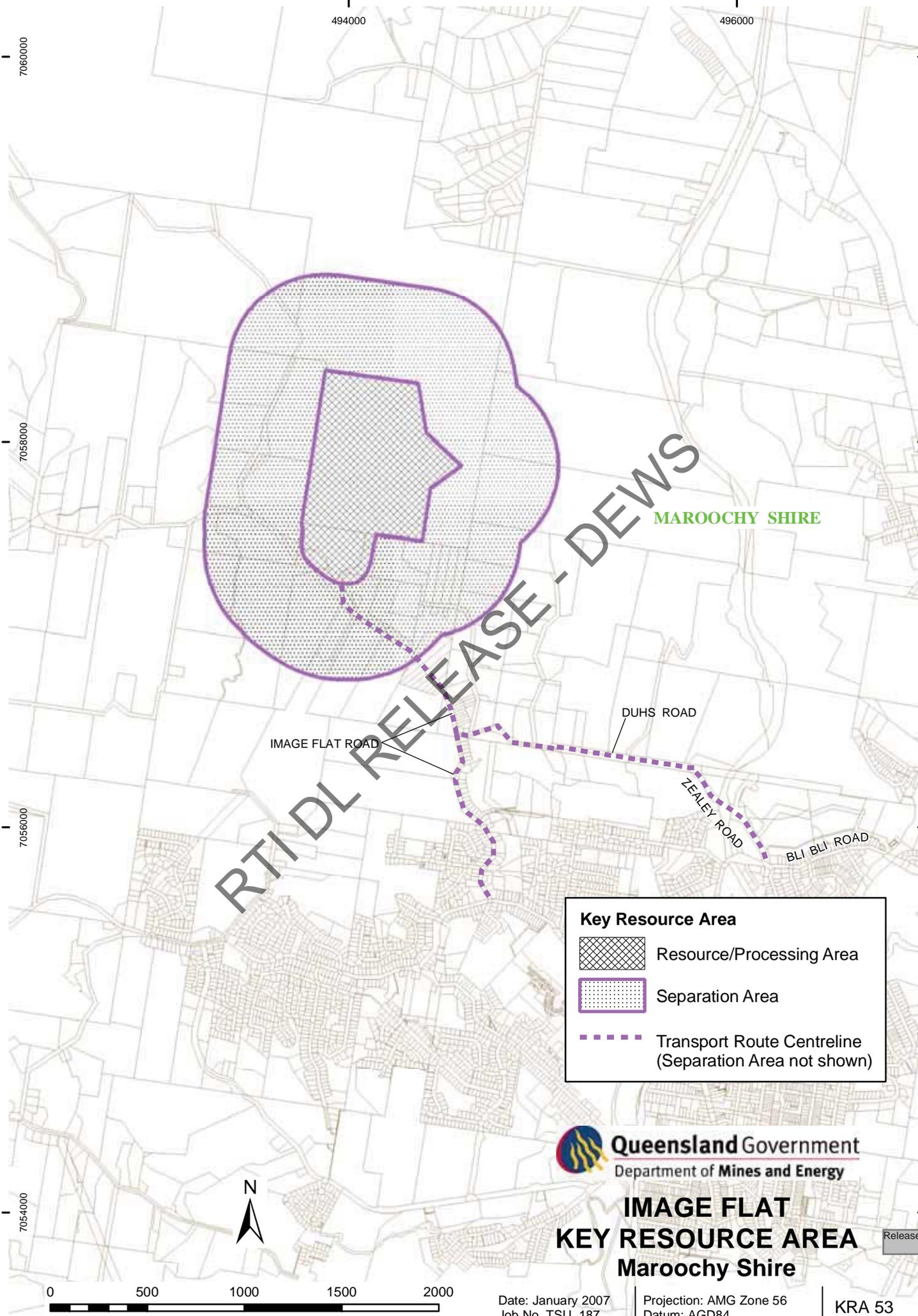
Release



Date: January 2007
Job No. TSU_194

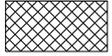
Projection: AMG Zone 56
Datum: AGD84

KRA 52



RTI DL RELEASE - DEWS

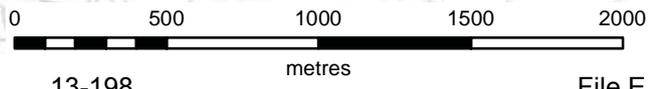
MAROOCHY SHIRE

Key Resource Area	
	Resource/Processing Area
	Separation Area
	Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**IMAGE FLAT
KEY RESOURCE AREA
Maroochy Shire**

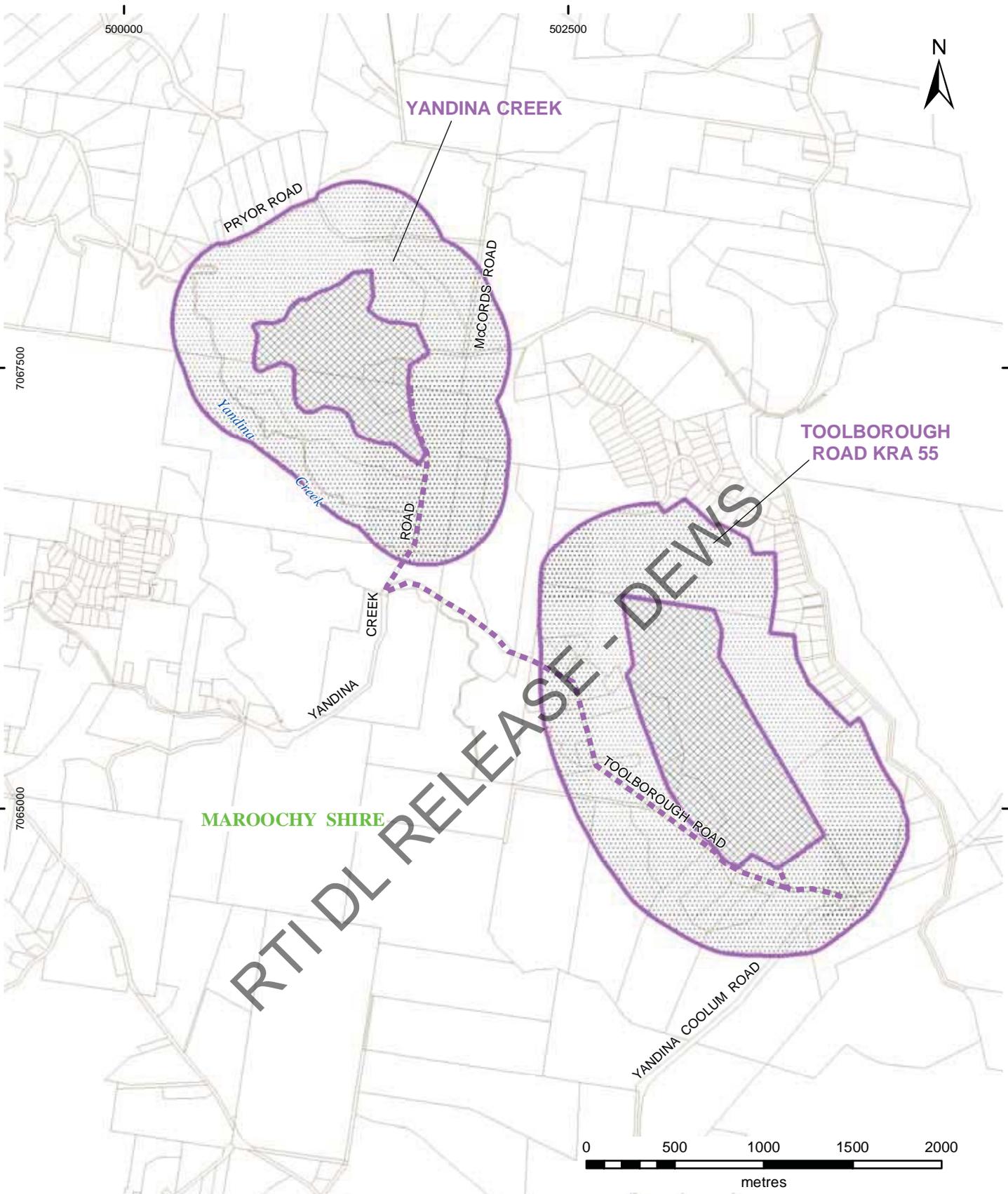
Release



Date: January 2007
Job No. TSU_187

Projection: AMG Zone 56
Datum: AGD84

KRA 53



MAROOCHY SHIRE

RTI DL RELEASE - DEVS

Key Resource Area

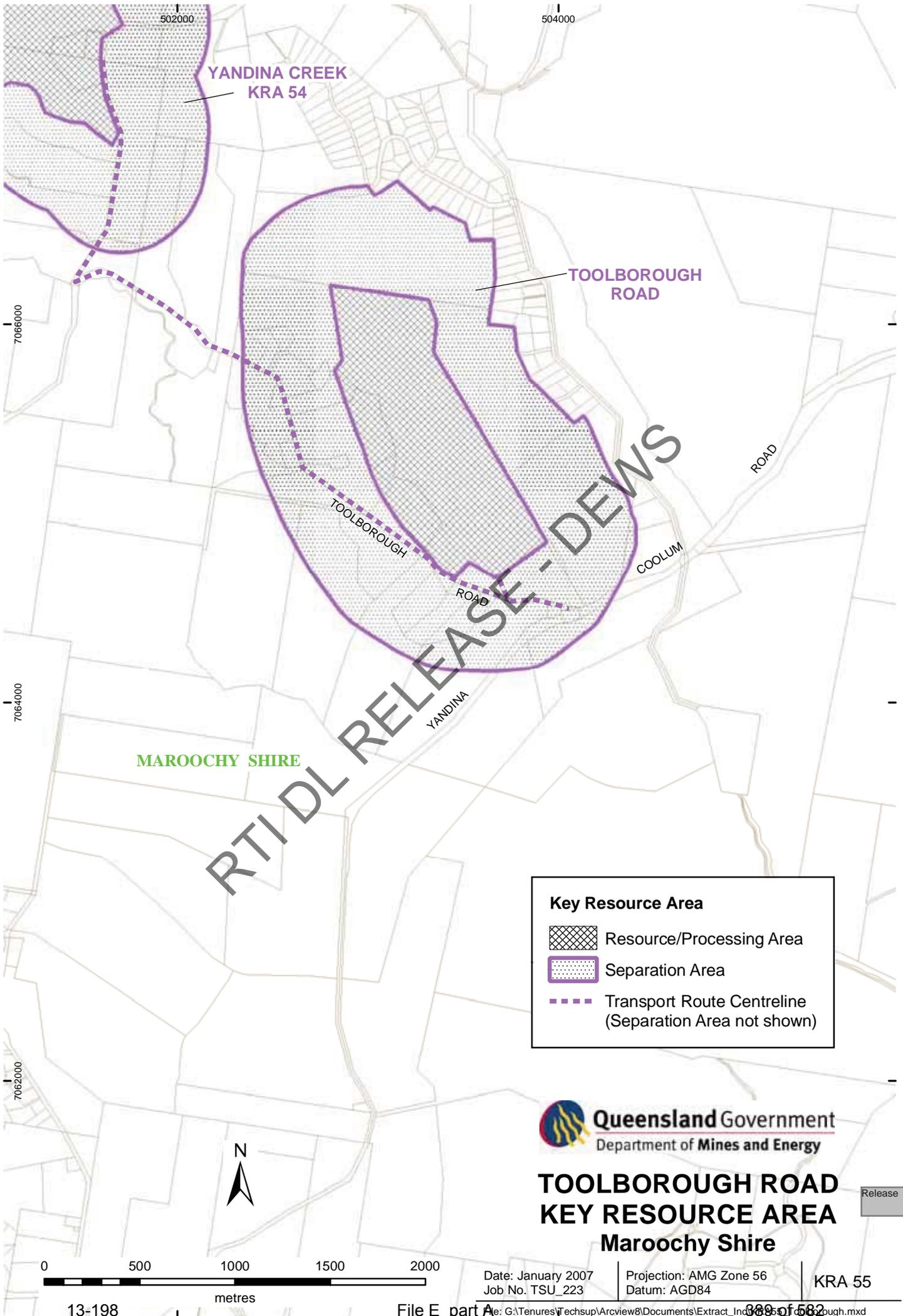
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**YANDINA CREEK
KEY RESOURCE AREA
Maroochy Shire**

Release

Date: January 2007 Job No. TSU_222	Projection: AMG Zone 56 Datum: AGD84	KRA 54
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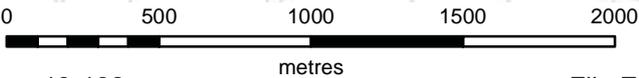
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**TOOLBOROUGH ROAD
KEY RESOURCE AREA
Maroochy Shire**

Release



Date: January 2007
Job No. TSU_223

Projection: AMG Zone 56
Datum: AGD84

KRA 55

494000

496000

498000

7086000

RINGTAIL CREEK ROAD

7084000

NOOSA SHIRE

7082000

RTI DL RELEASE - DENNS

Key Resource Area

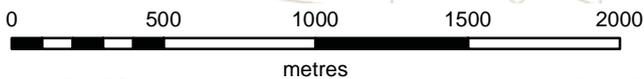
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



Queensland Government
Department of Mines and Energy

**RINGTAIL CREEK
KEY RESOURCE AREA
Noosa Shire**

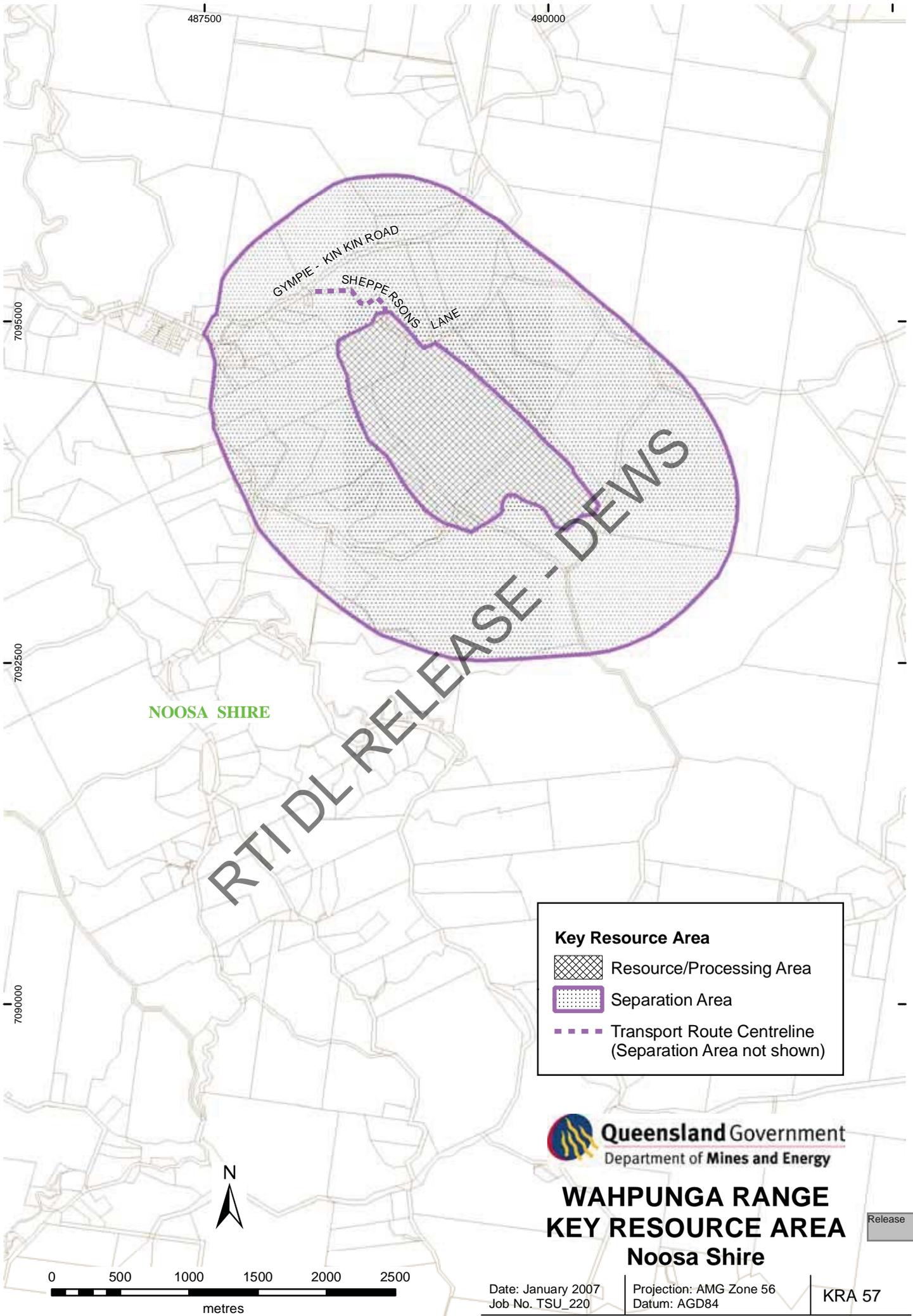
Release



Date: January 2007
Job No. TSU_188

Projection: AMG Zone 56
Datum: AGD84

KRA 56



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

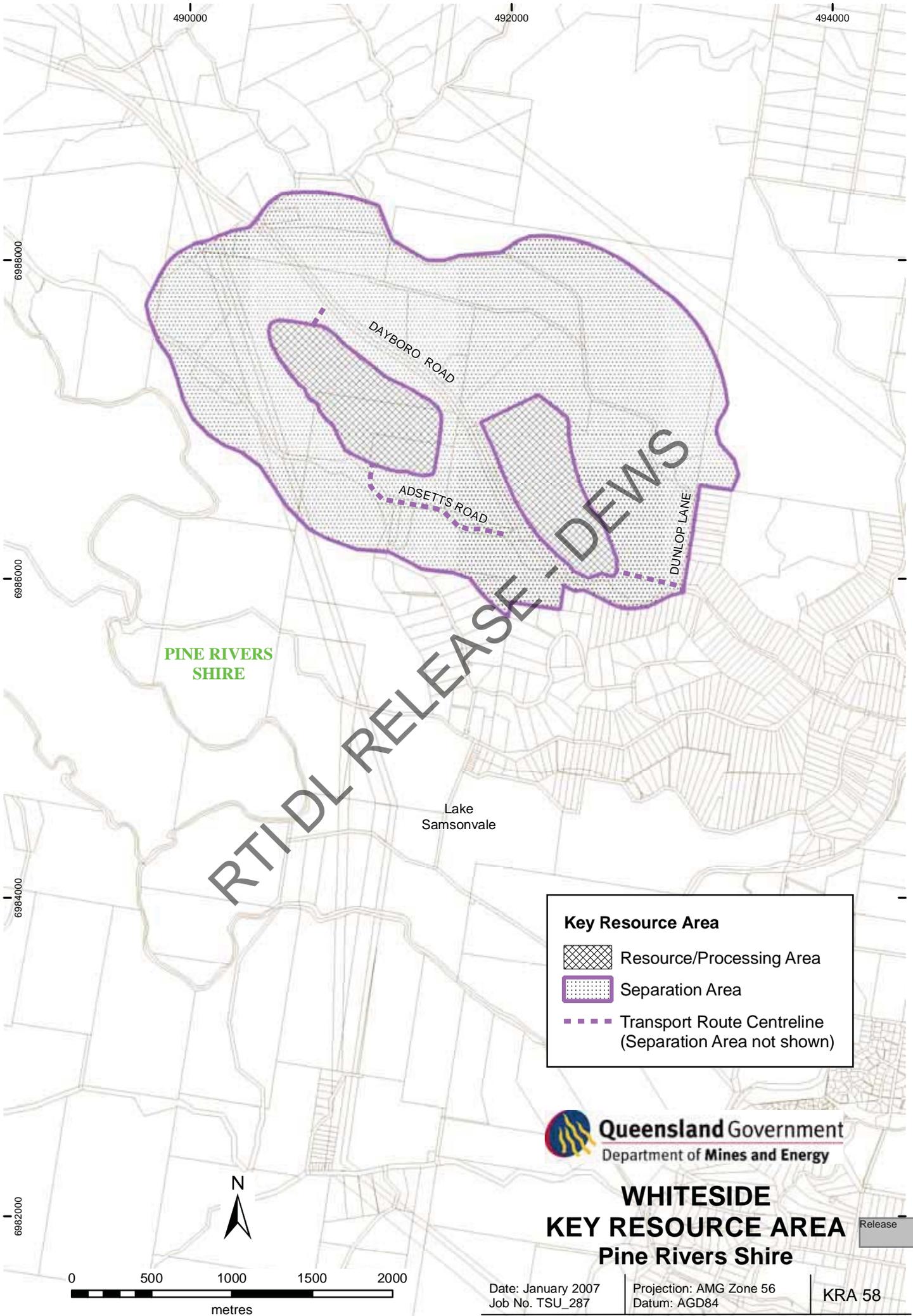
**WAHPUNGA RANGE
KEY RESOURCE AREA
Noosa Shire**

Release

Date: January 2007
Job No. TSU_220

Projection: AMG Zone 56
Datum: AGD84

KRA 57



PINE RIVERS SHIRE

RTI/DL RELEASE - DEVS

Lake Samsonvale

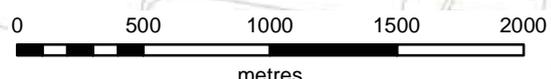
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of **Mines and Energy**

**WHITESIDE
KEY RESOURCE AREA
Pine Rivers Shire**

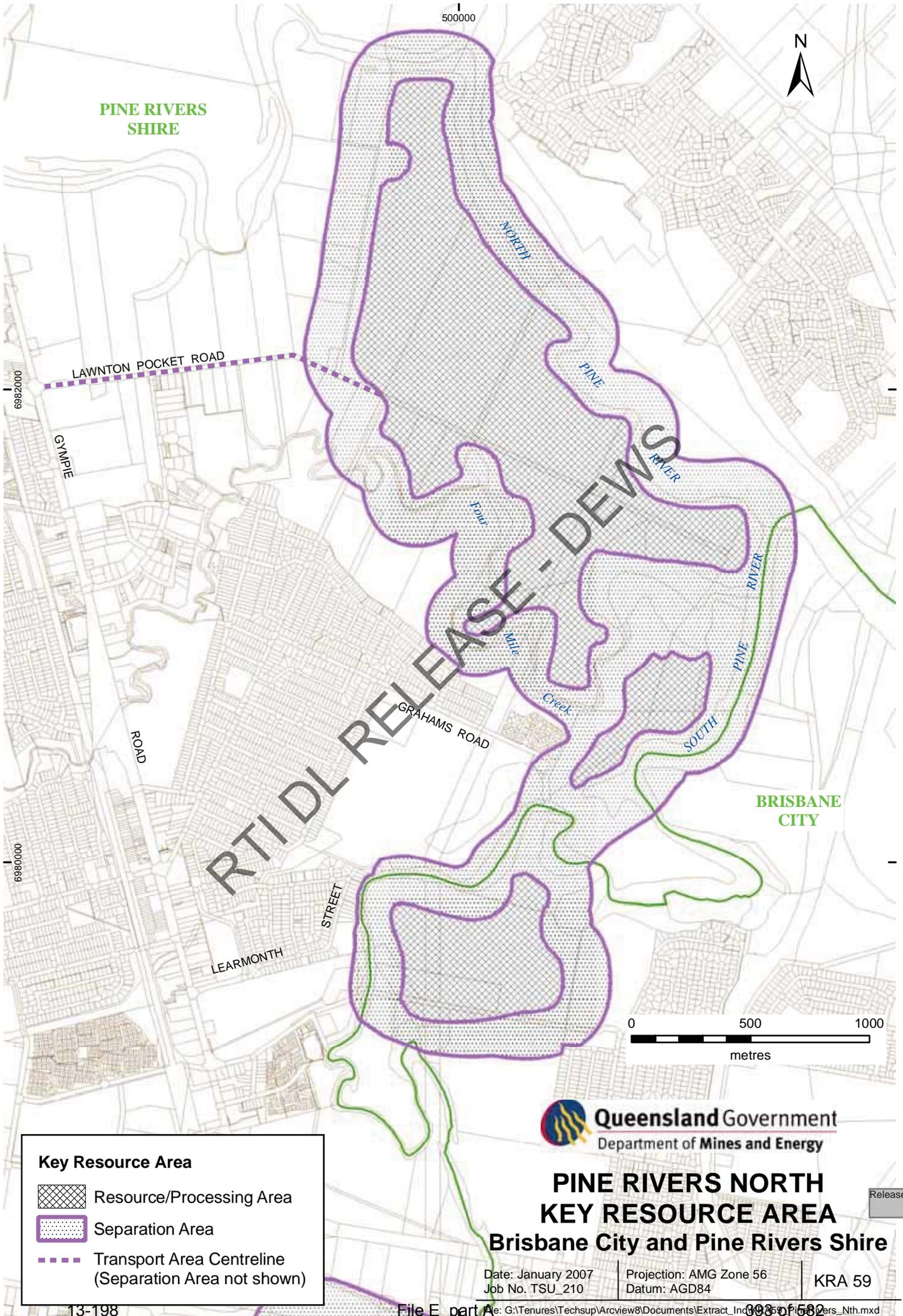
Release



Date: January 2007
Job No. TSU_287

Projection: AMG Zone 56
Datum: AGD84

KRA 58



PINE RIVERS SHIRE

BRISBANE CITY

RTI DL RELEASE - DEVS

Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Area Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

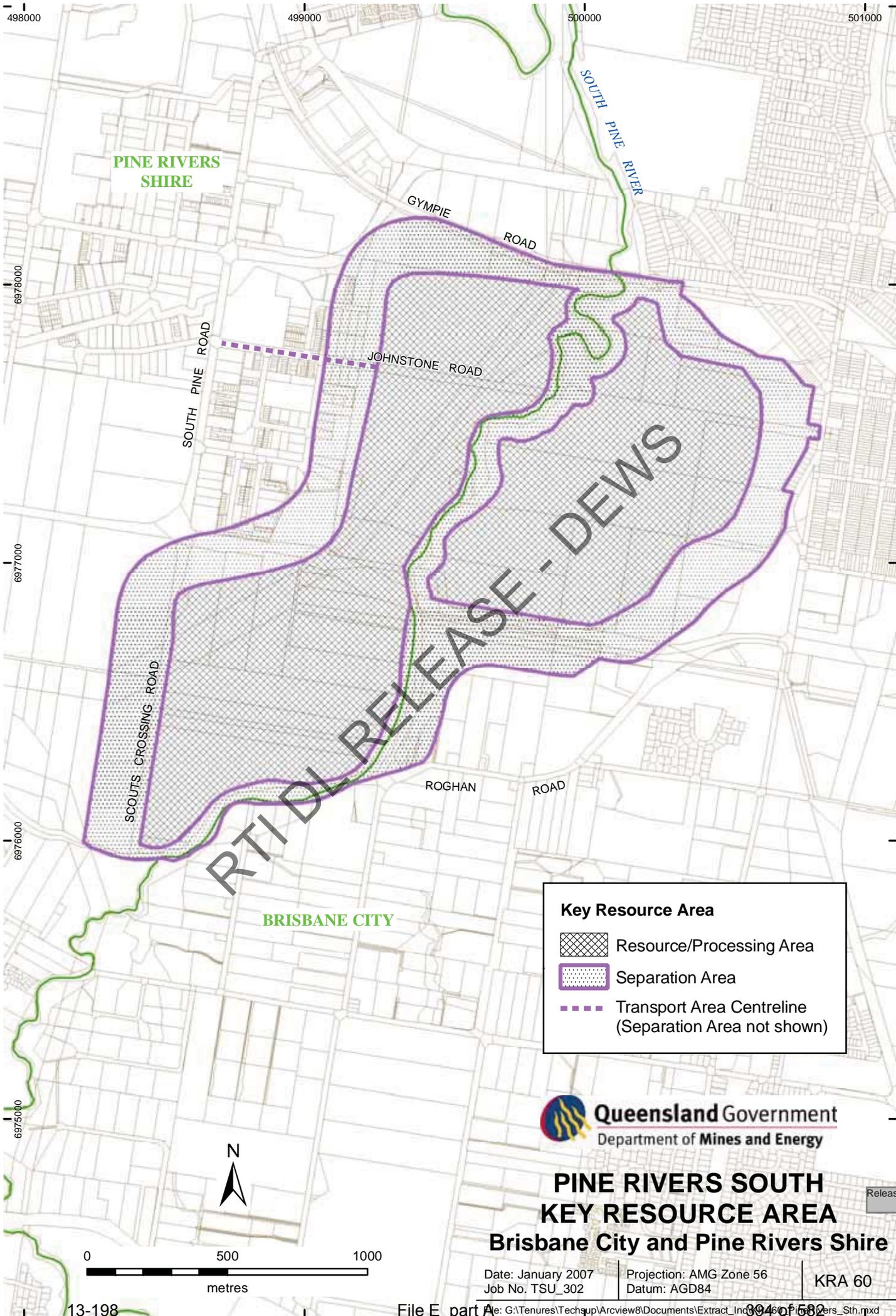
**PINE RIVERS NORTH
KEY RESOURCE AREA**
Brisbane City and Pine Rivers Shire

Release

Date: January 2007
Job No. TSU_210

Projection: AMG Zone 56
Datum: AGD84

KRA 59



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Area Centreline (Separation Area not shown)

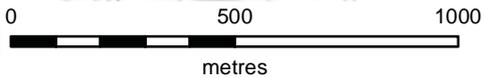
 **Queensland Government**
Department of **Mines and Energy**

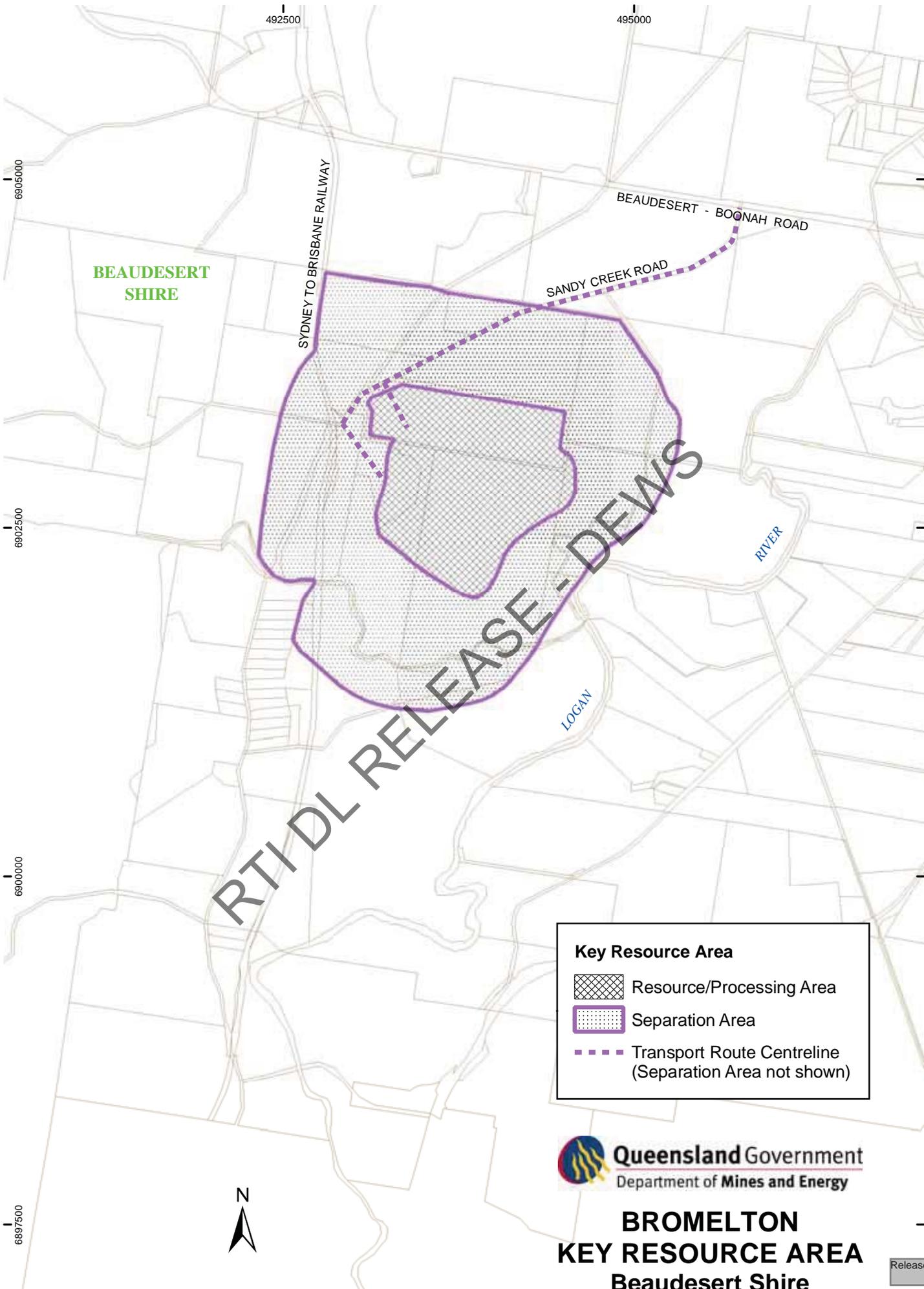
**PINE RIVERS SOUTH
KEY RESOURCE AREA**
Brisbane City and Pine Rivers Shire

Date: January 2007
Job No. TSU_302

Projection: AMG Zone 56
Datum: AGD84

KRA 60





RTI DL RELEASE - DEWS

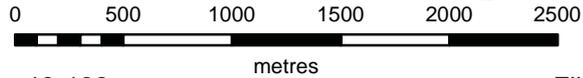
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**BROMELTON
KEY RESOURCE AREA
Beaudesert Shire**

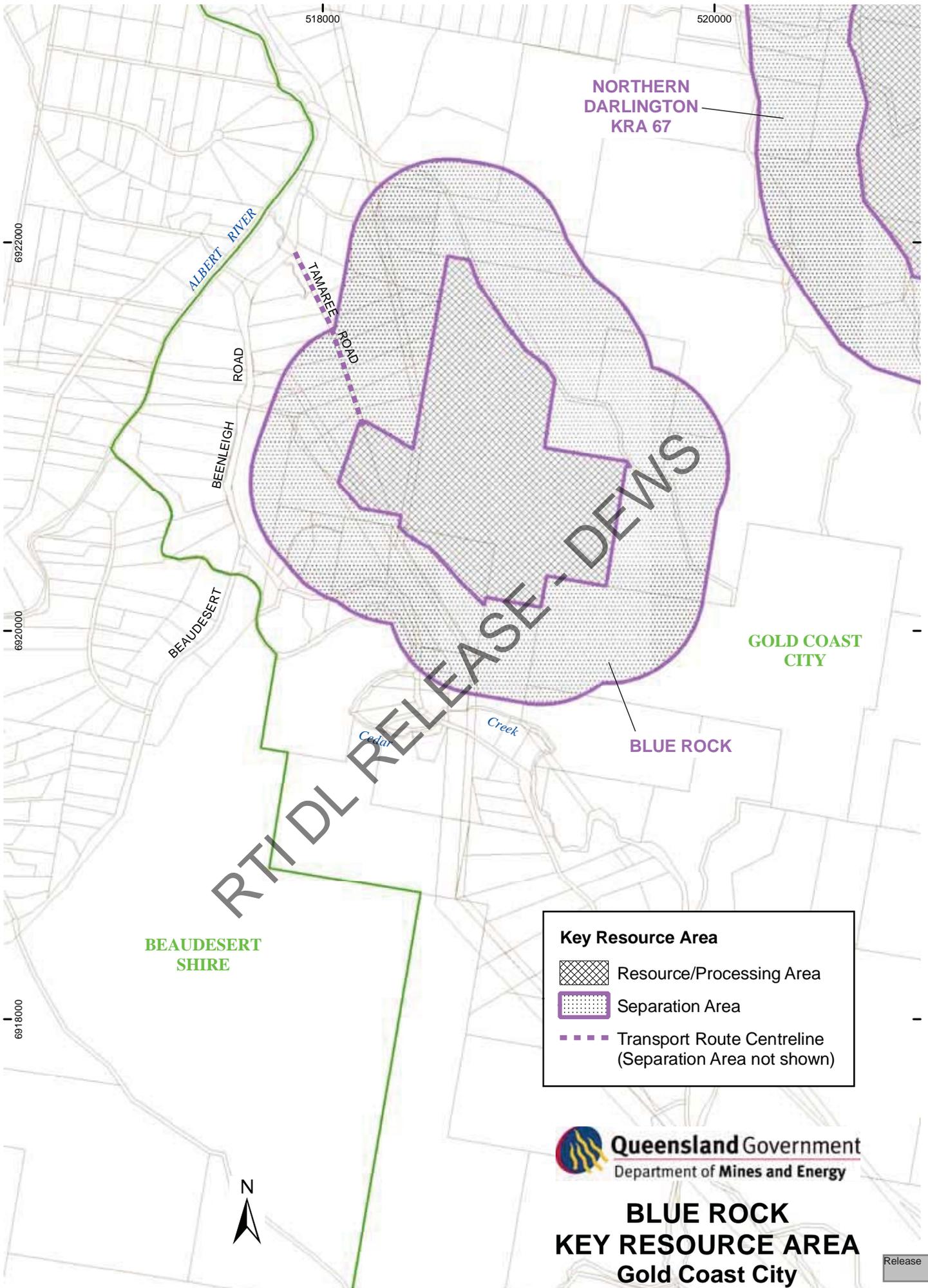
Release



Date: January 2007
Job No. TSU_181

Projection: AMG Zone 56
Datum: AGD84

KRA 61



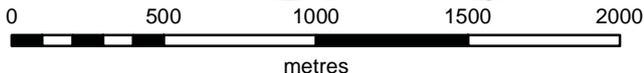
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**BLUE ROCK
KEY RESOURCE AREA
Gold Coast City**

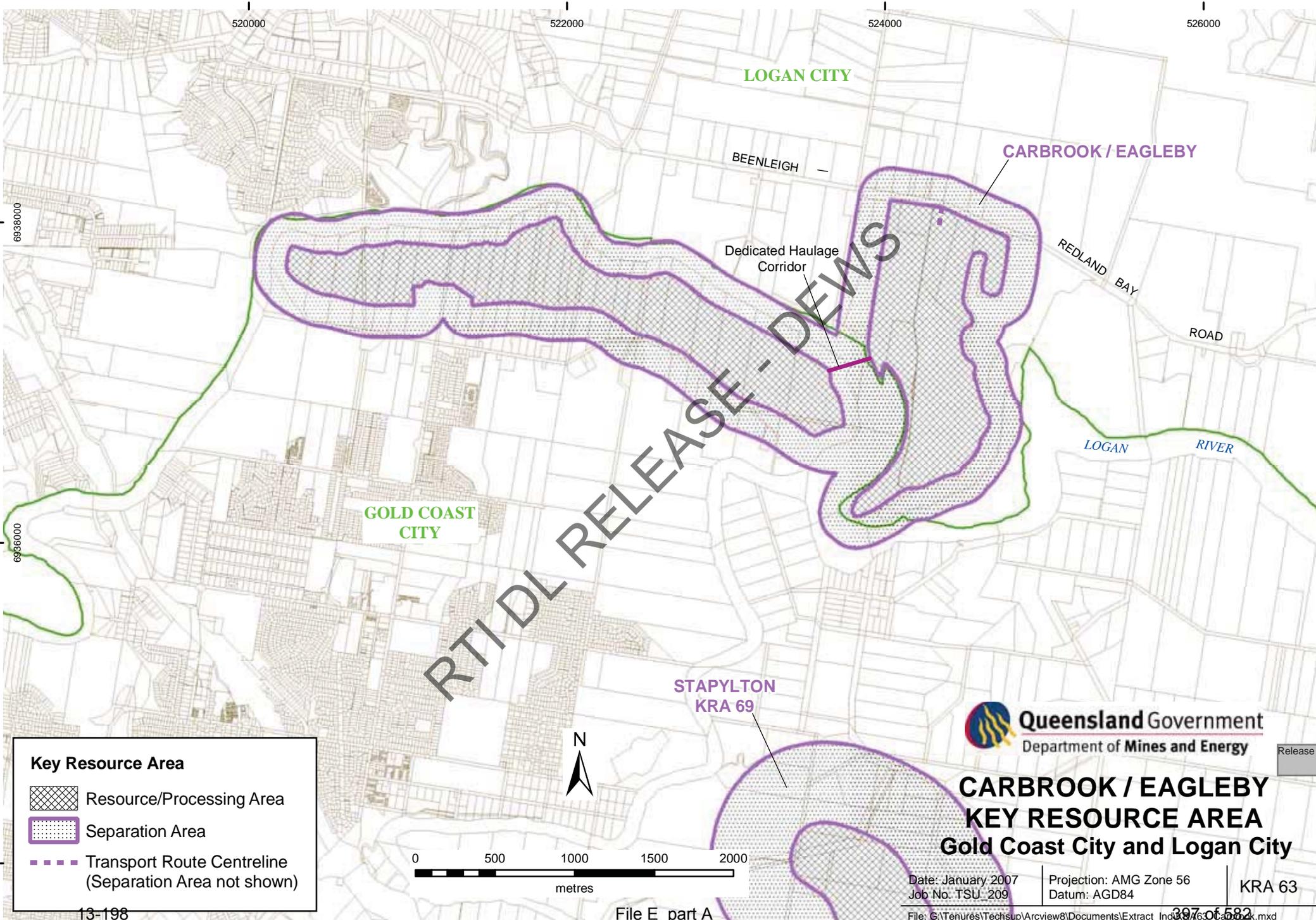
Release



Date: January 2007
Job No. TSU_193

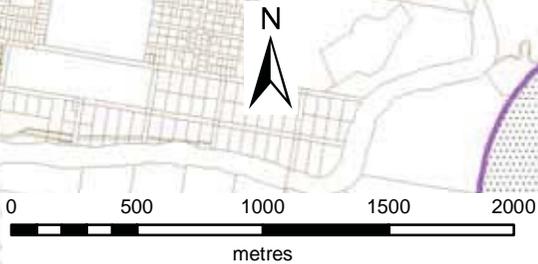
Projection: AMG Zone 56
Datum: AGD84

KRA 62



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

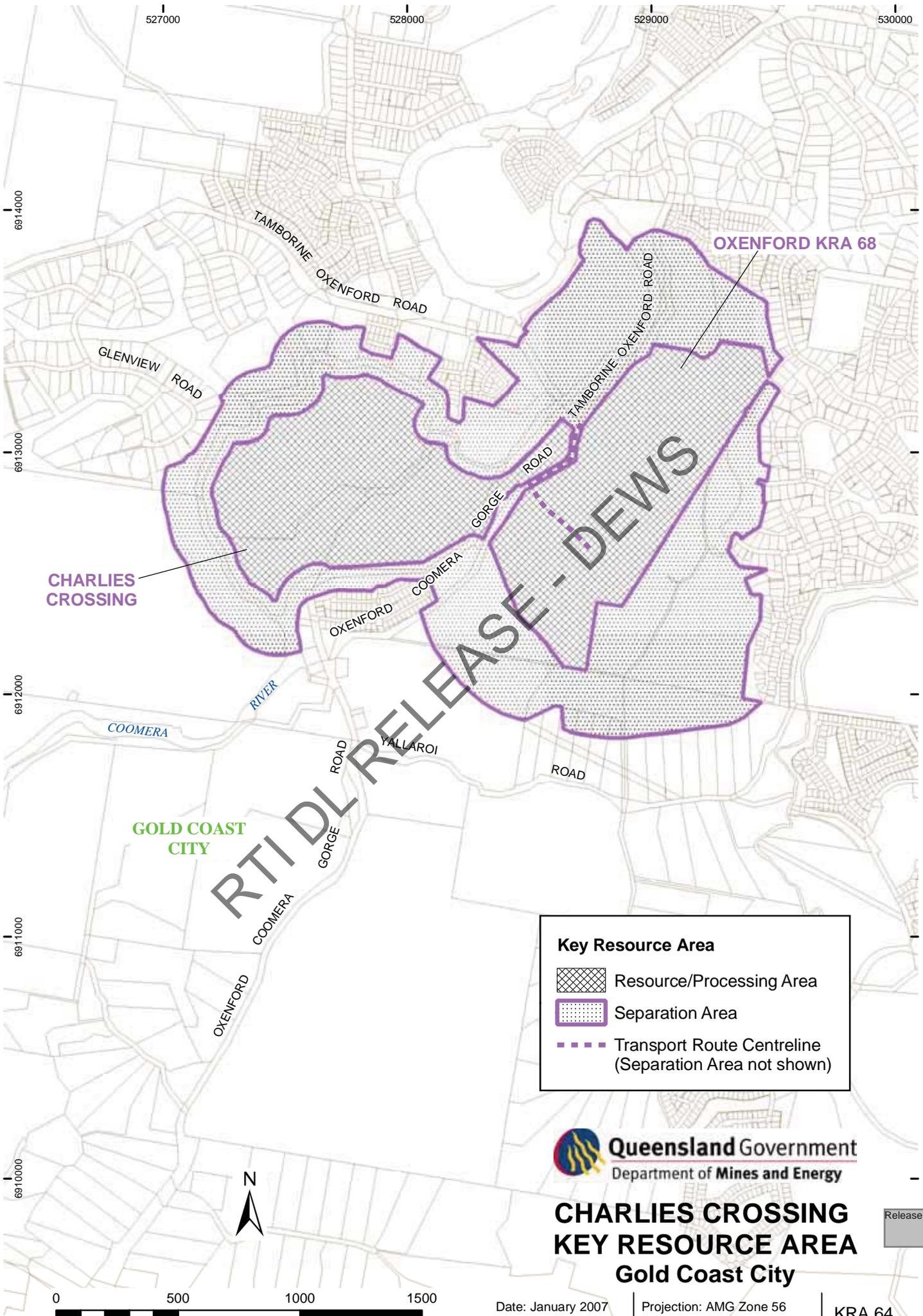


 **Queensland Government**
 Department of Mines and Energy

Release

**CARBROOK / EAGLEBY
 KEY RESOURCE AREA
 Gold Coast City and Logan City**

Date: January 2007	Projection: AMG Zone 56	KRA 63
Job No. TSU 209	Datum: AGD84	



CHARLIES CROSSING

OXENFORD KRA 68

GOLD COAST CITY

RTI/DI RELEASE - DEVS

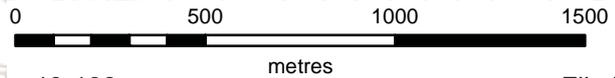
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**CHARLIES CROSSING
KEY RESOURCE AREA
Gold Coast City**

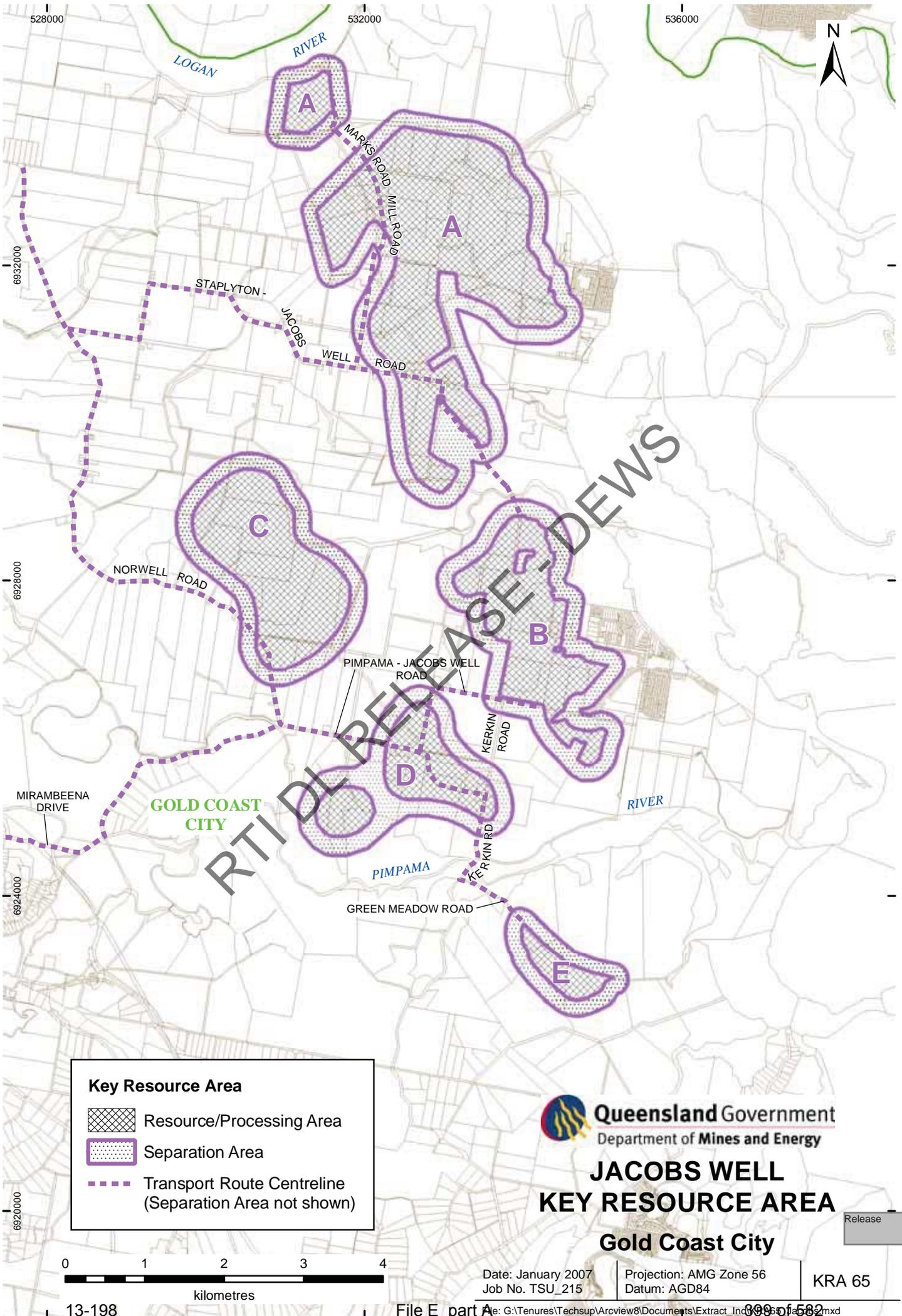
Release



Date: January 2007
Job No. TSU_404

Projection: AMG Zone 56
Datum: AGD84

KRA 64



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
 Department of **Mines and Energy**

JACOBS WELL
KEY RESOURCE AREA
Gold Coast City

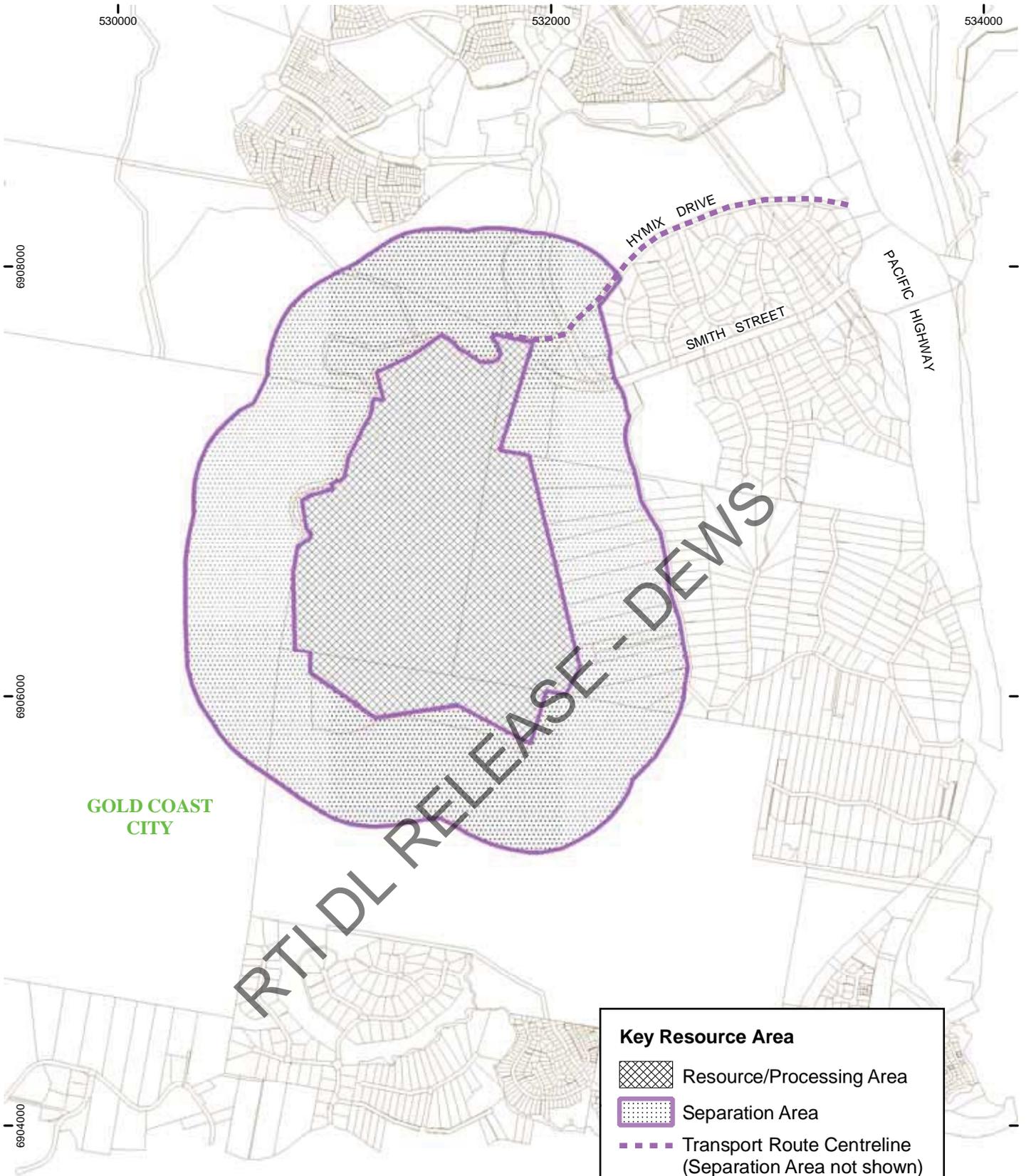
Release



Date: January 2007
 Job No. TSU_215

Projection: AMG Zone 56
 Datum: AGD84

KRA 65



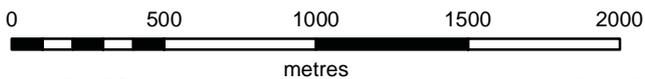
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**NERANG
KEY RESOURCE AREA
Gold Coast City**

