



Integrating state interests in a planning scheme

Guidance for local governments

November 2021 - VS 1.2

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Abbreviations

DAF	Department of Agriculture and Fisheries
DCHDE	Department of Communities, Housing and Digital Economy
DE	Department of Education
DEPW	Department of Energy and Public Works
DES	Department of Environment and Science
QFES	Queensland Fire and Emergency Services
DRDMW Resources	Department of Regional Development, Manufacturing and Water Department of Resources
DSDSATSIP	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships
DSDILGP	Department of State Development, Infrastructure, Local Government and Planning
DTIS	Department of Tourism, Innovation and Sport
DTMR	Department of Transport and Main Roads
QH	Queensland Health
AASS	actual acid sulfate soils
ADAs	aquaculture development areas
AEMO	Australian Energy Market Operator
ALC	agricultural land classification
ANEF	Australian noise exposure forecast
BRA	building restricted area
CASA	Civil Aviation Safety Authority
CHAS	coastal hazard adaptation strategy
the Coastal Act	<i>Coastal Protection and Management Act 1995</i>
the Department	Department of State Development, Infrastructure, Local Government and Planning
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
EVs	environmental values
HAT	highest astronomical tide
IAAs	important agricultural area
KHA	koala habitat area
KPA	koala priority area
KRA	key resource area
LGIP	local government infrastructure plan
MES	matters of environmental significance
MGR	Minister's Guidelines and Rules
MID	Ministerial infrastructure designation
MLES	matters of local environmental significance
MNES	matters of national environmental significance

MSES	matters of state environmental significance
OUV	outstanding universal value
OLS	obstacle limitation surfaces
PAA	priority agricultural area
PANS-OPS	procedures for air navigation services – operations
PASS	potential acid sulfate soils
PDA	priority development area
PFAS	per- and polyfluoroalkyl substances
PLA	priority living area
PSA	public safety area
QSpatial	Queensland spatial catalogue
RSHQ	Resource Safety and Health Queensland
RLA	rural living area
RLRPA	regional landscape and rural production area
SARA	State Assessment and Referral Agency
SCA	strategic cropping area
SDA	state development area
SEA	strategic environmental area
SEQ	South East Queensland
SPP	State Planning Policy July 2017
SPP IMS	SPP Integrated Mapping System
TLPI	temporary local planning instrument
WQOs	water quality objectives

1 Introduction

1.1 Purpose of this guidance

The Queensland Government has prepared this guidance to assist local government in the interpretation, integration and advancement of the state interests articulated in the state planning instruments when making or amending their planning scheme.

This guidance is intended to be read in conjunction with the SPP and the relevant regional plan.

This guidance:

- is not statutory in its effect and does not constitute mandatory steps or mandatory scope of considerations
- does not contain new policy
- illustrates the scope and nature of planning scheme provisions that may contribute to integrating each state interest and to advancing the state interests contained within the relevant regional plan. However, each local government is to determine the matters relevant to their local situation and the nature of the planning scheme amendment proposed
- will assist state agencies in assessing whether a planning scheme amendment has effectively integrated the state interest and advanced the state interests of the relevant regional plan (to the extent applicable to the scope and nature of the planning scheme amendment being proposed).

The guide is complemented by:

- the **Minister's Guidelines and Rules** (MGR) that contains the guidelines and rules for the **process** of making and amending local planning schemes
- the **Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments** that outlines how the Planning Regulation 2017 (Planning Regulation) directly supports the delivery of state interests in development assessment and how local government should respond to those provisions when making or amending a planning scheme
- the **Drafting a planning scheme – Guidance for local governments** that provides guidance to support local government when drafting a planning scheme, including drafting principles.

The overall aim of this suite of documents is a greater emphasis on providing up front certainty through planning schemes and reducing conflict at the development assessment stage.

Additional topic-specific guidance is also available on the department's [website](#).

The delivery of state interest policy through the planning framework

The Queensland Government sets out the state and regional planning matters (the state interests) in state planning instruments. The two types of state planning instruments are:

- the State Planning Policy 2017
- regional plans (for up to date information on the status of Queensland's regional plans visit the department's [website](#)).

The rules

Under section 4 of the *Planning Act 2016* (the Planning Act) planning schemes are to set out integrated State, regional and local planning and development assessment policies for the local government area.

Section 16 of the Planning Act states a planning scheme must coordinate and integrate the matters dealt with by the planning scheme, including State and regional aspects of the matters.

The Planning Minister may approve a new or amended planning scheme if the Minister considers the instrument appropriately integrates State, regional and local planning and development assessment policies, including policies under an applicable State planning instrument.

Figure 1 provides an overview of how these state interests are delivered through the planning framework – including in the Planning Regulation, via local government when drafting planning schemes and then at development assessment stage.

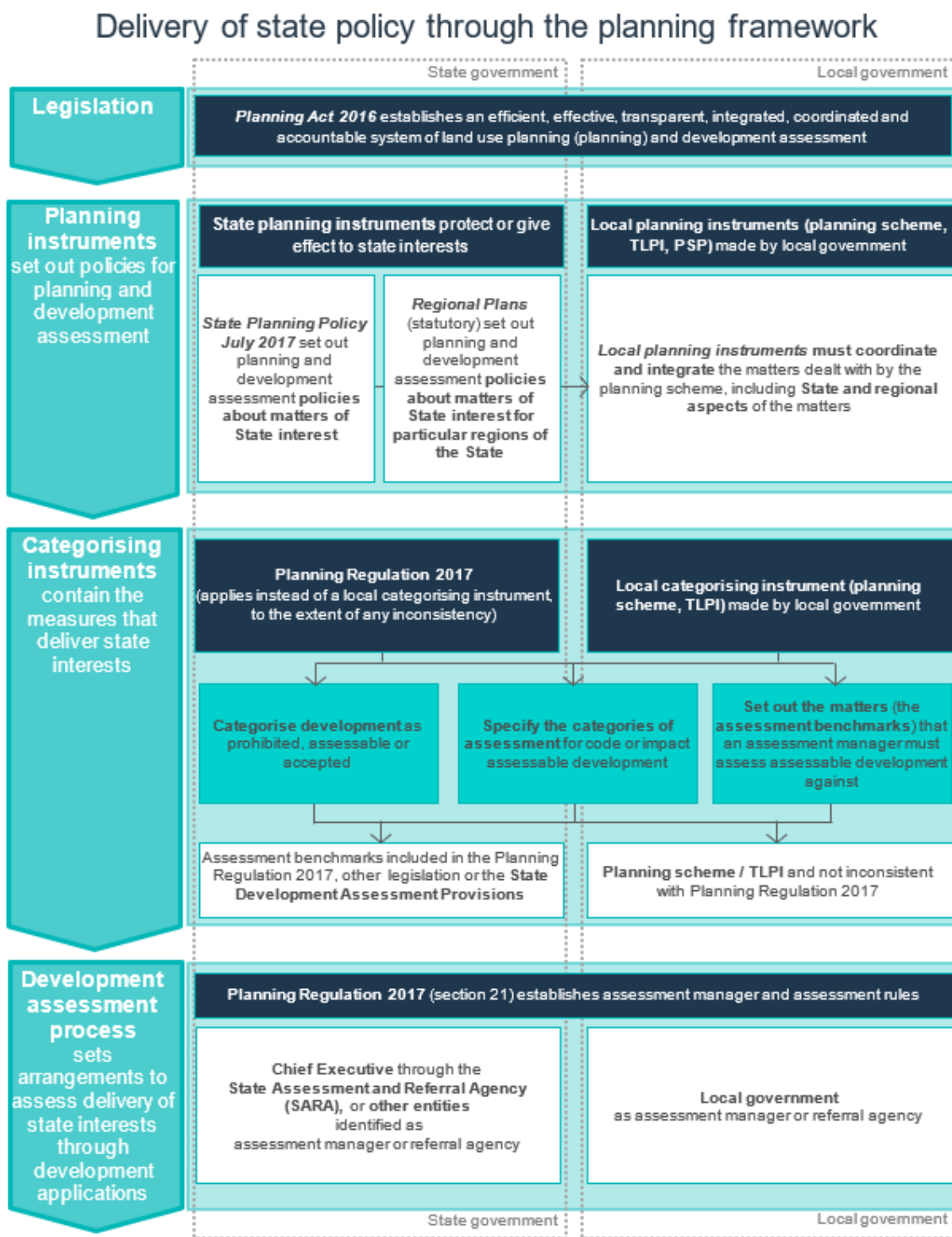


Figure 1 – Delivery of state policy through the planning framework

State Planning Policy – state interest statement and state interest policies

The **State Planning Policy July 2017** (SPP) expresses state interests for land-use planning and development. The **SPP Integrated Mapping System** (SPP IMS) provides the spatial articulation for a number of those interests.

In addition to the content-related state interest policies contained within the SPP, plan-drafting is to align with the guiding principles contained within the SPP. The guiding principles are intended to support the provisions for plan-drafting and ensure the planning scheme is *outcome focused, integrated, efficient, positive, and accountable*.

The 'positive' guiding principle in the SPP seeks a positive response to change, challenges and opportunities, including economic and social change.

State Planning Policy – assessment benchmarks

For specific state interests, the SPP contains assessment benchmarks. These only apply in development assessment for certain development where corresponding state interest policies of the state interest are not appropriately integrated in a planning scheme.

The following table identifies which SPP assessment benchmark will apply in these circumstances:

State interest	SPP assessment benchmark applicable in development assessment	Where the following state interest policy has not been integrated in the planning scheme	Relevant to
Liveable communities	1, 2 and 3	7	Development in urban areas that will be accessed by common private title
Mining and extractive resources	1	2(a)	Development within the resource/processing area of a KRA
	2	2(b)	Development for sensitive and other incompatible uses within the resource processing separation area
	3	2(c)	Development within the transport route separation area
	4	2(d)	Development adjacent to the transport route
Water quality	1	3	The impacts of development on receiving waters
	2	4	Construction phase stormwater management
	2	5	Post-construction phase stormwater management
	3	6	Development impacts in water resource catchments and water supply buffer areas
Natural hazards, risk and resilience	3	4(a) and 4(b)	Avoiding or mitigating risks from development in natural hazard areas (bushfire, flood, landslide, storm tide inundation, and erosion prone areas) outside a coastal management district
	4	5(a)	Disaster management response and recovery capacity in all natural hazard areas
	5	5(b)	Avoiding increasing exposure to or severity of all natural hazards
	6	5(c)	The storage of hazardous materials in all natural hazard areas

State interest	SPP assessment benchmark applicable in development assessment	Where the following state interest policy has not been integrated in the planning scheme	Relevant to
	7	5(d)	Maintaining protective function of landforms and vegetation in all natural hazard areas
	1(a)	8(a)	Avoiding or mitigating risks from development in erosion prone areas within a coastal management district
	1(b)	8(b)	
	1(c)	8(c)	
	1(d)	8(d)	
	2	9	
Strategic airports and aviation facilities	1, 2, 3 and 4	2(a)	Aircraft safety in operational airspace
	6	2(b)	Public safety in a PSA
	7	2(c)	Aircraft noise within the 20 ANEF contour or greater
	5	4	Avoiding development within a BRA

To ensure transparency and efficiency in development assessment processes, local government should clearly identify those matters that are not appropriately integrated in the planning scheme, i.e. whether the assessment benchmarks of the SPP or other SPP policies are to be applied in development assessment to address an inconsistency between the planning scheme and the SPP. The matters not appropriately integrated into a planning scheme may be communicated either within the planning scheme or via separate materials, such as website content and fact sheets.

Note that when plan-drafting, the SPP does not require a local government include the exact SPP assessment benchmarks in a planning scheme – the focus of the scheme amendment is on integrating the corresponding state interest policy in a manner suited to the local government context.

Regional plans

Regional plans:

- set out integrated planning policies that identify, interpret and articulate the regional dimension of state interests
- provide the strategy and direction to advance the regional application of state interests.

The policies and directions of regional plans are given effect in a variety of ways, including by local government when plan-drafting. This process includes:

- considering how the regional plan applies in the local government area
- demonstrating how the planning scheme has translated and integrated the regional dimension of state interests as articulated in the regional plan into the local context.

In doing so, regional plans help local government:

- make or amend planning schemes that address cross-boundary issues and promote linkages with surrounding local government areas
- address existing or emerging regional issues, including approaches to balancing delivery of the range of state interest policies at a regional level
- manage growth as part of regional growth.

1.2 Components of this guidance

1.2.1 Guidance on the approach to integrating each SPP state interest

The guidance material is organised into the following sections:

Engagement

Early and ongoing engagement with government and other stakeholders is recommended to deal with issues early in the plan-drafting process. This can support the effective integration of the state interest and reduce the range of matters required to be addressed in the State Interest Review stage.

For further guidance on engagement with Aboriginal and Torres Strait Islander communities as part of the plan-drafting process and information to assist local governments in identifying, understanding and advancing Aboriginal and Torres Strait Islander knowledge, culture and tradition when preparing or amending a planning scheme, refer to the [Advancing Aboriginal and Torres Strait Islander interests in land use planning](#) document.

Understanding the planning scheme context

Local government context and investigations

This section aims to understand the local government context and identify the typical investigations necessary to inform the integration of the state interest during plan-drafting. A consolidated planning report is a useful tool to draw together the findings of specialised studies and clearly articulate the rationale for the scheme approach and outcomes.

Regulatory context

This section outlines the linkages between the local government planning scheme provisions and the broader regulatory framework.

The [Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments](#) identifies the regulatory provisions in the Planning Regulation that directly support the delivery of state interests in development assessment by:

- prohibiting certain development from being made assessable in a planning scheme
- prescribing a category of development (accepted, assessable, prohibited) or a category of assessment (code, impact) for certain development
- prescribing requirements for certain accepted development
- prescribing assessment benchmarks for certain assessable development and the matters a referral agency must or may consider in its assessment
- establishing a role for the State (as assessment manager or referral agency) in the development assessment process.

The document provides advice to local government on how it should deal with those provisions.

Drafting tip

The local government should be consistent with the category of development, category of assessment and assessment benchmarks in the Planning Regulation.

To ensure transparency for users, it is recommended that the local government alert users (either within their planning scheme or via supporting materials) to the matters regulated outside of the planning scheme.

Approach to plan-drafting

The suggested approach to plan-drafting is designed to support local government in 'working through' the state interest and thinking about how the different tools / elements in the planning scheme can work together to deliver on that interest.

The matters to consider include:

- establishing strategic outcomes that align with the state interest and reflect the overarching approach to the state interest in the rest of the planning scheme
- preparing mapping specific to the state interest
- allocating zones and/or locally specific mapping (such as overlays and local plans) and articulating outcomes for each of these areas
- setting categories of development (accepted or assessable) and categories of assessment (code or impact) that facilitate the outcomes
- preparing assessment benchmarks that deliver the outcomes.

Testing approach

Many of the considerations when plan-drafting are articulated as questions a local government can test for delivery of in their new or amended planning scheme.

It is expected that a new or amended scheme that can respond 'yes' to each question (where relevant to the scope of the amendment) is likely to have effectively integrated that state interest policy.

Supporting information

Further information that may assist in interpreting and achieving each state interest is provided:

Key terms and background

The key terms and further explanatory background relevant to the state interest are identified.

Mapping

The mapping in a planning scheme helps users to understand and interpret where and how state interest policies apply in the local government area.

This guidance identifies where mapping is available in the **SPP IMS** for the state interest. This advice in this guidance should be read in conjunction with Part G Appendix 1 in the SPP.

When mapping content to be included in the planning scheme is contained in the **SPP IMS**, the same layer names are to be used as in the **SPP IMS** and it is recommended that the same mapping symbols be utilised to assist in identification of state interests consistently across the state. Mapping should be included in the planning scheme rather than the planning scheme referring to the **SPP IMS**. This ensures that the implications of changes in the SPP IMS mapping are properly considered when integrated into the planning scheme and other associated revisions made to the planning scheme if necessary. For example, an expansion or reduction of a hazard area may change the local government's intent for that location, resulting in scheme amendments to change zones.

The available GIS files and associated metadata can be accessed at the **Queensland Spatial Catalogue - QSpatial** (QSpatial) and <https://www.data.qld.gov.au/>. For assistance with mapping contact the department's Information Technology Services Spatial Services unit at mappingenquiries@dsdilqp.qld.gov.au.

1.2.2 Guidance on the approach to integrating the regional dimension of state interests

Section 19 of this guidance covers the approach to advancing the regional dimension of state interests, as articulated in regional plans, when making or amending a planning scheme.

1.2.3 Scope of integration

The approach taken and complexity of considerations in integrating each state interest will differ depending on the local government area context and the nature of the amendment:

- when preparing a new planning scheme, it is envisaged a local government will consider the SPP and applicable regional plan in its entirety across the whole of the planning scheme area
- when amending an existing planning scheme only the state interest policies and regional plan land use planning components of relevance to the scope and nature of the amendment need to be considered.

An example follows.

Scenario – Location-specific amendment

The local government undertakes local planning for a future development area – resulting in zone changes and a new local plan.

The area includes major electricity infrastructure identified in the SPP IMS. The local government has not yet mapped the infrastructure or developed assessment benchmarks to integrate these infrastructure elements for the planning scheme area.

The planning scheme had previously integrated and mapped the biodiversity interest. However the planning scheme’s version of matters of state environmental significance (MSES) mapping is now out of date.

A climate change update has recently been applied to the flood modelling of the catchment that includes the local government area.

In proposing this planning scheme direction, the local government will need to consider how their planning for the local plan area will affect the consideration of these matters. For example:

For the *energy and water supply* state interest the amendment will need to:

1. Identify energy and water supply infrastructure, for example on a local plan map or figure.
2. Allocate zones and associated categories of development and assessment that ensure the impacts of future development on the efficient operation of major electricity infrastructure can be fully and properly considered.
3. Include local plan assessment benchmarks to effectively respond to major electricity infrastructure within the locality.

For the *biodiversity* state interest, the amendment will need to reflect updated MSES mapping in developing the planning scheme response for the local area. MSES values, together with any other locally identified environmental values (MLES) would then inform development of the local plan. The local government could then propose how to reflect this in the planning scheme, for example by making an update to the scheme-wide biodiversity mapping in relation to the local plan area as part of the local plan amendment package.

For the *natural hazards, risk and resilience* state interest the amendment will need to consider the updated flood study findings in developing the planning scheme response for the local area. The amendment will also need to consider whether the bushfire hazard extent has changed based on the updated MSES mapping and increases to areas identified for protection or rehabilitation, as well as where updated MSES mapping intersects with existing MLES mapping.

However, the proposed planning scheme amendment would not need to be accompanied by new or updated local government area wide mapping and provisions in relation to these state interests. For example, the local government would not be required to prepare a new overlay and code applicable across the planning scheme to address the major electricity infrastructure state interest as part of preparing a local plan, provided the interest was addressed appropriately in the local planning.

Notwithstanding, the state may recommend to local government to consider progressing another amendment to deal with these matters across the planning scheme area, to avoid repeated / piecemeal consideration as part of subsequent local plan amendments and to advance integration of this state interest across the planning scheme area.

1.2.4 Currency of integration

1.2.4.1 SPP version

When making an amendment to an existing planning scheme, local government should consider what version of the SPP has been integrated in the planning scheme for each state interest. Local government should identify the nature of any revisions between that version and the current version of the SPP. This will enable local government to:

- identify areas where their planning scheme may not have fully integrated the current state interests
- determine if and how the proposed amendment can integrate these matters.

While a planning scheme is not required to provide information on state interest integration, clearly communicating the extent of the integration of state interests in the planning scheme and the version of the state interest that has been addressed (i.e. the date of the SPP that applied at the time) will assist assessment managers and applicants in determining the extent to which the current SPP applies when assessing a development application.

An amendment to a planning scheme to update a statement about the extent to which the SPP is appropriately integrated, in whole or in part, may occur as an administrative amendment. The **Minister's Guidelines and Rules (MGR)** contain the guidelines and rules for the process of making and amending local planning schemes.

1.2.4.2 Regional Plan

When making an amendment to an existing planning scheme, local government should also consider whether a regional plan has been prepared, updated or replaced, since the planning scheme was last amended.

Local government should identify the nature of any new or changed regional plan land use planning outcomes to be integrated and advanced through the planning scheme. In some cases, a planning scheme may have been subject to more recent investigations and considerations than those that informed the applicable regional plan, in which case, local government should discuss the approach to integrating the regional plan with their **local departmental office**.

1.2.4.3 SPP mapping

Mapping contained in the **SPP IMS** supports the application of the state interests expressed in the SPP.

SPP IMS mapping is updated regularly to reflect the most up to date information and circumstances. More significant revisions to the SPP mapping may modify mapping layer categories or reflect the outcomes of state-wide investigations.

Potentially, changes to the **SPP IMS** mapping may result in a local planning instrument being considered to no longer appropriately integrate a particular state interest policy. In these cases, the SPP and/or the supporting mapping apply to the extent of any inconsistency, and the assessment manager should assess the development based on the SPP IMS mapping and the associated state interest policy for that mapping. This determination will be made on a case-by-case basis, informed by the local government's approach to balancing and integrating each state interest in their planning scheme.

In undertaking amendments to a planning scheme to update planning scheme mapping that relates to state interests, local government should consider the effect of those changes and whether they necessitate amendments to other elements of the planning scheme. For example:

- whether the existing underlying zoning and land use intent aligns with the intent for the amended mapping, or
- whether the existing planning provisions that rely on the mapping, such as an overlay code, remain current or require revision to acknowledge new mapping layers or changed inputs to mapping outcomes.

1.2.5 Considering all state interests

The SPP does not prioritise one state interest over another. The local government is to consider how best to balance the integration of state interests in a planning scheme, enabling a local response informed by the environmental, economic, cultural and social factors in differing communities. Materials that may assist local government in reaching a preferred solution include technical studies, community engagement results, priorities articulated in regional plans, and local government materials such as strategic and corporate plans, community visions, economic development plans and parks and recreation plans etc.

In balancing state interests, local government should communicate the evidence base for and reasoning behind the preferred solution. It is recognised that solutions are rarely 'black and white', however reporting on local

Scenario – The planning scheme protection of character informs locations for greater housing diversity and intensity

The local government seeks to provide greater housing diversity and intensity throughout its planning scheme area to provide maximum housing choice and affordability for its residents. Community feedback is that this is not supported as it may compromise the character of the existing suburbs.

The local government engages further with the community to explore what are the character elements that the community most values and undertakes character surveys to identify buildings and streetscapes with these characteristics.

Clear criteria are then used to determine which sites are to be included in a new character home overlay in the planning scheme. The planning scheme response includes drafting of design provisions that address community concerns. The planning scheme outcomes facilitate infill development that supports housing choice while maintaining homes of character value.

governments decision-making can assist the department to understand:

- how and why the local government has prioritised certain state interests over other state interests
- what provisions the local government has included in the planning scheme that attempt to deliver on competing state interests.

Example scenarios of matters that may need to be balanced and how a local government may respond, include:

Scenario – A planning scheme proposes that only linear infrastructure may occur on agricultural land

There is limited productive soil land in the planning scheme area and most of these lands currently host functioning agricultural activities with minimal land degradation. A productive soil land overlay protects these lands and non-agricultural development is not supported within this overlay except in specific circumstances.

The local government also identifies that significant portions of the planning scheme area have solar energy potential and looks to identify renewable energy areas in the planning scheme close to high voltage transmission lines.

The planning scheme approach is to allow for the co-location of linear infrastructure for high voltage power lines where in identified corridors that traverse a productive soil land overlay and if the footprint of the infrastructure is limited. The planning scheme proactively supports the development of commercial-scale solar energy facilities within Rural zoned areas where outside of the productive soil land overlay.

Scenario – A planning scheme proposes that mitigating risks from hazard restricts diversifying land use in the town centre

The local government seeks to promote urban consolidation and higher density development in accessible and well-serviced locations, to maximise the efficient use of existing infrastructure and services in the local government area. The local government identifies opportunities to increase residential development and densities and mixed land uses in the town centre to support liveable communities and vibrant places.

However, new flood constraints have been identified that impact the centre and the intended focal point for densification and revitalisation.

The planning scheme response is to support mixed use development excluding specific vulnerable uses such as residential care facilities, in these locations. The planning scheme includes location-specific assessment benchmarks that reduce vulnerability to the hazard for new development, via identified evacuation routes and design and construction that incorporates flood resilient design.

2 Housing Supply and Diversity



The SPP state interest statement and state interest policies of the Housing supply and diversity state interest are:

Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.

1. Land for housing development and redevelopment in areas that are accessible and well-connected to services, employment, and infrastructure are identified.
1. The development of residential land is facilitated to address and cater for all groups in the current and projected demographic, economic and social profile of the local government area, including households on low to moderate incomes.
2. A diverse, affordable and comprehensive range of housing options is accessible and well-serviced locations, is facilitated through:
 - a. appropriate, responsive and proactive zoning
 - b. supporting an appropriate mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living
 - c. considering incentives to promote affordable and social housing outcomes, particularly in areas close to services and amenities.
3. Best practice, innovative, and adaptable housing design and siting is provided and encouraged.
4. Sufficient land for housing is provided in appropriate locations to support the projected non-resident workforce population associated with approved large-scale mining, agriculture, industry or infrastructure projects.

Refer to:

- the *Liveable communities* state interest for plan-drafting considerations associated with promoting best practice housing design and siting (that is addressed in conjunction with the delivery of well-designed communities and high-quality urban design)
- the *Development and construction* state interest for the development of state-owned and managed social and affordable housing and for plan-drafting considerations associated with of the impacts arising from changes to zoning of state-owned land on public benefit outcomes
- the *Development and construction* state interest and the **Local infrastructure planning – Guidance for local governments and applicants** document for information on supporting residential development in locations where capacity in the infrastructure network exists or is planned and that are well-serviced by infrastructure and for plan-drafting considerations associated with the provision of infrastructure through the preparation of a Local Government Infrastructure Plan (LGIP).

2.1 Approach to integrating this state interest

2.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

For this state interest, the department and agencies (DCHDE) can assist in:

- providing advice on undertaking a fit-for-purpose housing strategy, including a housing needs assessment and the demographic needs for particular cohorts
- developing policies or proposing amendments relating to social and affordable housing

- confirming if proposed zoning changes will affect any of the department's state-owned properties (both housing stock and land).

Engagement is also recommended with industry and community housing providers. Engagement with local communities is especially important when developing policies for residential growth, infill and housing mix.

This engagement process should assist the local government better understand the challenges and needs in the local government area. Involving a wide range of organisations ensures decision making on housing supply and diversity is well informed and meets the identified needs of the state and an area's community.

2.1.2 Understanding the planning scheme context

2.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

In local government areas which have at least one urbanised area with a population greater than 10,000, there is a need to appropriately plan for residential growth and deliver housing choice, diversity and affordability that meets the current and future needs and emerging trends of the local government area.

Undertaking a housing strategy that sets a clear plan for housing in a local government area ensures the identified need and demand for the proposed planning scheme provisions is clearly connected to and justified by the evidence base and analysis contained in the strategy investigations.

Refer to 'Preparing a housing strategy' in the next 'Supporting information' section for guidance on the steps involved.

In local government areas subject to very few development applications where significant changes in the population are unlikely, the considerations when integrating this state interest may be straight-forward, for example they may involve:

1. Reviewing population and dwelling projections for the local government area and comparing those to the availability and unutilised / realistic capacity of residentially zoned land to determine whether additional land is required to be zoned in accessible and well-serviced locations to accommodate the projected population and changing resident needs.
2. Considering the changing needs of the population (for example, ageing population who may seek to move from rural locations to townships) and local market feedback. Then assess whether the planning scheme enables accommodation types that will cater to these needs.

A local government may also need to consider the prospect of large-scale mining, agriculture, industry and infrastructure projects occurring in the local government area, and whether there is sufficient housing to cater to the workforce likely to be needed to service these projects both during construction and ongoing operation phases.

2.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The **Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments** document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

2.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's **Drafting a planning scheme – Guidance for local governments** document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes address the following:	Relevant to state interest policies:
1.	Do strategic outcomes clearly articulate the planning scheme strategy to accommodate and facilitate the delivery of the <u>quantity</u> of housing needed to cater to the projected future population?	1, 2 and 3
2.	Do strategic outcomes promote housing which facilitates a range of accommodation types that can cater for the variety of lifestyle choices, household types, and incomes of the projected demographic, economic, and social profile of the local government area? Where applicable, consider including outcomes which support the protection of existing forms of low cost/affordable housing, such as boarding houses.	2 and 3
3.	Do strategic outcomes reinforce the importance of coordinating land-use and infrastructure planning to ensure that existing and new development is adequately serviced by infrastructure in a timely, coordinated, efficient and cost-effective manner? Do strategic outcomes prioritise new or more housing development in areas: <ol style="list-style-type: none"> 1. Already well serviced by infrastructure and in the catchment of existing facilities and services with capacity to service increased demand? 2. Planned or committed to be serviced by future infrastructure and where future community services are scheduled for delivery? 3. That enable the most efficient use of future infrastructure? In determining the location and timing of future urban growth and the proportion of growth to be accommodated in greenfield areas compared with established urban areas, has strategic planning for the future settlement pattern identified, analysed and weighed up accessibility and efficiency of infrastructure provision with factors such as protecting lands with environmental values and avoiding natural hazard areas? A clear evidence base (including a land supply analysis and housing needs assessment) can assist in communicating the rationale for the proposed settlement pattern.	1, 2 and 3
4.	Do strategic outcomes encourage the inclusion of social and <u>affordable</u> housing? Consider outcomes which promote inclusive communities which are socially and economically diverse and foster productivity within local communities.	2 and 3
5.	Do strategic outcomes promote the delivery of a diverse range of <u>innovative</u> and <u>adaptable</u> housing in accessible and well-serviced locations? This includes outcomes which support flexibility of use and building form as the needs of household occupants and the community change over time.	4
6.	Do the strategic outcomes reflect the cultural and kinship needs for housing supply and diversity?	3
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).	Relevant to state interest policies:

	Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	
7.	Does planning scheme mapping identify strategic housing locations, including new and revitalised areas to accommodate significant numbers and/or ranges of housing options?	1,2 and 3
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
8.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions deliver a sufficient and realistic supply of land (both greenfield and infill) for residential purposes to accommodate the dwelling supply benchmarks from an applicable regional plan, or if no such benchmarks exist, state population and dwelling growth projections?</p> <p>Do the proportions of land allocated for different intensities and forms of residential development at a suburb and Local Government Area (LGA) level realistically support greater housing choice within each residential neighbourhood, including diversity in:</p> <ul style="list-style-type: none"> • housing size (including lot size) • built form (including adaptability) • density • location and accessibility? <p>Consider how these factors correlate with likely housing costs and tenure options, to ensure the necessary mix to cater to the needs of the projected population.</p> <p>Consider the preferred built form and intensity associated with specific housing models, such as built-to-rent and student accommodation, to ensure the zone provisions and associated assessment benchmarks support the delivery of these housing choices.</p> <p>Propose amendments to zoning allocations and associated provisions if necessary, to make sufficient supply of land available in accessible locations to service future resident population needs by facilitating housing choice.</p>	1, 2 and 3
9.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions provide for a diversity and intensity of housing?</p> <p>Greater diversity and intensity of housing is encouraged when one or more of the following conditions occur:</p> <ol style="list-style-type: none"> 1. In locations that are well-serviced and accessible. For example, within 800m access to: <ol style="list-style-type: none"> a. public transport b. education and health services c. employment opportunities d. retail shops and financial services e. community services (e.g. places of worship, community care facilities and childcare centres) f. leisure/lifestyle opportunities (e.g. parks and open space). 2. Where capacity in the infrastructure network exists or is planned, to make the most efficient use of existing infrastructure. 	1 and 3

	<p>3. On land with minimal constraints.</p> <p>4. In locations that can be efficiently serviced in the short term, and the development of land linked to the planned and current provision of services.</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	
10.	<p>Where locally specific provisions are applied, such as overlays:</p> <p>Do these support the zone intent?</p> <p>Where locally specific provisions may compromise the ability to deliver on the optimal development capacity of the zone, has this been taken into account in planning for the projected population?</p>	2 and 3
11.	<p>On suitably located strategic sites:</p> <p>Consider developing locally specific provisions that facilitate diverse housing options on these sites.</p>	2 and 3
12.	<p><i>While public housing (a type of social housing) cannot be made assessable in the planning scheme, the assessment of the proposed public housing by the chief executive (housing) considers whether the proposal is substantially consistent / inconsistent with the planning scheme.</i></p> <p><i>The zone applied to land and the associated zone intent, categories of development and assessment and assessment benchmarks will therefore be relevant to public housing.</i></p> <p>Consider the impact of the provisions on the capacity for housing catering to the needs of the community to be delivered, including via public housing, within the zone.</p> <p>In some circumstances it may be suitable for the zone provisions to specifically address 'public housing' when delivering on the policy objective to provide a range of housing and promoting social housing options.</p> <p>For example, where social housing is proposed, the zone provisions may identify that a greater range of dwelling types are envisaged in the zone where these meet specified outcomes (such as a building bulk compatible with that of other dwelling types in the zone).</p>	3
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:
13.	<p>Is the lowest appropriate level of assessment applied to:</p> <ol style="list-style-type: none"> Promote a mix of lot sizes and configurations that encourage a variety of housing options? This is particularly relevant to greenfield locations which are often not as constrained as brownfield sites in terms of layout Enable a range of dwelling types and densities commensurate with the housing needs assessment findings? Facilitate the mix of housing needed to cater to future population needs? Provide for alternative housing types (such as rooming accommodation, residential care facilities and retirement facilities) which enable people to find suitable accommodation throughout their lifecycle and at different price points? Support additional housing options in areas with a limited range of dwelling types? <p>Note – Social housing includes housing that is offered by the State (public housing) and housing offered by an entity that is not the state (community housing). Under Schedule 6, Part 5 (30)(1) of the Planning Regulation, planning schemes are prohibited from making development for public</p>	2 and 3

	housing assessable development. As such, the categories of development and assessment in the planning scheme only need to relate to the community housing component of social housing.	
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
14.	Consider applying, and modifying where necessary, the <u>Model code for neighbourhood design</u> .	3 and 4
15.	Do assessment benchmarks for neighbourhood design and reconfiguring a lot facilitate development that: <ol style="list-style-type: none"> 1. Allow for the most efficient use of land and infrastructure? 2. Supports an accessible and permeable neighbourhood design? 3. Provides a range of adaptable and diverse housing types to meet different family and household structures and changing needs? 	1, 2, 3 and 4
16.	Do the assessment benchmarks for higher density dwellings encourage well-designed built form outcomes that encourage affordable and diverse housing forms? Are provisions tailored to the location, needs of occupants and any specific considerations associated with alternative housing forms (such as rooming accommodation or retirement facilities)? For example, lower car parking ratios and smaller dimensions for private open space for 1 bedroom/studio multiple dwellings in comparison to larger multiple dwellings. Consider provisions that proactively address potential community concerns associated with higher density housing, such as perceptions of bulk and provision of streetscape landscaping, while ensuring outcomes do not inadvertently impact on housing affordability.	3 and 4
17.	Consider incentivising the provision of community housing and adaptable housing to improve overall viability of a development project. For example, through bonuses (e.g., plot ratio or height increases) or relaxations (e.g., setbacks, open space, or parking requirements) that increase dwelling yield in return for: <ul style="list-style-type: none"> • the construction of community housing or housing to meet the needs of low to moderate income households, or • the provision of housing to cater to the needs of specific groups such as students or older people, or • the development of specific uses such as rooming accommodation or retirement facilities. Consider how this housing will be secured over time. Note – When encouraging best practice innovative housing design and siting and adaptable housing, ensure the proposed provisions not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless allowed under the <i>Building Act 1975</i> . Guidance on the do's and don'ts around including building provisions in planning schemes is contained in the department's <u>Integrating building work in planning schemes – Guidance for local governments</u> document.	3 and 4
18.	The planning scheme may facilitate public housing by: <ul style="list-style-type: none"> • articulating clear support in the intent for lower density residential zones for public housing • enhancing the viability of providing public housing in locations of need by providing for higher densities or variations to standards. 	3
19.	Should there be a specific need to provide accommodation to cater to residents for short periods of time, for example where significant changes in employment demand is generated during the construction phase of major projects, the <u>Non-resident worker accommodation guideline</u> provides	5

	principles and criteria for delivery of non-resident workforce accommodation in Priority Development Areas, that may be adapted by local government in developing assessment benchmarks in their planning schemes.	
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2.2 Supporting information

2.2.1 Key terms and concepts

Key term or concept	Information
Adaptable housing	See YourHome - Australia's guide to environmentally sustainable homes and Livable Housing Australia's Livable Housing Design Guidelines .
Affordable housing	See Schedule 4 Administrative terms for local planning instruments of the Planning Regulation.
Community housing	Social housing that is provided by an entity other than the State, such as a not-for-profit organisation or local government.
Low to moderate incomes	Low-income households are recognised as being those in the bottom two quintiles of income distribution. Moderate-income households are defined as those households in the third quintile of income distribution. A quintile is a statistical value that is used to group and rank the income of Queensland residents into five equal tiers or quintiles. Each quintile represents 20 per cent of a given population's income, with the first quintile representing the lowest fifth of all the income groups in Queensland.
Public housing	See Dictionary Schedule 24 of the Planning Regulation
Social housing	See the SPP Part F Glossary .

2.2.2 SPP mapping

There is no SPP mapping for this state interest.

2.2.3 Preparing a housing strategy

A housing strategy sets a clear plan for housing in a local government area for an identified period, to appropriately plan for residential growth and deliver housing choice, diversity and affordability that meets the current and future needs and emerging trends of the local government area.

The strategy should contain a clear vision of the housing objectives for the local government area.

2.2.3.1 Local government context

The local government context, the content of the existing planning scheme, and the currency of that content should inform the scope of investigations required as part of the housing strategy.

Detail the physical characteristics of the local government area and/or region, including:

- physical area and location
- regional context
- urban structure including townships and centres and key infrastructure
- known infrastructure and development plans and initiatives influencing settlement pattern and housing demand.

Detail the legislative and policy context within which the housing strategy is being developed, including:

- any relevant Regional Plan and implementation actions underway

- regional plan dwelling supply benchmarks and employment planning baselines identified for the local government area
- for local government areas within SEQ, identify land that is contained within the Urban Footprint, Rural Living Area (RLA) or Regional Landscape and Rural Production Area (RLRPA)
- identified future residential growth areas
- existing planning scheme strategic outcomes, corporate plans, and other local government policies relevant to the areas settlement pattern and housing supply.

The outcome of the local government context investigations should be used to inform and determine the extent of the analysis and evidence base required, as set out below, noting that a housing strategy should be fit for purpose for each local government area.

2.2.3.2 Analysis and evidence base

The housing strategy should identify and undertake an in-depth analysis of the local growth pressures and existing and future housing needs in the local government area and be founded on a clear evidence base including:

- a land supply analysis (described in section 2.2.3.4 below) that identifies availability of suitable land (developable and realistically available) for future residential development to accommodate the projected population or applicable regional plan dwelling supply benchmarks of the local government area
- a housing needs assessment (described in section 2.2.3.5 below) that:
 - identifies existing and projected demographic characteristics
 - analyses previous and forecast housing supply and dwelling characteristics in the local government area
 - analyses likely housing need including the required quantities of different dwelling types, sizes, tenures and affordability levels to best cater to the projected resident demographics and socio-economic characteristics in the local government area over the life of the housing strategy
 - analyses the alignment and identifies any 'gap' between projected household numbers and types and projected dwelling numbers and types (suitability, affordability, preference)

The plan should incorporate engagement with stakeholders including the state, industry, community housing providers and local communities to better understand the challenges and needs in the local government area and to inform policies for residential growth, infill and housing mix. Involving a wide range of organisations ensures decision making on housing supply and diversity is well informed and meets the identified needs of the state and an area's community.

2.2.3.3 Conclusions and recommendations

Provide a concluding analysis of the extent to which it is considered the current local government planning scheme adequately caters for the housing needs of the local government area's residents, based on their future housing needs – considering affordability, suitability and preference.

Investigate the impediments (or opportunities) to fixing the gaps identified in the analysis above.

Make recommendations on how planning scheme provisions can respond to the 'gap' between projected dwellings and projected household needs and preferences to deliver a sufficient supply of housing in the right locations that responds to residential growth and the diversity of housing needs and supports affordable housing outcomes, including recommendations in relation to the local government planning scheme approach to:

- the local government area settlement pattern
- land release strategy
- the allocation of zones
- prescribed categories of development and assessment for different aspects of development and uses
- provisions to support the quantum and mix of housing in all or parts of the planning scheme area.

Note – The housing strategy recommendations may include other initiatives such as capital projects, funding and partnerships; community education; collaboration with industry on alignment of product delivery with need.

2.2.3.4 Undertaking a land supply analysis

Within SEQ region

Within the SEQ region, the Growth Monitoring Program's annual **Land Supply and Development Monitoring (LSDM) Reports** provide the key data for understanding land supply issues and development activity at a regional and local government area level and should be referred to establish factors such as:

- the capacity and realistic availability of planned dwelling supply in the local government's consolidation and expansion areas
- the number of additional dwellings needed to cater for expected population growth
- the impact of dwelling approvals on housing diversity.

Within the SEQ region, matters to be addresses in a land supply analysis include:

- Undertake an analysis of the LSDM Reports.
- Confirm the extent of suitable land (developable and realistically available) for future residential development.
- Investigate how suitable land corresponds with the location and capacity of existing infrastructure networks (including community infrastructure identified through a Community Infrastructure Plan, such as educational infrastructure) and the planned future infrastructure network delivery, as articulated in the Local Government Infrastructure Plan (LGIP), or order to identify appropriate development timing, and potential dwelling yield for suitable land.
- Summarise key findings.
- Apply findings as an input to the housing needs assessment.

Outside SEQ region

Outside of the SEQ region, matters to be addresses in a land supply analysis may include:

- Identify the attributes of land, including those attributes identified in the **SPP IMS**. Areas with values or constraints that will inform the availability of suitable land for future urban development include, but are not limited to:
 - important agricultural areas (IAAs) and agricultural land
 - key resource areas (KRAs)
 - matters of state environmental significance (MSES)
 - coastal management districts
 - heritage places
 - water supply buffer areas and high ecological value water areas
 - flood hazard, bushfire prone, erosion prone and storm tide inundation areas (informed by the level of hazard and risk assessments).
- Identify how land in the local government area is dealt in the relevant regional plan, for example
- regionally significant elements, such as employment areas, biodiversity, greenspace network, scenic amenity values.
- Identify infrastructure that influences the suitability of land for urban development, including high pressure gas pipelines, water supply and electricity infrastructure and ports, airports, aviation facilities and transport infrastructure.
- Use the outputs of the above analysis to identify the realistic availability of land in the planning scheme area within the horizon of the planning scheme / applicable regional plan including:
 - 'developable' land, considering the zoning minus applicable constraints – this is necessarily 'developable' in the sense that developer may consider land being developable, considering economic factors for example
 - 'realistically available' land, considering the zoning minus applicable constraints, to the extent practical, such as:
 - infrastructure availability and the land required for the delivery of new infrastructure, such as schools
 - the practical staging of and capability for development
 - land ownership fragmentation
 - landowner intent
 - insufficient demand for the planned scale/density of uses in some areas up to 2041

- existing versus planned density (or land value in the existing versus the planned use)
- the age of existing development
- accessibility
- constraints affecting the economic feasibility of development.
- Confirm the extent of suitable land (developable and realistically available) for future residential development. Realistic availability needs to consider, based on analysis and monitoring, what the planning scheme provides for in practice, to draw conclusions on the extent to which the planning scheme is structured to facilitate delivery of the housing required on that suitable land.
- Utilise local data inputs such as real-time data on development, building, and infrastructure connection approvals, rate notices, rubbish collection.
- Investigate how suitable land corresponds with the location and capacity of existing infrastructure networks (including community infrastructure identified through a Community Infrastructure Plan, such as educational infrastructure) and the planned future infrastructure network delivery, as articulated in the local government's LGIP, to identify appropriate development timing, and potential dwelling yield for suitable land.
- Summarise key findings.
- Apply findings as an input to the housing needs assessment.

Note – The [Queensland Government Statistician's Office](#) compiles and provides data on residential land supply and development for a number of areas across Queensland including:

- **broadhectare studies** which estimate the location, area, suggested development timing, and potential dwelling yield of larger greenfield land parcels utilising a local government's planning scheme information (e.g., zoning, local area plans and development constraints)
- **residential land development activity profiles and spreadsheets** that include element such as, a summary of the amount and yield of broadhectare land, the production of residential lots, planning approvals for multiple dwellings, residential lot registrations, residential land and dwelling sales and dwelling approvals.

Note – The development of a Community Infrastructure Plan as described in the *Liveable communities* state interest can assist the calculation of land required for the delivery of new infrastructure.

2.2.3.5 Preparing a housing needs assessment

A housing needs assessment is likely to form one component of the evidence base to support the planning scheme approach to the local government area settlement pattern and land release strategy. It will also support the allocation of zones and provisions to support the quantum and mix of housing in all or parts of the planning scheme area. The housing needs assessment is closely aligned with the above land supply analysis, as the state population and dwelling projections will inform the housing needs within the local government area.

The scope of the assessment depends on the scale and complexity of the needs of the local government. The assessment provides an in-depth analysis of housing and population/cohort issues for the entire local government area, or the local government may use it for smaller geographical areas.

Demographic and socio-economic profile

- Detail the demographic, socio-economic and dwelling characteristics to establish a baseline evidence base, including analysis of the demographic and socio-economic data from the perspective of key households such as older persons, young families, households renting, and low-income households.
- Analyse the existing and projected socio-economic characteristics to identify how households in a local government area are likely to change over time, to help inform housing need, demand, and affordability levels,
- Factors to consider include:
 - population composition – age profile, migration trends, residents in need of assistance
 - population distribution – to identify growth areas and areas in decline
 - household composition – types and sizes, and relationship with dwelling type
 - household income including low-income households / households experiencing household stress
 - employment profiles.
- Identify key issues and emerging trends and summarise key findings.

Housing supply

- Detail the previous and forecast housing supply and dwelling characteristics in the local government area.
- Identify locations of significant development activity.
- Factors to consider include:
 - current housing stock and dwelling type

- low-cost forms of housing such as caravan parks, shelters and boarding houses
- household tenure
- rents and rental vacancy rates by location and housing type
- dwelling approvals and constructions by type
- dwelling sales – number and price by type
- residential land and lot sales – number and size and price.
- Identify key issues and emerging trends and summarise key findings.

Housing demand and need

- Detail emerging and forecast housing demand including the required amount of land and quantity of different dwelling types, sizes, tenures, and affordability levels to best cater to the needs and preferences of the projected population of the local government area over the life of the housing strategy.
- Explore demand for housing to cater to particular needs.
- Explore rent and mortgage affordability, affordable housing supply and demand (private, community, social), and homelessness.
- Analysis of housing demand and need should be informed by:
 - resident demographic and socio-economic characteristics
 - outcomes of community engagement to identify resident preferences
 - outcomes of industry engagement to explore market, regulatory and financial factors
 - outcomes of state and community housing provider engagement to explore affordable housing needs.
- Identify key issues and emerging trends and summarise key findings.

Identify the gaps

- Compare the housing demand and needs with the previous and forecast housing supply and dwelling characteristics to estimate the housing needed by existing and future communities over the life of the housing strategy and assess how existing and projected future housing supply is/will meet these needs.
- Analyse the alignment and identify any 'gap' between projected household numbers, sizes, types, incomes, and tenure needs and projected dwelling numbers, sizes, types, affordability levels and tenure, considering suitability and preference.

Note – Within the SEQ region, the Growth Monitoring Program's annual [LSDM Reports](#) contain data on the number of additional dwellings needed to cater for expected population growth and the impact of dwelling approvals on housing diversity. This data should be used as an input to a fine-grain analysis of housing needs within the local government area.

Note – Consider data over a period of ten years to identify long term trends of need and demand and compare data for the local government area with that of the region / state / nation.

2.2.3.6 Data sources

In addition to any development and activity monitoring undertaken by local government at local government level or a finer level of detail, the following data sources may assist in preparing a housing needs assessment.

The [Queensland Government Statistician's Office](#) also provides a useful source of data to inform housing needs assessments, including analysis of the [Australian Bureau of Statistics](#) census data for Queensland and the production of Housing Profile reports can be accessed via <https://statistics.qgso.qld.gov.au/hpw/profiles>. For example, the resources include:

- [population estimates](#) and [population projections](#) at state and regional levels, including an analysis of the age composition of the future population
- [population and household characteristics](#) including household income and tenure
- [household and dwelling projections](#)
- [residential land development activity profiles](#) that are updated quarterly and provide a comprehensive summary of recent development and dwelling activity indicators within local government areas and some regional planning areas
- statistical releases related to [building approvals](#).

The [Queensland Regional Database](#) (formerly known as QRSIS) provides a wide range of time-series regional data.

The Valuer-General's **property market movement reports** provide an overview of the Queensland property market in the local government areas that were valued in the year. **Historical trends in land valuations** are also available.

For local governments within SEQ, the department's **Land Supply and Development Monitoring (LSDM) Report** compiles a wide range of data in one easy-to-use location to monitor land supply and development activity across the SEQ region.

The **Broadhectare study** identifies the location and quantifies the area, timing of development, and dwelling yield of larger land parcels to house a specified region's growing population.

The **residential land development activity profiles and spreadsheets** include a summary of the amount and yield of broadhectare land, the production of residential lots, planning approvals for multiple dwellings, residential lot registrations, residential land and dwelling sales and dwelling approvals.

3 Liveable Communities



The SPP state interest statement and state interest policies of the *Liveable communities* state interest are:

Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.

Built and natural environment:

1. High quality urban design and place making outcomes are facilitated and promote:
 - a. affordable living and sustainable and complete communities
 - b. attractive, adaptable, accessible and inclusive built environments
 - c. personal safety and security
 - d. functional, accessible, legible and connected spaces
 - e. community identity through considering local features, character, needs and aspirations.
2. Vibrant places and spaces, and diverse communities that meet lifestyle needs are facilitated by:
 - a. good neighbourhood planning and centre design
 - b. a mix of land uses that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community
 - c. consolidating urban development in and around existing settlements
 - d. higher density development in accessible and well-serviced locations
 - e. efficient use of established infrastructure and services
 - f. supporting a range of formal and informal sporting, recreational and community activities.
3. Development is designed to:
 - a. value and nurture local landscape character and the natural environment
 - b. maintain or enhance important cultural landscapes and areas of high scenic amenity, including important views and vistas that contribute to natural and visual amenity
 - c. maintain or enhance opportunities for public access and use of the natural environment.

Infrastructure and services:

4. Connected pedestrian, cycling and public transport infrastructure networks are facilitated and provided.
5. Community facilities and services, including education facilities (state and non-state providers), health facilities, emergency services, arts and cultural infrastructure, and sport, recreation and cultural facilities are well-located, cost-effective and multi-functional.
6. Connection to fibre-optic telecommunications infrastructure (e.g. broadband) is supported in greenfield areas.
7. All development accessed by common private title is provided with appropriate fire hydrant infrastructure and has unimpeded access for emergency service vehicles to protect people, property and the environment.

This state interest supports a mix of land uses and development in accessible and well-serviced locations – for plan-drafting considerations in delivering a mix of residential development and housing in accessible and well-serviced locations refer to the *Housing supply and diversity* state interest.

3.1 Approach to integrating this state interest

3.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

For this state interest, the department and agencies can assist in:

- identifying the school infrastructure that is required to meet increases in dwelling yield/density in an area or where allocating more land for housing (DE)
- considering the forward plans of service providers for the delivery of key community infrastructure
- considering the needs of tertiary education providers such as TAFEs, hospitals, local and State emergency services and police stations in planning for future communities in greenfield locations.

Engagement is also recommended with:

- the local community to identify local landscape character and values that may assist in delivering on aspects of this state interest
- local businesses and industries, including small businesses to understand their role and contribution to the community and local centres, and their needs to be able to continue to generate employment and provide services to the community.

Note – To assist DoE in determining the school infrastructure required, local government should provide an estimate of dwelling yield and dwelling types resulting from the new or amended planning scheme.

3.1.2 Understanding the planning scheme context

3.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

In local government areas experiencing growth, the analysis of local government area population projections and the planning scheme capacity to deliver the infrastructure to serve these growth projections, should consider whether:

1. Preparing a community infrastructure plan may assist in identifying current community needs and the land required for the provision of community facilities and services to support growth opportunities. Community infrastructure includes facilities such as education facilities, emergency services facilities, aged care facilities, correctional facilities and waste management facilities.

Note – A Ministerial Infrastructure Designation (MID) makes certain types of work accepted development on a premises. Development that is not consistent with the MID would become assessable development under the planning scheme and Planning Regulation (where assessment by the State is required). The Planning Regulation identifies the types of infrastructure which may be delivered through a MID. Local government also can designate infrastructure.