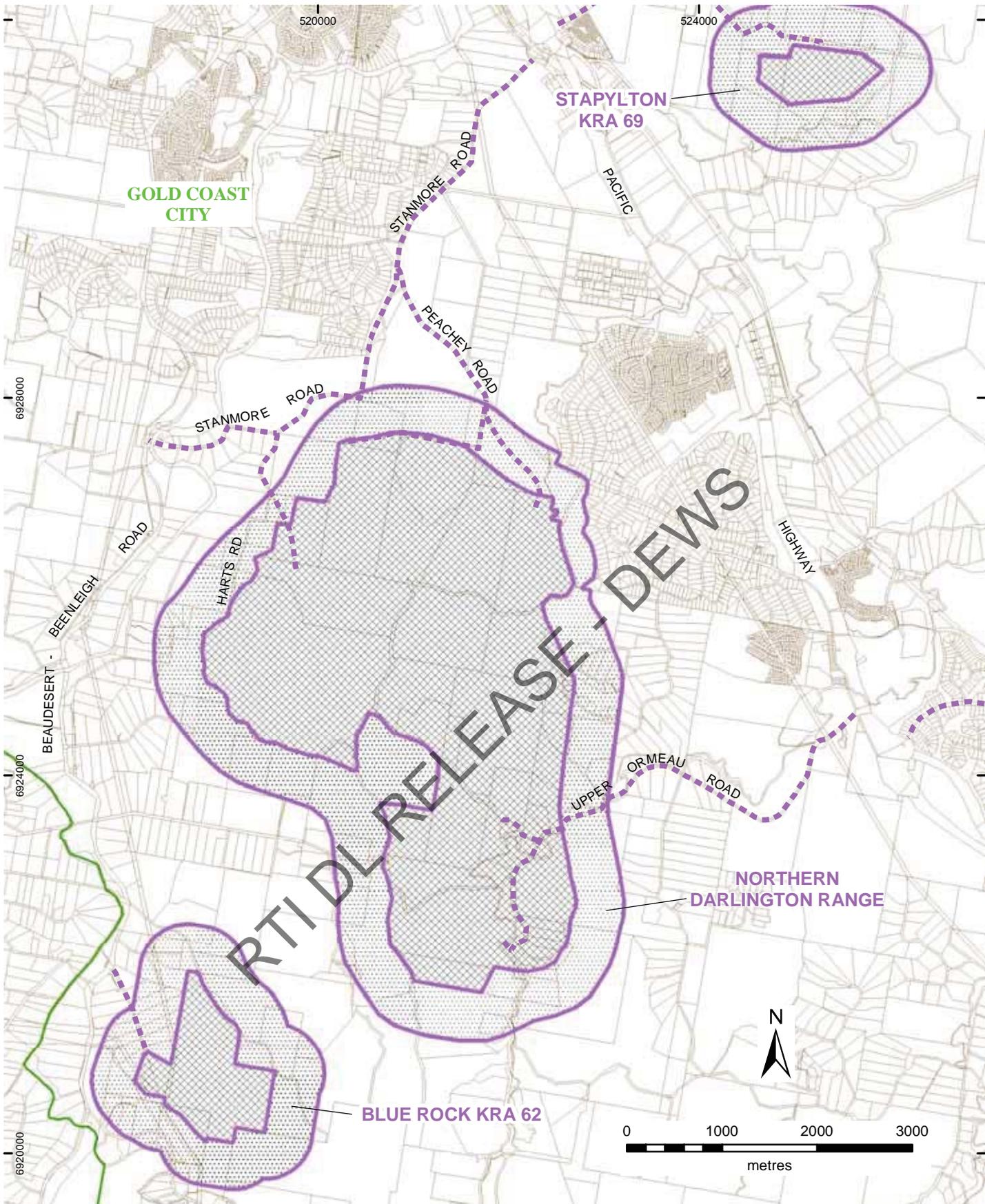
Release



Date: January 2007
Job No. TSU_183

Projection: AMG Zone 56
Datum: AGD84

KRA 66



Key Resource Area

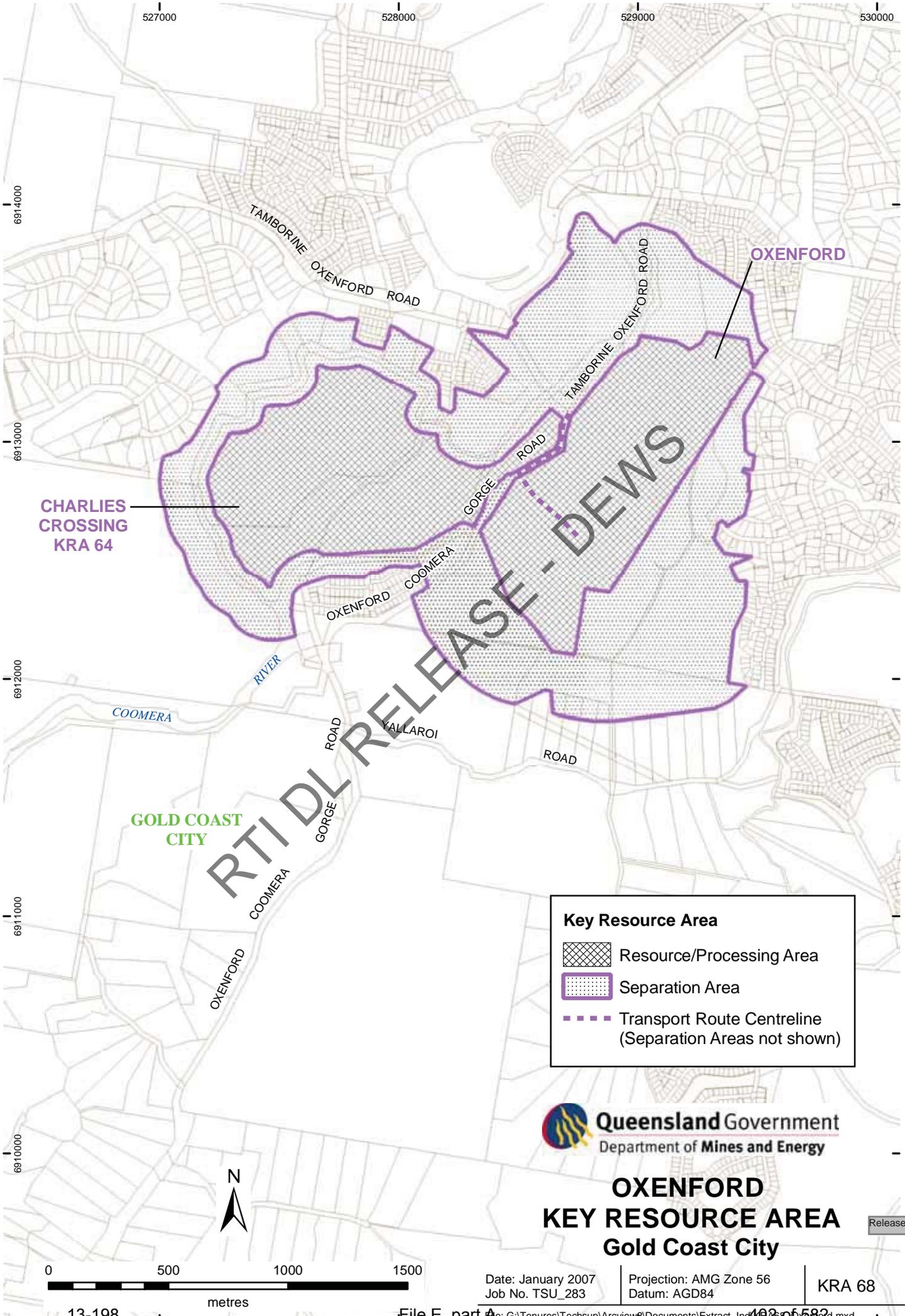
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centrelines (Separation Area not shown)



**NORTHERN DARLINGTON RANGE
KEY RESOURCE AREA
Gold Coast City**

Release

Date: January 2007 Job No. TSU_284	Projection: AMG Zone 56 Datum: AGD84	KRA 67
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**CHARLIES CROSSING
KRA 64**

OXENFORD

GOLD COAST CITY

RTI/DL RELEASE - DEVS

Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Areas not shown)

 **Queensland Government**
Department of **Mines and Energy**

**OXENFORD
KEY RESOURCE AREA
Gold Coast City**

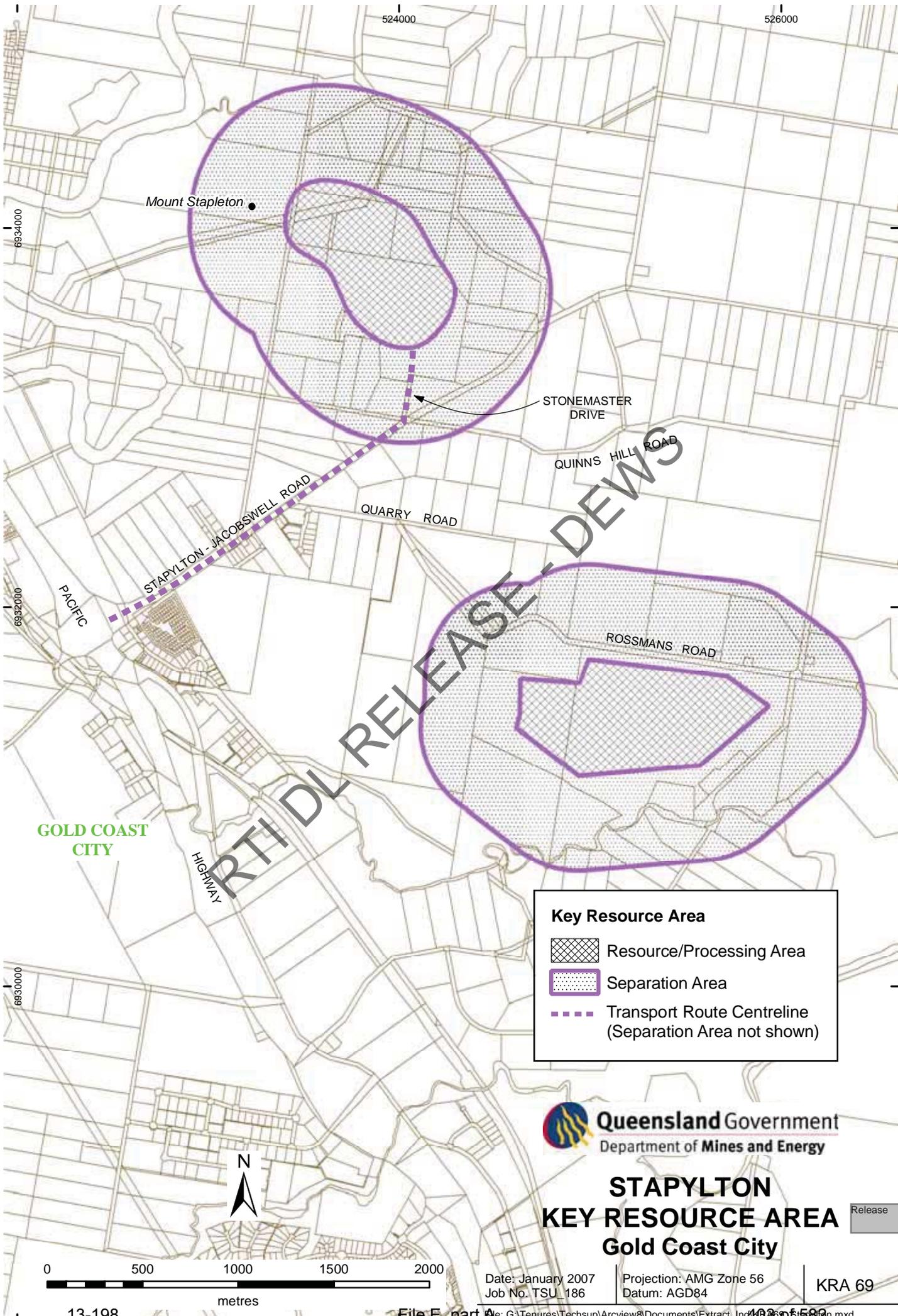
Release



Date: January 2007
Job No. TSU_283

Projection: AMG Zone 56
Datum: AGD84

KRA 68



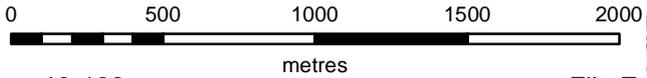
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
 Department of Mines and Energy

**STAPYLTON
 KEY RESOURCE AREA
 Gold Coast City**

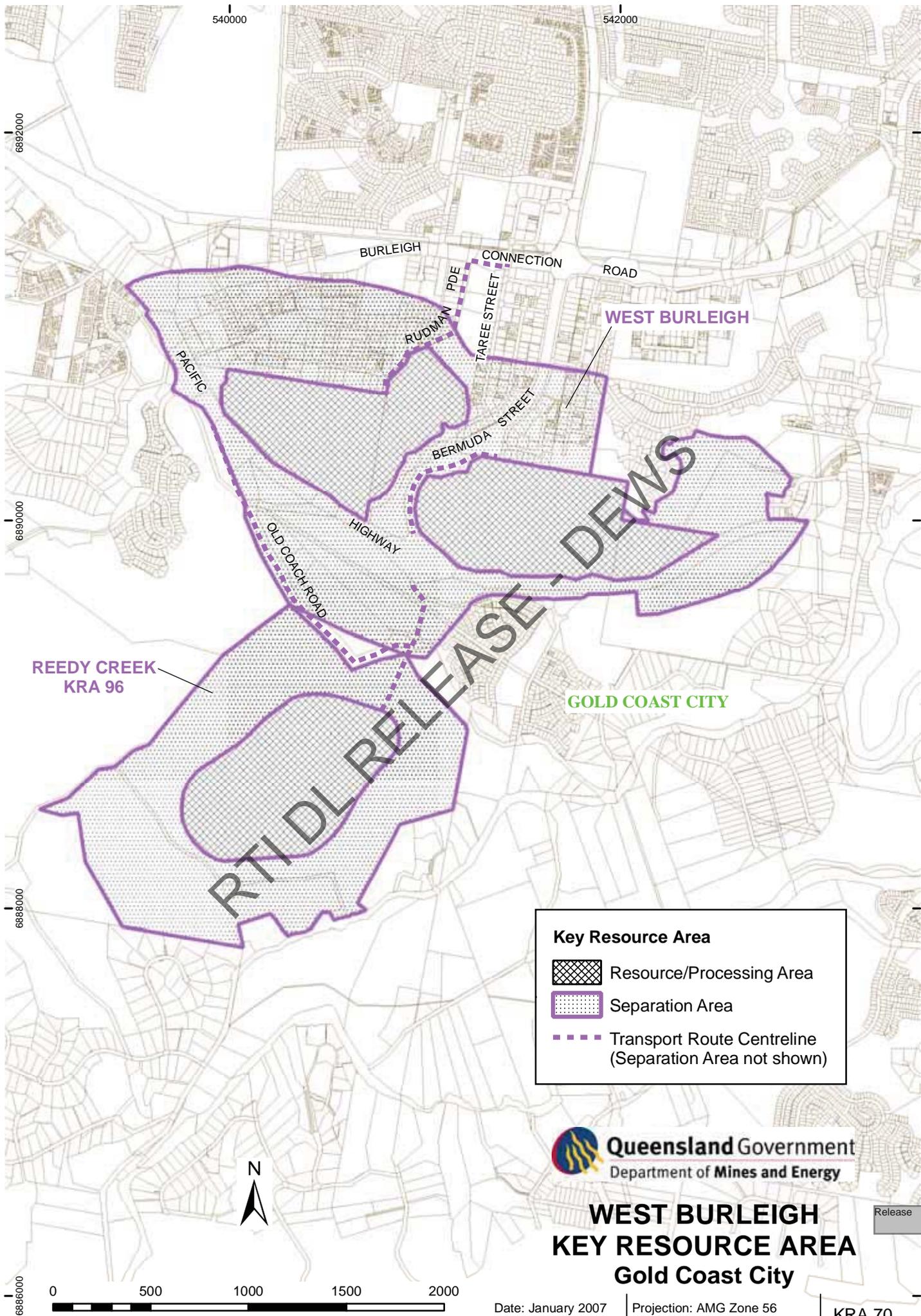
Release



Date: January 2007
 Job No. TSU 186

Projection: AMG Zone 56
 Datum: AGD84

KRA 69



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**WEST BURLEIGH
KEY RESOURCE AREA
Gold Coast City**

Release

Date: January 2007
Job No. TSU_185

Projection: AMG Zone 56
Datum: AGD84

KRA 70

BRISBANE CITY

518000

520000

522000



Queensland Government
Department of Mines and Energy

MOUNT COTTON KEY RESOURCE AREA Logan City and Redland Shire

Date: January 2007
Job No. TSU_280

Projection: AMG Zone 56
Datum: AGD84

KRA 71

File: G:\Tenures\Techsup\Arcview8\Documents\Extract_Ind\KRA71_Mtcotton.mxd

REDLAND SHIRE

RTI DL RELEASE - DEVS

Key Resource Area

- Resource/Processing Area
- Separation Area
- Transport Route Centreline (Separation Area not shown)

WEST MOUNT COTTON
KRA 72

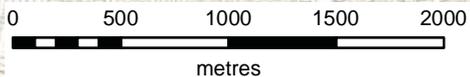
MOUNT COTTON

LOGAN CITY

6946000

6944000

6942000



WEST MOUNT COTTON KEY RESOURCE AREA

Logan City and Redland Shire

Date: January 2007
Job No. TSU_397

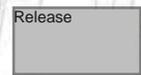
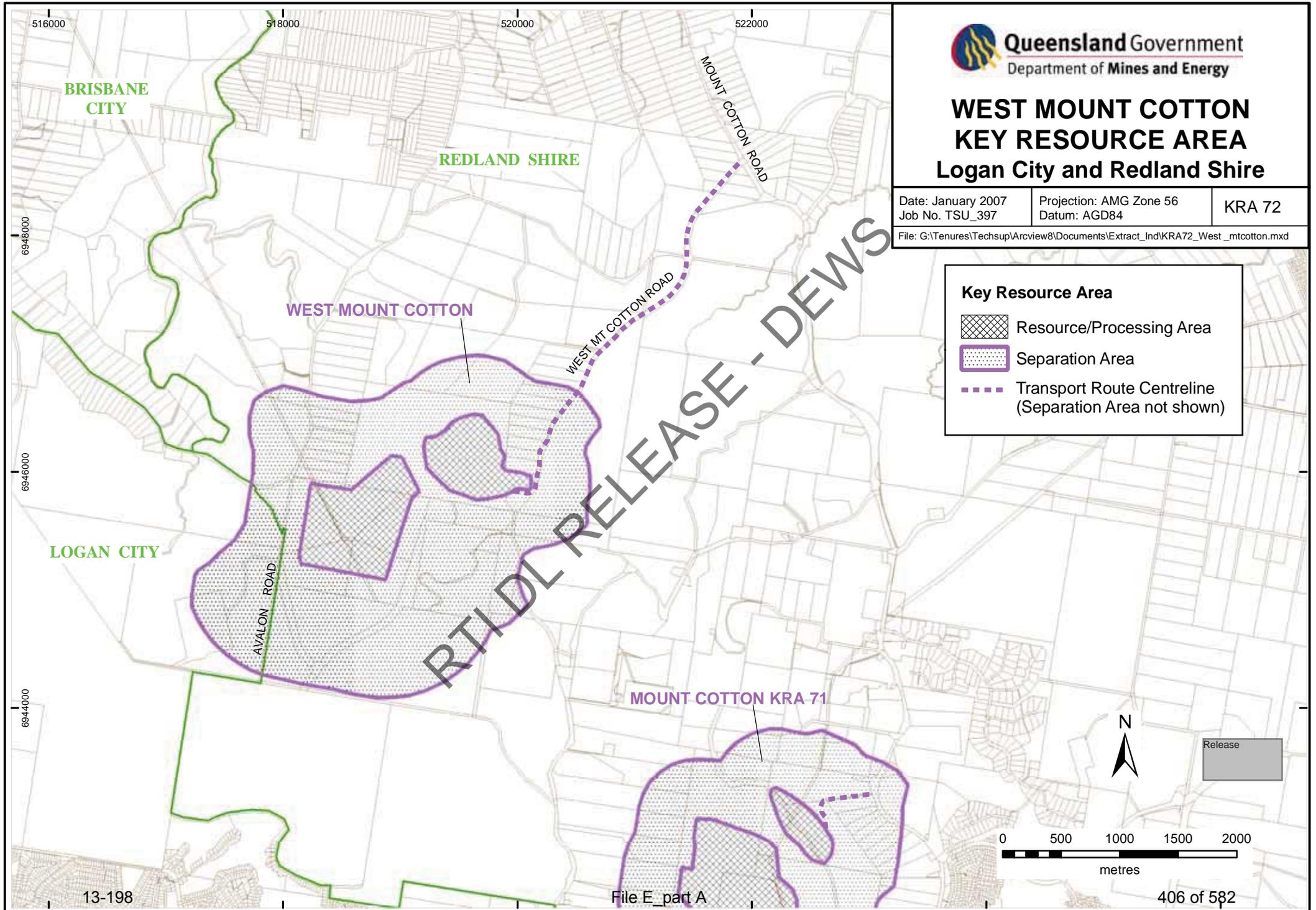
Projection: AMG Zone 56
Datum: AGD84

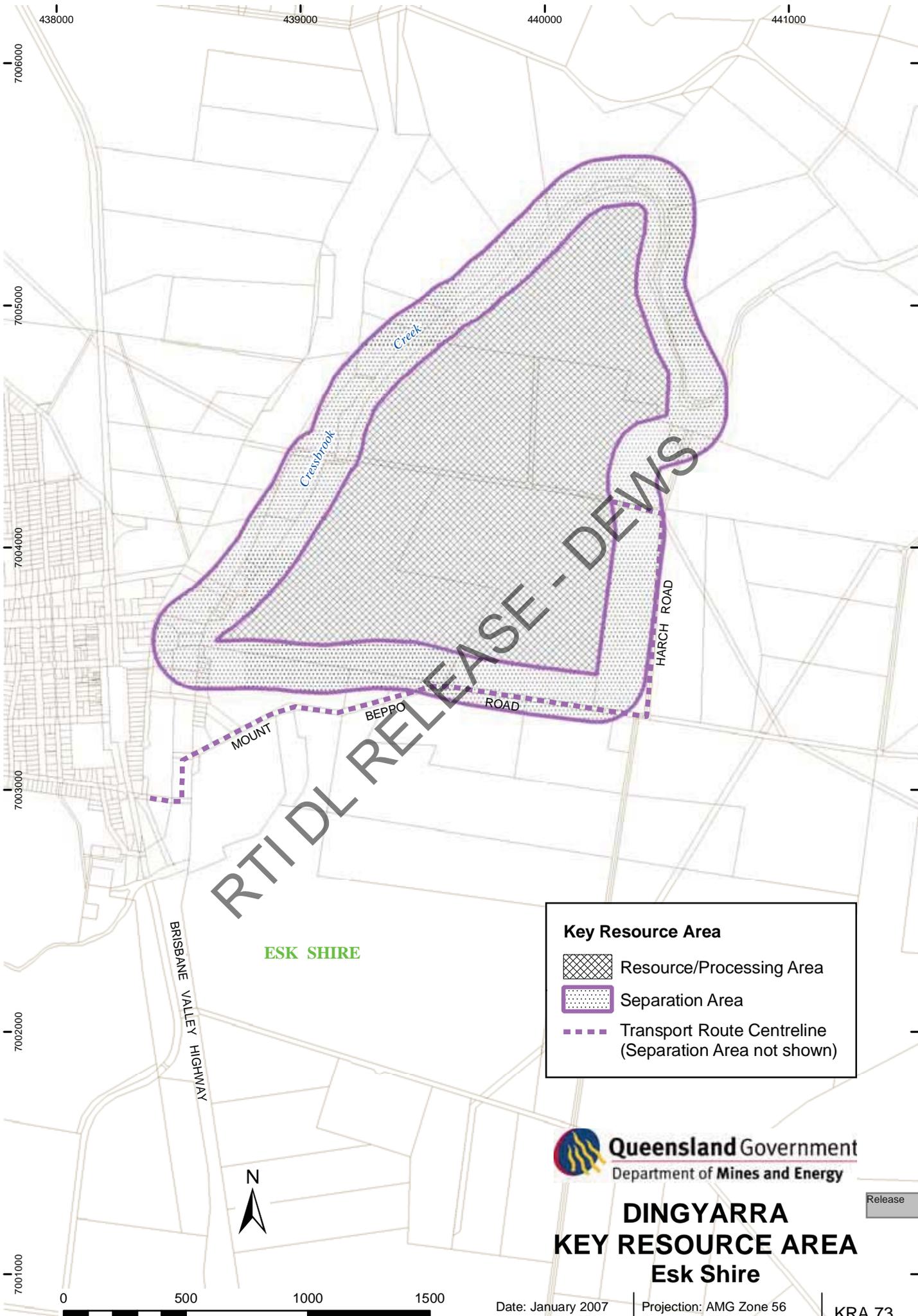
KRA 72

File: G:\Tenures\Techsup\Arcview8\Documents\Extract_Ind\KRA72_West_mtcotton.mxd

Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)





Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

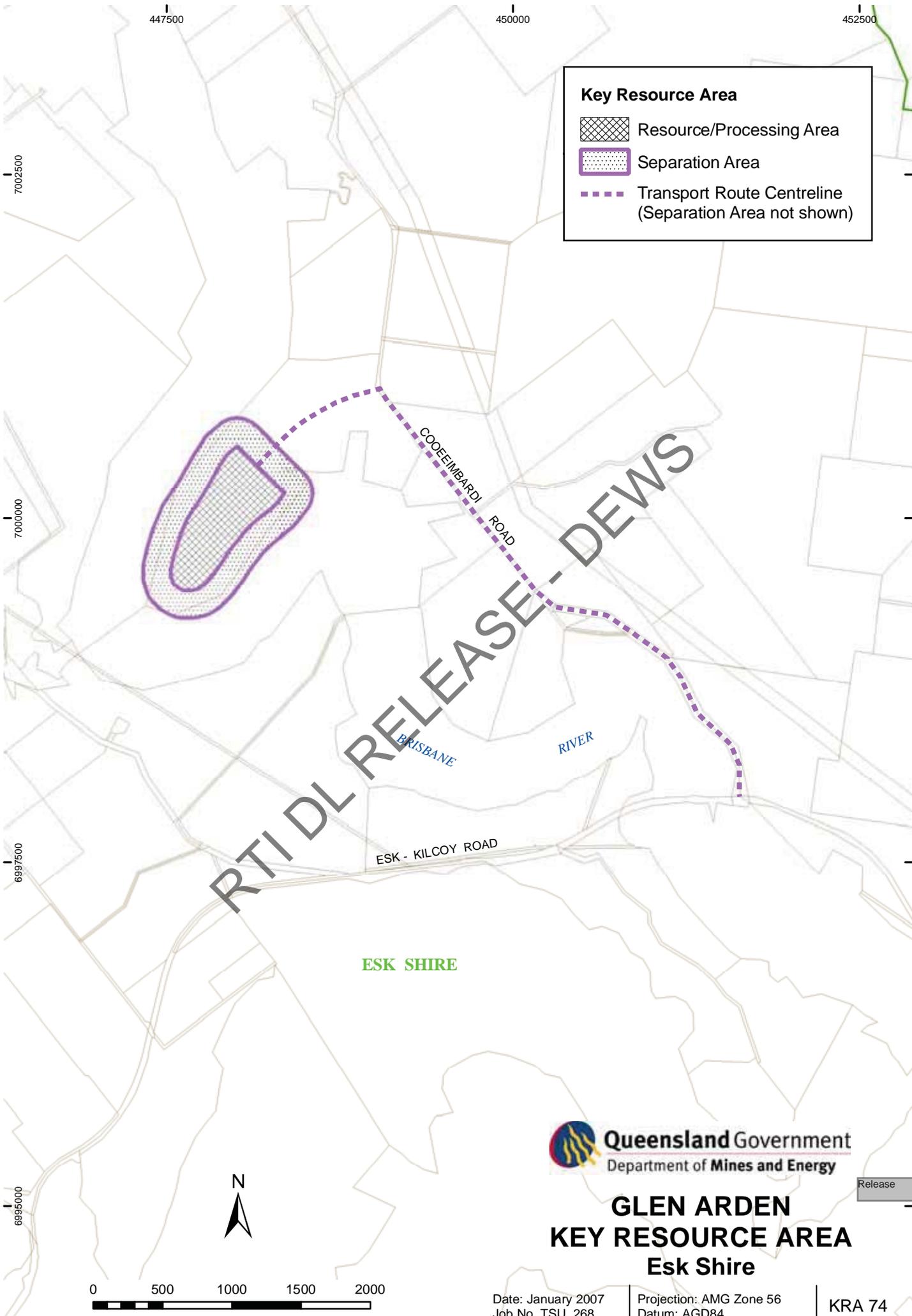
**DINGYARRA
KEY RESOURCE AREA
Esk Shire**

Release

Date: January 2007
Job No. TSU_270

Projection: AMG Zone 56
Datum: AGD84

KRA 73



Key Resource Area

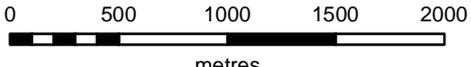
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

RTI DL RELEASE - DEWS

 **Queensland Government**
Department of Mines and Energy

**GLEN ARDEN
KEY RESOURCE AREA
Esk Shire**

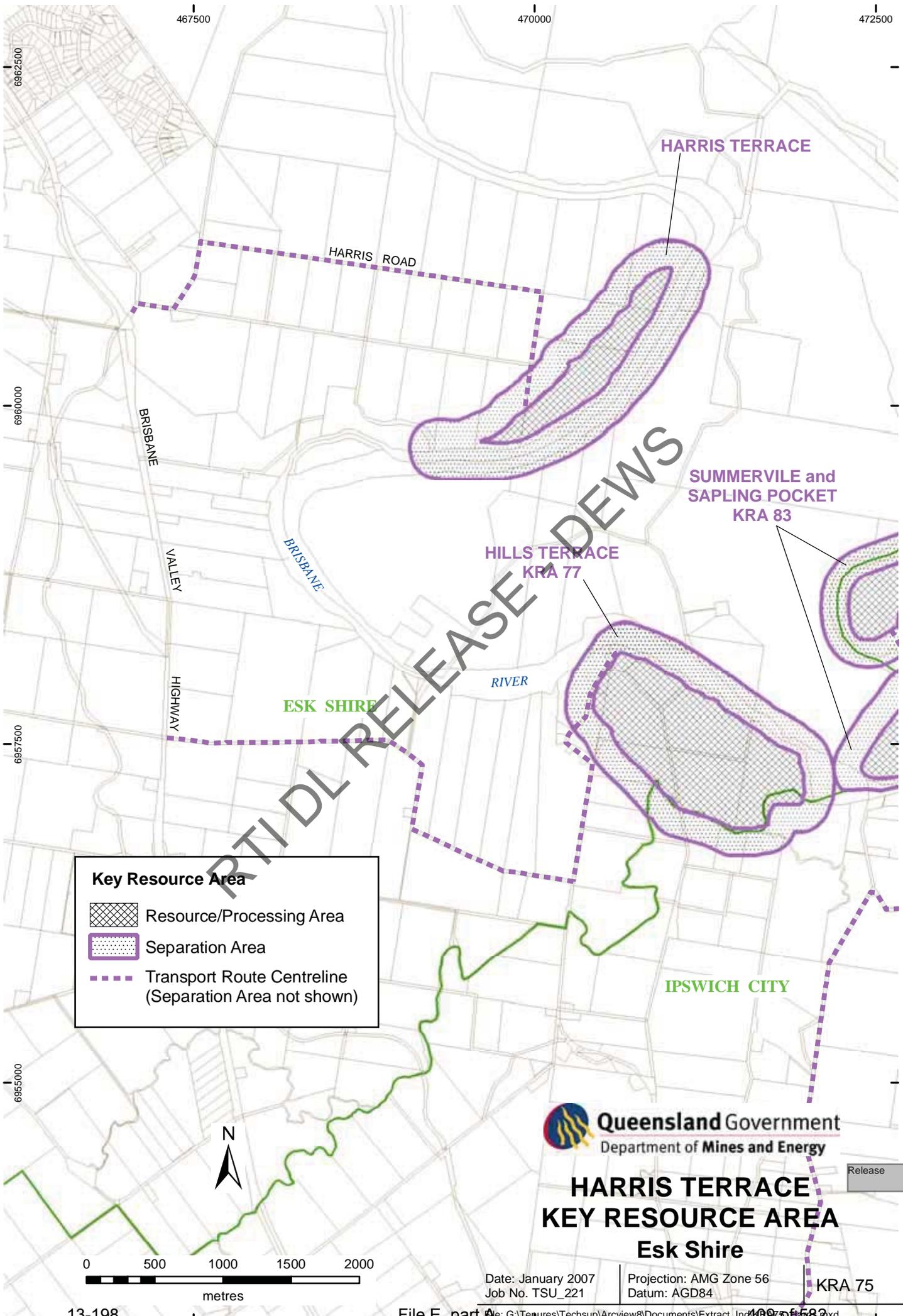
Release



Date: January 2007
Job No. TSU_268

Projection: AMG Zone 56
Datum: AGD84

KRA 74



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
 Department of Mines and Energy

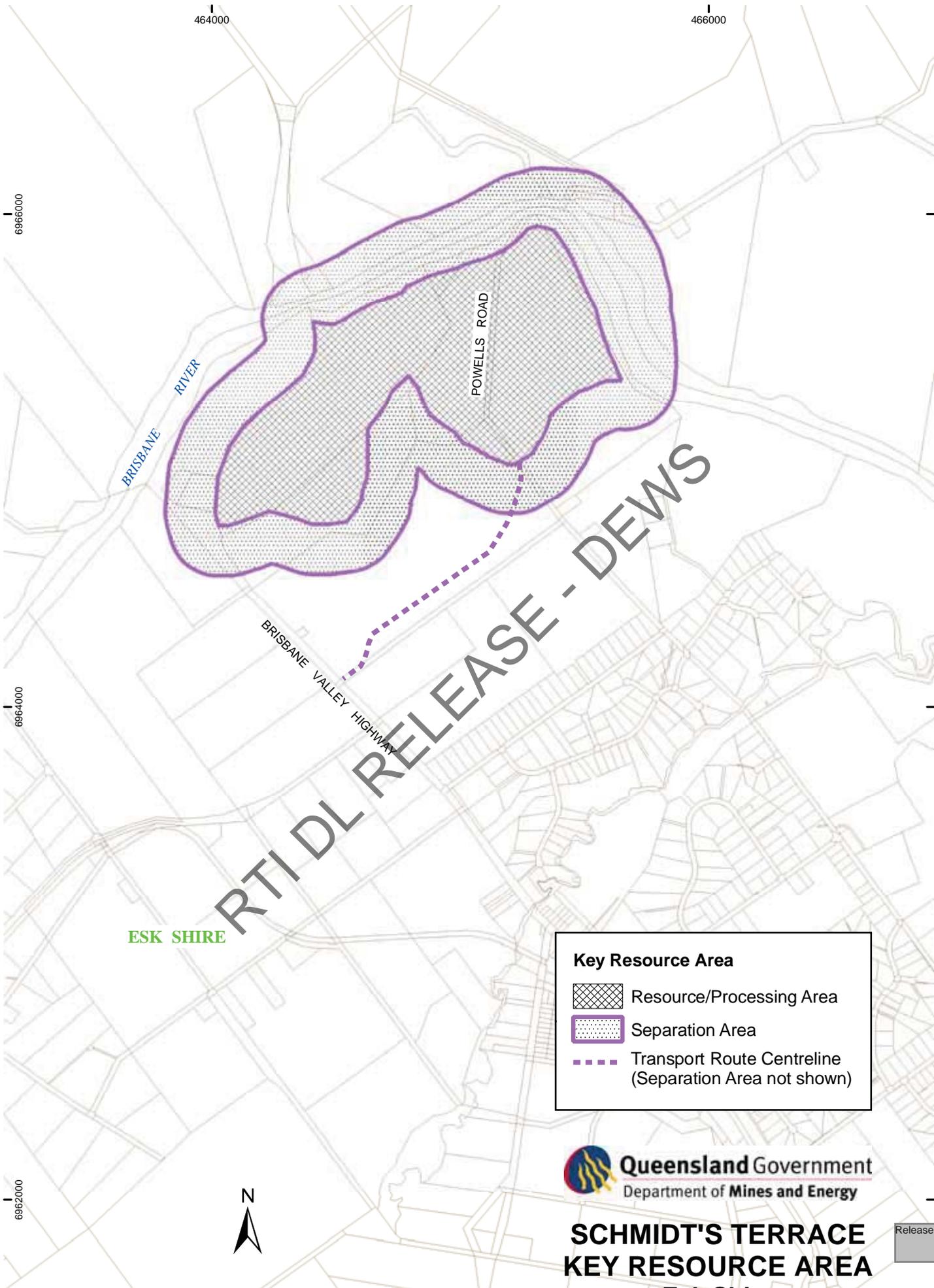
**HARRIS TERRACE
 KEY RESOURCE AREA**
 Esk Shire

Date: January 2007
 Job No. TSU_221

Projection: AMG Zone 56
 Datum: AGD84

KRA 75

Release



ESK SHIRE

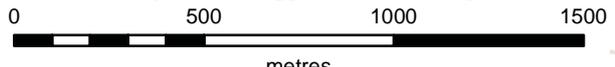
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of **Mines and Energy**

**SCHMIDT'S TERRACE
KEY RESOURCE AREA**
Esk Shire

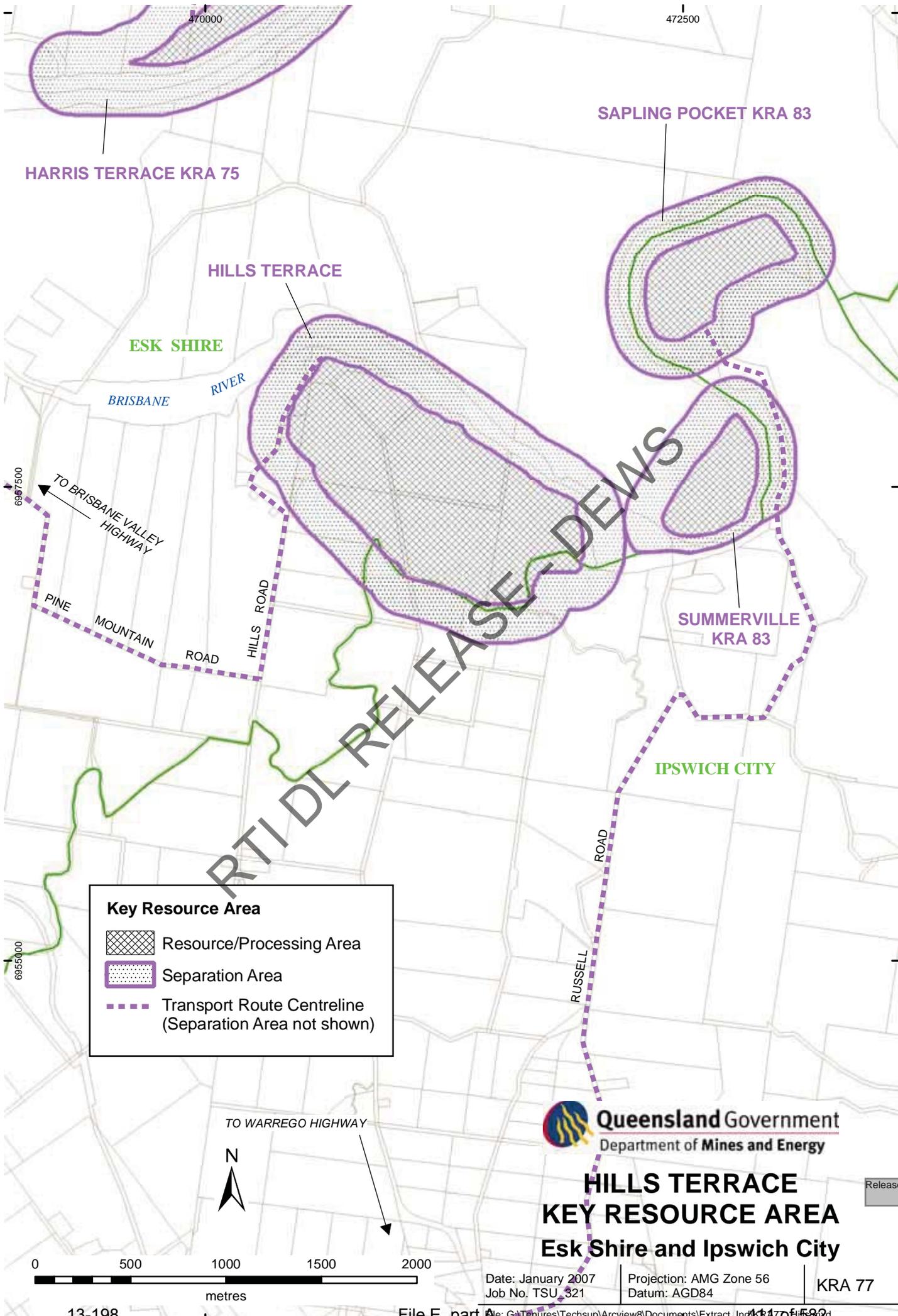
Release



Date: January 2007
Job No. TSU_225

Projection: AMG Zone 56
Datum: AGD84

KRA 76



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

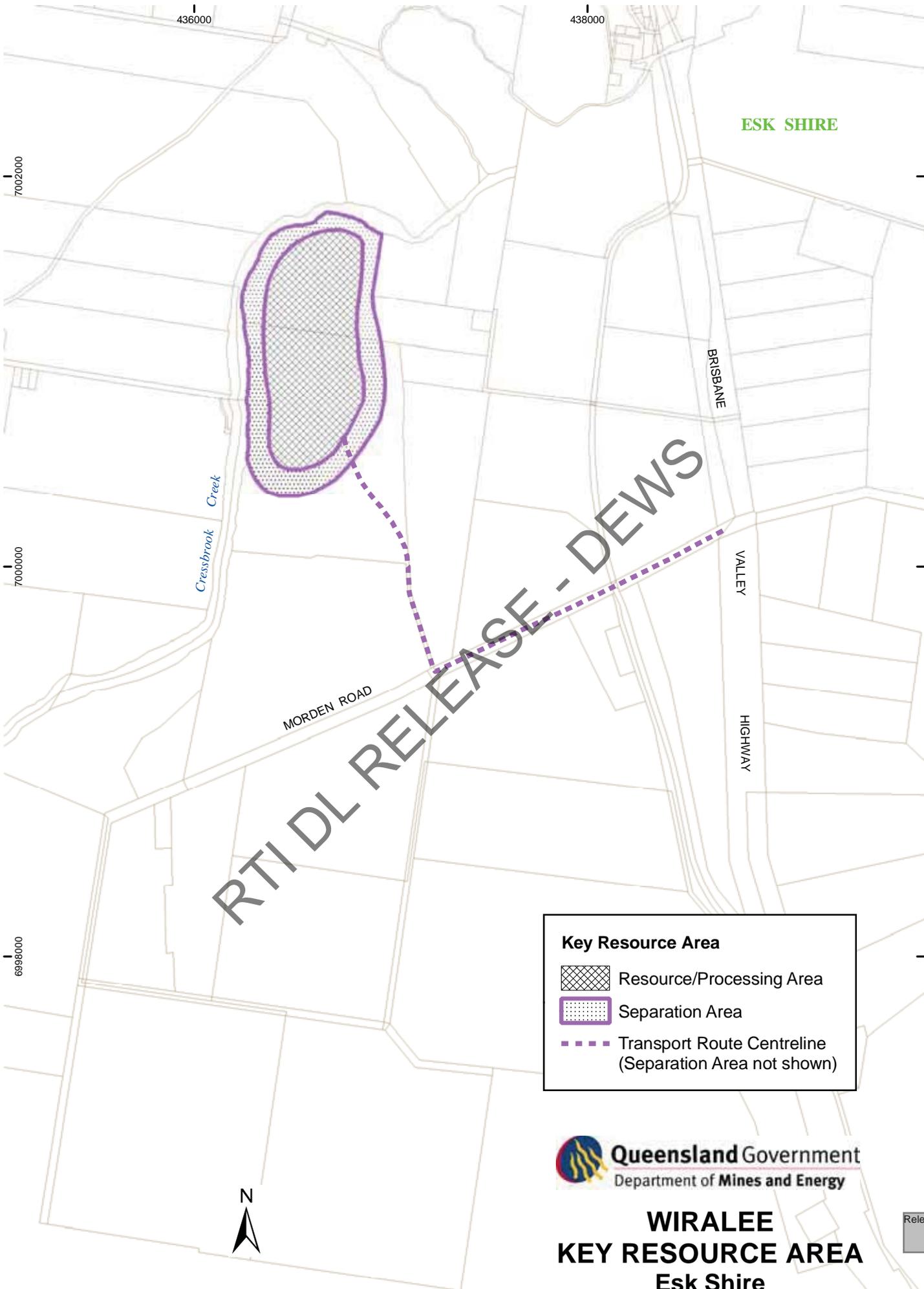


 **Queensland Government**
Department of Mines and Energy

**HILLS TERRACE
KEY RESOURCE AREA
Esk Shire and Ipswich City**

Release

Date: January 2007 Job No. TSU 321	Projection: AMG Zone 56 Datum: AGD84	KRA 77
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ESK SHIRE

RTI DL RELEASE - DEWS

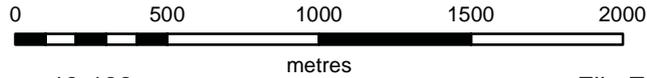
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**WIRALEE
KEY RESOURCE AREA
Esk Shire**

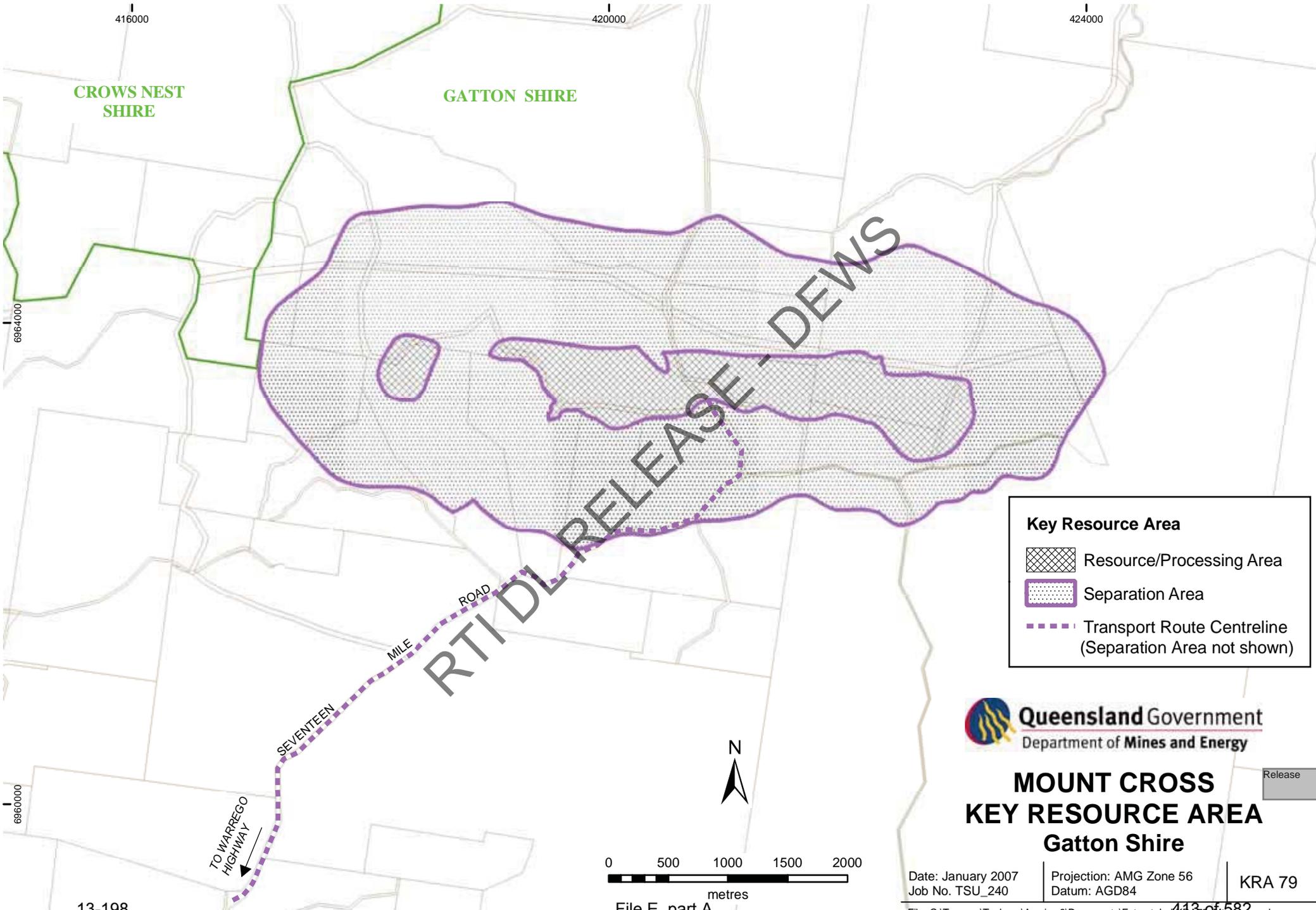
Release



Date: January 2007
Job No. TSU_219

Projection: AMG Zone 56
Datum: AGD84

KRA 78



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

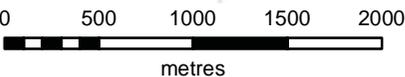
**MOUNT CROSS
KEY RESOURCE AREA
Gattton Shire**

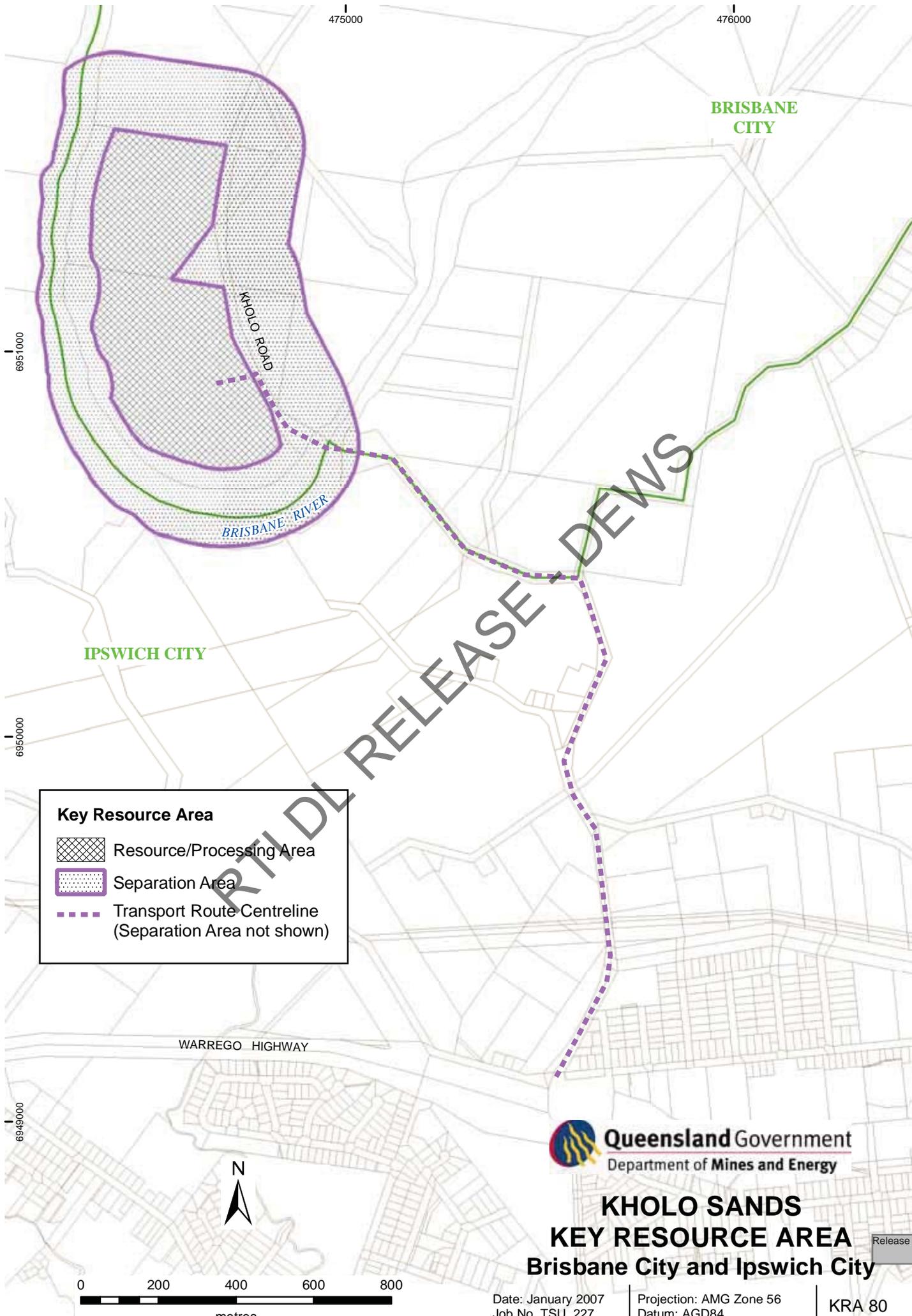
Release

Date: January 2007
Job No. TSU_240

Projection: AMG Zone 56
Datum: AGD84

KRA 79





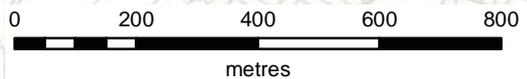
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
 Department of Mines and Energy

**KHOLO SANDS
 KEY RESOURCE AREA
 Brisbane City and Ipswich City**

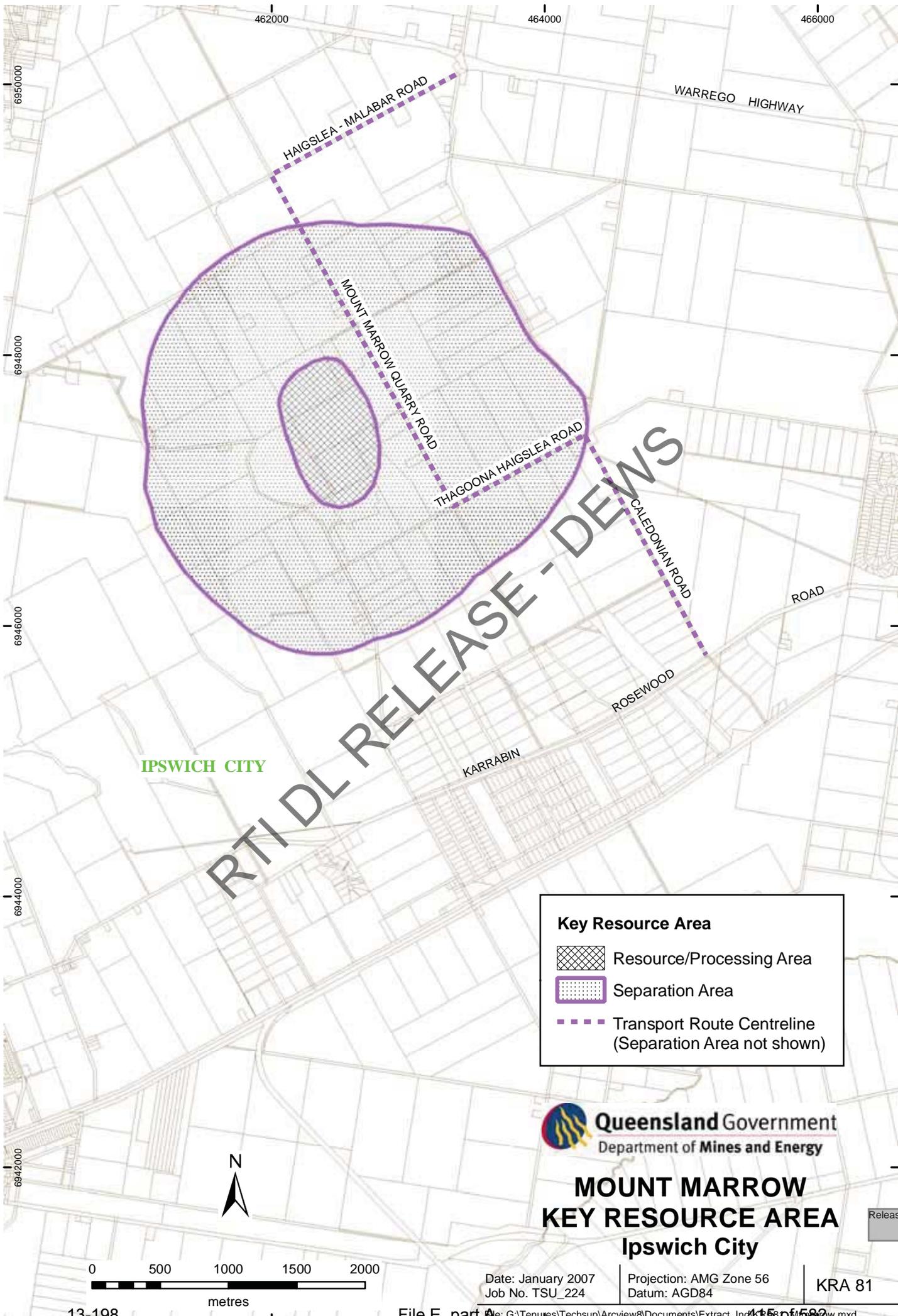
Release



Date: January 2007
 Job No. TSU_227

Projection: AMG Zone 56
 Datum: AGD84

KRA 80



IPSWICH CITY

RTI DL RELEASE - DEVS

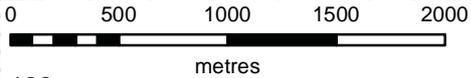
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**MOUNT MARROW
KEY RESOURCE AREA**
Ipswich City