2. The existing planning scheme response supports a diverse range of development opportunities in well-served and accessible locations. For example,
 - a. a development mix that caters to the diverse needs of all people and abilities in the community, including different income levels, people with disabilities or restricted mobility, seniors, and people with young children.
 - b. a development mix that supports community facilities and services, with different scales and types of activities, good connectivity through a range of public and private transport options, temporary to permanent uses, and development which can be adapted to function for a variety of uses, depending on the needs of the community.
3. The location and capacity of existing infrastructure networks aligns with projections for anticipated development. Explore an integrated approach to the development of the local government's LGIP in conjunction with the planning schemes response to cater for growth.

In local government areas subject to very few development applications where significant changes to the urban fabric are unlikely, the considerations when integrating this state interest, may be straight-forward, for example this may involve:

1. Reviewing population projections for the local government area and comparing those to the availability of land within townships to cater to the mix of land uses needed to service the needs of the community.
2. Considering the availability, number, location and zoning of existing community facilities needed to cater to the community. The availability and number of these facilities should consider the space needed to accommodate social distancing between community members in response to pandemics or additional space to accommodate community members with disabilities or additional health needs. For example, this may mean that additional public cyclone shelters, evacuation centres and recovery centres need to be identified in natural hazard prone areas.

A local government may also seek to identify the local character and values that can inform the provisions for the planning scheme area, such as:

- areas of local landscape character
- important cultural landscapes or sites
- areas of high scenic amenity
- important views and vistas.

3.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The [Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments](#) document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

3.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's [Drafting a planning scheme – Guidance for local governments](#) document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes recognise the importance of high-quality <u>urban design</u> and place making to support attractive, adaptable, inclusive, accessible, functional and legible places and spaces?	1 and 2
2.	Do strategic outcomes promote urban consolidation, mixed uses and higher density development in and around existing urban areas to support <u>affordable living</u> by reducing the need to and cost of travel to access employment and essential services?	1 and 2
3.	Do strategic outcomes promote complete communities with a mix of land uses that maximise local accessibility to places of employment, schools and education facilities, recreation, health and other community facilities and services and create <u>vibrant places</u> ? Note – The DoE Queensland School Site Selection Guide is intended to assist local governments in understanding the considerations for selecting school sites, including uses that are incompatible with being located next to schools.	2, 4 and 5

4.	Do strategic outcomes recognise the importance of: 1. Providing a broad range of accessible formal and informal sporting, recreational and community facilities and <u>services</u> , to support the diverse needs of the local community and to foster social networks that promote community health and wellbeing? 2. Access to the <u>natural environment</u> and quality open space to meet the needs and preferences of the local community?	2, 3 and 5
5.	Do strategic outcomes protect, retain, respect, and highlight areas of local landscape <u>character</u> ?	3
6.	In encouraging the intensification of development through infill and redevelopment opportunities in established and accessible locations, does the local infrastructure network have the capacity to maintain the educational, social, cultural, health and economic needs and lifestyle aspirations of the existing community and provide a high standard of liveability and quality of life for new residents? Consider the approaches of the Best practice guide for social infrastructure that is designed to support the Strategy for Social Infrastructure , which outlines Queensland's long-term direction for social infrastructure. The guide identifies success factors that can be adopted into the planning, design, location and use of social infrastructure.	2 and 5
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
7.	Does planning scheme mapping identify locations where: 1. New urban development is to be consolidated around existing settlements? 2. Higher density development is to be encouraged in accessible and well-serviced locations?	2
8.	Does planning scheme mapping identify cultural landscapes, areas of high scenic amenity and important views and vistas?	2
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
9.	When updating a settlement pattern or changing a land use intent: Does the choice of zone/locally specific provisions: 1. Prioritise development in existing and potential growth areas: a. Where capacity in the infrastructure network exists or is planned? b. That are well-serviced and accessible, or that can be efficiently serviced soon, and then link the development of land to the provision of services? 2. Support higher density development and consolidation in and around existing settlements and in accessible and well-serviced locations? Do outcomes (for the zone / overlay / local plan) articulate this intent?	2, 4, 5 and 6

	Propose amendments to zoning allocations if necessary, to make sufficient land available in accessible locations to provide the range of land uses and facilities needed to service future population needs, including connection to fibre-optic broadband infrastructure?	
10.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions include sufficient land in appropriate, well connected locations to support the delivery of community facilities and services to meet population growth projections through increased dwellings or dwelling types?</p> <p>The types of infrastructure which should be considered include state and non-state providers: educational establishments, health facilities, emergency services, tourism infrastructure, arts and cultural infrastructure, and sport, recreation and cultural facilities.</p> <p>Are these facilities sufficient to service the needs of the community as well as the needs of those temporarily located in the community, such as tourists and to respond to emergency situations?</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	5
11.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Support the delivery of future schools (including vertical schools), TAFEs and other community related infrastructure in known locations? 2. Support the continued use of land for community facilities and services and discourage inappropriate development that may limit the ongoing operation of community facilities and services? 3. That apply to land nearby to these community facilities support the efficient use of established infrastructure and services? <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	2 and 5
12.	<p>Does the choice of zone/locally specific provisions support the delivery of activities that cater to the cultural, lifestyle and economic needs of the community? These considerations should include providing land also suited to temporary community uses (markets, festivals, performing arts and music, tourist facilities)?</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	1, 2 and 3
13.	<p>Does the choice of zone/locally specific provisions consider the local character and values of the land and promote development of an intensity, form and use that is compatible with the maintenance and enhancement of those values?</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	1 and 3
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:
14.	<p>Is the lowest appropriate level of assessment applied to:</p> <ol style="list-style-type: none"> 1. Facilitate the mix of uses needed to cater to the diverse needs of the community, including transient members of the community (such as tourists)? 2. Enable a range of complementary uses and activities to occur within the zone? 3. Facilitate development that assists in responding to emergencies or health events? 	1, 2 and 5

	<p>4. Streamline material change of use applications where the change in use has similar impacts to the existing or previous uses?</p> <p>5. Enable the supply of telecommunications infrastructure?</p> <p>Note – The planning scheme should avoid development applications for temporary community uses such as markets, or pop-up events that do not constitute development / a material change of use.</p>	
15.	<p>Is the lowest appropriate level of assessment applied to development to support the co-location of:</p> <ol style="list-style-type: none"> Community facilities, to enable cost-effective delivery and multi-functional assets that serve the diverse needs of the community? For example, disability, childcare, education, emergency services, sport and recreation and support services and facilities for the retired population. A range of complementary formal and informal sporting, recreational and community activities on a site? For example, indoor and outdoor sport and recreation grounds which can also accommodate pop up music, cultural performances or festivals. 	2 and 5
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
16.	<p>Do assessment benchmarks for neighbourhood and site design:</p> <ol style="list-style-type: none"> Focus on the delivery of high-quality urban design and well-functioning, attractive, adaptable, accessible and inclusive centres and neighbourhoods? Contain locally specific provisions to support vibrant places and spaces that meet the needs and preferences of the local community. For further guidance on urban design principles to support liveability refer to <u>QDesign – Queensland urban design principles</u>. Focus on the creation of sustainable and complete communities with affordable living opportunities? 	1 and 2
17.	<p>Do assessment benchmarks for neighbourhood and site design and reconfiguring a lot:</p> <ol style="list-style-type: none"> Actively support the delivery of higher density development on land zoned for that purpose in accessible and well-serviced locations? For example, through applying minimum site densities. Maintain and enhance the local character and values on or surrounding the site and support development that is responsive to the local climate and local context? For example, the street subdivision pattern protects important views down streets and supports space for street trees, and the neighbourhood design integrates landscape features within open spaces. Support opportunities to maintain or enhance public access to and use of the natural environment? For example, by protecting natural areas as an integral part of new development and providing pedestrian and cycle links to adjoining natural areas. Support an accessible and permeable neighbourhood design? For example, a legible and permeable pedestrian and cycling network that links to open spaces, community facilities and services, and centres and a street design and land use pattern and density that is designed to 	2, 3 and 4

	<p>accommodate, and supports the viability of, public transport infrastructure.</p> <p>5. Support safe environments, including through crime prevention through environmental design? For further information on supporting crime prevention through environmental design refer to the <u>Crime Prevention through Environmental Design Guidelines for Queensland</u>.</p> <p>6. Encourage a lot and street layout that enables climate responsive orientation of buildings and outdoor spaces and residential dwelling provisions that respond to local character and climatic conditions? The <u>Subtropical design in South East Queensland; A handbook for planners, developers and decision makers</u> provides design principles for SEQ local governments that can be applied to planning, and outlines ways local government can identify and adopt strategies to create urban environments that respond to sub-tropical climates.</p> <p>7. Support spaces that can be flexible and accommodate a wide range of uses and changes of use where there are not additional impacts on the community?</p>	
18.	Do assessment benchmarks for reconfiguring a lot enable fibre-optic telecommunications infrastructure to be planned for and accommodated?	6
19.	Do assessment benchmarks for a material change of use and reconfiguring a lot ensure all development that is accessed by common private title is able to be provided with appropriate fire hydrant infrastructure and is designed to enable unimpeded access for emergency service vehicles?	7

3.2 Supporting information

3.2.1 Key terms and concepts

Key term or concept	Information
Affordable living	See the <u>SPP Part F Glossary</u> .
Common private title	Means common property on private titles.
Complete communities	See the <u>SPP Part F Glossary</u> .
Urban area	See Schedule 24 Dictionary of the Planning Regulation.

3.2.2 SPP mapping

There is no SPP mapping for this state interest.

4 Agriculture



The SPP state interest statement and state interest policies of the *Agriculture* state interest are:

The resources that agriculture depends on are protected to support the long-term viability and growth of the agriculture sector.

1. Agriculture and agricultural development opportunities are promoted and enhanced in important agricultural areas (IAAs).
2. Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by:
 - a. avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture
 - b. avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land
 - c. maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land.
3. Fisheries resources are protected from development that compromises long-term fisheries productivity, sustainability and accessibility.
4. Growth in agricultural production and a strong agriculture industry is facilitated by:
 - a. promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations
 - b. protecting existing intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture from encroachment by development that is incompatible and/or would compromise the safe and effective operation of the existing activity
 - c. locating new development (such as sensitive land uses or land uses that present biosecurity risks for agriculture) in areas that avoid or minimise potential for conflict with existing agricultural uses through the provision of adequate separation areas or other measures
 - d. facilitating opportunities for co-existence with development that is complementary to agricultural uses that do not reduce agricultural productivity (e.g. on-farm processing, farm gate sales, agricultural tourism etc)
 - e. considering the provision of infrastructure and services necessary to support a strong agriculture industry and associated agricultural supply chains
 - f. ensuring development on, or adjacent to, the stock route network does not compromise the network's primary use for moving stock on foot, and other uses and values including grazing, environmental, recreational, cultural heritage, and tourism values.

This state interest includes:

- the protection of fisheries resources in foreshore areas – for plan-drafting considerations associated with more broadly supporting coastal dependent development, refer to the *Coastal environment* state interest
- facilitating a strong aquaculture industry – for plan-drafting considerations associated with the management of development (such as aquaculture) to protect Queensland waters, refer to the *Water quality* state interest
- considering the transport infrastructure necessary to support a strong agriculture industry – for plan-drafting considerations associated with delivering the wider freight transport network, refer to the *Transport infrastructure* state interest
- maximising the economic benefits from fisheries – however marine plants, declared fish habitat areas and waterways providing for fish passage are also MSES and are protected through the *Biodiversity* state interest.

4.1 Approach to integrating this state interest

4.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

Engagement is also recommended with:

- surrounding local authorities, to identify agriculture industries that rely on or require infrastructure across local government areas, to deliver cohesive agricultural supply chains
- **agriculture industry associations** and advocates such as the **Queensland Farmers' Federation** and AgForce to identify key trends and issues relevant to the local government area
- **aquaculture industry associations, commercial fishing industry associations** and recreational fishing advocacy groups such as **Sunfish Queensland Inc, Freshwater Fishing and Stocking Association of Queensland** and the **Australian National Sportfishing Association** to identify key trends and issues relevant to the local government area and surrounds.

4.1.2 Understanding the planning scheme context

4.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

Extensive resources are available to assist local government in identifying and analysing the agricultural context for the local government area:

1. Review the **Queensland agricultural land audit**, the **State of Queensland Agriculture report**, the **Queensland Aquaculture Policy Statement** and the **Methodology for the identification and selection of terrestrial aquaculture development areas in the coastal zone** to identify key issues, trends and opportunities.
2. The **AgTrends Spatial** web mapping app provides economic data for Queensland's primary industries. Regional agricultural economic profiles are based on Australian Bureau of Statistics census data which is forecast using the Queensland AgTrends report. **AgTrends Spatial** can help plan for agriculture, identify important agricultural land, assess land for agriculture and assess availability of water resources. The app allows the creation of an agricultural economic profile and agricultural values assessment report for any region or area of interest.
3. **AgMargins™** allows farmers to enter their production costs and revenue per tonne each year for different crops in different regions and compare them with an aggregate for their region.
4. The **Rookwood Weir Irrigated Crop Suitability tool** indicates locations of soil specifically suited to individual crops e.g. chickpeas, macadamias, cotton, that can be irrigated by water from Rookwood Weir once it is constructed and operational. This tool is a pilot and is likely to be extended to other areas of Queensland where soil studies have been conducted by the Queensland Government.
5. Economic data for agriculture is also available for a number of local government areas at <https://home.id.com.au/demographic-resources/>
6. Consider the resources available from the **Australian Bureau of Agricultural and Resource Economics and Sciences** and the **Australian Bureau of Statistics**.

A. Agriculture industry

1. Identify the existing infrastructure and processing facilities that support agriculture development. **AgTrends Spatial** identifies the location of key infrastructure components such as major livestock processing plants (cattle, pig and poultry abattoirs and egg processors), cotton gins, sugar mills and sugar cane rail and sawmills.

B. Agricultural land

1. Identify whether there are any important agricultural areas (IAAs) in the planning scheme area (refer to the SPP IMS or **AgTrends Spatial**).
2. Identify whether there is any agricultural land classification (ALC) Class A and B land in the planning scheme area (refer to the **SPP IMS** for the Class A and B layers with urban mask applied or QSpatial where the A and B layers can be accessed as well as C and D layers, and the ability for the local government to create its own urban mask).
3. Identify the specific existing agricultural activities in the local government area. **AgTrends Spatial** identifies the location of:
 - a. existing banana, avocado, citrus, macadamia, mango and olive farming
 - b. current intensive livestock operations
 - c. current land based aquaculture
 - d. current broadacre cropping
 - e. current annual horticulture
 - f. current perennial horticulture
 - g. current sugarcane areas
 - h. current forestry plantations.
4. Identify potential agricultural values in the local government area. **AgTrends Spatial** identifies:
 - a. land with potential for sown pasture
 - b. land with high, medium and low pasture production potential
 - c. potential broadacre cropping areas
 - d. potential annual horticulture areas
 - e. potential perennial horticulture areas
 - f. potential sugarcane areas
 - g. potential intensive livestock areas
 - h. potential hardwood plantation forestry
 - i. potential softwood plantation forestry
 - j. potential native forestry (for non saw-log production and high, medium and low potential saw-log production).

The **Regrowth benefits interactive map** provides information on an area's suitability for regrowing native forest, including information on carbon sequestration potential, biodiversity benefits and regulations relevant to regrowth management.

5. Consider whether to locally verify and refine areas mapped as IAAs in the SPP IMS to consider the local importance (rather than the regional or statewide importance) of the relevant agricultural commodities. This could result in either a greater or lesser area of land being identified. Follow the methodology outlined in the **Queensland Agricultural Land Audit Method: Technical Report**.
6. Consider whether to locally verify and refine areas mapped as ALC Class A or Class B in the SPP IMS. If local government wishes to collect and refine ALC data, early engagement with Resources Land Resource Officers would be needed to ensure that the methodology proposed is consistent with the **Guidelines for Agricultural Land Evaluation in Queensland**, and the process to validate the data must be clearly identified. These need to be agreed upon before this work commences. Detailed information on soils data and land evaluation to assist in ALC Class A and B land verification can be found on the www.qld.gov.au/environment/land/soil website.
7. Identify the suitable lot sizes to support the types of agricultural activities existing or suited to different parts of the local government area. An economic analysis and survey to identify the typical holding sizes of successful agricultural enterprises in the local area can inform lot sizes.

Note – Under Schedule 10 of the Planning Regulation reconfiguring a lot to create lots of less than 100ha is prohibited in the SEQ RLRPA and SEQ RLA to prevent land fragmentation. However, where a local government identifies an appropriate location, and can adequately justify that a reduction in lot sizes may benefit agriculture, a Rural Precinct may be established under the provisions of *ShapingSEQ* and the Planning Regulation. Refer to the **ShapingSEQ Rural Precincts Guideline** for further information.

In areas outside of the SEQ RLRPA and SEQ RLA, refer to the Farm size guidelines for horticultural cropping in Queensland which contains information on viable farm sizes for different crops. Reports for North Queensland, the Granite Belt district, the Sunshine Coast region and the Lockyer and Fassifern valleys are available at the **DES and Resources library catalogue** as well as the **Queensland agricultural land audit** and the **State of Queensland Agriculture report**.

C. Fisheries resources

1. Identify whether there are any areas that host fisheries resources in the planning scheme area. Fisheries resources are defined in the *Fisheries Act 1994* to include fish and marine plants.
2. Marine plants and Waterways providing for fish passage are indicatively mapped on [QSpatial](#).
3. The mapping layer 'Areas host to fisheries resources' include wetlands, waterways providing for fish passage and, declared fish habitat areas as MSES in the *Biodiversity* state interest – spatial data is also on [QSpatial](#).

D. Aquaculture

1. Identify whether there are any aquaculture development areas (ADAs) in the planning scheme area (refer to the [SPP IMS](#)). Consider whether to locally verify and refine areas mapped as ADAs in the [SPP IMS](#). Further information about the methodology for the identification and selection of ADAs and detailed mapping for individual ADAs is available on the Queensland Government [website](#).
2. Identify the ADA or other suitable areas for aquaculture in the planning scheme area. [AgTrends Spatial](#) identifies potential areas.

The [Methodology for the identification and selection of terrestrial ADAs in the coastal zone](#) can be applied to identify other areas suited to aquaculture development. Further information is available to assist prospective farmers in [selecting a site for land-based marine aquaculture](#) or [selecting a site for freshwater aquaculture](#). Local government may seek to consider these site characteristics in identifying and managing land suitable for hosting aquaculture development.

E. Stock route network

1. Identify the stock route network both within the local government area and where it crosses into other local government areas (refer to [QSpatial](#), the [SPP IMS](#) and the Declared Stock Route Network dataset in [Queensland Globe](#) for more detail such as locations of stock route water infrastructure).
2. Review the [Queensland Stock Route Network Management Strategy](#) and the Stock Route Network Management Plan for the local government (if available) for more detailed and specific strategies, objectives and activities.
3. Engage with Resources where further information is needed about the Stock Route Network in the local government area.

4.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The [Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments](#) document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

4.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's [Drafting a planning scheme – Guidance for local governments](#) document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

4.1.3.1 Agriculture industry

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:

1.	<p>Do strategic outcomes:</p> <ol style="list-style-type: none"> 1. Recognise the importance of agricultural production to the local and regional economy? 2. Encourage the growth of the agriculture industry by protecting agricultural uses from incompatible development? 3. Recognise the role of, and the need to protect and provide the infrastructure, transport and services that support a strong agriculture industry? 	4
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies:
2.	<p>Consider identifying major supply chain networks, such as road networks, freight routes and points of departure for international and interstate markets in the planning scheme area on a map.</p>	4
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	<p>Land should be able to be used for the purpose it is zoned.</p> <p>In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:</p>	Relevant to state interest policies:
3.	<p>When updating a settlement pattern or changing a land use intent:</p> <ol style="list-style-type: none"> 1. Does the choice of zone/locally specific provisions protect sufficient suitable land to accommodate intensive agricultural land uses? 2. Do outcomes (for the zone / overlay / local plan) articulate this intent? 3. In identifying land with appropriate attributes consider: <ol style="list-style-type: none"> a. slope b. access to workforce c. access to water d. distance to processing facilities e. distance to existing sensitive land uses. 4. Consider locally specific provisions to identify locations where larger or specialised intensive agricultural land uses or a cluster of compatible agricultural uses are encouraged to locate. 	4
4.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Provide for new non-rural development separated from land zoned for agricultural uses, including intensive agricultural land uses such as <i>aquaculture</i>, <i>intensive animal industry</i> and <i>intensive horticulture</i>? Intensive agricultural uses are often difficult to locate due to their site requirements and potential off-site impacts. 2. Manage the reverse amenity impacts associated with urban growth in proximity to or adjoining agriculture activities, especially in peri-urban locations? <p>For example, by identifying and maintaining suitable buffers and encouraging complementary land uses between sensitive uses and agriculture to protect both residential amenity and the ongoing viability of the agricultural use.</p>	4

	<p>3. Assist in reducing biosecurity risks through setbacks between rural uses and sensitive receptors?</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	
5.	<p>Where land is already allocated for new development that involves sensitive uses:</p> <ol style="list-style-type: none"> 1. Does the choice of zone/locally specific provisions identify the need for a separation area to be applied as part of the new development, to maintain an adequate buffer between sensitive uses and agricultural uses, including intensive agricultural land uses? 2. Do outcomes (for the zone / overlay / local plan) articulate this intent? 3. In determining the size and nature of the separation area to suit the circumstances, consider the relative compatibility between the allowable agricultural uses and the proposed new development, such as: <ol style="list-style-type: none"> a. sensitivity and densities of the potential new sensitive use b. nature of likely emissions from the allowable agricultural uses, including chemical spray drift, odour, noise, light, dust, smoke and ash c. typical local conditions such as wind direction, climate conditions and topography d. mitigating influences of proposed changed to topography (e.g. mounds) and new vegetated buffers. 	4
6.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions for agricultural industries:</p> <ol style="list-style-type: none"> 1. Consider the location of major road networks, freight and stock routes, and points of departure for international markets that service the agriculture industry? 2. Support the coexistence of complementary land uses including processing facilities and infrastructure that forms part of the food production supply chain and agri-tourism ventures, where these do not compromise ongoing agricultural production? <p>Consider the value associated with these complementary uses and the necessity for the activity to co-locate with the production area. For example, on-site processing activities to avoid produce deterioration, maximise efficiencies and avoid risks of food contamination associated with processing off-site in industrial locations.</p> <ol style="list-style-type: none"> 3. Avoid development that may constrain the ongoing operation of the infrastructure and services necessary for agricultural productivity and growth? For example, avoiding residential development near mooring and offloading areas for commercial fishing fleets. <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	4
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	<p>Relevant to state interest policies:</p>
7.	<p>Is the lowest appropriate level of assessment applied to agricultural land uses, having regard to the zone (or local specific mapping) in which they are located and their separation from sensitive uses?</p> <p>Consider the opportunity for small-scale / minor activities that may otherwise be subject to detailed assessment, to occur in a more streamlined manner. For example, by applying thresholds to levels of assessment for differing scales of intensive agricultural land uses.</p>	4

8.	Is the lowest appropriate level of assessment applied to compatible non-agricultural land uses? For example: <ol style="list-style-type: none"> <i>Rural industry</i> land use activities such as on-farm storing, processing or packaging or sale of agricultural products. Complementary land use activities such as <i>rural workers' accommodation, a roadside stall or short-term accommodation</i> for the purposes of a farm stay (e.g. agri-tourism). 	4
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
	<p><i>Further information when preparing assessment benchmarks for:</i></p> <ul style="list-style-type: none"> <i>piggery site selection and design, is available in the Australian Pork Limited National Environmental Guidelines for Piggeries and National Environmental Guidelines for Rotational Outdoor Piggeries documents</i> <i>beef cattle feedlot site selection and design, is available in the Meat and Livestock Australia's National Guidelines for Beef Cattle Feedlots in Australia and National Beef Cattle Feedlot Environmental Code of Practice documents</i> <i>meat chicken farm site selection and design, is available in the Development of Meat Chicken Farms in Queensland document.</i> 	
9.	Do assessment benchmarks applying to new development in a separation area from agricultural uses: <ol style="list-style-type: none"> Require a subdivision size and/or layout that enables the separation area to not be developed for sensitive uses? For example, the separation area is included in required open space or contains large lots that enable built development to be sited on parts of the lot outside the separation area. Require the inclusion of mitigation strategies such as mounding and vegetated buffers? 	4
10.	Do assessment benchmarks applying to compatible non-agricultural land uses on the site of agricultural use regulate the scale and nature of these activities so they do not impede efficiency, operations or productivity of the agricultural use?	4

4.1.3.2 Agricultural land

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes recognise land with soils that are fertile and suitable for agriculture and that have appropriate access to water resources and/or to adequate rainfall are a finite resource?	1 and 2
2.	Do the strategic outcomes identify the agricultural values of IAAs and promote agriculture and agricultural development in these areas?	1 and 2

3.	Do strategic outcomes recognise the importance of maintaining the economies of scale of agricultural activities to support investment in associated infrastructure, such as livestock processing plants, cotton gins, sugar mills and sugar cane rail, irrigation scheme infrastructure and sawmills?	1 and 2
4.	Do strategic outcomes support sustainable agricultural production that avoids risk of land degradation and impacts on water quality?	1 and 2
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies:
5.	<p>Does planning scheme mapping identify the location of the following elements in the planning scheme area:</p> <ul style="list-style-type: none"> • Agricultural Land Classification – Class A and Class B land? • Important agricultural areas? <p>These elements are mapped in the SPP IMS.</p> <p>Note – The SPP identifies when layers may be locally refined.</p>	1 and 2
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	<p>Land should be able to be used for the purpose it is zoned.</p> <p>In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:</p>	Relevant to state interest policies:
6.	<p>On land identified as IAAs:</p> <p>Does the choice of zone/locally specific provisions promote the use of the land for agriculture and avoid uses that may reduce the long-term viability of agriculture in these areas?</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	1
7.	<p>On land identified as IAAs:</p> <p>Do outcomes support associated supply chains and facilitate access to supply chain infrastructure, storage and processing, transport and services?</p>	1
8.	<p>On land identified as IAAs:</p> <p>Do outcomes consider and avoid cumulative and flow-on impacts of proposed non-agricultural development on agriculture?</p> <p>Identify areas and industries that may be particularly vulnerable to such impacts.</p> <p>For example, the removal of a single property from production may have a significant economic impact on the viability of an associated processing facility (e.g. sugar mill, cotton gin or poultry meat processor).</p>	1
9.	<p>On land identified as ALC Class A or B:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Protect these lands for their potential agricultural productivity? 2. Support the ongoing use of the land for agricultural purposes that are required to be on or near productive soils? 	2

	<p>3. Avoid its use for urban or rural residential purposes?</p> <p>4. Avoid irreversible impacts of non-agricultural uses?</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	
10.	<p>On land identified as ALC Class A or B:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Prioritise the use of the land for agricultural uses that depend on Class A or B land, such as horticulture and cropping? 2. Avoid non-agricultural development that may irreversibly impact on the soil characteristics and the productive capacity of ALC Class A or B land, from locating on or immediately adjoining these lands? For example, permanent plantations (e.g. for carbon sequestration) should not be located on ALC A or B land, however they could be located adjacent to this land to act as a vegetated buffer between agricultural activities and non-agricultural land uses. 3. Support Agricultural uses that are not directly dependant on ALC Class A or B land, such as aquaculture and intensive animal industries, are allowable where impacts to ALC Class A/B are minimised, and soil resources managed to allow for rehabilitation of the land to a stable condition. 4. Protect land from subdivision that may create lots that are too small to support sustainable agricultural uses, or that may encourage non-agricultural use on that land? <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	2
11.	<p>On, or adjacent to land identified as ALC Class A or B:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Create adequate separation areas between agricultural and non-agricultural land uses? 2. Avoid land use conflicts that may restrict the range of land-management practices necessary to farming operations to maintain agricultural production on these ALC Class A or B lands? <p>For example, avoids rural residential or residential development.</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	2
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:
12.	Is the lowest appropriate level of assessment applied to interim uses on agricultural land that do not compromise the long term agricultural use of the land but provide economic benefit to the community, such as camping grounds?	1 and 2
13.	<p>Is development involving reconfiguring a lot over ALC Class A and Class B land assessable, where that reconfiguration will result in lots of less than the size necessary to support sustainable agricultural uses suitable to the region?</p> <p>Is development for material change of use for non-agricultural uses, and agricultural uses not directly dependant on productive land, over ALC Class A and B land assessable?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	2
Approach	Prepare assessment benchmarks that deliver the outcomes	

Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
14.	<p>On land identified as ALC Class A or B:</p> <p>Do assessment benchmarks for agricultural uses avoid reconfiguration that may increase the potential conflict between agricultural and non-agricultural land uses or that results in lot sizes that fragment, alienate or result in the loss of productive capacity of ALC Class A or Class B land?</p> <p>For example, the subdivision does not increase the number of lots or the size of the resulting lot is:</p> <ol style="list-style-type: none"> 1. Sufficient to enable continued commercial agricultural production as established in the local area. 2. Sufficiently large to allow for a range of agriculture industry development into the future. 	2
15.	<p>On land identified as ALC Class A or B:</p> <p>Do assessment benchmarks for agricultural uses on ALC Class A or Class B land that are not directly dependant on that land, such as aquaculture and intensive animal industries, require the impacts of the use to be minimised and soil resources managed, to allow for rehabilitation to the land to a stable condition ?</p> <p>For example, where soil is excavated from ALC Class A or Class B land for the purpose of constructing aquaculture infrastructure, the soil is to be retained, protected and treated on site to allow for future land restoration and upon cessation of aquaculture production, the soil profile of the aquaculture development area is to be rehabilitated to a stable condition.</p> <p>Note – In the first instance, avoiding uses which are known to require future remediation is preferred to remediation after the disturbance has occurred.</p>	2
16.	<p>On land identified as, or adjoining, ALC Class A or B:</p> <p>Do assessment benchmarks for development on or adjoining ALC Class A or Class B land:</p> <ol style="list-style-type: none"> 1. Avoid adverse impacts on the ALC Class A or Class B land? 2. Avoid changes to overland flow? 3. Include stormwater-management requirements that run-off and the movement of sediments, pollutants and other contaminants are to not adversely impact on the adjoining ALC Class A or Class B land that may create or exacerbate land-condition problems such as erosion, increased salinity, acidity, ponding and waterlogging for ALC Class A or Class B land? 4. Require the identification of areas prone to land degradation, such as salinity or erosion? 5. Apply risk-based provisions to mitigate potential impacts on: <ol style="list-style-type: none"> a. soil, fertility, structure and permeability? b. aspect and contour and drainage patterns? 	2

4.1.3.3 Fisheries resources

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	<p>The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context.</p> <p>In preparing strategic outcomes, address the following:</p>	Relevant to state interest policies:

1.	Do strategic outcomes promote the protection of the long-term integrity and productivity of fisheries resources and recognise the importance of maximising the economic benefits from fisheries production?	3
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
2.	Consider identifying fisheries resources and areas that host fisheries resources in the planning scheme area on a map i.e. marine plants, waterways providing for fish passage, declared fish habitat areas.	3
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
3.	On land that host or immediately adjoin fisheries resources and declared fish habitat areas (such as tidal land, foreshore areas, waterways and connected wetlands): Does the choice of zone/locally specific provisions protect these resources from urban development and enable access to these resources to retain the ability to harvest fisheries resources? Do outcomes (for the zone / overlay / local plan) articulate this intent?	3
4.	On land that host or immediately adjoin fisheries resources and declared fish habitat areas: Does the choice of zone/locally specific provisions maintain or enhance public and commercial fishing access to these foreshore areas and waterways and avoid the creation of exclusive private access or use of these areas? Do outcomes (for the zone / overlay / local plan) articulate this intent?	3
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
5.	On land that host fisheries resources: Is the lowest appropriate level of assessment applied to facilitate the location of development where there is a demonstrated need and functional requirement (such as community maritime infrastructure)? Is development assessable where these are not demonstrated? This will enable assessment benchmarks to apply so that impacts can be fully considered.	3
Approach	Prepare assessment benchmarks that deliver the outcomes	

Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
6.	For redevelopment of foreshore areas and lands fronting waterways: Do assessment benchmarks maintain or create public access to these areas?	3
7.	For development of foreshore areas and lands fronting waterways: Do assessment benchmarks require buffers between areas hosting fisheries resources and areas of development, to mitigate the impacts on and enable access to these resources? Consider applying or refining the following recommended distances: <ul style="list-style-type: none"> for tidal areas outside an urban area: 100 metres from the level of Highest Astronomical Tide (HAT) for tidal areas in an urban area: 50 metres from the level of HAT for non-tidal areas outside an urban area: 50 metres from freshwater fish habitats for non-tidal areas in an urban area: 25 metres from freshwater fish habitats. Further information on developing buffer provisions is available in the Queensland Wetland Buffer Planning Guideline and Fisheries Guidelines for Fish Habitat Buffer Zones documents.	3
8.	In areas that host fisheries resources, over tidal land or in waterways: Do assessment benchmarks require development to demonstrate that it has a functional requirement to be located in these areas and that it is designed to provide for access to these resources?	3

4.1.3.4 Aquaculture

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes recognise and promote ADAs (or other suitable areas) for land-based marine aquaculture operations and protect these areas from incompatible development?	4
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
2.	Consider identifying ADAs (or other suitable areas) for land-based marine aquaculture operations in the planning scheme area on a map	4
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	

Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
3.	Does the choice of zone/locally specific provisions for ADAs (or other suitable areas) protect these areas from incompatible development that may prevent land-based marine aquaculture development? Do outcomes (for the zone / overlay / local plan) articulate this intent?	4
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
4.	Is the lowest appropriate level of assessment applied to community maritime infrastructure to facilitate the location of these uses over tidal land or in waterways?	4
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
5.	Do assessment benchmarks require aquaculture development to be designed and constructed in accordance with the <u>Guidelines for constructing and maintaining aquaculture containment structures</u> to avoid or minimise impacts on surrounding uses and natural resources?	4

4.1.3.5 Stock route network

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes recognise and protect the values of the stock route network?	4
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
2.	Does planning scheme mapping identify the location of the stock route network (routes and reserves) in the planning scheme area? These are mapped in the <u>SPP IMS</u> .	4

Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
3.	<p>For land adjoining the stock route network:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Support the protection of the integrity, connectivity, extent and quality of the stock route network and promote safe access to and use by travelling stock on the stock route? 2. Support agricultural activities that are compatible with the functioning of the network and that protect its operational efficiency and safety? 3. Support values associated with the stock route network such as grazing, environmental and cultural heritage, and recreational and tourism uses where they will not compromise the integrity and operations of the stock route network? 4. Avoid sensitive land uses such as residential, commercial, retail, industrial or community uses that may be adversely affected by the amenity impacts of noise and dust generated by travelling stock? 5. Require that if development impacts on the stock route network, suitable alternative stock routes are provided? For example, that meet road safety criteria, have water access and infrastructure at appropriate separation distances along the route and feature good land condition considering quantity and quality of pasture and level of land degradation. <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	4
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
4.	<p>Is the lowest appropriate level of assessment applied to first facilitate travelling stock, and secondly support opportunities for grazing, recreation, cultural heritage and tourism uses where compatible with the applicable categories of the route network?</p> <p>Note – Information on these categories is available at https://www.qld.gov.au/environment/land/access/stock-routes.</p>	4
5.	Is development for material change of use for sensitive land uses or reconfiguration of a lot that narrow or remove the stock route network, on or adjacent to the stock route network made assessable?	4
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
6.	<p>Do assessment benchmarks require that:</p> <ol style="list-style-type: none"> 1. Development adjoining the stock route be set back to provide a buffer between development and travelling stock to assist with managing safety (stock and human), amenity and biosecurity risks? 2. Subdivision does not narrow or remove stock routes? 	4

	<p>3. Grade separation be provided where railways, haul roads or other transport or linear infrastructure, crosses the stock route?</p> <p>4. Adjoining development minimise conflict between the stock route and access to the adjoining property? For example:</p> <ol style="list-style-type: none"> maintains access points to the stock route and to water and other stock route infrastructure (e.g. holding yards) along the route access points (e.g. driveway grids) do not impede the ability of travelling stock to traverse the stock route safely. 	
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4.2 Supporting information

4.2.1 Key terms and concepts

Key term or concept	Information
Agriculture	See the SPP Part F Glossary .
Agricultural land classification (ALC) – Class A and Class B land	<p>See the SPP Part F Glossary.</p> <p>The agricultural land classification (ALC) depicts soil and land characteristics to help determine the location and extent of agricultural land across Queensland that can be used sustainably for agricultural land uses with minimal land degradation. Productive soils that have the capacity to sustain agricultural production with few limitations.</p> <p>ALC Class A and Class B land constitute the most productive agricultural land in Queensland, with soil and land characteristics that allow sustainable crop and pasture production:</p> <ul style="list-style-type: none"> ALC Class A land is crop land that is suitable for a wide range¹ of current and potential crops with nil to moderate limitations to production. ALC Class B land is suitable for a narrow range² of crops. The land is suitable for sown pastures and may be suitable for a wider range of crops with changes to knowledge, economics or technology. <p>More information about soil management is available on the Queensland Government website.</p>
Aquaculture development areas (ADAs)	<p>ADAs are land-based areas identified as suitable for cultivating marine species that require access to seawater. It is often referred to as 'land-based marine aquaculture'. ADAs aim to satisfy the requirements for operating an aquaculture business with minimal environmental and land-use constraints.</p> <p>The identification of ADAs does not mean that other areas in Queensland are not suitable for land-based marine aquaculture operations.</p>
Biosecurity	See the SPP Part F Glossary .
Community maritime infrastructure	<p>Community maritime infrastructure includes facilities that have a functional requirement to be located over tidal land or in waterways (e.g. public boat ramps, pontoons and fishing platforms).</p> <p>Development components that do not have a functional requirement to be located over fish habitats include, for example, car-park areas (including for boat ramps), parklands or amenity facilities that do not depend on their location to be over tidal land.</p>
Demonstrated need	A demonstrated need includes where the applicant has been able to show that alternatives (location and design) which have a lesser impact than the proposed development are not viable.

¹ A wide range of crops is four or more existing crops of local commercial significance.

² A narrow range of crops is three or fewer crop types (broadacre or horticulture) of local commercial significance. Silviculture (plantation forestry) may be included. Crops with similar agronomic requirements e.g. maize and grain sorghum, peaches and nectarines are not generally regarded as different crop types. Different management regimes (including irrigation strategies) for the same crop do not increase the number of crops.

Fisheries resources	See Schedule 1 Dictionary of the <i>Fisheries Act 1994</i> . Fisheries resources (fish and marine plants) occur in, or rely upon, areas that are subject to permanent or intermittent inundation by water that remains in a static state or is flowing, and can either be fresh, brackish or salty.
Functional requirement	A functional requirement means development where the need to be located on tidal land is greater than any other consideration, and necessary to achieve its function. Development which meets this definition includes: boat ramps, pontoons, jetty, harbour, marina berths, marine based research, road crossing over a tidal waterway, pedestrian crossing over a tidal waterway, emergency facilities for remote communities where no terrestrial alternative exists, stormwater/sewerage outlet. A functional requirement does not include development such as offices, amenity facilities, car parks including for boat ramps, bird hide, private walkway, parks, residential, industrial and agriculture development, restaurant, hotel, supermarket, bikeway, golf course development, sewage effluent treatment works and sports field.
Important agricultural areas (IAAs)	See the <u>SPP Part F Glossary</u> .
Intensive agricultural land uses	Intensive agricultural land uses are land uses such as <i>aquaculture, intensive animal industry and intensive horticulture</i> .
Irreversible impacts	An irreversible impact on or adjacent to ALC Class A and Class B land is an impact that results in the permanent reduction or decline in the classification of the land due to land degradation, a decline in water quality, or a decline in agricultural productivity, notwithstanding that this land may still be used for agriculture post-development. For example, if land is an ALC Class A or Class B land before development and after the development or use ends the land becomes ALC Class C land. See <u>ShapingSEQ</u> definition for Agricultural land and the intent for avoid or mitigating irreversible impacts.
Sensitive land uses	See Schedule 24 Dictionary of the Planning Regulation.
Stable condition	For the purposes of this guidance, land is in a <i>stable condition</i> if— (a) <i>the land is safe and structurally stable; and</i> (b) <i>there is no environmental harm being caused by anything on or in the land; and</i> (c) <i>the land can sustain an agricultural land use; and</i> (d) <i>land degradation and impacts on water quality are avoided.</i>
Stock route network	See Schedule 3 Dictionary of the <i>Stock Route Management Act 2002</i> . Stock routes provide pastoralists with a means of moving stock on foot around Queensland's main pastoral districts as an alternative to trucking and are increasingly used for grazing during drought conditions. Approximately 72 000 kilometres of Queensland's road network is declared as stock route and, together with associated reserves for travelling stock, makes up Queensland's 26-million-hectare stock route network. In addition to stock uses, the network has other important values including environmental values, recreation areas, and areas of Indigenous and European cultural heritage. Further information about how stock routes are used and managed is available on the Queensland Government <u>website</u> .

4.2.2 SPP mapping

This section identifies the **SPP IMS mapping layers** applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the 'Approach to integrating this state interest' section above.

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged in the planning scheme. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
Stock route network	Resources	The <i>Stock Route Management Act 2002</i>	State interest policy 4(f)

Mapping layers in Appendix 1, Table B, of the SPP

This mapping must be appropriately integrated in the planning scheme and may be locally refined by a local government in a way that achieves the state interest policy. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
Agricultural Land Classification – Class A and Class B land	DES	SPP July 2017	State interest policy 2
Important agricultural areas	DAF	SPP July 2017	State interest policy 1

Mapping layers in Appendix 1, Table C, of the SPP

This mapping is provided for local government information purposes only and may be included in a planning scheme at the discretion of the local government.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
Aquaculture development areas	DAF	SPP July 2017	State interest policy 4

5 Development and Construction



The SPP state interest statement and state interest policies of the *Development and construction* state interest are:

Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed-use development opportunities.

1. A sufficient supply of suitable land for residential, retail, commercial, industrial and mixed-use development is identified that considers:
 - a. existing and anticipated demand
 - b. the physical constraints of the land
 - c. surrounding land uses
 - d. the availability of, and proximity to, essential infrastructure required to service and support such development.
2. Appropriate infrastructure required to support all land uses is planned for and provided.
3. Mixed use development is achieved by appropriately zoning the land.
4. An appropriate mix of lot sizes and configurations for residential, retail, commercial, mixed use and industrial development is provided for in response to the diverse needs of these uses and ancillary activities.
5. Efficient delivery of development is facilitated by the adoption of the lowest level of assessment for development that is consistent with the purpose of the zone.
6. Land uses are consistent with the purpose of the zone.
7. State development areas and Priority Development Areas are:
 - a. identified and appropriately considered in terms of their planning intent
 - b. supported by compatible and complementary land uses and services on surrounding land.
8. Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.

For plan-drafting considerations associated with:

- the sufficient supply of suitable land for residential development, and the process to complete a land supply analysis refer to the *Housing supply and diversity* state interest
- planning and provision of community infrastructure specifically, such as education and health facilities, see the *Liveable communities* state interest
- land use and infrastructure coordination, refer to the *Infrastructure integration and Housing supply and diversity* state interests
- the economical supply of construction materials needed to support a strong development and construction sector, refer to the *Mining and extractive resources* state interest
- adopting the lowest appropriate level of assessment and aligning land uses that are consistent with zoning, refer to the department's **Drafting a planning scheme – Guidance for local governments** document.

This state interest includes the consideration of State development areas (SDAs). For plan-drafting considerations associated with specific types of SDAs refer to the:

- *Emissions and hazardous activities* state interest, for SDAs that include strategic corridors for gas pipelines and for industrial land within an SDA
- *Energy and water supply* state interest, for SDAs that include strategic corridors for water pipelines
- *Transport infrastructure* state interest, for SDAs that include strategic transport corridors.
- *Strategic ports* state interest, for SDAs that include strategic port land.

5.1 Approach to integrating this state interest

5.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

For this state interest, the department and agencies can assist in:

- ensuring the planning scheme zones SDAs to reflect its intended purpose and/or potential use (DSDILGP – Economic Development Queensland)
- providing further advice on and exploring opportunities associated with plans for Priority Development Areas (PDAs) (DSDILGP – Economic Development Queensland)
- discussing the local government’s planning intent for state-owned land administered under the *Land Act 1994* (Resources). This will ensure there are no future conflicts between the use of the land by the local government and the legislative obligations and constraints under the *Land Act 1994*
- confirming that the zoning to be applied to the State’s public housing portfolio (including its residential land holdings) enhances or maintains public benefit (DCHDE).

Engagement is also recommended with the registered Native Title parties where a registered Indigenous Land Use Agreement is in place.

5.1.2 Understanding the planning scheme context

5.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

A. Facilitating a range of land uses

Review the local government area population and employment projections and compare this to the planning scheme capacity to support these growth projections. Consider the need to prepare a commercial / retail / industrial land supply and employment needs analysis to inform the allocation of a sufficient supply of land for retail, commercial, industrial, residential and mixed use land uses into the future. Regional plans may contain targets and data to inform this assessment.

Identify the location and capacity of existing infrastructure networks including projections to cater for anticipated development. Does the planning scheme contain an LGIP? If not, consider, based on likely development projections, whether an LGIP would assist in ensuring necessary infrastructure is able to be funded/provided to support the needs of the community generated by population and employment projections.

In local government areas subject to very few development applications where significant changes to the urban fabric are unlikely, the approach when integrating this state interest may be straight-forward, for example it may involve:

1. Reviewing the population and employment projections for the local government area and comparing these to the availability of land within townships to cater to the mix of land uses needed to service the needs of the community.
2. Considering significant resource or development projects that may influence the need for housing, services and infrastructure.

Note – Where a local government does not have a LGIP, it may only impose conditions on development approvals that relate to non-trunk infrastructure and use infrastructure agreements to resolve local government infrastructure matters through the development assessment process or agreement reached as part of individual major development or resource project (such as gas pipelines or mining).

3. Proposing amendments to zoning allocations if necessary, to provide sufficient land in accessible locations to provide the range of land uses and facilities needed to service future population needs and allocating a category of development and assessment to these zoned areas that:

- a. Facilitates the mix of uses needed. For example, enables complementary land uses including housing and shops, and community services and recreation facilities, to locate close to each other, or on the same site.
- b. Enables the lowest appropriate category of development and assessment for these uses.

B. State owned land

Engage Resources and DCHDE regarding their portfolio of state-owned land³ within the planning scheme area to identify the location of this land and understand the public benefit outcomes sought for this land under the *Land Act 1994*. These discussions should identify circumstances where state-owned land is included in a zone that may be inconsistent with the intent for the land under the *Land Act 1994*.

Where Resources or DCHDE consider the zoning to be inconsistent with the intended public benefit outcome, the local government (with Resources or DCHDE agreement) can progress a rezoning of the land as part of the planning scheme amendment or seek to progress repurposing the tenure to a different public benefit outcome, better suited to the land's intended use in the local government area.

C. Priority Development Areas (PDAs)

Identify whether there are any PDAs within the local government area (see **SPP IMS**). If so, consult with Economic Development Queensland to develop an understanding of desired outcomes within and surrounding the PDAs and the likelihood or timing of any potential revocation of the PDA. Local government plan-drafting considerations associated with PDAs include.

1. Population and employment projections for PDAs and accommodating these projections into any land supply and employment needs analysis.
2. The location and capacity of existing and planned infrastructure networks to service PDAs and integrating this information into infrastructure planning, such as preparing an LGIP within a planning scheme.
3. Articulating the regulatory context of PDAs, such as identifying PDAs on relevant mapping and clarifying that provisions of the planning scheme that identify categories of assessment or assessment benchmarks have no effect on land in PDAs.
4. Determining what provisions of the planning scheme will continue to apply within a PDA, if any (possible examples include bushfire prone areas and local heritage).
5. Considering the implications of planning scheme amendments where the provisions of the PDA development scheme or Interim Land Use Plan for the PDAs reference provisions of the existing planning scheme.
6. Considering the relationship between a PDA development scheme, planning scheme, local laws and any by-laws established under the *Economic Development Act 2012*.
7. Structuring the planning scheme to avoid the need for a planning scheme amendment, should a decision be made to revoke a PDA during the life of the planning scheme, such as including consistent zoning and development criteria (if possible) or establishing an interim zoning for the PDA area (e.g. Emerging Community zone).

D. State development areas (SDAs)

Identify whether there are any SDAs within the local government area (see **SPP IMS**). If so, consult with the Office of the Coordinator-General to develop an understanding of desired outcomes within and surrounding these sites. Structuring the planning scheme to avoid the need for a planning scheme amendment, should a decision be made to revoke an SDA during the life of the planning scheme, such as including consistent zoning and development criteria (if possible).

5.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework. The **Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments** document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

³ Information on land parcel tenure and lease can be found through [Queensland Globe](#) and/or [QSpatial](#). The land parcel tenure and lease and reserve tenure data can both be found in the [Queensland Land Parcel Property Framework web map service](#). Note that not all state land is mapped such as freehold land, beds and banks and Deed of Grant In Trust, which makes early discussions with Resources to identify all types of state land an important step in plan-drafting for this state interest

A. Priority Development Areas

While this state interest addresses the relationship between a local government's planning scheme and PDAs, the PDAs themselves are not subject to the local government planning scheme. Schedule 6 of the Planning Regulation states that planning schemes are prohibited from making development that is PDA-related development assessable development. Economic Development Queensland prepare PDA development schemes under the *Economic Development Act 2012* as the planning framework for these areas.

B. State development areas (SDAs)

Similarly, SDAs are not subject to the local government planning scheme for aspects of development that is regulated by a development scheme for the relevant SDA. The Coordinator-General prepares the SDA development schemes under the *State Development and Public Works Organisations Act 1971* as the planning framework for these areas.

Generally, a local government planning scheme does not apply to SDAs for development involving a material change of use but often still regulate development involving operational works and reconfiguration of a lot. The local government should ascertain the provisions specific to the SDAs in their local government area before drafting their planning scheme provisions.

C. State-owned land

State-owned land that the Queensland Government is responsible for managing or that is managed by others via tenure agreements include:

1. National parks under the *Nature Conservation Act 1992* (Queensland Parks and Wildlife Services).
2. State forests under the *Forestry Act 1959* (DAF).
Schedule 7 of the Planning Regulation specifies certain uses where material change of use in a State forest or timber reserve under the *Forestry Act 1959* is accepted development.
3. Freehold land owned by various departments for different public benefit outcomes (e.g. land owned for the future development of government and public services, land purchased or resumed to protect public safety or facilitate infrastructure projects).
4. Land used to facilitate social and affordable housing (DCHDE).
5. State-owned land under the *Land Act 1994* is managed by the Resources on behalf of the people of Queensland. The State will be required to provide owner's consent for any development application over State land that will trigger a Material Change of Use or is a tidal work, for the application to be considered properly made.

The object of the *Land Act 1994* requires that these lands are managed for the benefit of the people of Queensland by having regard to the principles of sustainability, evaluation, development, community purpose, protection, consultation, and administration. Decisions around state land include considering native title rights and interests, cultural heritage, conservation values, scenic amenity and most appropriate tenure and use assessment along with other criteria.