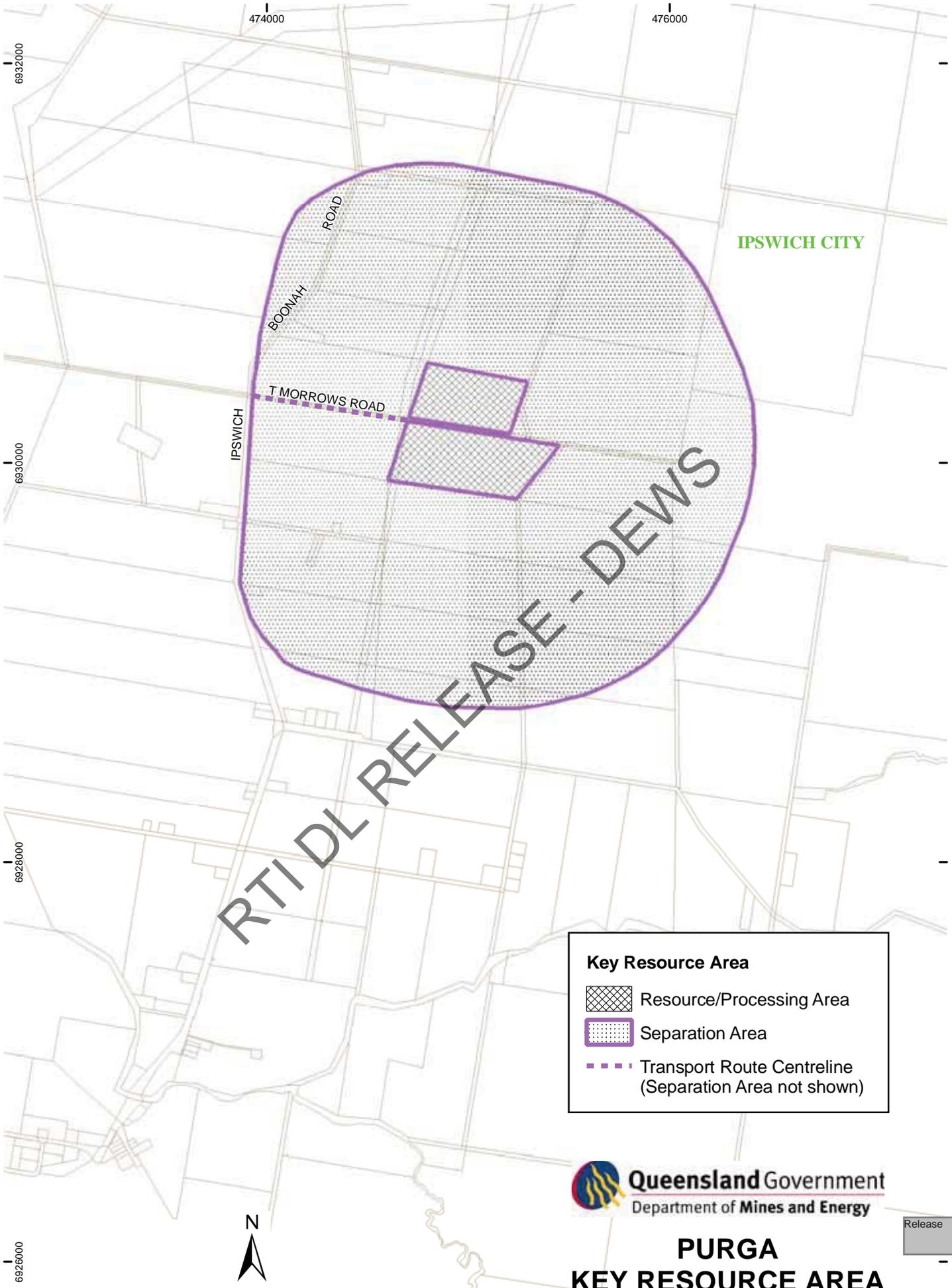
Release



Date: January 2007
Job No. TSU_224

Projection: AMG Zone 56
Datum: AGD84

KRA 81



IPSWICH CITY

RTI DL RELEASE - DEVS

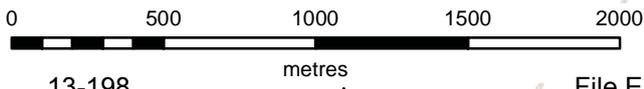
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

Release

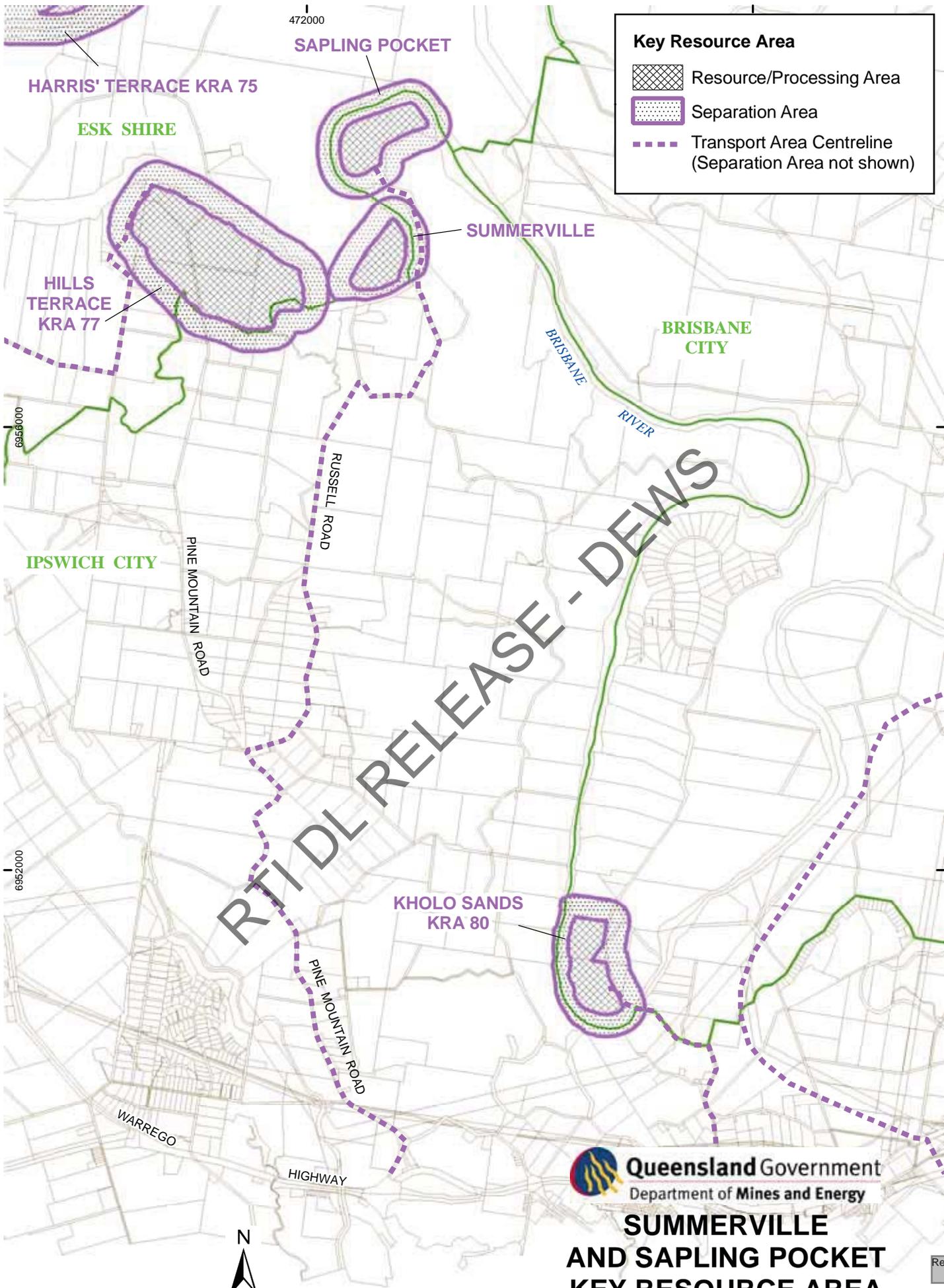
PURGA
KEY RESOURCE AREA
Ipswich City



Date: January 2007
Job No. TSU_184

Projection: AMG Zone 56
Datum: AGD84

KRA 82



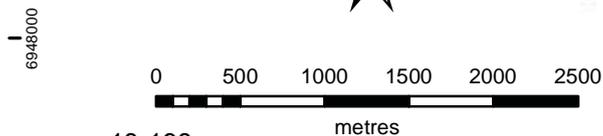
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Area Centreline (Separation Area not shown)

 **Queensland Government**
 Department of Mines and Energy

**SUMMERVILLE
 AND SAPLING POCKET
 KEY RESOURCE AREA
 Esk Shire and Ipswich City**

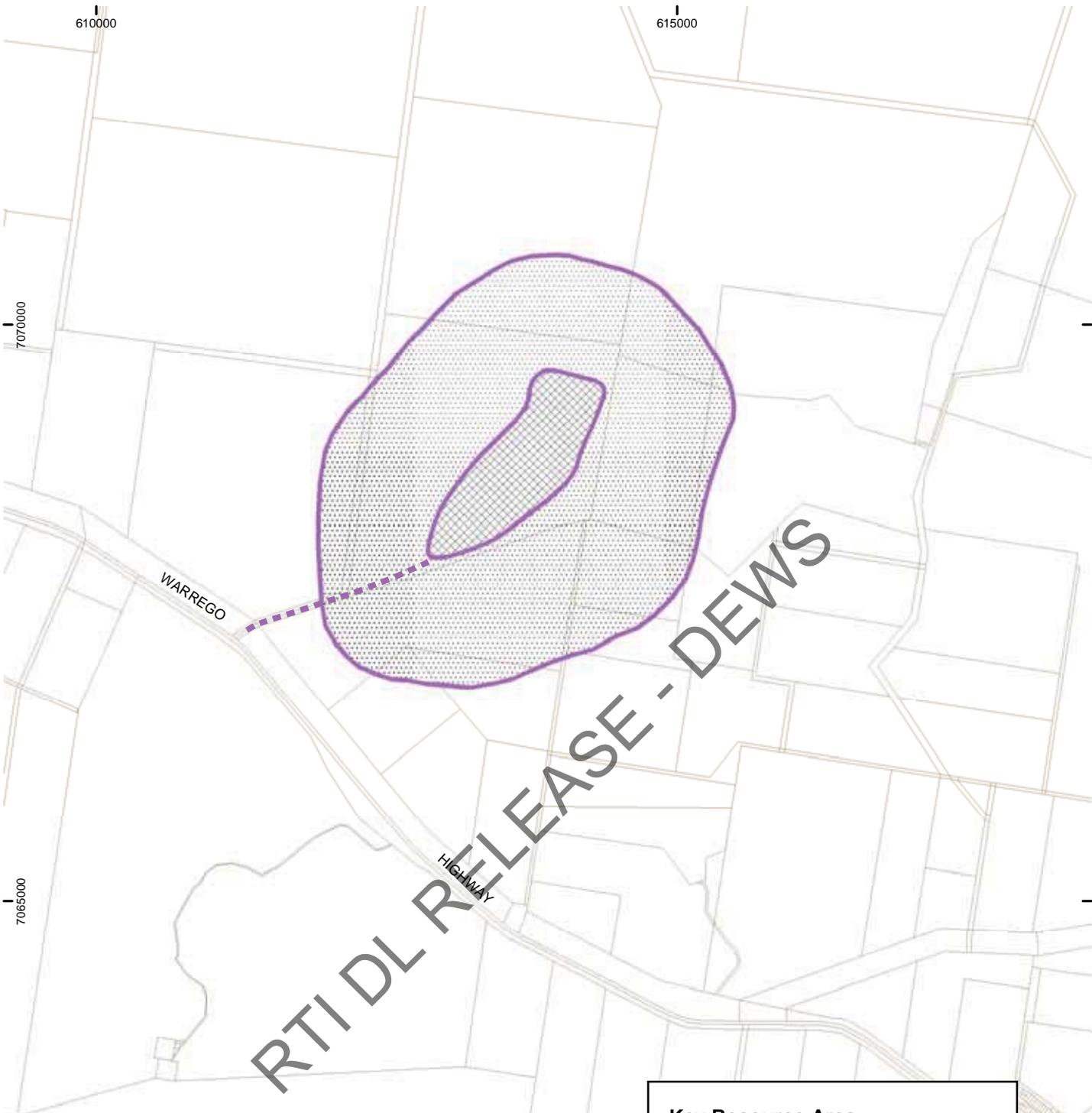
Release



Date: January 2007
 Job No. TSU_282

Projection: AMG Zone 56
 Datum: AGD84

KRA 83



BOORINGA SHIRE

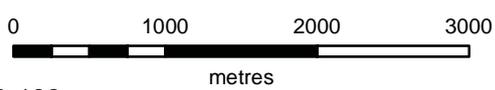
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**MARBANGO
KEY RESOURCE AREA
Booringa Shire**

Release



Date: January 2007
Job No. TSU_190

Projection: AMG Zone 55
Datum: AGD84

KRA 84



RTI/DL RELEASE - DEWS

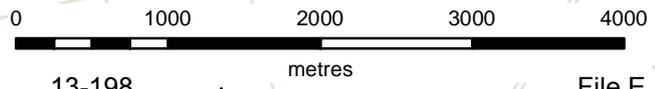
BUNGIL SHIRE

Key Resource Area	
	Resource/Processing Area
	Separation Area
	Transport Route Centreline (Separation Area not shown)

Queensland Government
Department of Mines and Energy

**WARRLIAN
KEY RESOURCE AREA
Bungil Shire**

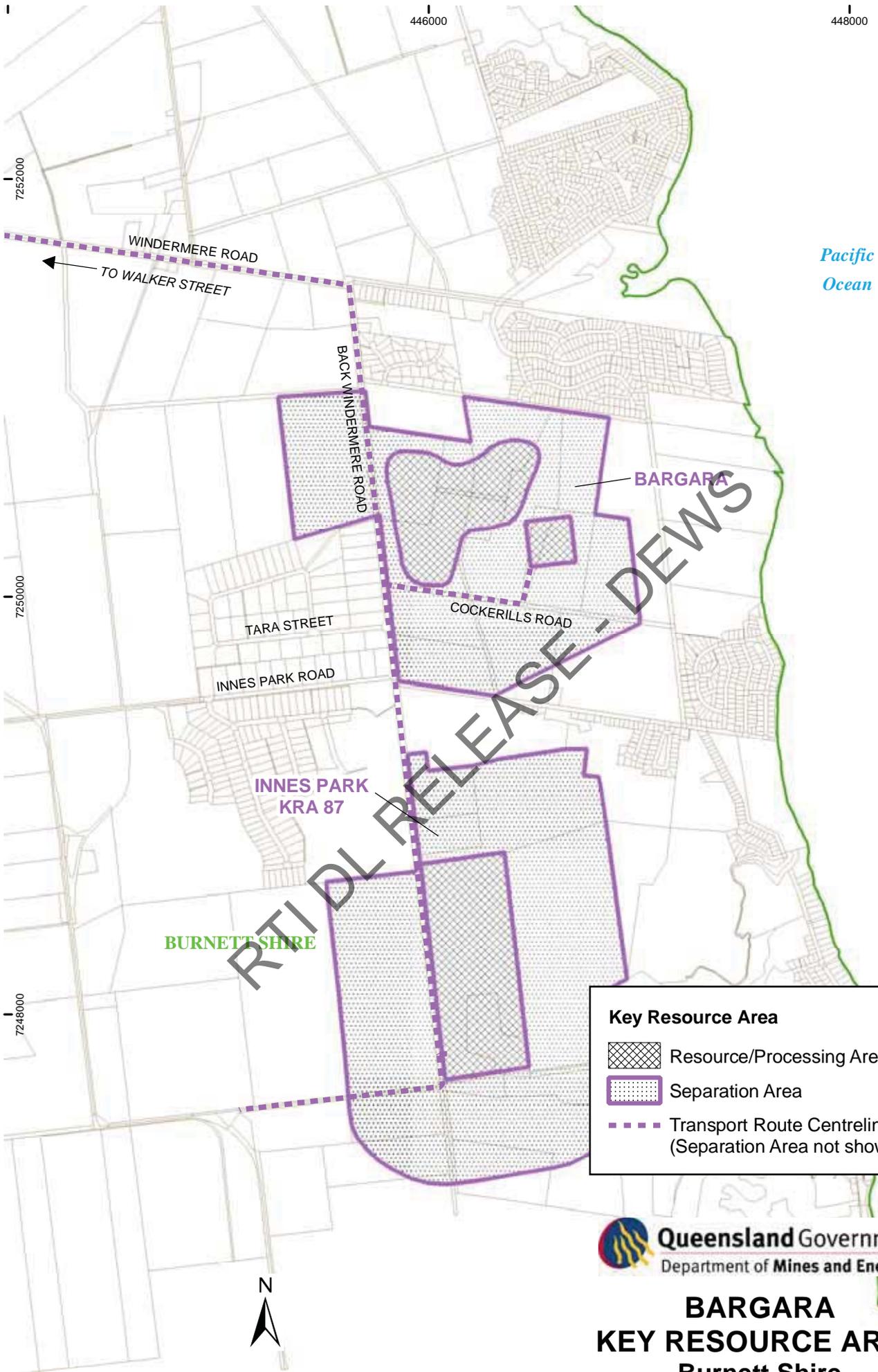
Release



Date: January 2006
Job No. TSU_175

Projection: AMG Zone 55
Datum: AGD84

KRA 85



Pacific Ocean

RTI/DL RELEASE - DEWS

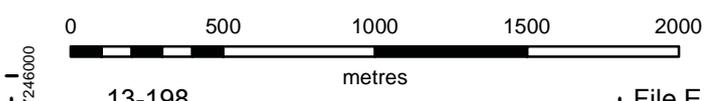
Key Resource Area

- Resource/Processing Area
- Separation Area
- Transport Route Centreline (Separation Area not shown)

Queensland Government
Department of Mines and Energy

Release

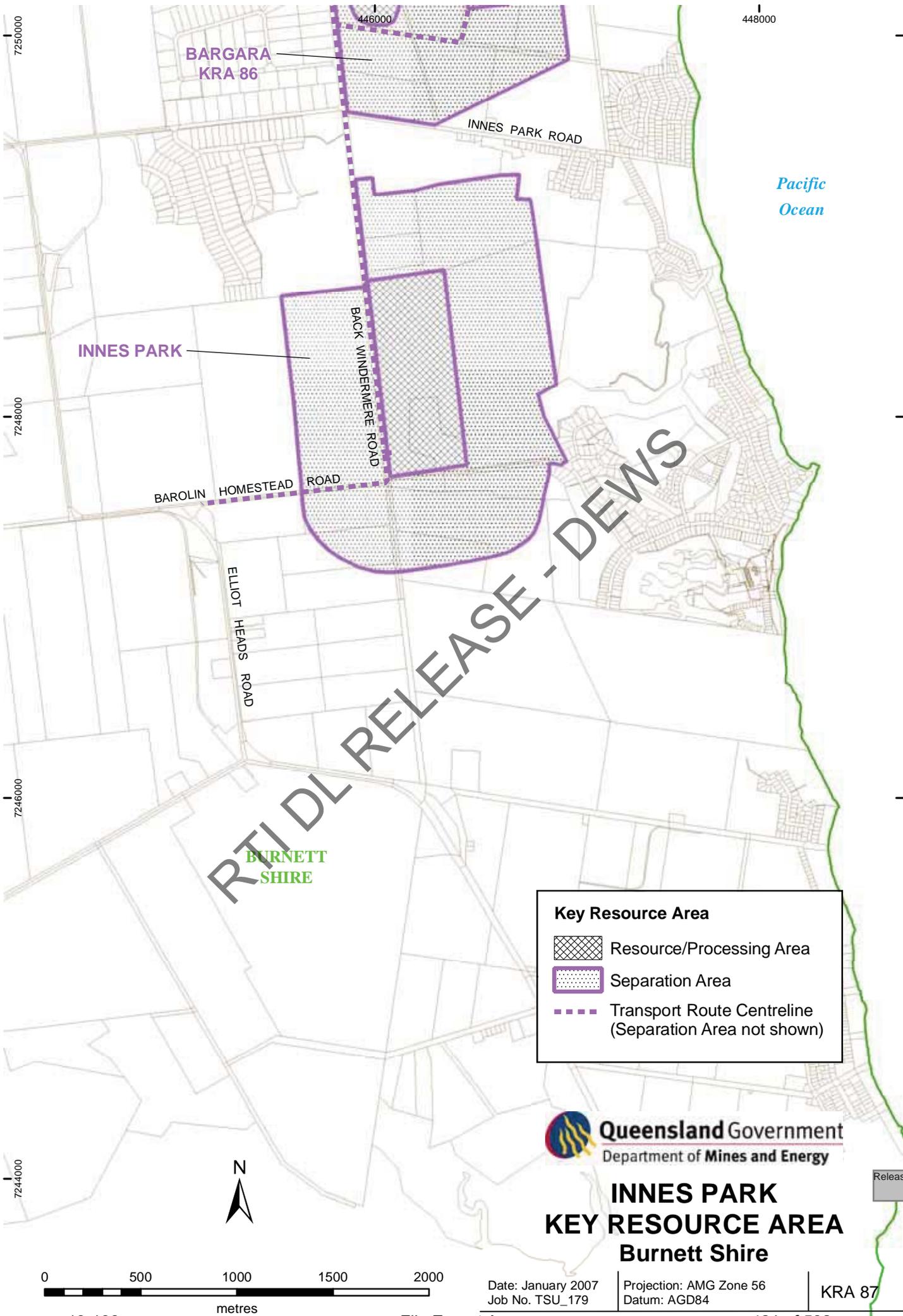
**BARGARA
KEY RESOURCE AREA
Burnett Shire**



Date: January 2007
Job No. TSU_174

Projection: AMG Zone 56
Datum: AGD84

KRA 86



BARGARA
KRA 86

INNES PARK

BURNETT
SHIRE

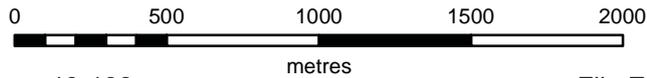
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**INNES PARK
KEY RESOURCE AREA
Burnett Shire**

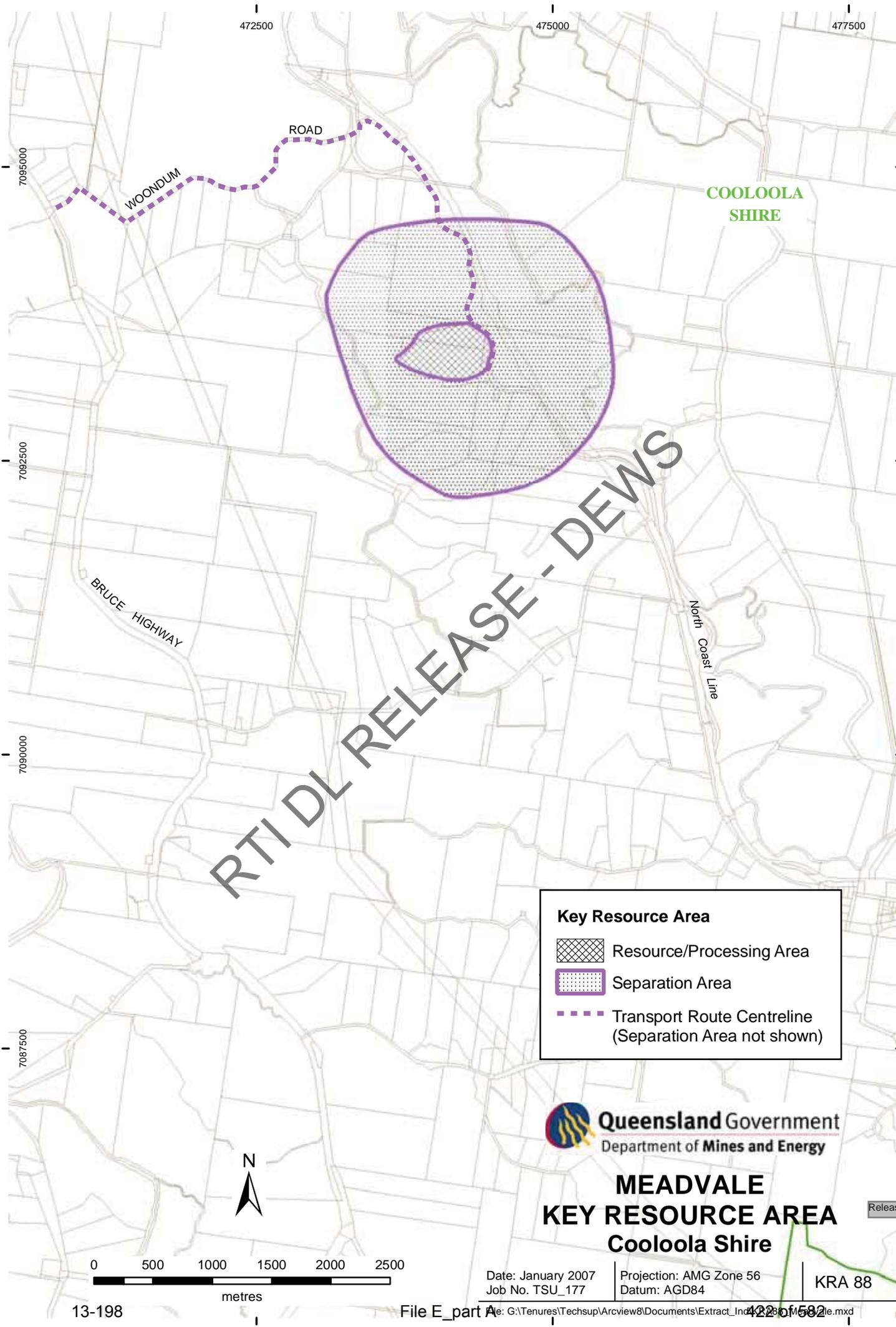
Release



Date: January 2007
Job No. TSU_179

Projection: AMG Zone 56
Datum: AGD84

KRA 87



RTI DL RELEASE - DEWS

COOLOOLA SHIRE

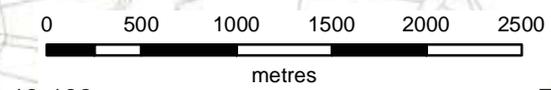
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**MEADVALE
KEY RESOURCE AREA
Cooloola Shire**

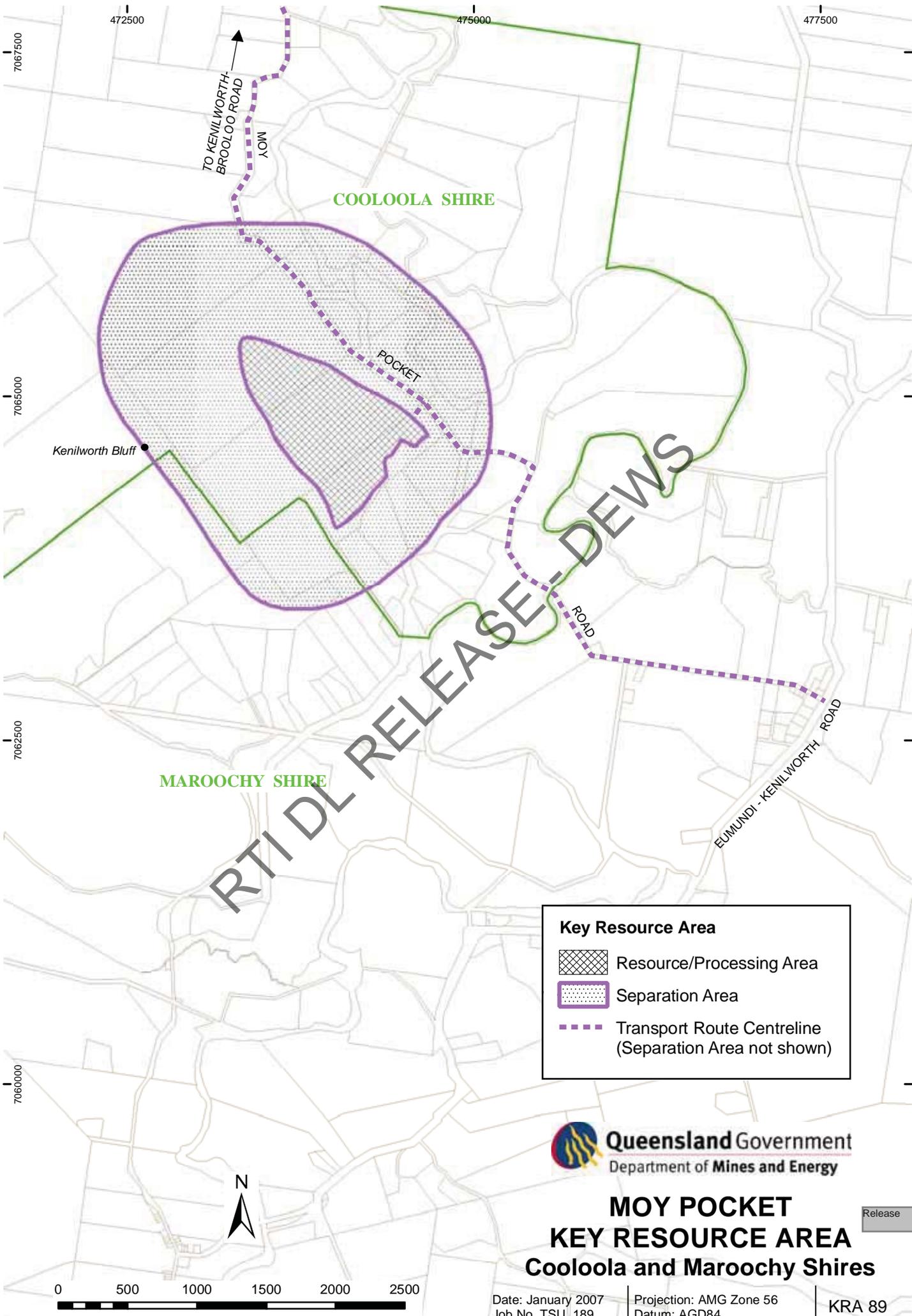
Release



Date: January 2007
Job No. TSU_177

Projection: AMG Zone 56
Datum: AGD84

KRA 88



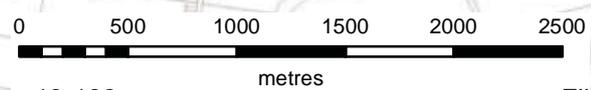
RTI DL RELEASE - DEVS

Key Resource Area	
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	Separation Area
	Transport Route Centreline (Separation Area not shown)

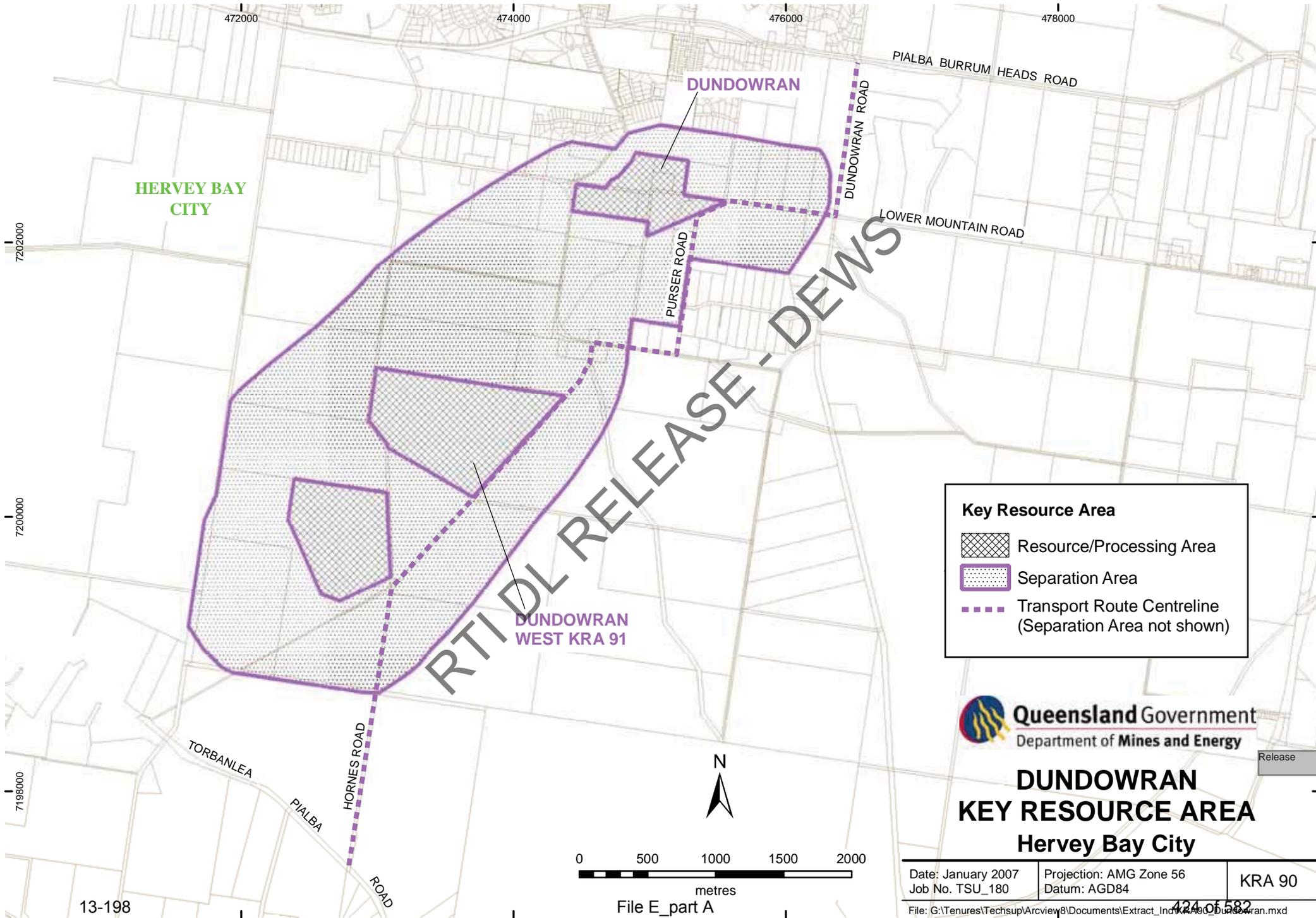
 **Queensland Government**
Department of Mines and Energy

**MOY POCKET
KEY RESOURCE AREA
Cooloola and Maroochy Shires**

Release



Date: January 2007 Job No. TSU_189	Projection: AMG Zone 56 Datum: AGD84	KRA 89
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HERVEY BAY CITY

DUNDOWRAN

DUNDOWRAN WEST KRA 91

Key Resource Area

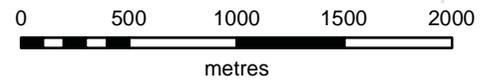
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-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

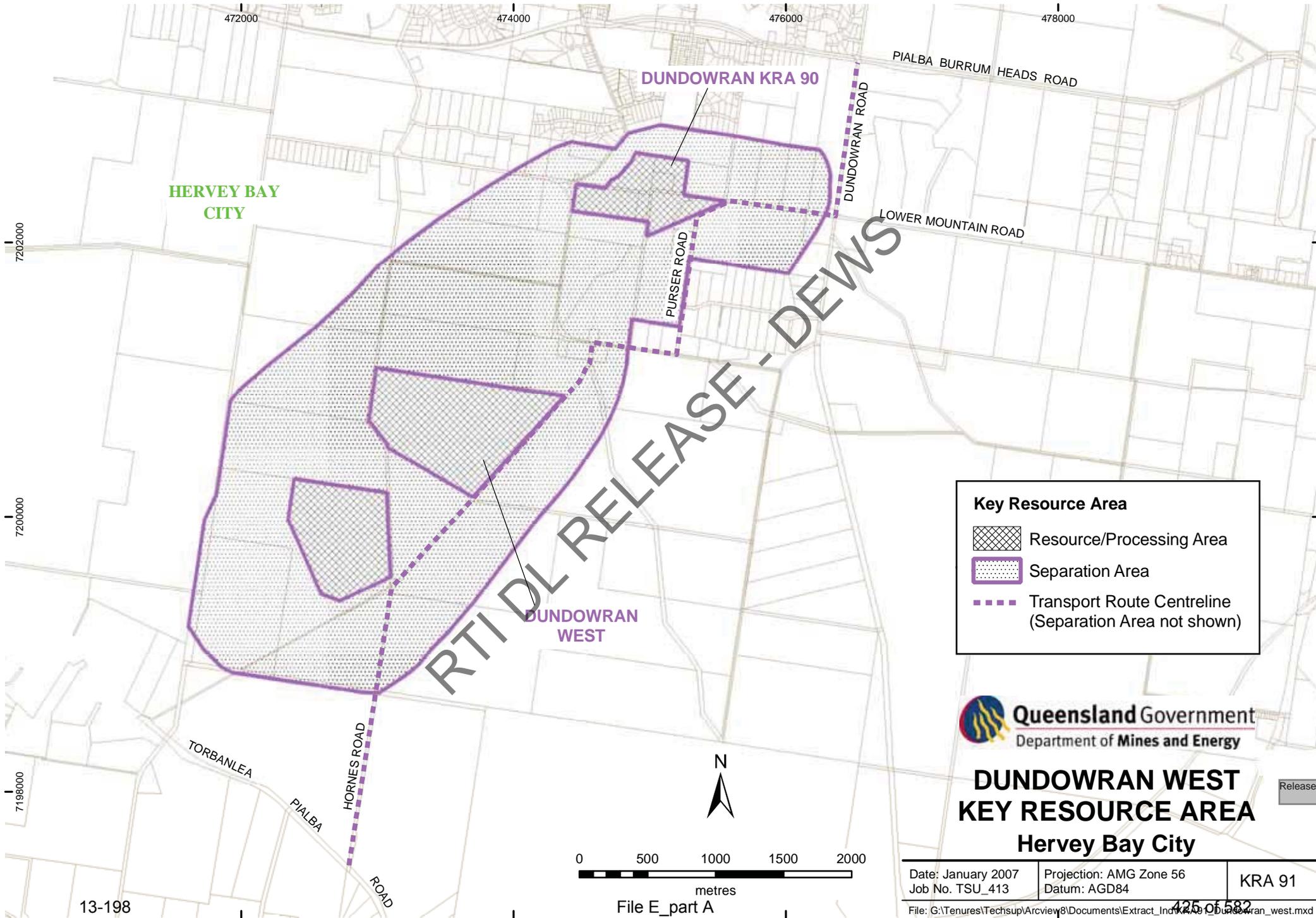
 **Queensland Government**
Department of Mines and Energy

**DUNDOWRAN
KEY RESOURCE AREA
Hervey Bay City**

Release

Date: January 2007	Projection: AMG Zone 56	KRA 90
Job No. TSU_180	Datum: AGD84	





HERVEY BAY CITY

DUNDOWRAN KRA 90

DUNDOWRAN WEST

RTI DL RELEASE - DEVS

Key Resource Area

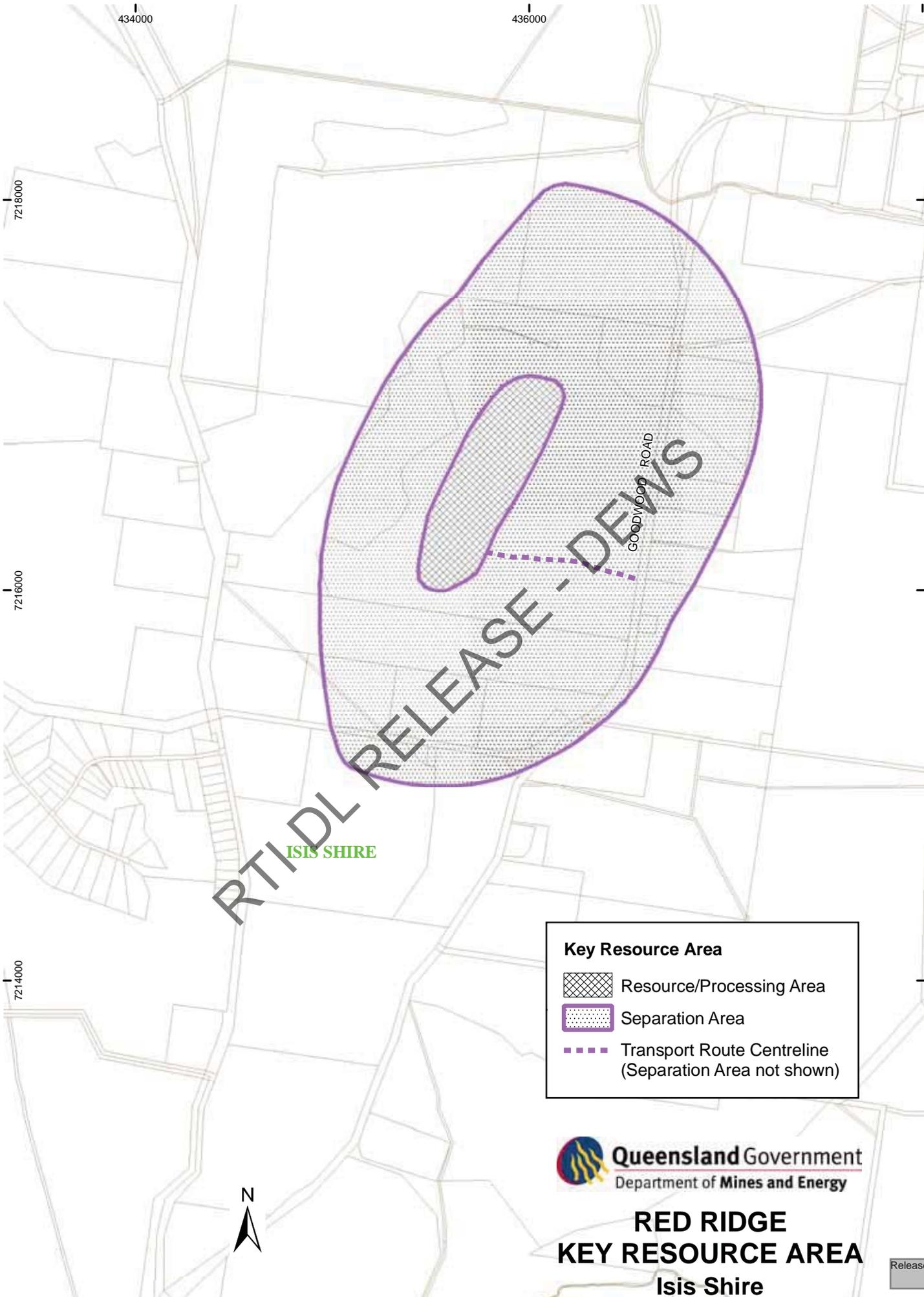
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**DUNDOWRAN WEST
KEY RESOURCE AREA
Hervey Bay City**

Release

Date: January 2007 Job No. TSU_413	Projection: AMG Zone 56 Datum: AGD84	KRA 91
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RTIDL RELEASE - DEVS

ISIS SHIRE

GOODWOOD ROAD

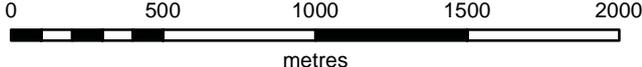
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



**RED RIDGE
KEY RESOURCE AREA
Isis Shire**

Release



Date: January 2007
Job No. TSU_176

Projection: AMG Zone 56
Datum: AGD84

KRA 92



RTI DL RELEASE - DEVS

Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)



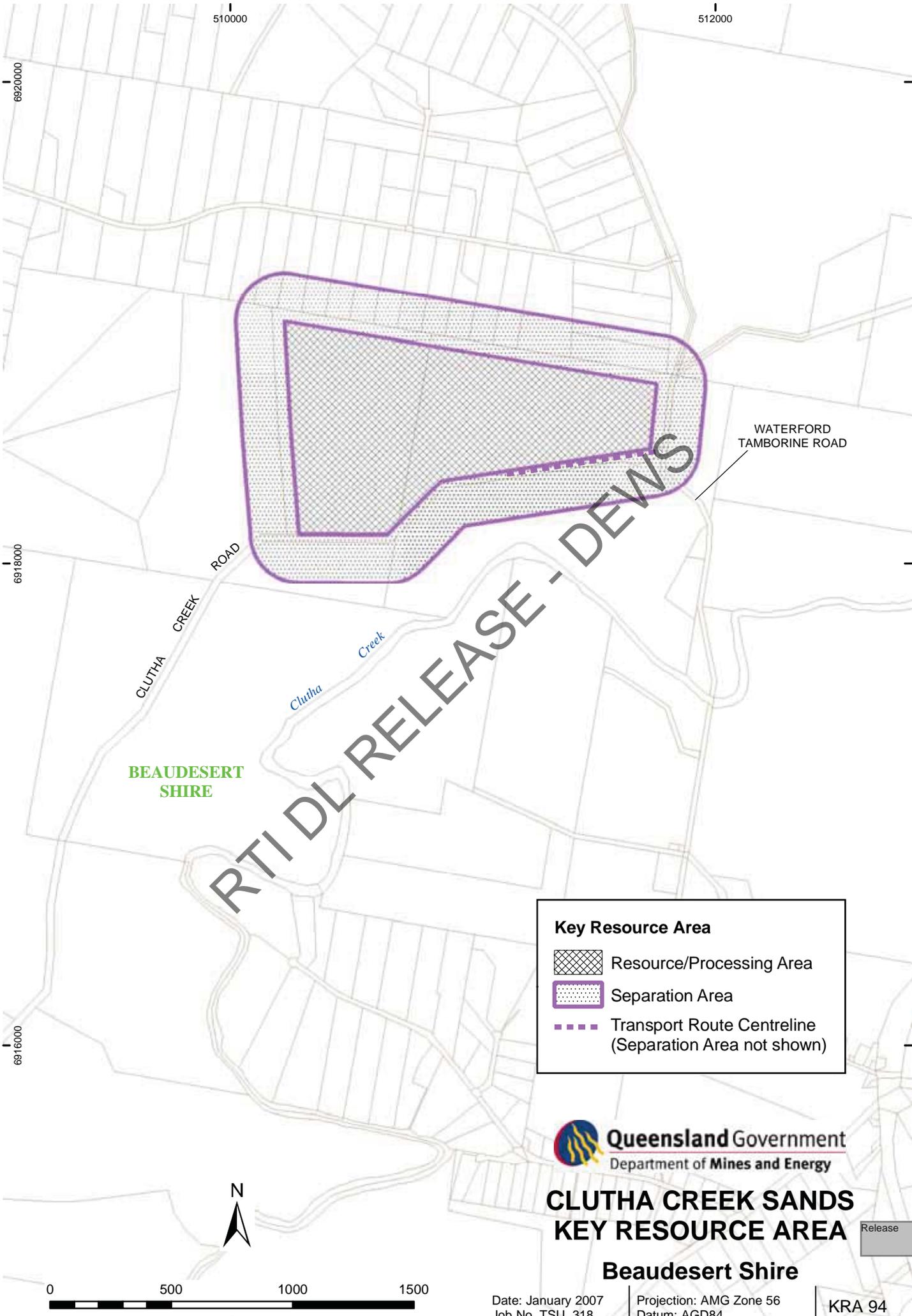
**HODGLEIGH
KEY RESOURCE AREA
Nanango Shire**

Release

Date: January 2007
Job No. TSU_281

Projection: AMG Zone 56
Datum: AGD84

KRA 93



BEAUDESERT SHIRE

RTI DL RELEASE - DEVS

Key Resource Area

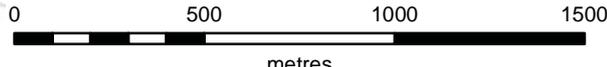
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**CLUTHA CREEK SANDS
KEY RESOURCE AREA**

Beaudesert Shire

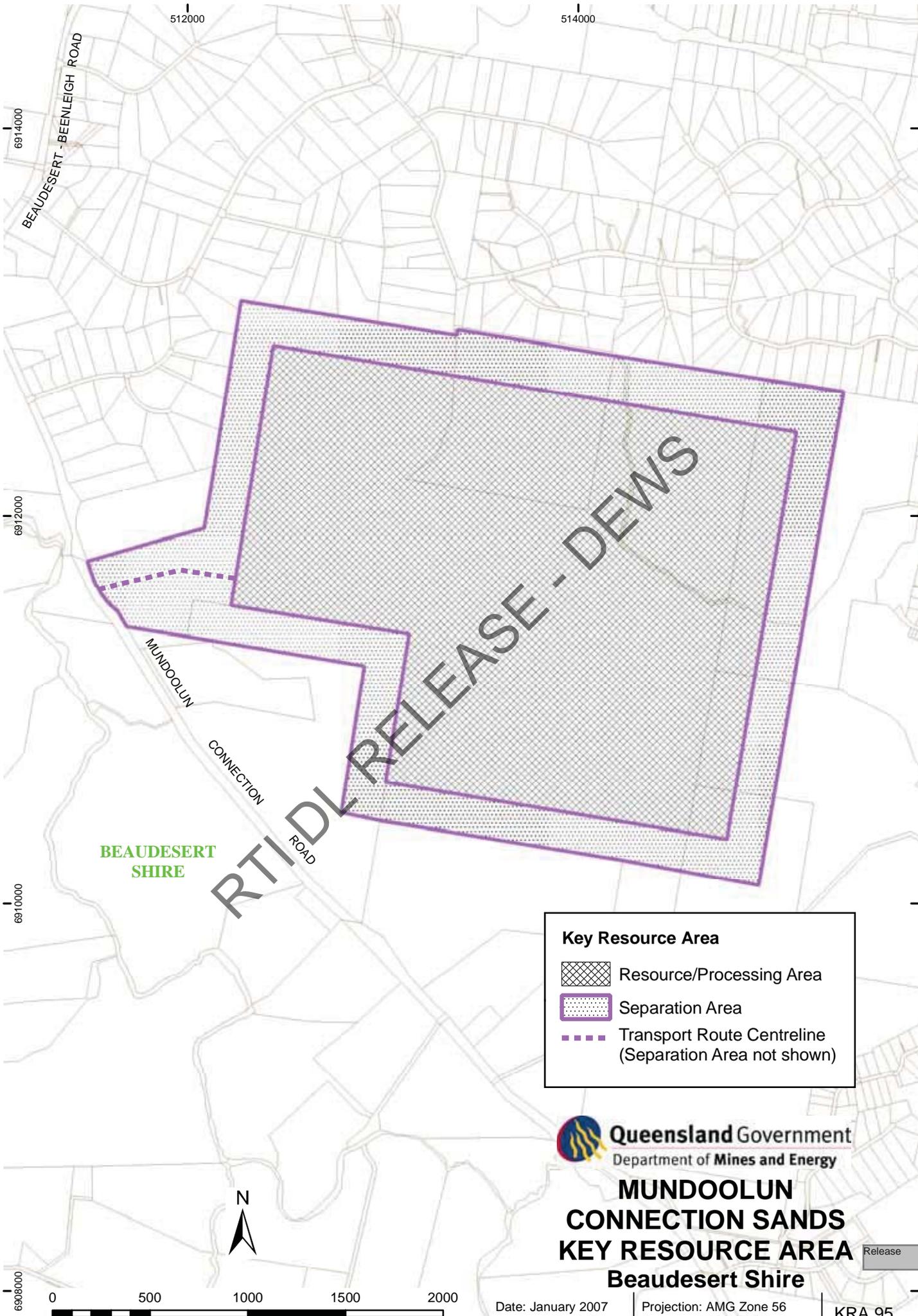
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Date: January 2007
Job No. TSU_318

Projection: AMG Zone 56
Datum: AGD84

KRA 94



Key Resource Area

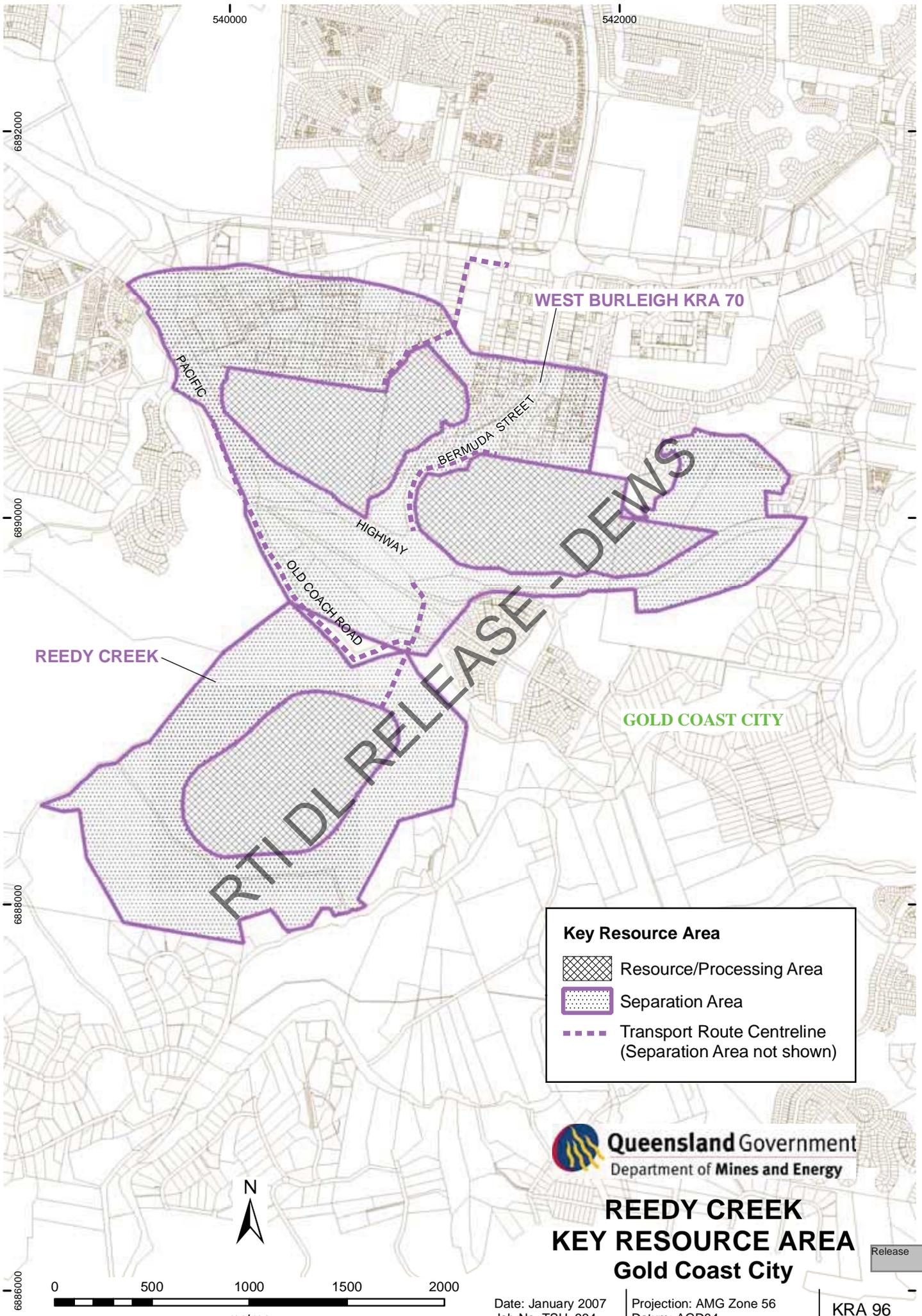
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

 **Queensland Government**
Department of Mines and Energy

**MUNDOLUN
CONNECTION SANDS
KEY RESOURCE AREA**
Beaudesert Shire

Release

Date: January 2007 Job No. TSU_317	Projection: AMG Zone 56 Datum: AGD84	KRA 95
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REEDY CREEK

WEST BURLEIGH KRA 70

GOLD COAST CITY

RTI DL RELEASE - DEWS

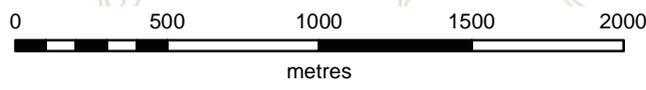
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