The land is allocated a tenure for a specified purpose. Tenures include a lease, licence or permit, reserve for a community purpose and land dedicated as a road. In some cases, land may have no allocated tenure or purpose (called unallocated state land). For further information refer to [**A guide to land tenure - Under the Land Act 1994.**](#)

5.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's [**Drafting a planning scheme – Guidance for local governments**](#) document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

5.1.3.1 Facilitating a range of land uses

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes articulate the need to have a sufficient supply of suitable land for residential, retail, commercial, industrial and mixed use development to support the continued growth of the local economy in well-serviced and accessible locations?	1
2.	Do strategic outcomes reinforce the importance of coordinating land-use and infrastructure planning to deliver existing and new development that is adequately serviced by infrastructure in a timely, coordinated, efficient and cost-effective manner?	1 and 2
3.	Do strategic outcomes recognise the benefits of mixed use development? Including: 1. The economic efficiencies of clustering complementary functions together, taking advantage of synergies, knowledge sharing and collaboration. 2. The environmental and social benefits of compact and diverse urban forms that encourage efficient use of infrastructure and resources.	3
4.	Do strategic outcomes promote the need for and benefits of a diversity of lot sizes and configurations to: 1. Deliver housing choice to meet diverse residential needs and housing affordability? 2. Support business diversity and growth?	4
Approach	Prepare or update the local government infrastructure plan	
Considerations	A local government infrastructure plan integrates infrastructure planning with land-use planning. In preparing the local government infrastructure plan, address the following:	Relevant to state interest policies:
5.	Does the planning scheme plan for the coordinated delivery of trunk infrastructure and non-trunk infrastructure (such as schools) that appropriately supports all land uses, in an integrated, efficient and sequenced manner? Where there is a need to align future infrastructure demand predictions to actual future demand, based on the expected future land use intensity and type and pattern of development envisaged by the planning scheme, planning for trunk infrastructure is to occur by preparing or updating an LGIP to: 1. Identify the infrastructure required to support and adequately service the planned urban development envisaged by the planning scheme within the local government area. 2. Allow the cost of infrastructure delivery to service this planned growth to be estimated. 3. Allow for the conditioning of development approvals and/or levying of infrastructure charges to provide for the provision of trunk infrastructure.	1 and 2
Approach	Prepare state interest specific mapping	

Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
6.	Does planning scheme mapping identify land intended for residential, retail, commercial, industrial and mixed use development in the planning scheme area?	1
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
7.	When updating a settlement pattern or changing a land use intent: Does the choice of zone/locally specific provisions provide a sufficient supply of suitable land for residential, retail, commercial, industrial and mixed use development to meet existing and future demands, for the life of the planning scheme? Does the choice of zone/locally specific provisions have regard to: 1. The physical opportunities and constraints, including protecting lands with biodiversity, cultural and heritage values, avoiding natural hazard areas, and minimising disturbance to lands that contribute to quality of Queensland waters? 2. The compatibility of surrounding land uses? Does the size of the zone reflect the amount of suitable land required plus the infrastructure to support it, such as schools and waste management facilities? Note – A housing strategy including a housing needs assessment and land supply analysis, and a commercial / retail / industrial land supply and employment needs analysis can inform these changes. Where changes to zoning involve individual/few sites, a simple explanation of the rationale for and implications of the change may be sufficient. Do outcomes (for the zone / overlay / local plan) articulate this intent?	1 and 4
8.	When updating a settlement pattern or changing a land use intent: Does the choice of zone/locally specific provisions promote a mix of land uses that encourages the co-location of compatible and complementary uses? Do outcomes (for the zone / overlay / local plan) articulate this intent?	1
9.	When updating a settlement pattern or changing a land use intent: Does the choice of zone/locally specific provisions prioritise: 1. The uptake of infill development and redevelopment of brownfield sites? 2. Increasing the density of mixed use, retail, commercial and industrial development in areas accessible to existing infrastructure and services? 3. Redirecting development to unutilised or underutilised land? 4. Growth in areas where surplus infrastructure capacity exists or can be provided efficiently and cost-effectively? 5. Future urban release areas where they are a natural and logical extension to the existing built form and infrastructure networks? Do outcomes (for the zone / overlay / local plan) articulate this intent?	1, 2 and 4
Approach	Set categories of development and categories of assessment	

Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
10.	Is the lowest appropriate level of assessment applied to enable the efficient development of land for envisaged uses, including an appropriate mix of lot sizes and configurations for residential, retail, commercial, mixed use and industrial development that caters for the diverse needs of these uses and ancillary activities?	5 and 6
11.	Is the lowest appropriate level of assessment applied to promote the intended diversity of land uses within mixed use zones?	5 and 6
12.	Is the lowest appropriate level of assessment applied to enable the efficient delivery of key services and facilities such as emergency services, community care centres, community uses? Consider allocating land intended for public purposes such as emergency service stations to a zone / precinct that recognises this function and consider how the specific operational requirements of these uses align with assessment benchmarks.	5
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
13.	Do assessment benchmarks for reconfiguration of a lot facilitate a diverse mix of lot sizes and configurations to cater for different housing options?	4
14.	Do assessment benchmarks for reconfiguration of a lot facilitate the broad mix of lot sizes required for the diverse activities needed to support business diversity and growth in commercial, industrial and retail zones? For example, catering to a variety of retail user requirements from speciality shops, supermarkets, large format retailers to small market niches?	4

5.1.3.2 State-owned land

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes seek to achieve public benefit outcomes on state-owned land?	8
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:

Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
2.	Does the choice of zone/locally specific provisions for state-owned land complement its intended purpose under the <i>Land Act 1994</i> ? If proposing to change the zoning of any state-owned land, consult with Resources early in the plan-making process to discuss the suitability of any changes. Consult with relevant agencies in relation their interests and portfolio, such as DCHDE regarding changes to residential land and property and DE regarding school sites.	6 and 8
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
3.	In some cases, state-owned land may be included in a zone that is predominantly comprised of privately-owned land and the zone outcomes do not necessarily have a focus public use. In these cases, the first consideration should be whether the state-owned land is intended for a use consistent with the purpose of the zone (i.e. whether the land is correctly zoned). If so, the approach available in the planning scheme to address this would be to include categories of development and assessment for 'state-owned land' that vary from those for other land in the zone, to ensure public benefit outcomes are achieved. As these provisions would result in a higher level of assessment / greater controls over development, the Queensland Government would need to be satisfied the approach was suitable for all state-owned land in the zone.	6 and 8
4.	The planning scheme provisions are not intended to: <ol style="list-style-type: none"> Develop individual site-specific intents for each piece of state-owned land except in exceptional circumstances e.g. for key state-owned redevelopment sites. Be constructed for the objective of facilitating owner's consent to development. <p>Rather they should focus on delivering the lowest level of assessment in line with the intent for the zone. Local government and the State should agree the scale and scope of activities intended for the zone.</p> <p>Note – Local government may seek to alert users that the State may:</p> <ul style="list-style-type: none"> seek a site-specific response for a piece of land in a local government area via tenure arrangements that may restrict the use of premises to certain activities that are deemed to deliver appropriate public benefit outcomes, regardless of whether they are permitted under the planning framework require owners' consent prior to a lessee undertaking development (including development that is accepted or accepted where meeting requirements) or undertaking activities on land that do not constitute development. 	8

5.1.3.3 Priority Development Areas (PDAs) and State development areas (SDAs)

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes reflect the strategic importance of SDAs and PDAs and their associated intent and land-use objectives?	7
2.	Does infrastructure planning for the wider area consider the needs of SDAs and Priority Development Areas?	7
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
3.	Does planning scheme mapping identify the location of PDAs and SDAs in the planning scheme area? These elements are mapped in the SPP IMS .	7
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
4.	In SDAs and PDAs: Where the intent is clearly known, does the choice of zone/locally specific provisions reflect the intended purpose and/or potential use of the land (in addition to clearly identifying the land as an SDA or PDA)? Where the revocation of a PDA is unlikely in the medium term, does the choice of zone allow for a holding zone and provisions (for example, Emerging Community zone), that can be replaced post development of the land at the time of revocation)?	7
5.	Where land is adjacent to an SDA or PDA: Does the choice of zone/locally specific provisions encourage land uses that: 1. Support the purpose and function of the SDAs and PDAs? 2. Integrate with the existing and potential land uses in these areas and protect the SDAs and PDAs from incompatible land uses? 3. Promote the integration of the SDA or PDA with the surrounding area and into the broader community? Do outcomes (for the zone / overlay / local plan) articulate this intent?	7

Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
6.	Where land is adjacent to an SDA or PDA: Is the lowest appropriate level of assessment applied to land uses that are complementary to the function of each SDA and PDA?	7
7.	Where land is adjacent to an SDA or PDA: Is the land use interface with the SDA or PDA considered, and land uses assessable where impacts (such as environmental, traffic infrastructure) may exist and transition arrangements may need to be applied? This will enable assessment benchmarks to apply so that impacts can be fully considered.	7
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
8.	At the interface with SDAs and PDAs: Do assessment benchmarks promote the integration of the SDA or PDA with the surrounding area and into the broader community?	7

5.2 Supporting information

5.2.1 Key terms and concepts

Key term or concept	Information
Local Government Infrastructure Plan (LGIP)	<p>An LGIP is a component of a local government's planning scheme that integrates infrastructure planning with land-use planning by identifying, prioritising and costing the trunk infrastructure necessary to accommodate planned growth, to ensure this infrastructure is provided efficiently and cost-effectively.</p> <p>While all local governments in Queensland have a planning scheme, not all local governments have adopted a LGIP. A local government can only impose conditions on development approvals and levy charges for trunk infrastructure if the planning scheme includes a LGIP. A local government must review an LGIP every 5 years.</p> <p>LGIPs only identify trunk infrastructure, being the water supply, sewerage, stormwater drainage and water treatment, transport and public parks and land for community facilities networks. While complementary, the preparation of an LGIP does not in itself mean that the state interest has been appropriately integrated into a planning scheme in its entirety. Similarly, the satisfactory integration of the state interest does not replace or change the requirements for making an LGIP should a local government wish to levy infrastructure charges on development or impose conditions for trunk infrastructure.</p> <p>For more information about the role of LGIPs refer to the Local infrastructure planning – Guidance for local governments and applicants document.</p>
Priority Development Areas (PDAs)	<p>See Schedule 1 of the <i>Economic Development Act 2012</i>.</p> <p>PDAs are parcels of land identified for specific accelerated development with a focus on economic growth. They are administered by Economic Development Queensland.</p>

	PDA focus on residential and mixed use development, but larger residential PDAs can also include associated infrastructure and facilities to support new communities such as schools, parks, retail, industrial and commercial development.
State development areas (SDAs)	<p>See Schedule 2 of the <i>State Development and Public Works Organisation Act 1971</i>. SDAs are areas of land of strategic importance to Queensland, containing infrastructure and development of state, regional and national significance. SDAs are established by the Coordinator-General to promote economic development in Queensland.</p> <p>They typically take the form of:</p> <ul style="list-style-type: none"> • industrial hubs for large-scale heavy industry, which are predominantly located on the coast of Queensland in close proximity to ports, rail and major road networks • multi-user infrastructure corridors for the co-location of infrastructure such as rail lines, water pipelines, gas pipelines and electricity transmission lines, or • major public infrastructure sites.

5.2.2 SPP mapping

This section identifies the **SPP IMS mapping layers** applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the 'Approach to integrating this state interest' section above.

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged in the planning scheme. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
State development area	DSDILGP	<i>State Development and Public Works Organisation Act 1971</i>	State interest policies 7(a) and 7(b)
Priority Development Area	DSDILGP	<i>Economic Development Act 2012</i>	State interest policies 7(a) and 7(b)



6 Mining and Extractive Resources

The SPP state interest statement and state interest policies of the *Mining and extractive resources* state interest are:

Extractive resources are protected and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use conflicts where possible.

Extractive resources:

1. Key resource areas (KRAs) are identified, including the resource/processing area, separation area, transport route and transport route separation area.
2. KRAs are protected by:
 - a. maintaining the long-term availability of the extractive resource and access to the KRA
 - b. avoiding new sensitive land uses and other incompatible land uses within the resource processing area and the related separation area of a KRA that could impede the extraction of the resource
 - c. avoiding land uses along the transport route and transport route separation area of a KRA that are likely to compromise the ongoing use of the route for the haulage of extractive materials
 - d. avoiding new development adjacent to the transport route that is likely to adversely affect the safe and efficient transportation of the extractive resource.

Mineral, coal, petroleum and gas resources:

1. The importance of areas identified as having valuable minerals, coal, petroleum and gas resources, and areas of mining and resource tenures are considered.
2. Opportunities for mutually beneficial co-existence between coal, minerals, petroleum and gas resource development operations and other land uses are facilitated.
3. The location of specified petroleum infrastructure is considered.

This state interest includes:

- that development be located, sited and designed to avoid or mitigate the impacts generated by existing and future extractive industry in KRAs and mining – for plan-drafting considerations associated with protecting extractive industry outside of KRAs and avoiding or minimising the potential impacts from *environmental emissions*, refer to the *Emissions and hazardous activities* state interest
- specified petroleum infrastructure to access the resource – for plan-drafting considerations associated with the ongoing operation and safety of the bulk transport of petroleum and gas resources across long distances once extracted, refer to the high pressure gas pipelines content in the *Emissions and hazardous activities* state interest.

6.1 Approach to integrating this state interest

6.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

For this state interest, the department and the [Geological Survey of Queensland](#) can assist in providing advice about KRAs, mining resources and known extractive and mining activities.

Engagement is also recommended with:

- surrounding local authorities, to identify extractive resource and mining opportunities and impacts that may cross local government boundaries
- affected community, to identify known issues and explore opportunities for understanding the importance of extractive resources to the community
- industry, including local extractive industry operators, to gain technical advice and be advised of current and future operations.

6.1.2 Understanding the planning scheme context

6.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

Identify whether there are any KRAs or mining resources in the planning scheme area.

In addition to the [SPP IMS](#), further information about individual KRAs is available at:

- [Key Resource Area reports and maps 1 to 40](#)
- [Key Resource Area reports and maps 41 to 80](#)
- [Key Resource Area reports and maps 81 to 120](#)
- [Key Resource Area reports and maps 121 to 160](#)
- [Key Resource Area reports and maps 161 to 167.](#)

Materials to assist in identifying mining resources include the [GeoResGlobe](#) that provides spatial information for tenure locations, wells, permits, geophysical surveys and mining areas.

6.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The [Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments](#) document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

A. Mineral, coal, petroleum and gas resources

Proposals for mineral, coal, petroleum and gas resources carried out on a resource tenure are largely not regulated by the planning system. Mining resources are the property of the state. Exploration activities to identify new resource deposits and development of these resources, is decided by the state in accordance with the state's resources Acts, being:

- *Geothermal Energy Act 2010*
- *Geothermal Exploration Act 2004*
- *Greenhouse Gas Storage Act 2009*
- *Mineral Resources Act 1989*
- *Petroleum Act 1923*
- *Petroleum and Gas (Production and Safety) Act 2004.*

B. Mining tenements

Section 4B of the *Mineral Resources Act 1989* requires that once a local government has been given notice of a mining tenement (mining claim, mineral development licence or mining lease) that has been granted or renewed in their local government area, the local government must add a note to their planning scheme mapping that:

- identifies the area of the mining tenement

- states that the Planning Act does not apply to development in the area authorised under the *Mineral Resources Act 1989* (other than development on a Queensland heritage place under the *Heritage Act*)
- states that interested persons may obtain details of the mining tenement from the chief executive of the department in which *Mineral Resources Act 1989* is administered.

6.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's [Drafting a planning scheme – Guidance for local governments](#) document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

6.1.3.1 Extractive resources

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes recognise the significance of the resources in KRAs in supporting the economic development of the local government area?	2
2.	Do strategic outcomes avoid incompatible development to minimise potential conflicts with KRAs, including transport routes and transport separation routes? Do these outcomes avoid the encroachment of sensitive land uses and other incompatible land uses that might constrain current or future viability of and operational requirements of extractive industries?	2
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
3.	Does planning scheme mapping identify KRAs and the location of the following elements of KRAs in the planning scheme area: <ul style="list-style-type: none"> resource/processing area? separation area? transport route? transport route separation area? These elements are mapped in the SPP IMS .	1
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
4.	Where land is included in or near a KRA:	2

	<p>Does the choice of zone/locally specific provisions protect all parts of the KRA from encroachment of sensitive land uses or other incompatible land uses which could impede the extraction of the resource, by:</p> <ol style="list-style-type: none"> 1. Recognising the intent of the resource/processing area to facilitate extraction of resources? 2. Limiting the intensity and range of envisaged uses, particularly uses that may be incompatible with the operations intended within KRAs. For example, development is limited to extractive industry, uses that are directly associated with the extractive industry, are temporary or that are compatible with future extractive industry operations? <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p> <p>Consider the current resource/processing area and the required separation area. KRAs are amended over time by the State to allow new development to expand into areas deleted from KRAs.</p>	
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:
5.	<p>Is reconfiguring a lot and material change of use for sensitive land uses and incompatible land uses assessable in a KRA?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p> <p>Note – This applies to all parts of the KRA including the transport route separation area.</p>	2
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	<p>Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:</p>	Relevant to state interest policies:
6.	<p>Do assessment benchmarks for KRAs:</p> <ol style="list-style-type: none"> 1. Maintain the long-term availability of the extractive resource and access to the KRA? 2. Manage land uses within the resource/processing area of a KRA and the separation area of a KRA so that they do not impede the extraction of the resource and do not compromise the function and integrity of the separation area of a KRA as a buffer from sensitive or incompatible land uses outside the KRA? <p>For example, development does not include sensitive and incompatible land uses that may be adversely affected by the impacts associated with extractive industry, or increase the number of lots or residential density or number of people working or congregating, within a resource/processing area or separation area of a KRA.</p> <ol style="list-style-type: none"> 3. Protect the ongoing use of a transport route of a KRA for the haulage of extractive materials? <p>For example, development does not increase the number of lots, residential density, or number of people congregating or working in incompatible uses within, a transport route separation area of a KRA.</p> <ol style="list-style-type: none"> 4. Locate, site and design development to mitigate the impacts of noise, dust and vibration generated by the haulage of extractive materials along the transport route of a KRA? <p>For example:</p>	2

	<ol style="list-style-type: none"> a. Locates and designs buildings and structures so the areas where people live, work and congregate are the greatest distance practicable from the transport route of a KRA. b. Incorporates site acoustic and visual mitigation measures such as landscape buffer strips, mounding and screening between buildings and structures and the transport route of a KRA. c. Locates any outdoor recreation spaces and private open spaces adjacent to a building façade that shields the space from the transport route of a KRA. <ol style="list-style-type: none"> 5. Maintain the safe and efficient transportation of the extractive resource along the transport route of a KRA? For example, development does not increase the number of properties with frontage onto or number of access points onto, the transport route of a KRA. 	
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6.1.3.2 Mineral, coal, petroleum and gas resources

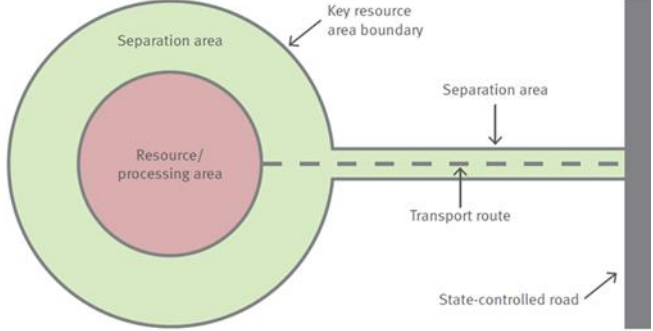
Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes recognise the importance of mining resources in supporting the economic development of the local government area?	3 and 5
2.	Do strategic outcomes avoid incompatible development to minimise potential conflicts with mining resources?	3
3.	Do strategic outcomes recognise that mining activities may create transient impacts on growth patterns, generating demands on housing, support services and infrastructure that may change significantly during the life of the project?	3
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
4.	Consider identifying significant mining resources in the planning scheme area on a map.	3
5.	Does planning scheme mapping identify the location of the mining tenements in the planning scheme area on a map? Note – Section 4B of the <i>Mineral Resources Act 1989</i> requires that once a local government has been given notice of a mining tenement that has been granted or renewed in their local government area, the local government must add a note to their planning scheme mapping. See Regulatory content section for more information.	3
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned.	Relevant to state interest policies:

	In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	
6.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions consider the importance of existing or proposed mining resource developments?</p> <p>For example, by including the mining resource and mining tenement in a zone that:</p> <ol style="list-style-type: none"> 1. Is compatible with the needs and impacts of current or future mining activities. 2. Limits the intensity and type of envisaged uses that may compromise the future extraction of the mining resource. <p>Tailor the provisions depending on a mining resource deposit's size, location, current and future development methods and commitment. Development around a mining resource should consider the views of tenure holders and Resources.</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	3, 4 and 5
7.	<p>On land near mining resource and mining tenements:</p> <p>Does the choice of zone/locally specific provisions encourage complementary uses that build on the opportunities generated or facilitated by requirements of regional mining operations?</p> <p>For example, by accommodating industrial and service activities and any required non-resident workforce accommodation to support mining operations where services and transport can be readily adapted for this purpose.</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	4
8.	<p>On land near specified petroleum and gas infrastructure:</p> <p>Does the choice of zone/locally specific provisions consider the location of this infrastructure (such as well heads and compressor stations) to avoid sensitive uses where they may be affected by noise and development and reconfiguration of lots that may restrict access to wells?</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	5
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
9.	<p>Are sensitive uses assessable in proximity to compressor stations, where the local government has determined that noise may impact on amenity of these uses?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	5
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
10.	Do assessment benchmarks for specified petroleum and gas infrastructure (such as well heads and compressor stations) require sensitive uses that may be affected by noise from compressor stations to be appropriately designed to respond to this?	5

6.2 Supporting information

6.2.1 Key terms and concepts

Key term or concept	Information
Extractive resources	<p>See the SPP Part F Glossary.</p> <p>Mining and extractive resources supply the materials needed to power and build infrastructure and buildings.</p> <p>Extractive resources are raw quarry materials such as sand, gravel, quarry rock, clay and soil.</p> <p>Locations suitable for resource extraction are influenced by geological availability and transportation costs.</p> <p>The term does not include a mineral under the <i>Mineral Resources Act 1989</i>.</p>
Incompatible land uses	<p>Incompatible land uses are uses, in addition to sensitive land uses, that are incompatible with extractive industry activities. These land uses are to be determined by the local government on a case-by-case basis, as the level of incompatibility depends on:</p> <ul style="list-style-type: none"> • local conditions • type of resource being extracted • method of extraction • potential impacts of extracting, processing and transporting the resource • mechanisms available to mitigate impacts • nature and design of development. <p>Some forms of industrial development may be compatible with resource extraction and transportation, while others may not. For instance, a small-scale spray-painting facility defined as ‘medium-impact industry’ may be incompatible with the dust emissions caused by resource extraction, unless measures are in place to mitigate the impact of these emissions. Industries reliant on precision instruments such as laboratories and some manufacturing may also be incompatible with blasting from hard rock quarrying activities. However, other forms of development also defined as medium-impact industry, such as a wood-working workshop, may be compatible with dust emissions.</p>
Mining and mining resources	<p>Mining relates to the extraction of minerals under the <i>Mineral Resources Act 1989</i>. The definition of mineral and mine is included in the <i>Mineral Resources Act 1989</i>.</p> <p>In the SPP and guidance material, “mining resources” refers to commodities extracted under the resource legislation (see Regulatory Context), which includes petroleum and gas resources and tenures.</p>
Petroleum	<p>Petroleum and gas resources are regulated under the <i>Petroleum Act 1923</i> and the <i>Petroleum and Gas (Production and Safety) Act 2004</i>. Petroleum is defined in the <i>Petroleum Act 1923</i>.</p>
Sensitive land use	<p>See Schedule 24 Dictionary of the Planning Regulation.</p>
Specified petroleum infrastructure	<p>See the SPP Part F Glossary.</p>
Key resource areas	
Key resource area (KRA)	<p>See the SPP Part F Glossary.</p> <p>State identified KRAs comprise both existing quarry sites and sites not yet developed for extractive industry that meet one or more of the criteria below. If a resource meets any of these criteria, the resource area is further reviewed. The review considers local constraints in defining the boundaries of a potential KRA.</p> <p>Resources is responsible for identifying and reviewing KRAs. The list of current KRAs is provided in the ‘SPP mapping’ section below.</p>

	Size	The size of the extractive resource is equal to or greater than the annual demand for the commodity type in its region or sub-region.
	Production	The resource is capable of producing 5 per cent of annual demand for the commodity type in its region or sub-region.
	Market	The resource can supply more than one significant part of the region or sub-region.
	Scarcity	The resource has particular physical properties that are scarce in the region or sub-region.
	Specialised	The resource is a specialised resource needed for strategic infrastructure.
Components of a KRA	<p>The components of a KRA are defined in Part F Glossary in the SPP and are:</p> <ul style="list-style-type: none"> • resource/processing area of a KRA • separation area of a KRA • transport route of a KRA • transport route separation area of a KRA. 	
Resource/processing area of a KRA	<p>See the <u>SPP Part F Glossary</u>.</p> <p>The boundary of the area is defined by the potential for extractive industry activities and includes the resource area where blasting and other primary extraction would take place.</p> <p>The area can include adjacent areas where other extractive activities (such as crushing, screening and stockpiling) may occur.</p>	
Separation area of a KRA	<p>See the <u>SPP Part F Glossary</u>.</p> <p>The minimum distance of the separation area is generally 200 metres for resources that do not require blasting or crushing to extract (sand, gravel and clay) and 1,000 metres for hard rock resources where blasting and crushing of material is required.</p> <p>In some cases, the separation area of a KRA, as identified in the SPP mapping, may be less than the recommended minimum distances due to consideration of local features such as topography or existing development commitments for incompatible land uses.</p> <p>An extractive resource might extend beyond the boundary of the resource/processing area and, where this occurs, an extractive industry could take place in the separation area, provided that the function of the separation area is not compromised.</p>	
Transport route of a KRA	<p>See the <u>SPP Part F Glossary</u>.</p> <p>This is the shortest practical route used to transport extractive resources to market. As the haulage of extractive resources may generate impacts (dust, noise, traffic congestion, road pavement impacts), the identification and protection of an unobstructed haulage route can help alleviate impacts.</p>	

Transport route separation area of a KRA	See the SPP Part F Glossary . The transport route separation area is measured 100 metres on either side from the centre line of the transport route.
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6.2.2 SPP mapping

This section identifies the SPP IMS mapping layers applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the 'Approach to integrating this state interest' section above.

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged in the planning scheme. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
KRA – resource processing area	Resources	SPP July 2017	State interest policy 1 and 2
KRA – separation area	Resources	SPP July 2017	State interest policy 1 and 2
KRA – transport route	Resources	SPP July 2017	State interest policy 1 and 2
KRA – transport route separation area	Resources	SPP July 2017	State interest policy 1 and 2

Key Resource Areas (KRAs)

The KRAs mapped in the [SPP IMS](#) are listed below.

KRA number	Title	Local government area
1	Ravensbourne KRA	Toowoomba Regional Council
2	Inglewood KRA	Goondiwindi Regional Council
3	Wellcamp Downs KRA	Toowoomba Regional Council
4	Glenvale KRA	Toowoomba Regional Council
5	Malu KRA	Toowoomba Regional Council
6	Jimbour KRA	Western Downs Regional Council
7	Braeside KRA	Southern Downs Regional Council
8	Harlaxton KRA	Toowoomba and Lockyer Valley Regional Councils
9	Wongabel KRA	Tablelands Regional Council
10	Barron River Flats KRA	Cairns Regional Council
11	Mountainview KRA	Cairns Regional Council
12	Redlynch KRA	Cairns Regional Council
13	Wright Creek KRA	Cairns Regional Council
14	Ravenshoe KRA	Tablelands Regional Council
15	Coorumba Road KRA	Cassowary Coast Regional Council
16	Pin Gin Hill KRA	Cassowary Coast Regional Council
17	Tichum Creek KRA	Mareeba Shire Council
18	Benedict Road KRA	Rockhampton Regional Council
19	Taragoola KRA	Gladstone Regional Council
20	Yarwun KRA	Gladstone regional Council

21	Nerimbera KRA	Livingstone Shire Council
22	Pink Lily KRA	Livingstone Shire and Rockhampton Regional Councils
23	The Cedars KRA	Mackay Regional Council
24	Farleigh KRA	Mackay Regional Council
25	Hatfield KRA	Mackay Regional Council
26	Foxdale KRA	Whitsunday Regional Council
27	North Gregory KRA	Whitsunday Regional Council
28	The Rocks KRA	Burdekin Shire Council
29	Mount Cordelia KRA	Hinchinbrook Shire Council
30	Black River KRA	Townsville City Council
31	Bohle KRA	Townsville City Council
32	Pinnacles KRA	Townsville City Council
33	Waitara KRA	Isaac Regional Council
34	Cape Cleveland KRA	Townsville City Council
35	Roseneath East KRA	Townsville City Council
36	Roseneath West KRA	Townsville City Council
37	West Euri Creek KRA	Whitsunday Regional Council
38	N/A	N/A
39	Ferny Grove KRA	Brisbane City Council
40	Maitland Road KRA	Cairns Regional Council
41	Kholo Creek KRA	Brisbane and Ipswich City Council
42	Mount Coot-tha KRA	Brisbane City Council
43	Beachmere KRA	Moreton Bay Regional Council
44	Bracalba KRA	Moreton Bay Regional Council
45	Meldale/Donnybrook KRA	Moreton Bay Regional Council
46	Narangba KRA	Moreton Bay Regional Council
47	Ningi KRA	Moreton Bay Regional Council
48	Glasshouse KRA	Sunshine Coast Regional Council
49	Meridan Plains KRA	Sunshine Coast Regional Council
50	Glenview KRA	Sunshine Coast Regional Council
51	Sunrock KRA	Sunshine Coast Regional Council
52	Bli KRA	Sunshine Coast Regional Council
53	Image Flat KRA	Sunshine Coast Regional Council
54	Yandina Creek KRA	Sunshine Coast Regional Council
55	Toolborough Road KRA	Sunshine Coast Regional Council
56	Ringtail Creek KRA	Noosa Shire Council
57	Wahpunga Range KRA	Noosa Shire Council
58	Whiteside KRA	Moreton Bay Regional Council
59	Pine Rivers North KRA	Moreton Bay Regional and Brisbane City Councils
60	Pine Rivers South KRA	Moreton Bay Regional and Brisbane City Councils
61	Bromelton KRA	Scenic Rim Regional Council
62	Blue Rock KRA	Gold Coast City Council

63	Carbrook/Eagleby KRA	Logan City Council
64	N/A	N/A
65	Jacobs Well KRA	Gold Coast City Council
66	Nerang KRA	Gold Coast City Council
67	Northern Darlington Range KRA	Gold Coast City Council
68	Oxenford KRA	Gold Coast City Council
69	Stapylton KRA	Gold Coast City Council
70	West Burleigh KRA	Gold Coast City Council
71	Mount Cotton KRA	Redland City and Logan City Council
72	West Mount Cotton KRA	Redland City and Logan City
73	Dingyarra KRA	Somerset Regional Council
74	Glen Arden KRA	Somerset Regional Council
75	Harris Terrace KRA	Somerset Regional Council
76	Schmidt's Terrace KRA	Somerset Regional Council
77	Hills Terrace KRA	Somerset Regional Council & Ipswich City Council
78	Wiralee KRA	Somerset Regional Council
79	Mount Cross KRA	Lockyer Valley Regional Council
80	N/A	N/A
81	Mount Marrow KRA	Ipswich City Council
82	Purga KRA	Ipswich City Council
83	Summerville KRA	Somerset Regional Council & Ipswich City Council
84	Marbango KRA	Maranoa Regional Council
85	Warrian KRA	Maranoa Regional Council
86	N/A	N/A
87	N/A	N/A
88	Meadvale KRA	Gympie Regional Council
89	Moy Pocket KRA	Gympie & Sunshine Coast Regional Council
90	Dundowran KRA	Fraser Coast Regional Council
91	N/A	N/A
92	Red Ridge KRA	Bundaberg Regional Council
93	Hodgkiss KRA	South Burnett Regional Council
94	Clutha Creeks Sands KRA	Logan City Council
95	Mundoolun Connections Sands KRA	Scenic Rim Regional Council
96	Reedy Creek KRA	Gold Coast City Council
97	Tantitha KRA	Bundaberg Regional Council
98	Peak Hill KRA	Rockhampton Regional Council
99	Bladenburg KRA	Winton Shire Council
100	Windermere KRA	Winton Shire Council
101	Shoecraft KRA	Banana Shire Council
102	Yalkara KRA	Banana Shire Council
103	Fairview KRA	Banana Shire Council
104	Kianga KRA	Banana Shire Council

105	Prospect Creek KRA	Banana Shire Council
106	Tomato Island KRA	Bundaberg Regional Council
107	Bedford Weir KRA	Central Highlands and Isaac Regional Council
108	Shepton KRA	Central Highlands Regional Council
109	Springsure KRA	Central Highlands Regional Council
110	Tolmies Creek KRA	Central Highlands Regional Council
111	Castlereagh KRA	Cloncurry Shire Council
112	Archer River KRA	Cook Shire Council
113	Auburn KRA	Western Downs Regional Council
114	Wandoan KRA	Western Downs Regional Council
115	Mount Eaton KRA	Fraser Coast and Gympie Regional Councils
116	Antigua and Mungar KRA	Fraser Coast Regional Council
117	Iveragh KRA	Gladstone Regional Council
118	Tannum KRA	Gladstone Regional Council
119	Targinne KRA	Gladstone Regional Council
120	Kildonan KRA	Goondiwindi Regional Council
121	Tandan KRA	Goondiwindi Regional Council
122	Scotchy Pocket KRA	Gympie Regional Council
123	Luxor KRA	Isaac Regional Council
124	Mount Phillips KRA	Isaac Regional Council
125	Redhill KRA	Isaac Regional Council
126	Apsley KRA	Isaac Regional Council
127	Fairfield KRA	Isaac Regional Council
128	Moranbah South KRA	Isaac Regional Council
129	N/A	N/A
130	Mount Sylvia KRA	Lockyer Valley and Toowoomba Regional Councils
131	Paradise Creek KRA	Lockyer Valley Regional Council
132	Benholme KRA	Mackay Regional Council
133	Mandurana KRA	Mackay Regional Council
134	Mount Homebush KRA	Mackay Regional Council
135	Headache Hill KRA	Maranoa Regional Council
136	Calliope River KRA	Gladstone Regional Council
137	Jardine Bluff KRA	Mount Isa City Council
138	Muan Quarry KRA	North Burnett Regional Council
139	Cryna KRA	Scenic Rim Regional Council
140	Erin View KRA	Scenic Rim Regional Council
141	Kangaroo Mountain KRA	Scenic Rim Regional Council
142	Markwell Creek KRA	Scenic Rim Regional Council
143	Yore Road KRA	Scenic Rim Regional and Logan City Councils
144	Horse Mountain KRA	Somerset Regional Council
145	Manyung Sand KRA	South Burnett and Gympie Regional Councils
146	Ballogie KRA	South Burnett Regional Council

147	Burrum KRA	Moreton Bay and Sunshine Coast Regional Council
148	Dulong KRA	Sunshine Coast Regional Council
149	Belli Park KRA	Sunshine Coast Regional Coast
150	Maroochy North Bli KRA	Sunshine Coast Regional Council
151	Dimbulah Road KRA	Mareeba Shire Council
152	Walsh River KRA	Mareeba Shire and Tablelands Regional Councils
153	Quinalow Road KRA	Toowoomba Regional Council
154	Muntalunga KRA	Townsville City Council
155	Gregory River KRA	Whitsunday Regional Council
156	Maroochy North Coolum KRA	Sunshine Coast Regional Council
157	Wooderson KRA	Gladstone Regional Council
158	Mount Walker KRA	Scenic Rim Regional Council
159	Banff Terrace KRA	Somerset Regional and Lockyer Valley Regional Council
160	Sarina South KRA	Mackay Regional Council
161	Hustons Road KRA	Western Downs Regional Council
162	Eudlo Creek KRA	Sunshine Coast Council
163	Captains Mountain KRA	Toowoomba Regional Council
164	Yerra Road KRA	Fraser Coast Regional Council
165	Warrawee Sand KRA	Western Downs Regional Council
166	Butcher's Hill KRA	Cook Shire Council
167	Harlin KRA	Somerset Regional Council

7 Tourism



The SPP state interest statement and state interest policies of the *Tourism* state interest are:

Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism developments are protected.

1. The findings of state endorsed tourism studies and plans are considered and reflected where relevant.
2. Existing and potential opportunities, localities or areas appropriate for tourism development are identified and protected.
3. The delivery of sustainable tourism development is facilitated where it:
 - a. is complementary to and compatible with other land uses, including sensitive land uses
 - b. promotes the protection or enhancement of the character, landscape and visual amenity, and the economic, social, cultural and environmental values of the natural and built assets associated with the tourism development.
4. Appropriate infrastructure to support and enable tourism development is planned for.

For plan-drafting considerations associated with:

- the maintenance of world-class natural areas, refer to the *Biodiversity* and *Coastal environment* state interests
- the protection and enhancement of natural and cultural values of important tourism assets, refer to the *Cultural heritage* state interest
- the provision for supporting infrastructure and services, refer to the *Infrastructure integration* state interest
- the location of tourism development that avoids or limits exposure to natural hazards refer to the *natural hazards, risk and resilience* state interest.

7.1 Approach to integrating this state interest

7.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

For this state interest, the department and agencies (DTIS) can assist in providing further advice on which tourism plans and studies are relevant in a particular region or local government area.

Engagement is also recommended with:

- the responsible agencies and providers identified in significant tourism plans and strategies, to gain further advice on and explore opportunities associated with those tourism plans
- surrounding local authorities, to identify tourism opportunities and impacts that may cross local government boundaries.

7.1.2 Understanding the planning scheme context

7.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

Consider the findings and desired outcomes from the state-endorsed studies and plans relevant to the local government area, for example:

1. Review **The Future of Tourism in Queensland** document to identify the megatrends most likely to affect Queensland's tourism sector (2013-2032) and how they may affect the local government area or region.
2. Consider the **Advancing Tourism Strategy 2016-2020**, **Next Generation Tourism Planning** and the **Queensland Tourism and Transport Strategy** to assist tourism planning.

Identify significant tourism areas and tourism opportunities in the local government area, including tourism assets and unique attractions of the area. Regional plans often identify tourism hotspots and unique tourism attributes that should be encouraged or protected within each regional area, as well as infrastructure assets and requirements to support the tourism industry.

Explore that there is a type of tourism for every type of place – consider the following:

- The opportunities for coexistence and symbiotic relationship of tourism and the natural environment.
An example of tourism in a natural place is a nature-based tourism development near to or within an environmental management and conservation area, offering small-scale accommodation and activities like bushwalking, fishing, wildlife watching, and tours that allow people to experience and learn about nature. The protection of environmental values and opportunities for enhancement are as important to tourism as to the environment itself.
- The diversification opportunity tourism offers rural places, whether as an alternative or a supplement to farming and other rural economies.
Rural places provide the opportunity to support adventure tourism, sport tourism and health and wellness tourism.
- Opportunities for a wide mix of tourism activity in rural towns and townships.
Identify tourism development that can coexist alongside traditional rural town functions and service both local and tourist populations and help maintain local assets and retain local services. For example, a tourism activity can involve the adaptive re-use of character buildings while protecting their heritage values.
- Encouraging tourism developments in centre locations that provide wider job and economic flow on benefits.
Town and city centres are important for tourism as they are closely linked to major transport infrastructure (airports and bus or train stations) and are the location of major tourism infrastructure and services (hotels, venues, attractions, civic, sport and cultural facilities, information centres, banking and post offices).
- The anticipated needs, scale and type of existing and planned tourism land uses and how these may impact on the distribution and demand for infrastructure and services.

7.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The **Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments** document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

7.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's [Drafting a planning scheme – Guidance for local governments](#) document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes: <ol style="list-style-type: none"> Promote the conservation and enhancement of the cultural and environmental features that underpin the tourism sector as part of future tourism development? Promote the management and enhancement of tourist assets and maintain the tourism values, character and amenity of identified tourism localities, precincts and sites? Promote improved access to infrastructure and key visitor gateways vital to the sustainability of tourism development, such as airports, cruise terminals, and bus or train stations. Acknowledge and facilitate sustainable tourism opportunities and nature-based tourism opportunities? 	All
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
2.	Consider identifying strategic tourism localities, precincts and sites of significance in the planning scheme area on a map, such as: <ol style="list-style-type: none"> Key tourism routes. High scenic amenity areas. Significant existing and potential tourism destinations, development and attractors. Areas identified as suitable for development of tourism-related and tourism-supportive uses. 	1 and 2
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
3.	When updating a settlement pattern or changing a land use intent: Does the choice of zone/locally specific provisions include existing or future tourism development and larger or specialised tourism use clusters in a tourism zone (or precinct within another zone) that:	2

	<ol style="list-style-type: none"> 1. Acknowledges and protects these activities? 2. Encourages future tourism uses and integration with surrounding uses? For example, a precinct in the Rural zone could identify locations for nature-based tourism resorts and ecotourism activities and facilities (e.g. museums). <p>Do the zone and/or locally specific outcomes articulate this intent?</p>	
4.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Protect and enhance the values of unique attractions and locations that contribute to the areas tourism potential? For example, areas hosting environmental, scenic amenity, landscape or cultural values or character. 2. Support symbiotic tourism development that is compatible with these values? <p>Do the zone and/or locally specific outcomes articulate this intent?</p>	3
5.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Provide flexibility to promote tourism across a broad range of zones and identify tourism development that can complement, enhance and improve the area? 2. Support a mix of land uses compatible with tourism development? 3. Consider accessibility for tourism development, including the location of major transport networks and tourism infrastructure servicing the tourism industry? <p>Do the zone and/or locally specific outcomes articulate this intent?</p>	3 and 4
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:
6.	<p>Is the lowest appropriate level of assessment applied to encourage appropriate sustainable tourism development? Including to:</p> <ol style="list-style-type: none"> 1. Support and facilitate tourism-oriented development that protects and enhances and complements the environment, scenic and cultural values that underpin tourism, such as <i>nature-based tourism</i>? 2. Support and facilitate tourism-oriented development that benefits local and regional economic growth and the social values of a location? For example: <ol style="list-style-type: none"> a. a <i>resort complex</i> in a major tourism zone / in proximity to or conjunction with a major tourist attraction b. a <i>home-based business</i> or <i>short-term accommodation</i> for farm stay in a rural zone. 3. Accommodate a mix of complementary tourism uses that enhance synergies between tourism and other land uses and maintain a community's sense of place. 4. Protect existing significant tourism development from encroaching incompatible uses. 	2 and 3
7.	<p>Consider whether the categories of development and categories of assessment distinguish between small-scale tourism development and large integrated resorts and development, in order to more easily facilitate sustainable tourism development at a local scale.</p>	3

	For example, establish thresholds/ provisions for when <i>nature-based tourism, short-term accommodation, tourist park and resort complex</i> occur at the lowest appropriate level of assessment.	
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
8.	Do assessment benchmarks focus on the important values of the place (whether environmental, cultural, landscape and visual amenity or character) that need to be protected and development that is designed and managed in a manner that is symbiotic with these values? Consider the ecotourism principles outlined in the Queensland Government's Ecotourism Plan 2016-2020 and Ecotourism Development Toolkit for development in areas with environmental values.	2 and 3
9.	Do assessment benchmarks address the needs of specific land uses that make up parts of the tourism industry? For example: 1. Home-based businesses or short-term accommodation for farm-stays – to manage scale and impacts, for example to enable small-scale operations to occur in a streamlined manner. 2. Tourist parks and short-term accommodation – to ensure development offers good amenity and high-quality facilities for tourists. 3. Farm produce stall / shops, cellar doors and cafes – to support activities complementary to farm operations.	2 and 3

7.2 Supporting information

7.2.1 Key terms and concepts

Key term or concept	Information
Sensitive land use	See Schedule 24 Dictionary of the Planning Regulation.

7.2.2 SPP mapping

There is no SPP mapping for this state interest.

8 Biodiversity



The SPP state interest statement and state interest policies of the *Biodiversity* state interest are:

Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.

1. Development is located in areas to avoid significant impacts on matters of national environmental significance and considers the requirements of the *Environment Protection and Biodiversity Conservation Act 1999*.
2. Matters of state environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.
3. Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.
4. Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.
5. Viable koala populations in South East Queensland are protected by conserving and enhancing koala habitat extent and condition.

This state interest contains matters of environmental significance (MES) that may also hold values for other reasons:

- matters of environmental significance (MES) may also comprise places of cultural heritage significance – refer to the *Cultural heritage* state interest
- the environmental values of matters of state environmental significance (MSES) – High ecological value waters are also protected, and adverse impacts minimised, as part of the *Water quality* state interest
- MSES – Declared fish habitat area, also host fisheries resources – refer to the *Agriculture* state interest.

In addition, MES may comprise a matter to be managed for bushfire risks – refer to *Natural hazards, risk and resilience* state interest.

8.1 Approach to integrating this state interest

8.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

For this state interest, the department and agencies can assist in:

- discussing the protection of MSES and matters of local environmental significance (MLES) and the local refinement of MSES mapping and the identification of MLES relevant to the local government area (DES)
- consideration of MSES that are endangered regional ecosystems, of concern regional ecosystems, and essential habitat under the *Vegetation Management Act 1999* – whether in remnant vegetation or in regulated regrowth vegetation (Resources)
- consideration of fisheries resources (DAF).

Note that any local refinement of MSES mapping requires a long lead time. Early engagement with state agencies is critical to agree on a methodology and approach, prior to local government commencing this work.

Engagement is also recommended with:

- surrounding local authorities and regional Natural Resource Management (NRM) groups, to consider possible significant connections and corridors which cross local government boundaries
- local community, Aboriginal and Torres Strait Islander communities and land protection groups, to gain input and local knowledge to support the identification of MES.

8.1.2 Understanding the planning scheme context

8.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

A. A landscape-wide approach to biodiversity

Biodiversity, while present at a detailed site-specific scale must be understood for your area with the context of a landscape/catchment scale view. This broader view enables the interactions and interdependences from within and outside of your area to be recognised, investigated and factored into settlement planning.

Preparing a landscape-wide scale biodiversity strategy can:

- recognise that complex interactions and ecological processes allow for ecosystems to function, which in turn support the individual MES
- identify degraded areas which can be restored to reconnect isolated habitat areas
- coordinate land use policy elements (such as local government area-wide mapping of MES and planning scheme policy guidance) with other strategies (such as a local environmental offset policy, environmental acquisition program, invasive species programs and restoration programs).

Refer to 'Preparing a landscape-wide biodiversity strategy' in the 'Supporting information' section for guidance on the steps involved in identifying biodiversity values at a local government level.

B. MNES

Matters of national environmental significance (MNES) are matters of biodiversity that are important at a national level and listed under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Identify whether there are any MNES in the local government area including immediately adjacent to the boundary of the local government area and offshore areas, such as marine parks.

The [Commonwealth Protected Matters Search Tool](#)⁴ can generate a map and report that will help determine whether MNES or other matters protected by the EPBC Act are likely to occur in the planning scheme area. Those relevant to the *Biodiversity* state interest are:

- World Heritage areas
- National Heritage places
- wetlands of international importance
- listed threatened species and ecological communities
- migratory species protected under international agreements
- Commonwealth marine areas
- Great Barrier Reef Marine Park.

Certain MNES (world heritage areas, national heritage places, marine parks) have geographically defined boundaries that enable these matters to be more easily identified and considered.

Note – Many MNES species are listed in the *Nature Conservation Act 1992* which results in them being defined as MSES.

C. MSES

MSES are environmental areas and values that are important at a state level and defined in the glossary of the SPP.

⁴ Information provided through this search tool is indicative only

Identify whether there are any MSES in the local government area including immediately adjacent to the boundary of the local government area and offshore areas.

MSES mapping is available on the [SPP IMS](#) and reflects the SPP definition of MSES.

MSES mapping on the [SPP IMS](#) is indicative only and does not reflect the full extent of MSES values. For mapping of regulated vegetation [Queensland Globe](#) or [QSpatial](#) should be used.

Local government can choose to locally refine wildlife habitat and high environmental value wetlands and watercourse layers (for instance, more detailed mapping of cassowary habitat), for further detail refer to the 'SPP Mapping' section below.

The [Method for mapping Matters of state environmental significance for the State Planning Policy 2017 and Environmental Offset Regulation 2014](#) provides methodologies and data for specific layers used to map MSES. For consistency, any proposed refinement of MSES at the local level should use this document.

Local governments should consult the appendices of the mapping methodology for additional guidance on the application of specific MSES layers.

D. MLES

MLES are natural values and/or areas identified by a local government in a local planning scheme. Local governments are encouraged to identify and describe the MLES in the local government area. There are no layers in the SPP IMS displaying MLES.

MLES values must be distinct from MSES and MNES and be defined with evidence to support the determination of the values.

In local government areas that are subject to very few development applications; or with limited resources; or where risks to MES are low, this could involve mapping significant regional biodiversity values from the relevant regional plan. In other local government areas local natural values could be identified by a strategy which identifies and refines environmental values such as:

1. Large tracts of intact vegetation (core areas), patches of connecting vegetation (stepping stones) and connecting corridors identified by environmental assessments which are informed by local scientific studies and community engagement.
2. Existing regional plan mapping of regional biodiversity values and corridors.
3. Areas that support the protection of and provide linkages between significant areas of MSES or MNES
4. Values that form part of the state vegetation management framework but are not identified as MSES, such as:
 - a. 'least concern' regional ecosystems under the *Vegetation Management Act 1999* – whether in remnant vegetation or in regulated regrowth
 - b. strategic rehabilitation areas identified in regional plans
 - c. the regional, local and other values identified in [Biodiversity Planning Assessments](#).

Note – For GIS and spatial mapping data for some of these values search for key words on the [QSpatial](#). The [Queensland Globe](#) interactive online tool contains themes or 'globes' such as the Vegetation Management Globe containing mapping for vegetation regulated under the Vegetation Management framework, and a Biota and Environment Globe that includes spatial data on Biodiversity planning assessments and regional ecosystem mapping.

Note – The Vegetation Management (Thickened Vegetation) and Other Legislation Amendment Regulation 2018 updates the SPP definition by making amendment to the definition of MSES Essential Habitat to include:

3A) A prescribed regional ecosystem is a matter of State environmental significance, for a prescribed activity mentioned in schedule 1, item 7(e), if the ecosystem is an area of essential habitat on the essential habitat map for an animal that is near threatened wildlife or a plant that is near threatened wildlife

E. Ecological connectivity

Local government will also need to identify land that provides ecological connectivity or includes ecological corridors:

1. In local government areas where risks to MES are low (where the level of development activity is low and there is a low probability of development affecting areas of MES, including MLES), this could involve identifying significant regional biodiversity corridors from the relevant regional plan and the MNES from the [Commonwealth Protected Matters Search Tool](#). The local government should look to identify threats to the MSES/MNES, biodiversity health and resilience, and identify where MES values could be improved or rehabilitated.
2. Where development activity during the life of the planning scheme is expected to be significant and is likely to affect areas of MES, planning schemes will need to proactively respond to protecting MSES and biodiversity health and resilience, this could involve taking into account:

- using MLES to provide linkages between significant areas of MNES, MSES and MLES
- 'least concern' regional ecosystems and 'regrowth' connecting vegetation
- corridors identified in **Biodiversity Planning Assessments**
- regional biodiversity corridors in regional plan mapping
- riparian vegetation along waterways
- areas that are currently cleared or degraded which have potential to be rehabilitated to provide links between matters of environmental significance
- identifying vegetation patches as MLES where these provide habitat and ecological connectivity as 'stepping stones'.

Note – For clarity and certainty about what provisions apply in which circumstances, ensure mapping differentiates between MNES, MSES and MLES.

F. Koala habitat within SEQ

Local governments in SEQ need to identify parts of the local government area that are recognised as Koala Priority Areas (KPAs) and Koala Habitat Areas (KHA) in order to consider the land use planning implications of the **koala habitat mapping for South East Queensland**.

Further information about the **Koala conservation protections for South East Queensland**, including the **South East Queensland Koala Conservation Strategy 2020-2025** is available on the DES website.

8.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The **Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments** document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

A. Environmental legislation

Part F Glossary of the SPP identifies the various Acts and regulations administered by different state agencies that protect and manage MNES and MSES, and whose provisions often interact.

For MNES, assessment and approval may be required under the *Environment Protection and Biodiversity Conservation Act 1999*, where the development may have a significant impact on MNES.

The **Wet Tropics Management Plan 1998** (the Management Plan) has been prepared to satisfy the requirements of the *Wet Tropics World Heritage Protection and Management Act 1993*. The Management Plan applies to all development within the Wet Tropics of Queensland World Heritage Area and is administered by the **Wet Tropics Management Authority**. To the extent of any inconsistency the Management Plan will prevail over a planning scheme. Any development within the Wet Tropics of Queensland World Heritage Area may be referred to the Wet Tropics Management Authority for assessment as a third-party advice agency. Development may also require a separate permit under the Management Plan.

B. Environmental offsets

The *Environmental Offsets Act 2014* establishes the framework for requiring an environmental offset for certain prescribed activities and matters.

A local government may only require an environmental offset for MSES where allowed for under the Environmental Offsets Regulation 2014. Currently there are no MSES where a local government is allowed to require an environmental offset.

A local government can require an environmental offset for MLES identified by the planning scheme. The Environmental Offsets Regulation 2014 requires that the MLES values to be offset under a planning scheme cannot be the 'same, or substantially the same' as any MSES or MNES. If a development approval requires an environmental offset the delivery of the environmental offset must be consistent with the environmental offsets framework including a consistent offset ratio, and maintaining an offsets register.

C. Koala planning regulatory framework in SEQ

In SEQ, development impacting upon KHAs is regulated in the Planning Regulation as follows:

- Clearing of KHA in a KPA is prohibited development.

- Development interfering with a KHA outside a KPA is assessed by the State through the State Assessment and Referral Agency (SARA).
- Development for extractive industry in a KRA that involves interfering with a KHA is assessable development by the State through SARA.
- Development in a KPA on land that contains KHA but will not result in the clearing of KHA is regulated by local government. The local government assessment needs to be consistent with the assessment benchmarks in Schedule 11 of the Planning Regulation. These assessment benchmarks relate to maximising the safe movement of koalas and avoiding adverse impacts on KHA.

The Department of Environment and Science website contains guidance on koala sensitive design, mapping and planning controls to assist local governments with integration of koala conservation into their planning schemes.

D. Prohibitions related to biodiversity

Prohibitions in the Planning Regulation exist in relation to protecting KHAs in KPAs and for native vegetation clearing where not for a relevant purpose. The use of prohibitions demonstrates the State's intent to protect these matters (by using the highest level of planning control) and should inform the planning scheme response when integrating and balancing both this state interest and other state interests in these areas.

8.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's [Drafting a planning scheme – Guidance for local governments](#) document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes support a settlement pattern that protects and enhances the biodiversity values of the area by avoiding development on areas of: <ol style="list-style-type: none"> 1. MNES, MSES and MLES? 2. Ramsar sites and marine parks? 3. A regional plan's regional biodiversity network and identified Strategic Environmental Areas? 4. Biodiversity value identified in the local government's landscape-wide strategy? 5. Areas important for ecological processes and ecological connectivity? Note – Refer to the Regional Planning Interest Regulation 2014 and the applicable Regional Plan for further guidance on desired outcomes for designated precincts within Strategic Environmental Areas. Where there is an identified need for the settlement pattern to locate development in areas of MNES, MSES or MLES, do the strategic outcomes promote development outcomes that minimise adverse impacts by protecting, managing and enhancing the condition, extent, diversity and connectivity of MES and its supporting ecological processes?	All
2.	Do strategic outcomes recognise the importance of MLES to the community and its contribution to maintaining healthy and resilient ecosystems and ensuring the sustainable, long term conservation of biodiversity?	3
3.	Do strategic outcomes:	4

	<ol style="list-style-type: none"> 1. Recognise the contribution ecological corridors make towards maintaining health and resilient ecosystems and ensuring the sustainable, long term conservation of biodiversity? 2. Promote the maintenance and enhancement of the connectivity of MES areas throughout the local government area and with neighbouring local government areas? 3. Identify and support habitat and corridors that are suitable for rehabilitation, land for a future ecological corridor and for receiving environmental offsets? 	
4.	Do strategic outcomes reference international conservation agreements and species conservation plans such as the Convention on the Conservation of Migratory Species of Wild Animals (CMS or Bonn Convention) and bilateral agreements (such as bilateral agreements between Australia and other nations to protect migratory birds) if these agreements/plans have informed the strategic directions for development in the planning scheme area?	1
5.	In SEQ, do strategic outcomes seek to protect and enhance KHAs and the safe movement of koalas between KHAs?	5
6.	For local government areas with significant populations of light sensitive fauna, such as sea turtles and migratory shorebirds, do strategic outcomes avoid expanding the settlement pattern and manage existing light pollution adjacent to these places? For example, are building heights limited adjacent to turtle nesting beaches to prevent direct light becoming visible on the beach?	1, 2, 3 and 4
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the ‘Mapping’ section below.</p>	Relevant to state interest policies:
7.	Does planning scheme mapping recognise and map areas of MNES (where not already identified as MSES)?	1
8.	<p>Does planning scheme mapping identify and (where appropriate) locally refine MSES in the planning scheme area?</p> <p>These are mapped in the SPP IMS.</p> <p>Note – Local refinement for MSES layers by local government as part of a planning scheme wide or local area amendment usually requires a legislative process to update base regulatory mapping. Refer to the ‘SPP Mapping’ section below for details.</p> <p>Note – The planning scheme can identify KPA and KHA within the local government area either as stand-alone elements or as part of the broader identification of MSES.</p>	2
9.	Does planning scheme mapping identify MLES in the planning scheme area and distinguish the specific local values, such as core areas, buffers and corridors?	3
10.	Does the planning scheme mapping clearly differentiate between different matters of environmental significance (national, state, local)?	1, 2 and 3
11.	Does planning scheme mapping identify the extent of the Wet Tropics World Heritage Area where development is subject to the Wet Tropics Management Plan 1998?	1
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	

Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
12.	<p>Where land is identified as containing MNES, MSES or MLES:</p> <p>Does the choice of zone/locally specific provisions deliver development outcomes compatible with the protection of these matters and avoids development that will result in significant impacts on MNES and adverse impacts on MSES and MLES?</p> <p>For example, supports the role of KPAs and the extent and function of KHA?</p> <p>The choice of zone or other local provisions affects the State's ability to assess, conserve or offset clearing of MSES vegetation. A change from a non-urban zone to an urban zone could change the local government's intent to protect vegetation. For example, the use of urban zoning limits the State's assessment role and the ability for the State to require an environmental offset for development involving clearing 'of concern' regional ecosystems and essential habitat. However, urban zoning does not affect the State's ability to assess development involving clearing of 'endangered' regional ecosystems.</p> <p>Where it is not feasible to protect MES through non-urban zoning (including partial non-urban zoning of very large lots), a local government could minimise the impact on MNES, MSES and MLES through tools such as local plans and biodiversity overlay provisions.</p> <p>Note – The use of urban zoning may limit the ability of the state to assess or apply offset conditions.</p> <p>Avoid setting an expectation through zoning that will not be able to be realised due to other known constraints. For example, should it be necessary to apply overlays to the land that individually or cumulatively prevent or restrict land from being used in accordance with the zone purpose, then inclusion of the land in a different zone may be warranted. The zone map should accurately reflect the intent for land in the local government area, providing transparency to the community.</p> <p>A local government may also choose to use locally specific provisions (such as a significant vegetation overlay) to protect vegetation in an urban area for reasons that are different to the State's, for example, a local government may wish to regulate the clearing of vegetation which is:</p> <ul style="list-style-type: none"> • of local historic or cultural significance • worthy of protection due to its local amenity or other aesthetic qualities. 	1, 2 and 3
13.	<p>Where land is identified as containing MNES, MSES or MLES:</p> <p>Is the size of zones or locally specific mapping informed by recommended separation distances to protect specific values from disturbance and edge effects? For example:</p> <ol style="list-style-type: none"> 1. Lighting impact buffers to significant turtle nesting areas and bird roosting sites. <u>The National Light Pollution Guidelines for Wildlife</u> suggests employing best practice lighting design up to 20 kilometres from these areas and more stringent measures in close proximity to these areas (such as limiting building heights to prevent light being directly visible from the turtle nesting area). 2. Buffers around wetlands of a default 50 metres in urban areas and 200 metres in non-urban areas. For further information, the Queensland Wetlands Buffer Guideline is available at <u>https://wetlandinfo.ehp.qld.gov.au/wetlands/resources/publications/reports.html</u>. 3. The setback buffer distances for wetlands and watercourses contained in the <u>State Code 16: Native vegetation clearing</u> and <u>State Code 9: Great Barrier reef wetland protection areas</u> may also inform the size of zone or locally specific mapping. 	1, 2 and 3

	4. Setbacks from areas of regulated native vegetation that provide an adequate fire break to avoid the need to clear vegetation to manage the natural hazard – bushfire.	
14.	Where land is identified as containing MNES, MSES or MLES: Does the proposed pattern of development identify ways that areas of environmental significance can support back to country aspirations of Aboriginal and Torres Strait Islander peoples with demonstrated rights to land, without significant impact on the environmental values of the area?	1, 2 and 3
15.	Where land adjoins areas containing MNES, MSES or MLES: Does the choice of zone/locally specific provisions consider the specific values to be protected and the effect the zoning of adjoining land may have on those values?	1, 2 and 3
16.	Where land is identified as providing ecological connectivity or includes ecological corridors for MNES, MSES or MLES: Does the choice of zone/locally specific provisions: 1. Avoid the fragmentation of these connections? For example, inclusion in a zone where large rural lots are retained and subdivision is avoided. 2. Have minimal disturbance to their ecological connectivity? For example, inclusion in an overlay that articulates this outcome and in a complementary zone where minimal development is envisaged.	4
17.	In SEQ, do zones or locally specific mapping connect KHAs with new biodiversity corridors where suitable for safe koala movement?	5
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development address the following.	Relevant to state interest policies:
18.	Do the categories of development and assessment make development that is likely to have a significant impact on MNES as identified in the <u>MNES Significant impact guidelines</u> , assessable? This will enable assessment benchmarks to apply so that impacts can be fully considered.	1
19.	Do the categories of development and assessment: 1. Make development that has the potential to have an adverse impact on MSES assessable? 2. Consider how the scale of development may vary in its impacts on vegetation? This will enable assessment benchmarks to apply so that impacts can be fully considered.	2
20.	Do the categories of development and assessment make development that has the potential to have a significant impact on MLES assessable? This will enable assessment benchmarks to apply so that impacts can be fully considered.	3
21.	Do the categories of development and assessment make development impacting on ecological processes and potentially fragmenting connectivity assessable? This will enable assessment benchmarks to apply so that impacts can be fully considered.	4
22.	Do the categories of development and assessment make development within areas of MSES or MLES that has the potential to have an adverse	2, 3 and 4

	<p>impact on MSES or MLES, or development impacting on ecological processes and connectivity, assessable, where:</p> <ol style="list-style-type: none"> 1. A material change of use to an urban purpose or for a use that involves new infrastructure? 2. Reconfiguring a lot? 3. Operational work involving clearing of vegetation or ground disturbance? <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
23.	<p>Where development may result in a significant impact on MNES or adverse impact on MSES or MLES, connectivity or ecological processes:</p> <p>Do assessment benchmarks include requirements for the impacts to be investigated and assessed? This could be demonstrated through the preparation of an ecological assessment as part of the assessment process.</p> <p>Note – Local government may choose to include advice for users in a planning scheme policy outlining the essential components of ecological assessments which assists in demonstrating that an assessment benchmark has been met. See 'Undertaking and ecological assessment' section below.</p>	All
24.	<p>Where development is proposed adjacent to areas containing populations of light sensitive fauna (e.g. seabirds, migratory birds):</p> <p>Where development is adjacent to light sensitive fauna habitat, do assessment benchmarks include requirements for the construction, design and operation of the development to minimise the impacts of artificial light?</p> <p>Note – Example assessment benchmarks are included in the Sea Turtle Sensitive Area Model Code.</p>	1, 2, 3 and 4
25.	<p>Where in or near areas of MNES:</p> <p>Do the assessment benchmarks avoid development outcomes that are likely to have a significant impact on MNES as identified in the MNES Significant impact guidelines?</p> <p>Where there is a risk that development may have a significant impact on MNES (as identified in the MNES Significant impact guidelines), do the assessment benchmarks seek to minimise or mitigate these impacts as much as possible?</p> <p>For example:</p> <ol style="list-style-type: none"> 1. Manage the location of development and undertaking of activities on the site. 2. Regulate the timing of the use or its component activities. 3. Manage the design of development and associated infrastructure. <p>Note – Local government may seek to alert users to the following matters:</p> <ul style="list-style-type: none"> • Development that is likely to impact on MNES is referred to the Australian Government for assessment under the EPBC Act. • Development in the Wet Tropics Area is required to be compatible with the Wet Tropics Management Plan 1998 and may be subject to a separate Wet Tropics Management Authority assessment. • Where Marine Parks extend to the high water mark in the local government area, development below high water mark is subject to a separate Marine Parks assessment. 	1
26.	<p>Where in areas of MSES and MLES:</p> <p>Do assessment benchmarks:</p>	2 and 3

	<ol style="list-style-type: none"> 1. Ensure development is of a scale and nature that avoids adverse impacts on these values? 2. Where it is demonstrated adverse impacts cannot be avoided, minimise these adverse impacts through design and operation of development, both during and after construction? <p>For example:</p> <ol style="list-style-type: none"> 1. Provisions for significant new development in areas allocated for future urban development apply a structure / master planning process to plan development layout and uses in a manner that avoids or minimises adverse impacts on MSES and MLES. 2. Provisions promote a development layout and infrastructure design that allows for the continued movement of species through an area. 3. Provisions minimise the development footprint and limits disturbance to food and water sources for native species both during and after construction? 4. Where native vegetation clearing is to occur, provisions support conditions to reduce the risks to wildlife by requiring the clearing to be undertaken as sequential clearing allowing animals time to relocate and under the supervision of a wildlife spotter. 5. Provisions promote a development layout and infrastructure design that allow for the continued safe movement of species through an area? 6. Provisions support conditions to limit development activities during breeding periods or reduce on-site construction and operational impacts such as noise, lighting and hours of operation? 7. For MLES, provisions require an offset for a significant residual impact that remains following minimisation – to provide land or funding of native vegetation programs – where permitted by the <i>Environmental Offsets Act 2014</i>. <p>Note – MLES offset requirements, including the significant residual impact for MLES are to be outlined in a planning scheme document (such as a planning scheme policy). The environmental offsets for MLES must be delivered in accordance with the <i>Environmental Offsets Act 2014</i>. This includes specifying MLES maximum offset ratios for financial or land-based delivery of offsets, and the calculation and delivery transactions recorded on a publicly available offset register.</p> <p>Note – Local governments cannot require an environmental offset for new development applications (made on or after the commencement date of 7 February 2020) involving interfering with koala habitat. This is because the Environmental Offsets Regulation was amended to remove 'non-juvenile koala habitat tree' as relevant for section 15(4) of the <i>Environmental Offsets Act 2014</i>.</p>	
27.	<p>Where there is a risk that development on land adjoining areas containing MSES (either neighbouring or on the same lot) may have an adverse impact on MSES values:</p> <p>Do assessment benchmarks seek to avoid or manage the potential impacts of development that may have an edge-effect on adjoining areas of MSES?</p> <p>For example, managing off-site impacts such as noise lighting and access arrangements.</p>	2
28.	<p>Where land is identified as containing MES:</p> <p>Do the assessment benchmarks support biodiversity, ecological processes and ecosystem health by avoiding degradation? For example:</p> <ol style="list-style-type: none"> 1. Avoiding development activities that fragment intact areas leading to loss of genetic diversity. 2. Where a site is part of an ecological corridor as identified in the planning scheme, development does not impact on the corridor's size or ability to facilitate feeding, nesting, breeding and the movement of wildlife between environmental areas 3. Provide landscaping and land management that prevent the invasion of pests and weed species, which outcompete or predate on native species. 	1, 2 and 3

	<p>4. Where there is a risk of destroying the aquatic ecosystem and dependent fauna, development includes water quality management during and post-construction.</p> <p>5. Development is located to avoid the need to clear vegetation to manage bushfire risk.</p>	
29.	<p>Where land is identified as containing MES:</p> <p>Do the assessment benchmarks require rehabilitation works such as active weed management and revegetation to restore the overall productivity of degraded ecosystems and to improve habitat and extent of these areas?</p>	1, 2 and 3
30.	<p>Where land is identified as containing MES:</p> <p>Do assessment benchmarks ensure development is designed, planned and operated to maintain safe wildlife movement and connectivity through a development site?</p> <p>For example, contains provisions that:</p> <ol style="list-style-type: none"> 1. Provide a corridor of sufficient width (taking into account edge effects) is protected to maintain ecological connectivity where the site conditions, planning scheme or landscape-wide biodiversity strategy identify this is necessary. 2. Avoids subdivision in corridors as this can result in vegetation clearing for fencing, roads, building envelopes and associated infrastructure which could allow for further clearing under exempt clearing work. 3. Establishes a layout of new urban development that is clustered outside mapped corridors, to minimise disturbance of ecological connectivity. 4. Establishes a subdivision layout, including road pattern and allocation of public spaces, protects existing corridors or restores fragmented connectivity. 5. Includes wildlife movement in the development's design and/or provides for movement infrastructure. 6. Locate large scale uses on the site (such as intensive animal industries) where they will not fragment mapped corridors or disrupt fauna movement on the site. 7. Identifies land for the long-term preservation of corridors in the proposed development site (i.e. dedication as public space or as part of private land using mechanisms such as building location envelopes, covenants and zones) where corridors are identified as part a landscape-wide biodiversity strategy. 	4
31.	<p>Where land includes environmental corridors:</p> <ol style="list-style-type: none"> 1. Do assessment benchmarks require linear infrastructure to be located to avoid severing environmental connectivity? 2. Where impacts on ecological connectivity cannot be avoided, do the provisions require this infrastructure be designed and operated to include measures for fauna movement (such as over/underpasses and fauna fencing) that enable native wildlife to continue to move through the landscape freely and safely? 	4
32.	<p>KHAs in SEQ:</p> <p>For land that is:</p> <ul style="list-style-type: none"> • in a KPA and contains KHA but does not involve interfering with koala habitat • in an identified koala broad-hectare area <p>Schedule 11, Part 3 of the Planning Regulation contains assessment benchmarks to be used by local government in development assessment. The local government can include additional assessment benchmarks to assess this type of development, but these additional assessment benchmarks may not be inconsistent with Schedule 11, Part 3.</p>	5

	For land that supports the function of KHAs (such as land adjacent to a KHA or in a biodiversity corridor): Note – The Koala-sensitive Design Guideline – A guide to koala-sensitive design measures for planning and development activities provides advice and information to determine appropriate measures to help avoid and minimise the impact of development on koala populations.	
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8.2 Supporting information

8.2.1 Key terms and concepts

Key term or concept	Information
Biodiversity	Biodiversity is the variety of all living things and is usually explored at three levels: <ul style="list-style-type: none"> genetic diversity – the variety of genetic information contained in individual plants, animals and micro-organisms species diversity – the variety of species ecosystem diversity (terrestrial, marine and freshwater) – the variety of habitats, ecological communities and ecological processes.
Biodiversity (and ecosystem) health	Biodiversity and ecosystem health refer to its condition, integrity and productivity (i.e. its ability to perform its ecological processes).
Ecological connectivity	Ecological connectivity refers to connections across the landscape that link up areas of habitat facilitating the safe movement of wildlife or genetic flows across the landscape and can include: <ul style="list-style-type: none"> large areas of bushland habitat linear ecological corridors that range in size from smaller corridors connecting relatively close areas of habitat to landscape corridors connecting more distant areas small patches of vegetation that provide habitat and serve as ‘stepping stones’ to aid the movement of native species between larger habitat areas and areas of MES vegetation buffers to MSES that serve to mitigate edge effects.
Ecological processes	Ecological processes relate to the components of an ecosystem (including plants, wildlife, water, soil and atmosphere) and how they interact with each other, both within and across ecosystems. These ecological processes include hydrological processes, soil development, nutrient recycling, chemical processes including storage of nutrients, decomposition and cycling of organic matter, pollination and seed production and dispersal, predator–prey relationships, germination and recruitment of species, the carbon cycle and stability of atmospheric carbon and habitats for flora and fauna (such as logs, rocks, debris, leaf litter, nectar, hollow-bearing trees, food and shelter). Fragmentation of MES and impacts on these processes may affect the resilience of an ecosystem. Protecting these processes as part of development can assist in maintaining biodiversity.
Matters of environmental significance (MES)	See the SPP Part F Glossary . MES is used to group and identify the natural areas or values in land-use planning and development. MES includes biodiversity of environmental importance: <ul style="list-style-type: none"> either nationally or internationally – termed a ‘matter of national environmental significance’ (MNES) at a state level – termed a ‘matter of state environmental significance’ (MSES) at a local level – termed a ‘matter of local environmental significance’ (MLES).

Matters of local environmental significance (MLES)	See the SPP Part F Glossary . MLES represent natural values and/or areas identified by a local government in a local planning scheme.
Matters of national environmental significance (MNES)	MNES are matters of biodiversity that are important at a national level and listed under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> . See the SPP Part F Glossary .
Matters of state environmental significance (MSES)	MSES are a range of environmental areas and values that are important at a state level. See the SPP Part F Glossary .

8.2.2 SPP mapping

This section identifies the **SPP IMS mapping layers** applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the 'Approach to integrating this state interest' section above.

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged in the planning scheme. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer ⁵	Data custodian	Head of power	State interest policy that the mapping relates to
MSES – Protected areas (estate)	DES	<i>Nature Conservation Act 1992</i>	State interest policy 2 and MSES element of state interest policy 4
MSES – Protected areas (nature refuge)	DES	<i>Nature Conservation Act 1992</i>	State interest policy 2 and MSES element of state interest policy 4
MSES – Marine park	DES	<i>Marine Parks Act 2004</i>	State interest policy 2 and MSES element of state interest policy 4
MSES – Declared fish habitat area	DES	<i>Fisheries Act 1994</i>	State interest policy 2 and MSES element of state interest policy 4
MSES – Strategic environmental areas (designated precinct)	DSDILGP	<i>Regional Planning Interests Act 2014</i>	State interest policy 2 and MSES element of state interest policy 4
MSES – High ecological significance wetlands	DES	<i>Environmental Protection Act 1994</i>	State interest policy 2 and MSES element of state interest policy 4
MSES – Legally secured offset area (offset register)	DES	<i>Environmental Offsets Act 2014</i>	State interest policy 2 and MSES element of state interest policy 4
MSES – Legally secured offset area (regulated vegetation offsets)	DES	<i>Environmental Offsets Act 2014</i>	State interest policy 2 and MSES element of state interest policy 4

Mapping layers in Appendix 1, Table B, of the SPP

This mapping must be appropriately integrated in the planning scheme and may be locally refined by a local government in a way that achieves the state interest policy. How to do this is discussed generally in the 'Approach to plan-drafting' section. Layers identified in the table below as:

⁵ The mapping data for the individual layers of MSES can also be downloaded from [QSpatial](#)

- **Requires regulatory update** are layers which can only be amended in accordance with a regulatory process detailed in the relevant Act. This amendment process is independent of a planning scheme amendment and can add a significant wait time to the amendment process depending on the scheduled amendment times.
- **Requires state approval** are layers which can be locally refined following data custodian's approval of background studies and mapped data provided by the local government. This amendment process is independent of a planning scheme amendment and should occur well before the lodgement of the planning scheme amendment.

Mapping layer ⁶	Data custodian	Head of power	State interest policy that the mapping relates to	Legislative mapping requirement
MSES – Wildlife habitat (endangered or vulnerable and special least concern animal)	DES	<i>Nature Conservation Act 1992</i>	State interest policy 2 and MSES element of state interest policy 4	Requires state approval: DES and the Qld Herbarium approve species habitat mapping method and mapping. Minimum timeframe is 6 months.
MSES – Wildlife habitat (SEQ koala habitat areas)	DES	<i>Nature Conservation Act 1992</i>	State interest policy 2 and MSES element of state interest policy 4, State interest policy 5	Requires a regulatory update: Process to update the Koala habitat map under the Nature Conservation Koala Conservation Plan 2017.
MSES – High ecological value waters (wetland)	DES	<i>Environmental Protection Act 1994</i>	State interest policy 2 and MSES element of state interest policy 4	Requires state approval: DES approve in accordance with the Queensland Wetland Mapping Methodology.
MSES – High ecological value waters (watercourse)	DES	<i>Environmental Protection Act 1994</i>	State interest policy 2 and MSES element of state interest policy 4	Requires state approval: DES approve in accordance with the Queensland Wetland Mapping Methodology.
MSES – Regulated vegetation (categories A,B,C,R)	Resources	<i>Vegetation Management Act 1999</i>	State interest policy 2 and MSES element of state interest policy 4	Requires a regulatory update: Regulatory process requiring discussion with Resources on refining the base supporting regional ecosystems mapping under the <i>Vegetation Management Act 1999</i> . Updated annually.
MSES – Regulated vegetation (Essential habitat)	Resources	<i>Vegetation Management Act 1999</i>	State interest policy 2 and MSES element of state interest policy 4, State interest policy 5	Requires a regulatory update: Regulatory process requiring discussion with Resources on refining the essential habitat map under the <i>Vegetation Management Act 1999</i> . Updated annually.
MSES – Regulated vegetation	Resources	<i>Vegetation Management Act 1999</i>	State interest policy 2 and MSES element of state interest policy 4	Requires a regulatory update: Regulatory process requiring discussion with Resources on

⁶ The mapping data for the individual layers of MSES can also be downloaded from the [QSpatial](#)

(100m from a wetland)				refining the vegetation management wetland map under the <i>Vegetation Management Act 1999</i> . Updated annually.
MSES – Regulated vegetation (intersecting a watercourse)	Resources	<i>Vegetation Management Act 1999</i>	State interest policy 2 and MSES element of state interest policy 4	Requires a regulatory update: Regulatory process requiring discussion with Resources on refining the watercourse and drainage feature map under the <i>Vegetation Management Act 1999</i> . Updated annually.

Mapping layers in Appendix 1, Table C, of the SPP

This mapping is provided for local government information purposes only and may be included in a planning scheme at the discretion of the local government.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to	Process to locally refine
Regional biodiversity values ⁷	DSDILGP	<i>Relevant regional plan</i>	State interest policy 3 and MLES element of state interest policy 4	Councils are encouraged to apply individual regional biodiversity values and refine as MLES. Seek advice from DES.
Regional biodiversity corridors ⁸	DSDILGP	<i>Relevant regional plan</i>	State interest policy 3 and MLES element of state interest policy 4	Councils are encouraged to apply individual regional biodiversity corridors and refine as MLES. Seek advice from DES.

8.2.3 Preparing a landscape-based approach to biodiversity

A landscape-based approach can establish, in consultation with the community and stakeholders, a vision for biodiversity within the local government area and the actions and measures to achieve the vision. These measures include the planning scheme response to delivering on the *Biodiversity* state interest, including locally refining MNES and MSES, mapping MLES and introducing a local offset policy.

Scope

The approach should identify the legislative and regulatory context for biodiversity in the local government area, including National, State and regional planning and environmental legislation and policy (refer to the Regulatory context section above) and any Strategic Assessment or City Deal arrangements.

The technical steps involved include:

Action	Description
Identify priority species	From the features of the area, consider adopting a priority species approach to focus planning controls and other programs. Possible criteria for considering a list of priority species include: <ul style="list-style-type: none"> specific relevance to the local government area

⁷ This mapping is available on the **Development Assessment Mapping System (DAMS)** rather than the SPP IMS. The methodology for the identification of these regional values is available at <https://www.qld.gov.au/environment/plants-animals/biodiversity/assessing>

⁸ This mapping is available on the **Development Assessment Mapping System (DAMS)** rather than the SPP IMS. The methodology for the identification of these regional values is available at <https://www.qld.gov.au/environment/plants-animals/biodiversity/assessing>

	<ul style="list-style-type: none"> ability of habitat to be spatially represented ability of the species to act as a surrogate for the biodiversity which exists within its preferred habitat (e.g. an indicator of general biodiversity or ecological integrity) ability of the species to be assisted through land use planning, management and community support activities.
Identify and describe the ecological features that occur within the local government area	<p>This includes:</p> <ul style="list-style-type: none"> wildlife (flora and fauna) including taxonomy, fauna groups, conservation status – include mapping of habitat where possible vegetation communities including remnant, high value regrowth vegetation and other non-remnant vegetation (unestablished regrowth, scattered trees, urban bushland and gardens) wetland systems overall Biomes (terrestrial landscapes rainforests, woodlands, grasslands, coastal landscapes such as heath, saltmarsh, mangroves, beaches, freshwater aquatic lakes, swamps rivers and creeks) conservation estates, land for wildlife, open spaces, reserves and offset sites if possible, sources/drivers of ecological processes such as nutrient flow, hydrological processes, genetic flow and energy flow all other MSES mapping in the LGA relevant regional biodiversity values and regional biodiversity corridors from a regional plan.
Identify and map viable connections and corridors across the local government area landscape	<p>From the ecological features, identify the following features (or similar):</p> <ul style="list-style-type: none"> Core areas – very large areas of intact bushland or natural landscape Ecological linkages – wildlife movement corridors or landscape corridors that connect core areas Stepping stones – Smaller areas of vegetation for movement between core areas Critical linkages – Areas of connecting vegetation that have been impacted by edge effects Future linkages – Areas of cleared or degraded values that are important for restoration.
<p>Describe the significance of each feature or its sub-components and relate to MLES, considering criteria such as:</p> <ul style="list-style-type: none"> quality (naturalness) uniqueness species diversity and variation conservation status of species and communities representativeness viability or connectivity <p>Note – MLES values cannot be the same or substantially the same as MNES and MSES.</p>	<p>Document a level of significance based on the criteria. Levels of significance can vary from:</p> <ul style="list-style-type: none"> matrix ratings, i.e. Very Low to Very High rating (1 to 5) local or regional significance high or general biodiversity importance local priority species viable landscape connections. <p>Highest significance rating values could be included as MLES.</p>
Identify key threatening processes to biodiversity in the local government area and significant impact to values	<p>Describe any drivers to the threatening processes.</p> <p>Determine significant residual impact for MLES values for offset determination purposes.</p>

8.2.3.1 Data sources

The following data sources may assist in preparing a landscape-wide biodiversity strategy:

Matter	Source
Biodiversity	Australia's Biodiversity Conservation Strategy can be viewed at: www.environment.gov.au/biodiversity/conservation/strategy CSIRO has general information about Australia's biodiversity at: www.csiro.au/en/Research/Environment/Biodiversity
Environmental offsets	The <i>Environmental Offsets Act 2014</i> , associated regulations and Environmental Offsets Policy 2014 are available at www.qld.gov.au/environment/pollution/management/offsets/
Environmental Reports Online	The <i>Environmental Reports Online</i> is a service where specific information on the environmental values of MSES, regional ecosystems, terrestrial biodiversity and aquatic conservation on a property can be requested via https://environment.ehp.qld.gov.au/report-request/environment/
Mapping of other environmental values	Identifying other environmental values including: <ul style="list-style-type: none"> • Least concern regional ecosystems (<i>Vegetation Management Act 1999</i>) • Habitat for near threatened and least concern species (<i>Nature Conservation Act 1992</i>) • Corridor and rehabilitation areas • Strategic rehabilitation areas (regional plans) • Landscape-scale conservation corridors outside urban areas (Biodiversity Planning Assessment) Search for key words on the QSpatial and refer to mapping information on the Queensland Globe
Matters of National Environmental Significance	The <i>Commonwealth Protected Matters Search Tool</i> available at www.environment.gov.au/epbc/pmst/ This tool generates a map and report that will help determine whether these or other matters protected by the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> are likely to occur in a local government area, region or on a particular site Any information provided through this facility is indicative only, and local knowledge and information should also be sought where possible
Species information	Wildlife profiles for Queensland fauna can assist in understanding species and include threats to the species and may help determine whether development will have an adverse impact on MSES Species profiles at https://environment.des.qld.gov.au/wildlife/animals/a-z Wetland interactive maps containing species list information for a particular area (not just wetland species) at https://wetlandinfo.des.qld.gov.au/wetlands/
Wildlife corridors	National Wildlife Corridors Plan: A framework for landscape-scale conservation 2012 available at: https://ger.org.au/wp-content/uploads/2020/05/Commonwealth-of-Australia-2012-National-Wildlife-Corridors-Plan.pdf

8.2.4 Undertaking an ecological assessment

A local government should provide guidance within their planning scheme (for instance, as a planning scheme policy) as to how applicants can prepare an ecological assessment. The following table⁹ provides general information on the information to be included in, and the process for preparing, an ecological assessment.

Element	Description	Sources
Reporting standards	<p>The planning scheme policy can specify the following standards for the assessment and report:</p> <ul style="list-style-type: none"> • table of contents for ecological assessment reports, including mapping and data standards • the recommended level of detail based on the scale and location of the development • the validity period for the assessment • the qualifications of suitably qualified and experienced professional • include an assessment of ecological impacts based on the scope of the proposal • include recommendations to avoid or minimise ecological impacts during construction and operation • standards for environmental management plans. <p>All surveys where the taking, use or interference with native animals or plants is proposed must ensure that all necessary permits are obtained.</p> <p>Methodologies used to complete the assessment must be described in full and any assumptions documented.</p> <p>Post construction follow up reporting may be required.</p>	<p><u>General information on permits, licences and authorities for native wildlife</u></p>
Plant communities and their condition	<p>Describe and accurately map plant species and communities (including details such as age, structure, floristics, condition and regional ecosystem status) within the site and on adjacent lands.</p> <p>Identify and document the presence of any flora species listed as threatened under Commonwealth or State legislation. This should include and prohibited or restrictive species under the <i>Queensland Biosecurity Act 2014</i> or local pest management plan.</p> <p>Identify and determine whether site is subject to flora survey requirements for clearing a protected plant under the <i>Nature Conservation Act 1992</i>.</p> <p>Identify evidence of edge effects and other disturbances and their causes and intensity.</p> <p>Describe the flora habitat significance of the subject site or its sub-components within a state and regional context according to, but not limited by, the following criteria:</p> <ul style="list-style-type: none"> • size and condition • quality (naturalness) • uniqueness • diversity • conservation status • representativeness 	<p><u>Protected Plant flora survey trigger map and requirements</u></p> <p><u>SPP MSES Wildlife Habitat mapping</u></p> <p><u>Regulated vegetation mapping</u></p> <p><u>Herbrecs records</u></p> <p>Local government data bases and mapping</p> <p>Local government nature conservation or biodiversity strategies</p> <p>Records outlined in species recovery plans, conservation plans, Protected Estate Management Plans and other published and unpublished reports</p> <p>Conservation agreements</p> <p><u>Regional Ecosystem mapping</u></p> <p><u>WetlandInfo</u></p>

⁹ Adapted from Brisbane City Council Ecological Assessment Guidelines, available at www.brisbane.qld.gov.au

	<ul style="list-style-type: none"> viability or connectivity with other wetland, riparian or waterway features. <p>Prepare a scaled map of plant communities and significant species, including other important habitat or site features:</p> <ul style="list-style-type: none"> contours location of wetlands (existing, natural or constructed wetlands), associated waterway corridors and remnant native vegetation existing buildings and infrastructure (e.g. transport and service corridors, water impoundment structures); and land classification, conservation protection status and value of any protected vegetation. 	
Wildlife	<p>Identify native fauna species present or likely to be present within a site and on adjacent lands throughout any given year. This will require a comprehensive fauna survey identifying all fauna on the site, including taxonomy, faunal groups and conservation status. It will also involve a survey of all vegetation communities, eco-tones and other ecological features across the site and adjacent lands, in addition to searches of available literature and fauna databases.</p> <p>Impacts from edge effects on ecological features and processes in or adjacent to the site are to be avoided or mitigated by best-practice planning and design measures.</p> <p>Prepare an appropriately scaled map for the fauna species or communities identified in the report, identifying key habitat features or evidence of fauna species.</p> <p>Describe the fauna habitat significance of the subject site or its sub-components within a local, metropolitan and regional context, according to, but not limited by, the following criteria:</p> <ul style="list-style-type: none"> quality (naturalness) uniqueness habitat diversity and variation conservation status representativeness viability or connectivity. 	<p><u>Queensland terrestrial vertebrate fauna survey guidelines</u></p> <p><u>SPP MSES Wildlife Habitat mapping</u></p> <p><u>Wildnet online</u> Museum records</p> <p><u>Birds Australia database</u> Data collected by naturalist groups Local government data bases and mapping Local government nature conservation or biodiversity strategies Records outlined in species recovery plans and species conservation plans Protected estate management plans, conservation plans and agreements Essential habitat mapping Conservation agreements</p>
Landscape connections and corridors	<p>Identify any ecological corridors on the subject site.</p> <p>Describe the location, configuration and composition of any ecological corridor which includes all or part of the subject site. Key elements include:</p> <ul style="list-style-type: none"> the extent and description of core wetland habitat types, including wetland buffers, habitat corridors, cluster and fringing vegetation significance for environmental flows and flood/storm water control role in habitat and hydrological connectivity fauna species that the corridor is likely to support extent of existing disturbed or cleared areas that would be suitable for habitat restoration, consolidating any existing habitat on site or adjoining sites location and nature of proposed services, infrastructure and associated earthworks within and adjacent to the wetland 	<p>Regional biodiversity corridors under a regional plan Corridors under a planning scheme Local naturalists and researchers Universities and research institutions Local government conservation or biodiversity strategies Local government data bases and mapping Natural resource assessment and/or planning studies Protected estate management plans, conservation plans and agreements</p> <p><u>List of Ramsar wetlands</u></p>

	<ul style="list-style-type: none"> vegetative buffers to wader roosts, HEV waters, wetlands, waterways, Ramsar areas, declared fish habitat areas and any locally significant wetlands. <p>Identify any other defined conservation values of the site and adjacent areas. Specifically, map and describe the location of any nearby Ramsar sites, wetlands identified in the Directory of Important Wetlands in Australia, protected areas and other conservation areas and values identified in by the local government.</p>	<p><u>Directory of Important Wetlands in Australia</u> <u>BAMM</u> <u>AquaBAMM</u> <u>Queensland Wetlands Program</u> <u>WetlandInfo website</u> <u>Declared fish habitat areas</u> Existing reports and publications Expert opinion</p>
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9 Coastal Environment



The SPP state interest statement and state interest policies of the *Coastal environment* state interest are:

The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.

Protection of the coastal environment:

1. Coastal processes, and coastal resources statewide, including in the Great Barrier Reef catchment, are protected by:
 - a. concentrating future development in existing urban areas through infill and redevelopment
 - b. conserving the natural state of landforms, wetlands and native vegetation in the coastal management district
 - c. maintaining or enhancing the scenic amenity and aesthetic values of important natural coastal landscapes, views and vistas
2. Development of canals, dry land marinas, artificial waterways or marine infrastructure avoids adverse impacts on coastal resources and processes.
3. Reclamation of land under tidal water is avoided other than for the purpose of:
 - a. coastal-dependent development, public marine development or community infrastructure, where there is no reasonable alternative; or
 - b. strategic ports, priority ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan, or statutory master plan; or
 - c. coastal protection works or work necessary to protect coastal resources or coastal processes

Development in the coastal environment:

4. Coastal-dependent development in areas adjoining tidal water is facilitated in preference to other types of development.
5. Opportunities for public use of and access to, and along, state coastal land is maintained or enhanced in a way that protects or enhances public safety and coastal resources.

This state interest aims to regulate development in the coastal environment and protect coastal resources, processes and landforms in the coastal management district – for plan-drafting considerations associated with managing development in the coastal management district with a specific focus on hazards associated with the erosion prone area, refer to the *Natural hazards, risk and resilience – coastal hazards* state interest.

9.1 Approach to integrating this state interest

9.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

Engagement is also recommended with:

- surrounding local governments to identify coastal resources and landforms which may cross local government boundaries

- members of the community including Aboriginal and Torres Strait Islander groups, industry including the development and tourism industry, and other interest groups such as land management groups, to identify important places and features, known issues, areas which require protection and areas which are underutilised for development
- where relevant, port and airport operators.

9.1.2 Understanding the planning scheme context

9.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

Confirm whether a coastal management district (see **SPP IMS**) applies in the local government area. If so, consider:

1. What are the coastal resources, processes or landforms, including reefs and islands, important to the local government area and the community, based on their environmental, historical, cultural, aesthetic and economic value?
Consider undertaking studies to identify areas of coastal scenic and aesthetic value, in particular those values and areas unique to the local government area which require protection through the planning scheme.
2. What is the landscape character of the local government area? For example:
 - a. Are there large areas of natural undeveloped landscape?
 - b. Are there locally and regionally significant coastal landscape features or areas with high scenic values
 - c. Are there important views, vistas, and corridors from important vantage points?
 - d. Is the character urban and modified from the natural landscape?
 - e. Do town centres have a specific character associated with the coast?
3. Where public access along the coast can be facilitated or improved and where should access be restricted?
Consider whether studies are needed to identify where and how access and use of state coastal land is preferred in the local government area.

Confirm whether the local government area is in a Great Barrier Reef catchment. Refer to <https://www.reefplan.qld.gov.au/reef-regions>.

Are there any strategic ports and airports, priority ports, aviation facilities (see **SPP IMS**), boat harbours (see list for state boat harbours at <https://www.msq.qld.gov.au/Waterways/Recreational-boating-infrastructure/State-boat-harbours>) or associated facilities in the local government area?

Then consider:

1. What are the existing patterns of urban development in the area and are there areas available for infill and redevelopment which don't impact on coastal processes or resources?
2. What are the areas which currently support, or which could support coastal dependent development?
3. What are the areas which have historically relied on reclamation (canals, dryland marinas) and/or areas that may support reclamation into the future?

9.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The **Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments** document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

A. Coastal resources and the coastal zone

The *Coastal Protection and Management Act 1995* (the Coastal Act) is the key piece of legislation for this state interest. The coastal management objects of the Coastal Act relevant to land use planning for this state interest are to provide for the protection, conservation, rehabilitation and management of the coastal zone, including its resources and biological diversity.

B. Great Barrier Reef

For local governments in Great Barrier Reef catchments, the [Reef 2050 Plan](#) provides the overarching framework for protecting and managing the Reef's Outstanding Universal Value (OUV). Relevant to this state interest, OUV includes:

- exceptional natural beauty and aesthetic importance
- significant geomorphic or physiographic features
- significant ecological and biological processes
- conservation of biological diversity.

Note – The Great Barrier Reef Marine Park is also identified as a matter of national environmental significance (MNES) – refer to the *Biodiversity* state interest.

9.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's [Drafting a planning scheme – Guidance for local governments](#) document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes promote an urban form along the coast: 1. In existing urban areas (urban zoned land)? 2. Which is compact and nodal through infill and redevelopment? 3. Without the need for linear settlement patterns? 4. Compatible with coastal resources and processes? Do strategic outcomes preserve coastal ecosystems and ecological corridors linking coastal and hinterland areas, including areas suitable or allocated for ecosystem restoration? Note – Strategic outcomes for other state interests such as Housing supply and diversity, Infrastructure integration, Liveable communities and Biodiversity should be coordinated to meet this strategic outcome.	1
2.	Do strategic outcomes consider the impacts of climate change on coastal processes, resources and development and provide a statement about how development or settlement patterns can respond? Note – A method for addressing this outcome is via a risk assessment (including a Coastal Hazard Adaptation Strategy) and associated land use planning responses. Refer to the Natural hazards, risk and resilience state interest.	1
3.	Do strategic outcomes acknowledge and avoid development which could have an adverse impact on coastal landforms, coastal processes and coastal resources in the coastal management district?	1
4.	Do strategic outcomes support coastal-dependent development: 1. Where there is an identified need for this development in locations adjacent to tidal water? 2. In preference to other types of developments in these locations? 3. By specifying that integrated development proposals are only supported where the marina is an integral part of the proposal and the residential component is located landward of the marina?	4

5.	Do strategic outcomes identify and seek to protect locally and regionally significant coastal landscape features, views and vistas and areas with high scenic values from development?	1
6.	Do strategic outcomes maintain, improve or create public access to the coast, where this access is safe, allows for the protection of the coast and does not impact on coastal processes or resources?	5
7.	Do strategic outcomes limit canals and artificial waterways to: <ol style="list-style-type: none"> 1. Where there is an identified need for this development? 2. In suitable locations identified in the planning scheme, where the handling and disposal of maintenance dredge material and ongoing dredging associated with the development can be managed for the life of the development? 3. Where impacts on coastal processes and coastal resources can be avoided? 4. Where alternatives such as dry land marinas, existing modified areas and rationalising existing marine infrastructure have been considered? 	2
8.	Do strategic outcomes only support dry land marinas and marine infrastructure: <ol style="list-style-type: none"> 1. Where there is an identified need for this development? 2. With design and construction methods to avoid adverse impacts on coastal resources and processes? 3. Where alternatives such as rationalising existing marine infrastructure and existing modified areas have been considered? 	2
9.	Do strategic outcomes limit reclamation of land under tidal water to: <ol style="list-style-type: none"> 1. Coastal dependent development, public marine development and community infrastructure where there is no feasible alternative, or 2. Strategic ports, priority ports and airports, aviation facilities and boat harbours where there is a statutory land use or master plan, or 3. Coastal protection works, and 4. Where reclamation will not result in adverse impacts to coastal processes and resources? 	3
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies:
10.	Does planning scheme mapping identify the location of the following elements in the planning scheme area: <ol style="list-style-type: none"> 1. coastal management district? 2. strategic ports, priority ports and airport aviation facilities? <p>These elements are mapped in the <u>SPP IMS</u>.</p>	1 and 3
11.	Consider mapping the following elements in the planning scheme area: <ol style="list-style-type: none"> 1. locally and regionally significant coastal landscape features and areas with high scenic values and of significance to the community, including reefs and islands, particularly those that are vulnerable to impacts such as headlands and popular tourist locations 2. important views, vistas and corridors from important vantage points that should be protected 3. existing and potential locations for coastal dependent development (including boat harbours, marine infrastructure and associated facilities) 	1, 3 and 5

	4. existing and potential points of public access to state coastal land, to be maintained or created over time.	
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
12.	When updating a settlement pattern or changing a land use intent: Does the choice of zone/locally specific provisions: 1. Support future urban growth via infill and redevelopment in existing urban areas, and in identified locations for coastal dependent development? 2. Protect coastal ecosystems, corridors linking coastal and hinterland ecosystems, coastal inter-urban breaks and areas suitable for ecosystem restoration? Do outcomes (for the zone / overlay / local plan) articulate this intent?	1
13.	Where land is included in the coastal management district: Does the choice of zone/locally specific provisions: 1. Protect land that is critical for conservation of coastal processes and resources? 2. Avoid other urban development at sites identified for coastal dependent development? 3. Support mixed use (integrated marina developments) in locations identified as suitable in the planning scheme? Do outcomes (for the zone / overlay / local plan) articulate this intent?	1
14.	Where land includes strategic ports, priority ports and airports aviation facilities, boat harbours and associated facilities: Does the choice of zone/locally specific provisions: 1. Align with the intent of the master plan or statutory land use plan? 2. Support the protection of the Great Barrier Reef's OUVs where land is included in a port overlay for a Priority Port? Do outcomes (for the zone / overlay / local plan) articulate this intent?	3
15.	Where land includes sites or areas of high scenic value, view corridors and important vantage points: Does the choice of zone/locally specific provisions protect these elements? Do outcomes (for the zone / overlay / local plan) articulate this intent?	1
16.	Where land is adjacent to tidal areas: Does the choice of zone/locally specific provisions: 1. Support coastal dependent development in locations identified as suitable in the planning scheme and where it avoids adverse impacts on coastal processes and coastal resources? 2. Avoid reclamation other than for the purpose of coastal dependant development, ports, boat harbours, strategic airports and coastal protection works where these works are necessary to protect coastal resources or coastal processes? Do outcomes (for the zone / overlay / local plan) articulate this intent?	4
17.	Where land is adjacent to state coastal land: Does the choice of zone/locally specific provisions facilitate public access to this state coastal land, where this access is safe and does not impact on coastal processes or resources?	5

	Do outcomes (for the zone / overlay / local plan) articulate this intent?	
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
18.	Are the following types of development assessable: 1. Development proposed in areas not intended for urban development e.g. in rural, conservation zone? 2. Development that impacts coastal processes or resources? 3. Development that impacts on landforms, wetlands and native vegetation identified as important to the functioning of coastal processes and resources in the coastal management district? 4. Development that includes reclamation on sites or in areas not identified for this type of development? 5. Development that impacts sites or areas of high scenic value, view corridors, vistas and important vantage points? 6. Development that proposes to restrict public access to state coastal land and the restriction of access is not associated with operational requirements or a risk to the public? 7. Development made assessable by a port overlay for a priority port? This will enable assessment benchmarks to apply so that impacts can be fully considered.	1, 2, 3 and 5
19.	Is the lowest appropriate level of assessment applied to the establishment of new coastal dependent development? Is other development assessable on sites identified for coastal-dependent development to prevent the encroachment of other uses? This will enable assessment benchmarks to apply so that impacts can be fully considered.	4
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
20.	Do assessment benchmarks for the coastal management district avoid impacts on coastal processes and resources by protecting landforms and wetlands and avoiding the clearing of native vegetation?	1
21.	Do assessment benchmarks require assessment against the Prescribed tidal works code in Schedule 3 of the Coastal Protection and Management Regulation 2017 where required under the Planning Regulation? Further <u>guidance on tidal works and prescribed tidal works</u> is available. The <u>Purpose and use of the Code for assessable development that is prescribed tidal works - Guideline for coastal management</u> document provides guidance on what are prescribed tidal works, the purpose of the Code and how the Code it is to be used.	1
22.	Do assessment benchmarks for sites identified for coastal-dependent development: 1. Manage other uses so that they do not interfere with the expansion or functioning of existing coastal-dependent development? 2. Where for commercial uses, require the development to be separated from tidal water by public areas or public access facilities?	4

	3. Discourage coastal dependent development outside of identified locations?	
23.	Do assessment benchmarks: 1. Maintain or enhance important views and vistas? 2. Maintain or improve coastal landforms and landscapes are?	1
24.	Do the assessment benchmarks maintain or improve the local government's preferred scenic characteristics of the coast, and identify what activities can be undertaken to enhance the scenic amenity of the coast at these localities? For guidance on determining scenic preference in the coastal zone refer to the <u>Determining scenic preference in the coastal zone guideline</u> .	1
25.	Do assessment benchmarks for marina developments with six berths or more, facilitate the installation, maintenance and availability of reception facilities for ship-sourced pollutants? See Australian and New Zealand Environment and Conservation Council (ANZECC) 1997 available in the <u>DES and Resources library catalogue</u> .	2
26.	Do assessment benchmarks seek to avoid the impacts of reclamation including loss of intertidal and tidal coastal landforms and ecosystems by: 1. Limiting new reclamation to identified suitable locations and coastal dependent development, ports, boat harbours, airports and coastal protection works which do not impact on coastal processes and resources? 2. For public marine development and community infrastructure, require an assessment demonstrating that there was no feasible alternative site? 3. Require the development to be designed, constructed and maintained to avoid impacts on coastal processes and resources and adverse changes to tidal flows and the tidal prism volume of natural waterways? 4. Condition development so ongoing maintenance for dredging is minimised?	3
27.	Do assessment benchmarks for development adjacent to state coastal land: 1. Maintain restricted access for the safe and secure operation of development (i.e. working shipyards, slipways, commercial marinas)? 2. Maintain restricted access to fragile coastal landforms and ecosystems? 3. Maintain existing access to and along the foreshore? Where development interferes with access, the development should minimise the loss of access, and where this is not possible, offset any loss of access to the foreshore by providing for enhanced alternative access in the general location. For instance, development can incorporate new public access pathways connecting to state coastal land.	5
28.	Do assessment benchmarks for development on state coastal land discourage private development and structures attaching to or extending across state coastal land where they interfere with public access and use of state coastal land?	5

9.2 Supporting information

9.2.1 Key terms and concepts

Key term or concept	Information
Artificial waterway	See Part 3 Interpretation of the Coastal Act.
Canal	See Part 3 Interpretation of the <i>Coastal Act</i> .
Coastal environment	See the SPP Part F Glossary . The coastal environment is the intersection between the land and sea, including all areas within and adjacent to the foreshore. The coastal environment includes areas of land, water, sediments, coastal landforms and the natural systems that are directly or indirectly affected by waves, tides and currents. The key pressures on the coastal environment include population growth and urban and industrial development, water pollution and climate variability.
Coastal-dependent development	See the SPP Part F Glossary .
Coastal landforms	Coastal landforms are areas built from sediments supplied to the coast or exposed to or shaped by coastal processes over time. Coastal landforms include but are not limited to bays, beaches, sand dunes, sea cliffs, rock platforms, offshore bars, sea stacks, sandy and rocky reefs, coral reefs, river deltas, lagoons, mudflats, mangrove plains, headlands, land adjacent to tidal waterways and estuaries, as well as offshore islands Coastal landforms are often temporary as they store sediment that may at some point in the future be eroded away and redeposited.
Coastal management district	See the SPP Part F Glossary . A coastal management district is an area declared under the <i>Coastal Act</i> because the area requires protection or management. For further information about the coastal management district and how lands are included in the coastal management district refer to About coastal hazards and Coastal management district mapping methodology .
Coastal processes	See the SPP Part F Glossary . Coastal processes can influence flooding and erosion of the coastline and therefore impact where development can be located. Conversely, the location of development can influence coastal processes and can disrupt the natural erosion and accretion (sediment transport) of the coast.
Coastal resources	See Part 3 Interpretation of the <i>Coastal Act</i> . Coastal resources include the natural and cultural resources including physical features and landforms, vegetation, wildlife, quarry material, cultural sites, soil and water of the coastal environment. Coastal resources have significant natural, cultural and ecosystem service values that support the state's economic and social prosperity. This includes scenic amenity, recreation and tourism, cultural and social significance, food production, medicines and construction material.
Coastal zone	See Part 3 Interpretation of the <i>Coastal Act</i> .
Dry land marina	See the SPP Part F Glossary .
Marina	See the SPP Part F Glossary .
Marine infrastructure	See the SPP Part F Glossary .
Master plan	See Section 7 of the <i>Sustainable Ports Development Act 2015</i> .
Native vegetation	see Schedule 24 Dictionary of the Planning Regulation.

Priority port	See Section 5 of the <i>Sustainable Ports Development Act 2015</i> .
Public marine development	See the SPP Part F Glossary .
Reclamation of land under tidal water	See Schedule Dictionary of the <i>Coastal Act</i> .
State coastal land	See Part 3 Interpretation of the <i>Coastal Act</i> . Includes all land under tidal water
Statutory land use plan	See the SPP Part F Glossary .
Strategic airport	See the SPP Part F Glossary .
Strategic port	See the SPP Part F Glossary .
Tidal water	See Schedule Dictionary of the <i>Coastal Act</i> .
Wetland	See Schedule 19 of the Environmental Protection Regulation 2019.

9.2.2 SPP mapping

This section identifies the **SPP IMS mapping layers** applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the 'Approach to integrating this state interest' section above.