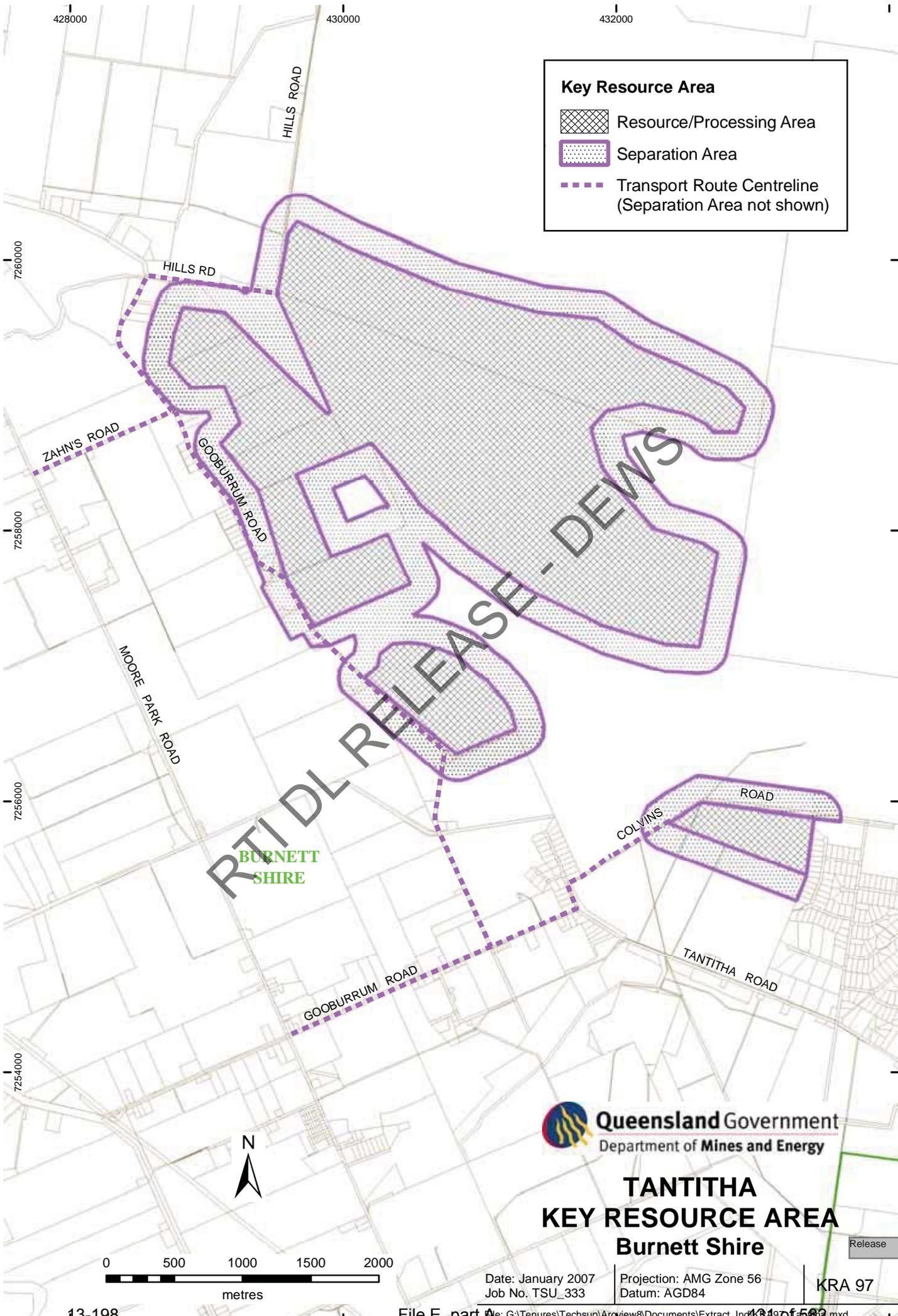


**REEDY CREEK
KEY RESOURCE AREA
Gold Coast City**

Release



Date: January 2007 Projection: AMG Zone 56
 Job No. TSU_334 Datum: AGD84 KRA 96



Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

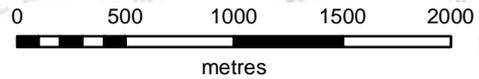
RTI DL RELEASE - DEVS

BURNETT SHIRE

 **Queensland Government**
Department of **Mines and Energy**

**TANTITHA
KEY RESOURCE AREA
Burnett Shire**

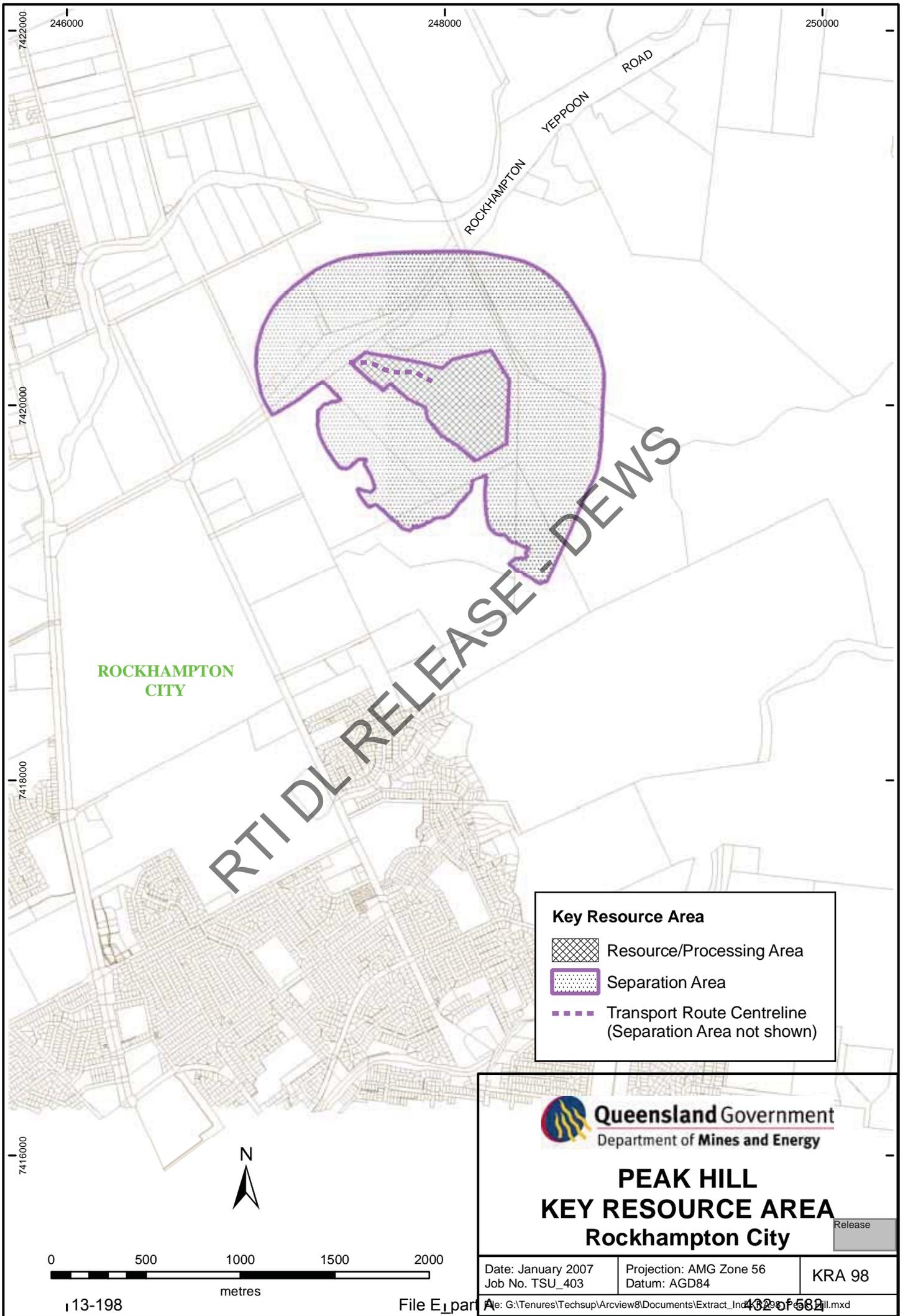
Release



Date: January 2007
Job No. TSU_333

Projection: AMG Zone 56
Datum: AGD84

KRA 97



ROCKHAMPTON CITY

RTI DL RELEASE - DEWS

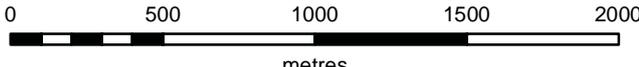
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline (Separation Area not shown)

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Department of Mines and Energy

**PEAK HILL
KEY RESOURCE AREA
Rockhampton City**

Release



Date: January 2007 Job No. TSU_403	Projection: AMG Zone 56 Datum: AGD84	KRA 98
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Key Resource Area

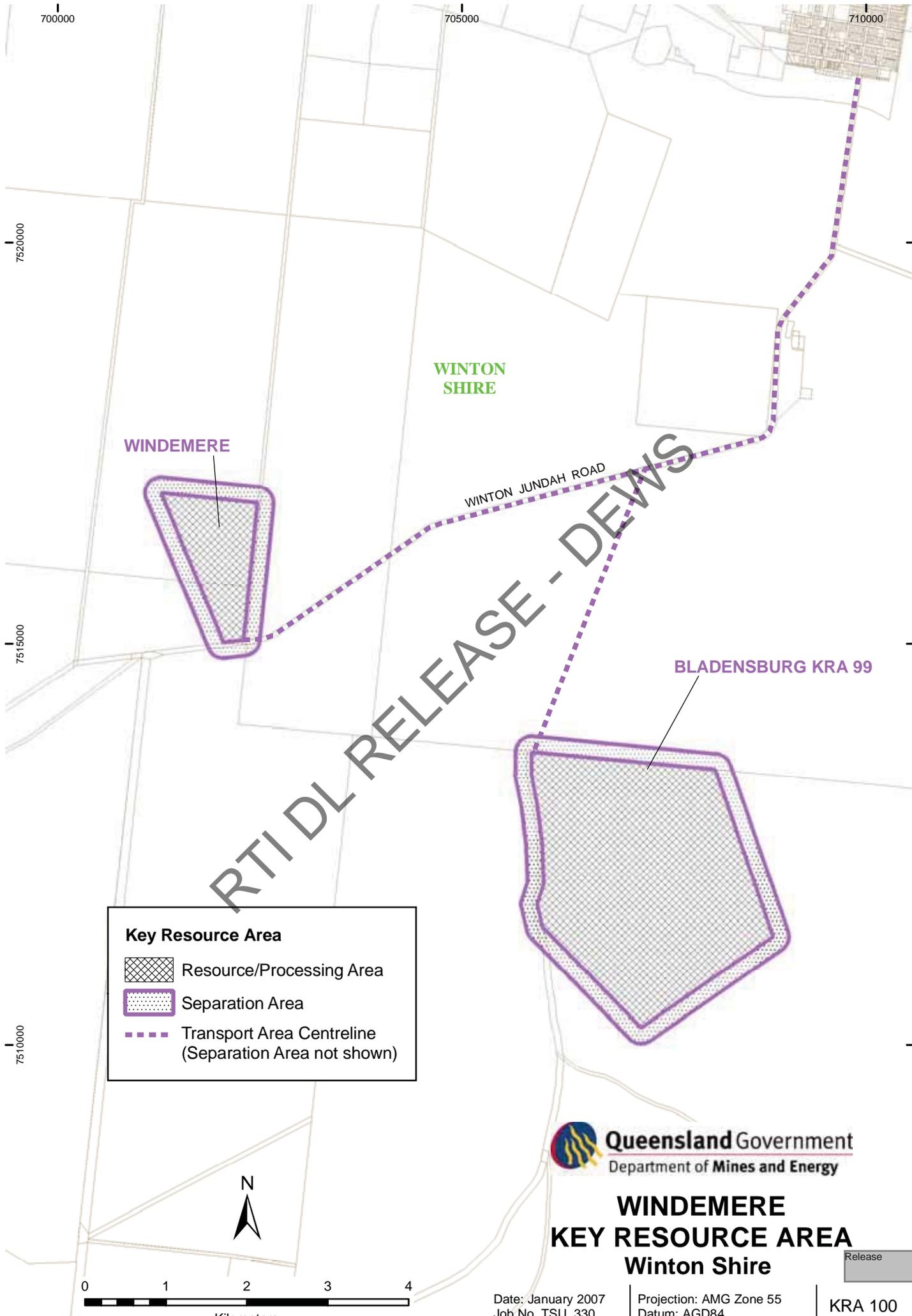
-  Resource/Processing Area
-  Separation Area
-  Transport Route Centreline
(Separation Area not shown)

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Department of Mines and Energy

**BLADENSBURG
KEY RESOURCE AREA
Winton Shire**

Release

Date: January 2007 Job No. TSU_331	Projection: AMG Zone 54 Datum: AGD84	KRA 99
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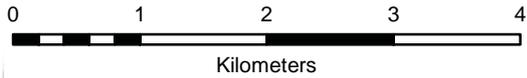
Key Resource Area

-  Resource/Processing Area
-  Separation Area
-  Transport Area Centreline (Separation Area not shown)

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Department of Mines and Energy

**WINDEMERE
KEY RESOURCE AREA
Winton Shire**

Release



Date: January 2007
Job No. TSU_330

Projection: AMG Zone 55
Datum: AGD84

KRA 100

A4.1 Key Resource Areas that have State biodiversity values are—

Local Government Area	Key Resource Area	KRA No.
Brisbane City	Kholo Creek	41
Caboolture Shire	Beachmere	43
Caboolture Shire	Bracalba	44
Caboolture Shire	Ningi	47
Gatton Shire	Mount Cross	79
Gold Coast City	Blue Rock	62
Gold Coast City	Jacobs Well	65
Gold Coast City	Northern Darlington Range	67
Herberton Shire	Ravenshoe	14
Livingstone Shire	Nerimbera	21
Livingstone Shire and Fitzroy Shire	Pink Lily	22
Maroochy Shire	Image Flat	53
Redland Shire and Logan City	Mount Cotton	71
Townsville City	Cape Cleveland	34
Warwick Shire	Braeside	7
Whitsunday Shire	North Gregory	27

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Email: spp@dme.qld.gov.au

State Planning Policy 2/10

Koala Conservation in South East Queensland

RTI DL RELEASE - DEVMG

Prepared by:

Sustainable Communities and Landscapes

Department of Environment and Resource Management

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May 2010

#29162

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Explanatory statement

This State planning policy is made under chapter 2, part 4, division 2 and part 4 of the *Sustainable Planning Act 2009* (SPA) and is a statutory instrument under section 41 of the SPA.

Aims of the State planning policy

State Planning Policy 2/10: Koala Conservation in South East Queensland (the Policy) aims to ensure that koala habitat conservation is taken into account in planning processes within the South East Queensland Koala Protection Area¹ (SEQKPA), contributing to a net increase in koala habitat in south-east Queensland, and assist in the long term retention of viable koala populations in south-east Queensland.

Within the SEQKPA, the policy is the mechanism for ensuring that the State's interest in koala conservation is considered in land use planning decisions made under the SPA.

Background

In December 2008, the Queensland Government announced the Koala Response Strategy in response to scientifically reported declines of key koala populations in south-east Queensland. The overarching goal of the response strategy is to increase the extent of mature and actively regenerating koala habitat by 2020. The policy forms part of the response strategy.

The policy builds upon previous koala conservation planning instruments by extending the geographical area to which the policy is applicable and including specific requirements for planning processes to adequately reflect the State's interest in protecting koalas from adverse consequences of development. When adopted, the Policy will replace the Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006–2016 for the purposes of reflecting the State's interest in koala conservation with regard to land use and infrastructure planning in the SEQKPA.

In July 2009 the South East Queensland Regional Plan 2009-2031 (SEQ Regional Plan) was adopted to require that koala populations in the region are enhanced through the protection, management and achievement of a net gain in bushland koala habitat and through managing the conflict between urban development and koala conservation. The SEQ Regional Plan identified the making of a State planning policy for koala conservation as a key program for achieving that goal.

In addition to the policy, measures have been put in place to ensure the planning and delivery of essential State infrastructure carried out other than through a community infrastructure designation, delivers a net benefit for koala conservation.

Implementing the State planning policy

The policy both directs and influences land use planning, as it is intended that it will be reflected in local planning instruments, structure plans and master plans for declared master planned areas. The policy is also to be reflected in infrastructure planning decisions, such as designating land for community infrastructure.

Once the policy is appropriately reflected in the relevant local planning instrument, structure plan and master plan or community infrastructure designation, those instruments will be the mechanism for implementing the policy.

The implementation of the policy and achievement of outcomes sought will be monitored by the State and publicly reported annually. Participation of local governments in this monitoring and reporting process is vital to ensure koala conservation outcomes are understood and accurately communicated to the community. Monitoring and reporting will focus on the way in which the planning and development system has progressed towards meeting the outcomes of the policy.

¹ See Schedule 3 for a definition of the South East Queensland Koala Protection Area

Relationship to the South East Queensland Koala Conservation State Planning Regulatory Provisions

The South East Queensland Koala Conservation State Planning Regulatory Provisions May 2010 (the SPRP) provide the development assessment requirements for defined areas within the SEQKPA. The SPRP addresses impacts from development in areas where koala populations are under immediate threat and in other areas within previous State instruments providing for koala protection.

Relationship to other koala protection measures

Other policies and requirements relevant to the protection of koalas will continue through the operation of those parts of the Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016 that do not relate to land-use planning under the SPA and the *Nature Conservation Act 1992* and associated regulations.

In some instances, existing local government planning schemes, management programs, actions and policies may prescribe outcomes beyond what is required by the policy. Nothing in the policy restricts the implementation of measures that exceed the requirements or standards in the policy.

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1. Policy outcome

Outcomes sought by the State planning policy

- 1.1 The outcomes of the policy are to:
 - a. ensure koala habitat conservation is taken into account in the planning process, contributing to a net increase in koala habitat in South East Queensland, and
 - b. assist in the long term retention of viable koala populations in South East Queensland.

2. Application of the policy

State Planning Policy and State Planning Policy Guideline

- 2.1 State Planning Policy 2/10: Koala Conservation in South East Queensland (the Policy) is a statutory instrument under the SPA.
- 2.2 State Planning Policy Guideline: Koala Conservation (the Planning Policy Guideline) provides advice about implementing the State planning policy. The Planning Policy Guideline is extrinsic material under the *Statutory Instruments Act 1992*, section 15.
- 2.3 Terms used in the Policy and the Planning Policy Guideline have the same meaning as those terms defined in the SPA, schedule 3 unless otherwise defined in schedule 3 of this Policy.

Area to which the policy applies

- 2.4 The planning policy applies to the following local government areas:
 - a. Sunshine Coast
 - b. Moreton Bay
 - c. Brisbane
 - d. Ipswich
 - e. Logan
 - f. Redland
 - g. Gold Coast
- 2.5 For the purposes of the policy, the area outlined in section 2.4 is area is known as the South East Queensland Koala Protection Area (SEQKPA).
- 2.6 The State planning policy applies to the following, to the extent they relate to land in the SEQKPA:
 - (a) making or amending a local planning instrument or structure plan;
 - (b) designating land for community infrastructure.
- 2.7 The approach outlined in the policy may also be used to assist land use and infrastructure planning in areas outside the SEQKPA to achieve koala conservation outcomes.

Relationship to other State planning policies

- 2.8 This State planning policy does not prevail over the requirements of any other State planning policy, to the extent of any inconsistency.
- 2.9 The requirements of this State planning policy are to be balanced with the requirements of other State planning policies when making or amending a local planning instrument or structure plan.
- 2.10 Where there is a conflict between this State planning policy and another State planning policy, an outcome that best achieves the purposes of both instruments should be sought.

3. Making or amending a planning instrument

Achieving the policy outcome through the SEQ Regional Plan

- 3.1 The South East Queensland Regional Plan 2009-2031 Regional Policy 2.2 recognises the need to protect koalas and koala habitat areas and manage conflict between urban development and koalas in south-east Queensland.
- 3.2 Future making or amendments of the SEQ Regional Plan may consider the purposes of this State planning policy and seek to further the planning policy outcomes by:
- a) including koala conservation and koala habitat protection policies for the region; and
 - b) considering koala conservation and koala habitat protection outcomes for future planning directions articulated in regional policies; and
 - c) considering the outcomes of the Policy in the consideration of:
 - i) future amendments to the urban footprint (including the evaluation of Identified Growth Areas); and
 - ii) the identification of regional and local development areas.

Achieving the policy outcome through local planning instruments and structure plans

- 3.3 A local planning instrument, structure plan or an amendment to a planning scheme made under the SPA must include planning strategies and measures aimed at minimising the impacts of new development on koalas and koala habitat.
- 3.4 The strategies and measures mentioned in section 3.3 must consider and seek to respond to potential conflicts between achieving koala conservation objectives and development by, for example:
- a) considering the long term conservation and management of koala habitat within the planning scheme area or declared master planned area; and
 - b) minimising and mitigating threats to koalas and koala habitat associated with development, including for example, car strike and dog attacks.
- 3.5 A local planning instrument, structure plan or amendment will be taken to reflect the objectives of the policy if:
- a) koala habitat values within the planning scheme area or declared master planned area are identified, using the SEQ Koala Habitat Values Map in Schedule 1 and mapping methodology in the planning policy guideline; and
 - b) significant areas of koala habitat value are protected and habitat connectivity is retained and enhanced to maintain koala population viability; and
 - c) koala safety and movement are maximised through design and layout of development; and
 - d) a net gain in bushland habitat is achieved through the use of environmental offsets and other mechanisms, incorporating at a minimum requirements of the Queensland Government Offsets for Net Gain of Koala Habitat in South East Queensland Policy; and
 - e) preferred dominant land uses are consistent with achieving the outcomes of the policy;
 - f) development within koala habitat is made assessable development where required to achieve compatibility with the desired koala conservation outcomes of the policy;
 - g) koala conservation assessment criteria, consistent with the principles specified in Schedule 2, are included in all relevant codes for assessable development or a priority species overlay code; and
 - h) local governments provide a koala conservation strategy to demonstrate how the policy outcomes are to be achieved, including complimentary, non-statutory management strategies.

4. Designating land for community infrastructure

- 4.1 When designating land for community infrastructure, a Minister or local government must consider the

outcomes in section 1.1 of this policy.

- 4.2 Designating land for community infrastructure achieves the policy outcomes when:
- a) koala habitat values within the area subject to the designation are identified, using the SEQ Koala Habitat Values Map in Schedule 1 and mapping methodology in the planning policy guideline;
 - b) significant areas of koala habitat value are protected and habitat connectivity is retained and enhanced to maintain koala population viability;
 - c) koala safety and movement are maximised through design and layout of development;
 - d) a net gain in bushland habitat is achieved through the use of environmental offsets and other mechanisms. At a minimum, offsetting the clearing of non-juvenile koala habitat trees is to be undertaken in accordance with the Offsets for Net Gain of Koala Habitat in South East Queensland Policy at a ratio of five new koala habitat trees for every one non-juvenile koala habitat tree removed or an equivalent cash contribution;
 - e) design and layout of the community infrastructure land use is consistent with achieving the outcomes of the policy; and
 - f) the community infrastructure provider develops a koala conservation strategy to demonstrate how the policy outcomes are to be achieved, including complimentary, non-statutory management strategies.

5. Biodiversity development offset area

Declaration of a biodiversity development offset area

- 5.1 Under this policy, the planning Minister may, by gazette notice, declare an area to be a biodiversity development offset area for the purposes of the South East Queensland Regional Plan 2009 – 2031 Regulatory Provisions.
- 5.2 In accordance with section 1.5(1)(b) of the South East Queensland Regional Plan 2009 – 2031 Regulatory Provisions, sections 2.1 and 3.1 of the South East Queensland Regional Plan 2009 – 2031 Regulatory Provisions do not apply to development in the Regional Landscape and Rural Production Area or Rural Living Area on premises in a biodiversity development offset area.

Notification of a biodiversity development offset area

- 5.3 The planning Minister must publish a copy of any gazette notice on the Department of Infrastructure and Planning's website.
- 5.4 The planning Minister must give a copy of the gazette notice to:
 - a) the local government to which the biodiversity development offset area relates;
 - b) all owners of the land to which the biodiversity development offset area applies; and
 - c) owners of all land adjoining the land to which the biodiversity development offset area applies.
- 5.5 Failure to comply with this section does not affect the validity of the gazette.

6. Information and advice on the policy

Sources of information and advice

- 6.1 The Queensland Department of Environment and Resource Management provides advice on implementing and interpreting this planning policy and on reflecting this planning policy in a planning instrument in relation to its jurisdictional interests in koala conservation.
- 6.2 The Queensland Department of Infrastructure and Planning provides technical advice on reflecting the policy in a planning instrument and the operation of the Integrated Development Assessment System.

Schedule 1—maps of South East Queensland Koala Protection Area Koala Habitat Values

The maps are available through the Department of Environment and Resource Management.

Maps of South East Queensland Koala Protection Area Koala Habitat Values are provided for the following seven local government areas:

- Sunshine Coast
- Moreton Bay
- Brisbane
- Ipswich
- Logan
- Redland
- Gold Coast

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Schedule 2—principles for development assessment codes

A development assessment code developed in accordance with section 3.5(g) of the planning policy is to be consistent with the following principles:

1. achieving net gain in mature and actively regenerating koala habitat, such as through requirements for:
 - restricting clearing of native vegetation, with priority on non-juvenile koala habitat trees, in bushland habitat;
 - restricting clearing of native vegetation, with priority on non-juvenile koala habitat trees, in high value and medium value rehabilitation habitat; and
 - offsetting the clearing of non-juvenile koala habitat trees, at a minimum incorporating requirements of the Queensland Government Offsets for Net Gain of Koala Habitat in South East Queensland Policy;
2. reducing threats to koalas as a result of construction or ongoing heavy-vehicle or machinery activities, such as through requirements for:
 - limiting operational activity between the hours of 6pm and 6am;
 - sequential clearing and use of koala spotters;
 - mitigating the effect of vegetation clearing on-site through habitat restoration and rehabilitation;
 - limiting presence of domestic dogs or security dogs on site; and
 - use of koala safety fencing and measures as appropriate;
3. reducing threats to koalas as a result of development, such as through requirements for:
 - removing or mitigating the impact of barriers restricting the movement and dispersal of koalas across the development site and to adjacent areas;
 - use of appropriate wildlife infrastructure to increase landscape connectivity; and
 - use of other koala safety fencing and measures as appropriate.

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Schedule 3 – dictionary

Area where koalas are generally not present means an area:

- (a) that is mapped on the maps of South East Queensland Koala Protection Area Koala Habitat Values as an area where koalas are generally not present; or
- (b) that:
 - (i) has a landcover composition that is dominated by bare and impervious surfaces; and
 - (ii) is unsuitable for maintaining koala populations due to the alienation of any suitable koala habitat and high level of threats within a hostile matrix; and
 - (iii) generally does not have any koalas present at the scale of tens of thousands of hectares.

Example of paragraph (b) – major urban centres, industrial development, major transport corridors and large water bodies.

Bushland habitat means:

- (a) an area that is mapped as bushland habitat on the maps of South East Queensland Koala Protection Area Koala Habitat Values; or
- (b) an area:
 - (i) that is either:
 - (A) greater than two hectares in size; or
 - (B) less than two hectares in size but is within 50 metres of surrounding bushland habitat; and
 - (ii) that is characterised by intact contiguous native vegetation and may include remnant and non-remnant or regrowth vegetation; and
 - (iii) that has a landcover composition of predominantly forest ranging from closed canopy to open woodland; and
 - (iv) that contains an assortment of eucalypt species used by koalas for food, shelter, movement and dispersal; and
 - (v) that is not a plantation forest.

High value rehabilitation habitat is an area that is rehabilitation habitat with a high koala habitat value as shown on the maps of South East Queensland Koala Protection Area Koala Habitat Values.

Koala habitat is an area that is bushland habitat, rehabilitation habitat or other area of habitat value, excluding areas where koalas are generally not present.

Koala habitat tree is:

- a) a food tree of the *Corymbia*, *Melaleuca*, or *Lophostemon* or *Eucalyptus* genera; and
- b) a preferred shelter species such as *Angophora*.

Medium value rehabilitation habitat is an area that is rehabilitation habitat with a medium koala habitat value as shown on the maps of South East Queensland Koala Protection Area Koala Habitat Values.

Native vegetation means vegetation as defined under the Vegetation Management Act 1999.

Non-juvenile koala habitat tree is a koala habitat tree that has a height of more than four metres, or a trunk with a circumference of more than 31.5 centimetres at 1.3 metres above the ground, or both.

Other area of habitat value means an area that:

- a) is mapped as an other area of habitat value on the maps of South East Queensland Koala Protection Area Koala Habitat Values; or
- b) is an area of habitat other than intact, contiguous native vegetation on a lot less than 0.5 hectares in size that:
 - i) has a landcover composition comprising of a mix of forest, scattered trees, grass and bare surfaces; and
 - ii) provides koala populations with food and shelter trees while allowing for day-to-day movement, dispersal and genetic exchange.

rehabilitation habitat is an area that is:

- (a) mapped as rehabilitation habitat on the maps of South East Queensland Koala Protection Area Koala Habitat Values ; or
- (b) an area of habitat other than intact, contiguous native vegetation on a lot equal to or larger than 0.5 hectares in size that:
 - (i) has a landcover composition comprising of a mix of forest, scattered trees, grass and bare surfaces; and
 - (ii) provides koala populations with food and shelter trees while allowing for day-to-day movement, dispersal and genetic exchange.

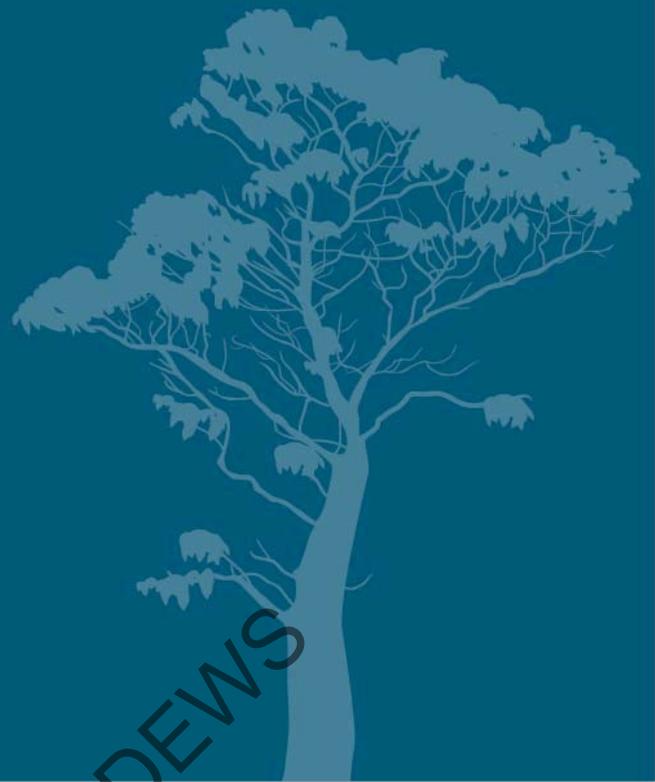
SEQKPA means the South East Queensland Koala Protection Area.

South East Queensland Koala Protection Area means the area that includes the following local government areas:

- (a) Sunshine Coast Region
- (b) Moreton Bay Region
- (c) Brisbane City
- (d) Ipswich City
- (e) Logan City
- (f) Redland City
- (g) Gold Coast City.

SPA means the *Sustainable Planning Act 2009*.

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State planning policy 3/10

Acceleration of compliance assessment

3 December 2010

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State planning policies

A state planning policy is a statutory instrument for expressing the state's policy on a specific issue. A state planning policy can apply to the whole or part of the state and provide overall policy direction for regional plans and for local governments making their planning schemes. They may also provide detailed codes and standards used in technical aspects of development assessment. They have effect in preparing and amending planning schemes. State planning policies may also be made on a temporary basis and have effect for a maximum of one year.

Growth Management Queensland

The state government, through Growth Management Queensland in the Department of Infrastructure and Planning, is leading the way with a focused approach to managing growth. This state planning policy is a demonstration of Growth Management Queensland delivering a more streamlined planning framework and providing sustainable development outcomes for Queensland communities.

Looking forward. Delivering now. The Department of Infrastructure and Planning leads a coordinated Queensland Government approach to planning, infrastructure and development across the state.

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1. Purpose

This state planning policy (SPP) provides a code for reconfiguring a lot (subdividing one lot into two) and associated operational works that require compliance assessment. Development requiring compliance assessment is a category of development under the Sustainable Planning Act 2009 and a compliance permit is necessary for the development.

2. Application of instrument

This instrument applies to requests for compliance assessment for reconfiguring a lot and associated operational works that requires compliance assessment under schedule 18 of the *Sustainable Planning Regulation 2009* (the Regulation). Requests for the assessment of development under this instrument are made to the Local Government which will assess the request against the code in the schedule¹.

Persons making a request for compliance assessment should use the code to ensure their proposal complies with the required outcomes.

This state planning policy applies statewide and is effective from 3 December 2010. It replaces the temporary SPP 2/09 Acceleration of Compliance Assessment.

3. Definitions

3.1 For the purposes of this instrument:

relevant local planning instrument means the planning scheme for the local government area and includes any planning scheme policy, structure plan, priority infrastructure plan or infrastructure charges schedule that forms part of the planning scheme.

3.2 Other terms used in this instrument have the meaning given in the Sustainable Planning Act.

4. Code for assessing requests for compliance assessment

4.1 The schedule sets out the code against which the following must be assessed:

- a) a request for compliance assessment for reconfiguring a lot that requires compliance assessment under schedule 18, table 1 of the Regulation
- b) a request for compliance assessment for operational works for reconfiguring a lot that requires compliance assessment under schedule 18, table 2 of the Regulation.

4.2 Development complies with the code if it meets all relevant compliance outcomes.

4.3 A request for compliance assessment cannot be made where compliance with the code is not possible at the subject site. Where compliance with the code is not possible, the development is assessable development under schedule 3, part 1, table 3, item 1 of the Regulation, requiring a development application to be made to the Local Government.

¹ In South East Queensland local governments have been delegated the distributor-retailer requirements to decide on water and sewerage issues, but may seek advice from the relevant distributor-retailer.



Schedule—Code for reconfiguration of a lot (subdividing one lot into two) and associated operational works requiring compliance assessment

Development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued.

If compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the Local Government.

COMPLIANCE OUTCOMES	
Lot design	
CO1	Where a relevant local planning instrument contains frontage requirements, each lot must comply with the frontage requirements
CO2	Where a relevant local planning instrument contains building envelope requirements, each lot must comply with the building envelope requirements
CO3	The reconfiguration includes a rear lot only if a relevant local planning instrument provides for a rear lot AND The number of adjoining rear lots does not exceed the maximum number of adjoining rear lots under the local planning instrument AND Only one rear lot is provided behind each standard lot AND No more than two rear lot access strips directly adjoin each other AND No more than two rear lots gain access from the head of a cul-de-sac
CO4	The reconfiguration ensures that any existing buildings and structures are setback to any new property boundary in accordance with boundary setback requirements under a relevant local planning instrument OR In relation to a reconfiguration within a residential zone, where no boundary setbacks are prescribed under a relevant local planning instrument, any existing buildings and structures are setback to any new property boundary in accordance with boundary setback requirements under the <i>Queensland Development Code</i>
CO5	The reconfiguration enables that any proposed buildings and structures can comply with boundary setback requirements under a relevant local planning instrument OR In relation to a reconfiguration within a residential zone, where no boundary setbacks are prescribed under a relevant local planning instrument, any proposed buildings and structures can comply with boundary setback requirements under the <i>Queensland Development Code</i>
CO6	The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines No new lots are created where proposed buildings and structures can not be constructed due to existing or planned underground or above ground infrastructure



Hazard management	
CO7	No new lots are created on land subject to flooding up to and including the Defined Flood Event (DFE) as identified under a relevant local planning instrument, or an Annual Exceedance Probability (AEP) of 1 per cent, whichever results in the highest level above Australian Height Datum (AHD) OR Where a Defined Flood Event (DFE) is not identified under a relevant local planning instrument, no new lots are created on land subject to flooding up to and including an Annual Exceedance Probability (AEP) of 1 per cent
CO8	If the land is located within a Designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than low risk
CO9	No new lots are created where the existing slope of the land is 15 per cent or greater
Infrastructure	
CO10	For premises within a reticulated water area, each lot is connected to the reticulated water supply system OR For premises outside a reticulated water area, each lot is provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with a relevant local planning instrument.
CO11	For premises within a sewered area ² , each lot is connected to the sewerage service OR For premises outside a sewered area, each lot provides for an effluent treatment and disposal system in accordance with a relevant local planning instrument.
CO12	Each lot is connected to an electricity supply network where required under a relevant local planning instrument
CO13	Each lot is connected to a telecommunications network where required under a relevant local planning instrument
CO14	Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed in accordance with any requirements under a relevant local planning instrument to service the lots
CO15	An infrastructure charge or contribution is paid for the provision of trunk infrastructure (water supply, sewerage, roads, stormwater, recreational parks, land only for community purposes) for the demand generated by the additional lot in accordance with any requirements under a relevant local planning instrument or an SEQ infrastructure charges schedule ³ . OR Infrastructure, or land for the provision of infrastructure (including land for recreational parks) is provided in lieu of the infrastructure charge or contribution, in accordance with any requirements under a relevant local planning instrument or an SEQ infrastructure charges schedule.
Access	
CO16	Each lot has lawful, safe and practical access to the existing road network via either: <ul style="list-style-type: none"> • direct road frontage • an access strip (for a rear lot) or • an access easement, where provided in a relevant local planning instrument

² Sewered area is defined in the *Plumbing and Drainage Act 2002* and means a service area for a sewerage service under the *Water Supply (Safety and Reliability) Act 2008*.

³ SEQ infrastructure charges schedule is defined in the *Sustainable Planning Act 2009*, s755A.

CO17	<p>Where access to a lot is proposed via an access strip or easement, the access strip or easement has:</p> <p>(a) a minimum width in accordance with a relevant local planning instrument or</p> <p>(b) if no minimum width is prescribed under a relevant local planning instrument, a minimum width of five metres in a residential zone or eight metres in an industrial zone.</p> <p>AND</p> <ul style="list-style-type: none"> Is designed and constructed in accordance with any requirements under a relevant local planning instrument
CO18	<p>The maximum length of an access strip or easement does not exceed any maximum length prescribed under a relevant local planning instrument.</p> <p>OR</p> <p>Where there is no maximum length prescribed under a relevant local planning instrument, the maximum length of an access strip or easement is 50 metres</p>
CO19	<p>The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant local planning instrument.</p>
CO20	<p>A driveway crossover to each lot is designed and constructed in accordance with any requirements under a relevant local planning instrument</p>
Stormwater	
CO21	<p>Onsite erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the requirements of a relevant local planning instrument.</p> <p>OR</p> <p>A Sediment and Erosion Control Plan complies with the draft <i>Urban Stormwater – Queensland Best Practice Environmental Management Guidelines</i> (BPEM Guidelines).</p>
Earthworks	
CO22	<p>Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point</p>
CO23	<p>Filling or excavation does not cause ponding on the premises or adjoining land in accordance with a relevant local planning instrument</p>

State Planning Policy 4/10 Healthy Waters

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Release

Prepared By:

Water Quality and Accounting

Department of Environment and Resource Management

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#29475

Cover photo (Shaun Leinster) illustrates a bioretention swale during rainfall. The system is located within a development in South East Queensland and is approximately seven years old. The system was designed to deliver treatment of suspended solids and nutrients as well as provide hydrologic management of run-off from the residential dwellings and road (i.e. dampen stormwater flows). In this case the development layout was carefully considered very early in the design to ensure there was suitable space within the road reserve for the swale bioretention system, driveway crossovers were avoided and the slopes were appropriate. The bioretention swale combines with street trees and pedestrian pathways to form a green linkage through the community.

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Background

The Minister for Infrastructure and Planning adopted the State Planning Policy for Healthy Waters on 15 December 2010.

Making the State Planning Policy for Healthy Waters

The State Planning Policy for Healthy Waters was made under section 775 of the *Sustainable Planning Act 2009* and chapter 2, part 4 of the *Integrated Planning Act 1997*.

Commencement

The State Planning Policy for Healthy Waters takes effect on 2 May 2011.

Explanatory statement

Purpose of the policy

This State Planning Policy for Healthy Waters (the policy) is intended to ensure that development¹ is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the water environmental values specified in the Environmental Protection (Water) Policy 2009² (EP water policy).

Need to protect water quality

Urban stormwater run-off contributes to poor water quality in waterways, which can harm aquatic ecosystems and limit human water use. Sustained high population growth in Queensland's catchments is increasing the threat to water environmental values. Unless well managed, urban stormwater causes contaminants such as nutrients, sediment and rubbish to enter waterways. Waterway erosion can also be caused by the concentration of stormwater flows and such flows can disrupt ecosystem health. Similarly, development that discharges waste water to waterways can mobilise contaminants that affect water environmental values.

Managing water quality to protect environmental values will ensure waterways and their aquatic ecosystems are in a condition to better cope with climate change impacts.

Under the *Environmental Protection Act 1994*, the EP water policy establishes environmental values³ and water quality objectives for Queensland waters through community consultative processes. Environmental values for water are specified in Part 3 of the EP water policy. The EP water policy also sets out policies for managing waters that may be affected by an activity that releases wastewater or contaminants.

Achieving the water quality objectives for a water body means the corresponding environmental values and uses of that water will be protected. Decision makers involved in land use planning, development assessment and natural resource management collectively assist in protecting environmental values by contributing towards achieving water quality objectives.

¹ "development" and "urban purposes" as defined under the *Sustainable Planning Act 2009* and Section 2 of the policy

² The EP water policy 1997 was remade as the *Environmental Protection (Water) Policy 2009* on 28 August 2009.

³ The environmental values of waters relate to the water's aquatic ecosystems, including its biota, physical form, riparian vegetation, flow and physicochemical water quality. Water quality objectives are the indicators of these components of the water's aquatic ecosystem.

This policy sets out planning requirements and development assessment criteria intended to ensure development is carried out in ways that help achieve the relevant water quality objectives of the EP water policy. These policy provisions allow for regional variations in climate and are based on modelling of nine climatic regions using rainfall data records from each Queensland region.

The policy addresses stormwater, waste water, and waterway management, under the *Sustainable Planning Act 2009* (the Act), in planning and development assessment. However, the policy does not address potable water, water supply, water resource or groundwater management, or stormwater run-off in rural areas outside the Act jurisdiction for planning and development assessment.

The policy applies to:

- the stormwater management of development proposals that comprise at least six lots or dwellings
- the waste water management of development for urban purposes if discharging waste water to a waterway
- planning at all scales, including new ‘green field’ urban areas as well as infilling and redevelopment of existing built-up areas.

Outcome sought by the policy

The policy seeks to ensure development for urban purposes under the Act, including community infrastructure, is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the environmental values specified in the EP water policy.

Specific direction is provided on urban stormwater management, waste water management, and management of non-tidal artificial waterways based on the following principles:

The specific ways of managing urban stormwater quality are based on achieving design objectives that reflect the regional climate and a location’s landscape characteristics.

Development avoids adverse impacts on Queensland waters or, where this is not feasible, adverse impacts are minimised and any residual adverse impacts offset⁴.

Development is undertaken in accordance with adaptive management.

The policy supports and complements existing policies under related legislation⁵ including:

- *Building Act 1975* and the Queensland Development Code (QDC)
- *Plumbing and Drainage Act 2002*
- *Environmental Protection Act 1994*
- *Water Act 2000*
- *Coastal Protection and Management Act 1995*
- *Vegetation Management Act 1999*.

This policy also supports many existing water quality management policies and practices including:

- construction phase erosion and sediment controls and initiatives in water sensitive urban design

⁴ Consistent with the principles of the Queensland Government’s Environmental Offsets Policy and DERM advice in Waste Water Discharge to Aquatic Environments see Section 5 of the State Planning Policy Guideline for Healthy Waters (the guideline).

⁵ See the guideline for details of the relationships to other Act related aspects of legislation (Appendix 3).

- regional and local council initiatives such as many existing development assessment codes for stormwater and waste water management, urban stormwater and waste water management plans and community based natural resource management plans
- Australian and Queensland government policies and plans on water quality management such as the National Water Initiative, National Water Quality Management Strategy, and Water Quality Improvement Plans.

Implementing the policy

This policy will influence those land use planning and development decisions that may individually or collectively affect water environmental values. Planning instruments will need to reflect the policy provisions on water quality planning and development assessment. Until that time, the policy will be applied in assessment of development applications including the development assessment code at Appendix 1 of the policy. The policy will therefore need to be applied and considered by state agencies, local councils and developers.

Planning schemes may incorporate local water quality management provisions provided these do not result in worse water quality management outcomes than those set out in this policy.

The policy is supported by the State Planning Policy Guideline for Healthy Waters (the guideline) which further details the implementation of this policy and identifies key resource materials including:

- Urban Stormwater Quality Planning Guideline
- Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland
- regionally based design objectives⁶ for management of urban stormwater quality
- urban stormwater quality and waste water management plans⁷.

Reflecting regional plans in designated regions

This policy is consistent with and reflects the South East Queensland Regional Plan 2009–2031 (SEQ regional plan) and Far North Queensland Regional Plan 2009–2031 (FNQ regional plan). These plans provide for the adoption of water sensitive design for achieving water quality objectives as set out in the Environmental Protection (Water) Policy 2009 (EP water policy). The regional plans and the policy support the use of adaptive management and achievement of design objectives for management of urban stormwater and waste water.

The SEQ and FNQ regional plans rely on the EP water policy to identify the environmental values of particular river systems and other waters, and to provide detailed direction on urban stormwater management and waste water management to protect these environmental values.

1. Policy outcome

Outcome sought by the policy

- 1.1 Development under the *Sustainable Planning Act 2009* (the Act), including community infrastructure, is planned, designed, constructed and operated to manage stormwater and waste

⁶ Design objectives are set out in Chapter 2 of the Urban Stormwater Quality Planning Guideline. These load based operational design objectives for each climatic region in Queensland take account of regional rainfall characteristics and regionally appropriate achievable design solutions.

⁷ Waste water management plans include Sewage Management Plans and Trade Waste Management Plans

water in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009.

2. Application of the policy

State Planning Policy for Healthy Waters and State Planning Policy Guideline for Healthy Waters

- 2.1 The State Planning Policy for Healthy Waters is a statutory instrument under the Act.
- 2.2 The policy has effect when local planning instruments are made or amended, when development applications are assessed, and when land is designated for community infrastructure. The policy would also be used to help shape statutory regional plans.
- 2.3 When designating land for community infrastructure, a minister or local government must consider the development outcomes set out in Section 4 of this policy.
- 2.4 The policy and guideline provide information and advice about implementing the policy. The guideline is extrinsic material under the *Statutory Instruments Act 1992*, section 15.
- 2.5 Terms used in the policy and guideline have the same meaning as defined in the Act and the EP water policy. The glossary in Appendix 2 explains particular terms used in the policy.

Areas to which the policy applies

- 2.6 The policy applies throughout the state.

Development to which the policy applies

- 2.7 **For stormwater⁸ management and management of new or expanded non-tidal artificial waterways**, the policy applies to development that is:
 - a. material change of use for urban purposes⁹ that involves
 - i. greater than 2500 m² of land¹⁰; or
 - ii. 6 or more additional dwellings; or
 - b. reconfiguring a lot for urban purposes that
 - i. would result in 6 or more residential allotments¹¹ or that provides for 6 or more dwellings; or
 - ii. involves greater than 2500 m² of land¹⁰ and results in an increased number of lots; or
 - iii. is associated with operational work disturbing greater than 2500 m² of land; or
 - c. operational work for urban purposes that involves
 - i. disturbing¹² greater than 2500 m² of land.
- 2.8 **For waste water¹³ management (other than contaminated stormwater and sewage)**, the policy applies to development that is industrial or commercial development that is:
 - a. material change of use for urban purposes involving waste water discharge; or
 - b. reconfiguring a lot for urban purposes involving waste water discharge; or
 - c. operational works for urban purposes involving waste water discharge.
- 2.9 The policy also applies when land is proposed to be designated for community infrastructure involving any development described in sections 2.7 and 2.8.

⁸ See Appendix 2 for definition

⁹ See Appendix 2 for definition.

¹⁰ Land area includes areas to be disturbed as well as the balance area.

¹¹ Residential allotments are lots that may be developed for residential purposes

¹² Moving or otherwise disturbing soil

¹³ See Appendix 2 for definition

Development outside the scope of the policy

- 2.10 The policy does not apply to:
- making a material change of use or carrying out operational work for the purposes of, or associated with, a single detached dwelling; or
 - making a material change of use of premises for an environmentally relevant activity under the *Environmental Protection Act 1994*; or
 - making a material change of use or operational works made assessable by Schedule 3 of the *Sustainable Planning Regulation 2009* ; or
 - building work that is assessable only against the *Building Act 1975*; or
 - plumbing and drainage work regulated under the *Plumbing and Drainage Act 2002*.

3. Making or amending a planning instrument

The policy outcome and regional plans¹⁴

- 3.1 The making or amendment of a regional plan can assist in achieving the policy outcome by:
- identifying the policies applicable in the region for development assessment including erosion and sediment control, water sensitive urban design, nutrient hazardous areas and waste management consistent with protecting water environmental values in the regional catchments
 - identifying the urban stormwater management design objectives applicable to the region consistent with protecting water environmental values
 - identifying areas that drain directly into waters mapped as being of high ecological value for urban or future urban purposes only if relevant water environmental values can be protected.
- 3.2 For further information on the policy outcome and regional plans, refer to section 3 of the guideline.

Achieving the policy outcome through a local planning instrument

- 3.3 When making or amending a local planning instrument, the policy outcome is achieved when:
- land allocated or zoned for urban or future urban purposes is compatible with minimising disturbance to natural drainage, erosion risk, impact on groundwater levels and landscape features
 - the local planning instrument clearly identifies the measures and outcomes required by development to protect water environmental values
 - areas that drain directly into waters mapped as being of high ecological value¹⁵ are not allocated or zoned for urban or future urban purposes unless relevant water quality objectives can be achieved
 - the local planning instrument is in accordance with any relevant Total Water Cycle Management Plan¹⁶, Healthy Waters Management Plan¹⁷, and groundwater protection planning¹⁸
 - the local planning instrument is in accordance with any relevant waste management planning¹⁹

¹⁴ See Appendix 2 for definition

¹⁵ See Appendix 2 for definition and location of available mapping

¹⁶ Total Water Cycle Management Plans dealing with management of urban stormwater quality and flow should be made in accordance with the Urban Stormwater Quality Planning Guideline and guidelines issued under the EP water policy.

¹⁷ Healthy Waters Management Plans are about ways to improve water quality under s24 of the EP water policy.

¹⁸ Planning may include water resource planning under the *Water Act 2000* and local area planning for on-site wastewater treatment facilities.

¹⁹ Waste management planning includes plans about managing sewage and trade waste (such as under s20 and 22 of the EP water policy respectively), and on-site wastewater treatment facilities.

- f. waste disposal activities and facilities²⁰ are not located in areas with highly permeable soils or a high groundwater table and take account of topography and existing facilities
 - g. development to which this policy applies is assessable or self-assessable under the local planning instrument unless that development is trunk infrastructure²¹
 - h. the code set out at Appendix 1 of this policy is incorporated in the local planning instrument in a way that provides for the same or better water quality management outcomes as that code
 - i. the local planning instrument is supported by a planning scheme policy that states that the information that may be requested for assessing development to which the policy applies, in accordance with this policy and the guideline
 - j. the local planning instrument provides that development in nutrient hazardous areas²² is located, designed, constructed and operated to avoid the mobilisation and release of nutrients of concern²³ for coastal algal blooms.
- 3.4 For further information on how to achieve the policy outcome through a local planning instrument, refer to Section 3 of the guideline.

4. Development assessment

Achieving the policy outcome through development assessment and designating community infrastructure

- 4.1 Development the subject of a development application made before this policy takes effect is not subject to the policy.
- 4.2 The policy outcome in section 1.1 is achieved for development to which the policy applies if, in accordance with the code at Appendix 1, the development:
- a. avoids or minimises development impacts arising from altered stormwater quality and flow by providing for development and construction activities in accordance with acceptable design objectives²⁴
 - b. avoids or minimises development impacts of waste water (other than contaminated stormwater) on water quality objectives
 - c. avoids or minimises development impacts arising from the creation or expansion of non-tidal artificial waterways such as urban lakes.

Acceptable circumstances for not fully achieving the policy outcome

- 4.3 Despite section 4.2 above, the policy outcome may not be fully achieved for development if;
- a. there is a development commitment²⁵ for the development; and
 - b. the development commitment restricts the ability to achieve the outcomes in 4.2.
- 4.4 However, the development complies with this policy only if the outcomes in section 4.2 are achieved for the development to the maximum extent practicable, consistent with the development commitment.²⁶

²⁰ Waste disposal facilities include those associated with landfills, refuse transfer stations, resource recovery facilities (e.g. oil, recycling, metals recovery) sewage treatment plants, onsite effluent disposal systems, wastewater irrigation systems, feedlots, poultry farming, industrial liquid waste holding areas, effluent refuse areas and biosolid application areas.

²¹ See *Sustainable Planning Act 2009* Statutory Guideline 01/09 for definition

²² See Appendix 2 for definition

²³ See Appendix 2 for definition

²⁴ See Appendix 2 for definition of water quality objectives and design objectives

²⁵ See Appendix 2 for definition of development commitment

²⁶ Further advice on how to achieve the policy outcome through development assessment and designation of community infrastructure is described in Section 4 of the guideline.

5. Information and advice about the policy

Sources of information and advice

- 5.1 The Queensland Department of Environment and Resource Management can provide advice on the implementation of the policy, including relevant environmental values, water quality objectives, design objectives, stormwater quality management and waste water management, and reflecting the policy in a planning instrument.
- 5.2 The EP water policy contains further information about environmental values, water quality objectives, and the management of activities that may affect water.
- 5.3 The Queensland Department of Infrastructure and Planning can provide advice on reflecting the policy in a planning instrument, and the operation of the Integrated Development Assessment System (IDAS).

Review of the policy

- 5.4 The policy will be reviewed within five years to assess its effectiveness, particularly in light of ongoing research on stormwater management and water sensitive urban design. The review will take particular note of the implementation of the policy across all regions, the development types addressed, and the operation of the assessment code at Appendix I.

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Appendix 1

Development Assessment Code

Application

This code is a code for the Integrated Development Assessment System (IDAS) under the *Sustainable Planning Act 2009* (the Act). This code will apply for assessing development described in Sections 2.7 to 2.9 of the policy.

The code also applies to development proposed to be designated for community infrastructure involving any development described in sections 2.7 and 2.8.

Purpose and overall outcomes

The purpose of the code is to ensure development including community infrastructure is planned, designed, constructed, and operated to manage stormwater and wastewater in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009.

This purpose of the code is achieved if development to which the code applies:

- a. avoids and minimises development impacts arising from altered stormwater quality and flow by providing for development and construction activities in accordance with acceptable design objectives (Part A of the code); and
- b. avoids and minimises development impacts of waste water other than contaminated stormwater (Part B of the code); and
- c. avoids and minimises development impacts arising from the creation or expansion of non-tidal artificial waterways such as urban lakes (Part C of the code).

Using this code

The code comprises three parts. Each part addresses a particular waterway health issue. Part A addresses urban stormwater management. Part B addresses point source waste water management. Part C addresses non-tidal artificial waterways (Part C).

Each code part states a purpose, and performance outcomes which must be achieved in order for development to comply with the code. The performance outcomes help to protect receiving water environmental values stated in the Environmental Protection (Water) Policy 2009 (EP water policy).

At least one acceptable outcome is provided for most performance outcomes. An acceptable outcome is a way in which the relevant performance outcome can be met. Consequently development that complies with all of the acceptable outcomes for a particular performance outcome complies with the performance outcome. If development does not comply with the acceptable outcomes, or if no acceptable outcome has been stated for a performance outcome, the development must comply with the performance outcome. If acceptable outcomes involve making one or more management plans (for example, a site stormwater quality management plan, or an erosion and sediment control plan) the management plans may form part of an overall site management plan that integrates environmental management for the development. A management plan is not intended to be an acceptable outcome itself, but a means to develop and implement actions to achieve the relevant performance outcome.

For Part A of the code the acceptable outcomes refer to urban stormwater design objectives that allow for regional variations in climate and landscape. These are based on modelling of nine climatic regions using rainfall data records from each region in Queensland. For erosion and sediment control the design objectives account for local rainfall, soil and landscape features.

When determining if development meets a performance outcome, the assessment manager must take a precautionary approach,²⁷ that is, avoid using a lack of full scientific certainty as a reason for not taking action to minimise potential adverse affects on water environmental values. This is important for considering issues such as climate change, which may affect water environmental values.

Relationship with other planning instruments

Local planning instruments may include additional or different performance outcomes that equal or exceed those in this code. Identical or better performance outcomes in local planning instruments are consistent with this code. However, if a local planning instrument does not provide for adequate protection of water environmental values consistent with this policy, including this code, the policy prevails to the extent of any inconsistency²⁸.

The SPP Guideline more fully explains the relationships among planning instruments that might affect waterway health and water quality issues.

Part A

Urban stormwater management

Purpose

The purpose of this part is to help protect receiving water environmental values from adverse development impacts arising from altered urban stormwater quality and altered stormwater flow, by managing development and construction activities in accordance with stormwater design objectives²⁹.

Performance outcomes	Acceptable outcomes
Protecting Water Quality	
<p>Performance outcome PO1</p> <p>The development is compatible with the land use constraints of the site for achieving stormwater design objectives.</p>	<p>Acceptable outcome AO1.1</p> <p>The nature, design, and stormwater management of the development is in accordance with design objectives stated in Chapter 4 (section 4.9) of the State Planning Policy Guideline for Healthy Waters (the guideline)</p> <p>and</p> <p>Prepare a site stormwater quality management plan (SQMP) that:</p> <ul style="list-style-type: none"> a. is consistent with any local area stormwater water management planning; and b. provides for achievable stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil, and rainfall erosivity.

²⁷ Section 5 of the *Sustainable Planning Act 2009* requires that decision-making processes apply the precautionary principle.