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged into the planning scheme. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
Coastal management district	DES	<i>Coastal Act</i>	State interest policy 1(b)
Aviation facility ¹⁰	DTMR	<i>Airspace Act 2007 (Declared prescribed aviation facilities)</i> <i>Transport Planning and Coordination Act 1994</i> <i>National Airports Safeguarding Framework (refer Appendix 18)</i> <i>(Appendix 17 sets out the mapping layer change process)</i>	State interest policy 3(b)
Priority ports ¹¹	DTMR	<i>Sustainable Ports Development Act 2015</i>	State interest policy 3(b)
Strategic ports ¹²	DTMR	<i>Transport Infrastructure Act 1994</i>	State interest policy 3(b)

¹⁰ In relation to identifying circumstances were reclamation of land under tidal water may be considered as for the purpose of a strategic port, priority port, boat harbour or strategic airport and aviation facilities in accordance with a statutory land use plan, or statutory master plan

¹¹ In relation to identifying circumstances were reclamation of land under tidal water may be considered as for the purpose of a strategic port, priority port, boat harbour or strategic airport and aviation facilities in accordance with a statutory land use plan, or statutory master plan

¹² In relation to identifying circumstances were reclamation of land under tidal water may be considered as for the purpose of a strategic port, priority port, boat harbour or strategic airport and aviation facilities in accordance with a statutory land use plan, or statutory master plan

10 Cultural Heritage



The SPP state interest statement and state interest policies of the *Cultural heritage* state interest are:

The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.

Aboriginal and Torres Strait Islander cultural heritage:

1. Matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage are appropriately conserved and considered to support the requirements of the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage 2003*.

World and national cultural heritage:

2. Adverse impacts on the cultural heritage significance of world heritage properties and national heritage places prescribed under the *Environment Protection and Biodiversity Conservation Act 1999* are avoided.

State cultural heritage:

3. Adverse impacts on the cultural heritage significance of state heritage places are avoided.

Local cultural heritage:

4. Local heritage places and local heritage areas important to the history of the local government area are identified, including a statement of the local cultural heritage significance of the place or area.
5. Development of local heritage places or local heritage areas does not compromise the cultural heritage significance of the place or areas by:
 - a. avoiding adverse impacts on the cultural heritage significance of the place or area; or
 - b. minimising and mitigating unavoidable adverse impacts on the cultural heritage significance of the place or area.
6. The conservation and adaptive reuse of local heritage places and local heritage areas are facilitated so that the cultural heritage significance is retained.

This state interest includes planning for places of cultural heritage significance. These places may also be places of environmental significance – for plan-drafting considerations associated with protecting matters of environmental significance, refer to the *Biodiversity* state interest.

10.1 Approach to integrating this state interest

10.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

Engagement is also recommended with:

- the local community and local historical societies may assist in identifying places of local heritage value
- Aboriginal and Torres Strait Islander groups to identify (where appropriate) and protect matters of Aboriginal and Torres Strait Islander cultural heritage significance from development that could impact on their values. Consider following the approaches and guidance in the **Advancing Aboriginal and Torres Strait Islander interests in land use planning** to appropriately conserve and consider matters of Aboriginal and Torres Strait Islander cultural heritage in the planning scheme.

10.1.2 Understanding the planning scheme context

10.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

Identify whether there are any world heritage areas (see [World heritage list](#)), national heritage places (see [National heritage list](#)) or state heritage places (see [SPP IMS](#)) in the local government area.

Determine whether a local heritage survey has previously been carried out for the local government area. A local heritage survey is a comprehensive process to ensure that all places and areas of cultural heritage significance to the local government area are identified. Refer to the [Carrying out a heritage survey](#) guideline. The local cultural heritage significance of each potential local heritage place and local heritage area identified by the local heritage study can be assessed using the [Guideline: Identifying and assessing places of local cultural heritage significance](#). The detail contained within the statement is important as this will be utilised in undertaking an assessment of the impacts of a development proposal on the values of the place.

If local heritage places are already listed in the planning scheme and protected in a heritage overlay code or similar, consider updating the list with additional places or improving the standard of statements of significance, particularly if the scheme is currently reliant on generic assessment criteria

Limited information may be readily available to local government about Aboriginal and Torres Strait Islander interests. For example, sensitive information about sacred and spiritual practices and sites may not be shared or may only be held by certain people in the community. Engagement with key stakeholders will start to help local government to understand who may have information and what can or cannot be shared.

For guidance on engagement with Aboriginal and Torres Strait Islander communities as part of the plan-drafting process and information to assist local governments in identifying, understanding and advancing Aboriginal and Torres Strait Islander knowledge, culture and tradition when preparing or amending a planning scheme, refer to the [Advancing Aboriginal and Torres Strait Islander interests in land use planning](#) document.

10.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The [Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments](#) document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

A. Aboriginal and Torres Strait Islander cultural heritage

The *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003* (the cultural heritage Acts) provide for the recognition, protection and conservation of Aboriginal and Torres Strait Islander cultural heritage. This cultural heritage is:

- areas or objects that are significant because of Aboriginal or Torres Strait Islander tradition and/or history (including contemporary history), these may include natural features such as a lake or mountain range, burial grounds, bora rings, and storytelling places, or
- archaeologically or historically significant evidence of Aboriginal or Torres Strait Islander occupation of an area of Queensland.

The cultural heritage Acts require anyone who carries out a land-use activity to exercise a duty of care. Land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal and Torres Strait Islander cultural heritage. The requirements of the cultural heritage Acts are administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (SDSATSIP) and apply separately and in addition to the SPP.

To find out more about the relationship between the Queensland planning system, cultural heritage and native title, refer to the [Land use planning, Aboriginal and Torres Strait Islander cultural heritage and native title - An overview of their relationship in Queensland](#) document.

B. Local heritage place or local heritage area

The local government may choose to identify local heritage places in a register rather than in their planning scheme. To date, most local governments have chosen to identify local heritage places in their local planning scheme and include provisions in their planning scheme.

The code in Schedule 2 of the [Queensland Heritage Regulation 2015](#) will apply to a local heritage place in a local heritage register.

Where the local government has elected to identify local heritage places in a register rather than a planning scheme, a heritage overlay code or equivalent in the planning scheme can refer to the register and be a relevant code for assessing development on the listed local heritage places.

C. State heritage place

Provisions in a local planning scheme relating to development adjoining a state heritage place will only apply to development that does not require referral to the state.

D. National heritage places and world heritage areas

National heritage places and world heritage areas are matters of national environmental significance (MNES). Any action that has, or is likely to have, a significant impact on them requires assessment and approval under the *Environmental Protection and Biodiversity Conservation Act 1999*.

E. Commonwealth heritage places

Commonwealth heritage places owned or controlled by the Australian government are on the Commonwealth heritage list and are protected under the *Environmental Protection and Biodiversity Conservation Act 1999*.

F. Exemption certificates

In addition to the State's exemption certificates which apply to State Heritage Places, the *Queensland Heritage Act 1992* also allows local governments to issue heritage exemption certificates to owners of places identified as being of local cultural heritage significance in the planning scheme. Where the local government chooses to implement this policy option, the planning scheme policy or supporting local government information should specify that exemption certificates can be approved where development:

- will not detrimentally impact on its cultural heritage significance, or
- will have a minimal detrimental impact on the cultural heritage significance of the place, or
- is permitted under a local heritage agreement.

Examples of low impact activities that might be approved by an exemption certificate include maintenance work, landscaping, emergency repairs, and conservation work.

10.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's [Drafting a planning scheme – Guidance for local governments](#) document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes recognise: 1. Aboriginal and Torres Strait Islander cultural heritage, such as significant areas and objects, landscapes and natural features?	All

	<p>2. The cultural heritage significance of world heritage areas and national heritage places?</p> <p>3. The cultural heritage significance of state heritage places and their importance to the Queensland community as a whole?</p> <p>4. The cultural heritage significance of local heritage places and areas and support their adaptive reuse?</p>	
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies:
2.	Does planning scheme mapping identify the location of world heritage areas?	2
3.	Does planning scheme mapping (see SPP IMS) identify the location of national heritage places and state heritage places in the planning scheme area? These elements are mapped in the SPP IMS .	2 and 3
4.	Does the planning scheme identify local heritage places and areas in the planning scheme on a map? Local heritage places may comprise sites, parts of sites or precincts. Places may also be listed in a register. Local heritage place boundaries should be mapped to reflect the extent of the cultural heritage significance of the place, which may not coincide with cadastral boundaries (for instance, on large, rural lots). Consider whether outdoor spaces associated with local heritage places (e.g. gardens or grounds) should be included within the boundary of a local heritage place. Consider mapping precincts around heritage places and areas where planning controls are required to protect aspects of cultural heritage significance around the place such as view corridors or streetscapes. Note – Places on the Commonwealth Heritage List cannot be identified as local heritage places.	4
5.	Does the planning scheme clearly differentiate between different types of heritage places (national, state, local)?	2, 3 and 4
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	<p>Land should be able to be used for the purpose it is zoned.</p> <p>In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:</p>	Relevant to state interest policies:
6.	<p>Where a world heritage area:</p> <p>Does the choice of zone/locally specific provisions align with the protection of their outstanding natural or cultural values?</p> <p>Note – An example would be in relation to the world heritage listed Daintree Rainforest. The rainforest is in the Douglas Shire local government area. The planning scheme identifies the Daintree in the strategic framework mapping as well as appropriately zoning the land Conservation which is identified as having the purpose of the management, protection and restoration of areas that support biological diversity, ecological integrity, naturally occurring land forms and coastal processes.</p>	2
7.	<p>Where a national, state or local heritage place:</p> <p>Does the choice of zone/locally specific provisions:</p>	2, 3 and 5

	<ol style="list-style-type: none"> 1. Protect their values, including their grounds and relationship with streetscapes and views? 2. Avoid adverse impacts on significant features? 3. Enable reuse of a heritage place that is compatible with its cultural heritage significance? 4. Protect precincts around heritage places and areas to protect aspects of their cultural heritage significance such as view corridors or streetscapes? <p>Do outcomes (for the zone / overlay / local plan) articulate the intent that adverse impacts on the cultural heritage significance of the places and areas be avoided?</p> <p>Note – An example of a mapped precinct which protects a state heritage place's significance beyond its actual site are the building height limits in the Kangaroo Point Peninsula Local Plan which maintain the visual link between the Storey Bridge decks and the Brisbane River.</p>	
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
8.	<p>Are proposals that impact on a place or area of cultural heritage significance assessable?</p> <p>This will enable assessment benchmarks to apply so that the assessment of the potential impacts of all aspects of development on the significance of the heritage place can occur.</p> <p>Note – The Planning Regulation makes development on a heritage place assessable development.</p>	3 and 5
9.	<p>Is the lowest appropriate level of assessment applied to proposals for the adaptive reuse of local heritage places?</p> <p>When exploring land uses that are compatible with the heritage place to encourage its adaptive reuse, consider the potential impacts of these new land uses on the surrounding neighbourhood and their compatibility with the intent for the zone.</p> <p>Note – An example may be where a material change of use for small-scale offices in a residential zone is categorised as code assessable rather than impact assessable where on the site of a heritage place, to encourage the commercial viability and ongoing maintenance of the place.</p>	6
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	<p>Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:</p> <p>Note – Consideration in this section is only necessary where a local heritage is place identified in the local government's planning scheme.</p> <p>Note – Where local heritage places are identified on a local heritage register, assessment benchmarks in the Planning Regulation apply. Where local heritage places are identified in the planning scheme, the assessment benchmarks in the planning scheme must not be inconsistent with the code in Schedule 2 of the Queensland Heritage Regulation 2015.</p> <p>Note – The State code 14: Queensland heritage applies to development on state heritage places. Should a planning scheme identify a place as a local heritage place, that is also a state heritage place, the assessment benchmarks in the planning scheme applicable to the local heritage place must not duplicate or contradict the assessment benchmarks already applicable to the place as a state heritage place.</p>	Relevant to state interest policies:
10.	Do assessment benchmarks require the assessment of the potential impacts of all aspects of development on the significance of the heritage place?	2, 3 and 5
11.	Do assessment benchmarks specify that:	5

	<ol style="list-style-type: none"> 1. Development is to avoid adverse impacts on the cultural heritage significance of local heritage places and areas? 2. Development is to not significantly reduce or destroy the cultural heritage significance of the place or area, except where it is established that there is no prudent and feasible alternative based on the grounds of not being capable of structural repair, economic, health or safety considerations? 3. The planning and design of the development is to be informed and influenced by the cultural heritage significance of the place or area and conserves and enhances its setting and context? 4. Development is to be compatible with conserving physical features, fabric and contents described in the statement of significance or otherwise identified, that contribute to the cultural heritage significance of the place or area? <p>Does the statement of local cultural heritage significance for each local heritage place inform an assessment of impacts on the heritage values of the local heritage place?</p> <p>Note – Local government may also wish to alert applicants to the Developing heritage places – Using the development criteria that can assist in preparing development applications involving heritage places.</p>	
12.	Do assessment benchmarks for the adaptive reuse of local heritage places and areas maintain or enhance the cultural heritage significance of the place and is for uses that have no or minimal impact on the cultural heritage significance of the place?	6
13.	Do assessment benchmarks for local heritage areas: <ol style="list-style-type: none"> 1. Protect attributes of the local heritage area that contribute to an appreciation of its cultural heritage significance? 2. Require development to respond to the significant spatial patterns of the area? 3. Remove or mitigate the detrimental impact of incompatible features? 	5

10.2 Supporting information

10.2.1 Key terms and concepts

Key term or concept	Information
Aboriginal cultural heritage	See Part 1 Division 3 of the <i>Aboriginal Cultural Heritage Act 2003</i> .
Commonwealth heritage list	The Commonwealth heritage list includes Indigenous, historic and natural heritage places owned or controlled by the Australian Government. Some Queensland examples include: <ul style="list-style-type: none"> • ABC Radio studios, Quay Street, Rockhampton • Bundaberg Post Office, Bourbong Street, Bundaberg • Low Island Lighthouse, via Port Douglas.
Cultural heritage significance	See Schedule Dictionary of the <i>Queensland Heritage Act 1992</i> and The Burra Charter, Australia ICOMOS (International Council on Monuments and Sites) .
Heritage place	See the SPP Part F Glossary .
Local heritage area	See the SPP Part F Glossary . A local heritage area is an area identified in a local planning scheme that has collective cultural heritage significance to the local community. It comprises of at least two heritage places and may include a combination of local places, state places, national places or World Heritage areas. A local heritage area comprises of an area that will

	<p>have multiple, independent aspects of cultural heritage significance that are only realised collectively rather than as individual local heritage places. Local heritage areas have a quality or value over and above the attributes of a single heritage place.</p> <p>The cultural heritage significance of a local heritage area may exist in the collection of buildings or features in the area or the activities and traditional and customary practices that may occur, or have occurred, in the area or depend on the area. For example, a local heritage area may include an intact historical commercial centre consisting of architecturally significant buildings that were built in support of an industry that helped establish the local economy. Its architectural, aesthetic, social and historical values demonstrate cultural heritage significance.</p> <p>A character overlay is not a local heritage area.</p>
Local heritage place	<p>See Schedule Dictionary of the <i>Queensland Heritage Act 1992</i>.</p> <p>Local heritage places are those that are important to a local government area and that are determined by the local government as requiring additional planning controls to protect their integrity. Examples of places of local cultural significance include civic buildings such as town halls, cemeteries, rural homesteads, and the homes and gardens of prominent local people.</p>
Local heritage register	<p>The <i>Queensland Heritage Act 1992</i> provides for local governments to identify local heritage places in their local planning scheme with associated planning scheme provisions, or in a local heritage register. Irrespective of whether the local heritage register is a separate register according to the <i>Queensland Heritage Act 1992</i> or is incorporated into a planning scheme as a schedule or planning scheme policy, the register will include a statement about the local cultural heritage significance of each local heritage place.</p>
National heritage place	<p>See the <u>SPP Part F Glossary</u>.</p> <p>The <u>National heritage list</u> records natural, historic and Indigenous places of outstanding heritage significance to Australia that help define the nations identity and are protected under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i>.</p> <p>Examples of national heritage places in Queensland include:</p> <ul style="list-style-type: none"> • Ngarrabullgan, Dimbulah (Indigenous values) • Quinkan Country (Indigenous values) • Wet Tropics World Heritage Area (Indigenous values) • Tree of Knowledge, Barcaldine (historical heritage) • QANTAS hangar, Longreach Airport (historical heritage) • Burke and Wills, King and Yandruwandha place, Bullhah Bullah Crossing (includes historical and Indigenous values).
State heritage place	<p>See Schedule Dictionary of the <i>Queensland Heritage Act 1992</i>.</p> <p>State heritage places contribute to our understanding of the wider pattern and evolution of Queensland's history and regional development, as well as the fundamental political, social and cultural forces that have shaped Queensland's society.</p> <p>State heritage places are places of cultural heritage significance to the State of Queensland that are entered on the <u>Queensland heritage register</u> and conserved in accordance with the <i>Queensland Heritage Act 1992</i>. The register does not include places of Aboriginal or Torres Strait Islander cultural heritage significance, unless the place has an overlap of Aboriginal or Torres Strait Islander historical significance (such as occurs on certain mission stations).</p>
Statement of local cultural heritage significance	<p>A statement of local cultural heritage significance (commonly referred to as a 'citation') is required for all local heritage places and local heritage areas. The statement comprises a clear analysis and description of the elements of significance relating to the heritage place or area.</p> <p>Through the process of investigating the place or area and assessing each of its values, it is possible to clearly describe why a place or area is important to the local community and the local government area.</p>

	<p>The statement of local cultural heritage significance should be supported by sound evidence and be sufficient in length and detail to understand the potential impact of a development proposal on its cultural heritage significance. The description forms the basis for accurately assessing the impact of development on the cultural heritage significance of a place or area and underpins decisions about the appropriateness of development.</p> <p>The Queensland Government guideline <u>Guideline: Identifying and assessing places of local cultural heritage significance</u> assists local governments in assessing local heritage significance and preparing statements of local cultural heritage significance</p>
The Burra Charter	<u>The Burra Charter, Australia ICOMOS (International Council on Monuments and Sites)</u> sets out the principles and procedures to be observed in the conservation of heritage places. Owners, custodians and managers use the charter to guide decisions and work undertaken at heritage places. The Queensland Heritage Council has adopted the Burra Charter as a 'best practice' conservation guide.
Torres Strait Islander cultural heritage	See Part 1 Division 3 of the <i>Torres Strait Islander Cultural Heritage Act 2003</i> .
World heritage list	<p>Properties of the most outstanding natural or cultural value, or both, are selected by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) and entered on the <u>World heritage list</u> under the terms of the World Heritage Convention and are managed by the federal government under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i>.</p> <p>Five world heritage areas are located in Queensland:</p> <ul style="list-style-type: none"> • Great Barrier Reef • Fraser Island • Gondwana Rainforests • Wet Tropics • Riversleigh. <p>Of these places only the Wet Tropics World Heritage Area has been deemed to have outstanding cultural values because it demonstrates the unique material culture of Aboriginal people who have lived continuously in the rainforest environment for at least 5000 years.</p>

10.2.2 SPP mapping

This section identifies the **SPP IMS mapping layers** applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the 'Approach to integrating this state interest' section above.

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged in the planning scheme. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
National heritage place	Department of Agriculture, Water and the Environment (Cwlth)	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>	State interest policy 2
State heritage place	DES	<i>Queensland Heritage Act 1992</i>	State interest policy 3

11 Water Quality



The SPP state interest statement and state interest policies of the *Water quality* state interest are:

The environmental values and quality of Queensland waters are protected and enhanced.

1. Development facilitates the protection or enhancement of environmental values and the achievement of water quality objectives for Queensland waters.
2. Land zoned for urban purposes is located in areas that avoid or minimise the disturbance to:
 - a. high risk soils
 - b. high ecological value aquatic ecosystems
 - c. groundwater dependent ecosystems
 - d. natural drainage lines and landform features.
3. Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from:
 - a. altered stormwater quality and hydrology
 - b. waste water (other than contaminated stormwater and sewage)
 - c. the creation or expansion of non-tidal artificial waterways
 - d. the release and mobilisation of nutrients and sediments.
4. At the construction phase, development achieves the applicable stormwater management design objectives in table A (appendix 2)¹³.
5. At the post-construction phase, development:
 - a. achieves the applicable stormwater management design objectives on-site, as identified in table B (appendix 2); or
 - b. achieves an alternative locally appropriate solution off-site that achieves an equivalent or improved water quality outcome to the relevant stormwater management design objectives in table B (appendix 2).
6. Development in water resource catchments and water supply buffer areas avoids potential adverse impacts on surface waters and groundwaters to protect drinking water supply environmental values.

This state interest includes:

- protecting and enhancing wetlands and watercourses for high ecological value waters (high ecological value aquatic ecosystems and groundwater dependent ecosystems) and natural drainage lines and landform features and minimising adverse impacts on environmental values (EVs). These matters may also be MSES or MLES – for plan-drafting considerations associated with avoiding or minimising adverse impacts on MSES and MLES, refer to the *Biodiversity* state interest
- development requirements for managing altered stormwater flow – for plan-drafting considerations associated with avoiding or mitigating the risk of natural hazards (flooding and coastal hazards), refer to the *Natural hazards, risk and resilience* state interest
- protecting drinking water supply EVs in water supply areas and water resource catchments – for plan-drafting considerations associated with protecting bulk water supply infrastructure, refer to the *Energy and water supply* state interest
- that land is zoned to avoid or minimise disturbance to high risk soils, which include acid sulfate, erosive, dispersive, sodic and saline soils – for plan-drafting considerations associated with identifying and avoiding or minimising the disturbance from acid sulfate soils, refer to the *Emissions and hazardous activities* state interest
- protecting or enhancing Queensland waters, which aquaculture development relies on – for plan-drafting considerations associated with aquaculture development, refer to the *Agriculture* state interest.

¹³ Of the State Planning Policy July 2017

11.1 Approach to integrating this state interest

11.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

For this state interest, the department and agencies can assist in:

- identifying relevant environmental values (EVs) and water quality objectives (WQOs) (DES)
- identifying river basins, surface water, ground water, water resource catchments and water supply buffer areas that may cross local government boundaries (DRDMW).

Engagement is also recommended with:

- bulk water entities and water service providers providing drinking water (e.g. Sunwater, Seqwater, local governments) to:
 - identify drinking water supply storage sources (such as reservoirs) and buffers within the local government area
 - identify water supply buffer areas (if not identified on the SPP IMS because outside of SEQ)
- natural resource management (NRM) bodies / groups for the scope and status of projects in Regional NRM plans.

11.1.2 Understanding the planning scheme context

11.1.2.1 Local government context and investigations

The local government context, the nature of the content in the existing planning scheme, and the currency of that content, will inform the scope of investigations required to develop the preferred land-use planning direction for the local government area. This will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

Identify water supply resource catchments and drinking water supply sources (such as reservoirs) and buffers within the local government area including:

- **SPP IMS** for water supply resource catchments and buffer areas in SEQ
- other bulk water entities/ water service providers outside of SEQ including Sunwater, water boards and local governments which manage their own drinking water supply sources.

Note – Water supply resource catchments and buffer areas are currently only mapped in SEQ.

Confirm if the river basins both within the local government area and that cross local government boundaries have EVs and WQOs identified in the **Environmental Protection (Water and Wetland Biodiversity) Policy 2019 (EPP Water and Biodiversity) schedule documents and map plans.**

High ecological value areas aquatic ecosystems (also known as high ecological value waters) are mapped and can be accessed within the **SPP IMS** or from **QSpatial** to download GIS data.

Identify which stormwater climatic regions apply to the local government area (see **SPP IMS**) to inform stormwater management design objectives for development assessment.

Identify areas of high-risk soils:

- the **Best Practice Erosion and Sediment Control document** provides an erosion hazard assessment checklist for identifying higher risk areas
- the **Queensland Government open data portal** can be used to search for soils and land resource mapping projects throughout Queensland.
- **QSpatial** can be sourced for mapping of acid sulfate soils.

11.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The **Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments** document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

11.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's **Drafting a planning scheme – Guidance for local governments** document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes support a settlement pattern that avoids or minimises land allocation for urban purposes where this may affect high risk soils, high ecological value aquatic ecosystems such as waterways (including their bank stability), wetlands, ground water dependent ecosystems and natural drainage lines and landform features?	1 and 2
2.	Do strategic outcomes promote development that manages erosion and runoff of storm water and wastewater so EVs are protected and enhanced and the WQOs of receiving waters are achieved?	3
3.	Do strategic outcomes support a settlement pattern and development outcomes that protect or enhances the relevant EVs and achieves the relevant WQOs for drinking water supply in water resource catchments and water supply buffer areas?	6
4.	Do strategic outcomes protect the values of waterway corridors and wetlands by: <ol style="list-style-type: none"> Promoting settlement patterns and associated infrastructure that avoids urban development (including stormwater management devices) extending into buffers around waterways and buffers around wetlands? Adopting natural channel design principles? 	1 and 2
5.	Do strategic outcomes promote the application of total water cycle management (whether it be on a local government, regional or on-site scale) and allocate land and land parcel sizes for it to operate effectively?	3
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
6.	Does planning scheme mapping identify the location of the following elements in the planning scheme area: <ol style="list-style-type: none"> MSES – High ecological significance wetlands? 	1, 2 and 6

	<p>2. MSES – High ecological value waters (wetland)?</p> <p>3. MSES – Regulated vegetation (wetland)?</p> <p>4. MSES – Regulated vegetation (intersecting a watercourse)?</p> <p>5. MSES – Regulated vegetation (Category R)</p> <p>6. water resource catchments?</p> <p>7. water supply buffer areas?</p> <p>These elements are mapped in the <u>SPP IMS</u>.</p> <p>Note – Identify both the drinking water supply storage sources and its associated buffer area separately.</p> <p>Note – High Ecological Value (HEV) waters and high ecological value aquatic ecosystems have the same meaning, that is the biological integrity of an aquatic ecosystem that is effectively unmodified or highly valued. In the absence of HEV waters being mapped in the SPP IMS, the assessment benchmarks of the Water Quality state interest apply.</p> <p>Note – Category R is an area which is regrowth vegetation located within 50 metres of a watercourse or drainage feature in the Great Barrier Reef catchments (Burdekin, Burnett–Mary, Eastern Cape York, Fitzroy, Mackay–Whitsunday and Wet Tropics)</p> <p>Note – Including a link in the planning scheme to the relevant <u>EPP (Water and Wetland Biodiversity) 2019 documents and map plans</u> may assist users in understanding the context to the EVs and WQOs in the planning scheme area.</p>											
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)											
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:										
7.	<p>Where land is near waterways and MSES High ecological significance wetlands and MSES - High ecological value waters (wetland):</p> <p>Is the size of zones or locally specific mapping informed by recommended separation distances to avoid adverse impacts on EVs? For example, buffers around wetlands of a default 50 metres in urban areas and 200 metres in non-urban areas.</p> <p>Does the choice or zone/locally specific provisions avoid urban development in wetlands and in the separation area surrounding the wetland?</p> <p>Note –Separation areas can be trimmed to exclude established urban development unlikely to be further intensified (i.e. established low density residential areas). Wording of mapping should aim to avoid confusion with the Wetland Protection Area mapping in the <u>Development Assessment Mapping System (DAMS)</u> related to <u>State Code 9: Great Barrier reef wetland protection areas</u>.</p>	1, 2 and 3										
8.	<p>Where land includes EVs of waterways, wetlands, natural drainage lines and landform features as well as high risk soils:</p> <p>Is the size of zones or locally specific mapping informed by recommended separation distances to avoid adverse impacts on EVs? For example:</p> <table border="1"> <thead> <tr> <th colspan="2">Distance from defining banks of watercourses and drainage features</th> </tr> <tr> <th>Stream Order</th> <th>Distance from the defining bank of a watercourse or drainage feature (metres)</th> </tr> </thead> <tbody> <tr> <td>1 or 2</td> <td>10</td> </tr> <tr> <td>3 or 4</td> <td>25</td> </tr> <tr> <td>5 or greater</td> <td>50</td> </tr> </tbody> </table> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> Avoid land uses in separation distances that may have adverse impacts on EVs and WQOs or disturb high-risk soils? For example, waste disposal facilities are not a preferred land use in areas with high risk soils. Where avoidance is not possible, minimise the risk that development may cause adverse impacts on EVs and disturbance of high-risk soils? 	Distance from defining banks of watercourses and drainage features		Stream Order	Distance from the defining bank of a watercourse or drainage feature (metres)	1 or 2	10	3 or 4	25	5 or greater	50	2
Distance from defining banks of watercourses and drainage features												
Stream Order	Distance from the defining bank of a watercourse or drainage feature (metres)											
1 or 2	10											
3 or 4	25											
5 or greater	50											

	<p>For example, the potential for intensive or high impact development is avoided or minimised.</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p> <p>Consider whether wetlands, watercourses, natural drainage lines and landform features that comprise areas of MSES and MLES are identified and protected by provisions that avoid or minimise impacts on these values.</p> <p>Note – Stream order means a numerical ordering classification of each stream segment according to its position within a catchment, as shown in figure 16.4.2 of State Code 16: Native Vegetation Clearing. Streams are watercourses and drainage features shown on the vegetation management watercourse and drainage feature map in QSpatial.</p>	
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:
9.	<p>In water resource catchments:</p> <p>Do the categories of development and assessment make the following development assessable – any material change of use or reconfiguring a lot where not connected or proposed to be connected to reticulated sewer?</p> <p>This will enable assessment benchmarks to apply so that impacts on the protection of drinking water supply EVs can be fully considered.</p>	6
10.	<p>For land located wholly outside an urban area and for development within, or partly within, a drinking water supply buffer area:</p> <p>Do the categories of development and assessment make the following development assessable:</p> <ol style="list-style-type: none"> 1. A material change of use for intensive animal industry, medium or high-impact industry, noxious and hazardous industry, extractive industry, utility installation that involves sewerage services, drainage or stormwater services, waste management facilities, or motor sport facility? 2. Reconfiguring a lot to create five or more additional lots if any resultant lot is less than 16 hectares in size, and any of the lots created will rely on on-site wastewater treatment? <p>This will enable assessment benchmarks to apply so that impacts on the protection of drinking water supply EVs can be fully considered.</p>	6
11.	<p>For receiving waters:</p> <p>Do the categories of development and assessment make the following development with the potential to adversely impact water quality for receiving waters, assessable:</p> <ol style="list-style-type: none"> 1. A material change of use for an urban purpose that involves premises 2500m² or greater in size and will result in six or more dwellings or will result in an impervious area greater than 25 per cent of the net developable area, or 2. Reconfiguring a lot for an urban purpose that involves premises 2500m² or greater in size and will result in six or more lots, or 3. Operational works for an urban purpose that involves disturbing a land area 2500m² or greater in size. <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	3

Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
12.	<p>For all receiving waters or land located wholly outside an urban area and for development within, or partly within, a drinking water supply buffer area:</p> <p>Do assessment benchmarks:</p> <ol style="list-style-type: none"> 1. Require that development is located, designed, constructed and operated to avoid or minimise adverse impacts on EVs arising from: <ol style="list-style-type: none"> a. Altered stormwater quality and hydrology? b. Waste water? c. The creation or expansion of non-tidal artificial waterways? d. The release and mobilisation of nutrients and sediments? 2. Require that development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2 of the SPP)? 3. Ensure development in a water supply buffer area avoids adverse impacts on drinking water supply EVs? <p>A resource that provides guidance on development assessment provisions for Water Resource Catchments and Water Supply Buffer Areas is the <u>Seqwater Development Guidelines Water Quality Management in Drinking Water Catchments</u>.</p>	3
13.	<p>In water resource catchments:</p> <p>Do assessment benchmarks:</p> <ol style="list-style-type: none"> 1. Manage the effects or erosion, runoff from stormwater and wastewater (quality and hydrology) and non-tidal artificial waterways (onsite and in some cases offsite) to protect EVs and meet WQOs of receiving waters? 2. Require development to not adversely impact drinking water EVs and WQOs? 	6
14.	<p>For the construction phase of development:</p> <p>Do assessment benchmarks for erosion and sediment control measures require that development achieves applicable stormwater management design objectives in Appendix 2, Table A of the SPP?</p> <p><i>For technical guidance on construction phase erosion and sediment controls, refer to:</i></p> <ul style="list-style-type: none"> • <u>Procedural Guidance, Releases to waters from land development sites and construction sites 2500m² and greater</u> • <u>Procedural Guidance, Releases to waters from building sites and small construction sites (less than 2500m²)</u> • <u>State Planning Policy State Interest Water Quality 2017 Supplementary Implementation Guidance</u> 	4
15.	<p>For the construction phase of development:</p> <p>Do assessment benchmarks ensure that the following off-site solutions are delivered:</p> <ol style="list-style-type: none"> 1. Maintain habitat (aquatic and land) and the bank stability of watercourses so that impacts on water quality and hydrology arising from sediments, nutrients, stormwater and wastewater are avoided or minimised? 2. Apply a catchment management approach to total water cycle management and water sensitive urban design? 	3,4

16.	<p>For the post construction phase of development:</p> <p>Do assessment benchmarks for stormwater management require that development achieves:</p> <ol style="list-style-type: none"> 1. On-site design solutions that achieve the objectives in Appendix 2, Table B of the SPP; or 2. Alternative locally appropriate off-site solutions that achieve an equivalent or an improved water quality outcome to the relevant stormwater management design objectives in Appendix 2, Table B of the SPP? <p>Note – If local government includes provisions for off-site solutions, additional guidance (e.g. a planning scheme policy) can provide information on locations that an applicant can consider for alternative locally appropriate solutions off-site. The identification of these locations would need to consider the:</p> <ul style="list-style-type: none"> • presence of MSES and MLES • spatial location of potential off-site solutions in relation to adjacent land uses that may impact delivery success e.g. co-location with Land Restoration Fund sites • location future off-site delivery sites • sustainability of the location • post-construction stormwater management responsibilities at the development site; for example, flooding, achieving hydrologic objectives, landscaping requirements and litter control • the same contaminants (sediments and nutrients) that are included in the stormwater management design objectives. 	5
	<p><i>Resources that provide guidance on stormwater planning, management and design that may assist in developing provisions include:</i></p> <ul style="list-style-type: none"> • <u>Queensland urban drainage manual</u> • <u>State Planning Policy State Interest Water Quality 2017 Supplementary Implementation Guidance</u> • <u>Healthy Land and Water</u> organisation resources. 	

11.2 Supporting information

11.2.1 Key terms and concepts

Key term or concept	Information
Artificial waterway	See the <u>SPP Part F Glossary</u> .
Contaminant	See the <u>SPP Part F Glossary</u> .
Contaminated stormwater	See the <u>SPP Part F Glossary</u> .
Environmental value (EV) and Environmental values of waters and Water quality objectives (WQOs)	<p>See the <i>Environmental Protection Act 1994</i> and the <u>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</u>.</p> <p>EVs define the uses of water by aquatic ecosystems (including its biota, physical form, riparian vegetation, flow) and for human uses, such as drinking water, irrigation, recreation and aquaculture. EVs also include uses for primary industry, farm use, stock watering, raw drinking water, industrial use and cultural and spiritual values.</p> <p>WQOs from <u>(Water and Wetland Biodiversity)</u> are quantitative, long term objectives for receiving waters that protect EVs. They are measures, levels or narrative statements of indicators of water quality that define what the water quality should be to protect EVs. They apply to receiving waters - they are not end of pipe or emission objectives. However, WQOs may be expressed as contaminant concentrations or sustainable load measures of water for a particular use.</p> <p>Achieving the WQOs for a water body means the corresponding EVs and uses of that water will be protected.</p>

Groundwater dependent ecosystems	Groundwater dependent ecosystems include aquifers, caves, lakes, palustrine and lacustrine wetlands, rivers and vegetation. They require access to groundwater on a permanent or intermittent basis to meet all or some of their water requirements to support their communities of plants, animals, ecological processes and ecosystem services. Ecosystem dependency on groundwater may vary over time and spatially.
High ecological value aquatic ecosystems	See the SPP Part F Glossary .
High ecological value water areas High ecological value waters	See the Environmental Protection (Water and Wetland Biodiversity) Policy 2019 . The Environmental Protection (Water and Wetland Biodiversity) Policy 2019 classifies Queensland's waters for the purposes of management intent and level of protection. In high ecological value waters, WQOs need to be maintained. In slightly disturbed waters, moderately disturbed waters, and highly disturbed waters, water quality is to be improved to achieve the WQOs.
High risk soils	See the SPP Part F Glossary . High risk soils are: <ol style="list-style-type: none"> 1. erosive soils – soils that are susceptible to erosion due to their physical structure or chemistry 2. dispersive soils – soils that are structurally unstable and readily disperse into their constituent particles (e.g. clay, silt and sand) in water 3. sodic soils – soils with high percentage sodium ions that degrade, e.g. disperse when wet and crust when dry 4. saline soils – soils containing sufficient soluble salts that reduce plant productivity and damage infrastructure, such as roads, and building footings 5. acid sulfate soils – refer to the <i>Emissions and hazardous activities</i> state interest for details. High risk soils affect water quality in both the construction and post construction phase of development.
Natural channel design principles	Natural Channel Design principles are based on providing the required hydraulic conveyance of a drainage channel and floodway while maximising its potential EVs. This holistic approach combines the disciplines of hydraulic engineering, fluvial geomorphology and in-stream and riparian ecology. Local governments are encouraged to adopt Natural Channel Design principles for maintaining natural drainage lines that convey stormwater and maximise EVs and water quality benefits. Note that: <ul style="list-style-type: none"> • Natural Channel Design should be informed by community engagement • Development that responds sympathetically to topography, rather than significantly modifies the landscape, will generally deliver better water quality outcomes. See the Ipswich City Council Waterway and Channel Rehabilitation Guidelines 2010 or Brisbane City Council Natural Channel Design Guidelines 2003 , for further guidance.
Non-tidal artificial waterways	Non-tidal artificial waterways include access channels, constructed urban lakes or other bodies of water that are designed to be: <ul style="list-style-type: none"> • permanent bodies of open water • ringed with hard edges or emergent macrophytes (aquatic plants) • indirectly connected (e.g. by a lock or weir) to tidal water • artificial lakes (without connection to tidal waters). Non-tidal waterways are often used as water quality treatment systems, however if the treatment devices (such as swales, bioretention basins or constructed wetlands) do not manage stormwater entering these waterways, poor water quality can result.
Queensland waters	See Schedule 1 Meaning of commonly used words and expressions of the <i>Acts Interpretation Act 1954</i> .
Stormwater	See Schedule 4 Dictionary of the <i>Environmental Protection Act 1994</i> .

Total water cycle management	Total water cycle management manages water that is water supply, waste water, stormwater, groundwater and environmental flows.
Urban area	See Schedule 24 Dictionary of the Planning Regulation.
Urban purpose	See Schedule 24 Dictionary of the Planning Regulation.
Urban stormwater runoff	Urban stormwater consists of run-off from roads, roofs and gutters which runs into nearby rivers, creeks and to the coast. Urban stormwater runoff can damage water quality in waterways via release of contaminants such as nutrients, sediments, pathogens and solid waste, reducing the health of aquatic ecosystems and limiting human uses of water. Increases in impervious surfaces from urban development can alter stormwater flows, volumes and velocities resulting in increased waterway erosion, damage to roads, bridges and culverts, as well as reductions in ecosystem health through habitat loss and disturbance.
Waste water	See the <u>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</u> .
Water resource catchment	See the <u>SPP Part F Glossary</u> . Note that the term Water Resource catchment includes all catchments for town water supply sources.
Water sensitive urban design	Water sensitive urban design involves planning and designing urban environments to manage the urban water cycle and maintain hydrological and ecological systems.
Water supply buffer areas	See the <u>SPP Part F Glossary</u> .

11.2.2 SPP mapping

This section identifies the **SPP IMS mapping layers** applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the 'Approach to integrating this state interest' section above.

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged in the planning scheme. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Category	Data custodian	Head of power	State interest policy that the mapping relates to
Water supply buffer areas <i>SEQ only</i>	1	Seqwater	SPP July 2017	State interest policy 6
Water resource catchments <i>SEQ only</i>	1	Seqwater	SPP July 2017	State interest policy 6
High ecological value water s ¹⁴	1	DES	The Environmental Protection (Water and Wetland Biodiversity) Policy 2019 – Schedule 1	State interest policy 1, 2(b) and 3

¹⁴ After EVs and WQOs have been determined and included into Schedule 1, EPP they are also mapped as an MSES layer - High ecological value waters (wetland) and High ecological value waters (watercourse)

Mapping layers in Appendix 1, Table C, of the SPP

This mapping is provided for local government information purposes only and may be included in a planning scheme at the discretion of the local government.

Mapping layer	Category	Data custodian	Head of power	State interest policy that the mapping relates to
Climatic regions – stormwater design objectives	3	DES	SPP July 2017	State interest policy 4 and 5
Urban water supply storage	3	Seqwater	SPP July 2017	State interest policy 6

12 Emissions and Hazardous Activities



The SPP state interest statement and state interest policies of the Emissions and hazardous activities state interest are:

Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.

Protection from emissions and hazardous activities:

1. Industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities are located, designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment.
2. Activities involving the use, storage and disposal of hazardous materials and prescribed hazardous chemicals, dangerous goods, and flammable or combustible substances are located and managed to minimise the health and safety risks to communities and individuals.
3. Prescribed hazardous chemicals, stored in flood hazard area (where exceeding the hazardous chemicals flood hazard threshold), are located to minimise the risk of inundation and dispersion.
4. Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including:
 - a. former mining activities and related hazards (e.g. disused underground mines, tunnels and shafts)
 - b. former landfill and refuse sites
 - c. contaminated land.

Protection of industrial development, major infrastructure, and sport and recreation facilities from encroachment:

5. Protect the following existing and approved land uses or areas from encroachment by development that would compromise the ability of the land use to function safely and effectively:
 - a. Medium-impact, high-impact and special industries.
 - b. Extractive industries.
 - c. Hazardous chemical facilities.
 - d. Explosives facilities and explosives reserves.
 - e. High pressure gas pipelines.
 - f. Waste management facilities.
 - g. Sewage treatment plants.
 - h. Industrial land in a state development area, or an enterprise opportunity area or employment opportunity area identified in a regional plan.
 - i. Major sport, recreation and entertainment facilities.
 - j. Shooting facilities.
 - k. Motor sport facilities.

Mitigation of adverse impacts from emissions and hazardous activities:

6. Development that is incompatible with the existing and approved land uses or areas included in policy 5 above, is located to avoid adverse impacts of environmental emissions, or health and safety risks, and where the impacts cannot be practicably avoided, development is designed to minimise the impacts.

Acid sulfate soil affected areas:

7. Protect the natural and built environment, and human health from potential adverse impacts of acid sulfate soils by:

- a. identifying areas with high probability of containing acid sulfate soils
- b. providing preference to land uses that will avoid, or where avoidance is not practicable, minimise the disturbance of acid sulfate soils
- c. including requirements for managing the disturbance of acid sulfate soils to avoid or minimise the mobilisation and release of acid, iron or other contaminants.

This state interest includes:

- protecting the natural and built environment from potential adverse effect of acid sulfate soils – for plan-drafting considerations associated with avoiding or minimising disturbance to high risk soils (including acid sulfate soils), refer to the *Water quality* state interest
- protecting major sport, recreation and entertainment facilities from encroachment – for plan-drafting considerations associated with supporting a range of formal and informal sporting, recreational and community activities, refer to the *Liveable communities* state interest
- protecting industrial development and specialist uses from encroachment – for plan-drafting considerations associated with facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities, refer to the *Development and construction* state interest
- the consideration of strategic corridors for gas pipelines and for industrial land within an SDA – for plan-drafting considerations associated with SDAs generally, refer to the *Development and construction* state interest
- protecting identified existing and approved land uses or areas from encroachment – for plan-drafting considerations associated with protecting intensive agricultural land uses, refer to the *Agriculture* state interest.

12.1 Approach to integrating this state interest

12.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

For this state interest, the department and agencies can assist in:

- providing information on abandoned mines data and historic information where available – see Local government context section below for details (Resources - Technical Services Unit, abandonedmines@dnrme.qld.gov.au)
- providing advice on current regulatory criteria on risk calculation and assessment for explosive facilities and explosives reserves – these can change over time as research and knowledge is improved (Explosives Inspectorate, Resource Safety and Health Queensland (RSHQ))
- discussing the community safety and security implications of any proposed land use changes surrounding explosives reserves and explosives facilities to:
 - consider any implications for the design and operation of the explosives reserve
 - inform appropriate land uses and/or categories of assessment surrounding the reserve or facility (RSHQ).
- discussing the implications of significant changes of land use envisaged by the planning scheme amendment on high pressure gas pipelines, for example changes from non-urban to urban zoning or increases in sensitive land uses or activities
- where there is a change in land use planning intent surrounding high pressure gas pipelines, identifying mechanisms that the local government may take to support the ongoing safe and effective function of the pipeline and minimise risk to the community, such as separation of land uses and/or design of development in the planning scheme
- ensuring the planning scheme zones industrial land in an SDA to reflect its intended purpose and/or potential use (Coordinator-General).

Engagement is also recommended with:

- surrounding local authorities and other plan making agencies (for example on port authority Land Use Plans and Coordinator General Development Schemes), particularly where buffer distances protecting activities generating emissions extend across Land Use Plan or Development Scheme and neighbouring local government boundaries
- operators and owners of industrial development, major infrastructure, and sport and recreation facilities, and hazardous industries to understand issues, constraints and opportunities for these activities in the local government area
- residents and business owners in interface or buffer areas to understand issues, constraints and opportunities for these activities in the local government area.
- high pressure gas pipeline owners and operators to identify:
 - the ‘measurement length’ (also referred to as the ‘consequence zone’) in existence for each segment of the pipeline
 - implications of the proposed land use planning intent on the location class, design, procedural and protective measures currently being employed by the operator.

12.1.2 Understanding the planning scheme context

12.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

A. Emissions and hazardous activities

Identify land used, planned and/or zoned for *industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities* or the storage and disposal of hazardous materials in or adjoining the planning scheme area.

Identify the separation distance from land used, planned or zoned for emissions or hazardous activities where incompatible uses should be avoided. A default separation distance or a site-specific separation distance can be used where industry is not yet established on land that is intended for industry (for example included in an industry zone). Where industrial uses are already operating, an assessment of cumulative impacts is the preferred method of establishing separation distances. The modelled assessment should consider factors such as background emissions, prevailing winds topography and vegetation. The modelled assessment should consider the impact of all emission types on sensitive uses, including air, odour, dust, smoke, ash, noise and light.

Where a default separation distance is to be applied in lieu of a modelled assessment, the general rules for buffers at greenfield locations are:

- Between low impact industry and sensitive land uses – nil (can adjoin sensitive land uses)
- Between medium impact industry and sensitive land uses – 250 metres
- Between high impact industry, landfill and sensitive land uses – 500 metres
- Between noxious and hazardous industry and sensitive land uses – 1500 metres.

Identify locations where an established conflict exists between activities generating emissions and nearby sensitive uses, resulting in existing conditions exceeding desired ambient emissions levels.

For safety and security concerns, Explosives Inspectorate RSHQ can provide advice on locations and specialised separation distances for explosives reserves and facilities, however local governments can also refer to Australian Standard (AS) 2187 ‘Explosives – Storage, transport and use – storage’.

The **Planning for shooting and motor sport facilities** document provides guidance about separation distances.

Identify the location of existing high pressure gas pipelines using the **SPP IMS**. Applications for pipelines for a local government area can be found on **Queensland Globe**, **QSpatial** and **GeoResGlobe** under the Infrastructure Permits section. Local governments can contact Australian Pipeline and Gas Association (APGA) for approval to view operator contact information and certain pipeline measurement lengths.

B. Previous activities that may cause risk to people or property

Past mining activities

Local governments can undertake preliminary research to understand potential past mining activity in their planning scheme area, including:

- view GeoResGlobe for Mining tenures layers and Historic Mining Layers
- contact the Mineral Assessment Hub, the Coal Assessment Hub, and the Petroleum and Gas Assessment Hub within the Resources for past tenure information where available
- review historical imagery via the GeoResGlobe or QImagery where local knowledge indicates past activity may have occurred
- via View GeoResGlobe or Geological Survey of Queensland Open Data Portal for bore hole information and past exploration information
- contact Resources - Technical Services Unit for information on abandoned mines where records are available
- any mining leases at the end of their life and transitioning to other uses in accordance with a Progressive Rehabilitation Closure Plan
- review post surrender management reports for surrendered resource activities.

Note – Records of mining that has occurred in Queensland are known to be incomplete and their accuracy cannot be guaranteed. Where information indicates that former mining may have occurred in the development area, the planning scheme should communicate that on-ground investigations be undertaken by the development proponent at development application stage to ensure any potential risk from former historic mining and former landfill and refuse sites, to the development proposal, is identified and mitigated.

Contaminated land

Identify contaminated land including land likely to be contaminated with per- and polyfluoroalkyl substances (PFAS) in the planning scheme area. See [Environmental Management Register and Contaminated Land Register](#). Regarding PFAS locations, consider the location of defence land, airports and fire stations and consult the Australian PFAS Chemical Maps and the Queensland Government PFAS webpage. Consult with Defence if there is existing or former vacant Defence land in the planning scheme area. On particularly large parcels of land with a contaminated site, work with the relevant state agency (DES) to define the extent of the contamination within the premises.

C. Acid sulfate soils

Identify where development may impact on acid sulfate soil (ASS) affected areas and assessment required because of this disturbance. These areas are identified in [project-based acid sulfate soils maps](#) (where available) on the [Queensland Globe](#) interactive online tool and at [QSpatial](#).

Where project-based acid sulfate soil mapping is not available, identify areas at or below 5 metres AHD where the ground level is less than 20 metres AHD. To refine areas of interest, use the following criteria to gain an indication of broad areas where the soils may be located:

- land with elevation less than 5 metres AHD
- soil and sediment of recent geological age (Holocene)
- marine or estuarine sediments and tidal lakes
- low-lying coastal wetlands or back swamp areas, waterlogged or scalded areas, interdune swales or coastal sand dunes
- coastal alluvial valleys
- areas where the dominant vegetation is tolerant of salt, acid and/or waterlogging conditions, e.g. mangroves, salt couch, swamp-tolerant reeds, rushes, grasses (e.g. *Phragmites australis*), paperbarks (*Melaleuca* spp.) and swamp oak (*Casuarina* spp.)
- areas identified in geological descriptions or in maps as bearing sulphide minerals, coal deposits or marine shales/sediments and deep older estuarine sediments below ground surface.

Note – Local government areas identified as having a high probability of containing acid sulfate soils are identified in the SPP Part F Glossary.

12.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The [Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments](#) document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

A. Acid sulfate soils

Legislation and policies that apply to acid sulfate soils include the Planning Act, *Environmental Protection Act 1994*, *Vegetation Management Act 1999*, *Fisheries Act 1994* and the *State Development and Public Works Organisation Act 1971*. At the Commonwealth level, the *Environment Protection and Biodiversity Conservation Act 1999* applies. Generally, the policy objective of these Acts are similar to the SPP, which require acid sulfate soils to be identified, primarily avoided and where avoidance is not practicable, the disturbance minimised. There are also requirements to ensure that any disturbance of ASS will prevent the release of acid, iron and other contaminants into the environment.

Applicants also have a 'general environmental duty' under section 319 of the *Environmental Protection Act 1994* to prevent environmental harm from occurring. In relation to infrastructure works in acid sulfate soils-affected areas, this also requires documentation of management activities, generally through an Environmental Management Plan (EMP) and associated record keeping.

B. Contaminated land

A disposal permit is required to remove contaminated soil for treatment or disposal from land listed on the Environmental Management Register or Contaminated Land Register, for treatment or disposal off-site where on-site remediation of contaminated soil is not practicable. Existing site management plans for contaminated land are detailed on the land register.

C. Explosives reserves and explosives facilities

The *Explosives Act 1999* and Australian Standard (AS) 2187 'Explosives – Storage, transport and use - storage' addresses the safe storage, manufacturing, disposal, transport and use of explosives.

Explosives facilities are licenced under the *Explosives Act 1999* by the Explosives Inspectorate within RSHQ. The licencing requirements allow the Explosives Inspectorate to apply appropriate risk management in the operation and design of these facilities. To ensure applicants are aware of the need to also obtain a licence, a note in the planning scheme or guidance material for applicants can direct them to the Explosives Inspectorate within RSHQ for information on obtaining a licence.

D. High pressure gas pipelines

Pipelines are authorised under the *Petroleum and Gas (Production and Safety) Act 2004*. The risk of failure of a pipeline is most likely to occur as a direct result of external interferences e.g. excavation activities striking pipeline which may result in a catastrophic event. As such, development on land subject to an easement for the benefit of holder of a pipeline licence under the *Petroleum and Gas (Production and Safety) Act 2004* is referred to the holder of the licence for assessment against the purposes of the *Petroleum and Gas (Production and Safety) Act 2004*.

Note: The local government needs to consider how it will assess other types of development outside of easement land but occurring within the measurement length area.

E. Strategic corridors for gas pipelines and other industrial development in State Development Areas (SDAs)

Strategic corridors for gas pipelines and different types of industrial development may be contained within and SDA. SDAs are not subject to the local government planning scheme for aspects of development that is regulated by a development scheme for the relevant SDA. The Coordinator-General prepares the SDA development schemes under the *State Development and Public Works Organisations Act 1971* as the planning framework for these areas.

Generally, a local government planning scheme does not apply to SDAs for development involving a material change of use, but the planning scheme still regulates development involving operational works and reconfiguration of a lot. The local government should consider the provisions already applicable to the SDA before drafting the planning scheme provisions.

F. Industrial development

Some industrial development also requires an environmental authority under the *Environmental Protection Act 1994* to regulate the environmental emissions from the activity at the site.

12.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's [Drafting a planning scheme – Guidance for local government](#) document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

12.1.3.1 Emissions and hazardous activities

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes protect community wellbeing and the natural environment from the impacts from new <i>industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities</i> ? For example, by discouraging development for these activities near existing or future sensitive land uses and the natural environment?	1 and 2
2.	Do strategic outcomes acknowledge the community and economic value of existing and planned <i>industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities</i> and support the ongoing integrity and effective operation of these activities by protecting from encroachment by sensitive land uses and other incompatible development that compromise the ability of the land use to function safely and effectively?	5
3.	Do strategic outcomes recognise the importance of industries that are critical to the local, state and national economy (e.g. explosives reserves and high pressure gas pipelines)?	5
4.	Do strategic outcomes protect development that is incompatible with <i>industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities</i> and cannot practicably be located to avoid these uses, from adverse impacts of environmental emissions, or health and safety risks by avoiding or minimising these impacts?	6
5.	Do strategic outcomes avoid the storage of prescribed hazardous chemicals in a flood hazard area?	3
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
6.	Does planning scheme mapping identify the location of <i>industrial development, major waste and sewerage infrastructure, and sport and recreation activities</i> in the planning scheme area?	1 and 5
7.	Does planning scheme mapping identify the location of high pressure gas pipelines in the planning scheme area? These are mapped in the SPP IMS .	1 and 5

	Should the planning scheme choose to apply additional provisions to development surrounding the pipeline, for example within the pipeline 'measurement length', map those locations in the planning scheme area.	
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
8.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions provide suitable locations for the development of:</p> <ol style="list-style-type: none"> 1. Activities involving hazardous chemicals and materials? 2. Explosives facilities and hazardous chemical facilities outside of developed urban areas? 3. Hazardous activities or those involving emissions? <p>Considerations include:</p> <ol style="list-style-type: none"> 1. That other industry and industrial related development (e.g. explosives reserves and explosives facilities) may not be compatible with hazardous activities. 2. The cumulative risks and impacts where several hazardous activities are co-located. <p>Strategies include:</p> <ol style="list-style-type: none"> 1. Clustering high-impact and incompatible land uses in areas away from sensitive land uses (e.g. industrial estates). 2. Locating uses of progressively lesser impact around zones of highest impact (e.g. low-impact industry can be located to buffer the impacts and risks associated with medium and high impact industry). 3. Locating other uses between the activities that generate emissions and sensitive land uses in order to buffer potential impacts (e.g. special industry or waste management facilities buffered by rural land or state forest). 	2
9.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Is the choice of zone/locally specific provisions (to be applied to both new land for development that generates emissions and to new land intended for sensitive land uses) informed by the best practice separation distances around existing <i>industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities</i>?</p> <p>Is the choice of zone on new land specific enough to allow separation distances to be accurately applied (for instance, the Industry Investigation zone does not specify the intended impact of the proposed industry)?</p> <p>These separation distances identify land where either:</p> <ol style="list-style-type: none"> 1. New sensitive land uses and incompatible development should be avoided, or 2. New development that generates emissions should be avoided, unless accompanied by effective mitigation provisions. 	1, 5 and 6
10.	<p>Where land is intended to be used for <i>industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities</i>:</p> <p>Does the choice of zone/locally specific provisions consider:</p> <ol style="list-style-type: none"> 1. The scale of the development to be accommodated, the types of emissions likely to be released and the scale of risk associated with the use? 	1 and 5

	<ol style="list-style-type: none"> 2. The location of existing or potential sensitive land uses and incompatible development both within the planning scheme area and in adjoining local government areas? 3. Values such as waterways and areas of environmental significance that need to be protected from any emissions? 4. If undertaking modelling, environmental or topographic features that may influence the dispersal of emissions, such as direction of dominant prevailing winds, hills, valleys and watercourses? Refer to DES guidelines regarding modelling. 5. Areas located near large point-source dust-emitting activities that may need to be protected from environmental emissions (see environmental emissions under 12.2.1 key terms and concepts for information on large point-source dust-emitting activities). <p>Note – Some activities considered by this state interest will benefit from being close to other industries and development, and provisions should be checked to ensure they don't inadvertently prevent compatible and necessary developments from co-locating.</p> <p>Note – Certain industries, such as explosives reserves, require very strict separation distances and have very few compatible surrounding land uses in order to maintain operational efficiency and reduce risks to the community. Best-practice separation distances can change over time as research and knowledge is improved. It is highly recommended to engage with the Explosives Inspectorate within RSHQ regarding zoning and separation distances of explosives reserves.</p>	
11.	<p>Where land is near areas for industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities or activities involving hazardous chemicals and materials:</p> <p>Does the choice of zone/locally specific provisions protect these existing and future activities from encroachment by incompatible and sensitive land uses? For higher risk activities this may involve avoiding land uses and development that would increase the number of people living and/or congregating in the area.</p> <p>Is the size of the separation distance informed by the nature of the operational needs, risks and hazards associated with the industry or infrastructure use being protected?</p> <p>Where separation distances extend onto neighbouring lots which are impacted by existing or future emissions or risks, are these areas identified and do outcomes (for the zone / overlay / local plan) articulate this?</p>	1, 5 and 6
12.	<p>Where land is near areas for explosives facilities and explosives reserves:</p> <p>Is land surrounding the facility or reserve included in a zone, or is locally specific mapping applied, that protect this use from encroachment by sensitive or incompatible land uses and discourage land uses that would increase the amount of people congregating in the area?</p> <p>Are the separation distances required by AS2187 used to inform the extent of the zone and/or locally specific mapping allocations around the facility, to provide a buffer from the encroachment or intensification of sensitive and incompatible uses?</p>	1, 2 and 5
13.	<p>Where land is near high pressure gas pipelines:</p> <p>Where a change in the zoning of land surrounding the pipeline from non-urban zoning to urban zoning is proposed:</p> <ol style="list-style-type: none"> 1. Is land within the pipeline measurement length included in a zone, or locally specific mapping applied, that protects the pipeline from encroachment by sensitive land uses and avoids increasing the number of people gathering for significant periods of the day? 2. Is the measurement length of the pipeline considered when determining the extent of the zone and/or locally specific mapping allocations, used to protect the pipeline? 	1, 2 and 5

Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
14.	Is the lowest appropriate level of assessment applied to hazardous activities in identified areas where a risk analysis undertaken as part of preparing or amending the planning scheme has determined there are most appropriately located? Are uses not related to hazardous activities and easily located elsewhere made assessable in areas identified for hazardous activities, to protect supply and role of limited specialised land? This will enable these hazardous activities to more easily locate in desired locations.	2
15.	Are potentially incompatible land uses, including sensitive land uses, assessable where within a separation distance of hazardous activities or areas subject to emissions from <i>industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities</i> ? This will enable assessment benchmarks to apply so that impacts can be fully considered.	6
16.	Is development assessable in an area of substantial unexploded ordnance (UXO) potential to which State code 13: Unexploded ordnance applies so a referral is triggered?	2
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
17.	Where the zone is consistent with land uses involving new or existing hazardous activities or those involving emissions: Do assessment benchmarks for hazardous activities or development involving emissions require these activities to be designed and managed to either: 1. Avoid adverse impacts of air, water, noise and odour emissions on sensitive land uses and the natural environment (where they are sited in locations where such impacts may occur), or 2. Where then impacts cannot be avoided, to mitigate these impacts to achieve the relevant acoustic and air quality objectives of the Environmental Protection (Noise) Policy 2019 and the Environmental Protection (Air) Policy 2019 at the nearest sensitive use receptor? For example, through reduced hours of operation or creation of vegetated buffers. The Odour impact assessment for developments guideline provides advice on approaches to assessing the odours generated from development. For further information on mitigating adverse impacts associated with certain development types, refer to the Planning for Shooting and motor sport facilities document and the Planning for Queensland's waste and resource recovery industry .	1 and 2
18.	Where the existing zoning already provides for incompatible or sensitive land use to occur within a separation distance of existing hazardous or emissions producing activities:	6

	<p>Do assessment benchmarks for new potentially incompatible land uses, including the intensification of existing uses and sensitive land uses, within the separation distances:</p> <ol style="list-style-type: none"> 1. Require a risk assessment of health and safety risks to the new use? 2. Apply best-practice separation distances and/or current regulatory separation distances to the siting and design, and consider evacuation routes where risks to community health and safety are significant? For example: <ol style="list-style-type: none"> a. If a new community is being developed beside a high-pressure gas pipeline, a park or vegetated buffer could be placed between the pipeline and new housing, with a means of evacuation away from the pipeline area. b. On large rural lots, new development is sited the greatest distance practicable away from the source of emissions. 3. Require incompatible land uses, including sensitive land uses, to achieve the relevant acoustic and air quality objectives of the <u>Environmental Protection (Noise) Policy 2019</u> and the <u>Environmental Protection (Air) Policy 2019</u> through design and operation? <p>Note – Where there is significant ongoing conflict between land uses, localised planning may need to manage background creep through measures such as applying a zoning that restricts the further intensification of sensitive land uses in this area or encouraging the industrial area to transition to lower impact industries. The preferred approach would be informed by an analysis of available land for the specialised industry use.</p>	
19.	<p>Do assessment benchmarks for hazardous activities involving the use, storage and disposal of hazardous chemicals and materials:</p> <ol style="list-style-type: none"> 1. Manage risks (including increasing and existing risk) proportionately to the sensitivity of surrounding land uses or zones? 2. Require that a hazard assessment identify, assess and include strategies to adequately mitigate risks, in determining the appropriateness of a site for uses involving these activities? <p>The <u>Model Planning Scheme Development Code for Hazardous Industries and Chemicals</u> may inform the preparation of provisions.</p>	2
20.	<p>Do assessment benchmarks for development in the flood hazard area require prescribed hazardous chemicals (where exceeding the hazardous chemicals flood hazard threshold) to be located and stored in a manner that minimises the risk of inundation and dispersion (i.e. a chemical spill) in a flood event?</p>	3
21.	<p>Do assessment benchmarks for development within the separation distance of explosives reserves require that development does not compromise its safe operation and not create a risk to life or property?</p> <p>For example, by not increasing the number of persons likely to congregate in the area?</p> <p>Note – Given the technical nature of this matter it is recommended that third party advice is also sought during development assessment, where development is within the separation distance of explosives reserves. Local government may seek to discuss the proposal with the Explosives Inspectorate RSHQ and/or encourage applicants to gain advice on approaches to the siting and design of the development proposal from the Explosives Inspectorate RSHQ.</p>	5
22.	<p>Do assessment benchmarks applying to land within the measurement length for high-pressure gas pipelines contain requirements that development not compromise the pipeline's safe operation and not create a risk to life or property, for example by not increasing the number of persons likely to congregate in the area?</p> <p>Note – Given the technical nature of this matter, third party advice can also be sought during development assessment, where development is within the measurement length for high-pressure gas pipelines. Local government may seek to discuss the proposal with the pipeline owner/operator and/or encourage applicants to gain advice on approaches to the siting and design of the development proposal from the pipeline owner/operator.</p>	5

12.1.3.2 Previous activities that may cause risk to people or property

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes recognise the importance of protecting community health and safety where impacts from previous land uses may exist over land intended for redevelopment, such as former mining activities, former landfill and refuse sites and former activities that contaminated land?	4
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
2.	Consider mapping areas affected by former mining activities, and former landfill and refuse sites in the planning scheme area.	4
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
3.	Where land has been used for previous activities that may cause risk to people or property (including former mining activities and related hazards, former landfill and refuse sites and contaminated land, including PFAS): Does the choice of zone/locally specific provisions take into account whether the land is suited to rehabilitation and/or remediation that would enable redevelopment for sensitive land uses in the future? If not, for example where the risks outweigh the benefits or where extreme risks are present, does the choice of zone/locally specific provisions limit future development to those land uses that do not expose people or property to risk? Do outcomes (for the zone / overlay / local plan) articulate this intent?	4
4.	Where a Progressive Rehabilitation Plan is determining the rehabilitation of a mining lease, including post mining land uses Does the choice of zone/locally specific provisions for areas reflect the Plan?	4
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:

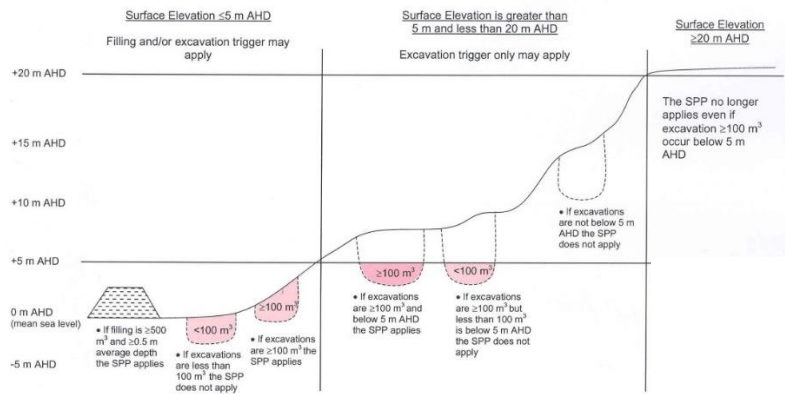
5.	Is development on contaminated land or land that has been subject to and may be at risk from any former mining or landfill activities, assessable? This will enable assessment benchmarks to apply so that impacts can be fully considered.	4
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
6.	Where land has been used for previous activities that may cause risk to people or property (including former mining activities and related hazards, former landfill and refuse sites and contaminated land, including PFAS): Where land is intended for redevelopment, do assessment benchmarks: 1. Require appropriate on-ground assessment of site condition and risk analysis? 2. If necessary, require that appropriate assessments and design considerations, be undertaken to identify and mitigate or manage risks to people and property (including risks to the integrity of the proposed development)? Note – Local government may seek to alert users that the <u>Environmental Management Register and Contaminated Land Register</u> state whether a premises is suitable for a proposed use in accordance with a site suitability statement for the premises.	4

12.1.3.3 Acid sulfate soils

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes aim to protect the environment, people and property by preferencing that the disturbance of acid sulfate soils is avoided, and where avoidance is not possible, managing the impacts to prevent the generation and release of acid, iron and other contaminants?	7
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
2.	Consider mapping actual and potential acid sulfate soil areas (where limited mapping is available identify areas under 5 metres AHD, and areas between 5 metres and 20 metres AHD) in the planning scheme area.	7
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	

Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
3.	Where land contains acid sulfate soils: Does the choice of zone/locally specific provisions enable development outcomes that are compatible with avoiding disturbance of acid sulfate soils – zones where limited development is envisaged or where development is low density with no deep excavation or dewatering during or after construction?	7
4.	Where land in an existing or proposed urban area contains acid sulfate soils: Does the choice of zone/locally specific provisions firstly aim to avoid disturbance of those acid sulfate soils? Do outcomes (for the zone / overlay / local plan) articulate this intent, and where this is not feasible, articulate the intent to minimise or manage adverse impacts? See Acid sulfate soils management on the Queensland Government website for more information.	7
5.	Where land outside an existing or proposed urban area contains acid sulfate soils: Does the choice of zone/locally specific provisions give preference to development that avoids disturbing acid sulfate soils? Suitable development would involve: <ol style="list-style-type: none"> 1. Not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils. 2. Not permanently or temporarily dewatering that results in the oxygenation of previously saturated acid sulfate soils. 3. Not undertaking filling that results in actual acid sulfate soils (AASS) being moved below the water table or previously saturated acid sulfate soils being aerated. Do outcomes (for the zone / overlay / local plan) articulate this intent?	7
6.	Where land contains acid sulfate soils: Does the choice of zone/locally specific provisions discourage highly disturbing land uses such as: <ol style="list-style-type: none"> 1. Marinas, canal estates, and golf courses involving deep excavations. 2. Multi-storey commercial and residential development involving deep basements. 3. Agriculture involving extensive drainage and/or retention systems (e.g. rice farming, aquaculture). 4. Extractive industries (e.g. sand and gravel mining). Do outcomes (for the zone / overlay / local plan) articulate this intent?	7
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
7.	Is development that may disturb acid sulfate soils assessable? This includes development involving: <ol style="list-style-type: none"> 1. Excavating or otherwise removing 100m³ or more of soil or sediment on land below 5m AHD. 	7

2. Filling of land involving 500m³ or more of material with an average depth of 0.5m or greater on land below 5m AHD.
3. Excavating or otherwise removing 100m³ or more of soil or sediment at or below 5m AHD on land between 5m and 20m AHD.



This will enable assessment benchmarks to apply so that impacts can be fully considered.

Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
8.	<p>Where land contains acid sulfate soils:</p> <p>Do assessment benchmarks require only minimal ground disturbance or dewatering?</p> <p>Note – Where acid sulfate soils are buried deep within the soil profile, some shallow disturbances for trenches and construction footings may be able to occur without disturbing acid sulfate soils.</p> <p>Where disturbance to acid sulfate soils cannot be avoided, do the assessment benchmarks require the identification of acid sulfate soils and best practice environmental management preventing the generation and release of acid, iron and associated contaminants into the environment?</p> <p>Note – The planning scheme provisions may advise applicants that the undertaking of an Acid Sulfate Soil Risk Assessment and preparation of an Environmental Management Plan outlining how the proposed development will ensure that the generation and release of acid, iron and other associated contaminants into the environment will be prevented, may assist in demonstrating achievement of these assessment benchmarks.</p> <p>Further guidance on preparing an acid sulfate soils risk assessment is available for applicants in the Sampling Guidelines and Laboratory Methods Guidelines or Australian Standard AS 4969.</p> <p>Guidance is available that the planning scheme may reference for applicants when undertaking an Acid Sulfate Soil Risk Assessment and Soil Management Guidelines and groundwater guidelines of relevance when preparing an Acid Sulfate Soils Environmental Management Plan.</p> <p>To assist with achieving best practice environmental management, refer to <u>Guidance materials for acid sulfate soils</u>.</p>	7

12.2 Supporting information

12.2.1 Key terms and concepts

Key term or concept	Information
Acid sulfate soil	<p>See the SPP Part F Glossary.</p> <p>Acid sulfate soils are soils or sediments 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).</p> <p>The term acid sulfate soil generally includes both actual and potential acid sulfate soils. Actual acid sulfate soils (AASS) is soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of soil materials that are rich in iron sulphides, 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.</p> <p>Potential acid sulfate soils (PASS) is soil or sediment containing iron sulphides or sulfidic material that has 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.</p> <p>Actual and potential acid sulfate soils are often found in the same soil profile, with AASS generally overlying potential acid sulfate soil horizons.</p> <p>Acid sulfate soils are coastal soils and sediments containing iron sulfides (mainly pyrite). They cover approximately 2.3 million hectares of land and occur naturally along the Queensland coast, usually where land elevation is less than 5 metres Australian Height Datum (AHD).</p> <p>Acid sulfate soils are environmentally benign if they remain in an anoxic (oxygen-free) water-logged environment.</p> <p>The exposure of potential acid sulfate soil to oxygen (e.g. through dewatering, excavation or filling) results in the production of sulfuric acid and soluble iron and can mobilise aluminium and heavy metals, releasing them into receiving waters. This can kill fish, other aquatic organisms, native vegetation and crops, and affect human health (e.g. if groundwater supplies are used for urban and domestic drinking water).</p> <p>The acid corrodes concrete and steel infrastructure and even minor disturbances may require expensive management to protect assets from corrosion.</p>
Acid sulfate soil affected area	See the SPP Part F Glossary .
Contaminant	See the SPP Part F Glossary .
Contaminated land	<p>See Schedule 4 Dictionary of the <i>Environmental Protection Act 1994</i>.</p> <p>Contaminated land refers to land or soil contaminated by hazardous substances and materials that may pose a risk to human health or the environment, and may include land formally used for industrial, military, mining, waste disposal, explosives testing or chemical application activities.</p> <p>Queensland's Environmental Management Register and Contaminated Land Register are public registers that identify contaminated or potentially contaminated land and state whether a premises is suitable for a proposed use in accordance with a site suitability statement for the premises.</p>
Dangerous goods	See Schedule 1 of the <i>Work Health and Safety Act 2011</i> .
Emissions and hazardous activity	For the purposes of the guidance material, this term refers to the all activities listed under the emissions and hazardous state interest policies.
Environmental emission	<p>See the SPP Part F Glossary.</p> <p>Certain activities and developments need to be planned and effectively managed to avoid or minimise potential impacts from environmental emissions.</p>

	<p>For example, the <i>Inquiry into occupational respirable dust issues report, 2017</i> identified that land use planning has a role in protecting Queensland communities from large point-source dust emissions. Large point-source dust-emitting activities include coal and other mines and their associated transport routes, coalfired power stations, port activities associated with coal and other minerals, and extractive industries (e.g. quarries).</p> <p>Local governments have a role in protecting the community from potential adverse impacts of emissions, including dust and odour, by avoiding new sensitive land uses encroaching on buffer areas and seeking to reduce the impact of current conflict where sensitive land uses within buffer areas are affected by emissions from large point-source emitting activities. This can be achieved by local governments through preparing planning schemes that appropriately incorporate state interests as they relate to environmental emissions.</p> <p>The SPP IMS, GeoResGlobe and Electricity Generation map can be used to identify the location of large point-source dust-emitting activities (relevant SPP IMS layers include SDAs, State-controlled Road, Railway Corridor, State-controlled transport tunnel, Strategic Ports, KRAs – resource/processing area and transport route). Existing approvals and aerial imagery may assist in identifying when extraction commenced.</p>
Explosives reserve	<p>See the SPP Part F Glossary.</p> <p>Explosives reserves are large areas of land set aside for the safe storage, distribution and disposal of explosives. The reserves are critical to the supply of explosives across Queensland and Australia for a diverse range of industries including; mining and quarrying, construction, manufacturing, demolition, law enforcement, entertainment and pyrotechnics, safety and signalling, the rocket industry, munitions and recreational shooting.</p> <p>There are four explosives reserves in Queensland, each strategically located near a port to enable the safe and efficient transport of explosives – Queerah near Cairns, Brookhill near Townsville, Bajool near Port Alma and Helidon near Brisbane/Toowoomba. It is also possible that more explosives reserves will be declared in the future.</p>
Explosives facility	<p>See the SPP Part F Glossary.</p> <p>Explosives facilities are used for manufacturing, storing, testing and disposing of explosive products. The facilities are licenced under the <i>Explosives Act 1999</i> by the Explosives Inspectorate within RSHQ. The licencing requirements allow the Explosives Inspectorate to apply appropriate risk management to these facilities.</p>
Flammable or combustible substances	See Division 9 Storage of flammable and combustible substances of the Work Health and Safety Regulation 2011.
Flood hazard area	See the SPP Part F Glossary .
Former mining activities	<p>Mining activities involve winning materials out of the ground and extracting them from the host rock they come in, including digging pits and shafts, underground tunnelling, operating mineral extraction plants and associated supporting infrastructure. Minerals extracted by mining commonly include metals, coal, gemstones, dimension stone, coal seam gas and petroleum products.</p> <p>Landforms and features remaining from mining can include mine pits, stockpiles, disused tunnels and shafts, headframes and other remnant infrastructure and impacts such as subsidence. They can pose a range of hazards to people and property depending on the nature and scale of the mining that has occurred. Potential hazards may also include land contamination and may extend off-site, such as contaminated or low-quality water leaving the site.</p>
Hazardous chemical facility	<p>See Schedule 24 Dictionary of the Planning Regulation.</p> <p>Activities that involve the storage, handling, processing or disposal of prescribed hazardous chemicals and hazardous materials have the potential for noticeable, significant or extreme offsite impacts such as fire, explosions or toxic release.</p>
Hazard chemicals flood hazard threshold	See the SPP Part F Glossary .

Hazardous material	See the SPP Part F Glossary .
High pressure gas pipelines	<p>High pressure gas pipelines are mainly located underground and transmit bulk gas from gas fields to end users over long distances.</p> <p>High-pressure gas pipelines are authorised under the <i>Petroleum and Gas (Production and Safety) Act 2004</i> and designed and operated in accordance with Australian Standard (AS) 2885: Pipelines – Gas and Liquid Petroleum.</p> <p>Land use planning needs to consider a pipeline’s measurement length. The measurement length is the distance from the pipeline centreline containing the area of significant safety impact in the event of a catastrophic pipeline failure. The measurement length is determined by the operator using the method defined in AS 2885 and is based on its operating pressure and diameter.</p> <p>Note – Lower pressure distribution infrastructure, such as pipe systems to connect homes for heating and cooking, do not comprise major infrastructure / are not part of this state interest.</p>
Industrial development, major infrastructure, and sport recreation facilities	<p>For the purposes of the guidance material, this term refers to the activities listed in state interest policy 5 of the <i>Emissions and hazardous activities</i> state interest, being:</p> <ol style="list-style-type: none"> 1. <i>Medium-high impact, high-impact and special industries</i> 2. <i>Extractive industries</i> – see Schedule 3 Use terms for local planning instruments of the Planning Regulation 3. <i>Hazardous chemical facilities</i> – see Schedule 24 Dictionary of the Planning Regulation 4. <i>Explosives facilities and explosives reserves</i> – see the SPP Part F Glossary 5. <i>High pressure gas pipelines</i> – see the SPP Part F Glossary 6. <i>Waste management facilities</i> 7. <i>Sewerage treatment plants</i> 8. <i>Industrial land in an SDA, or an enterprise opportunity area or employment opportunity area identified in a regional plan</i> 9. <i>Major sport, recreation and entertainment facilities</i> – see Schedule 3 Use terms for local planning instruments of the Planning Regulation 10. <i>Major sport facilities</i> – see Schedule 3 Use terms for local planning instruments of the Planning Regulation.
Location class	The classification of an area according to its predominant land use and density of human activity, reflecting both the threats to the pipeline system from land usage and the consequences for the population should the pipeline system suffer a loss of containment.
Prescribed hazardous chemical	See the SPP Part F Glossary .
Sensitive land use	See Schedule 24 Dictionary of the Planning Regulation.

12.2.2 SPP mapping

This section identifies the [SPP IMS mapping layers](#) applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the ‘Approach to integrating this state interest’ section above.

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged in the planning scheme. How to do this is discussed in the ‘Approach to plan-drafting’ section.

Mapping layer	Category	Data custodian	Head of power	State interest policy that the mapping relates to
High pressure gas pipeline	1	Resources	<i>Petroleum and Gas (Production and Safety) Act 2004</i>	State interest policy 5(e) and 6

Mapping layers in Appendix 1, Table B, of the SPP

This mapping must be appropriately integrated in the planning scheme and may be locally refined by a local government in a way that achieves the state interest policy. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Category	Data custodian	Head of power	State interest policy that the mapping relates to
Flood hazard area	2	DRDMW	SPP July 2017	State interest policy 3

13 Natural Hazards, Risk and Resilience



The SPP state interest statement and state interest policies of the *Natural hazards, risk and resilience* state interest are:

The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.

1. Natural hazard areas are identified, including:
 - a. bushfire prone areas
 - b. flood hazard areas
 - c. landslide hazard areas
 - d. storm tide inundation areas
 - e. erosion prone areas.
2. A fit-for-purpose risk assessment is undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas.

Bushfire, flood, landslide, storm tide inundation, and erosion prone areas:

3. Land in an erosion prone area is not to be used for urban purposes, unless the land is located in:
 - a. an urban area in a planning scheme; or
 - b. an urban footprint identified in a regional plan.
4. Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas:
 - a. avoids the natural hazard area; or
 - b. where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.
5. Development in natural hazard areas:
 - a. supports, and does not hinder disaster management capacity and capabilities
 - b. directly, indirectly and cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties
 - c. avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard
 - d. maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.
6. Community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event.
7. Coastal protection work in an erosion prone area is undertaken only as a last resort where coastal erosion or inundation presents an imminent threat to public safety or existing buildings and structures, and all of the following apply:
 - a. The building or structure cannot reasonably be relocated or abandoned.
 - b. Any erosion control structure is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable.
 - c. Any increase in coastal hazard risk from adjacent areas from the coastal protection work is mitigated.

Erosion prone areas within a coastal management district:

8. Development does not occur unless the development cannot feasibly be located elsewhere and is:
 - a. coastal-dependent development; or
 - b. temporary, readily locatable or able to be abandoned development; or
 - c. essential community infrastructure; or

- d. minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.
9. Development permitted in policy 8 above, mitigates the risks to people and property to an acceptable or tolerable level.

The coastal hazard element of this state interest includes avoiding or mitigating the risks associated with coastal hazards in storm tide inundation areas and erosion prone areas – for plan-drafting considerations associated with supporting coastal dependent development and with the role and function of the coastal management district more broadly (i.e. including areas outside of erosion prone areas), refer to the *Coastal environment* state interest.

13.1 Approach to integrating this state interest

13.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

For this state interest, the department and agencies can assist in:

- discussing the proposed approach to risk assessment prior to confirming the approach to be taken
- providing advice about scoping a risk assessment that is suited to the nature of the proposed scheme amendments.

Engagement is also recommended with surrounding local authorities to identify District disaster management strategies relevant to the local government area.

13.1.2 Understanding the planning scheme context

13.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

The **Queensland Disaster Management Strategic Policy Statement 2016** is the overarching strategic policy directive for disaster risk reduction (DRR) in Queensland and outlines that the **Queensland State Disaster Management Plan (SDMP)** will set out the State's strategic approach to DRR.

The **Queensland Strategy for Disaster Resilience (QSDR)** is a complementary strategy that sets the strategic direction for the realisation of the Queensland Government's vision to make Queensland 'the most disaster-resilient state in Australia'. Its implementation plan, **Resilient Queensland 2018-21**, is the whole-of-government response to strengthening disaster risk management, identifying opportunities to reduce disaster risk and continually improving how we prepare for, respond to and recover from disasters.

The **Queensland Climate Adaptation Strategy (QCAS)** provides the overarching framework for climate adaptation planning, and outlines responsibilities for local government in regard to climate risks such as considering risks to assets and including climate risks into planning schemes and development assessment.

The **Queensland State Natural Hazard Risk Assessment 2017** explains each of the natural hazards, its impacts on the community, economy and infrastructure, State agencies involved in addressing the risk and where local government can find more resources and information to respond to the hazard.

The **QCoast2100 - coastal hazards adaptation program** assists local government identify coastal hazards and climate change risks and then plan and prepare for storm tide, coastal erosion and rising sea levels resulting from climate change through the preparation of a **Coastal hazard adaptation strategy (CHAS)**.

13.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The **Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments** document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

A. Disaster management plans

Disaster management plans are required to be prepared under the *Disaster Management Act 2003*. The **Queensland State Disaster Management Plan** and **local government disaster management plans** (LDMP) communicate the hazards and the associated risks and include the treatments and strategies for managing and reducing those risks. The analysis undertaken through risk assessment to inform LDMP's can inform and complement the development of the local government's planning scheme response to natural hazards.

B. Designating a bushfire prone area

Section 7 of the Building Regulation 2021 (Building Regulation) allows a local government through its planning scheme to designate a 'designated bushfire prone area' which triggers building requirements related to the mitigation of risks.

A 'designated bushfire prone area' is defined by the Australian Building Codes Board as an area designated under a statutory mechanism as being subject to, or likely to be subject to, bushfires.

The local government may choose to prescribe the whole of the planning scheme bushfire prone area as a 'designated bushfire prone area' or may choose to designate an alternative area as being the 'designated bushfire prone area' for the purposes of the Building Regulation.

Designation must be stated in the body of the planning scheme and not included in extrinsic materials such as 'editors notes'.

Note – Building development applications in a 'designated bushfire prone area' are required to meet the mandatory bushfire provisions in the National Construction Code (NCC) series Building Code of Australia (BCA) and in AS 3959–2018 Construction of buildings in bushfire prone areas. Bushfire protection provisions in the NCC apply to Class 1, 2 and 3 residential buildings and accommodation buildings and associated Class 10a structures such as garages, sheds and carports.

Note – The NCC performance requirement is that 'a building that is constructed in a 'designated bushfire prone area', must to the degree necessary, be designed and constructed to reduce the risk of ignition from a bushfire, appropriate to the potential for ignition caused by burning embers, radiant heat or flame generated by bushfire; and intensity of the bushfire attack on the building.' The NCC performance requirement is deemed to be met where the building complies with AS 3959–2018. AS 3959–2018 contains provisions which can be used in construction to resist bushfires, to reduce the risk to life and minimise the risk of property loss. These provisions include requirements for burning debris and ember protection, controls on the combustibility of exterior material, and the protection of openings, such as windows and doors.

Note – A local planning instrument cannot otherwise deal with building matters covered by AS 3959–2018.

Refer to the **Integrating building work in planning schemes – Guidance for local governments** document for further details.

C. Designating a flood hazard area

Section 8 of the Building Regulation allows a local government through its planning scheme to designate a 'flood hazard area' which triggers building requirements related to the mitigation of risks.

The local government may choose to prescribe the whole of the planning scheme flood hazard area as a 'flood hazard area' or may choose to designate an alternative area as being the 'flood hazard area' for the purposes of the Building Regulation.

Note – The local government must keep a register of the flood hazard areas it designates and when each designation was made.

In accordance with the Building Regulation, the following parameters may be defined for all or part of the flood hazard area, and declared in the planning scheme:

- the defined flood level (DFL) (shown as map or height datum)
- the maximum flow velocity of water
- an inactive flow or backwater area
- a freeboard that is greater than 300mm
- the finished floor level of Class 1 buildings built in all or part of the flood hazard area.

The matters declared will depend on the level of flood data available to the local government.

Declaring a DFL will trigger Queensland Development Code (QDC) provisions that address:

- design and construction of buildings (including floor levels)
- design and location of utilities
- protection from backflow from sanitary drains
- design and location of customer dedicated substations.

Note – Therefore a planning scheme cannot include these sorts of requirements within flood hazard areas.

Refer to the [Integrating building work in planning schemes – Guidance for local governments](#) document for further details.

13.1.3 Risk assessment

A risk assessment is required to inform the provisions of a planning scheme relating to natural hazard risk. The risk assessment helps a local government understand whether their planning intentions are appropriate, given the level of risk posed by the natural hazard. Upon the completion of a risk assessment, a local government should have a clear understanding of its ‘at-risk’ areas, which will assist with developing risk-based plans for land use, including identifying amendments needed to the planning scheme to avoid, mitigate or manage identified risks appropriately.

Common steps and approaches apply when undertaking a risk assessment to enable the planning scheme response to each natural hazard to be developed. The Queensland Emergency Risk Management Framework (QERMF) provides Queensland’s endorsed methodology for local government to use when undertaking risk assessments for any type of natural hazard. The following advice provides a high-level overview of the steps when undertaking a risk assessment, within the context of making or amending a planning scheme.

Note – The ‘natural hazards, risk and resilience evaluation report’ referred to in Schedule 3 (Required material) of the MGR for a major amendment has the same meaning as the fit-for-purpose risk assessment referred to in this state interest policy.

Is a full risk assessment required for every planning instrument or amendment proposed?

No. The SPP requires that the risk assessment is ‘fit-for-purpose’ to reflect the diverse circumstances of the natural hazard risk across all of Queensland’s local governments. The approach provides for flexibility in the scale and content of the risk assessment. The extent and degree of precision of the risk assessment, i.e., a risk assessment that is ‘fit for purpose’ should be determined at a local government level, informed by local needs, knowledge and issues, and the nature of the proposed planning scheme amendment, including:

- the hazard information available and the suitability of existing studies to inform the risk assessment
- the characteristics of the hazard
- the relevant hazard and hazard weather history of the area¹⁵
- the settlement pattern currently affected by, and population at risk from, the hazard, including the location of current and proposed community infrastructure and services
- the rates of growth anticipated in the hazard area and the options for accommodating that growth
- local and district disaster management planning, including emergency response and recovery capacities
- the extent of the hazard area subject to the proposed amended provisions
- the extent of change resulting from the proposed amended provisions applying in hazard areas¹⁶
- the nature of the proposed amended provisions applying in hazard areas.

For example:

- in areas with limited hazard history and few hazard risk factors, a full risk assessment may not be required
- when the hazard history is significant, a comprehensive risk assessment may be warranted
- a change to planning provisions that would materially affect most of the hazard area in the planning scheme would warrant comprehensive assessment, whereas a change where the hazard area only applied to a small number of lots or only portions of lots may not
- a change to zoning that results in large scale new development in a hazard area would warrant comprehensive assessment, whereas a change to refine the range of non-vulnerable land uses envisaged in a zone included in a hazard area may not.

¹⁵ Because of the short historical record, weather history is only one factor to consider should not be taken as solely indicative of future risk / should not be considered in isolation.

¹⁶ However, changes to zoning must not be inconsistent with State Interest Policy 4 with regard to use of land for urban purposes in erosion prone areas.

13.1.3.1 Steps in a risk assessment

Step 1 - Hazard identification (to address State interest policy 1)

Step 1a – Identify the location and nature of the hazard, utilising existing mapping (where available).

Step 1b – Undertake studies to more accurately identify and locally refine the location and nature of the hazard—the 'highest' level of mapping possible is encouraged.

Where the local government's resources to undertake such studies is constrained, tailor the studies to:

- prioritise localised studies for areas where growth and development pressures are greatest and most imminent
- progressively undertake localised studies as part of local planning for identified areas as they are considered for future development.

The degree of refinement of mapping and studies is allocated a level as follows:

Hazard	Level 1	Level 2	Level 3
Bushfire prone areas	Baseline mapping: SPP IMS bushfire prone area layer (including the 100-metre wide 'potential impact buffer', being the area where potential ember impact risk is significant. See the SPP Part F Glossary)	Detailed hazard mapping: Local government comprehensive study	-
Flood hazard areas	Baseline State-wide flood mapping: Queensland Flood Assessment Overlay (QFAO) plus Basin-level flood modelling available via the FloodCheck interactive mapping portal	Intermediate flood hazard investigation ¹⁷ : Local government moderate, mid-level study plus Town-based studies available via FloodCheck	Advanced flood hazard investigation: Local government comprehensive study
Landslide hazard areas	Baseline mapping: Mapping land with a slope of 15 per cent or greater	Detailed hazard mapping: Local government comprehensive study	-
Stormtide inundation and erosion prone areas	Baseline mapping: SPP IMS erosion prone area and storm tide inundation area layers	Detailed hazard mapping: Local government comprehensive study	-

Mapping that includes climate change factors should be used to identify the hazard area, in preference to mapping without climate change factors. New studies produced for the purpose of identifying the hazard area should incorporate climate change factors in the modelling. Queensland Government climate risk information for rural areas is available at <https://longpaddock.qld.gov.au/>.

Rather than undertaking studies for the whole of the local government area upfront, the local government may determine that in areas identified in Level 1 mapping and with low population and anticipated low growth, development applications undertake a site-based assessment to confirm the extent and severity of the hazard. In

¹⁷ Note that Level 2 studies may be based on a limited number of flood events and limited data availability may have been used to calibrate these models.

selecting this option local government should consider the suitability of site based assessments based on the nature of the hazard, the likely number of development applications that will be received and the capability of development assessment managers to assess site-based risk assessment reports at development application stage.

Step 2 – Risk analysis (to address State interest policy 2)

Step 2a – Identify the level of risk that the hazard poses to people, property and infrastructure. Identify the level of:

- **exposure / scale** (i.e. the number of people and properties and extent of land and infrastructure exposed to the hazard)
- **sensitivity** to the risk
- **vulnerability** of people, property and infrastructure exposed to the risk.

Step 2b – Determine the acceptability of that level of risk for land uses in existing and planned zones. Identify whether the risk is:

- **acceptable** – individuals and society can live with this risk without further action and accept any residual risk.
- **tolerable** – society can live with this risk but expect that as much as is reasonably practical should be done to reduce the risks further. Individuals may find this risk intolerable and choose to take their own steps, within reason, to make this risk acceptable.
- **intolerable/unacceptable** – individuals and society will not accept this risk and measures should be put in place to reduce risks to at least a tolerable level.

In some circumstances the results from a risk assessment can also be displayed through mapping – identifying acceptable, tolerable and unacceptable risk areas for common development types. This is a working component of the risk assessment rather than an output for inclusion in the planning scheme, as the acceptability of the risk may vary for different land uses types. For example, the risk may be tolerable for land in a rural zone where access to safe refuges exist, but intolerable in an urban zone with a greater population and population density, or for specific vulnerable uses.

Step 3 – Risk response (to address State interest policies 2 and 4)

Use the outcomes of the risk assessment to identify the preferred risk response. The risk response:

- supports the development of land-use strategies on how future development should be planned for and managed in the planning scheme area
- considers the level of risk and acceptability of that risk identified in Step 2
- delivers an acceptable or tolerable level of risk for different land uses through **avoiding** the risk unless appropriate controls are implemented to **mitigate** the risk, or **removing the hazard** (for example, where clearing is approved in areas of bushfire hazard) and balanced with the *Biodiversity* state interest (MSES and MLES)
- supports a no worsening of an existing risk and where possible seeks to reduce the existing risk over time
- aligns planning scheme and non-planning scheme measures.

Hazard does not exist

In parts of the planning scheme area where the hazard identification in Step 1 has identified that the hazard does not exist, these areas need not be included in the planning scheme hazard mapping and no hazard-related development controls are necessary.

The land-use strategies for the planning scheme area may seek to prioritise future growth and intensification in these locations and encourage vulnerable and sensitive uses to locate here.

Acceptable risk

For the land uses where the risk is identified as acceptable in Step 2, no planning scheme response is required as:

- existing and future communities can live with this level of risk without further action and accept any residual risk
- government considers it can accept the consequences of this level of risk, for example the costs of maintaining and replacing infrastructure.

The land-use strategies for the planning scheme area should seek to prioritise future residential growth and intensification in these locations and encourage uses such as vulnerable uses and community infrastructure to locate here.

Tolerable risk

These are circumstances where the level of hazard may have limited or some influence on the land use strategy for the affected area. The risk is low enough to allow the exposure to a natural hazard to continue while at the same time high enough to require new treatments or actions to reduce risk. Existing communities may be able to live with this level of risk but as much as is reasonably practical should be done to further reduce the risk which may include planning responses that over time, reduce:

- the likelihood of the risk (avoidance)
- the consequences of the risk by increasing the resilience of land uses to the hazard (mitigation and hazard management).

The land use strategies for the planning scheme area may allocate land to a zone considering the broad tolerability of the uses envisaged in that zone to the hazard risk. For example, the level of risk to sport and recreation uses, commercial and industrial development may be tolerable for a particular hazard (e.g. flood). However not all uses generally envisaged in a zone will have the same level of risk tolerability and some vulnerable uses and community infrastructure may present an intolerable level of risk that cannot be mitigated.

The land use strategies should consider not increasing the extent or degree of the existing exposure to the hazard. For example, changes to zones in a natural hazard area should not facilitate more intense development than what is currently proposed, or directly, indirectly or cumulatively worsen an existing hazard.

For the envisaged land uses where the risk is identified as tolerable in Step 2, the planning scheme may:

- require technical assessment of the hazard and risk to determine the suitability of the development
- apply specific provisions to mitigate or further mitigate the risk associated with the hazard to an acceptable or tolerable level.

In selecting the underlying zoning, regard needs to be given to the likely mitigation requirements that will apply to allow development to occur, and what types of development these requirements are compatible with. For example, some mitigation strategies may 'work well' with certain uses but not with others.

The tolerability to the hazard and importance of mitigation approaches may vary for different hazards and uses. In some cases, development may only be considered where it fully applies the prescribed mitigation strategies. In other cases, a variety of techniques may be available and employed to mitigate the risk.

The extent of mitigation may vary for different land uses depending on their sensitivity and vulnerability. Whilst planning measures can offer one of the most effective responses, in some situations (such as where there is an existing risk) planning responses may not be practical, leaving non-planning responses (e.g. levees) as the available response. Consider the extent and overall effectiveness of mitigation in determining whether specific uses should be supported, or in developing different provisions for different uses and circumstances.

Note – There may be other responses suitable for implementation via other local government instruments such as local laws or asset management plans.

Intolerable risk

These are circumstances where the level of hazard directly impacts the land use strategy for the affected area.

An intolerable risk is one that cannot be accepted. The preferred land use strategy may then be to:

- avoid specific land uses that are vulnerable or sensitive to the hazard
- avoid allocating this land for future urban development that would have an intolerable level of risk to the hazard.

In some cases, the risk may be able to be reduced from an intolerable level to an acceptable or tolerable level through application of mitigation strategies. Such mitigation approaches would be a necessary part of enabling the development to occur.

Where there is existing development in these hazard areas, the land use strategy may be that there is no increase in exposure to the hazard. For example, the number of people living or working in the area should not be increased. For large areas, the zone applying to these areas could reflect this constraint. In some cases, portions of sites may be affected, and locally specific mapping (such as an overlay) may identify areas where development is restricted.

Sometimes, the risk may be so great that no feasible alternative is available (such as undertaking infrastructure works) to mitigate that risk exist. In which case, the land use strategy may be that identified land uses that are currently envisaged, do not occur in these locations in the future. For example, 'back-zoning' the land with the aim of retreating from such areas over time.

Note – A planning change made to reduce material risk may constitute an adverse planning change as outlined under section 30 of the Planning Act, for which compensation may be sought from local governments by affected owners under section 31 of the Planning Act.

Where a local government seeks to propose a planning change that is not adverse, and compensation is not payable, as the change is proposed to reduce a material risk of serious harm to persons or property on the premises from natural events or processes, the **MGR** prescribes the process to be followed. This can occur where the local government considers all feasible alternatives to making the planning change have been considered and exhausted. This is done through the preparation of a feasible alternatives assessment report (FAAR). Contact your **local departmental office** for guidance on this matter.

The MGR and the Planning Act do not require a local government to prepare a FAAR, unless the local government determines it is proposing a planning change to reduce a material risk of serious harm to persons and property on the premises from natural events or processes AND the local government wants the proposed planning change to not be considered an adverse planning change for the purposes of the compensation provisions of the Planning Act.

The preparation of a FAAR is separate from the plan-drafting considerations of the feasibility of avoiding risks or mitigating risks associated with a hazard to an acceptable or tolerable level and implementing planning scheme provisions to achieve that avoidance or mitigation.

13.1.3.2 Bushfire risk assessment

Local government is to identify the natural hazard areas in the planning scheme area and undertake a risk assessment. The section 'Steps in a risk assessment' above explains the steps in this process that are common across all hazard types. The following guidance provide further detail in relation to each step of the hazard risk assessment process specific to bushfire hazard.

The scope of investigations will be informed by the nature and scope of the proposed amendments.

The Queensland Fire and Emergency Services (QFES) document, **Bushfire resilient communities**, contains technical information about bushfire hazard assessment and vegetation hazard class assessment and preparing a bushfire management plan.

Step 1 – Hazard identification (to address State interest policy 1)

Compile suitable existing **bushfire hazard mapping**¹⁸ that identifies the extent and level of the bushfire hazard across the state.

To identify bushfire prone areas, local governments are advised to use the statewide mapping in the first instance. Where resources permit, local governments are encouraged to locally verify the statewide mapping, as appropriate to the local circumstances, by:

- applying the statewide mapping methodology, but using local scale inputs (e.g. vegetation and slope), and
- undertaking a detailed study based on the approved methodology outlined in the **Bushfire resilient communities** document.

A local government should clearly identify whether they have applied the statewide mapping or locally verified that mapping.

This local verification in the planning scheme mapping may streamline subsequent development assessment processes, by minimising the potential for development applicants to feel it is necessary to verify the precision, accuracy or currency of the statewide mapping or map input datasets, as part of a bushfire hazard assessment.

This local verification will still result in mapping that identifies medium, high or very high potential bushfire intensity layers and potential impact buffer areas.

A local government may include criteria for when planning scheme provisions applicable to the bushfire overlay do not apply to small patch and corridor locations. The criteria could include:

- Remove patches less than 1 hectares of continuous fuel (i.e. surrounded by either no fuel or non-continuous fuel) that are further than 100 metres from any other continuous fuel greater than two hectares in size.
- Remove narrow corridors and areas of continuous fuel of less than 50 metres in width that are not sufficiently wide to support a fully developed flame front.
- Downgrade isolated patches of less than 0.5 hectares of the same potential bushfire intensity class to low hazard (no longer bushfire prone area).

Steps 1, 2, and 4 in Section 4.2.6 of **Bushfire resilient communities** provide further detailed guidance regarding the process to verify these exclusions.

These exclusions may be of most relevance where a local government has not locally verified SPP IMS mapping.

¹⁸ Bushfire hazard in Queensland is mapped as bushfire prone areas – mapping is in accordance with the process described in 'A new methodology for statewide mapping of bushfire-prone areas in Queensland', Leonard, J and Newnham, G et al (2014)

Further information on the process for review of statewide SPP IMS bushfire prone area mapping is contained in the [Bushfire resilient communities](#) document.

Step 2 – Risk analysis (to address State interest policy 2)

Once bushfire hazard mapping is prepared, undertake a bushfire hazard risk assessment for hazard affected areas.

The risk assessment is to assess the existing, future and residual risk that the bushfire hazard poses to people, property and infrastructure, preferably consistent with Standards Australia AS/NZS ISO 31000:2018 Risk Management – Principles and Guidelines and undertaken by a suitably qualified person¹⁹.

Refer to Queensland Fire and Emergency Services (2017) [Queensland Emergency Risk Management Framework: Risk Assessment Process Handbook](#) for further details on undertaking a risk assessment.

Additional advice on undertaking a risk assessment include:

- Australian Emergency Management Institute. (2015) [National Emergency Risk Assessment Guidelines](#), Canberra: Australian Government Attorney-General's Department
- Australian Institute for Disaster Resilience (2015) [National Emergency Risk Assessment Guidelines](#)
- Australian Institute for Disaster Resilience (2020) [Land Use Planning for Disaster Resilient Communities](#).

Step 3 – Risk response (to address State interest policies 2 and 4)

Determine preferred risk response for different locations and circumstances. For example, identify locations and circumstances where:

1. Development can occur subject to some prescriptive controls.
2. Development may be able to occur subject to the availability of a safe and clear evacuation path.
3. Development should not occur, as no feasible means of mitigating risk to an acceptable or tolerable level is available.

This should be based on achieving an acceptable or tolerable level of risk for both existing and new development in bushfire prone areas.

13.1.3.3 Flood risk assessment

Local government is to identify the natural hazard areas in the planning scheme area and undertake a risk assessment. The section 'Steps in a risk assessment' above explains the steps in this process that are common across all hazard types. The following guidance provide further detail in relation to each step of the hazard risk assessment process specific to flood hazard.

The scope of investigations will be informed by the nature and scope of the proposed amendments.

Step 1 – Hazard identification (to address State interest policy 1)

Compile suitable existing **flood mapping** where available and undertake **flood study/s** to create a map identifying the areas and characteristics of **flood hazard** in the planning scheme area.

Based on local circumstances and needs, this may involve one or more of the following level 1-3 mapping and flood studies as described in 13.1.3.1:

- statewide mapping and data at a scale and precision appropriate to the local context
- locally refined statewide mapping and data
- local flood studies.

Flood mapping

Compile existing and/or prepare new flood mapping that reflects the broad spectrum of flood risk and/or flood potential of the area (wherever available information permits) by including:

- events of greater and lesser magnitude than the DFE
- information regarding flood behaviour, such as flood extent, depth, velocity and/or hazard or risk

¹⁹ For information on 'suitably qualified person' refer to the QFES [Bushfire resilient communities](#) document

- areas where flood potential exists but detailed studies may not be available.

Flood study

Review existing materials such as:

- flood studies and up-to-date flood models for particular parts of all of the local government area
- state flood investigations, from river sub-basin scale modelling to town-based investigations.

Undertake additional flood studies if necessary, to identify flood behaviour for a range of events, to enable the accurate identification of flood hazard areas.

The level of precision of any additional flood study should be informed by:

- the accuracy and reliability of available information
- the likely extent and severity of flood hazard in the planning scheme area, considering the level of population and future growth likely to be exposed to a flood hazard
- the flood plain complexity of the areas to which the studies relate
- the resources available to the local government to undertake the study and assess subsequent development applications.

Refer to the Department of Natural Resources and Mines (2017) [Guide for flood studies and mapping in Queensland](#) for details on scoping and preparing a flood study.

Identify flood hazard areas

Use the outcomes of flood studies (or compiled available flood mapping) to prepare flood hazard area mapping identifying the extent of flood hazard in the planning scheme area.