²⁸ Under s43 of the *Sustainable Planning Act 2009*

²⁹ See Appendix 2 for definition of design objectives

<p>Performance outcome PO2</p> <p>The entry of contaminants into, and transport of contaminants, in stormwater is avoided or minimised.</p>	<p>Acceptable outcome AO2.1</p> <p>Any development application incorporates:</p> <ul style="list-style-type: none"> • stormwater management measures to achieve relevant design objectives outlined in Chapter 4 of the guideline • management of nutrients of concern and acid sulfate soils. <p>and</p> <p>Prepare a site stormwater quality management plan (SQMP) that::</p> <ol style="list-style-type: none"> a. accounts for development type, construction phase, local landscape, climatic conditions and design objectives in accordance with the guideline; and b. is consistent with the Queensland Acid Sulfate Soil Technical Manual.
<p>Performance outcome PO3</p> <p>Construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>Acceptable outcome AO3.1</p> <p>Any development application for the development is accompanied by an erosion and sediment control plan (ESCP) prepared in accordance with the guideline that demonstrates release of sediment laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded by addressing design objectives in the guideline, Chapter 4, for:</p> <ul style="list-style-type: none"> • drainage control; • erosion control; • sediment control; and • water quality outcomes. <p>Addressing the design objectives may include enhancing the achievement of some objectives if achievement of other objectives is impractical.</p> <p>and</p> <p>Acceptable outcome AO3.2</p> <p>Erosion and sediment control practices including any proprietary erosion and sediment control products³⁰ are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out, in accordance with local conditions and appropriate recommendations from a suitably qualified person³¹.</p> <p>or</p> <p>The ESCP demonstrates how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent to Acceptable Outcome AO3.1.</p>

³⁰ Such as SQID (stormwater quality intervention device) and flocculation products

³¹ See Glossary at Appendix 2

Protection of Natural Flows	
<p>Performance outcome PO4</p> <p>Construction and operation activities for the development avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</p>	<p>Acceptable outcome AO4.1</p> <p>Development incorporates stormwater flow control measures to achieve at least the design objectives set out in Chapter 4 of the guideline.</p> <p>Both the construction and operational phases for the development comply with advice and the design objectives in Chapter 4 of the guideline including management of frequent flows, peak flows, and construction phase hydrological impacts.</p>

Part B

Point source waste water management (other than contaminated stormwater and sewage)

Purpose

The purpose of this part is to protect receiving water environmental values from waste water impacts (other than contaminated stormwater and sewage) on water quality.

Performance outcomes	Acceptable outcomes
<p>Performance outcome PO1</p> <p>Development does not discharge waste water³² to a waterway or external to the site unless demonstrated to be best practice environmental management for that site.</p>	<p>Acceptable outcome AO1.1</p> <p>A waste water management plan (WWMP) is prepared by a suitably qualified person</p> <p>The WWMP accounts for;</p> <ol style="list-style-type: none"> a. waste water type; b. climatic conditions; c. WQOs; and d. best practice environmental management. <p>The WWMP provides that waste water is managed in accordance with a waste management hierarchy that:</p> <ol style="list-style-type: none"> a. avoids waste water discharge to waterways; or b. if waste water discharge to waterways cannot practicably be avoided, minimises waste water discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.

³² See Appendix 2 for the meaning of this term

<p>Performance outcome PO2</p> <p>Any treatment and disposal of waste water to a waterway accounts for:</p> <ol style="list-style-type: none"> the applicable water quality objectives for the receiving waters; and adverse impact on ecosystem health or receiving waters; and in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset³³. 	<p>Acceptable outcome AO2.1</p> <p>Compliance with this outcome can be demonstrated by developing a waste water management plan (WWMP) prepared by a suitably qualified person³⁴ with content taking account of at least those factors listed in Performance Outcome PO2.</p>
<p>Performance outcome PO3</p> <p>Waste water discharge to a waterway from nutrient hazardous areas or acid sulfate soil areas is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.</p>	<p>Acceptable outcome AO3.1</p> <p>Waste water discharge to waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms.</p> <p>and</p>
	<p>Acceptable outcome AO3.2</p> <p>Development in coastal catchments³⁵ avoids, or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas³⁶ and acid sulfate soil areas³⁷.</p> <p>Compliance with this outcome can be demonstrated by following the management advice in the Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland and associated technical guideline.</p> <p>and</p>
	<p>Acceptable outcome AO3.3</p> <p>Development in coastal catchments:</p> <ul style="list-style-type: none"> • avoids lowering groundwater levels where potential or actual acid sulfate soils³⁸ are present. • manages waste waters so that: <ol style="list-style-type: none"> the pH of any waste water discharged is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium, and metals³⁹; and

³³ Consistent with the principles of the Queensland Government’s Environmental Offsets Policy and agency advice in Waste water discharge to aquatic environments. See section 5 of the guideline.

³⁴ See Appendix 2 for the meaning of this term

³⁵ See Appendix 2 for the meaning of this term

³⁶ See Appendix 2 for the meaning of this term

³⁷ See Appendix 2 for the meaning of this term

³⁸ See Appendix 2 for the meaning of this term

³⁹ except where natural pH is below this range. In such cases, release of untreated wastewater may be inappropriate due to naturally acidic waters, different forms of acidity and presence of dissolved metals in waste waters.

	<ul style="list-style-type: none"> b. holding times of neutralised waste waters ensures the flocculation and removal of any dissolved iron prior to release; and c. visible iron floc⁴⁰ is not present in any discharge; and d. precipitated iron floc is contained and disposed of; and e. waste water and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method
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Part C

Non-tidal artificial waterways ('the waterway')

Purpose

The purpose of this part is to protect receiving water environmental values from development impacts arising from the creation or expansion of non-tidal artificial waterways such as urban lakes.

Performance outcomes	Acceptable outcomes
Protecting water quality in existing natural waterways	
<p>Performance outcome PO1</p> <p>The waterway is not designed only for stormwater flow management or stormwater quality management.</p>	<p>Acceptable outcome AO1.1</p> <p>The waterway is designed and managed for any of the following end use purposes:</p> <ul style="list-style-type: none"> • amenity including aesthetics, landscaping, and recreation; • flood management; • stormwater harvesting as part of an integrated water cycle management plan; • aquatic habitat. <p>and</p> <p>The end use purpose is designed and operated in a way that protects water environmental values.</p>
<p>Performance outcome PO2</p> <p>The waterway is located in a way that is compatible with the land use constraints of the site for protecting water environmental values in existing natural waterways.</p>	<p>Acceptable outcome AO2.1</p> <p>Where relevant:</p> <ul style="list-style-type: none"> a. environmental values in downstream waterways are protected; b. any groundwater recharge areas are not affected; c. the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway; d. any existing areas of ponded water are included; <p>and</p>

⁴⁰ See Appendix 2 Glossary for the meaning of this term

	<p>Acceptable outcome AO2.2</p> <p>Waterways are located:</p> <ol style="list-style-type: none"> outside natural wetlands and any associated buffer areas; and to avoid disturbing soils or sediments and to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.
<p>Performance outcome PO3</p> <p>The waterway is located in a way that is compatible with existing tidal waterways.</p>	<p>Acceptable outcome AO3.1</p> <p>Where the waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar:</p> <ol style="list-style-type: none"> there is sufficient flushing or a tidal range of >0.3m; or any tidal flow alteration does not adversely impact on the tidal waterway; or there is no introduction of salt water into freshwater environments.
<p>Performance outcome PO4</p> <p>The construction phase for the waterway is compatible with protecting water environmental values in existing natural waterways.</p>	<p>Acceptable outcome AO4.1</p> <p>Erosion and sediment control measures are incorporated during construction to achieve design objectives set out in Chapter 4 of the guideline.</p>
<p>Performance outcome PO5</p> <p>Stormwater overflows from the waterway provide for the achievement of water quality objectives in existing natural waterways.</p>	<p>Acceptable outcome AO5.1</p> <p>Stormwater run-off that may enter the non-tidal waterway is pre-treated in accordance with the guideline design objectives, water quality objectives of local waterways, and any relevant local area stormwater management plan.</p>
<p>Designing, managing and operating the non-tidal artificial waterway</p>	
<p>Performance outcome PO6</p> <p>The waterway is designed, managed and operated by suitably qualified persons.</p>	<p>Acceptable outcome AO6.1</p> <p>To help achieve water quality objectives in and downstream of the waterway, the waterway is designed, constructed and managed under the responsibility of a suitably qualified registered professional engineer, Queensland with specific experience in establishing and managing artificial waterways.</p>
<p>Performance outcome PO7</p> <p>The waterway is managed and operated in ways that demonstrate achievement of water quality objectives in natural waterways.</p>	<p>Acceptable outcome AO7.1</p> <p>Monitoring and maintenance programs adaptively manage water quality in the waterway to achieve relevant water quality objectives downstream of the waterway.</p> <p>and</p> <p>Acceptable outcome AO7.2</p> <p>Aquatic weeds are managed in ways that achieve a low percentage of coverage of the water surface area (less than 10%). Pests and vectors (such as mosquitoes) are managed such as by avoiding stagnant water areas, providing for native fish predators,</p>



	<p>and, if necessary, other best practices for monitoring and treating pests⁴¹.</p> <p>and</p> <p>Acceptable outcome AO7.3</p> <p>The waterway is managed and operated by a responsible entity⁴² under agreement for the life of the waterway.</p> <p>The responsibility entity is to implement a deed of agreement for the management and operation of the waterway that:</p> <ol style="list-style-type: none"> a. identifies the waterway; b. states a period of responsibility for the entity for the management and operation of the waterway; c. states a process for any transfer of responsibility for the waterway; d. states required actions under the agreement for monitoring of the water quality of the waterway and receiving waters e. states required actions under the agreement for maintaining the waterway to achieve the outcomes of this policy and any relevant approval conditions of the development; and f. identifies funding sources for the above including bonds, headworks charges or levies.
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⁴¹ See Part C of Annex 1 of the SPP guideline for information and guidelines that may assist.

⁴² Responsible entity such that there is a clear chain of management responsibility

Appendix 2

Glossary

Where indicated, some of the following terms are defined by the *Sustainable Planning Act 2009* (the Act) and the *Environmental Protection Act 1994* (the EP Act) and were consistent with those Acts at the time this policy was made. If those definitions are subsequently amended, the changed definitions would prevail over those used in this policy.

Acid sulfate soils—soil or sediment containing highly acidic soil horizons or layers from the oxidation of iron sulfides (actual acid sulfate soils) and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised (potential acid sulfate soils). The term 'acid sulfate soil' generally includes both actual and potential acid sulfate soils. Actual and potential acid sulfate soils are often found in the same soil profile, with actual acid sulfate soils generally overlying potential acid sulfate soil horizons. Pollutants associated with the disturbance of acid sulfate soils and groundwaters include acid, aluminium, heavy metals and metalloids such as arsenic. See State Planning Policy 2/02 Planning and Management of Development Involving Acid Sulfate Soils for further details.

Coastal catchment—catchment of a waterway that flows to the coast—excludes coastal catchments that drain to a dam or similar substantive structure that restricts downstream flow.

Coastal algal blooms—blooms of algae in coastal or estuarine waters. Algae include photosynthetic organisms, both microalgae and macroalgae, as well as cyanobacteria (often referred to as blue-green algae) and can occur in non-toxic and toxic forms—the latter having the most significant negative impacts on the environment, public health and local economy. A bloom involves an increase in algae numbers to such an extent as to: discolour the water, impart taste, odours, toxins and/or other compounds to the water, adversely affect the other biotic components of the aquatic ecosystem or generally render the water unsuitable for its intended use (from Queensland Harmful Algal Bloom Plan 2002). A common toxic bloom-forming algae causing adverse impacts in Queensland waters is the cyanobacterium *Lyngbya majuscula* (Lyngbya). However other algal species also occur that have the potential to impact on environment, natural resources and public health.

Contaminant—as defined under schedule 9 of the Environmental Protection Regulation 2008 (subordinate legislation under the EP Act) which lists prescribed water contaminants.

Contaminated stormwater—stormwater that contains a contaminant.

Design objectives—quantifiable objectives for temporary and permanent water management infrastructure. They reflect achievable and tested regionally specific designs for planning and development to ensure water sensitive urban design (WSUD) is implemented in a regionally consistent way to help achieve water quality objectives (WQOs) in receiving waterways.

- For stormwater management, the typical design objectives include rainfall capture, peak discharge limits, and minimum reductions in contaminant loads for nutrients, gross pollutants, and total suspended solids.
- For erosion and sediment control, the typical design objectives include drainage control, erosion control, sediment control, and water quality outcomes such as total suspended solids, and turbidity.

Recommended minimum stormwater design objectives are shown in Chapter 2 of the 'Urban Stormwater Quality Planning Guideline' (2010).

Design storm—the average return interval of the type of storm for which the stormwater treatment system is designed. Further information is in the Queensland Urban Drainage Manual (NRW 2007).

Development commitment—any of the following:

- as of the date of commencement of this policy, development with a valid preliminary approval; or

- development that arises from and is necessary to give effect to a valid development approval
- development that is:
 - a) consistent with the relevant regional plan or any applicable state planning regulatory provision; or
 - b) explicitly anticipated by and consistent with the relevant zone (or equivalent), all applicable codes, and any other requirements of the relevant planning scheme⁴³ or other local planning instrument
- development that is located within a state development area⁴⁴ and is consistent with the development scheme prepared for the state development area
- development consistent with a designation for community infrastructure made before this policy commenced
- for development that is government supported transport infrastructure, development that is consistent with a government approval to construct given before the date of commencement of this policy⁴⁵

Note: A development commitment does **not** include circumstances where the planning scheme makes the **principle** of the use subject to further planning or environmental assessment.

Environmental offsets—an action taken to compensate for a negative environmental impact that might result from development. Environmental offsets are positive measures taken to counterbalance negative environmental impacts that cannot otherwise be avoided or minimised. An offset may be located within or outside the geographic site of the activity or development and should be legally secured.

Note: Further information on how to apply offsets is available in the Queensland Government Environmental Offsets Policy 2008 (see <www.derm.qld.gov.au>).

Environmental values—as defined in section 9 of the *Environmental Protection Act 1994*:

(a) a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety

or

(b) another quality of the environment identified and declared to be an environmental value under an environmental protection policy or regulation.

The EP water policy 2009 states the environmental values of waters.

EP water policy—Environmental Protection (Water) Policy 2009 (EP water policy) under the *Environmental Protection Act 1994*.

Groundwater—subartesian water or artesian water.

High ecological value (HEV)—as defined under schedule 2 of the EP water policy means waters in which the biological integrity of the water is effectively unmodified or highly valued.

Note: The Department of Environment and Resource Management (DERM) has identified these areas as part of the ongoing roll out of Schedule 1 of the EP water policy. The maps are available on the DERM website or by contacting your nearest DERM office. <www.derm.qld.gov.au>

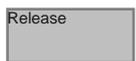
Iron floc—particulate deposits of iron (ferric) compounds which under oxygenated conditions clump together to form a ‘coat’ on water surfaces and can often give water a rust brown appearance resulting in staining of pipes and structures. A common way to remove iron from waters is to neutralise and aerate to allow the iron floc to precipitate and settle out of solution.

Local planning instrument—a planning scheme, temporary local planning instrument, or planning scheme policy made under the *Sustainable Planning Act 2009*.

⁴³ Certain planning scheme requirements may be contained in planning scheme policies, for example standards specified in a scheme code may be set out in a planning scheme policy.

⁴⁴ See Glossary Appendix 2 for definition

⁴⁵ Government supported transport infrastructure has the meaning given in Schedule 6 of the Transport Infrastructure Act 1994.



Non-tidal artificial waterway—includes access channels, constructed urban lakes or other bodies of water that are designed to be:

- permanent bodies of open water
- fringed with hard edges or emergent macrophytes
- indirectly connected to tidal water (by a lock or weir or other system)
- or
- artificial lakes (generally land locked without a direct connection to tidal waterways).

For the purposes of the policy, non-tidal artificial waterways do not include waterbodies used only for aquaculture or agricultural activities.

Nutrients of concern—nutrients or other trace elements that can enhance the growth of algae and include nitrogen, phosphorus, iron or organic matter (dissolved organic carbon). These elements have been shown to increase the severity of *Lyngbya majuscula* (cyanobacterium) blooms. See Nutrient hazardous areas.

Nutrient hazardous areas—areas containing appreciable levels of nutrients of concern that may contribute to increased occurrence, frequency or intensity of coastal algal blooms (particularly nitrogen, phosphorus, iron and organic matter). Hazard maps are used to spatially represent nutrient hazardous areas vulnerable to the supply and potential export of nutrients of concern for coastal algal blooms. Course-scale maps are regionally based and used to indicate nutrient hazardous areas where more detailed mapping is needed. Detailed hazard maps are more locally based and produced at a scale suitable for inclusion into local government planning instruments. Areas may have any of the following features:

- soil or vegetation types that are naturally conducive to high concentrations of nitrogen, phosphorus, iron and/or organic matter (for example, wetlands, marine and alluvial sediments) or where management activities or land use contribute to intensification or mobilisation of these nutrients of concern (for example, disturbance of acid sulfate soils)
- site conditions (for example, water logging and anaerobic conditions, perched groundwater tables) that promote formation of nutrients into bioavailable form
- location in close proximity to waterways or with site conditions that readily promote transport of nutrients to waterways or groundwater (for example, highly transmissive, permeable soils such as Podosols).

Where local government areas have not been mapped for the above features the information requirements for development assessment should investigate the development site for the risk of mobilisation of nutrients of concern. See Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland for further details (see <www.derm.qld.gov.au>).

Regional Plans—statutory instruments that provide an integrated planning policy for a designated region and are made by the regional planning Minister under the *Sustainable Planning Act 2009*. Regional plans may be supported by State Planning Regulatory Provisions with which compliance is mandatory (the current South East Queensland Regional Plan 2009-2031 and Far North Queensland Regional Plan 2009-2031 are so supported).

Sediment—solids (typically sand, silt, clay, mud, and other particulate matter) that are transported by water. Sediment is considered to be a ‘contaminant’ as defined in schedule 9 of the Environmental Protection Regulation 2008 (made under the *Environmental Protection Act 1994*).

State development area as defined under the *State Development and Public Works Organisation Act 1971* means a part of the State or of an area over which the State claims jurisdiction, delineated on a plan, and declared under the Act to be a State development area.

Stormwater—rainfall which runs off roofs, roads and other surfaces and flows into gutters, streams and waterways where it eventually flows into the bays and ocean.

Note: This water can carry all sorts of contaminants. Some are obvious such as plastic bags or detergents from people washing their cars. Others are not so obvious such as nutrients, dissolved metals and surface water run-off following a rain event (including piped flows).

Stormwater quality management plan (SQMP)—a plan for a local area that assists local councils and other catchment managers to recognise the impacts of activities, to develop management strategies, and to integrate stormwater management systems in rural and urban areas.

Note: A site SQMP may only apply to a specific development site. An urban stormwater quality management plan (USQM) for a local area may be a component of the SQMP (see urban stormwater quality management plan).

Suitably qualified person—a suitably qualified person is one (or more) of the following (relevant to implementing the applicable development assessment code requirements at Appendix 1):

- for urban stormwater quality and flow management—a person with relevant tertiary qualifications or equivalent, including a registered practising engineer of Queensland (RPEQ) (civil engineering, environmental engineering). Such persons may be responsible for a site stormwater quality management plan (site SQMP).
- for erosion and sediment control—a person who is a certified practising soil scientist (CPSS) or certified professional in erosion and sediment control (CPESC), or an RPEQ (or equivalent) with experience and training in soil science and erosion and sediment control. Such persons may be responsible for erosion and sediment control plans (ESCP).
- for wastewater management—a person with appropriate tertiary qualifications or equivalent such as an RPEQ with experience in environmental engineering or environmental scientist (or similar) incorporating waste water management. Such persons may be responsible for a site waste water management plan for the design, operation or construction of a development.
- for management of non-tidal artificial waterways—a person with tertiary qualifications or equivalent such as an RPEQ (environmental engineering) or environmental scientist (or similar) and experience in incorporating waterway management. Such persons may be responsible for a waterway management plan for the design, operation or construction of a development with artificial waterways.
- for coastal algal blooms—a person with tertiary qualifications (that is, science) or equivalent and experience in planning and managing for soil nutrients, water quality, hydrology and acid sulfate soils (for example, certified practising soil scientist or certified environmental practitioner)
- for acid sulfate soils—a person with tertiary qualifications (that is, science) or equivalent and experience in planning and managing for soils and acid sulfate soils (for example, certified practising soil scientist).

Urban purposes—as defined under the Sustainable Planning Regulation 2009 means purposes for which land is used in cities or towns, including residential, industrial, sporting, recreation and commercial purposes, but not including environmental, conservation, rural, natural or wilderness area purposes.

Urban stormwater quality management plan (USQMP)—a plan made as the urban stormwater component of a total water cycle management plan (TWCMP) for a local area and in accordance with the department's TWCMP Guideline and Urban Stormwater Quality Planning Guideline. An USQMP is a requirement under section 21 of the EP water policy as part of a TWCMP.

Note: In other cases, an USQMP developed only for a particular site, may be a component of the Stormwater Quality Management plan (see definition above).

Waste management hierarchy—the listing of types of waste management practices in the preferred order of adoption:

- avoid
- re-use
- recycle
- energy recovery
- treat and dispose.

The waste management hierarchy is a framework for prioritising waste management practices to achieve the best environmental outcome and applies to the maximum extent possible, or unless otherwise varied

in the water management regulation. Schedule 1 of the Environmental Protection (Waste Management) Policy 2000 further details the types for practices in the waste management hierarchy.

Waste water—an aqueous waste, including contaminated stormwater (as per Schedule 2 of the EP water policy).

Waste water management plan (WWMP)—a plan typically submitted with a development assessment application detailing the waste water management system and design for a proposed development (sometimes known as ‘site based management plan’). They sometimes also contain an erosion and sediment control plan for the construction phase of the development. They are also a way of detailing any offset arrangements that may be employed.

Waters—means estuarine, coastal and marine waters to the limit of Queensland waters as defined under the *Acts Interpretation Act 1954*. Waters includes the bed and banks of waters (see section 21 of the *Water Act 2000* for non-tidal water; see section 9 of the *Land Act 1994* for tidal water).

Note: Waters may include the whole or any part of surface water or groundwater, such as river, stream, lagoon, swamp, wetland, unconfined surface water or natural or artificial watercourse, lake or dam.

Water quality objectives (WQOs)—the numerical concentration limits, mass or volume limits per unit of time or narrative statements of indicators established for waters to enhance or protect the environmental values for those waters. WQOs may be long term goals for water quality management, depending on the existing condition. WQOs are defined in Schedule 1 of the EP water policy 2009 for some catchments and the Queensland Water Quality Guideline 2009 defines WQOs for those areas not in Schedule 1 of the EP water policy 2009.

Waterway—as defined under the *Environmental Protection Act 1994* means any of the following:

- a creek, river, stream or watercourse
- an inlet of the sea into which a creek, river, stream or watercourse flows
- a dam or weir.

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State Planning Policy 5/10

Air, Noise and Hazardous Materials

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Release

Prepared by:

Environment Regulation

Department of Environment and Resource Management

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Explanatory statement

The Minister for Infrastructure and Planning adopted the State Planning Policy 5/10 Air, Noise and Hazardous Materials on 15 December 2010.

The State Planning Policy 5/10 Air, Noise and Hazardous Materials is effective from 2 May 2011.

This state planning policy is made under Chapter 2, Part 4 of the *Integrated Planning Act 1997* and in accordance with section 775 of the *Sustainable Planning Act 2009*.

This state planning policy is a statutory instrument under section 2.4.1 of the *Integrated Planning Act 1997* and section 41 of the *Sustainable Planning Act 2009*.

Background

Industrial activities are important to the economy for the provision of goods and services that support transport, infrastructure and development, and the day-to-day materials for our homes and workplaces. Equally, industrial activities can cause impacts from air, noise and odour emissions, as well as hazardous materials.

The State of the Environment Queensland 2007 report states that air quality in Queensland remains in relatively good condition. However, some serious localised impacts from air and noise emissions are experienced due to adjacency of incompatible land uses. Exposure to unreasonable levels of air emissions can result in a range of health impacts including respiratory illness, lung cancer and asthma. Impacts from noise emissions can result in hearing impairment, interference with social behaviour and performance at school and work.

Queensland is experiencing significant population growth and will need to provide for an extra 5.8 to 7 million people by 2031 (Shaping Tomorrow's Queensland: A response to the Queensland Growth Management Summit). To support this growth, as well as Queensland's economy, industrial land uses will also need to grow. Good planning is critical to ensure that population growth can be sustained, while protecting the health, wellbeing and safety of communities, and the need for industrial development.

Existing management framework

The potential impacts of most industrial land uses, including the impacts from air, noise and odour are currently managed on a site-specific basis through the approval process under the *Sustainable Planning Act 2009*. This approval process includes assessment against the *Environmental Protection (Air) Policy 2008* and the *Environmental Protection (Noise) Policy 2008* under the *Environmental Protection Act 1994*. In addition, facilities that store hazardous materials are managed under the *Dangerous Goods Safety Management Act 2001*. This framework does not apply when:

- preparing planning instruments (e.g. a local planning scheme)
- assessing the impacts of sensitive land uses (like houses) that encroach on industrial land uses.

Planning instruments need to provide clear and strategic direction to manage the interaction between industrial and sensitive land uses. Where this direction has not been provided it results in a lack of transparency about where industrial land uses should be located, and what types of impacts sensitive land uses could be exposed to when encroaching on industrial areas. Practical implications of this include:

- sensitive land uses being exposed to levels of air, noise and odour emissions that may have an adverse impact on human health, wellbeing and amenity
- sensitive land uses being exposed to potential impacts from hazardous materials
- lack of transparency about appropriate locations for industrial land uses
- unexpected development costs in retrofitting development to meet the required standards of health, wellbeing, amenity and safety
- longer development assessment timeframes.

To more effectively address these issues within the planning framework, developing a complementary state planning policy is now the preferred option for dealing with this state interest. This state planning policy (the Policy) will ensure a more integrated decision making framework at the state, regional and local levels.

Purpose of the state planning policy

This Policy seeks to complement the existing management framework by providing a more strategic focus on the location and protection of industrial land uses. The direction in this Policy ultimately seeks to ensure that planning instruments provide strategic direction about:

- where industrial land uses should be located to protect communities and individuals from the impacts of air, noise and odour emissions, and the impacts from hazardous materials, and
- how land for industrial land uses will be protected from unreasonable encroachment by incompatible land uses.

Local planning instruments, structure plans and master plans

Local planning instruments, structure plans and master plans are prepared by local governments to manage growth and change in their local government area. Planning instruments outline land use patterns and development outcomes sought by the local government. These development outcomes must be consistent with the state's interests in the planning framework.

This Policy has a section on making or amending local planning instruments, structure plans and master plans. The Policy particularly focuses on the relationship and compatibility of zones and precincts for industrial and sensitive land uses.

Development assessment

The Integrated Development Assessment System is the process for assessing and deciding development applications at the property level. This process includes assessment against local planning instruments. Under the planning legislation, local governments are not required to immediately remake or review their local planning instruments upon commencement of a new state planning policy. Accordingly, this Policy has a section for specific development assessment decisions that applies only until a local government has reflected the intent of the Policy in their local planning instruments.

Regional Plans

This Policy is consistent with the following Regional Plans (current at the time of print) that endorse the adoption of land use policies which protect communities and the environment while ensuring the long term viability of industrial development in Queensland:

- South East Queensland Regional Plan
- Far North Queensland Regional Plan
- South West Regional Plan
- Maranoa-Balonne Regional Plan
- Central West Regional Plan
- North West Regional Plan.

This Policy will inform the overall policy direction for future regional plans.

1. Preliminary information

Policy outcome

- 1.1 The State Planning Policy 5/10 Air, Noise and Hazardous Materials (the Policy) seeks to ensure that local planning instruments, structure plans and master plans:
 - a. protect the health, wellbeing, amenity and safety of communities and individuals from the impacts of air, noise and odour emissions, and from the impacts of hazardous materials; and
 - b. strategically plan and manage the interface between land zoned for industry and land zoned for sensitive land uses to support and protect industrial land uses in appropriate locations.

Application of the Policy

- 1.2 The primary focus of the Policy is to provide direction for the preparation and amendment of local planning instruments, structure plans and master plans.
- 1.3 This Policy also provides direction for specific development assessment decisions under the Integrated Development Assessment System. This section applies only until the intent of the Policy has been reflected in the relevant local planning instrument, structure plan or master plan.
- 1.4 Nothing in this Policy prevents a local government from addressing the planning and management of the risks associated with air, noise, odour and hazardous materials in a way that is more stringent than required by the Policy.

Status of the Policy

- 1.5 The Policy is a statutory instrument under the *Integrated Planning Act 1997*, section 2.4.1 and under the *Sustainable Planning Act 2009*, section 41.
- 1.6 The State Planning Policy 5/10 Guideline: Air, Noise and Hazardous Materials (the SPP Guideline) provides advice about implementing the Policy, and is considered to be extrinsic material under the *Statutory Instruments Act 1992*.
- 1.7 Terms used in the Policy and SPP Guideline have the same meanings as defined under the *Sustainable Planning Act 2009*, the Queensland Planning Provisions, the *Environmental Protection Act 1994* and the *Dangerous Goods Safety Management Act 2001*. Other terms used in the Policy are defined in the Glossary (Schedule 1).

Relationship to other state planning policies

- 1.8 The requirements of this Policy must be balanced with the requirements of other state planning policies when making or amending a local planning instrument, structure plan or master plan.
- 1.9 This Policy does not prevail over the requirements of any other state planning policy.
- 1.10 Where there is a conflict between this Policy and another state planning policy, an outcome that best achieves the purposes of both instruments should be sought.

2. Making or amending a local planning instrument, structure plan or master plan

Achieving the policy outcome through a local planning instrument, structure plan or master plan

- 2.1 A new or amended local planning instrument, structure plan or master plan must include planning strategies and measures aimed at achieving the Policy outcome.
- 2.2 Despite section 2.1 only a major amendment of a local planning instrument that involves an interface between zones for industrial and sensitive land use needs to include strategies and measures that achieve the Policy outcome.

Strategic framework

- 2.3 The strategies and measures required by section 2.1 must include addressing the policy outcome in the strategic framework of the local planning instrument, structure plan or master plan. This includes ensuring that:
 - a. industrial land uses (particularly uses for medium impact, high impact, extractive, and noxious and hazardous industry) are directed away from land uses that are sensitive or at risk from the impacts of industry
 - b. industry zones (particularly medium impact, high impact, extractive, and noxious and hazardous industry zones) are protected from encroachment by sensitive land uses
 - c. industrial land within a state development area, enterprise opportunity area or emerging major employment area in a regional plan, is protected from encroachment by sensitive land uses, and
 - d. intensive animal industries are directed away from urban areas and protected from encroachment by sensitive land uses.

Zones and precincts of zones—generally

- 2.4 The strategies and measures in section 2.1 must also ensure that:
 - a. the interface between zones (and precincts of zones) for industry and sensitive land uses are planned and managed to ensure a compatible interface. Schedule 2 of this Policy provides a planning methodology for achieving this with regard to the industry zones in the Queensland Planning Provisions.
 - b. sensitive land uses are not encouraged within industry zones, except where the sensitive land use supports the industrial nature of the area (e.g. ancillary uses such as offices, and education facilities that support industrial land uses such as trade training schools).

Zones and precincts—already developed areas

- 2.5 Despite section 2.4, when dealing with already developed areas, the local planning instrument, structure plan or master plan must encourage:
 - a. a more compatible interface between future industrial and sensitive land uses, including consideration of the planning methodology in Schedule 2 of this Policy
 - b. if after doing everything practical, the outcomes required in the planning methodology cannot be achieved, use an overlay or precinct to ensure that sensitive land uses are designed to mitigate emissions from surrounding industrial land uses
 - c. at a minimum, include in the overlay or precinct a development assessment code consistent with the principles in Schedule 3 of this Policy.

Guidance for transitioning areas

- 2.6** As a result of social, environmental and economic issues, parts of a local government area may be transitioned from one predominant land use to another. This sometimes involves a transition from an industrial zone to a zone for sensitive land use and vice versa.
- 2.7** Where a transitional area includes medium impact, high impact, or noxious and hazardous industry, a local government should use a local area plan or overlay to:
- a.** provide a framework for managing the transition to ensure that any interface between industrial land uses and sensitive land uses are managed to minimise the impacts on human health, wellbeing, amenity and safety, and
 - b.** require that the new development is undertaken in a way that is responsive to the existing development.

Interfaces between neighbouring councils

- 2.8** When developing strategies and measures in section 2.1, local government must consult with neighbouring councils where a proposed industry zone interfaces with a zone for sensitive land uses (and vice versa) in another local government area.

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3. Development assessment

- 3.1 This section (including Schedules 4 and 5 of this Policy) applies only until a local government has reflected the intent of the Policy in their local planning instrument, structure plan or master plan.
- 3.2 This section applies to development applications for sensitive land uses only, as the existing management framework under the *Environmental Protection Act 1994* and the *Dangerous Goods Safety Management Act 2001* already applies for assessing applications for certain industrial land uses.

Development to which the policy applies

- 3.3 The Policy applies to assessable development under Schedule 3, Part 1 of the *Sustainable Planning Regulation 2009*, a local planning instrument or a state planning regulatory provision:
 - a. if the proposed development is a reconfiguration of a lot, or a material change of use, for the purpose of a sensitive land use, and
 - b. if any part of the proposed development is situated in a management area in Schedule 5 of this Policy.

Achieving the Policy outcome through development assessment

- 3.4 Development to which the Policy applies, achieves the Policy outcome in section 1.1 if the following development outcomes are met:
 - a. the development can be designed to ensure it adequately protects human health, wellbeing and amenity from air, noise and odour emissions, and human safety from the impacts of hazardous materials, and
 - b. the development does not compromise existing or future industrial development, including industrial land within a state development area.
- 3.5 The code in Schedule 4 provides one way of demonstrating that the development achieves the Policy outcome.
- 3.6 Despite section 3.4, development that arises from a valid preliminary approval must, to the maximum extent practicable, seek to achieve the Policy outcome.

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4. Sources of information and advice

- 4.1 The Department of Environment and Resource Management (DERM) can provide advice on implementing and interpreting this Policy and on reflecting this Policy in a planning instrument.
- 4.2 The Department of Infrastructure and Planning can provide advice on reflecting the Policy in a planning instrument and the operation of the Integrated Development Assessment System under the *Sustainable Planning Act 2009*. This includes the relationship between this Policy and state development areas.
- 4.3 Queensland Health can provide technical advice on reflecting the Policy in a planning instrument for high impact and noxious and hazardous industry.
- 4.4 The Department of Justice and Attorney General, (Hazardous Industries and Chemicals Branch within Workplace Health and Safety Queensland), can provide technical advice on reflecting the Policy in a planning instrument for high impact and noxious and hazardous industry.

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Schedule 1–Glossary

Extractive industry has the same meaning as defined in the Queensland Planning Provisions.

Industrial land within a state development area means land set aside for industrial land use within a state development area declared under the State Development and Public Works Organisation Act 1971

High impact industry has the same meaning as defined in the Queensland Planning Provisions.

Low impact industry has the same meaning as defined in the Queensland Planning Provisions.

Management area means a mapped area listed in Schedule 5 of the Policy.

Medium impact industry has the same meaning as defined in the Queensland Planning Provisions.

Noxious and hazardous industry has the same meaning as defined in the Queensland Planning Provisions.

Sensitive land use means each of the following uses defined in the Queensland Planning Provisions:

- child care centre
- community care centre
- community residence
- dual occupancy
- dwelling house
- educational establishment
- health care services
- hospital
- hostel
- multiple dwelling
- office
- relocatable home park
- residential care facility
- retirement facility
- short term accommodation
- tourist park.

Zones for sensitive land uses means:

- any residential or accommodation zone in the Queensland Planning Provisions
- any centres zone in the Queensland Planning Provisions, except where a precinct or overlay is used to make sensitive land uses impact assessable.

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Schedule 2–Planning methodology

Principles

1. Land use zones (and precincts of zones) organise the local planning instrument, structure plan or master plan in a way that facilitates the location of compatible land uses. When preparing local planning instruments, structure plans and master plans, local governments must ensure that:
 - o industry zones and zones for sensitive land uses are appropriately planned and located to manage the interface between these and vice versa, and
 - o this interface is managed to protect the health, wellbeing, amenity and safety of communities and individuals, and provide for the long term viability of industrial development.
2. In the case of existing industrial areas, it may not be possible to always achieve the requirements of this methodology. Where this is the case, an overlay or precinct must be used to ensure that those developing sensitive land use zones are aware of the possible impacts from nearby existing or future industry and of the requirements to manage any potential impacts.
3. Table 1 provides a framework for considering the location of Level 2 Industry Zones. The column ‘Trigger for further investigation’ provides a benchmark against which local government can determine whether further planning investigation is required about the location of industry zones and zones for sensitive land uses. The column “Planning investigations” provides examples of strategic planning investigations to determine the location of industry zones and zones for sensitive land uses.
4. Table 2 provides a framework for considering the location and management of Level 1 Industry Zones.

Table 1–Level 2 Industry Zones

Industry zones	Trigger for further investigation	Planning investigations
Level 2 Zones		
Low impact industry	Due to the minimal offsite impacts exhibited by low impact industries, low impact industry zones can interface with zones for sensitive land uses.	Nil required.
Medium impact industry High impact industry Noxious and hazardous industry	<p>Due to the offsite impacts from medium impact, high impact, and noxious and hazardous industry, zones for these uses should not have a direct interface with zones for sensitive land uses and vice versa.</p> <p>Where medium impact, high impact and noxious and hazardous industry zones and zones for sensitive land uses are proposed to be located closer than the below trigger distances, one or more of the planning investigations must be used to demonstrate that the expected impacts from these industry zones have been adequately considered in the local context:</p> <ul style="list-style-type: none"> • medium impact industry–250 metres • high impact industry–500 metres • noxious and hazardous industry–1500 metres. 	<p>Planning investigations include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • community impact survey • complaints analysis • air, noise and odour assessments • hazard and risk assessment • any other investigation that a local government negotiates with DERM.. <p>The appropriateness of each of these planning investigations will be dependent on the industry zone that is being investigated. For example, a community impact survey and complaints analysis would not be a sufficient level of investigation for a noxious and hazardous industry zone.</p>

	Compatible development must be encouraged between these industry zones and zones for sensitive land use.	Note: guidance about each of these planning investigations is provided in the SPP Guideline.
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Table 2–Level 1 Zones

Industry zones	Trigger for further investigation	Planning investigations
Level 1 Zones		
Extractive industry	<p>Extractive industry zones must be developed and protected in accordance with the process for setting out Key Resource Areas in the <i>SPP 2/07 Protection of Extractive Resources</i> and the <i>Protection of Extractive Resources SPP Guideline</i>.</p> <p>Where an extractive industry zone is proposed to be located in a manner different to the <i>SPP 2/07 Protection of Extractive Resources</i> one or more of the 'planning investigations' must be used.</p>	<p>Planning investigations include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • complaints analysis • air, noise and odour assessments. • Any other investigation that a local government negotiates with DERM. <p>Note: guidance about each of these investigations is provided in the SPP Guideline.</p>
Industry Township	<p>The purpose statements in the Queensland Planning Provisions for the Level 1 industry and township zones allow for a broad range of industrial land uses. Despite this, it is important that planning instruments do not simply permit industrial land uses in an 'ad hoc manner'.</p> <p>Where using these zones, the corresponding purpose statement, levels of assessment, code and/or precincts must include measures and strategies to ensure that:</p> <ul style="list-style-type: none"> • industrial land uses (particularly medium impact, high impact and noxious and hazardous industry) are located and managed to protect the health, wellbeing, amenity and safety of communities and individuals from the impacts of air, noise and odour emissions and the impacts of hazardous materials • sensitive land uses are planned, located and developed in a way that is responsive to already approved industrial land uses. 	Nil.

Schedule 3—Principles for development assessment codes

A development assessment code developed in accordance with section 2.5(c) of the Policy must be consistent with the following principles. If the following principles can not be met, development of the sensitive use would be inappropriate:

1. Sensitive land uses must be developed to achieve indoor noise objectives consistent with those set out in the *Environmental Protection (Noise) Policy 2008*. Development requirements to achieve the objectives may include:
 - orientating sensitive land uses away from existing or future industrial noise sources
 - landscaping
 - setting back sensitive land uses from existing or future industrial noise sources
 - positioning buildings in the most appropriate geographic locations (e.g. placing bedrooms away from existing or future industrial noise sources)
 - screening sensitive land uses from industrial noise sources.
2. Development of sensitive land uses must be developed to achieve the air quality objectives (AQO) in the *Environmental Protection (Air) Policy 2008*, and where an emission does not have an AQO, any relevant national or international standards (e.g. the World Health Organisation Guidelines for Air Quality 2000).

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Schedule 4–Development assessment code

This is a code for development assessment for use in the Integrated Development Assessment System under the *Sustainable Planning Act 2009*.

This code applies to development outlined in section 3.3 of this Policy.

Development applications received, but not decided before this Policy took effect, are not subject to the requirements of this code.

Purpose of the code

The purpose of this code is to achieve the development outcomes set out in section 3.4 of the Policy.

Using the code

The code contains a purpose and a range of performance outcomes that development must achieve in order to comply with the code, and therefore, the Policy. These outcomes are linked to protecting the air and noise environmental values (particularly human health, wellbeing and amenity) described in the *Environmental Protection (Air) Policy 2008* and the *Environmental Protection (Noise) Policy 2008*, and protecting human safety as outlined in the *Dangerous Goods Safety Management Act 2001*.

Acceptable outcomes are provided for most performance outcomes and represent ways in which the relevant performance outcomes can be met. A development application that complies fully with all the acceptable outcomes will satisfy the relevant performance outcome. If an application does not comply with the acceptable outcomes, or if no acceptable outcome has been provided in the code, the application must demonstrate how it will meet the relevant performance outcome.

When determining whether an application meets the performance outcomes, the assessment manager must apply the precautionary principle. That is, the assessment manager must not use the lack of full scientific certainty as a reason for not imposing requirements or conditions to minimise potential adverse affects on human health, wellbeing, amenity and safety.

The onus lies with the applicant to demonstrate that a proposed development meets the performance outcomes of the code.

Performance outcomes (PO)		Acceptable outcomes (AO)
PO1 Development must not compromise existing and future industrial land, including industrial land in a state development area.	AO1.1	The use does not occur on land zoned or allocated for industry in a local planning instrument or regional plan.
	AO1.2	Land is not reconfigured to a size smaller than that allowed by the relevant local planning instrument, for an industrial area.
PO2 Development must not result in sensitive land use being exposed to industrial air, noise and odour emissions that impact on human health, amenity and wellbeing.	AO2.1	<p>The use is designed to ensure that:</p> <ul style="list-style-type: none"> the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, and any relevant national or international standard (for example, the World Health Organisation Guidelines for Air Quality 2000) are met. <p>Design measures could include:</p> <ul style="list-style-type: none"> landscaping setting back sensitive land uses from existing and future industrial noise sources positioning buildings in the most appropriate geographic locations (e.g. placing bedrooms away from existing and future industrial noise sources)

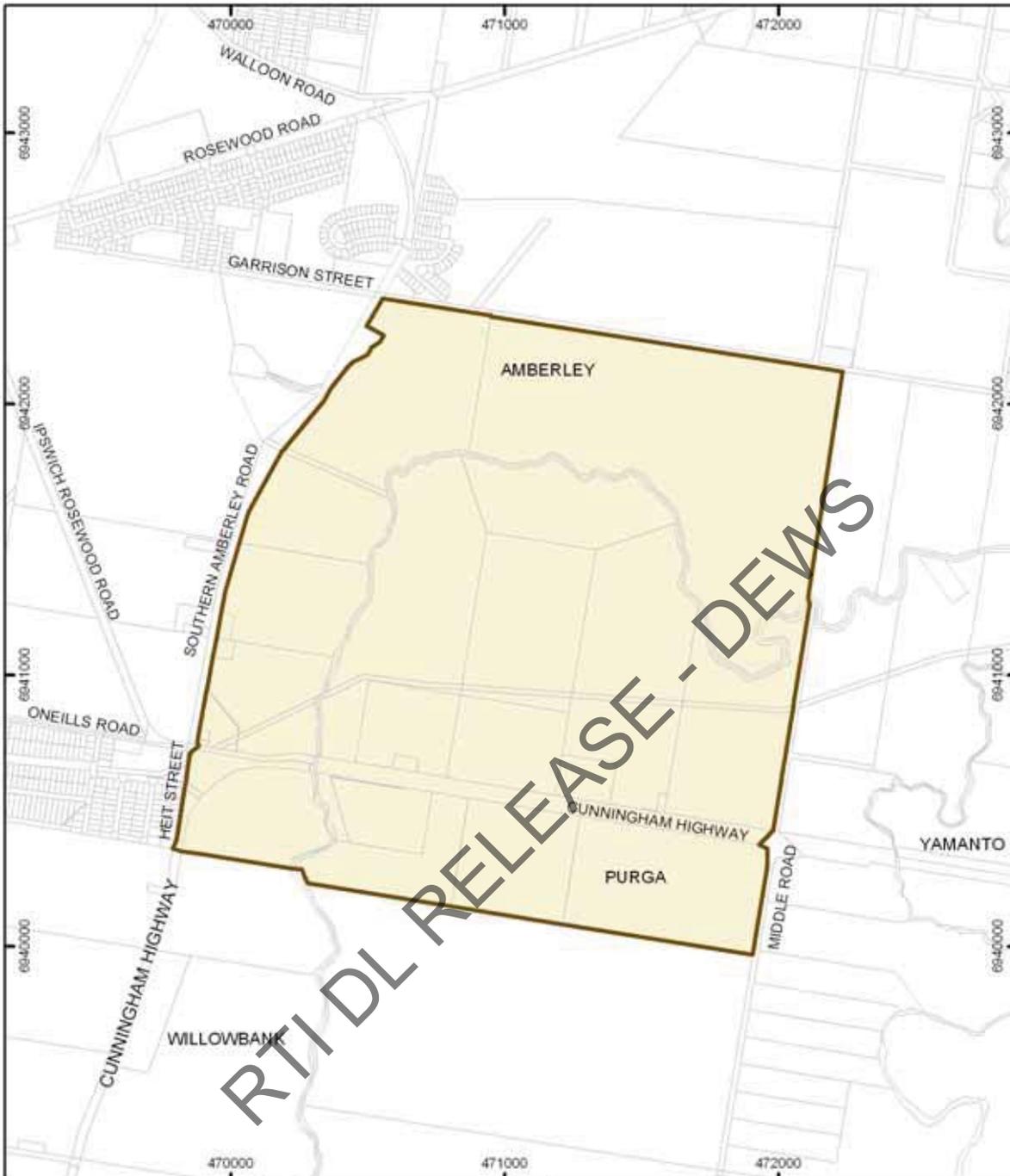
		<ul style="list-style-type: none"> • using barriers, mounds and fences • screening sensitive land uses from industrial noise sources. <p>Note: an air and/or noise impact assessment can be prepared by a suitably qualified professional to demonstrate compliance with acceptable outcome AO2.1. Refer to the SPP Guideline (Annexes 3 and 4) to see the minimum requirements for an air or noise impact assessment.</p>
	AO2.2	<p>Noxious and offensive odours are not experienced at the location of sensitive uses.</p> <p>Note: the Queensland Odour Impact Assessment Guideline provides a methodology for assessing odour impacts.</p>
<p>PO3 Development is not exposed to potential impacts from noxious and hazardous industry that will affect human health, wellbeing, amenity or human safety.</p>	AO3.1	<p>Note: no acceptable outcome is prescribed as each situation requires an individual approach.</p> <p>Refer to the SPP Guideline (Annexe 5) to see the minimum requirements for undertaking a hazard and risk assessment.</p>

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Schedule 5–Management areas

The management areas listed below are management areas for the purpose of Part 3 of the Policy–Development Assessment.

Management area	Local government area	Map code
Amberley/Purga	Ipswich City Council	D-MA-01
Bajool	Rockhampton Regional Council	D-MA-02
Bohle	Townsville Regional Council	D-MA-03
Brookhill	Townsville Regional Council	D-MA-04
Caloundra Business Park	Sunshine Coast Regional Council	D-MA-05
Charlton-Wellcamp	Toowoomba Regional Council	D-MA-06
Cleveland	Redland City Council	D-MA-07
Coolum	Sunshine Coast Regional Council	D-MA-08
Coomera Marine Precinct	Gold Coast City Council	D-MA-09
Cranley	Toowoomba Regional Council	D-MA-10
Dalby	Western Downs Regional Council	D-MA-11
Elimbah	Moreton Bay Regional Council	D-MA-12
Glanmire	Gympie Regional Council	D-MA-13
Helidon	Lockyer Valley Regional Council	D-MA-14
Kunda Park	Sunshine Coast Regional Council	D-MA-15
Laidley	Lockyer Valley Regional Council	D-MA-16
Lowood	Somerset Regional Council	D-MA-17
Maryborough	Fraser Coast Regional Council	D-MA-18
Mt Larcom	Gladstone Regional Council	D-MA-19
Narangba	Moreton Bay Regional Council	D-MA-20
Paget	Mackay Regional Council	D-MA-21
Swanbank	Ipswich City Council	D-MA-22
Wulkuraka	Ipswich City Council	D-MA-23
Yabulu	Townsville Regional Council	D-MA-24
Yandina	Sunshine Coast Regional Council	D-MA-25
Yarwun	Gladstone Regional Council	D-MA-26



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Legend

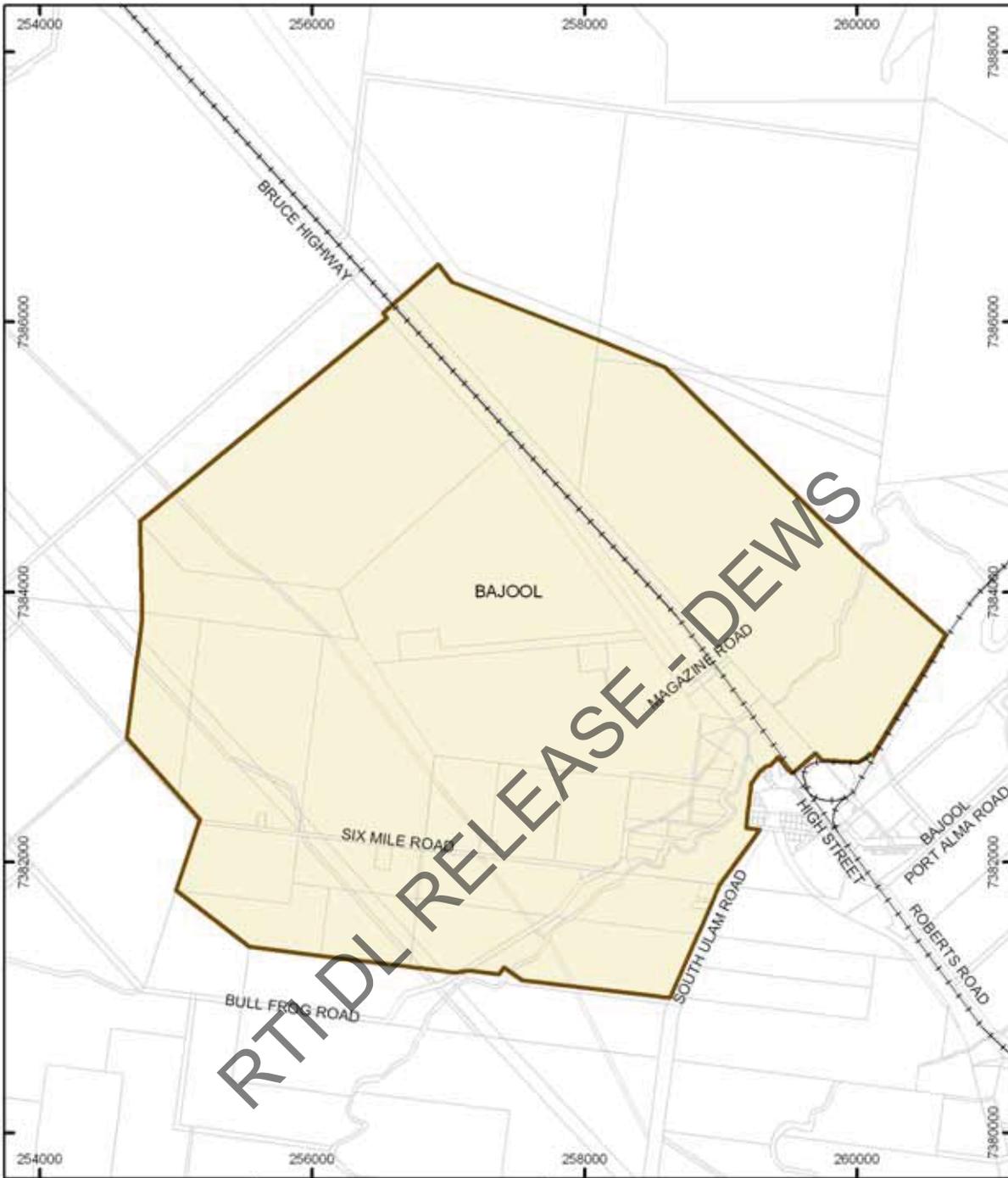
- Management Area
- Cadastral Boundary

0 250 500
 Metres

Queensland Government

**AMBERLEY/PURGA
MANAGEMENT AREA**
 Ipswich City Council

Date: October 2010	Projection: MGA Zone 56 Datum: GDA94	MAP: D-MA-01
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RTI/DI RELEASE - DEVS



Legend

- Management Area
- Cadastral Boundary
- Railway Line

0 500 1,000
Metres

Queensland Government

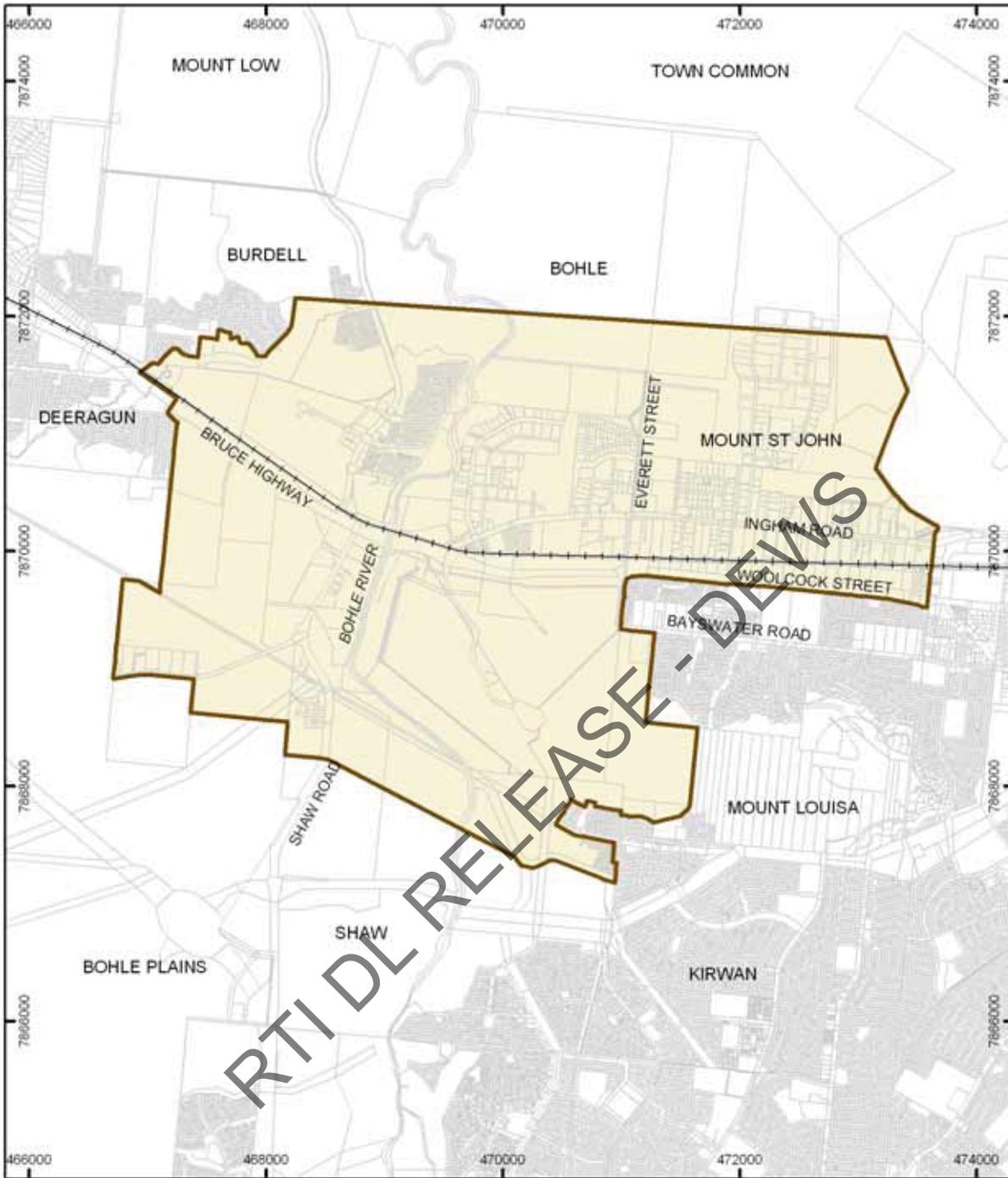
BAJOOL

MANAGEMENT AREA

Rockhampton Regional Council

Date: October 2010	Projection: MGA Zone 56 Datum: GDA94	MAP: D-MA-02
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Release



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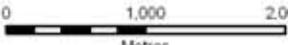