The base [SPP IMS](#) Flood hazard area mapping – the Queensland Floodplain Assessment Overlay (QFAO) – is classed as Level 1 mapping and provides the baseline flood hazard area mapping for the local government area where a local government does not otherwise have a region-wide understanding of flood hazard.

Note – The QFAO shows the floodplain areas in the various drainage sub-basins in Queensland. It has been prepared for use by local governments to define potential flood hazard areas. It represents an estimate of areas potentially at threat of inundation by flooding. The data have been produced through a process of drainage sub-basin analysis utilising data sources including 10 metre contours, historical flood records, vegetation and soils mapping and satellite imagery. These data represent an initial assessment of flood potential and will be subject to refinement by local governments. The QFAO mapping is available in approximately 129 river sub-basins across the state. Areas not covered by the QFAO include most of SEQ, some offshore islands, and any other area where region-wide mapping has already been undertaken by the respective local governments.

The flood hazard area mapping to be included in a planning scheme is to involve validating and refining this mapping, including refining the extent line and/or replacing parts of the QFAO where more detailed Level 2 (intermediate flood hazard investigation) or Level 3 (advanced) flood study results are available or prepared. Studying information from historic flood events can assist in improving and refining the accuracy of Level 1 information, particularly the QFAO.

Note – The use of Level 1 information is not encouraged when Level 2 or Level 3 information is available and where the historic information relied upon is based on survey marks, aerial photography or other anecdotal evidence. This is because Level 2 and Level 3 information generally contains more accurate or refined data with more detail regarding depth, velocity and hazard for specific design events.

Where the available flood mapping is not sufficiently detailed to support plan-making (e.g. only Level 1 QFAO mapping is available) and the local government's resources to undertake Level 2 or Level 3 flood studies is constrained, the local government may choose to:

1. Prioritise undertaking localised flood studies for areas where growth and development pressures are greatest and most imminent.
2. Progressively undertake flood studies as part of local planning for identified areas as they are considered for future development.
3. Require development applications in areas identified by unrefined state-wide mapping as being in a potential area of flood hazard to undertake flood modelling and a site-based assessment to confirm the extent and severity of the flood hazard. In selecting this option local government should consider the likely number of development applications that will be received and the capability of development assessment managers to assess site-based risk assessment reports at development application stage.

Step 2 – Risk analysis (to address State interest policy 2)

Once flood hazard mapping is prepared, undertake a flood risk assessment for urban areas in the planning scheme area. For non-urban areas or areas of very limited development some examination of risk can inform the need for more precise flood studies and detailed risk assessments in those areas.

The risk assessment is to assess the existing, future and residual risk that the flood hazard poses to people, property and infrastructure consistent with:

- the Australian Disaster Resilience Handbook [Managing the floodplain](#) best practice approach to assessing flood risk²⁰
- the following principles for preparing flood risk assessments:

Flood risk assessment principle	Description
1	<p>Consider the widest range of flood events possible across the risk spectrum (i.e. for which data is locally available). That is, where a flood study includes a range of design events (from frequent to rare), these should be incorporated in the flood risk assessment so that a fuller picture of flood behaviour and risks can be understood across the floodplain.</p> <p>At a minimum this should include:</p> <ul style="list-style-type: none"> • the defined flood event • several more frequent floods and a slightly rarer/more extreme flood • the probable maximum flood (if available).
2	<p>Analyse flood behaviour.</p> <p>At a minimum this should include the characteristics of the hazard (e.g. depth, velocity, velocity and depth product, isolation) and their relative severity should also be identified. Extreme and major flood events should also be considered. For example, the 2010-2011 Queensland floods, the significant impacts of tropical cyclone Oswald in 2013, and the 2019 North and Far North Queensland Monsoon Trough event.</p> <p>Determine the different types of flood hazard that can arise (i.e. the location of flood conveyance areas versus flood storage and flood fringe areas).</p>
3	<p>Analyse impact of flood on all zoned land, and to what hazard level.</p> <p>Overlaying flood information on the planning scheme's maps helps identify the extent to which an area and/or population is exposed to flooding associated hazard and risk levels – both local-scale impact and LGA-wide impact.</p> <p>Exposure to flood is generally greater when flooding occurs in urban areas rather than non-urban or rural areas.</p> <p>The higher the flood risk, the less likely it will be suitable for urban development without significant risk treatment.</p> <p>An awareness of the location and extent of land potentially affected by flood is an important strategic planning tool that can help guide LGA-wide and regional settlement planning decisions.</p>
4	<p>Assess impact of flood on the number and types of properties affected, and the potential for flood damage.</p> <p>This is best undertaken where floor-level data are available for buildings subject to flood hazard. Buildings impacted by flooding should be reported against land use category. Assessment of flood impacts should consider above ground level flooding as well as above habitable floor level flooding. GIS analysis is best suited for this type of analysis.</p> <p>Ideally surveyed floor levels should be used in the assessment and supplemented by use of alternative low cost technologies such as 'drive-</p>

²⁰ The risk assessment approach outlined in the Managing the floodplain document is consistent with nationally agreed emergency risk management guidelines – the National emergency risk management guidelines (NERAG) and ISO31000:2009 Risk management – principles and guidelines.

		<p>by' assessments using mobile laser scanning (MLS) or airborne laser scanning (ALS) where surveyed floor level are not available.</p> <p>In areas of low population and anticipated low growth, in the absence of floor-level data, assessment of potentially inundated or affected buildings can be undertaken by review of aerial imagery or site inspection, including analysis of built form (i.e. slab-on-ground vs pier and pole construction) which can provide a general indication of potential flood damage.</p> <p>An inventory of major vulnerable uses (such as <i>hospital, childcare centre, educational establishments, residential care facility</i>) should be undertaken to understand existing levels of flood exposure to these facilities.</p>
5	Select an appropriate freeboard.	<p>Select a suitable freeboard based on local circumstances. In some areas, flood information may be less precise, and a higher freeboard may be necessary to address uncertainties in modelling and climate change.</p> <p>Consider different freeboards in different parts of the flood hazard area, depending on flood risk.</p>
6	Include areas with future land release plans and review impact of flood on envisaged development in those areas. Consider the flood risk for existing development.	<p>Include future urban areas into the analysis of flood impact such as land identified in strategic framework mapping or included in the Emerging community zone.</p> <p>This component of the assessment will help inform the selection of a DFL to achieve acceptable/tolerable flood risk for each type of new development. Future land release plans which include new residential development should aim achieve an acceptable level of flood risk. There should be a no worsening (and preferably a reduction in flood risk for existing development).</p>
7	Understand flood mitigation options and urban infrastructure immunity and capacity relative to the flood behaviour.	<p>Include a description of existing flood mitigation measures.</p> <p>Identify immunity of infrastructure (roads, bridges, utilities etc.) to ascertain risks associated with network interruptions/ failures.</p> <p>Identify areas likely to be isolated (and at what risk level/duration of isolation). This will also enhance integration with the local disaster management planning process identified at Principle 8.</p>
8	Ensure the flood risk assessment integrates with investigations related to and preparation of local disaster management plans as required under the <i>Disaster Management Act 2003</i> and Disaster Management Regulation.	<p>Consider:</p> <ul style="list-style-type: none"> evacuation capability of areas being considered for more intense or future urban development, where emergency response is constrained capability of emergency management personnel to respond – including response limitations across the floodplain to identify areas with different types and severities of response limitations. <p>In areas where Level 2 flood mapping is available or prepared, further consideration should be given to the impacts of larger flood events than those typically considered in the Level 2 flood study (e.g. 0.1 per cent AEP and rarer floods). Additional advice from relevant state agencies and the Bureau of Meteorology (e.g. available warning times) may assist consideration on these matters.</p>
9	Consider the effect of dams (both referable dams and non-referable dams, if known) on flood behaviour in the catchment, and the implications for risks to existing and future development in downstream towns.	<p>Consider:</p> <ul style="list-style-type: none"> influence of dam releases on flood flows, volumes and behaviours effect of dam releases on flood warning time and evacuation/communication requirements role of dam operators in communicating dam outflow operations to the local government and the community, and the risks associated with increased development relative to communication risks

		<ul style="list-style-type: none"> impacts on downstream communities and the likely required land use responses to address the risks. <p>Dams will typically reduce downstream flooding due to their capacity to attenuate and delay peak flood flows.</p> <p>Level 1 and Level 2 flood mapping provided via the Queensland Flood Mapping Program (QFMP) currently does not incorporate detailed consideration of dam releases and outflows that may be needed during weather events. Some existing Level 3 studies for catchments with dams also may not include these considerations.</p> <p>Future studies by local government should include consideration of dam releases and outflows. The extent to which dam releases are then considered in identifying the flood hazard area or the DFE or other flood planning levels should be part of the risk assessment process and planning scheme preparation phases.</p>
10	Consider the potential for coastal events to contribute to riverine flooding for example storm surges and tides.	See QCoast2100 <u>Developing a Coastal Hazard Adaptation Strategy: Minimum Standards and Guideline for Queensland Local Governments (the QCoast2100 Guideline)</u> in coastal hazard section of this guidance for modelling approaches that look at riverine flooding in conjunction with coastal inundation.
11	<p>Consider how to address climate change, particularly if existing available flood studies do not include climate change factors.</p> <p>Climate change is projected to have a marked influence on the exposure to and severity of flood events in different regions of Queensland, through an increase in rainfall (intensity, frequency or depth).</p>	<p>Level 1 and Level 2 flood mapping provided via the QFMP currently does not incorporate climate change factors. Some existing local government Level 3 studies also may not consider climate change factors.</p> <p>The <u>Guide for flood studies and mapping in Queensland</u> provides some preliminary direction on how climate change factors should be incorporated in future flood studies prepared by local governments. Local governments should consult Geoscience Australia's <u>Australian rainfall and runoff: A guide to flood estimation</u> when scoping flood studies to include climate change considerations. This is a national guideline for the estimation of design flood characteristics in Australia. It includes estimation of rainfall, hydrologic and hydraulic modelling, and selection of climate change parameters. Increased caution in the risk assessment process is suggested where climate change factors have not been incorporated into the flood studies upon which the risk assessment is based.</p> <p>Given it is important to address the resultant changing risk profile, this can be achieved by either adopting a more conservative approach to determining acceptable, tolerable and intolerable levels of risk and subsequent land-use allocation in flood hazard areas or by imposing more conservative development design parameters, for example:</p> <ul style="list-style-type: none"> increased freeboard e.g. 600mm rather than 300mm, or rarer DFE e.g. 0.5 per cent AEP rather than a 1 per cent AEP.
12	Understand the demographic and socio-economic characteristics of the community at risk, to better understand the population's risk profile and community vulnerability to flood.	<p>Examine key demographic/socio-economic characteristics to determine community vulnerability including:</p> <ul style="list-style-type: none"> aged dependency ratios and child dependency ratios socio-economic index for areas core activity need for assistance number of motor vehicles per dwelling proficiency in spoken English. <p>Also consider:</p> <ul style="list-style-type: none"> the location of uses with vulnerable persons poor or under-designed infrastructure that reduces the ability to evacuate at identified risk areas. <p>When the examination of these characteristics identifies areas that are particularly vulnerable to the effects of flooding, the planning scheme</p>

		and flood-response arrangements should be suitably modified or prioritised for that area.
13	Develop and test options to improve risk management outcomes.	<p>As per Managing the floodplain, identify, assess, compare, make recommendations and report on options to improve risk management for the community.</p> <p>Test options against the current management practice and existing community exposure. Consider the social, economic and environmental benefits and costs of options, and their relative benefit and effectiveness in managing risk.</p> <p>The assessment provides a basis for understanding the level of service provided, the feasibility, practicality and cost-effectiveness of different options, and constraints that may inhibit implementation.</p> <p>It also involves understanding where the benefits accrue, the work needed to achieve them and the residual risks that would remain should an option be implemented.</p> <p>Flood mitigation measures such as a levee are built to protect premises from a flood risk to achieve acceptable or tolerable level of risk. Intensification of uses behind a levee may compromise the effectiveness of the levee as a flood mitigation option. The appropriateness of intensification will depend on the extent of the original risk assessment, whether it considers current uses and/or future proposed uses at ultimate development or whether the mitigation measure has inherent limitations.</p> <p>Note – Non-planning scheme risk treatment measures (e.g. structural works such as levees) to mitigate residual risk are also identified as part of flood risk assessment.</p>
14	Consult with the community to identify tolerance to flood risk (if any) and test possible treatment options.	The ability of a community to tolerate flooding events is influenced by a community's awareness of and experience of flood, knowledge of previous flooding history, extent of social and community cohesiveness, and a range of demographic and socio-economic characteristics of a community that affect their views on flooding risk.
15	Articulate flood risk implications for future growth.	Articulating the implications for future growth in specific locations can help develop flood-responsive, settlement-specific outcomes for existing and future development.
16	Develop recommended policy options.	<p>Define preferred risk treatment measures to achieve the intent per settlement, including land-use planning approaches and their relationship to other risk treatment measures.</p> <p>Note – Land use planning options form part of a coordinated suite of risk treatment measures that collectively reduce risk and enhance community resilience, such as structural works, emergency management, flood warning, infrastructure betterment and community awareness.</p>
<p>Some local governments may choose to undertake a detailed region-wide flood risk assessment and floodplain management plan (possibly in conjunction with adjoining local governments in the same catchment). In these cases, the risk assessment may recommend a 'whole-of-floodplain' management approach to land-use strategy and regulation.</p> <p>Other local governments may choose to undertake flood risk assessments for specific towns, sub-catchments or areas over time, as resources or requirements dictate. This may result in a 'traditional' approach of planning for the DFE only.</p>		
<p>Prepare a flood hazard map for all, or the relevant portion of the planning scheme area, indicating degrees of risk (none, acceptable, tolerable or intolerable). If necessary, map flood investigation areas where, based on basic hazard identification, a site-based assessment may be required for all or some development.</p> <p>Refer to Planning for stronger, more resilient floodplains (Section 3 and Schedule 5) for further guidance on acceptable, tolerable and intolerable levels of risk.</p>		
<p>Use the outcomes of the risk assessment to inform the preparation of planning scheme mapping – involving the definition and selection of the DFE, or of a range of flood events (e.g. 1 per cent, 0.5 per cent, 0.2 per cent AEP) or hazard/risk levels (e.g. very high, high, medium, low), that will 'trigger' development provisions.</p>		

Step 3 – Risk response (to address State interest policies 2 and 4)

Determine the preferred risk response for different locations and circumstances. For example, identify locations and circumstances where:

1. Development can occur subject to some prescriptive controls such the finished floor level of all habitable floor space being above the DFL and the additional required freeboard.
2. Development may be able to occur subject to demonstrating that there is adequate warning time for the safe self-evacuation of occupants and visitors to occur via identified evacuation routes.
3. Development should not occur.

13.1.3.4 Landslide risk assessment

Local government is to identify the natural hazard areas in the planning scheme area and undertake a risk assessment. The section 'Steps in a risk assessment process' explains the steps in this process that are common across all hazard types. The following guidance provide further detail in relation to each step of the hazard risk assessment process specific to landslide hazard.

The scope of investigations will be informed by the nature and scope of the proposed amendments.

Step 1 – Hazard identification (to address State interest policy 1)

Undertake a **landslide study** to create a map identifying the areas and characteristics of **landslide hazard** in the planning scheme area.

The level of precision of the landslide study should be informed by:

1. The likely extent and severity of landslide hazard in the planning scheme area. For example, is there a history of landslides, does the topography indicate landslides may occur, and do the geological and geomorphological conditions indicate landslides are possible?
2. The likely number of development proposals expected to be exposed to a landslide hazard.
3. The resources available to the local government to undertake the study and assess subsequent development applications.

The local government may choose to undertake:

1. A basic hazard identification – mapping land with a slope of 15 per cent or greater.
In this case subsequent development applications in the identified landslide hazard area can be required to undertake a site-based assessment to confirm the extent and severity of landslide hazard. In selecting this option local government should consider the likely number of development applications that will be received and the capability of development assessment managers to assess site-based risk assessment reports at development application stage.
2. A comprehensive hazard identification – a localised landslide study identifies a refined landslide hazard area.
Where particular locations within the local government area are expecting minimal growth (e.g. conservation areas), the local government may determine that a basic risk identification be undertaken, with a more comprehensive study prepared as part of local planning for identified areas as they are considered for future development. Prioritise local landslide hazard investigation areas where growth and development pressures are greatest and most imminent.

The scope of area included in landslide hazard area mapping is to consider and enable the assessment of landslide risks that are derived both above and below a development. For example, a development may occur on flat ground, but be located at the base of a steep cliff that can generate rockfalls.

Refer to the Australian Geomechanics Society's (AGS) **Guideline for landslide susceptibility, hazard and risk zoning for land use planning** (AGS 2007a) Australian Geomechanics Vol. 42, No. 1 and associated **Commentary on guideline for landslide susceptibility, hazard and risk zoning for land use planning** (AGS 2007b) that contains a methodology for:

1. Identifying landslide susceptibility – creating landslide susceptibility mapping indicating very low to high susceptibility.

2. Allocating a landslide hazard rating (termed 'landslide hazard zoning') based on outcomes of the landslide susceptibility mapping and the estimated frequency (annual probability) of landslide occurring – creating landslide hazard mapping indicating very low to very high hazard.

The AGS2007b methodology does not consider climate change. However, key changes to landslide activity can occur as a result of more frequent, higher intensity storm and bushfire events. Storm events are known to be the precursor to landslide activity through rapid elevation of groundwater pressures. Faster and more mobile debris flow type landslides may increase under such conditions. Climate change also increases the likelihood and severity of bushfire, which can remove the stabilising root systems of vegetation on a slope and lead to landslide. As the climate changes, the identification of areas susceptible to landslide may alter as contributing factors to landslide such as bushfire and altered rainfall and associated groundwater pressure variations occur.

Step 2 – Risk analysis (to address State interest policy 2)

The **Guideline for landslide susceptibility, hazard and risk zoning for land use planning** (AGS2007a) then identifies an approach to assessing degree of landslide hazard and risk, by taking the outcomes of hazard mapping and assessing the potential damage to persons and to property (including infrastructure) – creating landslide risk mapping (termed 'landslide risk zoning') indicating:

- barely credible, rare, unlikely, possible, likely and almost certain risk of property loss
- very low, low, moderate, high and very high probability of death.

Note – The risk assessment approach outlined in the Australian Geomechanics Society's Guideline is consistent with ISO31000:2009 Risk management – principles and guidelines.

Prepare a landslide hazard map for all, or the relevant portion of the planning scheme area indicating degrees of risk, and if necessary, landslide investigation areas, where land could be susceptible for landslide (based on basic hazard identification) and a site-based assessment may be required for all or some development.

Additional resources that may assist include:

- AGS (2007c) **Practice note guidelines for landslide risk management 2007** Australian Geomechanics Vol. 42, No. 1.
- AGS (2007d) **Commentary on practice note guidelines for landslide risk management 2007** Australian Geomechanics Vol. 42, No. 1.
- Fell, R., Corominas, J, Bonnard C., Cascini, L., Leroi, E. and Savage, W. (2008). Guidelines for landslide susceptibility, hazard and risk zoning for land use planning. Published on behalf of the JTC-1 Joint Technical Committee on Landslides and Engineered Slopes in Engineering geology 102, (2008), pp. 85–98.
- Middelmann, M.H. (ed.) (2007) **Natural hazards in Australia: Identifying risk analysis requirements** Chapter Eight: Landslide, pp.115–132. Geoscience Australia. Canberra.

Step 3 – Risk response (to address State interest policies 2 and 4)

Determine preferred risk response for different locations and circumstances. For example, identify locations and circumstances where:

1. Development can occur subject to some prescriptive controls such as limits to the heights of cuts and fills.
2. Development may be able to occur subject to detailed geotechnical assessment of the hazard and risk.
3. Development should not occur.

13.1.3.5 Coastal hazards risk assessment

Local government is to identify the natural hazard areas in the planning scheme area and undertake a risk assessment. The section 'Steps in a risk assessment' above explains the steps in this process that are common across all hazard types. The following guidance provide further detail in relation to each step of the hazard risk assessment process specific to coastal hazards.

The scope of investigations will be informed by the nature and scope of the proposed amendments.

Step 1 – Hazard identification (to address State interest policy 1)

Compile suitable existing **coastal hazard mapping** where available and undertake **coastal hazard study/s** to create a map identifying erosion prone areas and storm tide inundation areas, being areas and characteristics

of **coastal hazard** in the planning scheme area. Based on the characteristics of the hazard (e.g. frequency, depth and permanent inundation) and the population exposed, this may involve one or more of the following:

1. Statewide mapping and data at a scale and precision appropriate to the local context (termed Level 1 mapping).

The **SPP IMS** erosion prone area mapping is a representation of the declared erosion prone area plans (available at <https://www.qld.gov.au/environment/coasts-waterways/plans/hazards/erosion-prone-areas>) for the coastline and covers the entire coast. It is recognised that this mapping is a snapshot in time – the actual erosion prone area location may change over time as the coast erodes and builds up, and more recent information may allow the erosion prone area to be better mapped.

The defined storm tide event level adopted for identifying and planning for storm tide inundation is the 1% annual exceedance probability (AEP) storm tide - equivalent to 1-in-100 average recurrence interval (ARI). The **SPP IMS** storm tide inundation area mapping is based on regional default water levels of 1.5m above the highest astronomical tide (HAT) for SEQ and 2.0m HAT for the remainder of Queensland.

2. Locally refined mapping of coastal hazard areas, based on localised storm tide and erosion prone area studies undertaken in accordance with the **Coastal hazard technical guide – Determining coastal hazard areas**, i.e. the same methodology used to prepare the mapping of erosion prone areas and storm tide inundation areas in the **SPP IMS**.

Where the local government's resources to undertake Level 2 coastal hazard studies is constrained, the local government may choose to:

1. Prioritise undertaking localised coastal hazard studies for areas where growth and development pressures are greatest and most imminent.
2. Progressively undertake localised coastal hazard studies as part of local planning for identified areas as they are considered for future development.
3. In areas of low population and anticipated low growth, require development applications in areas identified in Level 1 mapping as being in an area of coastal hazard to undertake a site-based assessment to confirm the extent and severity of the coastal hazard. In selecting this option local government should consider the likely number of development applications that will be received and the capability of development assessment managers to assess site-based risk assessment reports at development application stage.

The suggested mapping level, taking into account settlement characteristics and likely / proposed land uses, is:

Settlement context	Expected levels of growth		
	None to very low	Low	Medium-high
Regional landscape and low-intensity rural	Level 1	Level 1	N/A
Intensive rural production areas	Level 1	Level 1	Level 2
Low-density rural settlements	Level 1	Level 1	Level 2
Urban areas	Level 2	Level 2	Level 2
Industry or infrastructure of regional or state significance (e.g. mines)	Level 2	Level 2	Level 2
Community infrastructure	Level 2	Level 2	Level 2

Step 2 – Risk analysis (to address State interest policy 2)

Once coastal hazard mapping is prepared, undertake a coastal hazard risk assessment for hazard affected areas.

The risk assessment is to assess the existing and future risk that the coastal hazard poses to people, property and infrastructure consistent with the QCoast2100 **Developing a Coastal Hazard Adaptation Strategy (CHAS): Minimum Standards and Guideline for Queensland Local Governments** (the QCoast2100 Guideline).

An adaptation strategy generally explores the following four adaptation actions for specific locations:

1. Avoid the risk (e.g. develop new urban areas elsewhere).
2. Retreat from the hazard zone (e.g. limiting use rights, back zoning to zones such as the Limited development zone).
3. Accommodate the hazard (e.g. transition to land uses or design details that provide greater resilience to the hazard).

4. Defend from the hazard (e.g. include coastal protection works to protect development).

If the risk assessment is not a CHAS, it is expected to:

1. Identify land uses that are existing, proposed and should not occur in the coastal hazard areas.
2. Develop risk criteria that consider the community's exposure, tolerability and vulnerability, and are used to identify a broadly acceptable, tolerable or intolerable level of risk for each land use.
3. Identify suitable land-use strategies and planning provisions used to ensure that the community is not exposed to an intolerable level of risk.

Step 3 – Risk response (to address State interest policies 2 and 4)

Determine preferred risk response for different locations and circumstances.

This includes an analysis of options that respond to identified risks, either for the whole local government area or specific local areas at highest risk. The range of possible adaptation options broadly includes:

1. regenerative options using beach nourishment, soft engineering and environmental restoration
2. engineering options with hard coastal structures
3. structural options to improve human settlements resilience
4. land use planning options.

The range of possible options and their implications are detailed in **Coastal Hazard Adaptation Options: A Compendium for Queensland Coastal Councils** (the Compendium).

The latter phases of the CHAS process identify and evaluate adaptation options, including consideration of social, environmental and economic criteria and community consultation responses (as described in the Developing a **Coastal Hazard Adaptation Strategy: Minimum Standards and Guidelines**). Whilst the preferred option could be made up of a suite of measures, any land use planning option will form the basis of a subsequent planning scheme amendment.

When responding to risk, local governments can prepare specific land use planning responses that address mapped areas of high or imminent risk which are different to land use planning responses to other levels of risk elsewhere.

13.1.4 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's **Drafting a planning scheme – Guidance for local governments** document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

13.1.4.1 Bushfire

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes acknowledge the presence of bushfire prone areas in the planning scheme area and recognise and acknowledge the potential risk to human life and property and the environment of bushfire in the local government area?	1 and 4
2.	Do strategic outcomes promote a risk-responsive settlement pattern that minimises and does not worsen the impacts of bushfire on existing and new development, through in the first instance, avoiding the hazard as the highest priority and otherwise mitigating the risk through neighbourhood layout and management measures? Including:	4 and 5

	<ol style="list-style-type: none"> 1. Avoids allocating growth or more intense forms of development and inappropriate development in bushfire hazard areas? 2. Where appropriate development may occur in bushfire areas, mitigates risks associated with that development to an acceptable or tolerable level, to protect the safety of people, property and the environment? 3. Ensuring the risk does not worsen over time, for example through the rehabilitation and ongoing management of vegetation which may contribute to the risk? 	
3.	<p>To reduce community exposure to and vulnerability to bushfire impact and enhance community resilience, do strategic outcomes specifically discourage development in the bushfire prone area where this may:</p> <ol style="list-style-type: none"> 1. Place additional burdens on disaster management capacity, the community and government? 2. Risk disruption to the effective functioning of essential community infrastructure or vulnerable uses during and immediately after a hazard event? <p>Identify the use terms that constitute community infrastructure for essential services in the local context and the function this infrastructure serves during or immediately after a bushfire event. This could include <i>educational establishment, emergency services and hospital</i>, for example.</p> <p>Do strategic outcomes also recognise that location of community infrastructure and vulnerable uses within a bushfire prone area may be justifiable where there is an overriding need in the public interest for the new or expanded service the development provides and there is no suitable alternative location?</p>	5 and 6
4.	<p>To avoid risks to public safety and the environment from the location of hazardous materials and the release of these materials, do strategic outcomes specifically discourage development in the bushfire prone area where involving the manufacture or storage of materials that may exacerbate the risks from bushfire when located within bushfire prone areas?</p>	5
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies
5.	<p>Does planning scheme mapping identify the location of and (where appropriate) refine bushfire prone areas in the planning scheme area?</p> <p>These are mapped in the SPP IMS.</p> <p>Note – The SPP identifies when layers may be locally refined.</p>	1
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	<p>Land should be able to be used for the purpose it is zoned.</p> <p>In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:</p>	Relevant to state interest policies:
6.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions avoid allocating land for new urban development in areas of unacceptable bushfire hazard and discourage expansion and intensification of inappropriate urban settlement in existing areas of bushfire hazard?</p>	4

	<p>For example:</p> <ol style="list-style-type: none"> 1. Identify new urban areas for expansion or intensification in new or existing areas with acceptable or tolerable bushfire risks and safe evacuation routes. 2. In areas of bushfire hazard, ideally zone land for uses which typically result in low levels of population and economic investment. 	
7.	<p>Where land is included in a bushfire prone area:</p> <p>Does the choice of zone/locally specific provisions consider the uses envisaged by each zone and whether the risks associated with bushfire can be mitigated to acceptable or tolerable levels for those uses?</p> <p>The zone and/or locally specific mapping intent may then be adjusted to reflect recent changes to the bushfire hazard area due to approved clearing and provide guidance on the compatibility of different uses, considering:</p> <ol style="list-style-type: none"> 1. The consequences of and community tolerance to loss of a community service during and immediately after a bushfire hazard event. 2. Whether the use will place additional burden on government disaster management operations or on recovery capacity. <p>For example, intents should avoid the following vulnerable uses from establishing in bushfire hazard areas.</p> <ol style="list-style-type: none"> 1. Uses catering to vulnerable persons requiring unique evacuation requirements (such as hospitals, education establishments, child care facilities, residential care facilities and retirement facilities, and high-security correctional centres). 2. Uses where the nature of the structure is vulnerable to bushfire attack because of the dwelling design (such as relocatable home park and tourist park). 3. Tourism and non-permanent residential uses, where occupants are less familiar with their surroundings (such as nature-based tourism, resort complex, rooming accommodation, short-term accommodation and tourist park). 4. Expansion of existing vulnerable uses in these areas, unless evacuation solutions and resilient design can be achieved – refer assessment benchmarks below. 5. Community infrastructure that will perform an important role and be required to function during and immediately after a bushfire hazard event. <p>Note – Other uses may need to perform a role during or after a bushfire event. For example, showgrounds and sports facilities can perform an active role in bushfire response and recovery, serving as emergency services response staging points and emergency evacuation centres). These uses may be acceptable where sited and designed to enable this functionality.</p> <ol style="list-style-type: none"> 6. To avoid risks to public safety and the environment from the location of hazardous materials and the release of these materials, hazardous industries and uses that involve the storage of significant amounts of hazardous material. 	4, 5 and 6
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:
8.	<p>Do the categories of development and categories of assessment reflect the level of risk identified through the risk assessment and vulnerability of the use? A lower level of risk should translate into a lower category of assessment.</p> <p>The category of development and assessment may vary throughout Queensland depending on the level of tolerability (as determined by the</p>	5

	<p>local government based on the local context) and the information available to make an assessment.</p> <p>Are the following vulnerable uses assessable when locating or expanding within the bushfire prone area – childcare centre, community care centre, detention facility, educational establishment, hospital, nature-based tourism, relocatable home park, residential care facility, resort complex, retirement facility short-term accommodation and tourist park?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	
9.	<p>Do the categories of development and categories of assessment reflect the function of the use?</p> <p>Are the following community infrastructure uses providing essential services assessable when locating or expanding within the bushfire prone area – educational establishment, emergency services and hospital?</p> <p>Are other uses that, because of their location and context, may need to perform a role during or after a bushfire event, also assessable? For example, indoor sport and recreation and outdoor sport and recreation?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	5 and 6
10.	<p>Are aspects of development that may impact on, or be impacted by, bushfire hazard assessable? Including:</p> <ol style="list-style-type: none"> 1. Reconfiguring a lot where creating additional lots within the bushfire prone area. 2. Material changes of use (where involving new premises or a substantive increase in development footprint) in the bushfire prone area for: <ol style="list-style-type: none"> a. industry or commercial purposes b. residential uses – multiple dwellings, non-resident workforce accommodation, rooming accommodation and rural workers' accommodation. <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	5
11.	<p>Where for development involving the storage or manufacture of significant amounts of hazardous material in a bushfire prone area:</p> <p>Is development assessable where involving:</p> <ol style="list-style-type: none"> 1. Hazardous chemicals that are present at the levels or in the quantities that would constitute the use being a hazardous chemical facility? 2. Hazardous materials that are present in the quantities identified in the Work Health and Safety Regulation, schedule 15? <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	5
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	<p>Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:</p> <p>Note – Refer to the Natural hazards, risk and resilience - Bushfire state interest - Example planning scheme assessment benchmarks document for example assessment benchmarks that a local government may choose to adopt or otherwise adapt when making or amending a planning scheme.</p>	Relevant to state interest policies:
12.	<p>Where land is included in a bushfire prone area:</p> <p>Does structure planning consider:</p>	4 and 5

	<ol style="list-style-type: none"> 1. The location of the new road network, open spaces, and revegetation and rehabilitation areas, so that the remainder of the development area can be planned to minimise exposure to the bushfire hazard? 2. Whether sites within the potential impact buffer are separated from areas with a medium, high or very high potential bushfire intensity by a road or by spaces where vegetation is highly managed in perpetuity? 	
13.	<p>Where land is included in a bushfire prone area:</p> <p>Do assessment benchmarks contain siting, design and transport infrastructure requirements that:</p> <ol style="list-style-type: none"> 1. The neighbourhood layout separates development from hazardous vegetation and new subdivision design minimises the interface with hazardous vegetation within the bushfire prone areas? 2. The neighbourhood layout facilitates connections to safe evacuation routes, including alternative safe access and evacuation routes should access in one direction be blocked in the event of a bushfire, that provide easy and safe movement away from any encroaching bushfire for both occupants and emergency services? Are the proposed evacuation routes of the same or lower potential bushfire intensity? 3. Landscape design and management does not increase the level of bushfire risk or mechanisms of bushfire attack by avoiding or minimising opportunities for ignition of landscaping features. <p>Note – In addition, local government may seek to alert their community to the Bushfire Resilient Building Guidance for Queensland Homes non-statutory guidance document that contains considerations for improving the bushfire resilience of homes.</p>	4 and 5
14.	<p>Where land is included in a bushfire prone area:</p> <p>Do assessment benchmarks consider the effect of development on emergency response capabilities and maintain opportunities for emergency access and operational space for firefighters before the arrival of a bushfire?</p> <p>For example, contain provisions for:</p> <ol style="list-style-type: none"> 1. Safe access and egress routes within and from each lot. 2. Identification of a separation area (asset protection zones) between development and hazardous vegetation via subdivision layout and, for large lots, the identification of development footprint plans. 3. Fire trail and working areas to facilitate fuel load management²¹. 4. Opportunities to establish control lines from which to conduct hazard reduction or back-burning operations. 5. Easy access for emergency services to a safe working area close to dwellings and water supply to suppress fires. 6. Water supply in both reticulated and non-reticulated areas. 	5
15.	<p>Where land is included in a bushfire prone area:</p> <p>Do assessment benchmarks manage the growth of vegetation that may increase risk of bushfire hazard above acceptable or tolerable levels?</p> <p>For example, include provisions for bushfire management plans for maintenance of any asset protection zones, including through vegetation and landscape management to ensure the fuel load can be practically maintained at or below an acceptable level.</p>	5
16.	<p>Where land is included in a bushfire prone area:</p> <p>Do assessment benchmarks consider that landscape design may create additional bushfire prone areas or exacerbate the impacts of a bushfire?</p>	5

²¹This may involve the reservation of fire trails as roads dedicated to the local government or provision of an easements in favour of Local Government and QFES but maintained by the Grantor.

	For example, include provisions describing acceptable protective landscape treatments within any asset protection zones.	
17.	<p>Where for development in a bushfire prone area involving vulnerable uses or essential community infrastructure that must continue operating during or after a bushfire event:</p> <p>If community infrastructure or vulnerable uses may be justified (where there is an overriding need in the public interest for the new or expanded service and there is no suitable alternative location), do assessment benchmarks mitigate the risk to an acceptable or tolerable level, including requiring the proposal to demonstrate that site planning can appropriately mitigate the risk and that community infrastructure can function effectively during and immediately after a bushfire event?</p>	5 and 6
18.	<p>Where for development involving the storage of significant amounts of hazardous material in a bushfire hazard area:</p> <p>Do assessment benchmarks include requirements for the siting of facilities involving the manufacture or storage of hazardous materials, that will mitigate risks and impacts during and after a bushfire event to an acceptable or tolerable level?</p>	5
19.	<p>Where planning scheme provisions designate areas for revegetation and rehabilitation:</p> <p>Do assessment benchmarks consider whether that revegetation / rehabilitation may result in an expansion of a bushfire prone area or increase in bushfire intensity levels?</p> <p>For example, include requirements for the location, dimensions and configuration of revegetation and rehabilitation areas to ensure they do not:</p> <ol style="list-style-type: none"> 1. Comprise a higher bushfire intensity level in the future if assessed in accordance with the methodology used to generate the SPP IMS mapping. 2. Increase the exposure or severity of the hazard in a manner that creates an unacceptable level of risk. <p>Note – Where relating to the possible expansion of a bushfire prone area (rather than the increase in bushfire intensity levels) these provisions will not be triggered by the bushfire mapping or be located within say a bushfire overlay code as they will be a consideration in areas that are currently not bushfire prone. Rather the provisions will sit with the provisions that required the revegetation or rehabilitation, such as a waterway or biodiversity code.</p>	5

13.1.4.2 Flood

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes acknowledge the role in factors such as climate change in the need to respond to natural hazards four current and future development?	4
2.	Do strategic outcomes acknowledge the interrelationship of different parts of the water cycle in the management of flood, such as urban and rural development adopting best practice water catchment planning, using water sensitive design and climate responsive building?	4
3.	Do strategic outcomes acknowledge the presence of flood hazard areas in the planning scheme area?	1 and 4

	The response to flood involves avoidance and mitigation, given the extensive urban development and infrastructure investment that has already occurred in the floodplain.	
4.	Do strategic outcomes promote a risk-responsive settlement pattern that avoids inappropriate development in flood hazard areas?	4 and 5
5.	Do strategic outcomes identify land for future flood hazard mitigation works and protect this land from development where it may prevent the delivery of this function?	4
6.	Where appropriate development may occur in flood hazard areas, do strategic outcomes promote strategies to mitigate risks associated with that development to an acceptable or tolerable level, to protect the safety of people, property and the environment?	4
7.	Do strategic outcomes specifically discourage development in the flood hazard area where this may: <ol style="list-style-type: none"> 1. Place additional burdens on disaster management capacity, the community and government? 2. Risk disruption to the effective functioning of essential community infrastructure or vulnerable uses during and immediately after a hazard event? 3. Result in the loss of valuable property? 4. Increase the severity of the flood event? 	5
8.	Do strategic outcomes support development that is compatible with maintaining the natural functions of the floodplain and the retention of existing riparian vegetation that can mitigate some risks (for example, stream bank erosion) from flooding?	5
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies
9.	Does planning scheme mapping identify the location of and (where appropriate) refine flood hazard areas in the planning scheme area (and otherwise, identify areas where no flood information is available)? These are mapped in the SPP IMS . Note – The SPP identifies when layers may be locally refined.	1
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	<p>Land should be able to be used for the purpose it is zoned.</p> <p>In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:</p>	Relevant to state interest policies:
10.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions avoid allocating land for new urban development in areas of unacceptable flood hazard and discourage expansion and intensification of inappropriate urban settlement in existing areas of flood hazard?</p> <p>For example:</p> <ol style="list-style-type: none"> 1. Identify new urban areas for expansion or intensification in new or existing areas with acceptable or tolerable flood risks and safe evacuation routes for flood events greater than the Probable Maximum Flood (PMF). 	4

	<ol style="list-style-type: none"> 2. Limit increases in density relative to the flood risk in existing urban flood hazard areas. 3. Promote more compatible and resilient land uses in flood hazard areas. <p>In areas of intolerable risk where future uses are highly constrained, including land in the Limited development zone may provide transparency regarding the level of hazard.</p>	
11.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions support anticipated development types that would not be of a form that is likely to result in increases in water-flow velocity or flood levels or increase the potential for damage on the site or to other properties?</p>	5
12.	<p>Where land is included in a flood hazard area:</p> <p>Does the choice of zone/locally specific provisions consider the uses envisaged by each zone and whether the risks associated with flood can be mitigated to acceptable or tolerable levels for those uses?</p> <p>The zone and/or locally specific mapping intent may then be adjusted to reflect flood-appropriate land uses / provide guidance on the compatibility of different uses, considering:</p> <ol style="list-style-type: none"> 1. The flood scenario under which the use will cease to function effectively and the likelihood of such an event. 2. The consequences of and community tolerance to loss of a community service during and immediately after a flood hazard event. 3. Whether the use will place additional burden on government disaster management operations or on recovery capacity. 4. The degree of sensitivity of the use to property loss or damage. <p>For example, intents discourage the following uses from establishing in flood hazard areas. As a minimum these uses should be located outside areas affected by the DFE:</p> <ol style="list-style-type: none"> 1. Uses catering to vulnerable persons requiring unique evacuation requirements (such as hospitals, education establishments, childcare centres, aged care accommodation, nursing homes, and high-security correctional centres). 2. Community infrastructure that will perform an important role and be required to function during and immediately after a flood hazard event (also consider other uses that may need to perform a role during or after a flood event, for example showgrounds and sports facilities can perform an active role in flood response and recovery, serving as emergency accommodation and recovery staging points). 3. Expansion of the above existing uses in these areas unless evacuation solutions and resilient design can be achieved – refer assessment benchmarks below. 4. Community infrastructure that protects valuable equipment and artefacts (such as museums, libraries, art galleries, archives) – refer assessment benchmarks for mitigation strategies where this is not possible. 5. Hazardous industries and uses that involve the storage of significant amounts of hazardous material. 6. Rural land uses such as intensive animal husbandry and intensive agriculture. 	4, 5 and 6
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:

13.	<p>Do the categories of development and categories of assessment reflect the level of risk and vulnerability of the use?</p> <p>For example, are identified vulnerable uses and community infrastructure uses assessable within the flood hazard area?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	5 and 6
14.	<p>Are aspects of development that may impact on, or be impacted by, flood hazard assessable?</p> <p>For example:</p> <ol style="list-style-type: none"> 1. Reconfiguring a lot facilitating increases in population within the flood hazard area. 2. Significant earthworks and works involving the redirection of the existing overland flow paths. <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	5
15.	<p>Where for development involving the storage of significant amounts of hazardous material in a flood hazard area:</p> <p>Is development assessable?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	5
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	<p>Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:</p>	<p>Relevant to state interest policies:</p>
16.	<p>Where in areas of potential flood risk:</p> <p>Do assessment benchmarks require site-based investigations?</p> <p>For development proposed on land where the potential for flooding is unknown, the assessment benchmarks may require:</p> <ol style="list-style-type: none"> 1. Information to enable an assessment of whether the subject land is susceptible to flooding. 2. Upon determination that the subject land is susceptible to flooding, more detailed information to allow an assessment of the flood risk. <p>Note – A planning scheme policy may specify the scope and methodology to be followed in preparing a site-based flood study and risk assessment, in support of a development application for a site in a flood hazard area.</p>	5
17.	<p>Where land is included in low, medium and/or high risk flood hazard areas:</p> <p>Do assessment benchmarks:</p> <ol style="list-style-type: none"> 1. Set thresholds such as finished floor levels for development, where appropriate? 2. Contain strategies so development does not affect floodplain behaviour in a way that may increase the number of people at risk to an intolerable level or cause or contribute to increase in the level of risk on surrounding people and property? <p>For example, avoid filling, altering flow-paths or adversely changing flood duration, depth, velocity, hazard or warning time.</p> <ol style="list-style-type: none"> 3. Contain siting, design and transport infrastructure requirements that: <ol style="list-style-type: none"> a. Enable people to safely shelter in place (depending on the nature of the risk)? b. Enable the safe self-evacuation of occupants and visitors from the hazard area? 	4 and 5

	<p>c. Provide for effective disaster response and recovery, such as safe and efficient access and operation for emergency services and the supply of essential goods and services?</p> <p>4. Require the retention or enhancement of riparian corridors and vegetation that provide a protective function during flood events, maintain the natural function of the floodplain and potentially reduce the need for built mitigation infrastructure?</p> <p>5. Consider requiring evacuation routes and the provision of LGIP infrastructure as potential mitigation measures?</p> <p>Note – In addition, local government may seek to alert their community to the Flood Resilient Building Guidance for Queensland Homes non-statutory guidance document that contains considerations for improving the flood resilience of homes.</p>	
18.	<p>Where for development in a flood hazard area involving vulnerable uses and essential community infrastructure that must continue operating during or after a flood event:</p> <p>Do assessment benchmarks require development to be located above the height of the PMF or other known extreme event to achieve the highest practical level of flood immunity?</p>	5
19.	<p>Where for development in a flood hazard area involving essential community infrastructure:</p> <p>Do assessment benchmarks contain siting, design and access standards to achieve the required level of functionality during and immediately after a flooding hazard event?</p>	6
20.	<p>Where for development in a flood hazard area for community infrastructure that protects valuable equipment and artefacts:</p> <p>Do assessment benchmarks require this development to be located above the height of the DFE?</p>	6
21.	<p>Where for development involving the storage of significant amounts of hazardous material in a flood hazard area:</p> <p>Do assessment benchmarks include design measures so that hazardous materials are not exposed to flood waters and/or are appropriately sealed to avoid the release of hazardous materials as a result of a flood hazard event and evacuation plans to safely remove hazardous materials to alternative sites are in place in the event of a flood?</p>	5

13.1.4.3 Landslide

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	<p>The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context.</p> <p>In preparing strategic outcomes, address the following:</p>	Relevant to state interest policies:
1.	Do strategic outcomes acknowledge the presence of landslide prone areas in the planning scheme area?	1
2.	Do strategic outcomes promote a settlement pattern that avoids development in the landslide hazard area, and where that is not feasible, promote strategies to mitigate risks associated with that development to an acceptable or tolerable level, to protect the safety of people, property and the environment?	4
3.	Do strategic outcomes specifically discourage development in the landslide hazard area where this may place additional burdens on disaster management capacity, risk disruption to the effective functioning of essential	5

	community infrastructure or vulnerable uses during and immediately after a hazard event, or result in the loss of valuable property?	
4.	Do strategic outcomes protect natural processes and landforms and promote the retention of existing vegetation that can mitigate risks of landslide?	5
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies
5.	Does planning scheme mapping identify the location of landslide hazard areas in the planning scheme area?	1
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
6.	Where land is included in a landslide hazard area: Does the choice of zone/locally specific provisions: 1. Discourage expansion and intensification of urban settlement? 2. Support development that does not: a. Directly, indirectly and cumulatively result in an intolerable increase in severity of the landslide hazard? b. Significantly increase the potential for damage on the site or to other properties? Do outcomes (for the zone / overlay / local plan) articulate this intent?	4
7.	Where land is included in a landslide hazard area: Determine whether the risks associated with landslide can be mitigated to acceptable or tolerable levels. Do the zone and/or locally specific outcomes articulate the compatibility of different uses with the level of risk associated with locating in landslide hazard areas? Does the choice of zone/locally specific provisions consider: 1. The landslide scenario under which envisaged uses will cease to function effectively and the likelihood of such an event? 2. The consequences of and community tolerance to loss of a community service during and immediately after a landslide hazard event? For example, consider the function community infrastructure serves and whether it contributes to a broader community infrastructure network. 3. Whether envisaged uses will place additional burden on disaster management operations including evacuation or recovery capacity? 4. Whether envisaged uses are sensitive to property loss? For example, intents discourage the following uses from establishing in high hazard areas: 1. Uses catering to vulnerable persons requiring unique evacuation requirements (such as hospital, education establishment, childcare centre, residential care facility, and detention facility).	4, 5 and 6

	<ol style="list-style-type: none"> 2. Community infrastructure that protects valuable equipment and artefacts (such as museums, libraries, art galleries, archives). 3. Utility infrastructure (roads, electricity, gas, water supply, wastewater and telecommunications) that are likely to fail to function as a result of landslide event. 4. Community infrastructure that will perform an important role and be required to function during and immediately after a landslide hazard event. 5. Expansion of existing uses, unless evacuation solutions and resilient design can be achieved. 	
8.	<p>Where land is included in a landslide hazard area:</p> <p>Does the choice of zone/locally specific provisions discourage hazardous industries and uses that involve the storage of significant amounts of hazardous material from occurring?</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	5
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:
9.	<p>Do the categories of development and categories of assessment reflect the level of risk and vulnerability of the use?</p> <p>For example, are identified vulnerable uses and community infrastructure uses assessable within the landslide hazard area?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	5 and 6
10.	<p>Are aspects of development that may impact on landslide hazard assessable?</p> <p>For example, significant earthworks, vegetation clearing and works involving the redirection of the existing flow of surface or groundwater.</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	5
11.	<p>Where for development involving the storage of significant amounts of hazardous material in a landslide hazard area:</p> <p>Is development assessable?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	5
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	<p>Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:</p>	Relevant to state interest policies:
12.	<p>Where in a landslide hazard area:</p> <p>Do assessment benchmarks:</p> <ol style="list-style-type: none"> 1. Mitigate the risk to people, property and infrastructure to an acceptable or tolerable level? Site-specific hazard investigations and risk assessment can help demonstrate this. 2. Require development to not increase the number of people at risk to an intolerable level? 3. Contain provisions that development not cause or contribute to an increase in the level of risk on surrounding people and property? 	4 and 5

	<p>For example, by managing stormwater release, limiting vegetation clearing and managing the nature of filling and excavation to not redirect the flow of, or concentrate, surface water or groundwater on the site or neighbouring sites.</p> <p>4. Contain provisions that:</p> <ol style="list-style-type: none"> Enable people to safely shelter in place (depending on the nature of the risk)? Enable the safe self-evacuation of occupants and visitors from the hazard area? Provide for effective disaster response and recovery, such as safe and efficient access and operation for emergency services and the supply of essential goods and services? <p>5. Require the retention or enhancement of vegetation that maintains slope stability on steep landforms, avoids altering slopes and reduces the need for built mitigation infrastructure?</p> <p>Note – The planning scheme has a role in directing development away from areas of unacceptable landslide hazard risk or from exacerbating landslide hazard, for example via managing stormwater release and limiting vegetation clearing and managing the nature of filling and excavation on the site. However, the building framework is responsible for managing the structural stability of buildings.</p>	
13.	<p>Where for development in a landslide hazard area involving essential community infrastructure:</p> <p>Do assessment benchmarks contain siting, design and access standards to achieve the required level of functionality during and immediately after a landslide hazard event?</p> <p>For example, maintaining the long-term stability of the site and that access to the site will not be impeded by a landslide event.</p>	6
14.	<p>Where for development involving the storage of significant amounts of hazardous material in a landslide hazard area:</p> <p>Do assessment benchmarks include design measures to avoid the release of hazardous materials as a result of a landslide hazard event, ensure emergency access, and require evacuation plans to safely remove hazardous materials to alternative sites in the event of a landslide?</p>	5


13.1.4.4 Coastal hazards

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	<p>The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context.</p> <p>In preparing strategic outcomes, address the following:</p>	Relevant to state interest policies:
1.	Do strategic outcomes acknowledge the presence of coastal hazard areas in the planning scheme area?	1 and 4
2.	Do strategic outcomes avoid urban expansion into non-urban areas within an erosion prone area?	3
3.	Do strategic outcomes respond to intolerable risk by limiting development of land and not increasing the exposure of people or property to the coastal hazard?	4
4.	Do strategic outcomes clearly articulate the future land use settlement pattern for at-risk locations and describe the different responses to coastal risks for particular localities within the local government area. For example, whether development will respond by avoiding, retreating, accommodating or defending against risk at specific locations?	4

5.	Do strategic outcomes reinforce the rationale for this approach, i.e. that avoidance of development in areas is preferred over risk mitigation, as risk mitigation measures can be costly for both individuals and governments and structures or defence works can alter the way physical coastal processes occur, causing changes to coastal landforms and impacts on adjacent areas?	5
6.	Do strategic outcomes specifically discourage development in coastal hazard areas where this may place additional burdens on disaster management capacity or risk disruption to the effective functioning of essential community infrastructure during and immediately after a hazard event?	5
7.	Do strategic outcomes protect natural processes and landforms that can mitigate risks against coastal hazards?	5
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies:
8.	<p>Does planning scheme mapping identify the location of and (where appropriate) refine, the following elements in the planning scheme area:</p> <ul style="list-style-type: none"> • coastal management district? • erosion prone area? • storm tide inundation area? <p>These elements are mapped in the SPP IMS.</p> <p>Note – The SPP identifies when layers may be locally refined.</p> <p>Refining erosion prone areas is an integral part of preparing a hazard risk assessment and CHAS. Locally refined mapping of the erosion prone areas may include sub-categories that:</p> <ul style="list-style-type: none"> • distinguish between areas subject to coastal erosion and tidal inundation • identify areas within the erosion prone area that are subject to higher levels of risk and require specific land use planning responses. <p>Storm tide mapping can be locally refined as part of catchment-wide flood mapping. Refer to the Flood risk assessment section for details on undertaking a flood hazard risk assessment and preparing flood hazard mapping.</p>	1
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	<p>Land should be able to be used for the purpose it is zoned.</p> <p>In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:</p>	Relevant to state interest policies:
9.	<p>Where land is included in an urban area within a coastal hazard area:</p> <p>Does the choice of zone and/or locally specific provisions reflect:</p> <ol style="list-style-type: none"> 1. The type of hazard (coastal erosion, tidal inundation or storm tide)? 2. The level of risk associated with the hazard? 3. The risk assessment recommendations? <p>Does the choice of zone/locally specific provisions also consider:</p> <ol style="list-style-type: none"> 1. The coastal scenario under which envisaged uses will cease to function effectively and the likelihood of such an event? 2. The consequences of and community tolerance to loss of a community service during and immediately after a coastal hazard event? For example, consider the function community infrastructure serves and whether it contributes to a broader community infrastructure network. 	4, 5 and 6

	<p>3. Whether envisaged uses will place additional burden on disaster management operations including evacuation or recovery capacity?</p> <p>The planning scheme responses to manage risk in urban areas under these different scenarios are discussed below.</p>	
10.	<p>Where the risk cannot be mitigated, does the choice of zone/locally specific provisions avoid urban development in coastal hazard areas through:</p> <ol style="list-style-type: none"> 1. Locating higher density development in existing urban areas where there is no risk? 2. Avoiding zoning these areas for higher intensity purposes? 3. Avoiding particular land uses in these areas that create an intolerable risk (such as vulnerable uses)? 4. Avoiding placing key transport/infrastructure linkages in coastal hazard areas, or by ensuring their resilience to such events? 	4
11.	<p>Where the risk can be mitigated to an acceptable or tolerable level, does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Include land in a zone intended for land uses capable of accommodating resilient development (for example, through built form responses, appropriate siting and design, and provisions of suitable access and evacuation arrangements) 2. Include land to a zone that enables a settlement pattern that responds to risk reduction made possible by coastal protection works (i.e. a sea wall)? 	4
12.	<p>Where the risk can be accommodated, does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Maintain acceptable or tolerable land uses in existing developed areas? 2. Restrict uses in developed areas subject to coastal hazards to those that are less vulnerable and more resilient? 3. Not further intensify development (such as via rezoning)? 	4
13.	<p>Where a coastal risk can be accommodated with a planning response (such as tidal inundation being addressed by filling a locality to a new ground level), has no worsening of flood impacts within riparian floodplains been considered (such as, no net loss of flood storage, flood conveyance is not disrupted, floodplain connectivity to the river is maintained)?</p>	5
14.	<p>Where the risk is intolerable and there is no feasible alternative other than retreat, are the limitations on development clearly described, to reflect the level of risk (for example, is land included in the Limited development zone)?</p>	4
15.	<p>Where land is included in a coastal hazard area:</p> <p>Does the choice of zone/locally specific provisions discourage uses that involve the storage of significant amounts of hazardous material from occurring?</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	5
16.	<p>Where land is included in an erosion prone area:</p> <p>Does the choice of zone / locally specific provisions avoid:</p> <ol style="list-style-type: none"> 1. The expansion of urban areas and urban purposes into non-urban areas? 2. The fragmentation of land within the erosion prone area (i.e. subdivision of rural into rural residential lots?). 	3
17.	<p>Where land is included in an erosion prone area within the coastal management district:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Limit potential uses, in line with level of risk? 2. Discourage development other than for: 	8

	<ul style="list-style-type: none"> a. Coastal-dependent development? b. Temporary, readily relocatable or able to be abandoned development? c. Essential community infrastructure, where this location is the only feasible alternative to meet community needs? d. Minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned? <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p> <p>Note – Where the coastal management district extends into urban areas to allow a Coastal Building Lines to be set, refer to provisions “Where land is included in an urban area within a coastal hazard area” above.</p>	
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
18.	Do categories of development and categories of assessment reflect the level of risk and vulnerability of the use? For example, are identified community infrastructure uses assessable within the coastal hazard area? This will enable assessment benchmarks to apply so that impacts can be fully considered.	5 and 6
19.	Where for development involving the storage of significant amounts of hazardous material in a coastal hazard area: Is development assessable? This will enable assessment benchmarks to apply so that impacts can be fully considered.	5
20.	Where for development in an erosion prone area: Is development for coastal protection work assessable? This will enable assessment benchmarks to apply so that impacts can be fully considered.	7
21.	Where for development in an erosion prone area within a coastal management district: Is development assessable? This will enable assessment benchmarks to apply so that impacts can be fully considered.	8
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
22.	Where land is included in a coastal hazard area: Do assessment benchmarks: <ol style="list-style-type: none"> 1. Require development to not increase the number of people at risk to an intolerable level? 2. Contain provisions that development not cause or contribute to an increase in the severity of the coastal hazard and not significantly increase the potential for damage on the site or to surrounding property? For example, altering flow-paths or changing, duration, depth, velocity, hazard or warning time.	5

	<p>3. Contain provisions that development addressing coastal hazards do not contribute to net worsening on flood hazards within floodplains (example, no net loss of flood storage, flood conveyance is not disrupted, maintaining floodplain connectivity to the river)?</p> <p>4. Contain provisions that:</p> <ol style="list-style-type: none"> Enable people to safely shelter in place (depending on the nature of the risk)? Enable the safe self-evacuation of occupants and visitors from the hazard area? Provide for effective disaster response and recovery, such as safe and efficient access and operation for emergency services and the supply of essential goods and services? <p>5. Require development design, location and operation to incorporate and maintain the function of natural processes, landforms and vegetation, such as coastal foreshores and wetlands vegetation, that contribute to the mitigation of the coastal hazard and risk?</p> <p>Note – In addition, local government may seek to alert their community to the Storm Tide Resilient Building Guidance for Queensland Homes non-statutory guidance document that contains considerations for improving the storm tide resilience of northern Queensland homes within 100 to 200 metres of an open shoreline.</p>	
<p>23.</p>	<p>Where for development in a coastal hazard area involving essential community infrastructure:</p> <p>Do assessment benchmarks applying contain siting, design and access standards to achieve the required level of functionality during and immediately after a coastal hazard event, including location outside identified storm-tide immunity levels?</p> <p>Refer to Figure 2 – Example storm-tide community level for community infrastructure.</p>  <p>Figure 2 – Example storm-tide community level for community infrastructure</p>	<p>6</p>
<p>24.</p>	<p>Where for development involving the storage of significant amounts of hazardous material in a coastal hazard area:</p> <p>Do assessment benchmarks include design measures to avoid the release of hazardous materials as a result of a coastal hazard event and evacuation plans to safely remove hazardous materials to alternative sites in the event of a coastal hazard event?</p>	<p>5</p>

25.	<p>Where for development involving coastal protection work in an erosion prone area:</p> <p>Do assessment benchmarks limit coastal protection work, except where:</p> <ol style="list-style-type: none"> 1. There is evidence of significant erosion, or there is an immediate threat of significant erosion? 2. Alternative means to address coastal hazard risk have been considered and demonstrated to be ineffective? 3. There is an inadequate erosion buffer zone and managed retreat is not possible? 4. Infrastructure, structures or buildings are not able to be relocated and are in a condition that warrants protection? <p>Where works are proposed, do assessment benchmarks require a coastal engineering investigation that demonstrates there are no viable alternatives to hard protection works on the site and that such works are:</p> <ol style="list-style-type: none"> 1. Consistent with a shoreline erosion management plan? 2. Located wholly on private land where feasible? 3. Located as close as practicable to the development it is intended to protect and is limited to the length required to protect the building or infrastructure in order to mitigate any increase in coastal hazard risk or adjacent areas? 	6
26.	<p>Where for coastal dependent development or essential community infrastructure in a Coastal management district:</p> <p>Do assessment benchmarks require development to be sited and designed to mitigate risks to people and property to an acceptable or tolerable level?</p> <p>For example:</p> <ol style="list-style-type: none"> 1. Be located as far landward from the seaward property boundary as possible, or landward of the seaward alignment of the neighbouring buildings. 2. Mitigate coastal erosion risk through location, design, construction and operating standards. 3. Not contribute to an increase in the level of coastal hazard risk affecting surrounding areas. 4. Provide safe and efficient access and operation for emergency services. 5. Enable the self-evacuation of occupants and visitors. 6. Incorporate into the development design and siting natural processes, landforms and vegetation that contribute to the mitigation of coastal hazard risk. 7. Provide space seaward of the development within the lot to allow for the future construction of erosion-control structures, if necessary (such as a sea wall, or construct erosion control structures to a specified standard to comply with a coordinated erosion-control strategy for the locality with respect to the location and standard of erosion-control structures). 	9

13.2 Supporting information

13.2.1 Key terms and concepts

In addition to the key terms and concept below, refer to the [Queensland Disaster Management Lexicon](#) for common language used within the Queensland disaster management sector.