Legend

- Management Area
- Cadastral Boundary
- Railway Line



N



0 1,000 2,000
Metres



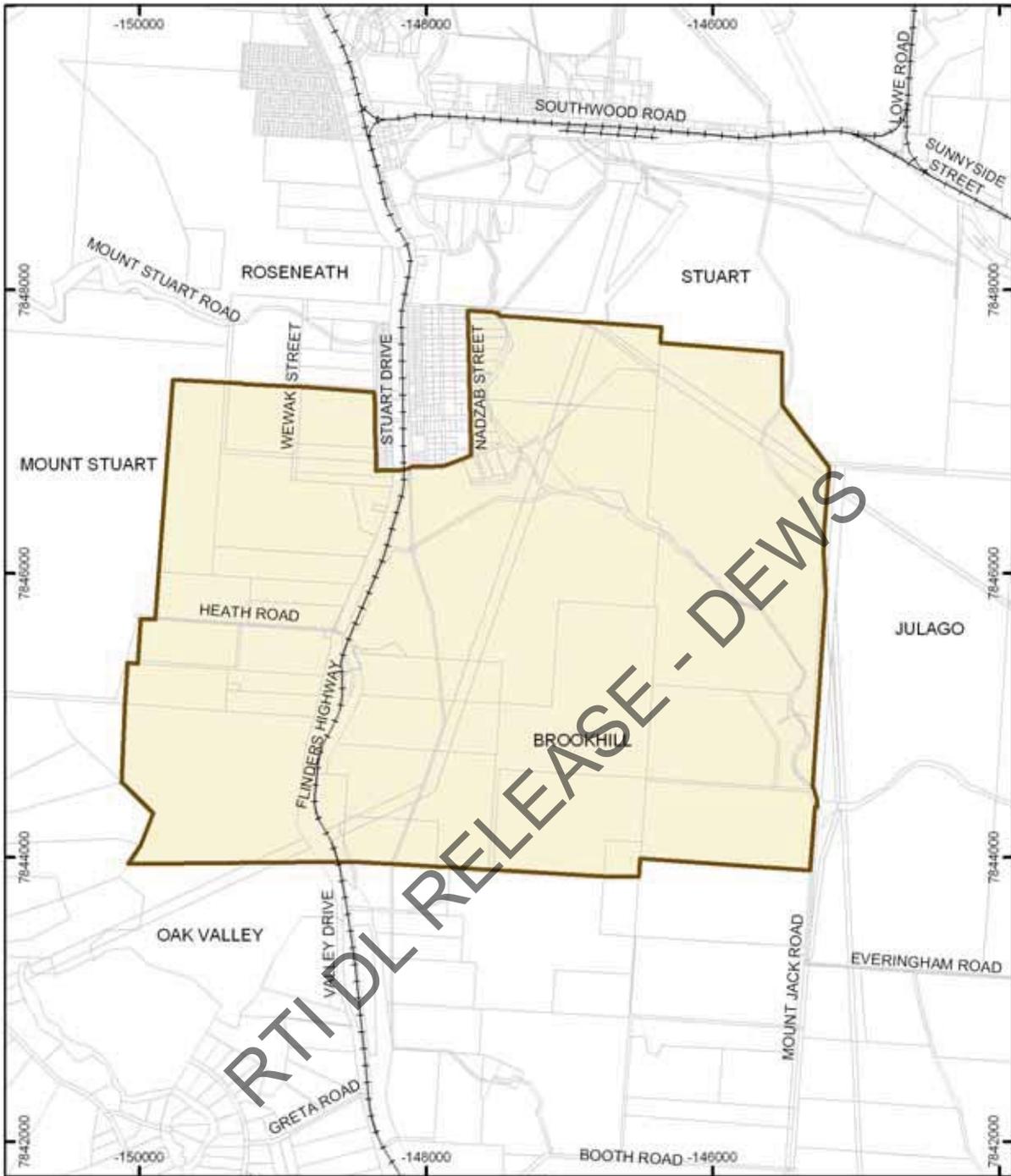
Queensland Government

**BOHLE
MANAGEMENT AREA**

Townsville Regional Council

Date: October 2010	Projection: MGA Zone 55 Datum: GDA94	MAP: D-MA-03
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Release



RTI DL RELEASE - DEVS



Legend

- Management Area
- Cadastral Boundary
- Railway Line



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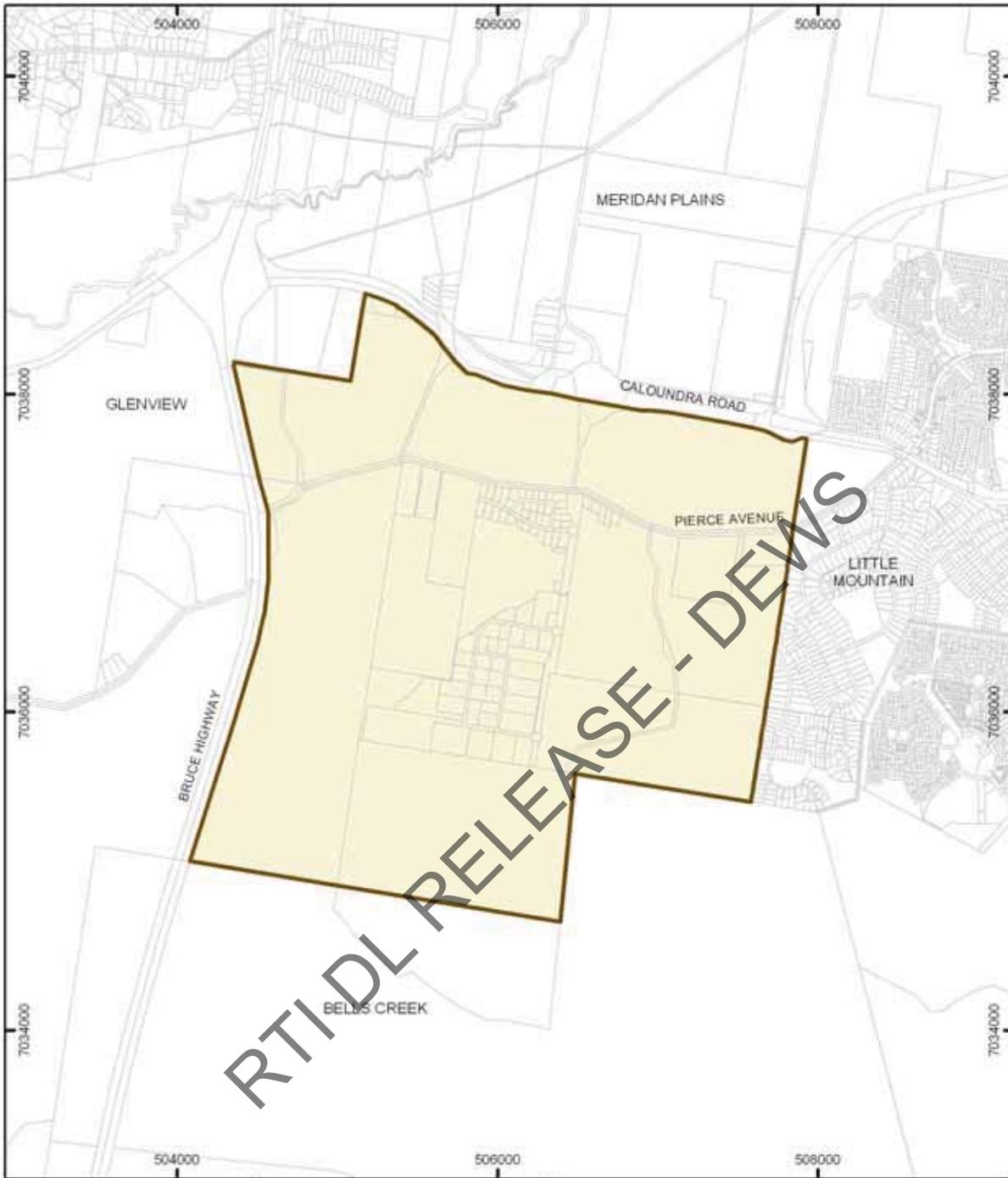


0 500 1,000
Metres


Queensland Government
BROOKHILL
MANAGEMENT AREA
 Townsville City Council

Date: October 2010	Projection: MGA Zone 55 Datum: GDA94	MAP: D-MA-04
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Release



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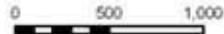


Legend

- Management Area
- Cadastral Boundary



N



0 500 1,000
Metres



**CALOUNDRA BUSINESS PARK
MANAGEMENT AREA**
Sunshine Coast Regional Council

Date: October 2010	Projection: MGA Zone 56 Datum: GDA94	MAP: D-MA-05
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Release



RTI DL RELEASE - DEMS



Legend

- Management Area
- Cadastral Boundary
- | Railway Line

N

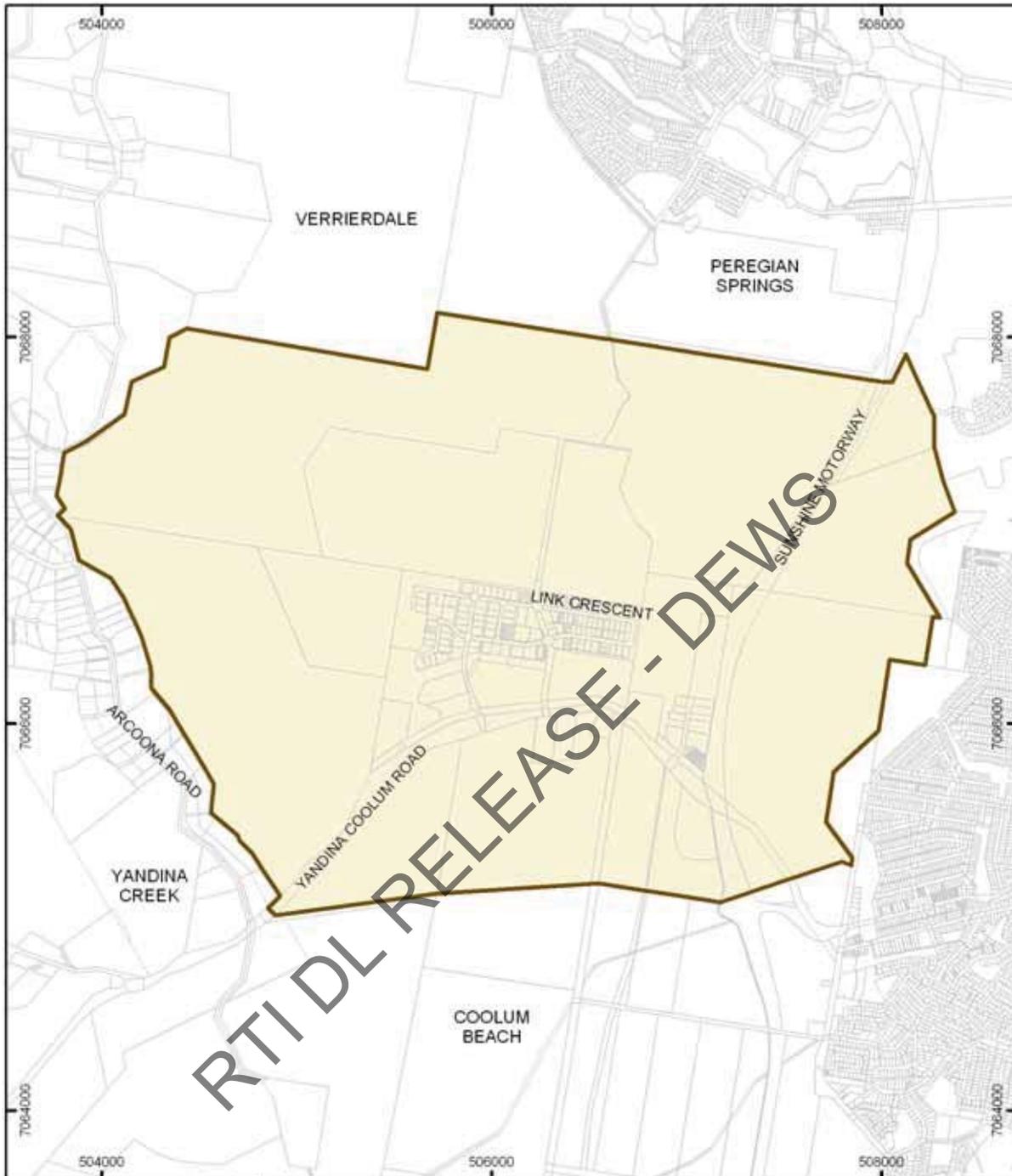
0 1,000 2,000

Metres

Queensland Government
CHARLTON-WELLCAMP
MANAGEMENT AREA
 Toowoomba Regional Council

Date: October 2010	Projection: MGA Zone 56 Datum: GDA94	MAP: D-MA-05
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Release



Legend

- Management Area
- Cadastral Boundary

N

0 500 1,000
Metres



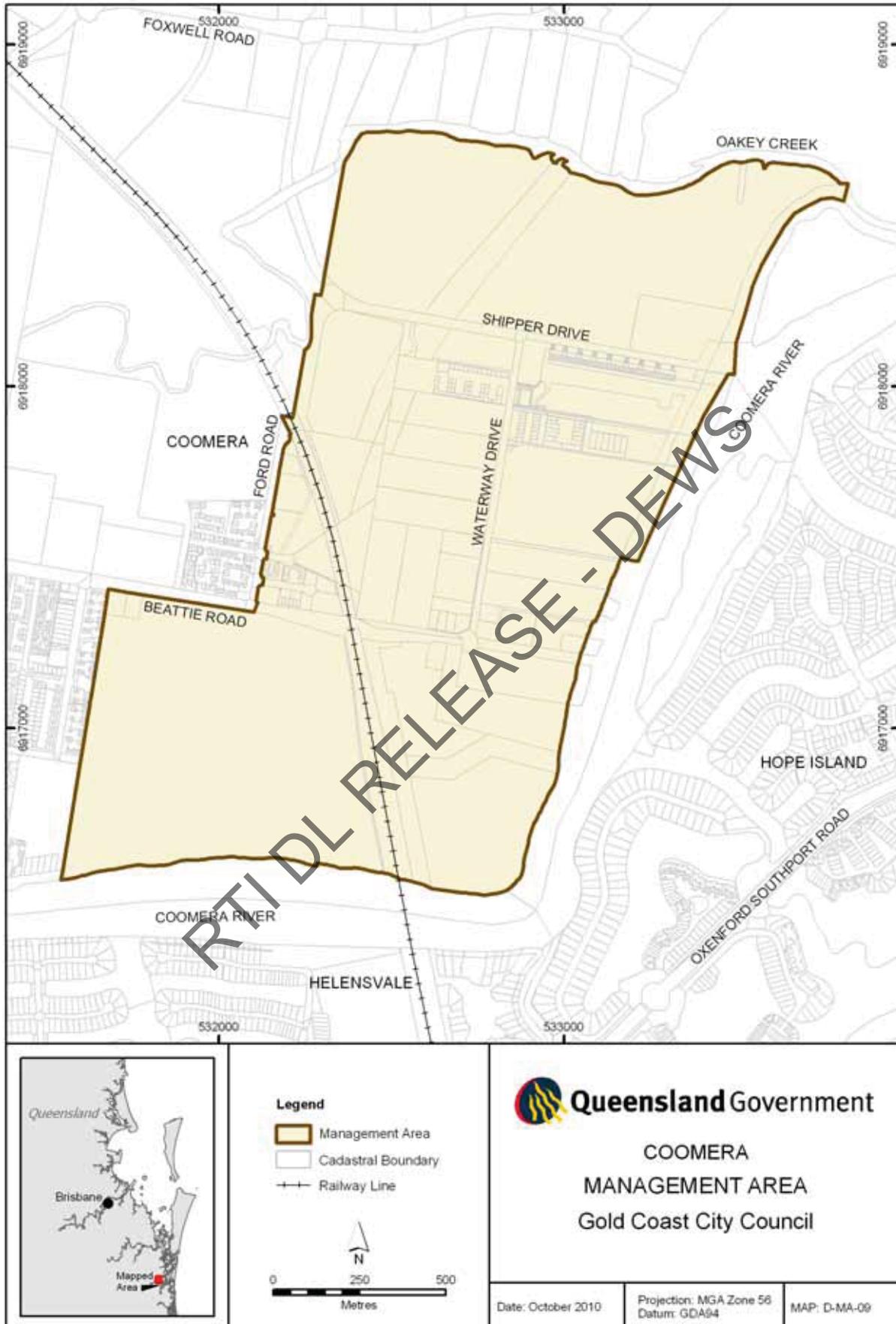
Queensland Government

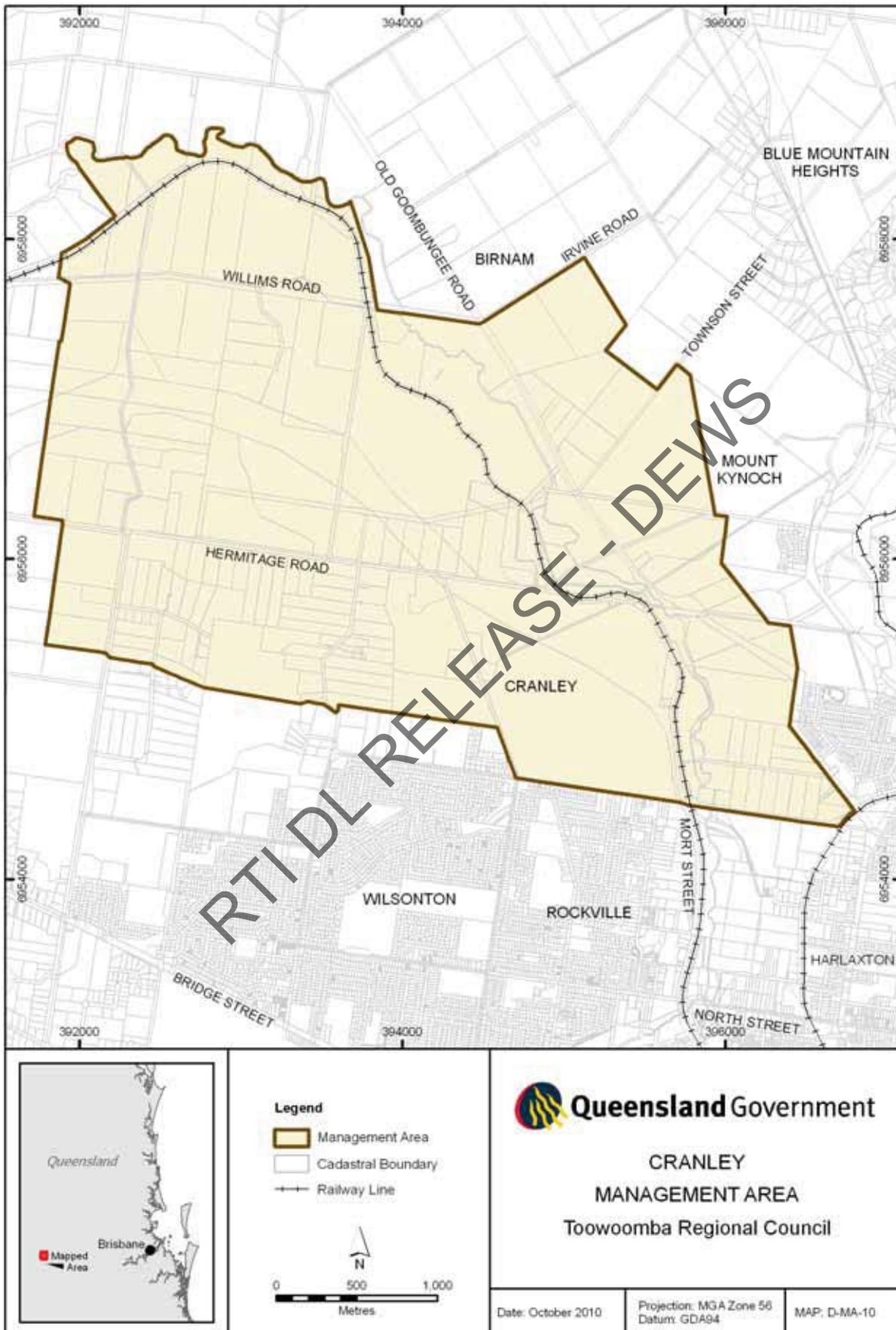
**COOLUM
MANAGEMENT AREA**

Sunshine Coast Regional Council

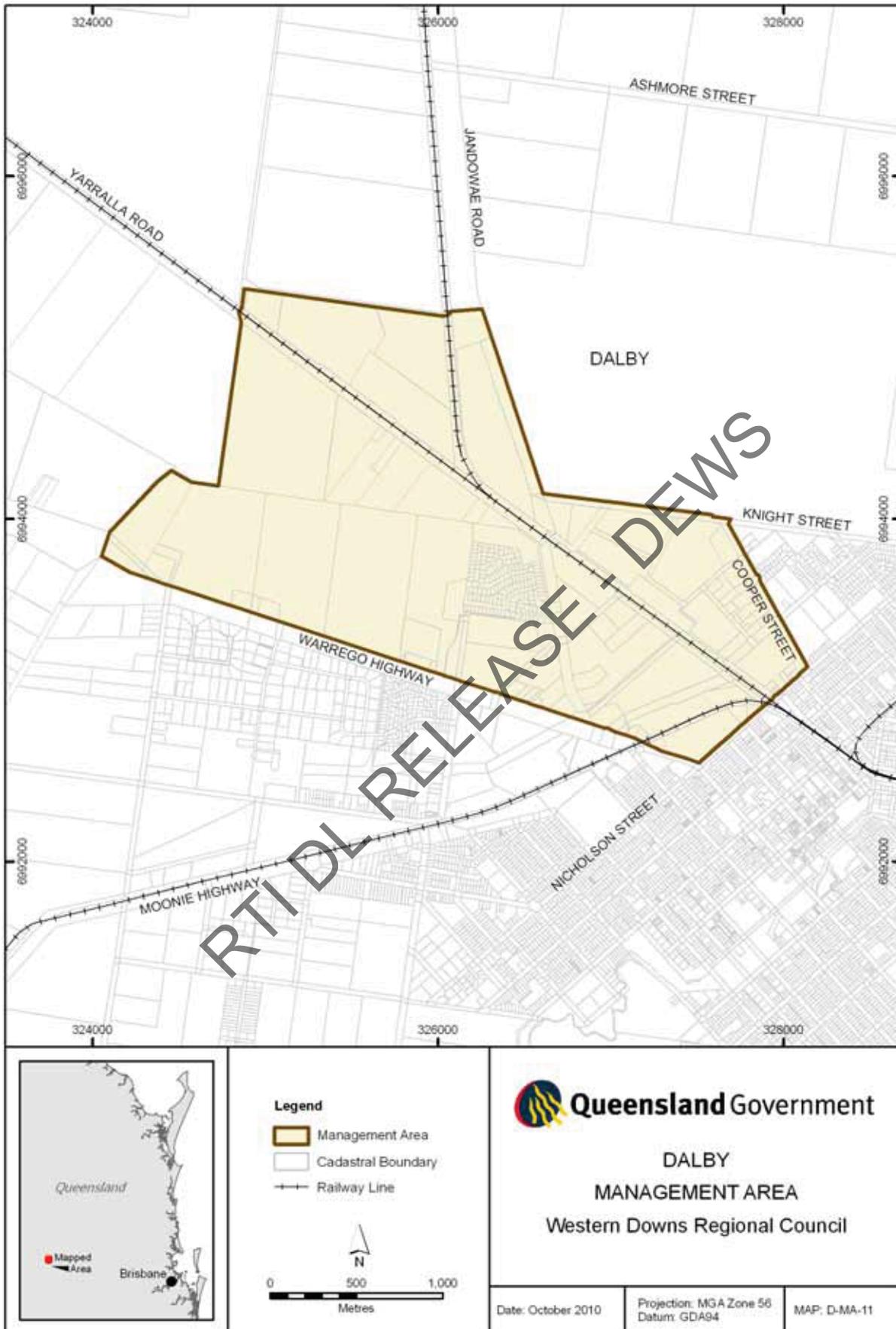
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Release

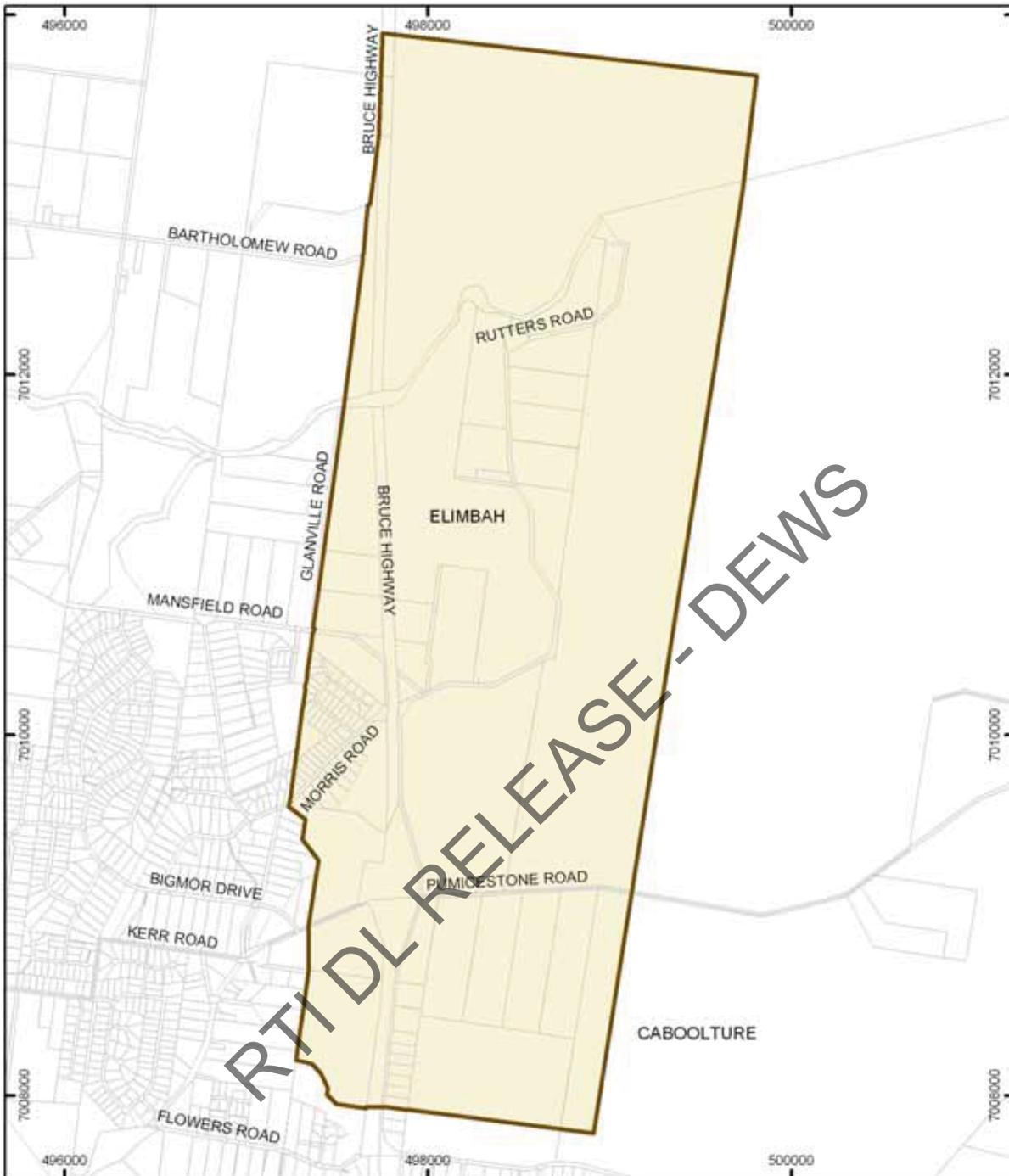




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RTI DL RELEASE - DEWS



Legend

- Management Area
- Cadastral Boundary

N

0 500 1,000

Metres

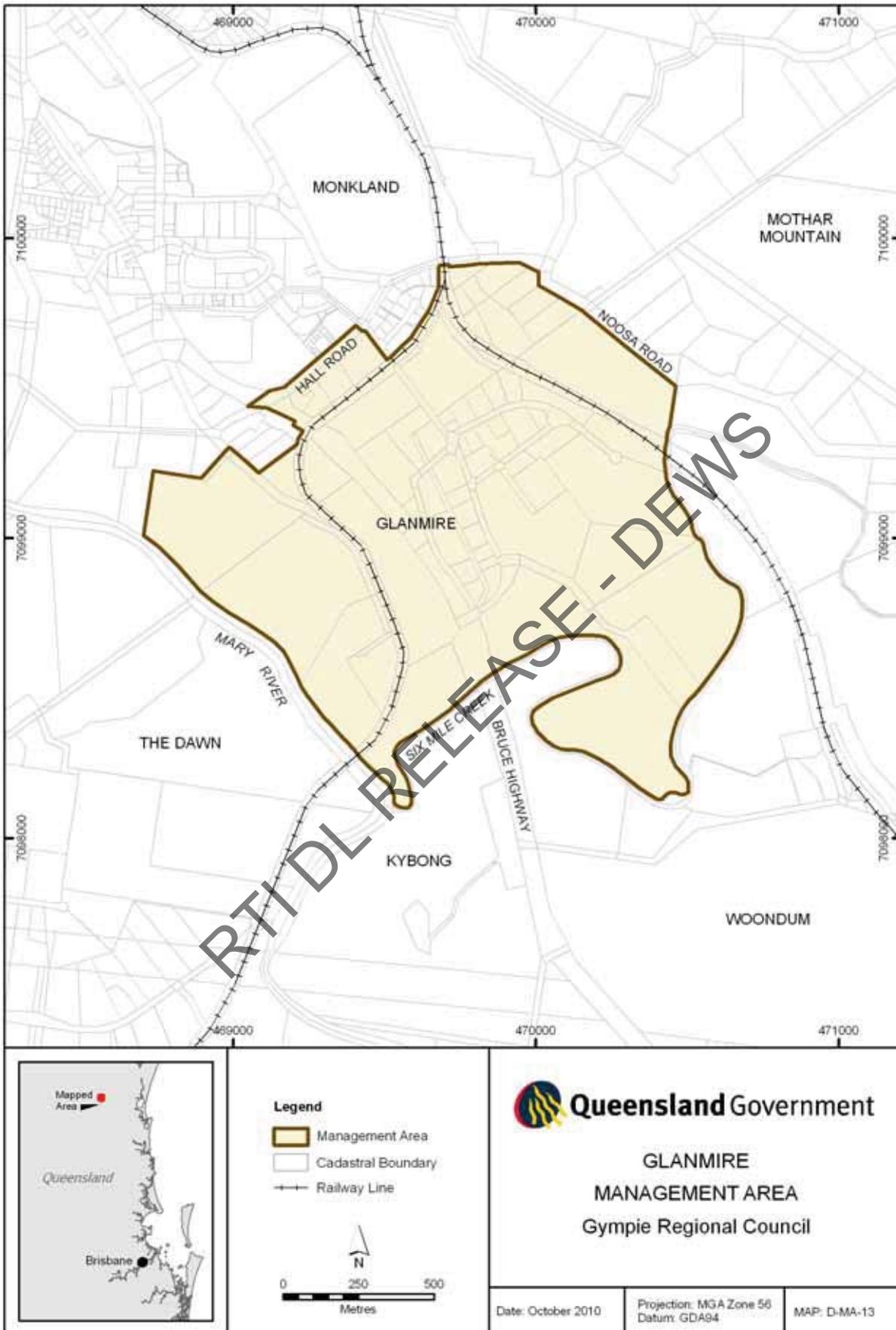


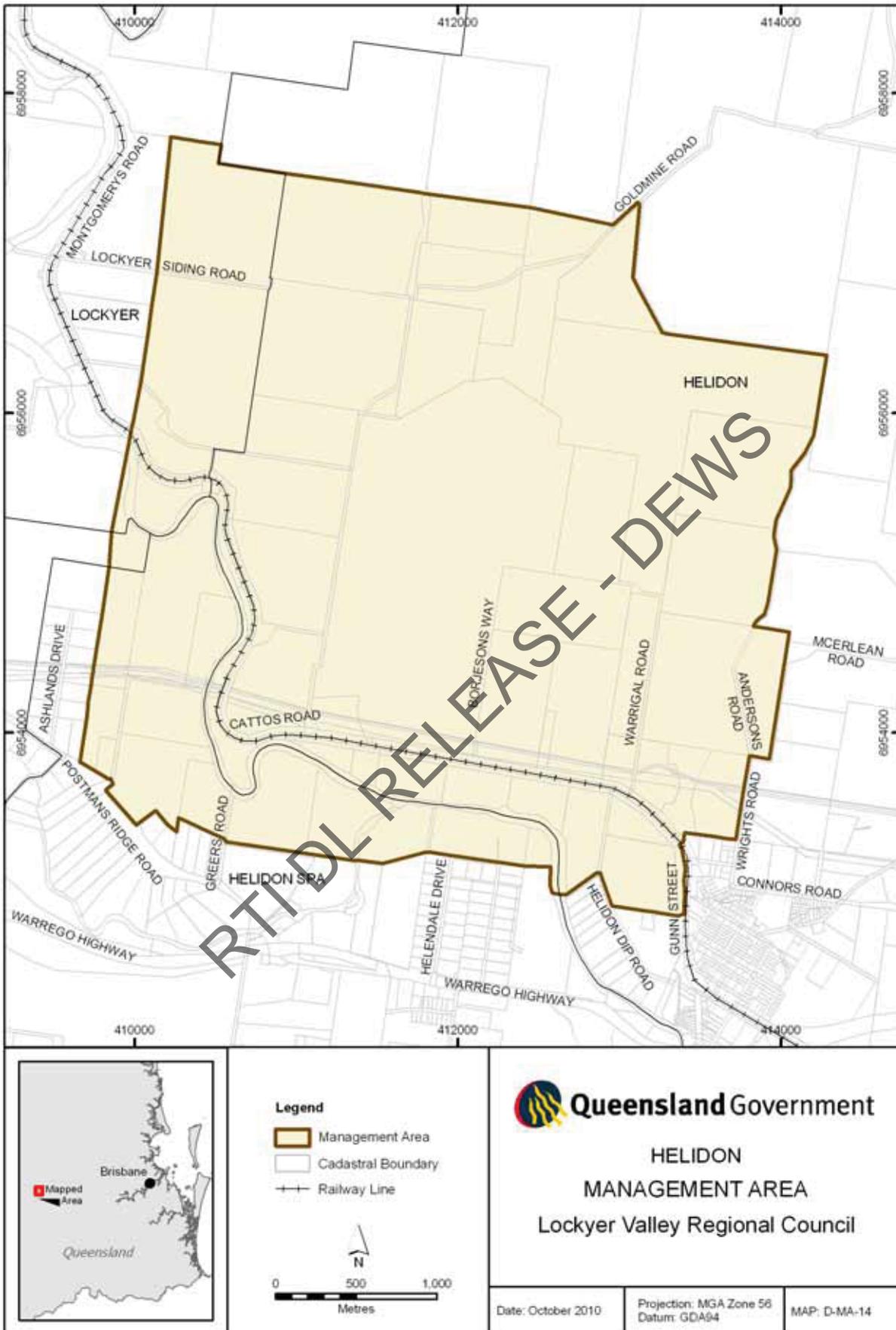
Queensland Government

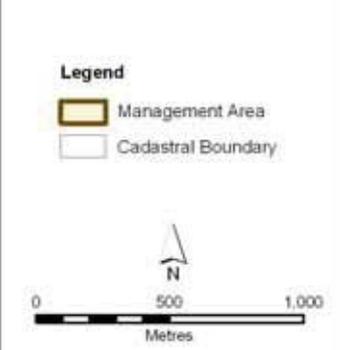
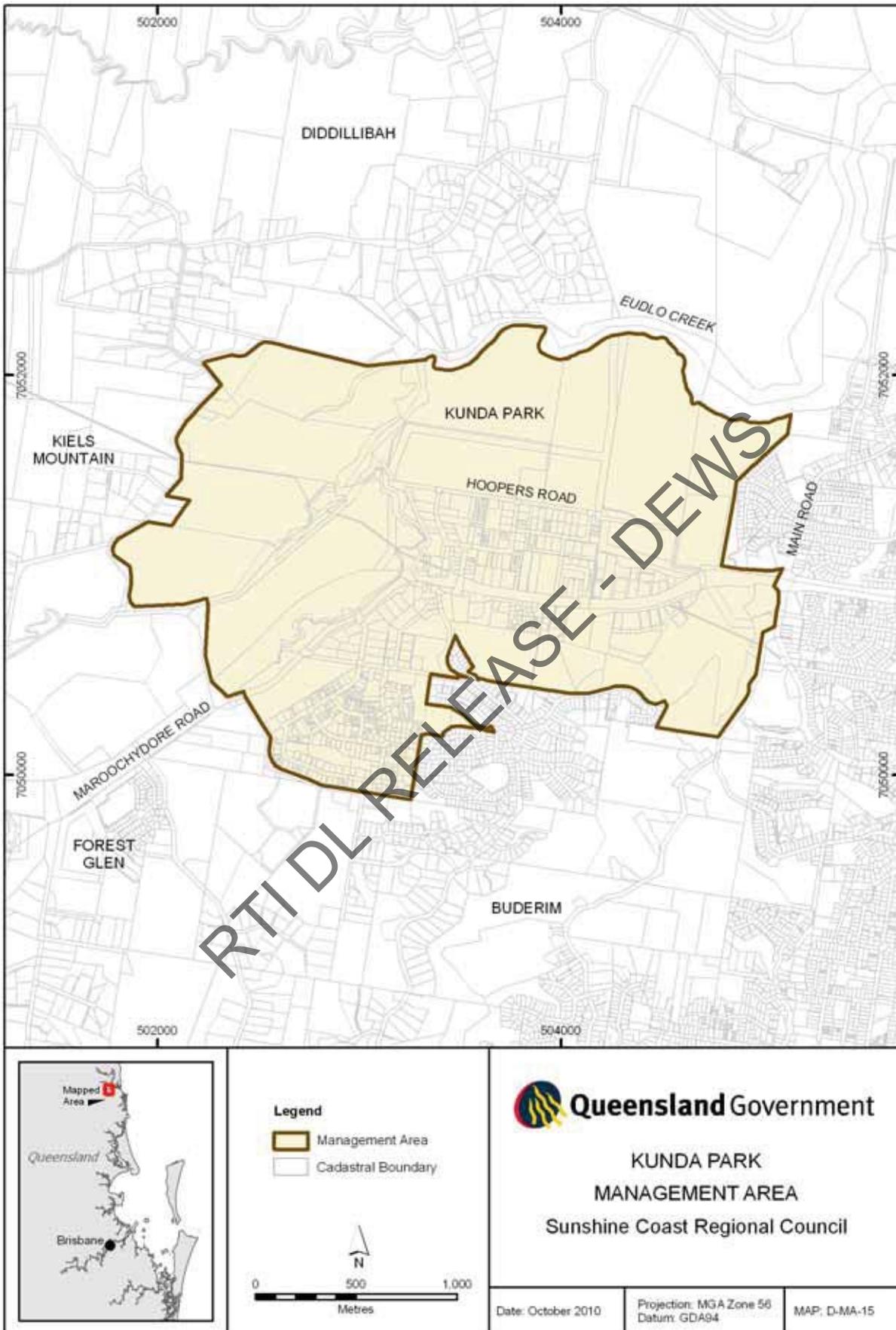
**ELIMBAH
MANAGEMENT AREA**

Moreton Bay Regional Council

Date: October 2010	Projection: MGA Zone 56 Datum: GDA94	MAP: D-MA-12
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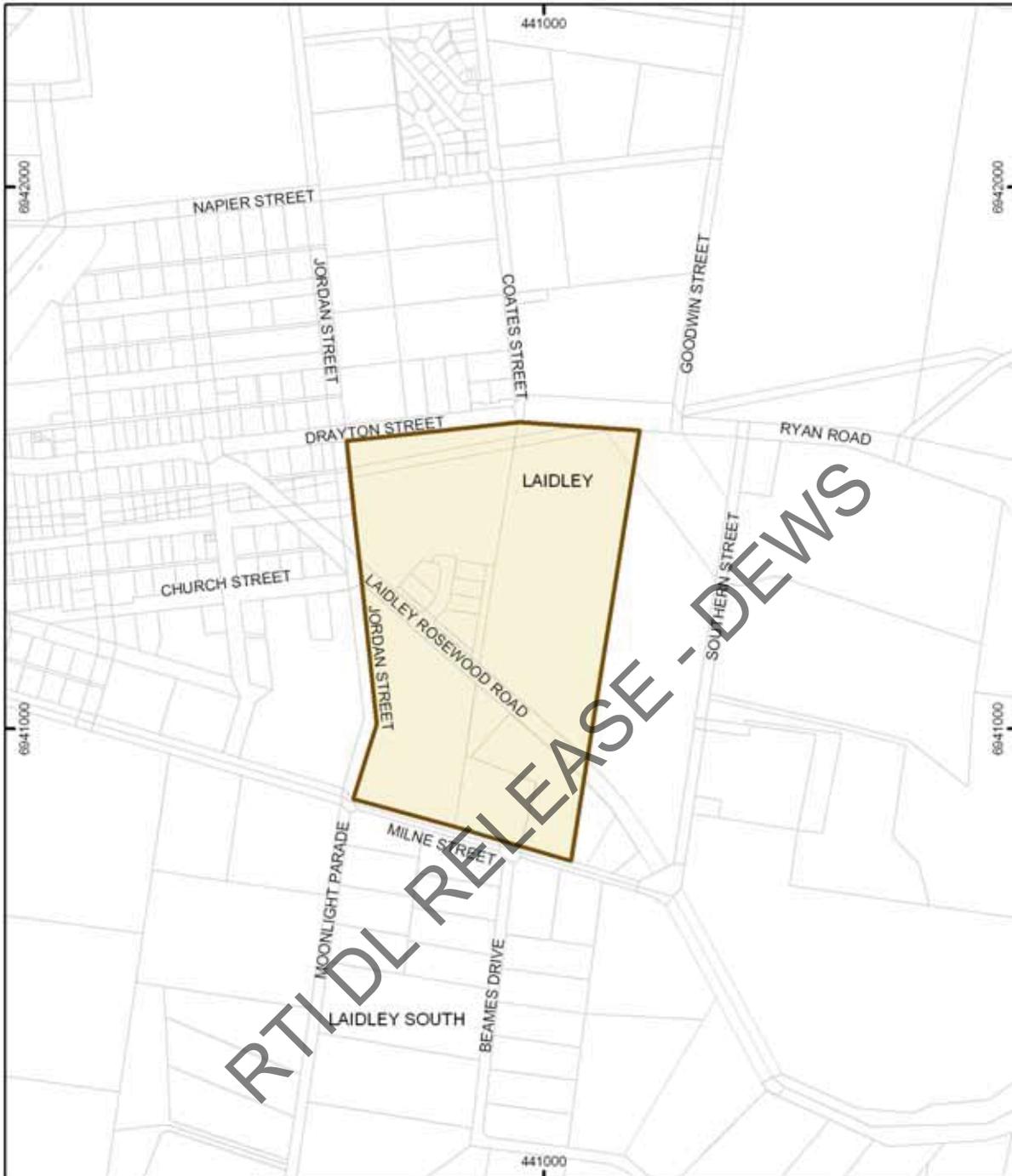




Queensland Government

**KUNDA PARK
 MANAGEMENT AREA**
 Sunshine Coast Regional Council

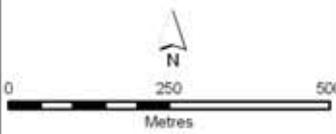
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RT/DI RELEASE - DEVS

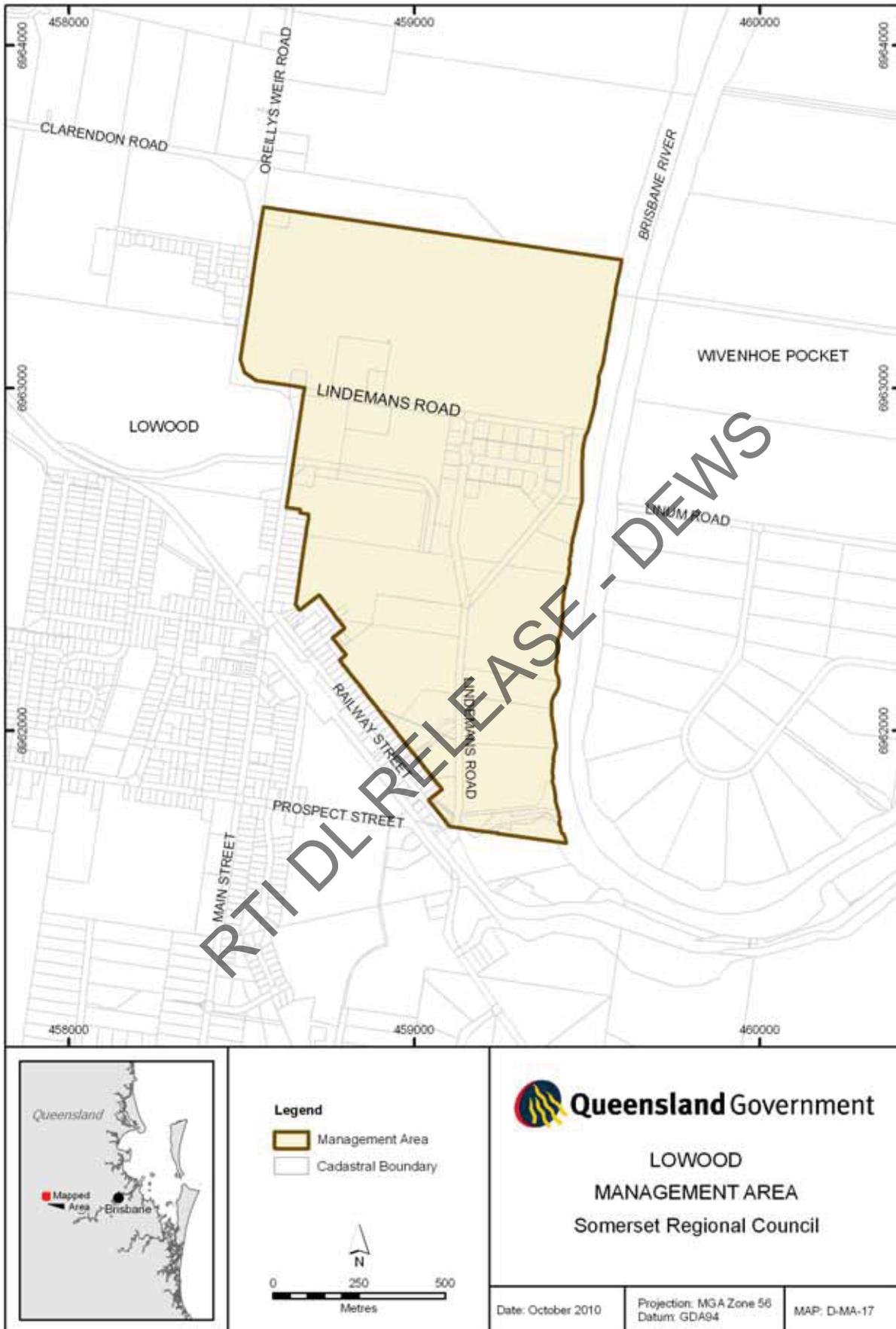


- Legend**
- Management Area
 - Cadastral Boundary

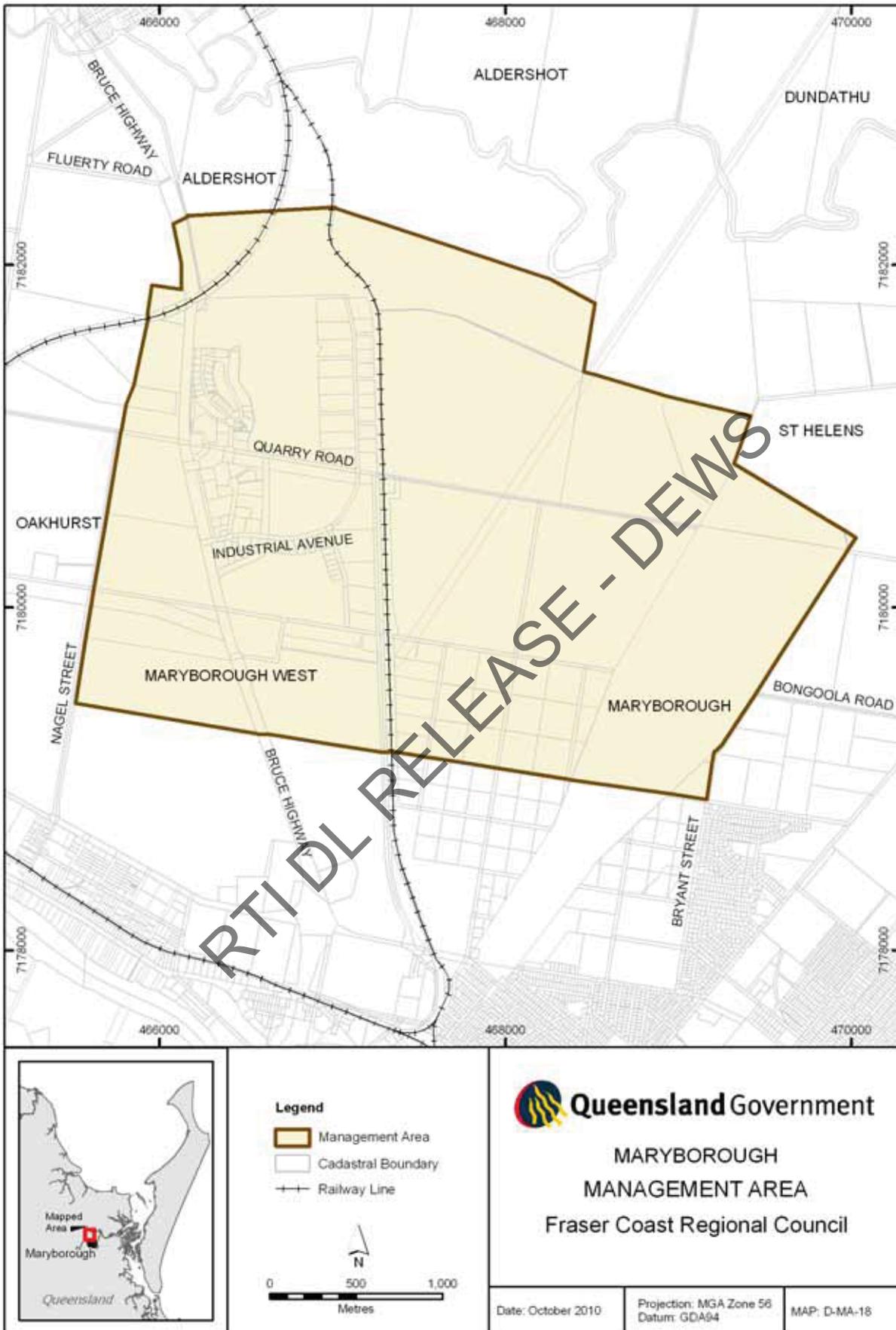


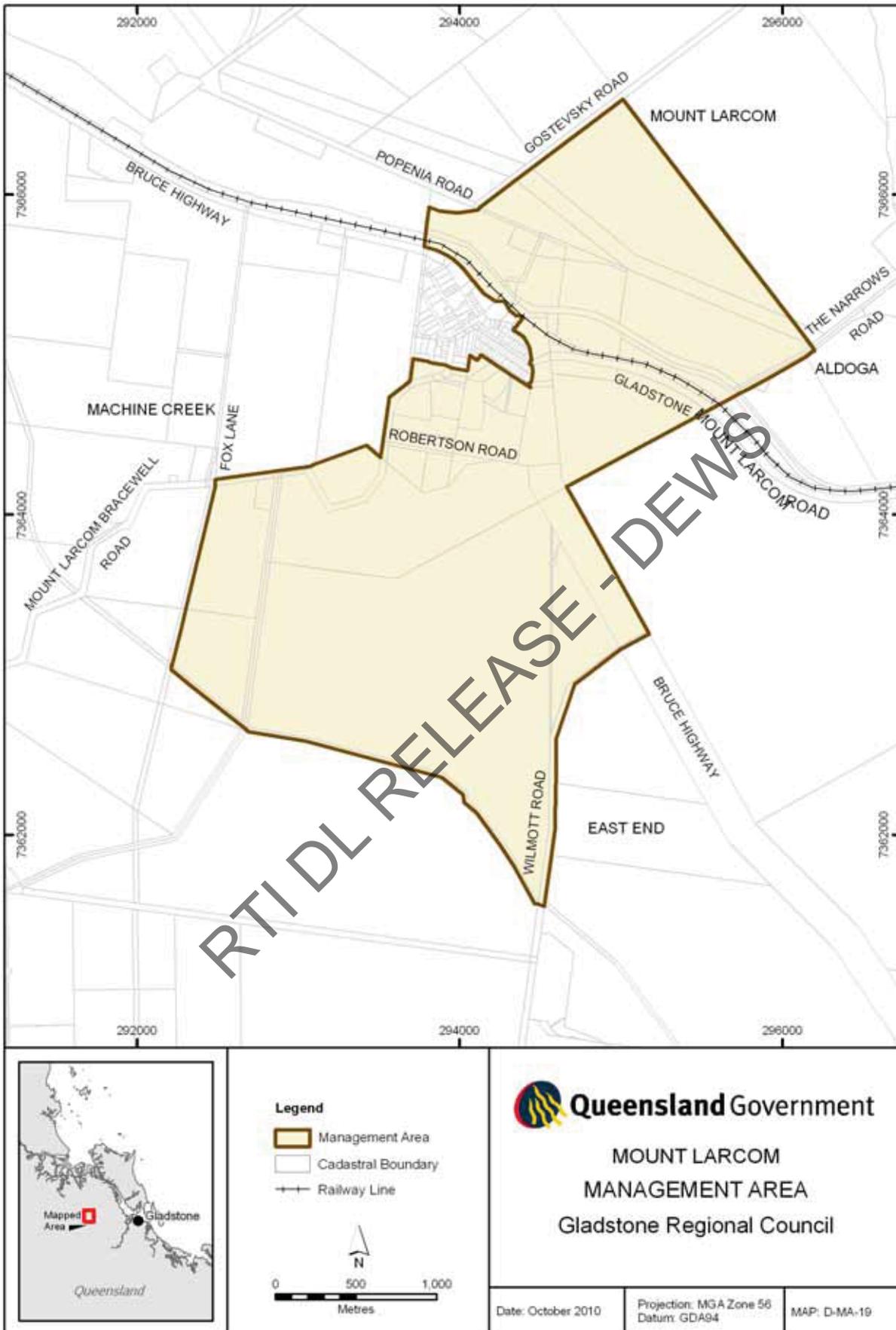
**LAILLEY
MANAGEMENT AREA**
Lockyer Valley Regional Council

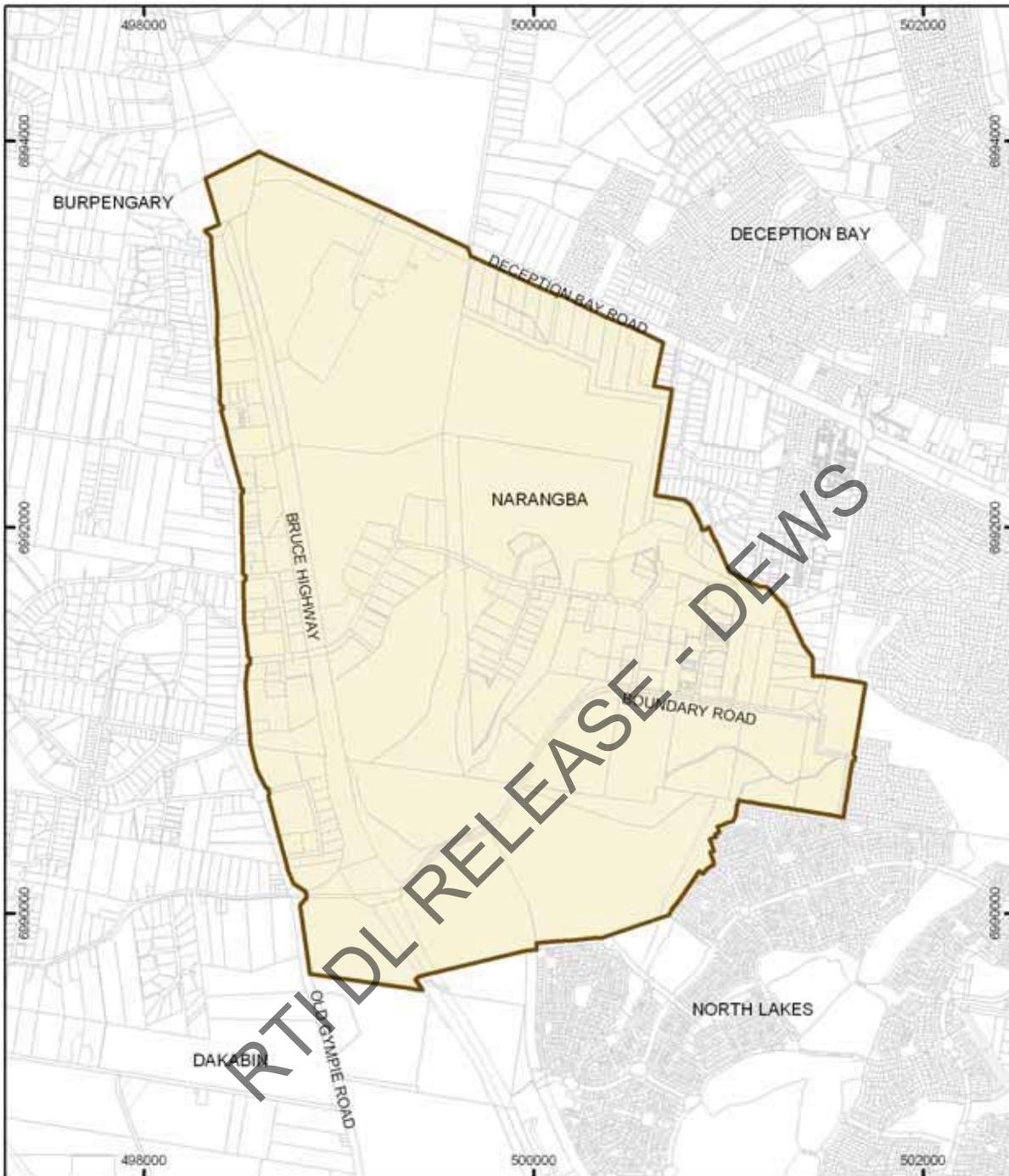
Date: October 2010	Projection: MGA Zone 56 Datum: GDA94	MAP: D-MA-16
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RTI DL RELEASE - DEWS







RTI/DL RELEASE - DEVS



Legend

- Management Area
- Cadastral Boundary

N

0 500 1,000
Metres

Queensland Government

**NARANGBA
MANAGEMENT AREA**

Moreton Bay Regional Council

Date: October 2010	Projection: MGA Zone 56 Datum: GDA94	MAP: D-MA-20
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RTI DL RELEASE - DEVS



Legend

- Management Area
- Cadastral Boundary
- Railway Line



N



0 500 1000
Metres

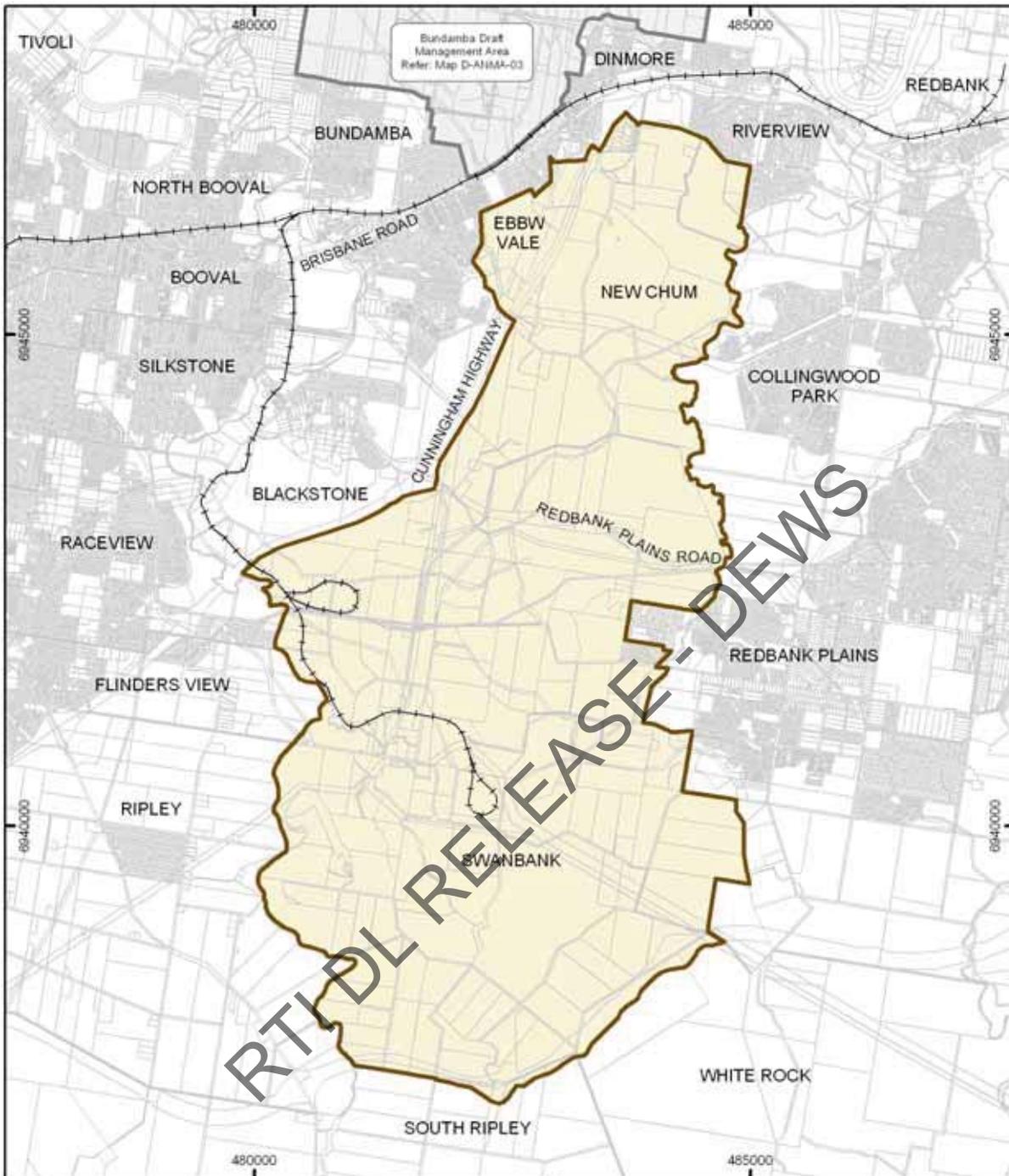


**PAGET
MANAGEMENT AREA
Mackay Regional Council**

Date: October 2010

Projection: MGA Zone 55
Datum: GDA94

MAP: D-MA-21



Legend

- Management Area
- Cadastral Boundary
- Railway Line

N

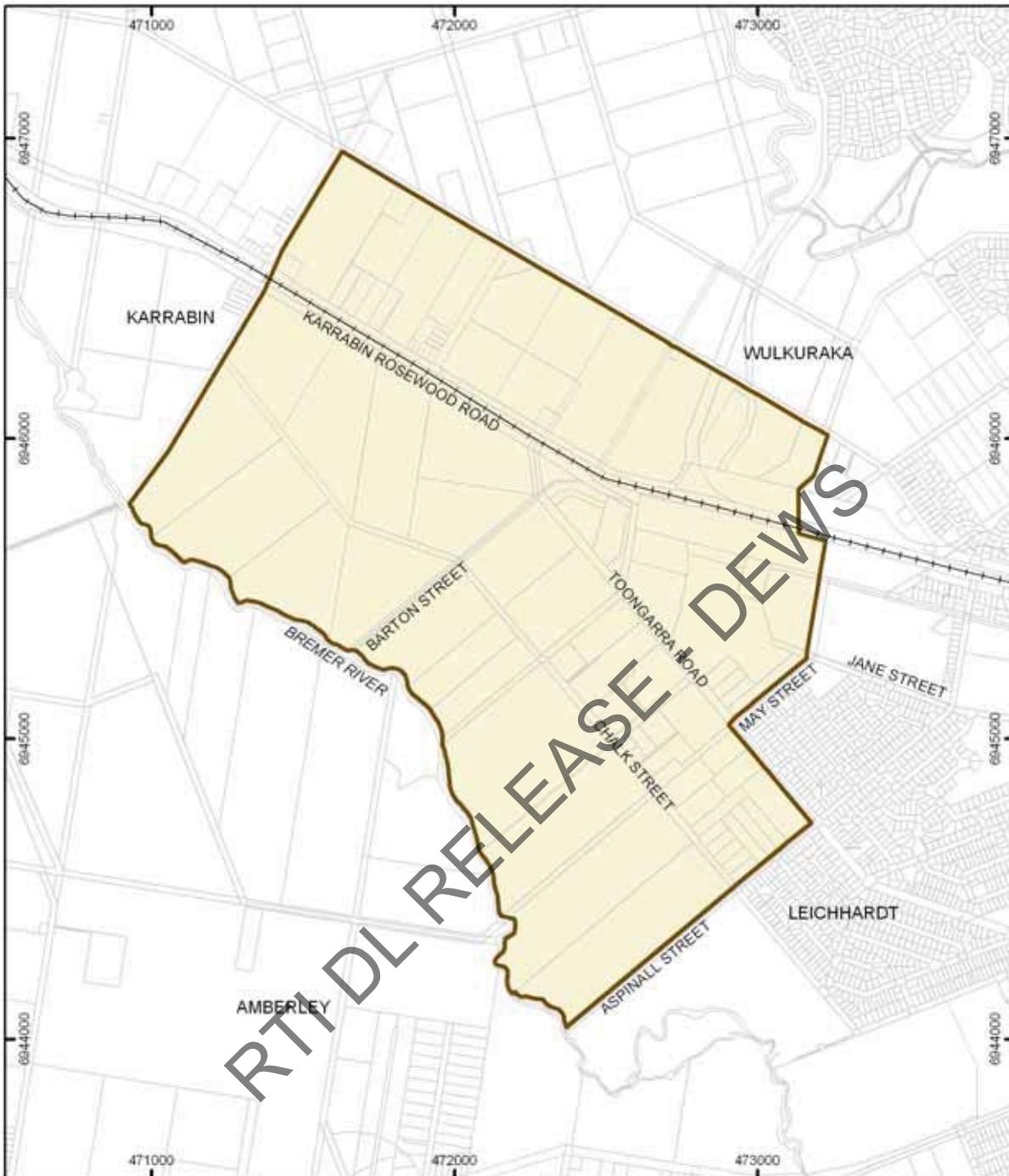
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Metres

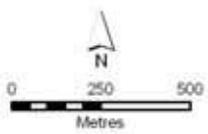


**SWANBANK
MANAGEMENT AREA
Ipswich City Council**

Date: October 2010	Projection: MGA Zone 56 Datum: GDA94	MAP: D-MA-22
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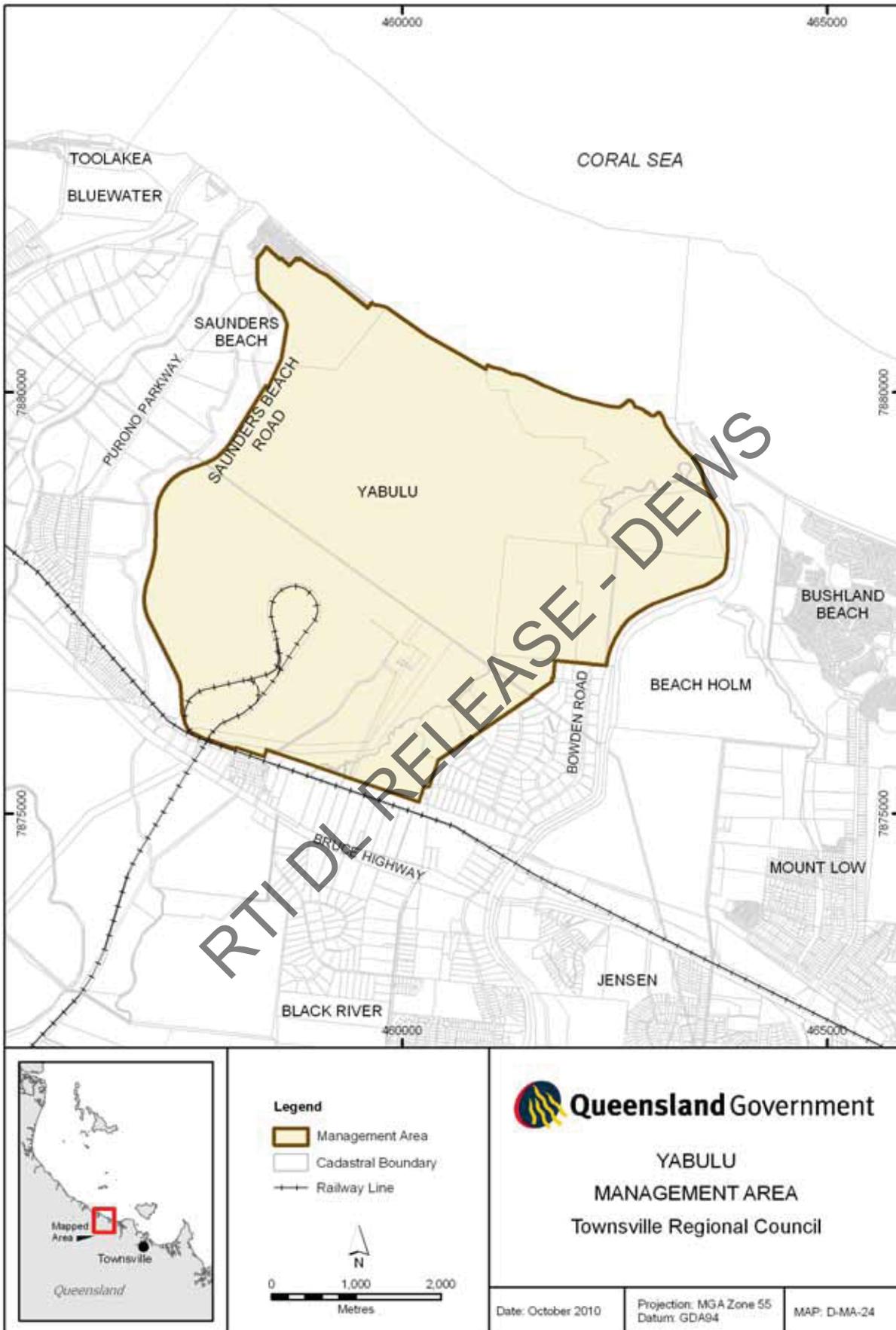


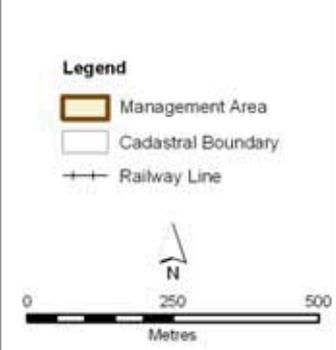
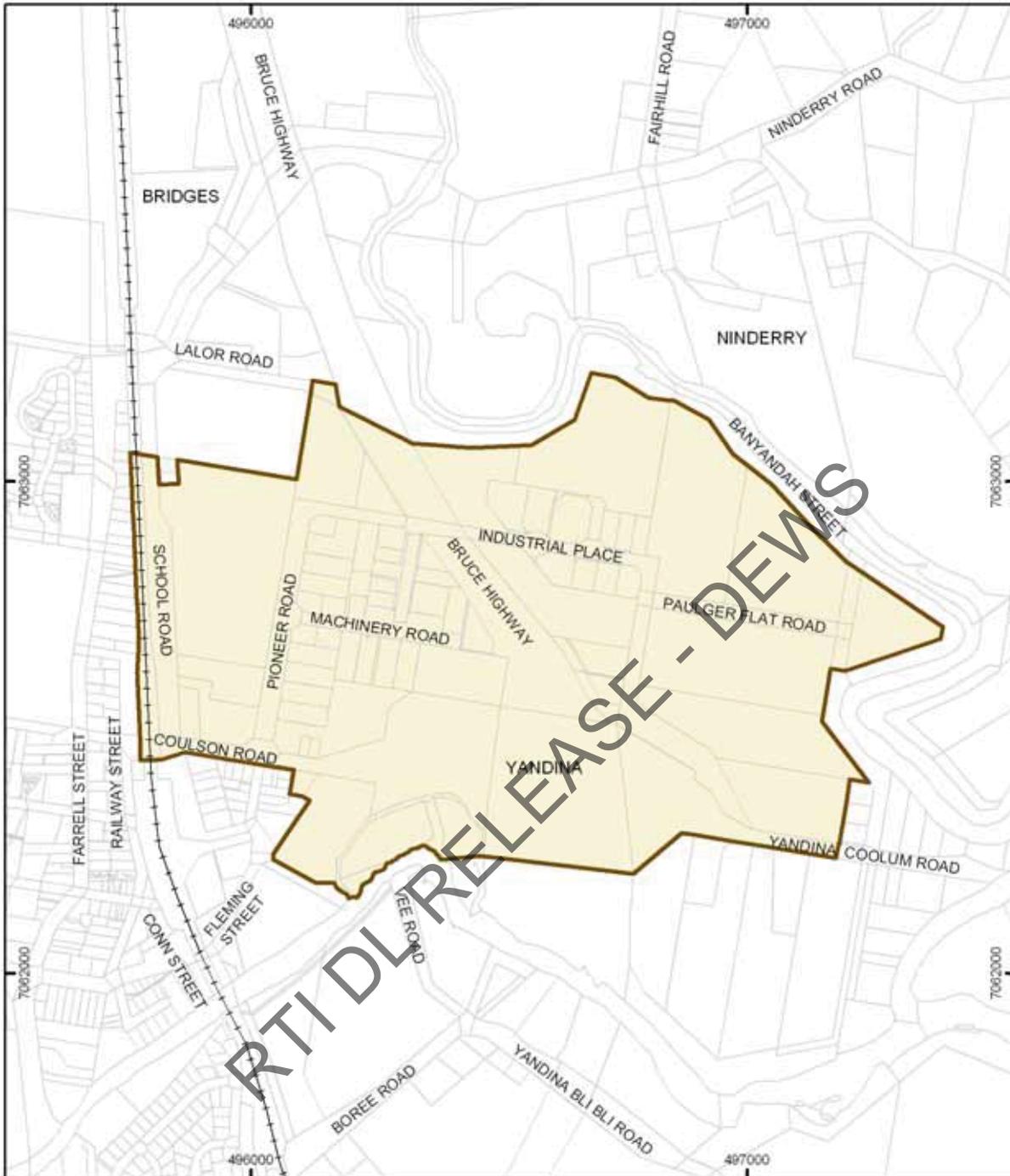
- Legend**
- Management Area
 - Cadastral Boundary
 - Railway Line



**WULKURAKA
MANAGEMENT AREA**
Ipswich City Council

Date: October 2010	Projection: MGA Zone 56 Datum: GDA94	MAP: D-MA-23
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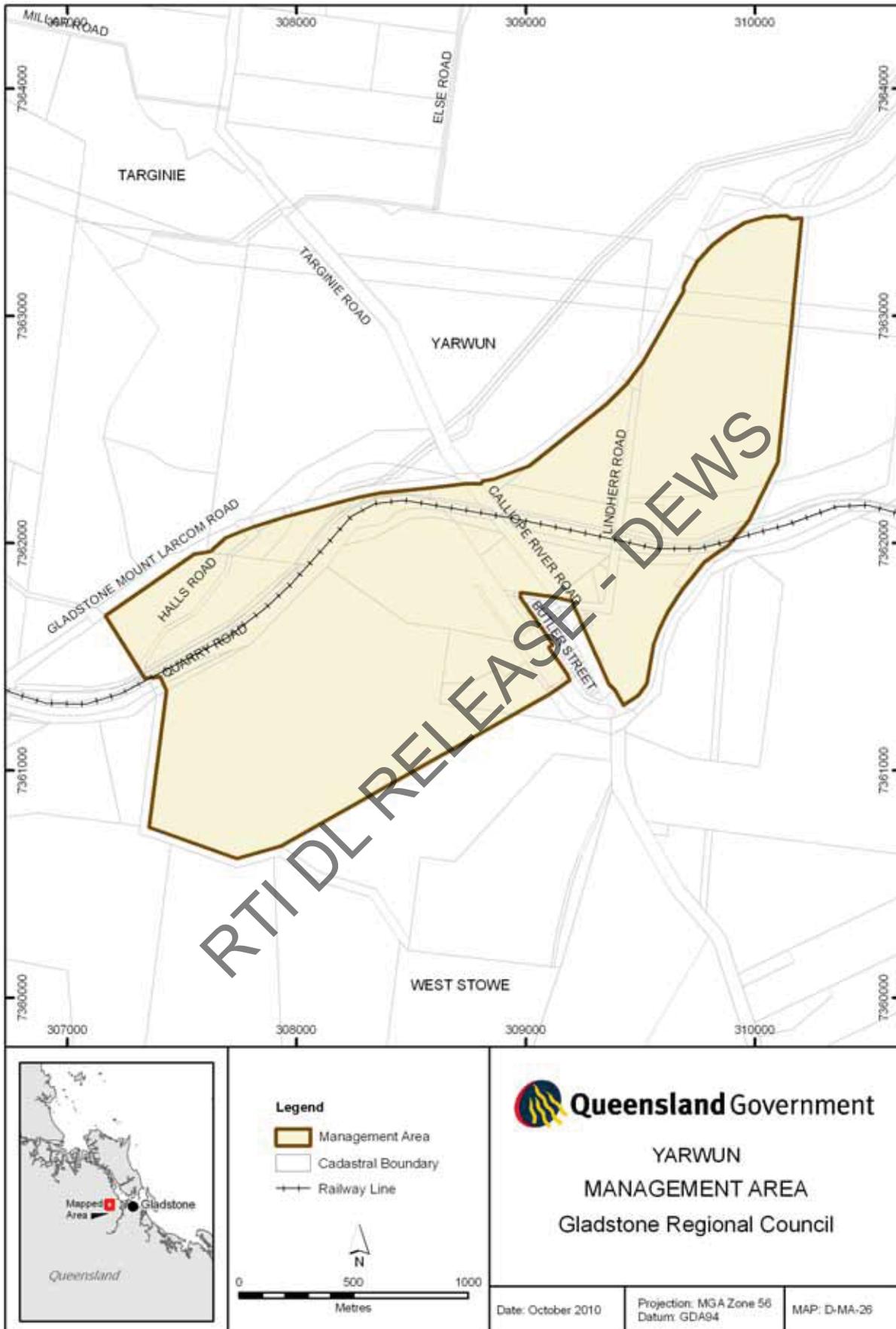


Queensland Government

**YANDINA
MANAGEMENT AREA**

Sunshine Coast Regional Council

Date: October 2010	Projection: MGA Zone 56 Datum: GDA94	MAP: D-MA-25
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State Planning Policy 4/11

Protecting Wetlands of High Ecological Significance in Great Barrier Reef Catchments



Sustainable Planning Act 2009

STATE PLANNING POLICY 4/11

Protecting Wetlands of High Ecological Significance in Great Barrier Reef Catchments

Preparing the State planning policy

This State planning policy has been endorsed jointly by the Honourable Vicky Darling MP, Minister for Environment, and the Honourable Paul Lucas MP, Attorney-General, Minister for Local Government and Special Minister of State, under Chapter 2, Part 6, Division 2 of the *Sustainable Planning Act 2009*.

Commencement

The State Planning Policy for Protecting Wetlands of High Ecological Significance in Great Barrier Catchments takes effect on 25 November 2011.

RTI DL RELEASE DEWS

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Prepared by:

Natural Resources and Environment Business Group

Department of Environment and Resource Management

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November 2011

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Explanatory statement

Need to protect wetlands

Queensland has the most diverse array of wetlands in Australia. Wetlands deliver many ecosystem services that contribute to our wellbeing—such as water and food supply, filtering of pollutants, regulation of climate and flooding, coastal protection, provision of habitat for biodiversity, and recreation and tourism opportunities.

The Queensland Government's Strategy for the Conservation and Management of Queensland's Wetlands¹ (wetlands strategy) recognises the need to protect wetlands and aims, among other things, to:

- avoid further loss or degradation of natural wetlands unless overriding public interest can be shown
- base the management and use of natural wetlands on ecologically sustainable management and integrated catchment management practices.

Queensland's increasing population and associated urban, industrial and agricultural activities place major development pressures on wetlands. In some cases, development causes the loss or degradation of wetlands, which damages wetland habitat, introduces pollutants and nutrients, or changes the natural water regimes of wetlands.

The Queensland State of the Environment Report 2007 found that the state's freshwater wetlands are being lost at the rate of about 7000 hectares per year, which demonstrates that a key objective of the wetlands strategy is not being achieved. Freshwater wetlands are lacustrine and palustrine wetlands, such as swamp and lake wetlands.

Environmental values for Queensland wetlands include those values that support the biological integrity of a wetland. The protection of these values is important in achieving the objects of both the *Environmental Protection Act 1994* and the *Sustainable Planning Act 2009*; that is, ecologically sustainable development.

Outcome sought by the State planning policy

This State Planning Policy for Protecting Wetlands of High Ecological Significance in Great Barrier Reef Catchments (SPP) seeks to ensure that development in or adjacent to wetlands of high ecological significance in Great Barrier Reef catchments is planned, designed, constructed and operated to prevent the loss or degradation of wetlands and their environmental values, or enhances these values.

This outcome supports the objective of the *Environmental Protection Act 1994* and objects and related policies and plans established under other legislation, including the:

- *Vegetation Management Act 1999*
- *Water Act 2000*
- *Fisheries Act 1994*
- *Coastal Protection and Management Act 1995*
- *Nature Conservation Act 1992*
- *Sustainable Planning Act 2009*.

The SPP provides direction on the following wetland protection issues relevant to the *Sustainable Planning Act 2009*:

- how planning instruments can protect environmental values in wetlands of high ecological significance (HES wetlands) in Great Barrier Reef catchments
- how particular development can achieve the relevant policy outcomes for protecting wetland environmental values.

¹ Wetlands strategy available from the Department of Environment and Resource Management's (DERM) website <www.derm.qld.gov.au>.

Implementing the SPP

The SPP is to be implemented by:

- regional and local planning instruments that ensure planning and development contribute to the enhancement or protection of environmental values in wetlands of high ecological significance in Great Barrier Reef catchments, as specified in part 3 of this SPP
- development that achieves the policy outcomes identified in part 4 of this SPP.

The SPP will influence those planning and development decisions that may individually or collectively affect wetland environmental values. Local planning instruments will be required to reflect the SPP provisions on wetland planning and development assessment. Until that time, the development assessment code at Annex 1 of the SPP will be applied in the assessment of development applications.

The SPP is supported by the State Planning Policy Guideline: Protecting Wetlands of High Ecological Significance in Great Barrier Reef Catchments (SPP guideline), which gives further information and advice on the implementation of this SPP and identifies the key resource materials required for a development application to which this SPP applies.

The SPP is supported by an extensive mapping process evaluating wetland environmental values, and identifies wetlands of high ecological significance. Appendix 1 of the SPP guideline sets out this mapping process.

Reflecting regional plans

Desired regional outcomes, future regional land use patterns and key regional environmental, economic and cultural resources to be preserved, maintained or developed as identified in existing regional plans have been considered during the development of the SPP. The SPP specifically addresses the protection of biodiversity and wetland and water quality in this context.

It is intended that this SPP will also inform the preparation of any amendments to existing, or preparation of future regional plans under the *Sustainable Planning Act 2009* to align regional plan policies with the outcomes of this SPP.

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1. Policy outcome

Policy outcome sought by the State planning policy

- 1.1 Development in or adjacent to wetlands of high ecological significance in Great Barrier Reef catchments is planned, designed, constructed and operated to prevent the loss or degradation of the wetlands and their environmental values, or to enhance these values.

2. Application of the State planning policy

State planning policy and State planning policy guideline

- 2.1 The State Planning Policy 4/11: Protecting Wetlands of High Ecological Significance in Great Barrier Reef Catchments (SPP) is a statutory instrument under the *Sustainable Planning Act 2009*.
- 2.2 The State Planning Policy Guideline: Protecting Wetlands of High Ecological Significance in Great Barrier Reef Catchments (SPP guideline) provides advice about implementing the SPP. The self-assessable code guideline provides advice about implementing the self-assessable code at Annex 2 of the SPP. The SPP guideline and self-assessable code guideline (SAC guideline) are declared to be extrinsic material under the *Statutory Instruments Act 1992*, section 15.
- 2.3 When designating land for community infrastructure, a Minister or local government must consider the overall outcomes set out in part 4 of this policy.
- 2.4 Terms used in the SPP, codes, SPP guideline and SAC guideline have the same meaning as defined in the *Sustainable Planning Act 2009*, the Sustainable Planning Regulation 2009 and the Environmental Protection Regulation 2008. The glossary explains particular words used in the SPP and the SPP and SAC guidelines.

Areas to which the SPP applies

- 2.5 The SPP applies to wetland protection areas in the Great Barrier Reef catchments, defined on the map of referable wetlands.² The Great Barrier Reef catchments, to which the SPP applies, are shown on the map at Annex 3.

Development to which the SPP applies

- 2.6 The SPP applies to assessable development under schedule 3, part 1 of the Sustainable Planning Regulation 2009, a planning scheme, or a State planning regulatory provision, if the development is:
 - 2.6.1 Making a material change of use of premises that—
 - (a) is not for a domestic housing activity; and
 - (b) is situated on any part of the land in a wetland protection area; and
 - (c) involves operational works as described in section 2.6.3 of this policy.
 - 2.6.2 Reconfiguring a lot if—
 - (a) any part of the land is situated in a wetland protection area; and
 - (b) the reconfiguration results in more than six lots, or if any of the resulting lots is less than five hectares; and
 - (c) the reconfiguration involves operational work as described in section 2.6.3 of this policy.
 - 2.6.3 Operational work that is high impact earthworks in a wetland protection area, other than operational work for a domestic housing activity.
- 2.7 The SPP also applies to self-assessable development under schedule 3, part 2, table 4 of the Sustainable Planning Regulation 2009.

² Allotment scale maps of wetland protection areas are available from the DERM website.

3. Making or amending a planning instrument

Achieving the policy outcome through regional plans

3.1 A regional plan achieves the policy outcome in section 1.1 if the plan:

- (a) identifies the wetland protection areas in Great Barrier Reef catchments defined on the map of referable wetlands; and
- (b) provides for development to be located outside the HES wetlands; and
- (c) identifies best practice environmental management policies for development in wetland protection areas in the region.

(Note: A regional plan need not fully reflect the policy outcome of the SPP due to the necessary balancing of relevant State and regional issues in the region. Section 26 (3) of the *Sustainable Planning Act 2009*, states that ‘if there is an inconsistency between a regional plan and another planning instrument or any other plan, policy or code under an Act, the regional plan prevails to the extent of the inconsistency’.)

Achieving the policy outcome through a local planning instrument

3.2 A local planning instrument achieves the policy outcome in section 1.1 if the instrument:

- (a) identifies the wetland protection areas in Great Barrier Reef catchments defined on the map of referable wetlands; and
- (b) reflects the policy outcome in section 1.1 in the strategic component of the instrument³; and
- (c) reflects the overall outcomes in section 4.1; and
- (d) reflects the acceptable circumstances in section 4.5 for not fully achieving the policy outcome in section 1.1, where relevant for inclusion in a local planning instrument; and
- (e) either—
 - i) reflects the code at Annex 1
 - or
 - ii) includes alternative provisions providing protection for wetland environmental values of the HES wetlands that are the same as, or better than, the code.⁴

4. Development assessment

Achieving the policy outcome through development assessment

4.1 Development, to which this SPP applies, listed at 2.6, achieves the policy outcome in section 1.1 if the following overall outcomes are achieved:

4.1.1 Other than in an urban area, the development—

- (a) is located outside HES wetlands; and
- (b) enhances existing HES wetland values or avoids adverse effects on HES wetlands.

4.1.2 In an urban area, the development—

- (a) is located outside HES wetlands; and
 - (b) enhances existing HES wetland values or avoids adverse effects on HES wetlands;
- or
- (c) where existing HES wetland values cannot be enhanced or adverse effects on HES wetlands cannot be avoided
 - i) those effects are minimised; and

³ In the strategic framework or other components provided for in the standard planning scheme provisions, prepared under division 2, part 6 of the *Sustainable Planning Act 2009*, as amended from time to time.

⁴ **Note:** Part 3 of the SPP guideline provides further guidance about achieving the policy outcomes through a planning instrument.

- ii) an environmental offset⁵ is provided for any remaining environmental impacts.
- 4.2 The code at Annex 1 sets out performance outcomes and acceptable outcomes for achieving the overall outcomes in section 4.1. Table 1 at Annex 1 summarises the acceptable outcomes for complying with each of the overall outcomes.

Achieving the policy outcome through self-assessable development

- 4.3 Self-assessable development, to which this SPP applies, listed at 2.7, achieves the policy outcome in section 1.1 if the following overall outcomes are achieved, the development:
- (a) enhances existing HES wetland values or avoids adverse effects on HES wetlands; or
 - (b) where existing HES wetland values cannot be enhanced or adverse effects on HES wetlands cannot be avoided—
 - i) minimises those adverse effects; or
 - ii) an environmental offset is provided for any remaining environmental impacts; where those adverse effects cannot be minimised.
- 4.4 The code at Annex 2 sets out the performance outcomes and acceptable outcomes for achieving the overall outcomes in section 4.3.

Acceptable circumstances for not fully achieving the policy outcome

- 4.5 Despite section 4.1, development that does not fully achieve the policy outcome in section 1.1 is acceptable if the development:
- 4.5.1 Either—
- (a) provides for an overriding need in the public interest in accordance with the factors outlined at Annex 4; or
 - (b) is a development commitment; or
 - (c) is for one or more of the following types of community infrastructure
 - (i) aeronautical facilities of State significance described in SPP 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities, and associated facilities
 - (ii) emergency services facilities
 - (iii) wharves, public jetties, port facilities and navigational facilities
 - (iv) domestic gas pipelines
 - (v) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure in (i) to (iv).
- 4.5.2 Nevertheless, development described in 4.5.1 above is still required to:
- (a) achieve the overall outcome(s) set out in the development assessment code, where relevant, to the maximum extent practicable where this would not compromise the intrinsic characteristics of the development; and
 - (b) provide an environmental offset for any adverse impacts on a HES wetland that cannot be avoided, except where the development arises from and is necessary to give effect to a development approval.

⁵ See glossary for definition of environmental offset.

5. Information and advice about the SPP

Sources of information and advice

The Department of Environment and Resource Management (DERM) can provide advice about implementing and interpreting the SPP, and on reflecting the SPP in a planning instrument.

The Environmental Protection Regulation 2008 and the SPP guideline contain further information about wetland environmental values.

The Department of Local Government and Planning can provide advice about reflecting the SPP in a local planning instrument, and the operation of the integrated development assessment system (IDAS).

Review of the SPP

The SPP will be reviewed within 10 years of commencement.

Unless remade, the SPP will expire on the 10th anniversary of its commencement.

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Release

Annexes

Annex 1—Development assessment code – protecting wetlands of high ecological significance in Great Barrier Reef catchments

A1.1 Purpose and overall outcomes of the code

The purpose of this code is to ensure that development in or adjacent to wetlands of high ecological significance in Great Barrier Reef catchments is planned, designed, constructed and operated to prevent the loss or degradation of the wetlands and their environmental values, or enhances these values.

The purpose of the code will be achieved through the following overall outcomes:

- A1.1.1 For development to which the code applies in a wetland protection area⁶, other than in an urban area, the development—
- (a) is located outside HES wetlands; and
 - (b) enhances existing HES wetland values or avoids adverse effects on HES wetlands.
- A1.1.2 For development to which the code applies in a wetland protection area, in an urban area, the development—
- (a) is located outside HES wetlands; and
 - (b) enhances existing HES wetland values or avoids adverse effects on HES wetlands;
- or
- (c) where adverse effects on HES wetlands cannot be avoided:
 - (i) those effects are minimised; and
 - (ii) an environmental offset⁷ is provided for any remaining environmental impacts.
- A1.1.3 For development listed in A1.1.4, the development—
- (a) achieves the outcomes in A1.1.1 and A1.1.2, where relevant, to the maximum extent practicable where this would not compromise the intrinsic characteristics of the development; and
 - (b) provides an environmental offset for any adverse impacts on a HES wetland that cannot be avoided, except where the development arises from and is necessary to give effect to a development approval.
- A.1.1.4 Development that does not have to fully achieve the outcomes in A1.1.1 and A1.1.2, but is acceptable if it achieves the outcome in A1.1.3, is development that—
- (a) provides for an overriding need in the public interest in accordance with the factors outlined at Annex 4;
- or
- (b) is a development commitment⁸;
- or
- (c) is for one or more of the following types of community infrastructure:
 - (i) aeronautical facilities of State significance described in SPP 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities, and associated facilities
 - (ii) emergency services facilities
 - (iii) wharves, public jetties, port facilities and navigational facilities
 - (iv) domestic gas pipelines
 - (v) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure in (i) to (iv).

⁶ See map of referable wetlands.

⁷ See glossary for definition of environmental offset.

⁸ See glossary for definition of development commitment.

A1.2 Application of the code

The SPP applies to assessable development under schedule 3, part 1 of the Sustainable Planning Regulation 2009, a planning scheme, or a State planning regulatory provision, if the development is:

A1.2.1. Making a material change of use of premises that—

- (a) is not for a domestic housing activity; and
- (b) is situated on any part of the land in a wetland protection area; and
- (c) involves operational works as described in section A1.2.3 of this code.

A1.2.2 Reconfiguring a lot if—

- (a) any part of the land is situated in a wetland protection area; and
- (b) the reconfiguration results in more than six lots, or if any of the resulting lots is less than five hectares; and
- (c) the reconfiguration involves operational work as described in section A1.2.3 of this code.

A1.2.3 Operational work that is high impact earthworks⁹ in a wetland protection area, other than operational work for a domestic housing activity.

This code is a development assessment code for use in IDAS under the *Sustainable Planning Act 2009*.

This code is also a tool for local government in drafting their local planning instruments. This code may be used by the local government to reflect the SPP in their planning scheme in accordance with section 3.2 of the SPP.

The guidelines referred to by the code may be reviewed by DERM whenever policies and guidelines relevant to best practice environmental management in Queensland are created or amended.

A1.3 Using the code

Section A1.1 of this code contains a purpose and a range of overall outcomes development must achieve in order to comply with the code and therefore the SPP. These outcomes are linked to protecting the wetland environmental values identified and declared in the Environmental Protection Regulation 2008. Table 1 below provides a summary of the acceptable outcomes which will demonstrate compliance with each of the overall outcomes.

Acceptable outcomes are provided for most performance outcomes, and represent ways in which the relevant performance outcomes can be met. An application that complies fully with the acceptable outcome will satisfy the relevant performance outcomes. If an application does not comply with the acceptable outcomes, or if no acceptable outcome has been provided in the code, the application must demonstrate how it will meet the relevant performance outcome in order to comply with the overall outcomes and purpose of the code.

Where development meets the requirements of section 4.5, the foregoing requirements are to be complied with to the maximum extent practicable, without compromising the intrinsic characteristics of the development. However, an environmental offset is required for any remaining environmental impacts on the HES wetlands, unless the impacts arise from development that is necessary to give effect to a development approval.

Table 1. Demonstrating compliance with overall outcomes

Overall outcome (OO)	Acceptable outcomes (AO)
Development is located outside a HES wetland.	AO1.1
Development enhances ecological values of a HES wetland.	AO3.1, AO4.1 and AO9.1
Development avoids adverse effects on a HES wetland.	AO2.1–2.3, AO3.2, AO4.2–4.3, AO5.1, AO5.8, AO6.1, AO7.1, AO8.1, AO9.2, AO10.1 and AO11.1–11.2
Development minimises adverse effects on the wetland and an environmental offset is provided for any remaining environmental impacts.	AO3.3, AO5.2–5.7, AO6.2, AO7.2, AO8.2–8.4, AO9.3–9.4, AO10.2 and AO11.1–11.2

⁹ See Glossary for definition of high impact earthworks.

A1.4 Code provisions

Table 2. Code provisions for assessable development

Performance outcomes (PO)	Acceptable outcomes (AO)
<p>PO1. Development is not carried out in a HES wetland.</p>	<p>AO1.1 Development is located outside:</p> <ul style="list-style-type: none"> a) the mapped boundary of a HES wetland in a wetland protection area; <p>or</p> <ul style="list-style-type: none"> b) an alternative mapped boundary of the HES wetland— <ul style="list-style-type: none"> (1) submitted as part of the development application; and (2) supported by a site assessment and analysis of the wetland to delineate its extent in accordance with the Queensland Wetland Definition and Delineation Guidelines (2010); and (3) agreed upon by DERM as the assessment manager or concurrence agency to be a more accurate representation of the boundary.
<p>PO2. An adequate buffer to a HES wetland is provided and maintained.</p>	<p>To avoid adverse effects:</p> <p>AO2.1 A buffer surrounding a HES wetland in a wetland protection area is provided and has a minimum width of:</p> <ul style="list-style-type: none"> a) 200 metres where a HES wetland is located outside an urban area; <p>or</p> <ul style="list-style-type: none"> b) 50 metres where a HES wetland is located within an urban area. <p>OR</p> <p>AO2.2 An alternative buffer is provided, the width of which is supported by an evaluation of the environmental values, functioning and threats to the HES wetland.</p> <p>AND</p> <p>AO2.3 A buffer surrounding a HES wetland is maintained.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: The Queensland Wetland Buffer Planning Guideline (2011) should be referred to when planning detailed buffer design to position development, determine any alternative buffer widths, and establish operating measures that avoid adverse impacts on a HES wetland.</p> </div>

Performance outcomes (PO)	Acceptable outcomes (AO)
Hydrology	
<p>PO3. The existing surface water hydrological regime of the wetland protection area (including the HES wetland) is enhanced or maintained.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: The hydrological regime of surface waters includes:</p> <ul style="list-style-type: none"> • peak flows • volume of flows • duration of flows • frequency of flows • seasonality of flows • water depth (seasonal average); and • wetting and drying cycle. <p>Guidelines for the Great Barrier Reef Catchment (2008).</p> </div>	<p>To enhance existing values:</p> <p>AO3.1 Development is to:</p> <ol style="list-style-type: none"> a) provide a net ecological benefit and improvement to the environmental values and functioning of the wetland; and b) rehabilitate the existing hydrological regime or restore the natural hydrological regime of the wetland to enhance the ecological functions and biodiversity values of the wetland. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Refer to the Wetland Rehabilitation Guidelines for the Great Barrier Reef Catchment (2008).</p> </div> <p>OR</p> <p>To avoid adverse effects and maintain existing hydrological regime:</p> <p>AO3.2 Development does not change the existing surface water hydrological regime of a HES wetland, including through channelisation, redirection or interruption of flows.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: An assessment of the extent of change must take into account the natural variability of the hydrological regime of the wetland.</p> </div> <p>To minimise adverse effects:</p> <p>AO3.3 If AO3.1 or AO3.2 does not apply, the extent of the change to the existing surface water hydrological regime is minimised to ensure the wetland values and functioning are protected. The change is minimised if, at least:</p> <ol style="list-style-type: none"> a) there is no change to the reference duration high-flow and low-flow duration frequency curves, low-flow spells frequency curve and mean annual flow to and from the wetland; and b) any relevant stream flows into the wetland comply with relevant environmental flow objectives (EFOs) of the applicable water resource plan for the area; and c) for development resulting in an increase to the velocity or volume of stormwater flows into the HES wetland – the collection and reuse of stormwater occurs in accordance with (a) and (b). <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Example reference durations for wetland types are available in the SPP guideline.</p> </div>
<p>PO4. The existing groundwater hydrological regime of the wetland protection area (including the HES wetland) is enhanced or protected.</p>	<p>To enhance existing values:</p> <p>AO4.1 The water table and hydrostatic pressure in the wetland protection area is returned to its natural state.</p> <p>OR</p>

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>To avoid adverse effects and protect existing hydrological regime:</p> <p>AO4.2 The water table and hydrostatic pressure within the wetland protection area is not lowered or raised outside the bounds of variability under existing pre-development conditions.</p> <p>AND</p> <p>AO4.3 Development does not result in the ingress of saline water into freshwater aquifers.</p>
<p>PO5. During construction and operation of development:</p> <ul style="list-style-type: none"> • a wetland is not used for stormwater treatment; and • the buffer, water quality values of a HES wetland are protected from stormwater impacts. 	<p>In an urban area</p> <p>To avoid adverse effects:</p> <p>AO5.1 Development does not result in any measurable change to the quantity or quality of stormwater entering the HES wetland during construction or operation.</p> <p>To minimise adverse effects:</p> <p>AO5.2 Stormwater quantity and quality is managed in accordance with best practice environmental management for erosion and sediment control.</p> <div data-bbox="555 869 1326 1010" style="border: 1px solid black; padding: 5px;"> <p>Note: Best practice stormwater management for urban areas is available in the Queensland Urban Stormwater Quality Planning Guidelines 2010.</p> </div> <p>AND</p> <p>AO5.3 During construction, erosion and sediment control practices, including approved proprietary products, are designed, installed, constructed, maintained and monitored in accordance with local conditions and recommendations by suitably qualified persons or professionals. During construction, development incorporates erosion and sediment control measures to achieve best practice design objectives.</p> <div data-bbox="555 1346 1321 1464" style="border: 1px solid black; padding: 5px;"> <p>Note: An erosion and sediment control plan should be prepared by a suitably qualified person to demonstrate compliance with acceptable outcomes AO5.2 and AO5.3.</p> </div> <p>AND</p> <p>AO5.4 During construction, release of sediment-laden stormwater is avoided for the nominated design storm, and minimised if the design storm is exceeded, consistent with the erosion and sediment control plan, including the following best practice:</p> <ul style="list-style-type: none"> • stormwater runoff during any construction works is diverted or bypassed around the HES wetland; and • all stormwater runoff saved for dewatering flow from site catchments achieves a maximum concentration of 50 mg/L of total suspended solids; and • all drainage lines, diversion and collection drains and bank, chutes and outlets are able to safely carry peak flow in accordance with the Queensland Urban Stormwater Quality Planning Guidelines 2010.

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>AND</p> <p>AO5.5 During construction, erosion and sediment control practices, including approved proprietary products, are designed, installed, constructed, maintained and monitored in accordance with local conditions and recommendations by suitably qualified persons or professionals.¹⁰</p> <p>AND</p> <p>AO5.6 During operation, stormwater discharges are treated in accordance with best practice load reduction design objectives before stormwater flow enters the buffer area of the wetland. Stormwater treatment should address pollutants including, but not limited to:</p> <ul style="list-style-type: none"> • total suspended solids • total phosphorus • total nitrogen • gross pollutants >5 mm. <p>AND</p> <p>AO5.7 During operation, development incorporates stormwater flow control measures to achieve best practice design objectives.</p> <p>Other than in an urban area</p> <p>To avoid adverse effects:</p> <p>AO5.8 Development does not result in any measurable change to the quantity or quality of stormwater entering the HES wetland during construction or operation.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Best practice stormwater management for rural areas is available in Wetland Management Handbook: Farm Management Systems (FMS) guidelines for managing wetlands in intensive agriculture.</p> </div>
Ecological values	
Vegetation clearing and land degradation	
<p>PO6. Development involving the clearing of vegetation protects the biodiversity, ecological values and processes, and hydrological functioning of a HES wetland, including:</p> <ul style="list-style-type: none"> • water quality values; • aquatic habitat values; • terrestrial habitat values; and • usage of the site by native wetland 	<p>To avoid adverse effects:</p> <p>AO6.1 Vegetation clearing undertaken as a consequence of development does not occur:</p> <ul style="list-style-type: none"> • in a HES wetland; or • in a buffer area under performance outcome PO2. <p>In an urban area</p> <p>To minimise adverse effects:</p> <p>AO6.2 Development is located and designed to minimise the extent of vegetation clearing, and development is undertaken outside of</p>

¹⁰ Suitably qualified persons or professionals includes those with tertiary qualifications and experience in sediment and erosion control and environmental management, for example a Registered Professional Engineer Queensland (RPEQ).

Performance outcomes (PO)	Acceptable outcomes (AO)				
fauna species or communities.	the HES wetland and buffer, so as to minimise the extent of vegetation clearing required.				
<p>PO7. Development avoids land degradation in a wetland protection area, including:</p> <ul style="list-style-type: none"> • mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and • loss or modification of chemical, physical or biological properties or functions of soils. 	<p>To avoid adverse effects:</p> <p>AO7.1 Development is located:</p> <ul style="list-style-type: none"> • outside of the HES wetland and buffer; and • on slopes that do not exceed those described in the table in AO7.2, for remaining land in the wetland protection area. <p>To minimise adverse effects:</p> <p>AO7.2 Mechanical clearing of vegetation within a wetland protection area is located:</p> <ul style="list-style-type: none"> • outside of the HES wetland and buffer; and • on slopes elsewhere in the wetland protection that do not exceed the following: 				
	Soil stability class	South-east Queensland bioregion	Coastal bioregions	Western bioregions	Brigalow Belt & New England Tablelands
	On a slope less than—				
	Very stable	15 %	-	-	15 %
	Stable	12 %	32 %	10 %	12 %
	Unstable	8 %	10 %	3 %	8 %
	Very unstable	5 %	1 %	1 %	5 %
<p>PO8. Existing ecological corridors are enhanced or protected and have dimensions and characteristics that will:</p> <ul style="list-style-type: none"> • effectively link habitats on and/or adjacent to the site; and • facilitate the effective movement of terrestrial and aquatic fauna accessing and/or using the site HES wetland as habitat. 	<p>To avoid adverse effects:</p> <p>AO8.1 Development does not occur within an existing ecological corridor.</p> <p>To minimise adverse effects:</p> <p>AO8.2 If an ecological corridor is required to facilitate fauna movement, access or use of the HES wetland, the ecological corridor has a minimum width of 100 metres, and is provided and maintained in accordance with the Wetland Rehabilitation Guidelines for the Great Barrier Reef Catchment (2008) or other relevant guidelines.</p> <p>OR</p> <p>AO8.3 The width of the ecological corridor is sufficient to facilitate fauna movement, access or use of the HES wetland and is provided and maintained in accordance with the Wetland Rehabilitation Guidelines for the Great Barrier Reef Catchment (2008), or other relevant guidelines.</p> <p>AND</p>				

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>AO8.4 Unimpeded movement of fauna associated with and/or likely to use the HES wetland as part of their normal life cycle is facilitated within and through the wetland protection area, particularly along identified ecological corridors by:</p> <ul style="list-style-type: none"> • ensuring that development (e.g. roads, pedestrian access, in-stream structures) during both construction and operation does not create barriers to the movement of fauna along or within ecological corridors; and • providing wildlife movement infrastructure where necessary and directing fauna to locations where wildlife movement infrastructure has been provided to enable fauna to safely negotiate a development area; and • separating fauna from potential hazards (e.g. through fencing).
<p>PO9. Development does not result in the introduction of non-native pest plants or animals that pose a risk to the ecological values and processes of a HES wetland.</p>	<p>Enhance existing values:</p> <p>AO9.1 Existing non-native pest plants or animals are removed or their threat is controlled by adopting pest management practices that provide for the long term integrity of a HES wetland.</p> <p>OR</p> <p>To avoid adverse effects:</p> <p>AO9.2 Development does not result in the introduction of any non-native fauna or pest species.</p> <p>To minimise adverse effects:</p> <p>AO9.3 Exclusion fencing or other pest dispersal control measures are provided in appropriate locations to manage the threat of pest species to the HES wetland.</p> <p>AND</p> <p>AO9.4 Exclusion fencing does not result in a barrier or hazard to the movement of wetland fauna.</p>
<p>PO10. During construction and operation of development, wetland fauna values are protected from impacts associated with noise, light or visual disturbance.</p>	<p>To avoid adverse effects:</p> <p>AO10.1 Development does not result in any measurable impact on wetland fauna values from noise, light or visual disturbance during construction or operation.</p> <p>To minimise adverse effects:</p> <p>AO10.2 Noise, light and visual disturbance is minimised, in accordance with expert advice, to ensure it does not have an adverse effect on the wetland fauna values of a HES wetland. Visual disturbance may be minimised by excluding activities in certain areas (e.g. line of sight buffers, exclusion fencing), and using visual screens, or similar, during sensitive periods, such as when breeding and roosting.</p>

Performance outcomes (PO)	Acceptable outcomes (AO)
<p>PO11. During construction and operation of the development, ongoing management, maintenance and monitoring is undertaken to ensure adverse effects on hydrology, water quality and ecological processes of a HES wetland are avoided or minimised.</p>	<p>To avoid or minimise adverse effects:</p> <p>AO11.1 Construction and operations related to the development are carried out in accordance with an operational management plan where appropriate. The plan can form an amendment to an existing approved management plan for the site.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: A concurrence agency or alternative assessment manager can specify performance assurance requirements for a development (e.g. a performance bond or specific development conditions) to ensure the approved management, maintenance or monitoring program is implemented.</p> </div>
<p>PO12. For development in an urban area, or development listed in PO13, where it is not possible to enhance HES values or avoid adverse effects on a HES wetland, development:</p> <p>a) minimises adverse effects; and</p> <p>b) provides an environmental offset for any remaining environmental impacts on the HES wetland.</p>	<div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Where environmental offsets are required to comply with this code, they are to be provided in accordance with the Queensland Biodiversity Offset Policy 2011.</p> </div>
<p>Acceptable circumstances for not fully achieving the policy outcome</p>	
<p>PO13. Development</p> <ul style="list-style-type: none"> – providing for an overriding need in the public interest; or – being a development commitment¹¹; or – being for community infrastructure listed in A1.1.4 (c): • achieves PO1.– PO12. to the maximum extent practicable where this would not compromise the intrinsic characteristics of the development; and • provides an environmental offset for any adverse impact on a HES wetland that cannot be avoided, in accordance with PO12 (except where the development arises from and is necessary to give effect to a development approval). 	<div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Where environmental offsets are required to comply with this code, they are to be provided in accordance with the Queensland Biodiversity Offset Policy 2011.</p> </div>

¹¹ See glossary for definition of development commitment.

Annex 2—Self-assessable code – protecting wetlands of high ecological significance in Great Barrier Reef catchments

A2.1 Purpose and overall outcomes of the code

The purpose of this code is to ensure that development in or adjacent to wetlands of high ecological significance in Great Barrier Reef catchments is planned, designed, constructed and operated to prevent the loss or degradation of the wetlands and their environmental values, or enhances these values.

The purpose of the code will be achieved through the following overall outcomes:

- A2.1.1 For development to which the code applies in a wetland protection area, the development—
- (a) enhances existing HES wetland values or avoids adverse effects on HES wetlands; or
 - (b) where existing HES wetland values cannot be enhanced or adverse effects on HES wetlands cannot be avoided—
 - i) minimises those adverse effects; or
 - ii) an environmental offset is provided for any remaining environmental impacts, where those adverse effects cannot be minimised.
- A2.1.2 The code at table 2 sets out the performance outcomes and acceptable outcomes for achieving the overall outcomes in table 1.

A2.2 Application of the code

- A2.2.1 The SPP applies to self-assessable development under schedule 3, part 2, table 4 of the Sustainable Planning Regulation 2009, if the development is operational work that is high impact earthworks for government supported transport infrastructure, or electricity infrastructure in a wetland protection area.
- A2.2.2 This code is a development assessment code for use in IDAS under the *Sustainable Planning Act 2009*.

A2.3 Using the code

The code contains a purpose and a range of overall outcomes development must achieve in order to comply with the code and therefore the SPP. These outcomes are linked to protecting the wetland environmental values identified and declared in the Environmental Protection Regulation 2008.

Acceptable outcomes are provided for all performance outcomes, and represent ways in which the relevant performance outcomes can be met. Development that complies fully with the acceptable outcome will satisfy the relevant performance outcomes. Entities that do not comply with an acceptable outcome may create an alternative solution to demonstrate compliance with the relevant performance outcome in order to meet the relevant performance outcome to satisfy the requirements of the code.

Table 1 below provides a summary of the acceptable outcomes that will demonstrate compliance with each of the overall outcomes.

Table 1. Demonstrating compliance with overall outcomes

Overall outcome (OO)	Acceptable outcomes (AO)
<p>Development enhances existing HES wetland values.</p> <p>----- OR -----</p> <p>Development avoids adverse effects on the HES wetland.</p>	<p>AO3.1 AO4.1 AO6.4.1</p> <p>----- OR -----</p> <p>AO1.1 AO2.1 or AO2.2 and AO2.3 AO3.2 or AO3.3 AO4.2 or AO4.3 AO5.1 AO6.1.1 AO6.2.1 or AO6.2.2 or AO6.2.3 AO6.3.1 AO6.4.2 AO6.5.1 or AO6.5.2</p>
<p>Development minimises adverse effects on the HES wetland.</p>	<p>AO1.2 AO3.4 AO5.2 AO6.1.2 AO6.2.4 and AO6.2.5 AO6.3.2 or AO6.3.3 AO6.4.3 and AO6.4.4 AO6.5.3</p>
<p>An environmental offset is provided for any remaining environmental impacts, where the effects of development cannot be minimised.</p>	<p>AO1.3 AO2.4 AO3.5 AO4.4 AO5.3 AO6.1.3, AO6.2.6, AO6.3.4, AO6.4.5, AO6.5.4 AO7.1</p>

This code also contains monitoring requirements to maintain existing environmental values of a HES wetland; referred to by performance outcome PO8.

A2.4 Notification

- A2.4.1 Proposed self-assessable infrastructure development works to be undertaken under this code are to be notified to the Department of Environment and Resource Management prior to works commencing where:
- (a) an alternative mapped boundary of the HES wetland is proposed; or
 - (b) an environmental offset is to be provided where existing HES wetland values cannot be enhanced or adverse effects on HES wetlands cannot be avoided.
- A2.4.2 Refer to the self-assessable code guideline (guideline) for the pre-works notification process for A2.4.1 (a) above.
- A2.4.3 Refer to the Queensland Biodiversity Offset Policy 2011 for the pre-works notification process for A2.4.1 (b) above.

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Table 2. Self-assessable code provisions

Performance outcomes (PO)	Acceptable outcomes (AO)
<p>PO1.</p> <p>Development is not carried out in a HES wetland, unless there are no feasible alternatives.</p>	<p>To avoid adverse effects:</p> <p>AO1.1 Development is located outside:</p> <p>(a) the mapped boundary of a HES wetland in a wetland protection area; or</p> <p>(b) an alternative mapped boundary of the HES wetland—</p> <p>(i) is submitted to DERM; and</p> <p>(ii) is supported by a site assessment of the wetland to delineate its extent in accordance with the Queensland Wetland Definition and Delineation Guidelines (2010); and</p> <p>(iii) that DERM agrees to the revised boundary.</p>
	<p>To minimise adverse effects:</p> <p>AO1.2 Where AO1.1 cannot be achieved, development is to comply with P02, P03, P04, P05, P06 and P08.</p>
	<p>To offset adverse effects:</p> <p>AO1.3 If AO1.1 or AO1.2 cannot be complied with, an environmental offset as described in PO7 is provided.</p>
<p>Buffers</p>	
<p>PO2.</p> <p>An adequate buffer to a HES wetland is provided and maintained.</p>	<p>To avoid adverse effects:</p> <p>AO2.1 A buffer surrounding a HES wetland in a wetland protection area is provided and has a minimum width of:</p> <p>(a) 200 metres where a HES wetland is located outside an urban area; or</p> <p>(b) 50 metres where a HES wetland is located within an urban area.</p> <p>OR</p> <p>AO2.2 An alternative buffer is provided, the width of which is supported by an evaluation of the values, functioning and threats to the HES wetland.</p> <p>AND</p> <p>AO2.3 A buffer surrounding a HES wetland managed by an entity is maintained in accordance with relevant entity procedures or standards, or available best practice procedures or standards.</p>
	<p>To offset effects:</p> <p>AO2.4 If AO2.1 or AO2.2 and AO2.3 cannot be complied with, an environmental offset as described in PO7 is provided.</p>

Performance outcomes (PO)	Acceptable outcomes (AO)
Hydrology	
<p>PO3. The existing surface water hydrological regime of the wetland protection area is enhanced or maintained.</p> <div data-bbox="124 555 496 1025" style="border: 1px solid black; padding: 5px;"> <p>Note: The hydrological regime of surface waters includes:</p> <ul style="list-style-type: none"> • peak flows • volume of flows • duration of flows • frequency of flows • seasonality of flows • water depth (seasonal average); and • wetting and drying cycle. </div>	<p>To enhance existing values:</p> <p>AO3.1 The existing surface water hydrological regime of the wetland protection area is enhanced by:</p> <p style="padding-left: 20px;">(a) providing a net ecological benefit and improvement to the hydrology values and functioning of the wetland protection area; or</p> <p style="padding-left: 20px;">(b) rehabilitating or restoring the existing hydrological regime of the HES wetland.</p> <p>OR</p> <p>To avoid adverse effects and maintain the hydrological regime:</p> <p>AO3.2 Development does not change the existing surface water hydrological regime of a HES wetland, including through channelisation, redirection or interruption of flows.</p> <p>OR</p> <p>AO3.3 Development complies with relevant entity procedures or standards or available best practice procedures or standards.</p> <hr/> <p>To minimise adverse effects:</p> <p>AO3.4 If AO3.1 or AO3.2 or AO3.3 cannot be complied with, the extent of the change is minimised to ensure the wetland values and functioning are protected. The change is minimised if, at least:</p> <p style="padding-left: 20px;">(a) there is no change to the reference high-flow duration and low-flow duration frequency curves, low-flow spells frequency curve and mean annual flow to, and from, the HES wetland; and</p> <p style="padding-left: 20px;">(b) any relevant stream flows into the wetland comply with relevant environmental flow objectives (EFOs) of the applicable water resource plan under the <i>Water Act 2000</i> for the area; and</p> <p style="padding-left: 20px;">(c) for development resulting in an increase to the velocity or volume of stormwater flows into the HES wetland – the collection and reuse of stormwater occurs in accordance with (a) and (b).</p> <hr/> <p>To offset effects:</p> <p>AO3.5 If AO3.1–AO3.3, or AO3.4 cannot be complied with, an environmental offset as described in AO7 is provided.</p>
<p>PO4. The existing groundwater hydrological regime of the wetland protection area is enhanced or protected.</p>	<p>To enhance existing values:</p> <p>AO4.1 The water table and hydrostatic pressure in the wetland protection area is returned to its natural state.</p> <p>OR</p> <p>To avoid adverse effects and protect the hydrological regime:</p> <p>AO4.2 The water table and hydrostatic pressure within the wetland protection area is not lowered or raised outside the bounds of variability under pre-development conditions and the ingress of saline water into freshwater aquifers is prevented.</p> <p>OR</p> <p>AO4.3 Development complies with relevant entity procedures or standards</p>

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p style="text-align: center;">or available best practice procedures or standards.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Note: Groundwater modelling will only be required where groundwater hydrology for a HES wetland represents a significant environmental constraint for, and interference is proposed by, the infrastructure project. Example reference durations for wetland types that can be used for hydrological modelling are available in the guideline.</p> </div> <p>To offset effects:</p> <p>AO4.4 If AO4.1–AO4.3 cannot be complied with, an environmental offset as described in PO7 is provided.</p>
Stormwater management	
<p>PO5.</p> <p>During construction and operation of development:</p> <ul style="list-style-type: none"> • a wetland is not used for stormwater treatment; and • the buffer and water quality values of a HES wetland are protected from stormwater impacts. 	<p>To avoid adverse effects:</p> <p>AO5.1 The development does not result in any measurable change¹² to the quantity or quality of stormwater entering the HES wetland during construction and operation.</p> <p>To minimise adverse effects:</p> <p>AO5.2 If AO5.1 cannot be complied with, the quantity and quality of stormwater entering the HES wetland from construction and operation of the development is managed in accordance with relevant entity procedures or standards or available best practice procedures or standards (this applies only to land managed by the entity).</p>
	<p>To offset effects:</p> <p>AO5.3 If AO5.1 or AO5.2 cannot be complied with, an environmental offset as described in PO7 is provided.</p>
Ecological values	
<p>PO6.1</p> <p>Development involving the clearing of vegetation protects the biodiversity, ecological values and processes, and hydrological functioning of a HES wetland, including:</p> <ul style="list-style-type: none"> • water quality values • aquatic habitat values • terrestrial habitat values; and • usage of the site by native wetland fauna species or communities. 	<p>To avoid adverse effects:</p> <p>AO6.1.1 Vegetation clearing undertaken as a consequence of development does not occur in a:</p> <p style="margin-left: 20px;">(a) HES wetland; or</p> <p style="margin-left: 20px;">(b) buffer area as described in PO2.</p> <p>To minimise adverse effects:</p> <p>AO6.1.2 If AO6.1.1 cannot be complied with, vegetation clearing is minimised in the HES wetland buffer.</p> <p>To offset effects:</p> <p>AO6.1.3 If AO6.1.1 or AO6.1.2 cannot be complied with, an environmental offset as described in PO7 is provided.</p>

¹² Measurable change is to be determined by comparing the overall development impact with existing baseline (pre-development) conditions, and should not exceed reference environmental values or be inconsistent with water quality objectives provided under the Environmental Protection Policy (Water) the Urban Stormwater Quality Planning Guidelines 2010, or other relevant supporting technical reference documents as outlined in the guidelines.

Performance outcomes (PO)	Acceptable outcomes (AO)																														
<p>PO6.2</p> <p>Development avoids land degradation in a wetland protection area, including:</p> <ul style="list-style-type: none"> mass soil movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and loss or modification of chemical, physical or biological properties or functions of soils. 	<p>To avoid adverse effects:</p> <p>AO6.2.1 Development in the wetland protection area does not occur on slopes that exceed the following:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Soil Stability Class</th> <th style="text-align: center;">South-east Queensland bioregion</th> <th style="text-align: center;">Coastal bioregions</th> <th style="text-align: center;">Western bioregions</th> <th style="text-align: center;">Brigalow Belt & New England Tablelands</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">On a slope less than—</td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Very stable</td> <td style="text-align: center;">15 %</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td style="text-align: center;">15 %</td> </tr> <tr> <td style="text-align: center;">Stable</td> <td style="text-align: center;">12 %</td> <td style="text-align: center;">32 %</td> <td style="text-align: center;">10 %</td> <td style="text-align: center;">12 %</td> </tr> <tr> <td style="text-align: center;">Unstable</td> <td style="text-align: center;">8 %</td> <td style="text-align: center;">10 %</td> <td style="text-align: center;">3 %</td> <td style="text-align: center;">8 %</td> </tr> <tr> <td style="text-align: center;">Very unstable</td> <td style="text-align: center;">5 %</td> <td style="text-align: center;">1 %</td> <td style="text-align: center;">1 %</td> <td style="text-align: center;">5 %</td> </tr> </tbody> </table> <p>OR</p> <p>AO6.2.2 Based on the prevailing soil and slope characteristics for the development area, all reasonable and practical measures are implemented to establish development specific engineering designs and solutions for the horizontal and vertical alignment of infrastructure.</p> <p>OR</p> <p>AO6.2.3 Development is undertaken in a manner that prevents land degradation by complying with relevant entity procedures or standards or available best practice procedures or standards.</p>	Soil Stability Class	South-east Queensland bioregion	Coastal bioregions	Western bioregions	Brigalow Belt & New England Tablelands		On a slope less than—				Very stable	15 %	-	-	15 %	Stable	12 %	32 %	10 %	12 %	Unstable	8 %	10 %	3 %	8 %	Very unstable	5 %	1 %	1 %	5 %
Soil Stability Class	South-east Queensland bioregion	Coastal bioregions	Western bioregions	Brigalow Belt & New England Tablelands																											
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Very unstable	5 %	1 %	1 %	5 %																											
	<p>To minimise adverse effects:</p> <p>AO6.2.4 If AO6.2.1 or AO6.2.2 or AO6.2.3 cannot be complied with, filling and excavation operations is to be carried out in compliance with relevant entity procedures or standards or available best practice procedures or standards.</p> <p>AND</p> <p>AO6.2.5 An erosion and sediment control plan is prepared and implemented in compliance with relevant entity procedures or standards or available best practice procedures or standards.</p> <p>To offset effects:</p> <p>AO6.2.6 If AO6.2.1–AO6.2.3, or AO6.2.4 and AO6.2.5 cannot be complied with, an environmental offset as described in PO7 is provided.</p>																														
<p>PO6.3</p> <p>Existing ecological corridors are enhanced or protected and have dimensions and characteristics that will:</p> <ul style="list-style-type: none"> effectively link habitats on and/or adjacent to the site; and 	<p>To avoid adverse effects:</p> <p>AO6.3.1 Development does not occur within an existing ecological corridor.</p> <p>To minimise adverse effects:</p> <p>AO6.3.2 If AO6.3.1 cannot be complied with and an ecological corridor is required to facilitate fauna movement, an alternate ecological corridor with an appropriate width is provided and maintained in accordance with the Wetland Rehabilitation Guidelines for the Great</p>																														

Performance outcomes (PO)	Acceptable outcomes (AO)
<ul style="list-style-type: none"> facilitate the effective movement of terrestrial and aquatic fauna accessing and/or using the HES wetland as habitat. 	Barrier Reef Catchment (2008). OR AO6.3.3 The design, construction and operation of development does not impede movement of fauna that may use, likely to use or move through the HES wetland as part of their normal life cycle, particularly along identified ecological corridors, by applying relevant entity procedures or standards or available best practice procedures or standards.
	To offset effects: AO6.3.4 If AO6.3.1, or AO6.3.2–AO6.3.3 cannot be complied with, an environmental offset as described in PO7 is provided.
PO6.4 Development does not result in the introduction of non-native pest plants or animals ¹³ that pose an increased risk to the ecological values and processes of a HES wetland.	Enhance existing values: AO6.4.1 Existing non-native pest plants or animals are removed or their threat is controlled by adopting pest management practices that provide for the long term function of a HES wetland. OR To avoid adverse effects: AO6.4.2 Development does not result in the introduction of any non-native or pest species in a HES wetland, by applying relevant entity procedures or standards or available best practice procedures or standards.
	To minimise adverse effects: AO6.4.3 If AO6.4.1 or AO6.4.2 cannot be complied with, pest dispersal prevention measures are applied in appropriate locations to manage the threat of pest species to the HES wetland. AND AO6.4.4 Any pest dispersal prevention measures do not result in a barrier or hazard to the movement of HES wetland fauna.
	To offset effects: AO6.4.5 If AO6.4.1–AO6.4.2, or AO6.4.3 and AO6.4.4 cannot be complied with, an environmental offset as described in PO7 is provided.
	To avoid adverse effects: AO6.5.1 Development does not result in noise, light or visual disturbance impacts on HES wetland fauna. OR AO6.5.2 Development applies specific mitigation methods in compliance with relevant entity procedures or standards or available best practice procedures or standards.
PO6.5 During development construction and operation, HES wetland fauna values are protected from impacts associated with noise, light or visual disturbance.	To minimise adverse effects: AO6.5.3 If AO6.5.1 or AO6.5.2 cannot be complied with, an assessment of adverse impacts of the development on HES wetland fauna values from the impacts of noise, light or visual disturbance is carried out by a qualified ecologist or equivalent, and recommendations for

¹³ Information on recognised pest species having potential to impact on wetlands is referenced in the guideline and can be sourced at the DERM WetlandInfo website.

Performance outcomes (PO)	Acceptable outcomes (AO)
	mitigation of these impacts are identified and implemented.
	<p>To offset effects:</p> <p>AO6.5.4 If AO6.5.1–AO6.5.2, or AO6.5.3 cannot be complied with, an environmental offset as described in PO7 is provided.</p>
Environmental offsets	
<p>PO7.</p> <p>For development where it is not possible to enhance existing values or avoid adverse effects on a HES wetland, or alternatively minimise adverse effects on a HES wetland, development:</p> <p>provides an environmental offset for any remaining environmental impacts on the HES wetland.</p>	<p>To offset effects:</p> <p>AO7.1 Where environmental offsets are required as an acceptable outcome in this code, they must be provided in accordance with the Queensland Biodiversity Offset Policy 2011.</p>
Monitoring	
<p>PO8.</p> <p>Development is monitored to ensure environmental values of a HES wetland are maintained.</p>	<p>To maintain existing values:</p> <p>AO8.1 A monitoring plan for development construction is prepared and implemented to monitor the effects of development on the ecological and hydrological functioning of the HES wetland to achieve acceptable outcomes in the code, in accordance with a relevant entity procedure or standard or best practice management document.</p> <p>AND</p> <p>AO8.2 Remedial action is carried out on land managed by the entity in accordance with a relevant entity procedure or standard or best practice management document, where monitoring determines that the acceptable outcomes are not achieving the relevant policy outcome.</p>

Annex 3—Extent of SPP area – GBR catchments

- A3.1 The following map shows the GBR catchments to which the SPP applies. The map is available at an allotment scale for more detailed scrutiny through links on the DERM website or on CD. The statutory map defining the wetland protection areas within the GBR catchments, to be used to interpret the SPP, is the map of referable wetlands, available on the DERM website.
- A3.2 Information about assessment of conservation significance and mapping methods used for data layers is available in the SPP guideline.



Annex 4—Factors for determining an overriding need in the public interest

Factors for determining overriding need in the public interest.

A4.1 For section 4.5, there is overriding need if:

- (a) the overall social, economic and environmental benefits of the development outweigh—
 - (i) any detrimental effect upon the natural values of the land and adjacent areas
 - (ii) any conflicts it has with the policy outcome of this SPP.
- (b) the development cannot be located elsewhere so as to avoid conflicting with the policy outcome of this SPP.

A4.2 The following do not establish an overriding need in the public interest:

- (a) uses with relatively few location-based requirements
- (b) interests in or options over land
- (c) availability or ownership of land.

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Annex 5—Glossary of terms¹⁴

Buffer means the transition zone between the wetland and the surrounding land use. Its purpose is to support the values and processes of the wetland and protect it from external threats.

Clearing, for vegetation—

- a) means remove, cut down, ringbark, push over, poison or destroy in any way, including by burning, flooding or draining; but
- b) does not include destroying standing vegetation by stock, or lopping a tree.

Domestic housing activity means the construction or use of a single residence on a lot and any reasonably associated building or structure.

Development approval: As defined in the *Sustainable Planning Act 2009*

Development commitment means any of the following:

- a) development that arises from, and is necessary to give effect to, a development approval
- b) is located within a State development area and is consistent with the development scheme prepared for the State development area
- c) the Coordinator-General has evaluated an environmental impact statement under the *State Development and Public Works Organisation Act 1971*, part 4, s. 35(3) and the report recommends the development be approved (with conditions)
- d) is consistent with a designation of land for community infrastructure under the *Sustainable Planning Act 2009*.

Ecological corridor means an area of land (typically vegetated), or water, including areas above and below ground, that is capable of providing fauna habitat in its own right, and/or has the potential to do so, while allowing fauna to move to and between other habitats. Further guidance on ecological corridors is provided in the SPP guideline.

Electricity infrastructure means operating works under the *Electricity Act 1994*, section 12(3).

Enhance means to improve the current ecological values and processes and/or hydrological functioning of a HES wetland.

Environmental offset means an action taken to counter-balance any unavoidable negative environmental impacts that might result from an activity or development. Environmental offsets are measures taken which are outside the scope of the activities of the development, to counter-balance adverse environmental impacts. An offset can be located within or outside the geographic site of the activity or development. The provision of an environmental offset is to be guided by the Queensland Government Environmental Offsets Policy 2008¹⁵, and any relevant specific issue offset policy.

Environmental values for wetlands are those declared under the Environmental Protection Regulation 2008 to be the environmental values to be protected or enhanced for wetlands. The environmental values are the qualities of a wetland that support and maintain the following:

- a) the health and biodiversity of the wetland's ecosystems
- b) the wetland's natural state and biological integrity
- c) the presence of distinct or unique features, plants or animals in the wetland, including threatened wildlife¹⁶ and their habitats
- d) the wetland's natural hydrological cycle
- e) the natural interaction of the wetland with other ecosystems, including other wetlands.

Entity for the purpose of the self-assessable code means either the Department of Transport and Main Roads, Ergon or Powerlink.

Entity procedures and Standards referenced in the self-assessable code are outlined in the guideline.

¹⁴ Note that other terms are defined in the *Sustainable Planning Act 2009* or Sustainable Planning Regulations 2009.

¹⁵ The Queensland Biodiversity Offsets Policy will provide specific guidance about the implementation of the environmental offsets requirements of the SPP.

¹⁶ See the *Nature Conservation Act 1992* for definition.

Great Barrier Reef (GBR) catchments¹⁷ include the following catchments: Baffle, Barron, Belyando, Black, Bowen, Boyne, Burdekin Lower, Burdekin Upper, Burnett, Burrum, Calliope, Comet, Curtis Island, Daintree, Dawson, Don, Fitzroy, Fraser, Haughton, Herbert, Hinchinbrook, Isaac, Johnstone, Kolan, Mackenzie, Mary, Mossman, Mulgrave–Russell, Murray, Nogoia, O’Connell, Other Islands¹⁸, Pioneer, Plane, Proserpine, Ross, Shoalwater, Styx, Tully and Waterpark. Refer to Annex 3 for the map showing the extent of the GBR catchments, to which the SPP applies.

Government supported transport infrastructure (for the purpose of this SPP) means government supported transport infrastructure as defined under the Sustainable Planning Regulation 2009, schedule 26.

High ecological significance (HES) wetlands comprise wetlands that have been identified as having high ecological significance in accordance with criteria set out in the SPP guideline.

High impact earthworks has the meaning provided under the Sustainable Planning Regulation 2009.

Hydrological regime means the surface and groundwater flows of water into and out of a wetland, and its associated natural wetting and drying cycle, over an appropriate temporal scale. It includes:

- peak flows
- volume of flows
- duration of flows
- frequency of flows
- seasonality of flows
- water depth (seasonal average)
- wetting and drying cycle.

Lacustrine wetlands means large, open, water-dominated systems (for example, lakes) larger than eight hectares. This definition also applies to modified systems (for example, dams) which possess characteristics similar to lacustrine systems (for example, deep, standing or slow-moving waters).

Map of referable wetlands means the map called ‘Map of referable wetlands’, a document approved by the chief executive on 31 October 2011, as amended from time to time by the chief executive under section 144A of the Environmental Planning Protection Regulation 2008.

Mechanical clearing means the clearing of vegetation using machinery, which disturbs the soil surface or uproots woody vegetation.

Palustrine wetlands means primarily vegetated non-channel environments of less than eight hectares. They include, for example, billabongs, swamps, bogs, springs and soaks and have more than 30 per cent emergent vegetation.

State development area has the same meaning given by the *State Development and Public Works Organisation Act 1971*.

Urban area (used in the Sustainable Planning Regulation 2009) means:

- a) an area identified in a gazette notice by the chief executive under the *Vegetation Management Act 1999* as an urban area
- b) if no gazette notice has been published – an area identified as an area intended specifically for urban purposes, including future urban purposes (but not rural residential or future rural residential purposes) on a map in a planning scheme that:
 - i) identifies the areas using cadastral boundaries
 - ii) is used exclusively or primarily to assess development applications.

Urban purposes (used in the Sustainable Planning Regulation 2009) means purposes for which land is used in cities or towns, including residential, industrial, sporting, recreation and commercial purposes, but not including environmental, conservation, rural, natural or wilderness area purposes.

Vegetation means any vegetation on a site including grasses and non-woody herbage.

Visual disturbance means the disturbance of fauna by visual intrusions that could lead to a loss or diminishment of key life cycle functions (for example, nest abandonment, modified feeding patterns), or changes to usage patterns of the wetland by mobile fauna (such as birds). This, for example, may include disturbance by people, pets or vehicles.

Water means all or any of the following:

- water in a wetland, watercourse, lake or spring

¹⁷ GBR catchments also includes the Tin Can Bay area.

¹⁸ Refers to the islands that do not, on their own, constitute an individual aquatic biodiversity assessment and mapping method (AquaBAMM) assessment. For example, Hinchinbrook and Curtis islands were large enough to be considered on their own; however, there are a number of other small islands.

- underground water
- overland flow water
- water that has been collected in a dam.

Wetland fauna means species that have adapted to living in wetlands and are dependent on them for:

- all of their life cycle
- a major part of their life
- for critical stages of their life cycle, such as breeding and larval development.

Wetland protection area means an area shown as a wetland protection area on the map of referable wetlands.

Wildlife movement infrastructure means, for example, fauna underpasses under roads and sewage infrastructure, and fauna overpasses over roads.

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State Planning Policy 1/12

Protection of Queensland's strategic cropping land

Commences 30 January 2012

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Prepared by: Land Planning, Department of Environment and Resource Management

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January 2012

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Sustainable Planning Act 2009

State Planning Policy 1/12

Protection of Queensland's strategic cropping land

Preparing the State Planning Policy

This State Planning Policy has been endorsed jointly by the Honourable Rachael Nolan MP, Minister for Finance, Natural Resources and The Arts, and the Honourable Paul Lucas MP, Attorney-General, Minister for Local Government and Special Minister of State, under chapter 2, part 6, division 2 of the *Sustainable Planning Act 2009*.

Commencement

The State Planning Policy for protecting Queensland's strategic cropping land commences on 30 January 2012.

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Explanatory statement

This State Planning Policy (SPP) is made under the *Sustainable Planning Act 2009*.

Please note: All terms in bold throughout the SPP are defined in the glossary.

The need to protect strategic cropping land

Soil is a finite resource that generally develops over millions of years and is not easily restored once degraded. Queensland has large areas of agricultural land, but soil and climatic limitations mean that significant areas are only suitable for grazing.

Queensland's best cropping land is of State and national importance. Our capacity to grow crops depends on the continued availability of this resource. Cropping, and the production it supports, also underpins Queensland's primary industry and food sector, which contributes significantly to Queensland's economy.

This SPP is part of the land use planning and development assessment framework for protecting strategic cropping land (SCL). **SCL** is a finite resource that must be conserved and managed for the longer term. As a general aim, planning and approval powers should be used to protect **SCL** from those developments that lead to **permanent impacts** or diminished productivity.

The SPP focuses on planning and development assessment under the *Sustainable Planning Act 2009* (SPA). The SPP operates in tandem with SPP 1/92: Development and the Conservation of Agricultural Land, which applies to a broader range of agricultural lands.

Outcomes sought by the State Planning Policy

This SPP seeks to protect **SCL** by ensuring that:

- development impacts on **SCL** or **potential SCL** are managed to preserve the productive capacity of the land for future generations
- development impacts on **SCL** or **potential SCL** are managed through assessment under this SPP and through imposing conditions on the development
- to the extent that **SCL** or **potential SCL** in a **protection area** will be **permanently impacted** upon by a development with a **footprint** greater than 3000 square metres (m²), the development must not proceed except in **exceptional circumstances**, and where the development is an **exceptional circumstance**, **mitigation** is provided for the **permanently impacted** land
- to the extent that **SCL** or **potential SCL** in the **management area** will be **permanently impacted** upon by a development with a **footprint** greater than 3000 m², **mitigation** is provided for the impacted land.

These outcomes support the purposes of the *Strategic Cropping Land Act 2011*.

The SPP provides direction on the following **SCL** protection issues relevant to the SPA:

- how planning instruments should protect **SCL** in areas not already designated for an **urban purpose** and
- how particular development can achieve the relevant policy outcomes for protecting **SCL**.

Implementing the State Planning Policy

The SPP will be implemented by:

- local planning instruments designating **SCL** for uses that are not incompatible with the ongoing cropping use of **SCL**, to the greatest extent possible, as specified in part 3 of this SPP and
- development (to which this SPP applies) complying with section 4 of this SPP.

The SPP will influence those planning and development decisions that may individually or collectively affect the agricultural productivity of **SCL**. Local planning instruments will be required to reflect the policy outcomes sought by the SPP when they are made or amended.

The SPP is supported by the State Planning Policy guideline: Protecting Queensland's strategic cropping land (SPP guideline), which gives further information and advice on the implementation of this SPP and identifies the materials required to be submitted with a development application to which this SPP applies.

The SPP is supported by extensive **SCL** mapping, which identifies **potential SCL** located within **protection areas** and the **management area**. Further, land that is recorded in the **decision register** under the *Strategic Cropping Land Act 2011* as being **SCL** will be available on a map on the Department of Environment and Resource Management's (DERM) website at <www.derm.qld.gov.au>. An online **SCL** mapping tool is available, which has lot on plan search functionality. Further information about mapping is included in the SPP guideline.

This SPP commences on 30 January 2012.

Reflecting regional plans

Desired regional outcomes, future regional land use patterns and key regional environmental, economic and cultural resources to be preserved, maintained or developed as identified in existing regional plans have been considered during the development of the SPP. The SPP specifically addresses the protection of **SCL** in this context.

It is intended that this SPP will inform the preparation of any amendments to existing regional plans and the preparation of future regional plans under the SPA. However, a regional plan need not fully reflect the policy outcome of the SPP due to the necessary balancing of relevant State and regional issues within the regional context. Section 26 (3) of the SPA, states that:

If there is an inconsistency between a regional plan and another planning instrument or any other plan, policy or code under an Act, the regional plan prevails to the extent of the inconsistency.

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1. State Planning Policy outcomes

Policy outcomes sought by the State Planning Policy

- 1.1. The policy outcomes sought by this SPP are to protect **SCL** by ensuring that:
- 1.1.1. development impacts on **SCL** or **potential SCL** are managed to preserve the productive capacity of the land for future generations
 - 1.1.2. development impacts on **SCL** or **potential SCL** are managed through assessment under this SPP and through imposing conditions on the development
 - 1.1.3. to the extent that **SCL** or **potential SCL** in a **protection area** will be **permanently impacted** upon by a development with a **footprint** greater than 3000 m², the development must not proceed except in **exceptional circumstances**, and where the development is an **exceptional circumstance**, **mitigation** is provided for the **permanently impacted** land
 - 1.1.4. to the extent that **SCL** or **potential SCL** in the **management area** will be **permanently impacted** upon by a development with a **footprint** greater than 3000 m², **mitigation** is provided for the impacted land.

Policy principles to be applied by the State Planning Policy

- 1.2. The policy outcomes referred to in section 1.1 are to be achieved through the application of the SCL principles:
- 1.2.1. The protection principle is to protect SCL and that, except in exceptional circumstances, doing so takes precedence over all development interests.
 - 1.2.2. The avoidance principle is that, if it is reasonably practicable to do so, development must avoid SCL.
 - 1.2.3. The minimisation principles are that development must:
 - (a) wherever possible, minimise its impacts on SCL and
 - (b) if the impacts of development on SCL are temporary, fully restore the SCL to its pre-development condition.
 - 1.2.4. The mitigation principles are that:
 - (a) for identified permanently impacted land:
 - i. the mitigation requirement can only be relied on if the impacts of the development can not otherwise be reasonably avoided or minimised and
 - ii. if the mitigation requirement can be relied on, mitigation measures must have a value at least equal to the loss of the land's productive capacity as cropping land and
 - (b) mitigation measures must have a positive and enduring effect on the future productivity of cropping in the State.

Under section 137 of the *Strategic Cropping Land Act 2011*, mitigation must be in place before carrying out, or allowing the carrying out, of development on identified permanently impacted land (the mitigation requirement).
 - 1.2.5. The productivity principle is that SCL must be conserved for the future productivity of cropping in the State.
- 1.3. These principles are consistent with section 11 of the *Strategic Cropping Land Act 2011*.

2. Application of the State Planning Policy

State Planning Policy and guideline

- 2.1. This SPP is a statutory instrument under the SPA.
- 2.2. State Planning Policy guideline: Protecting Queensland's strategic cropping land (SPP guideline) provides advice about implementing the SPP. The SPP guideline is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992*.
- 2.3. The SPP has effect when development applications to which the SPP applies are assessed by the Chief Executive administering the *Strategic Cropping Land Act 2011*.
- 2.4. The SPP must be considered when:
 - (a) local planning instruments, structure plans or master plans under SPA are made or amended
 - (b) land is designated for community infrastructure by the Minister or local government.
- 2.5. Terms used in the SPP, and SPP guideline have the same meaning as defined in the *Strategic Cropping Land Act 2011*, SPA, Sustainable Planning Regulation 2009 and Strategic Cropping Land Regulation 2011. The glossary explains particular words used in the SPP and the SPP guideline.

Area to which the State Planning Policy applies

- 2.6. The SPP applies to:
 - (a) land that is recorded in the **decision register** under the *Strategic Cropping Land Act 2011* as being **SCL**
 - (b) land shown on the **SCL trigger map** as being **potential SCL**.

Area to which the State Planning Policy does not apply

- 2.7. Despite section 2.6, the SPP does not apply to:
 - (a) development proposed on **SCL** or **potential SCL** in an **urban area**
 - (b) development proposed on **SCL** or **potential SCL** in an area described as an **urban footprint** under a statutory regional plan or state planning regulatory provision
 - (c) development proposed on **SCL** or **potential SCL** in an area zoned under a planning scheme for **rural residential** or **future rural residential** purposes
 - (d) land identified as a key resource area under State Planning Policy 2/07: Protection of Extractive Resources
 - (e) strategic port land under the *Transport Infrastructure Act 1994*
 - (f) an area outside of an **SCL zone**.

Development to which the State Planning Policy applies

- 2.8. The SPP applies to the assessment of development applications that are required to be referred for **SCL** purposes under schedule 7, table 3, items 27 and 28 of the Sustainable Planning Regulation 2009. Development applications will be required to be referred to the Chief Executive administering the *Strategic Cropping Land Act 2011* for assessment against this SPP where the following circumstances apply:
- making a material change of use¹ on a lot 5 hectares or greater, where the development **footprint** for the change of use is wholly or partly on **SCL** or **potential SCL** and where the development **footprint** will be more than 750 m²
 - reconfiguring a lot², if under the reconfiguration any lot with **SCL** or **potential SCL** in it is less than 15 hectares.
- 2.9. Development applications that require referral under section 2.8 (a) above, will also be required to be referred to:
- the Coordinator-General where the development has been declared to be a significant project under the *State Development and Public Works Organisation Act 1971*
or
 - otherwise, to the Minister under the *Strategic Cropping Land Act 2011*
when the material change of use is in a **protection area** and will have a **permanent impact** on **SCL** or **potential SCL** and the **footprint** of the change of use is more than 3000 m².

The development applications will be assessed by the Minister or the Coordinator-General as concurrence agencies, and the referral jurisdiction will be for chapter 4 of the *Strategic Cropping Land Act 2011*—the decision under chapter 4 of the Act determines whether or not the development is in **exceptional circumstances**.

Note: Applicants proposing development with a **permanent impact** in a **protection area** that requires assessment under section 2.9 are encouraged to request a referral agency response in accordance with section 271 of the SPA prior to lodging a development application.

Development to which the State Planning Policy does not apply

- 2.10. The SPP does not apply to:
- the construction or maintenance of a road as defined under section 93 of the *Land Act 1994*
 - development relating to transport infrastructure or ancillary works or encroachments under the *Transport Infrastructure Act 1994*
 - the construction or maintenance of a transmission grid or supply network under the *Electricity Act 1994*
 - development for a purpose listed under Annex 1 of this SPP
 - a matter prescribed under section 6 (e), (f) and (g)³ of the *Strategic Cropping Land Act 2011*
 - a **development commitment**.

Relationship to other State Planning Policies

- 2.11. To the extent that there is an inconsistency between this SPP and SPP 1/92: Development and the Conservation of Agricultural Land, this SPP prevails to the extent of any inconsistency.
- 2.12. For all other SPPs, the requirements of this policy must be balanced with the requirements of other SPPs when making or amending a local planning instrument.
- 2.13. Except for circumstances described in section 2.11, this policy does not prevail over the requirements of any other SPP. Where there is a conflict between this policy and another SPP, an outcome that best achieves the purposes of both instruments should be sought.

¹ Other than in an area or for a development mentioned in section 2.7 or 2.10

² As above

³ Section 6 (e), (f) and (g) provide for certain developments under the *State Development and Public Works Organisation Act 1971*.

3. Making or amending a planning instrument

Regional plans

3.1. A new or amended regional plan achieves the policy outcome in section 1.1 if the plan:

- (a) does not include **SCL** or **potential SCL** in the **urban footprint** or **rural living area** boundaries
or
- (b) includes **SCL** or **potential SCL** in the **urban footprint** where:
 - a. there is no alternative land available that is not **SCL** or **potential SCL**
and
 - b. the expansion of the **urban footprint** onto **SCL** or **potential SCL** represents a **significant community benefit**
and
 - c. the inclusion of **SCL** or **potential SCL** into the **urban footprint** is minimised to the greatest extent possible
and
- (c) maintains to the greatest extent possible, a buffer of a least one kilometre wide between the **urban footprint** boundary and **SCL** or **potential SCL** in order to minimise land use conflict with agricultural use of **SCL** or **potential SCL**
and
- (d) does not identify areas in the regional plan as being specifically suitable for **permanent plantations** if the area includes **SCL** or **potential SCL**
and
- (e) includes policies seeking to reduce pressure for urban expansion on **SCL** or **potential SCL** by facilitating the development of a compact urban form—this may include:
 - a. identifying appropriate areas for higher dwelling densities
 - b. encouraging infill development and the redevelopment of appropriate areasand
- (f) includes policies for the protection of **SCL** or **potential SCL** that are consistent with the outcomes under section 1.1
and
- (g) adopts a minimum lot size in the **regional landscape and rural production area** that is suitable to **cropping** and horticulture in this area, and that also prevents fragmentation of the rural landscape.

Note: A regional plan need not fully reflect the policy outcome of the SPP due to the necessary balancing of relevant State and regional issues in the region. Section 26 (3) of the *Sustainable Planning Act 2009* states that:

If there is an inconsistency between a regional plan and another planning instrument or any other plan, policy or code under an Act, the regional plan prevails to the extent of the inconsistency.

Local planning instruments, structure plans and master plans

- 3.2. The policy outcomes sought by this SPP are intended to be reflected in local planning instruments through the instrument's strategic framework and in the allocation of land uses under the local planning instrument.
- 3.3. A new or amended local planning instrument, structure plan or master plan achieves the policy outcome in section 1.1 if the instrument:
- (a) does not include **SCL** or **potential SCL** in areas zoned as **urban areas**, **rural residential**, **future rural residential** or for **extractive industries**
or
 - (b) includes **SCL** or **potential SCL** in areas zoned as **urban areas** or for **extractive industries** only where it is demonstrated that:
 - a. there is no alternative land available that is not **SCL** or **potential SCL**
and
 - b. the expansion of areas zoned as **urban areas** or for **extractive industries** onto **SCL** or **potential SCL** represents a **significant community benefit**
and
 - c. the inclusion of **SCL** or **potential SCL** into areas zoned as **urban areas** or for **extractive industries** is minimised to the greatest extent possible
and
 - (c) does not identify areas as being specifically suitable for **permanent plantations** if the area includes **SCL** or **potential SCL**
 - (d) maintains to the extent possible, a buffer of one kilometre between areas of **SCL** or **potential SCL** and **urban areas** to minimise land use conflict with agricultural use of **SCL** or **potential SCL**
 - (e) adopts a minimum lot size for rural zones that is suitable to maintain and support **cropping**
 - (f) includes policies seeking to reduce pressure for urban expansion on **SCL** or **potential SCL** by facilitating the development of a compact urban form—this may include:
 - a. identifying appropriate areas for higher dwelling densities
 - b. encouraging infill development and the redevelopment of appropriate areas
 - (g) includes policies seeking to prevent the fragmentation of **SCL** or **potential SCL**
 - (h) uses **rural precincts** only in a manner that is consistent with the protection of **SCL** or **potential SCL**.
- 3.4. Section 4 of the SPP is not to be reflected in local planning instruments (refer to section 4.1).

4. Development assessment

- 4.1. Section 4 and Annex 1 are not to be reflected in local planning instruments. These sections are for the purposes of concurrence agency development assessment to be undertaken by the Chief Executive administering the *Strategic Cropping Land Act 2011*, for the purposes of schedule 7, table 3, items 27 and 28 in the Sustainable Planning Regulation 2009.

This section of the SPP does not fall away when other parts of the SPP have been reflected in local planning instruments.

- 4.2. Development that is for a material change of use (to which this SPP applies) achieves the policy outcomes in section 1.1 if the following outcomes are achieved:

4.2.1. In **protection areas**:

- (a) the development is not located on **SCL** or **potential SCL**
or
- (b) where the development includes a **footprint** of 750 m² to 3000 m², and the development will result in **permanent impacts** on **SCL** or **potential SCL**, the **permanent impacts** on the **SCL** or **potential SCL** are:
 - a. avoided to the greatest extent possible
and
 - b. minimised where the impacts cannot be avoided⁴
or
- (c) the development and any subsequent use are **temporary** and result in **temporary impacts** on the **SCL** or **potential SCL** where:
 - a. the development and any subsequent use are undertaken within a time limit appropriate to allow restoration of impacted **SCL** or **potential SCL** to its **pre-development condition** at the conclusion of the development and any associated use
and
 - b. any impacted **SCL** or **potential SCL** is restored⁵ to its **pre-development condition** within that timeframe
or
- (d) where the development includes a **footprint** of more than 3000 m² and will result in **permanent impacts** on **SCL** or **potential SCL**, and where the development has been decided under the *Strategic Cropping Land Act 2011* to be an **exceptional circumstance**, the **permanent impacts** on **SCL** or **potential SCL** are:
 - a. avoided to the greatest extent possible
and
 - b. minimised where the impacts cannot be avoided
and
 - c. **mitigated** where the impacts cannot be avoided.

⁴ The footprint must be, as far as can reasonably be achieved, co-located with or adjacent to existing infrastructure; and in close proximity to the road frontage, or otherwise located, to minimise **fragmentation** of **SCL** or **potential SCL**.

⁵ The payment of security may be required where restoration of impacted **SCL** or **potential SCL** is proposed.

4.2.2. In the **management area**—

- (a) the development is not located on **SCL** or **potential SCL**
or
- (b) where the development includes a **footprint** of 750 m² to 3000 m², and the development will result in **permanent impacts** on **SCL** or **potential SCL**, the **permanent impacts** on the **SCL** or **potential SCL** are:
 - a. avoided to the greatest extent possible
and
 - b. minimised where the impacts cannot be avoided⁶
or
- (c) the development and any subsequent use are **temporary** and result in **temporary impacts** on the **SCL** or **potential SCL** where:
 - a. the development and any subsequent use are undertaken within a time limit appropriate to allow restoration of impacted **SCL** or **potential SCL** to its **pre-development condition** at the conclusion of the development and any associated use
and
 - b. any impacted **SCL** or **potential SCL** is restored⁷ to its **pre-development condition** within that timeframe
or
- (d) where the development includes a **footprint** of more than 3000 m² and will result in **permanent impacts** on **SCL** or **potential SCL**:
 - a. the development is demonstrated to have an **overriding need**
and
 - b. **permanent impacts** on the **SCL** or **potential SCL** are:
 - avoided to the greatest extent possible
and
 - minimised where the impacts cannot be avoided
and
 - **mitigated** where the impacts cannot be avoided.

- 4.3. Development to which this SPP applies, that is for reconfiguring of a lot, achieves the policy outcome in section 1.1 if it does not result in **fragmentation** of **SCL** or **potential SCL**. This applies to reconfiguring a lot in the **management area** and **protection areas**, except where a related material change of use assessed under section 4.2.1 (d) has been designated as an **exceptional circumstance** and the reconfiguring of a lot is consistent with the material change of use.
- 4.4. Development that is for a material change of use in a **protection area** only complies with the requirements of this SPP if it satisfies the requirements in section 4.2.1.
- 4.5. Development that is for a material change of use in the **management area** only complies with the requirements of this SPP if it satisfies the requirements in section 4.2.2.
- 4.6. Development that is for a reconfiguration of a lot in a **protection area** or the **management area** only complies with the requirements of this SPP if it satisfies the requirement in section 4.3.

⁶ The footprint must be, as far as can reasonably be achieved, co-located with or adjacent to existing infrastructure; and in close proximity to the road frontage, or otherwise located, to minimise **fragmentation** of **SCL** or **potential SCL**.

⁷ The payment of security may be required where restoration of impacted **SCL** or **potential SCL** is proposed.

5. Information and advice about the State Planning Policy

Sources of information and advice

The SPP is supported by State Planning Policy guideline: Protecting Queensland's strategic cropping land (SPP guideline), which gives further information and advice on the implementation of this SPP and identifies the materials required to be submitted with a development application to which this SPP applies.

The SPP is supported by extensive SCL mapping, which identifies **potential SCL** located within **protection areas** and the **management area**. Further, land that is recorded in the **decision register** under the *Strategic Cropping Land Act 2011* as being **SCL** will be available on a map on the DERM website. An online SCL mapping tool is available, which has lot on plan search functionality. Further information about mapping is included in the SPP guideline.

DERM can provide advice about implementing and interpreting the SPP, and on reflecting the SPP in a planning instrument.

The Department of Local Government and Planning can provide advice reflecting State Planning Policies in local planning instruments under SPA, and the operation of the integrated development assessment system (IDAS).

Review of the State Planning Policy

The SPP will be reviewed within 10 years of commencement in accordance with requirements under the SPA. Unless remade, the SPP will expire on the 10th anniversary of its commencement.

RTI DL RELEASE - DEVS

Annex 1: Development and activities to which this State Planning Policy does not apply

Exemptions

This SPP does not apply to the following developments:

- (a) **animal husbandry**
- (b) **animal keeping**
- (c) a building, structure or activity supporting **cropping** on **SCL** or **potential SCL**
- (d) **cropping**
- (e) a **domestic housing activity**
- (f) a **home based business**
- (g) **intensive animal industries**, but only to the extent any of the industries are feedlotting
- (h) **intensive horticulture**
- (i) **landing**
- (j) **outdoor lighting**
- (k) **roadside stalls**
- (l) **winery**
- (m) any other purposes listed in schedule 13A of the Sustainable Planning Regulation 2009—'Excluded matters for **SCL** or **potential SCL** concurrence agency jurisdiction'.

RTI DL RELEASE - DEVS

Glossary

Terms used in the SPP have the same meaning as defined in the SPA and the Sustainable Planning Regulation 2009. However, some additional definitions for particular words are used in this SPP.

Animal husbandry has the meaning defined in schedule 1 of the Queensland Planning Provisions.

Animal keeping has the meaning defined in schedule 1 of the Queensland Planning Provisions.

Cropping has the meaning defined in schedule 1 of the Queensland Planning Provisions, and includes intensive horticulture.

Decision register has the meaning defined in section 241 of the *Strategic Cropping Land Act 2011*.

Development commitment means a development with a valid development permit to the extent the development is authorised under the approval or permit, or development that arises from and is necessary to give effect to a valid development approval.

Domestic housing activity has the meaning defined in schedule 26 of the Sustainable Planning Regulation 2009.

Exceptional circumstance has the meaning defined in section 15 of the *Strategic Cropping Land Act 2011*.

Extractive industry has the meaning defined in schedule 1 of the Queensland Planning Provisions.

Footprint has the meaning defined in schedule 26 of the Sustainable Planning Regulation 2009.

Fragmentation is reducing the availability or suitability of an area of SCL for cropping:

- (a) by dividing an area of SCL into smaller fragments as a consequence of new lot boundaries and/or
- (b) through the location or placement of structures, building envelopes, buildings and other infrastructure.

Future rural residential are areas identified as specifically intended for future rural residential development on a map (e.g. a zoning map) in a local planning instrument that:

- (a) identifies the areas using cadastral boundaries and
- (b) is used exclusively or primarily to assess development applications.

Future rural residential areas do not include investigation areas.

Home-based business has the meaning defined in schedule 1 of the Queensland Planning Provisions.

Intensive animal industries has the meaning defined in schedule 1 of the Queensland Planning Provisions.

Intensive horticulture has the meaning defined in schedule 1 of the Queensland Planning Provisions.

Landing (for a boat) has the meaning defined in schedule 1 of the Queensland Planning Provisions.

Management area has the meaning defined in section 29 of the *Strategic Cropping Land Act 2011*.

Mitigated (see mitigation)

Mitigation has the meaning defined in section 131 of the *Strategic Cropping Land Act 2011*.

Outdoor lighting has the meaning defined in schedule 1 of the Queensland Planning Provisions.

Overriding need exists for the development where it provides a public benefit and no other site is suitable for the particular purpose.

Permanent impacts has the meaning defined in section 14 of the *Strategic Cropping Land Act 2011*.

Permanent plantation has the meaning defined in schedule 1 of the Queensland Planning Provisions, where there is a legal impediment to clearing the vegetation for 50 years or more.

Pre-development condition has the meaning defined in schedule 2 of the *Strategic Cropping Land Act 2011*.

Potential SCL has the meaning defined in section 10 of the *Strategic Cropping Land Act 2011*.

Protection area has the meaning defined in section 28 of the *Strategic Cropping Land Act 2011*.

Regional landscape and rural production area is an area designated in a statutory regional plan as the 'regional landscape and rural production area'.

Roadside stall has the meaning defined in schedule 1 of the Queensland Planning Provisions.

Rural living area is an area designated in a statutory regional plan as the 'rural living area'.

Rural precinct is land identified in a local planning instrument as a rural precinct if the local planning instrument states that the regional planning Minister is satisfied that the rural precinct complies with the rural precinct guidelines issued by the regional planning Minister. Rural precinct does not include an interim rural precinct.

Rural residential areas are identified in a local planning instrument as specifically intended for residential development on large lots, generally on the urban fringe where the primary land use is for residential living rather than agricultural production. Rural residential areas must be identified in local planning instruments on a map (e.g. a zoning map) that:

- (a) identifies the areas using cadastral boundaries
and
- (b) is used exclusively or primarily to assess development applications.

Significant community benefit has the meaning defined in section 118 of the *Strategic Cropping Land Act 2011*.

SCL has the meaning defined in section 9 of the *Strategic Cropping Land Act 2011*.

Temporary has the meaning defined in section 14 (4) of the *Strategic Cropping Land Act 2011*.

Trigger map has the meaning defined in section 25 of the *Strategic Cropping Land Act 2011*.

Winery has the meaning defined in schedule 1 of the Queensland Planning Provisions.

Urban area has the meaning defined in schedule 26 of the Sustainable Planning Regulation 2009.

Urban footprint is an area designated under a statutory regional plan as being the 'urban footprint'.

Urban purpose has the meaning defined in schedule 26 of the Sustainable Planning Regulation 2009.

Zone has the meaning defined in section 26 (2) of the *Strategic Cropping Land Act 2011*.

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Temporary State Planning Policy

1/13

Planning for Prosperity

August 2013

The Department State Development, Infrastructure and Planning is responsible for driving the economic development of Queensland.

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An electronic copy of this report is available on the Department of State Development, Infrastructure and Planning's website at www.dsdp.qld.gov.au To obtain a printed copy of this report, please contact us via the contact details provided at the end of this report.

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Preamble

The Queensland Government is committed to growing the Queensland economy. The Government's planning system will facilitate economic growth in Queensland. This policy articulates the state's position on economic growth.

The purpose of this policy is to ensure that economic growth:

- is facilitated by local and state plans, and
- is not adversely impacted by planning processes.

This policy is to be reflected in relevant state and local government decision making.

The state interests in economic growth include:

1. promoting agriculture by:
 - a. preserving good quality agricultural land for its income earning potential, and as a natural resource;
 - b. supporting agriculture as the predominant land use in rural zoned areas; and
 - c. not supporting land uses that have the potential for conflict with agriculture in rural zoned areas.

The agriculture industry is central to Queensland's economy, employment and our food and timber supply.

Planning for and promoting agriculture opportunities will enable the growth and sustainability of the agriculture industry, and its contribution to the growth of the Queensland economy.

2. promoting tourism by:
 - a. protecting Queensland's tourism attractions and significant natural assets, for the benefit and sustainability of the tourism industry;
 - b. facilitating tourism projects that complement local conditions; and
 - c. removing hurdles and locational limitations for appropriate tourism development.

Development for tourism is distinct from other development owing to the diversity of its type, size, location and impact. Tourism supports local and regional economies in urban and non-urban areas—providing opportunities for growth and employment.

Tourism provides resilience and diversity in local economies that may otherwise be dependent on a narrow economic base. Growth of the tourism industry will complement and balance rural pursuits and nature conservation activities.

3. promoting the state's mineral and extractive resources industries by:
 - a. preserving mineral and extractive resource industries;
 - b. resolving at a regional and local level potential land use conflicts; and
 - c. supporting our mining communities with housing and community facilities.

The resources industry is a major contributor to the Queensland economy. It supports the energy and other needs of industries and communities across the state, nationally and internationally by supplying valuable commodities including coal, coal seam gas, minerals and petroleum.

Recognising resources as a state interest in relevant state and local government decision making will allow mining activities and their demands for housing and community facilities to be planned for in relevant regions.

4. promoting construction activities by:
 - a. facilitating residential, commercial and industrial development in appropriately zoned areas;
 - b. identifying infrastructure required to support new development;
 - c. removing impediments to a steady supply of land in suitable locations; and,
 - d. ensuring an efficient, effective and accountable planning and development system.

The construction industry is a major employer in Queensland and a healthy construction industry is necessary to underpin the economic growth of the state.

An inefficient or over-regulated planning system inhibits the industry's ability to respond quickly to new projects or market demands, therefore impacting on development activity and project costs.

RTI DL RELEASE - DENIS

1. Application of the Temporary State Planning Policy

- 1.1 The temporary State Planning Policy 1/13 Planning for Prosperity is a statutory instrument under the *Sustainable Planning Act 2009* (SPA).
- 1.2 The policy applies to all local government areas in Queensland.
- 1.3 The following policies apply to the range of circumstances set out in the SPA, including a referral agency's assessment of a development application, however the policies do not apply to:
 - 1.3.1 an assessment manager's assessment of a development application, or
 - 1.3.2 the assessment of a master plan application.

as the application of the policies may involve the resolution of competing or conflicting outcomes between the various policies. Any conflicts are to be resolved as set out in part 2 below and not in the assessment of a master plan or a development application (by an assessment manager and referral agency).
- 1.4 This policy will be applied in the making or amending of regional plans under the SPA.
- 1.5 The terms used in this policy have the same meaning given in the SPA and the Queensland Planning Provisions.

RTI DL RELEASE - DENIED

2. Application of the policies

The application of the policies may involve the resolution of competing or conflicting outcomes between the various policies, and are best resolved when:

1. making or amending local planning instruments;
2. making regional plans; and
3. deciding whether to designate land for community infrastructure.

At the decision making stage on a development application, the purpose of this policy will be achieved by a balancing of competing or conflicting outcomes that gives additional weight to:

- a. agricultural uses in areas zoned for agricultural uses;
- b. urban uses in areas zoned for urban uses;
- c. tourist development which can be shown to be complementary to an area's environmental, scenic and cultural values; and
- d. mineral and extractive resources development which can be shown to be complementary to an area's primary intended land use.

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3. Policies about the matters of state interest

The preamble refers to the state's policies on matters of state interest.

The policies are to:

Remove regulatory barriers which impede development:

1. remove regulatory barriers which impede the development of the following in appropriately zoned or suitable locations:
 - a. agriculture;
 - b. tourism projects;
 - c. mining and extractive resource industries; and,
 - d. residential, commercial and industrial activities;

Agriculture:

2. protect good quality agricultural land from incompatible development—such as residential (including rural residential), commercial and industrial uses—in rural zoned areas;
3. identify and provide for the infrastructure and services necessary to support a viable and resilient agricultural economy;
4. provide specific appropriate locations for the conduct of agricultural activities with significant impacts (for example, intensive animal husbandry and intensive horticulture);

Tourism:

5. protect existing and appropriate tourism development;
6. identify opportunities for the expansion of existing tourism development;
7. identify localities or areas appropriate for tourism development, and protect these areas from incompatible development;
8. provide for the infrastructure and services necessary to support both existing tourism and identified tourism opportunities;

Mining and extractive resources:

9. identify known mineral, petroleum, gas, hard rock and geothermal reserves, and protect these reserves from incompatible development;
10. seek to avoid conflicts between potential development of known mineral, petroleum, gas and geothermal reserves and other incompatible land uses, including by the allocation of new areas for urban development away from known reserves;
11. provide for development directly supporting the resources industry, such as supporting infrastructure, housing, transportation networks, downstream processing and port facilities;
12. facilitate development that supports the efficient extraction of known resource deposits, including by the allocation of sufficient land to support housing, community facilities and amenities for mining workforces;

Construction:

13. facilitate supporting infrastructure, and industrial and commercial activities;
14. identify and provide for the infrastructure and services necessary to support existing and planned urban areas;

Planning system reform:

15. amend planning regulations that add unnecessary costs to development; and,
16. provide an efficient and effective performance-based development assessment process, that:
 - a. maximises community engagement and consultation activities at the plan making stage;
 - b. maximises the use of exempt development, self assessment, compliance assessment and third party assessment/certification processes;
 - c. standardises development assessment codes, processes and requirements for common land uses and development types across the state; and,
 - d. removes unnecessary costs on development by:
 - eliminating the 'gold plating' of infrastructure,
 - accepting staged infrastructure, and
 - using other innovative infrastructure solutions.

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Ministerial Designation Summary Sheet

Project: Clifford Creek and Dinoun South Substations Project
Request for Community Infrastructure Designation

Summary:

Powerlink is proposing to construct two new 132kV substations known as Clifford Creek and Dinoun South to supply power to APLNG's adjacent gas processing facilities at Reedy Creek and Combabula respectively.

Powerlink now seeks to obtain Community Infrastructure designation for these substations under the *Sustainable Planning Act 2009*. Approval of this request for Ministerial designation is respectfully requested with a view towards receiving designation in December 2013.

Designation Timing: Gazettal required by end December 2013.

Priority: High

Issues – Environmental

- Both substations have been previously cleared and there are no mapped Regional Ecosystems present.
- No threatened plant or fauna species under the provisions of the Nature Conservation Act and EPBC Act were recorded during the field assessment.
- Provided that the impact mitigation measures proposed in the EMPs are rigorously implemented, the project is unlikely to result in significant impacts to the environment.

Issues – Community

- The Draft EIS for this project was issued for public comment in March 2013. 14 submissions were received from State Government Departments, local councils, environmental groups, Ergon Energy and Aurizon. No submissions were received from landowners.
- Responses were provided to submitters detailing how their issues had been considered in the Final EIS. The Final EIS was subsequently released in July 2013.
- The Notice of Proposed Designation was publically advertised from 1 August to 30 August 2013. 9 submissions were received from State Government Departments, an environmental group and two unaffected landowners. Responses have been provided to all submitters and are included in this Final Assessment Report.

Overall: The proposal is considered to be not contentious.