Key term or concept	Information
General	
Community infrastructure, including for essential services	Emergency services, along with local governments, are the primary community infrastructure providing disaster management services and support facilities for these services. Other types of community infrastructure also perform different roles during and after a hazard event. For example, hospitals need to be functional to treat injured people and educational establishments may serve as emergency shelters for evacuated communities. Note – There is a relationship between this infrastructure and vulnerable uses, whereby uses such as hospitals and schools may comprise both vulnerable uses and also perform a role as essential services before, during or after a bushfire event.
Disaster management capacity and capabilities	Disaster management response relies on safe access to property and is necessary for evacuation of occupants as well as for emergency services. Well-designed and located access to and from (egress) sites which are at risk from hazards reduces vulnerability.
Exposure	Exposure refers to the elements within a given area that have been, or could be, subject to the impact of a particular hazard ²² . Exposure is also sometimes referred to as the 'elements at risk' and could include the number and characteristics of the values or assets exposed, where the values or assets could be tangible or intangible aspects of environmental, social, cultural, economic, or political/reputational dimensions.
Fit for purpose risk assessment	See the SPP Part F Glossary .
Hazard and risk	The difference between hazard and risk is: <ul style="list-style-type: none"> • A hazard is a process, phenomenon or human activity that may cause loss of life, injury or other health impacts, property damage, social and economic disruption or environmental degradation²³ • The concept of risk combines an understanding of the likelihood of a hazardous event occurring with an assessment of its impact represented by interactions between hazards, elements at risk and vulnerability²⁴.
Hazardous material	See the SPP Part F Glossary . The discharge of hazardous materials due to damage to properties during a hazard event can cause significant impacts on the environment and cause additional risks to people and properties and surrounding communities.
Natural hazard	See the SPP Part F Glossary .
Natural hazard area	See the SPP Part F Glossary .
Resilience	Resilience is the ability to adapt to changing conditions and prepare for, withstand, and rapidly recover from disruption.
Risk	The level of risk ²⁵ associated with a hazard is commonly measured in terms of consequences and likelihood.

²² Australian Emergency Management Institute (2015)


²³ United Nations Office for Disaster Risk Reduction (2017).

²⁴ Geoscience Australia (2007)

²⁵ Defined in AS/NZS ISO 31000:2009 as *the chance of something happening that will have an impact on objectives*.

	<p>An acceptable risk is a risk that is sufficiently low as to require no new treatments or actions to reduce the risk as communities can live with this level of risk without further action.</p> <p>A tolerable risk is a risk that is low enough as to allow the exposure to a natural hazard to continue while at the same time high enough to require new treatments or actions to reduce risk. Communities can live with this level of risk but as much as is reasonably practical should be done to further reduce the risk and may include planning responses for:</p> <ul style="list-style-type: none"> • reducing the likelihood of the risk (avoidance) • reducing the consequences of the risk (mitigation and hazard management over time). <p>An intolerable risk is a risk that, following an understanding of the likelihood and consequences, is so high that it requires actions to avoid or reduce the risk. Individuals and society will not accept this risk and measures are to be put in place to reduce the risk to at least a tolerable level.</p> <p>A residual risk is the risk a community is exposed to that is not being remedied through established risk treatment processes. Generally, it is the total risk to a community, less any measure in place to reduce that risk. For example, for a flood hazard:</p> <ul style="list-style-type: none"> • for a town protected by a levee, the residual flood risk comprises the consequences of the levee being overtopped by floods larger than the design flood • for an area where flood risk is managed by land-use planning controls, the residual flood risk is the risk associated with the consequences of floods larger than the DFE on the community.
Risk assessment	<p>Risk assessment is the process of risk identification, risk analysis and risk evaluation. A risk assessment is undertaken to understand the likelihood, severity and potential consequences of a natural hazard event for existing and proposed communities, property and infrastructure.</p> <p>The risk assessment helps a local government understand whether their planning intentions are appropriate, given the level of risk posed by the natural hazard and identify amendments needed to avoid, mitigate or manage identified risks appropriately.</p>
Vulnerability	<p>Vulnerabilities are the characteristics and circumstances of a community, system or asset that make it susceptible to the damaging effects of a hazard²⁶.</p> <p>Land use planning measures for new development can reduce community susceptibility by ensuring that premises, infrastructure and services are located to ensure high levels of physical and social resilience during and after a significant hazard event.</p>
Bushfire	
Asset protection zone	<p>An asset protection zone is a specified area of land that enables emergency access and operational space for fire-fighting. Within the asset protection zone vegetation is modified and maintained to reduce fuel load and mechanisms of bushfire attack such as flame and radiant heat. The zone may include a combination of elements such as perimeter road, fire trail and working area and open space where vegetation is managed.</p> <p>Note – The asset protection zone need not be maintained ‘fuel free’ – sensible landscape design can ensure a balance between landscape design outcomes and minimising the vulnerability to bushfire attack. Refer to the QFES <u>Bushfire resilient communities</u> document for guidance on landscape design and vegetation management.</p> <p>Note – The ‘asset protection zone’ considered as part of a planning development application is different from the siting of a building as part of designing and constructing the building to reduce the risk of ignition from a bushfire, appropriate to the intensity of the bushfire attack on the building and the associated requirements prescribed in AS 3959–2018 Construction of buildings in bushfire prone areas as part of a building development application.</p>

²⁶ United Nations Office for Disaster Risk Reduction (2015)

Building envelope	A building envelope is a three-dimensional extent of where a building or associated structure may be built on a site after consideration of appropriate height and setback provisions.
Bushfire prone area	<p>See the SPP Part F Glossary.</p> <p>Bushfire prone area is land that is potentially affected by significant bushfires, including vegetation likely to support a significant bushfire; adjacent land that could be subject to impacts from a significant bushfire (i.e. potential impact buffer) and is:</p> <ol style="list-style-type: none"> identified by a local government in a local planning instrument as a bushfire prone area, based on a localised bushfire study, prepared by a suitably qualified person; or if the local government has not identified bushfire prone areas in a local planning instrument in accordance with (a) above, shown on the SPP IMS as a bushfire prone area. <p>Figure 3 below illustrates the different layers of bushfire intensity under the SPP IMS.</p> 
Development footprint plan	A development footprint plan is a plan that defines an area that may be used for development proposed on a site.
Exposure	<p>In the context of bushfire hazard, exposure has a spatial dimension and is largely a function of land use, development density and proximity to hazardous vegetation identified as bushfire prone areas. It can be calculated by estimating the number of proposed or existing premises within a specified distance from bushland²⁷.</p> <p>The effects of urbanisation and increasing population growth and density has led to greater demand for and concentration of infrastructure and a higher potential exposure of people and property to bushfire events. Exposure is typically higher at the interface between dense urban areas and natural forested areas.</p> <p>Combining hazard and exposure ('hazard exposure') provides a spatial measure of the people, premises or infrastructure exposed to a given level of bushfire hazard.</p>
Fire trail and working area	Is an area that is sufficient for access for maintenance and hazard reduction activities by the land manager and safe for a firefighting vehicle and firefighters to undertake fire-fighting and emergency response activities. The trail and working area is located between built infrastructure and neighbouring hazardous vegetation. The trail and working area may comprise part of the separation area between development and hazardous vegetation.
Hazard	In the context of bushfires, hazards include: smoke, radiation, hot gases, airborne particles, burning embers, fire-induced winds and flames.
Hazardous material	<p>In the context of bushfire hazard, hazardous materials are:</p> <ul style="list-style-type: none"> hazardous chemicals that are present at the levels or in the quantities that would constitute the use being a hazardous chemical facility (as defined in the Planning Regulation), and

²⁷ Risk Frontiers (2011 and Bianchi, R., J. Leonard, et al. (2014)

	<ul style="list-style-type: none"> hazardous materials that are present in the quantities identified in the Work Health and Safety Regulation, schedule 15. <p>Note – In developing the planning scheme response, a local government may refine the matters that constitute a hazardous material for the purpose of their bushfire planning provisions.</p>
Hazardous vegetation	<p>The areas mapped either very high, high or medium potential bushfire intensity include potentially hazardous vegetation that could support a significant bushfire. This vegetation is classified and mapped as having a vegetation hazard class.</p> <p>Note – For more information of the classification of vegetation refer to the QFES <u>Bushfire resilient communities</u> document.</p>
Potential impact buffer	<p>The spatial representation of the portions of a bushfire prone area that comprise lands at risk of significant bushfire attack from embers, flames or radiant heat. The potential impact buffer surrounds areas mapped as either very high, high or medium potential bushfire intensity.</p> <p>This 100 metre width was informed by findings indicating 78 per cent of fatalities occur within 30 metres and 85 per cent of fatalities occur within 100 metres of hazardous vegetation (the forest edge) in Australia²⁸. 80 per cent of ‘spotting’ occurs within 100 metres of hazardous vegetation</p>
Sources of bushfire attack	<p>The main sources of bushfire attack that give rise to loss of life and damage to property and infrastructure that occur at scales that can be addressed in the planning framework are direct flame contact, heat exposure and ember attack.</p> <p>The building assessment framework is the primary tool for designing and siting buildings to avoid sources of bushfire attack, including mitigating the risk of wind-borne embers resulting in the ignition of homes and mitigating the effect of bushfire radiant heat on structures. The planning framework does not dictate building matters such as separation distance between buildings.</p> <p>Planning measures that can reduce the impact of these sources of bushfire attack primarily involve:</p> <ul style="list-style-type: none"> A subdivision layout that includes access for firefighters and vehicles between assets and vegetation, to allow for vegetation management and wildfire response. These areas also provide opportunities to establish control lines from which to conduct hazard reduction or back-burning operations. A subdivision layout that locates low fuel buffer areas such as roads and managed open spaces to reduce radiant heat exposure and exposure to wind-borne embers for emergency services personnel suppressing fires and protecting property and allow for safer evacuation of people away from fire fronts. Landscape design and sustained vegetation management near people to reduce the available fuel load and fuel structure between people and property and hazardous vegetation. This will reduce the level of radiant heat exposure and likelihood of ember attack.
Vulnerable uses	<p>Certain types of uses and occupants are more vulnerable to the effects of bushfire attack.</p> <p>This vulnerability can be due to factors including social circumstances, communication difficulties, greater potential for health impacts (particularly impacts from smoke), reduced and dependent mobility, or the need for high levels of care. These vulnerable uses are often more difficult to evacuate, and occupants may not be able to support themselves or assist in property protection during a bushfire event.</p> <p>The nature of some styles of accommodation (such as relocatable home park and tourist park) are more vulnerable to the effects of bushfire attack because of the dwelling design.</p> <p>The occupants of non-permanent accommodation (such as nature-based tourism, resort complex, rooming accommodation, short-term accommodation and tourist park) are more vulnerable to the effects of bushfire attack because they are less familiar with their surroundings.</p> <p>Note – Under the National Construction Code (NCC) certain buildings that support vulnerable uses, such as schools, hospitals and aged care facilities, are not required to be constructed to withstand bushfire attack</p>

²⁸ Life and house loss database description and analysis - <https://publications.csiro.au/rpr/download?pid=csiro:EP129645&dsid=DS2>

	(i.e. do not need not comply with AS 3959-2018). Because of the increased level of risk associated with vulnerable uses, such uses should be located outside of bushfire prone areas.
Flood	
Annual exceedance probability (AEP)	The annual exceedance probability (AEP) is the likelihood of the occurrence of a flood or event of a given size or larger in any one year, usually expressed as a percentage. For example, if an event has an AEP of 1 per cent, it means that there is a 1 per cent risk (i.e. a likelihood of 1 in 100) of this event occurring in any one year. A 1 per cent AEP event should not be interpreted as only occurring once in 100 years.
Defined flood event (DFE)	A defined flood event (DFE) is the flood event adopted by a local government for the management of development in a particular locality.
Defined flood level (DFL)	The defined flood level (DFL) is defined in the Queensland Development Code (QDC) MP3.5 – Construction of buildings in flood hazard areas as the expected flood level declared by a local government under the Building Regulation, section 8, or a flood level that has been used by a local government for assessment purposes of a development application for that lot.
Flood hazard area	See the SPP Part F Glossary .
Floodplain	A floodplain is an area of land that is subject to inundation by floods up to and including the probable maximum flood event – i.e., ‘flood-prone land’. ²⁹
Flood planning level (FPL)	The flood planning level (FPL) is a combination of the DFLs, derived from significant historical flood events or floods of specific annual exceedance probabilities (AEPs), and freeboard levels selected for floodplain management purposes, as determined in management studies and incorporated in management plans. ³⁰
Freeboard	Freeboard is defined in the QDC MP3.5 as a height above the DFL that takes account of matters that may cause flood waters to rise above the DFL.
Probable maximum flood (PMF)	A probable maximum flood (PMF) is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation and, where applicable, snow melt, coupled with the worst flood-producing catchment conditions. It is not physically or economically possible to provide complete protection against this event. The PMF defines the extent of flood-prone land – the floodplain. The extent, nature and potential consequences of flooding associated with a range of events rarer than the flood used for designing mitigation works and controlling development, up to and including the PMF event, should be addressed in a floodplain risk management study. ³¹
Landslide	
Landslide	Landslides can take diverse forms including falls, topples, slides, flows and spreads, with a wide range of sizes and velocities. Landslides occur when the inherent strength of the soil or weathered rock is no longer sufficient to resist the forces of gravity. Factors such as slope geometry, geology/material type and groundwater play key roles in this process.
Landslide hazard area	See the SPP Part F Glossary .
Coastal hazards (storm tide inundation areas and erosion prone areas)	
Climate change	Climate change is a risk multiplier and is projected to have a significant impact along the Queensland coastline, it is likely to exacerbate the footprint, frequency, intensity, duration and timing of coastal hazards in Queensland. Climate change, including the projected sea-level rise and an increase in cyclone intensity for Queensland’s coast, will cause a progressive worsening of storm tides (refer to Figure 4 – Impacts of climate change on storm-tide inundation), including:

²⁹ Managing the floodplain, chapter 14 ‘Terminology’.

³⁰ Managing the floodplain, chapter 14 ‘Terminology’.

³¹ Managing the floodplain, chapter 14 ‘Terminology’.

- increased severity and frequency of storm-tide inundation, which will cause inundation to occur further inland
- increased cyclone and storm intensity, which will add to the magnitude of storm-tide events and the extent of inundation.



Figure 4 – Impacts of climate change on storm-tide inundation

Coastal dependent development	See the SPP Part F Glossary .
Coastal erosion	<p>See the SPP Part F Glossary.</p> <p>Coastal erosion is a natural phenomenon on beaches of sedimentary coasts including dunes, river deltas and mangrove plains. Beaches respond to environmental factors such as annual variations in the amount of sediment (typically sand) washed down from rivers; changes in the geometry of river delta channels; and changes in the weather, especially prevailing winds, waves, severe storms and tropical cyclones.</p> <p>As environmental conditions change, the beach profile changes, with sand moving onshore or offshore or sand is added to or lost from a beach. The movement of sand may appear as beach erosion, dune build-up or the formation of nearshore sand bars. Typically, beaches never achieve a stable profile due to ever-changing environmental conditions. However, in some cases there may be a trend of continuous erosion resulting in long-term shoreline recession.</p> <p>It is likely that a number of these factors will be influenced by climate change and associated projected sea-level rise. The impact of sea-level rise will most likely be experienced in the form of more severe coastal erosion on exposed coasts and the permanent inundation of land in protected estuarine or riverine areas. Eroded coastlines will increasingly fail to rebuild fully following these extreme events, resulting in permanent losses of land to the sea.</p>
Coastal hazard	<p>Defined in the <i>Coastal Act</i> as erosion of the foreshore or tidal inundation.</p> <p>For the purposes of the SPP, coastal hazards are either erosion-prone areas or storm-tide inundation areas, and these include the effects of climate change (refer SPP Part F Glossary for details).</p>
Coastal management district	<p>See the SPP Part F Glossary.</p> <p>The coastal management district is an area declared under the <i>Coastal Act</i>. The CMD are areas that require protection or a management response from coastal processes. The methodology for identification of the coastal management district is provided at https://www.qld.gov.au/environment/coasts-waterways/plans/hazards/district-mapping</p>
Coastal processes	See the SPP Part F Glossary .
Coastal protection work	See the SPP Part F Glossary .

	The construction of coastal protection works is one option available to reduce the risk to life, property and infrastructure from erosion and inundation. Such works, however, can have adverse consequences on the natural processes of the coastal environment, as the defensive infrastructure prevents sand from being included in natural beach movements.
Coastal resources	See the SPP Part F Glossary .
Defined storm-tide event (DSTE)	See the SPP Part F Glossary .
Erosion control structure	See the SPP Part F Glossary .
Erosion prone area	See Schedule Dictionary of the <i>Coastal Act</i> . An erosion prone area is an area within the coastal zone declared under the <i>Coastal Act</i> if the area may be subject to or at risk from coastal erosion. The coastal management district identifies lots where new development should be located outside the erosion prone area to provide an adequate buffer zone between the seaward boundaries of development and the foreshore. This 'buffer area' allows for future beach movements and fluctuations of the coastline (the natural cycles of erosion and accretion of sand) and for permanent inundation of land by sea, to be accommodated within this area, without the need for intervention to (such as coastal protection works) to protect infrastructure or public safety.
Essential community infrastructure	See the SPP Part F Glossary .
Sea level rise	See the SPP Part F Glossary .
Storm tide inundation	See the SPP Part F Glossary . A storm tide is the combination of a storm surge and wave effects, which add to a normal tide, elevating water levels well above normal tidal levels. A storm surge is an increase in water level associated with some significant meteorological event (such as a severe storm or cyclone). The magnitude of the storm surge depends on several factors including wind speed, barometric pressure, seabed shape, and the proximity of bays, headlands and islands. Local factors such as tides and coastal profile will influence the extent of the stormtide inundation area. A storm tide results in large volumes of water being pushed against the coast. This causes flooding of low-lying areas and is referred to as storm tide inundation. The worst impacts occur when the storm surge coincides with a high tide or king tide. A storm tide can also include wave effects, such as wave set-up, which elevates water levels further as waves approach the coast. A storm tide inundation can also cause waves to penetrate inland, adding to the damage.
Storm tide inundation area	See the SPP Part F Glossary .
Temporary, readily relocatable or able to be abandoned development	See the SPP Part F Glossary .
Urban area	See the SPP Part F Glossary .
Urban purpose	See the SPP Part F Glossary .

13.2.2 SPP mapping

This section identifies the **SPP IMS mapping layers** applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the 'Approach to integrating this state interest' section above.

13.2.2.1 Bushfire

Mapping layers in Appendix 1, Table B, of the SPP

This mapping must be appropriately integrated in the planning scheme and may be locally refined by a local government in a way that achieves the state interest policy. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
Bushfire prone area – Very high potential bushfire intensity	QFES	SPP July 2017	State interest policies 1(a), 2, 4(a), 4(b), 5(a), 5(b), 5(c), 5(d) and 6
Bushfire prone area – High potential bushfire intensity	QFES	SPP July 2017	State interest policies 1(a), 2, 4(a), 4(b), 5(a), 5(b), 5(c), 5(d) and 6
Bushfire prone area – Medium high potential bushfire intensity	QFES	SPP July 2017	State interest policies 1(a), 2, 4(a), 4(b), 5(a), 5(b), 5(c), 5(d) and 6
Bushfire prone area – Potential impact buffer	QFES	SPP July 2017	State interest policies 1(a), 2, 4(a), 4(b), 5(a), 5(b), 5(c), 5(d) and 6

13.2.2.2 Flood

Mapping layers in Appendix 1, Table B, of the SPP

This mapping must be appropriately integrated in the planning scheme and may be locally refined by a local government in a way that achieves the state interest policy. How to do this is discussed in the 'Approach to plan-drafting' section

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
Flood hazard area – Level 1 – Queensland floodplain assessment overlay	DRDMW	SPP July 2017	State interest policies 1(b), 2, 4(a), 4(b), 5(a), 5(b), 5(c), 5(d) and 6
Flood hazard area – Local government flood mapping area ³²	DSDILGP	SPP July 2017	State interest policies 1(b), 2, 4(a), 4(b), 5(a), 5(b), 5(c), 5(d) and 6

Note – While the flood natural hazard focuses on riverine flooding, a local government will also need to consider in the natural hazard evaluation report whether overland flow is a flood contributor for the planning scheme area.

13.2.2.3 Landslide

There is no SPP mapping for this natural hazard.

³² If identified as being contained within a Local Government flood mapping area, the SPP requirements for flood are triggered by the flood mapping contained in that Local Government's planning scheme

13.2.2.4 Coastal hazards

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged in the planning scheme. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
Coastal management district	DES	<i>Coastal Act</i>	State interest policies 8(a), 8(b), 8(c), 8(d) and 9

Mapping layers in Appendix 1, Table B, of the SPP

This mapping must be appropriately integrated in the planning scheme and may be locally refined by a local government in a way that achieves the state interest policy. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
Erosion prone area	DES	<i>Coastal Act</i>	State interest policies 1(e), 2, 3(a), 3(b), 4(a), 4(b), (5)(a), 5(b), 5(c), 5(d), 6, 7(a), 7(b), 7(c), 8(a), 8(b), 8(c), 8(d) and 9
Storm tide inundation area	DES	SPP July 2017	State interest policies 1(d), 2, 4(a), 4(b), 5(a), 5(b), (5)(c), 5(d) and 6

Note – The projected sea rise level that has been factored in to SPP IMS mapping is based on climate modelling and probable scenarios from IPCC Fifth Assessment Report (AR5),³³ published in 2013.

³³ IPCC – Intergovernmental Panel on Climate Change

14 Energy and Water Supply



The SPP state interest statement and state interest policies of the *Energy and water supply* state interest are:

The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.

1. Existing and approved future major electricity infrastructure locations and corridors (including easements and electricity substations), and bulk water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of the infrastructure.
2. Major electricity infrastructure and bulk water supply infrastructure such as pump stations, water supply facilities and electricity substations, are protected from encroachment by sensitive land uses where practicable.
3. Development of major electricity infrastructure and bulk water supply infrastructure avoids or otherwise minimises adverse impacts on surrounding land uses and the natural environment.
4. The development and supply of renewable energy at the regional, local and individual scale is enabled in appropriate locations.

This state interest includes:

- protecting and considering the impacts from existing and approved for major electricity infrastructure and bulk water supply infrastructure and planning for renewable energy development – for plan-drafting considerations associated with land use and infrastructure integration, and the preparation of LGIPs, refer to the *Infrastructure integration* and *Development and construction* state interests
- protecting bulk water supply infrastructure – for plan-drafting considerations associated with protecting drinking water supply environmental values in water supply areas and water resource catchments, refer to the *Water quality* state interest.

14.1 Approach to integrating this state interest

14.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

For this state interest, the department and utility providers and state-owned bulk water entities (e.g., Energex, Ergon Energy, Essential Energy, Gladstone Area Water Board, Mount Isa Water Board, Powerlink, Sunwater, Seqwater) can assist in providing advice on:

- existing and approved infrastructure including the location of infrastructure where not mapped in the SPP IMS
- potential changes to this infrastructure
- future infrastructure and network needs
- the efficiency and effectiveness of preferred zoning for future infrastructure development
- guidance material and requirements for planning and development in and around their infrastructure.

Engagement is also recommended with:

- the relevant state agency for any corridor contained within an SDA, to ensure the planning scheme zones the SDA to reflect its intended purpose and/or potential use
- surrounding local authorities, to identify infrastructure that may cross local government boundaries.

14.1.2 Understanding the planning scheme context

14.1.2.1 Local government context and investigations

The local government context, the nature of the content in the existing planning scheme, and the currency of that content, will inform the scope of investigations required to develop the preferred land-use planning direction for the local government area. This will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

A. Major electricity infrastructure and bulk water supply infrastructure

Identify the existing and approved future major electricity infrastructure and bulk water supply infrastructure locations, corridors, and easements (see **SPP IMS**) both within the local government area and that cross local government boundaries.

Additional mapping and information sources include:

- infrastructure mapping provided by utility providers and relevant market planning bodies:
 - **Energex Distribution Annual Planning Report (DAPR) Map 2020** electricity distribution maps
 - **Ergon Energy Distribution Annual Planning Report (DAPR) Map 2020** electricity distribution maps
 - Essential Energy, owned by the NSW Government provides a network south of Goondiwindi and may be approached for mapping at <https://www.essentialenergy.com.au/>
- **State electricity generation map** which includes network and generation (high level)
- at a national level, the Australian Energy Market Operator publishes an **Integrated System Plan** and associated **mapping** which covers major electricity transmission and generation infrastructure.

Utility provider annual and planning reports may also provide information to assist in understanding future network planning. Such as:

- **Ergon Energy Distribution Annual Planning Report**
- **Energex Distribution Annual Planning Report**
- **Powerlink Transmission Annual Planning Report**

B. Renewable energy

Identify whether there are any regionally significant renewable energy resources already identified in the planning scheme area (these may be identified in a regional plan) or through state energy strategies or initiatives³⁴.

Explore the opportunities for new areas to be set aside for renewable energy developments in the planning scheme area. In determining suitable areas consider:

1. The quality of its renewable resources – The Australian Renewable Energy Agency AREMI mapping provides information on different renewable energy resources and characteristics (such as topography) that inform the suitability of locations to host renewable energy facilities.
2. Existing network capacity and how much network augmentation is required to transport the renewable generation – This factor can inform estimates of development costs and relative competitiveness of the potential development areas. Electricity network providers can provide more detailed information about infrastructure needs in specific locations. The Australian Energy Market Operator (AEMO) also assesses areas of high quality renewable energy resources across Australia (called renewable energy zones) against available network capacity, in order to establish relative efficiency and possible timing of those zones³⁵.
3. The distance to customer load centres (e.g., major cities or industrial areas) – closeness to load centres can have positive network impacts which reduce infrastructure requirements and improve the commercial viability of development areas.
4. Topography – Generally the terrain should be relatively gentle without overly steep slopes to be most suitable for renewable generation

Where opportunities and availability exist, identify suitable and viable locations within the identified areas for renewable energy generators and supporting infrastructure. For example, identify locations:

³⁴ For example refer to government initiatives to promote renewable energy zones - <https://www.dnrme.qld.gov.au/energy/initiatives/queensland-renewable-energy-zones>

³⁵ <https://aemo.com.au/en/energy-systems/major-publications/integrated-system-plan-isp>

1. In close proximity to major transmission lines, where lines and substations have some latent capacity (derived from AEMO, Powerlink, Energex and Ergon Energy network capacity reporting).
2. Where supporting infrastructure required to operate and supply resources to the facility are located nearby, including processing and distribution centres for certain resources (refer to [SPP IMS](#) and AREMI mapping of supporting infrastructure such as state transport infrastructure).
3. With limited land use constraints and outside of areas of MNES, MSES, KRAs, IAAs or hosting ALC Class A or B land.
4. That are adequately protected from hazards (for example outside of flood hazard areas and bushfire hazard areas) so that the infrastructure remains functional during and immediately after hazard events.

Refer to the [Queensland solar farm guidelines - Practical guidance for communities, land owners and project proponents](#) for further guidance on identifying locations suited to development for solar farms.

The [Queensland Hydrogen Industry Strategy](#) provides further information to support the development of an effective policy framework for the sustainable development of the hydrogen industry. Refer to The [Hydrogen Developments: Guidance for Local Government in Plan Drafting](#) for further detail about how to support the hydrogen industry through planning schemes.

14.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The [Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments](#) document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

A. Major electricity infrastructure and bulk water supply infrastructure

Bulk water entities and utility providers may have specific requirements or guidance documents for development in, or around, their infrastructure and easements. Local governments should review these guidance documents to determine if there are any provisions that should be incorporated into the planning scheme and development assessment (for example as conditions) to provide transparency for applicants.

Water infrastructure

For further information on water industry guidelines for bulk water infrastructure contact Seqwater or Sunwater.

For example, under section 192 of the *Water Supply (Safety and Reliability) Act 2008* (QLD), Seqwater requires an application for consent for proposals that build over or interfere with access to Seqwater infrastructure. The [Seqwater network consent guidelines](#) describe when consent is required (on Seqwater landholdings, within Seqwater easements and within 5 metres of Seqwater's infrastructure) and the nature of activities and works regulated and the requirements associated with these. Local government may seek to include reference to these, to promote consideration in site planning.

Electricity infrastructure

For further information on energy industry guidelines for electricity infrastructure contact Energex, Ergon, Essential Energy or Powerlink.

For example, schedules 4 and 5 of the *Electrical Safety Regulation 2013* specify required clearances from overhead powerlines. These clearances apply in addition to any setbacks contained in the planning scheme. Local government may seek to include reference to these, to promote consideration in site planning.

Other assessment and approval pathways

The assessment and approval of major electricity infrastructure and bulk water supply infrastructure may also be obtained through the Infrastructure designation process under the *Planning Act 2016* or through the Coordinator-General declaring the project to be a coordinated project assessed under the *State Development and Public Works Organisations Act 1971*.

14.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's [Drafting a planning scheme – Guidance for local governments](#) document.

When preparing a new or amending an existing planning scheme the local government should work through following approach and considerations. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

14.1.3.1 Major electricity infrastructure and bulk water supply infrastructure

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	<p>The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context.</p> <p>In preparing strategic outcomes, address the following:</p>	Relevant to state interest policies:
1.	Do strategic outcomes recognise the importance of the efficient delivery and functioning of existing and approved future major electricity infrastructure and bulk water infrastructure locations and corridors, including infrastructure that crosses local government boundaries?	1 and 2
2.	Do strategic outcomes ensure major electricity infrastructure and bulk water infrastructure are located, designed and operated to avoid or otherwise minimise adverse impacts on surrounding land uses and the natural environment?	3
3.	Do strategic outcomes ensure existing and approved future major electricity infrastructure and bulk water infrastructure are protected from encroachment of sensitive land uses and other incompatible land uses, to enable its ongoing safe and efficient operation?	1 and 2
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies:
4.	<p>Does planning scheme mapping identify the location of the following bulk water supply infrastructure elements in the planning scheme area:</p> <ul style="list-style-type: none"> • pump station facilities and reservoir facilities? • water treatment plants and water quality facilities? • pipelines and channels? • bulk water storage infrastructure? • facilities for extracting groundwater. <p>These elements are mapped in the SPP IMS.</p>	1
5.	<p>Identify the service providers operating in the local government area.</p> <p>Does planning scheme mapping identify the location of the relevant major electricity infrastructure elements in the planning scheme area:</p> <ul style="list-style-type: none"> • major electricity transmission infrastructure (Powerlink)? • electricity substation (Powerlink)? • major electricity infrastructure (Energex)? • electricity substation (Energex)? • major electricity infrastructure (Ergon Energy)? • electricity substation (Ergon Energy)? • major electricity infrastructure (Essential Energy)? 	1

	<ul style="list-style-type: none"> electricity substation (Essential Energy)? <p>These elements are mapped in the SPP IMS.</p>		
6.	<p>Does planning scheme mapping identify the location of SDAs containing strategic corridors for water pipelines?</p> <p>These are mapped in the SPP IMS.</p>	1	
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)		
Considerations	<p>Land should be able to be used for the purpose it is zoned.</p> <p>In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:</p> <p>Note – As this state interest relates to linear corridors as well as specific locations, a local government may seek to apply locally specific provisions to land in or adjoining these corridors. While zone allocations are suited to infrastructure on discrete parcels of land (such as substations and dams), linear infrastructure such as irrigation channels and powerlines may be on easements that traverse multiple zones. In that case a tool like an overlay may be a more suitable means of recognising the infrastructure. Consideration will still need to be given to the zone the corridor traverses and adjoins to ensure the envisaged uses can co-exist.</p>	Relevant to state interest policies:	
7.	<p>Where land is for major electricity infrastructure and bulk water infrastructure:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> Clearly reflect the nature of the infrastructure existing or planned for the land? Reinforce community expectations that the purpose the land is for energy or water supply infrastructure? <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	1 and 2	
8.	<p>Where land is near major electricity infrastructure and bulk water infrastructure:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> Support compatible uses nearby? Protect that infrastructure from encroachment by, or intensification of uses that may be incompatible with the nature of the infrastructure operations (such as sensitive land uses), to enable the infrastructure's ongoing safe and efficient operation and minimise the potential for adverse impacts on surrounding development? <p>For bulk water infrastructure, the table of minimum separation distances (below) may inform the size of the zone/locally specific mapping.</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	1 and 2	
Recommended minimum separation distances	Bulk water supply infrastructure – asset type	Type of surrounding development	Recommended minimum separation distance
	Pipelines and channels ³⁶	Any new or increased development footprint or earthworks	20 metres from edge of pipe

³⁶ Channels are included in the pipelines and channels layer SPP IMS but are not differentiated from pipelines. Where an applicant identifies the bulk water supply infrastructure is a channel rather than a pipe, applicants should contact the utility provider to discuss appropriate separation distances.

		Involving blasting ³⁷	200 metres from edge of pipe	
Water treatments plants and water quality facilities		Sensitive land uses	250 metres from building footprint or infrastructure of the plant/facility	
		Any new or increased development footprint or earthworks	20 metres from building footprint or infrastructure of the plant/facility	
		Involving blasting ³³	200 metres from building footprint or infrastructure of the plant/facility	
Reservoir facilities		Any new or increased development footprint or earthworks	20 metres from building footprint or infrastructure of the facility	
		Involving blasting ³³	200 metres from building footprint or infrastructure of the facility	
Pump stations		Sensitive land uses	100 metres from building footprint or infrastructure of the facility	
		Any new or increased development footprint or earthworks	20 metres from building footprint or infrastructure of the facility	
		Involving blasting ³³	200 metres from building footprint or infrastructure of the facility	
Dam structures and weirs ³⁸	Earthworks	Dam / weir height ³⁹	Distance from toe of the dam/weir	
			0m – 5m	50 metres
			>5m – 10m	100 metres
			>10m – 15m	150 metres
			>15m – 20m	200 metres
			>20m	500 metres

³⁷ Refers to any type of development involving blasting <500 kg charge mass per delay, use of explosives, piling, and other vibratory/compaction machinery (over 20t centrifugal force) during construction and/or operation. For blasting over 500 kg, applicants are to contact the asset owner as a greater separation zone may apply.

³⁸ For dam structures and weirs, applicants should contact the utility provider to determine the toe of the dam/weir.

³⁹ Weir height is to be taken at the maximum section of the dam/weir (from dam/weir crest to dam/weir toe).

	Involving blasting ³³	500 metres from dam wall / earth embankment / weir footprint	
Approach	Set categories of development and categories of assessment		
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:		Relevant to state interest policies:
9.	Is the lowest appropriate level of assessment applied to major electricity infrastructure and bulk water supply infrastructure in identified locations and corridors?		1
10.	Is the intensification of sensitive land uses and other incompatible land uses assessable in proximity to substations and water infrastructure where these land uses may be affected by noise, light, vibration or safety concerns? Are incompatible land uses assessable in proximity to existing and approved future major electricity infrastructure and bulk water supply infrastructure locations and corridors to protect the integrity and ongoing operations of the infrastructure? This will enable assessment benchmarks to apply so that impacts can be fully considered. The table of recommended minimum separation distances for bulk water supply infrastructure (above) may assist in setting categories of development and assessment to apply to certain uses and within a certain distance from the infrastructure.		1 and 2
Approach	Prepare assessment benchmarks that deliver the outcomes		
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:		Relevant to state interest policies:
11.	Where land is for development of major electricity infrastructure and bulk water supply infrastructure: Do assessment benchmarks: 1. Manage the siting and design of major electricity infrastructure and bulk water supply infrastructure? 1. Facilitate the development of substations and water infrastructure in a manner commensurate with surrounding land uses and? For example, assessment benchmarks for the siting of the infrastructure within the site that ensure the infrastructure is: 1. Separated from surrounding uses to mitigate the impacts of emissions such as noise, light and vibration. For bulk water supply infrastructure this could involve locating the infrastructure within a lot / on a lot of sufficient size to enable a set back from the lot boundary in accordance with the minimum separation distances in the table above. 2. Designed to mitigate likely visual amenity and public safety concerns.		3
12.	Where land is near existing infrastructure or where integrating new infrastructure: Do assessment benchmarks manage the siting and design of land uses to maintain the operational reliability and integrity of the existing and approved future major electricity infrastructure and bulk water infrastructure, such as for routine and emergency maintenance and access?		1 and 2

For example:

1. Reconfiguring a lot to create a new development area integrates existing and planned major electricity or bulk water supply infrastructure within the overall layout, including by:
 - a. Land of sufficient size and suitability to accommodate the infrastructure is protected. This will most likely involve including the infrastructure in open space that:
 - has dimensions that enable landscaping to be located outside of the easement to screen and soften the appearance of poles, towers or other structures
 - contains recreational facilities and landscaping that do not impede access to the infrastructure and that are compatible with safety requirements.
 - b. Allocating land uses to minimise the potential for nuisance (including noise) and to maintain acceptable levels of health and safety.
 - c. siting lots and uses to minimise the visual impact of infrastructure.
2. Reconfiguring a lot involving land occupied by major electricity or bulk water supply infrastructure:
 - a. Retains existing easements or creates new easements and maintains ease of access to the infrastructure, for example by including in an open space corridor and avoiding the need for the creation of additional access points to enable access to the easement.
 - b. Does not increase the number of lots within an easement or otherwise does not intensify development within an easement in a way that could create safety risks to people and property.
 - c. Creates lots of sufficient size to address the visual impacts of major electricity infrastructure.
3. Major electricity or bulk water supply infrastructure that is linear infrastructure (e.g. powerline or pipelines) within private land is protected by easements that are sufficient for the provider's requirements and in favour of the responsible utility provider.
4. Reconfiguring a lot adjoining a substation enables development to be separated 10 metres from a distribution substation and 50 metres from a transmission substation. For example, through a layout that includes roads and open space within these separation distances.
5. Development layout does not impede access to major electricity or bulk water supply infrastructure within the site. This may involve not siting buildings, storage of equipment or materials or fencing within, along or traversing the boundaries of the easement (unless required to limit public access from the development to the infrastructure for public safety).
6. Development is not located within an easement for major electricity infrastructure and applying minimum setbacks.
7. Development for a sensitive land use is not located within 30 metres from a transmission line easement.
8. Development is designed and undertaken in accordance with the applicable energy and water utility service provider standards and guidance documents where available and relevant.

14.1.3.2 Renewable energy

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes: <ol style="list-style-type: none"> 1. Recognise the importance of, and support opportunities for, large scale renewable energy development in appropriate locations? 2. Encourage the location of complementary uses associated with renewable energy generation near renewable energy facilities? 	4
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
2.	Does planning scheme mapping identify areas for investigation and future use for renewable energy resources in the planning scheme area?	4
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
3.	Where land is for development of existing or proposed renewable energy facilities: Is land included in a zone and/or locally specific mapping that: <ol style="list-style-type: none"> 1. Recognises and complements the use of the land for this purpose for? 2. Discourages incompatible development? Do outcomes (for the zone / overlay / local plan) articulate this intent?	4
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
4.	Is the lowest appropriate level of assessment applied to renewable energy facilities and complementary development in preferred locations?	4
5.	Are sensitive land uses that are incompatible with renewable energy facilities assessable in these locations? This will enable assessment benchmarks to apply so that impacts can be fully considered.	4
Approach	Prepare assessment benchmarks that deliver the outcomes	

Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
6.	<p>Do assessment benchmarks manage the siting, design and operation of renewable energy facilities (excluding wind farms)?</p> <p>Refer to the Queensland solar farm guidelines - Part 1: Guidance for local governments for guidance in developing provisions to manage the siting, design and operation of solar farms.</p> <p>Refer to The Hydrogen Developments: Guidance for Local Government in Plan Drafting for further detail about developing provisions to support the hydrogen industry.</p> <p>Note – As a planning scheme may not make wind farms assessable, the planning scheme is not to include assessment benchmarks for this use.</p>	4

14.2 Supporting information

14.2.1 Key terms and concepts

Key term or concept	Information
Bulk water supply infrastructure	<p>See the SPP Part F Glossary.</p> <p>Bulk water supply infrastructure is owned by state-owned bulk water entities and water service providers including Seqwater, Sunwater, Gladstone Area Water Board, Mount Isa Water Board and local governments.</p> <p>Bulk water supply infrastructure consists of:</p> <ul style="list-style-type: none"> • pipelines, that carry raw (untreated) water required for irrigation or other uses or treated water for drinking • channels, that are usually open artificial (earthen, concrete or clay lined) channels associated with water required for irrigation • pump station facilities, being any facility that houses a pump • reservoir facilities, that are bulk storage tanks (concrete, steel or poly) for raw or treated water • water quality facilities, for the undertaking of activities such as measurement of water quality and dosing of chemicals to ensure the quality of treated water in the supply network is maintained at an acceptable standard • water treatment plants, for the removal of contaminants in raw water to produce drinking water • bulk water storage infrastructure, being structures associated with dams and weirs. Dam structures can include lake and lagoon walls, balancing storages or off-stream storages. Weir structures can include structures for intakes, diversions, barrages and anabranches • facilities for extracting groundwater, being major bores and bore fields used to supply drinking water. <p>Note – Bulk water supply infrastructure does not include local government water infrastructure.</p>
Major electricity infrastructure	<p>See Schedule 24 Dictionary of the Planning Regulation.</p> <p>Major electricity infrastructure consists of:</p> <ul style="list-style-type: none"> • powerlines being transmission lines, that transfer electricity from power generation sources to the transmission grid and bulk supply substations and switchyards • powerlines being major distribution lines, that take electricity to zone substations for supply to the low voltage network • supporting powerline infrastructure, such as steel towers and steel, timber and concrete poles for overhead powerlines

	<ul style="list-style-type: none"> easements and corridors for these powerlines substations, performing functions including switching electricity, transforming electricity from a higher to lower voltage and transitioning between overhead and underground powerlines. Most substations in suburban and rural areas have a combination of indoor and outdoor components. Transmission substations are mainly provided outdoors but may be enclosed within the large buildings they serve, for example in major centres. <p>Powerlink is the main transmission entity in Queensland, and Energex and Ergon Energy are the main distribution entities.</p> <p>Note – Minor electricity infrastructure, including pole-mounted and pad-mounted substations are not regulated by the planning system.</p>
Renewable energy	Renewable energy is energy obtainable from natural resources that can be constantly replenished. Renewable energy sources include bioenergy, geothermal energy, hydro energy, ocean energy, solar energy and wind energy.
Renewable energy facility	See Schedule 24 Dictionary of the Planning Regulation. Use of premises for the generation of electricity or energy from a renewable energy source (e.g. sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but not including the use of premises to generate electricity or energy to be used mainly on the premises.
Sensitive land use	See Schedule 24 Dictionary of the Planning Regulation.

14.2.2 SPP mapping

This section identifies **the SPP IMS mapping layers** applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the 'Approach to integrating this state interest' section above.

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged in the planning scheme. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
Bulk water supply infrastructure:			
Pump station facilities and reservoir facilities	Seqwater and Sunwater (regional Queensland)	SPP July 2017	State interest policies 1, 2 and 3
Water treatment plants and water quality facilities			
Pipelines and channels			
Bulk water storage infrastructure			
Facilities for extracting groundwater			
Major electricity infrastructure:			
Major electricity infrastructure (Powerlink)	Powerlink	SPP July 2017	State interest policies 1, 2 and 3
Electricity substation (Powerlink)	Powerlink		
Major electricity infrastructure (Energex)	Energex		
Electricity substation (Energex)	Energex		

Major electricity infrastructure (Ergon)	Ergon		
Electricity substation (Ergon)	Ergon		
Renewable energy:			
No mapping currently exists for this element.			

15 Infrastructure Integration



The SPP state interest statement and state interest policies of the *Infrastructure integration* state interest are:

The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.

1. The outcomes of significant infrastructure plans and initiatives by all levels of government are considered and reflected, where relevant.
2. Development achieves a high level of integration with infrastructure planning to:
 - a. promote the most efficient, effective and flexible use of existing and planned infrastructure
 - b. realise multiple economic, social and environmental benefits from infrastructure investment
 - c. ensure consideration of future infrastructure needed to support infill and greenfield growth areas
 - d. optimise the location of future infrastructure within communities to provide greater access to facilities and services and enable productivity improvements.
3. Development occurs:
 - a. in areas currently serviced by state and/or local infrastructure and associated services; or
 - b. in a logical and orderly location, form and sequence to enable the cost effective delivery of state and local infrastructure to service development.
4. Existing and planned infrastructure is protected from development that would compromise the ability of infrastructure and associated services to operate safely and efficiently.

For plan-drafting considerations associated with:

- the provision of infrastructure through the preparation of an LGIP, refer to the *Development and construction* state interest
- the long term protection and availability of affordable construction materials for urban and regional infrastructure delivery, refer to the *Mining and extractive resources* state interest
- the identification and protection of significant hazardous facilities and infrastructure such as high pressure gas pipelines, refer to the *Emissions and hazardous activities* state interest
- the identification and protection of strategic transport corridors, refer to the *Transport infrastructure* state interest
- the identification and protection of major electricity infrastructure and bulk water supply infrastructure, refer to the *Energy and water supply* state interest
- the identification and protection of strategic airports and aviation facilities, refer to the *Strategic airports and aviation facilities* state interest
- the identification and protection of strategic and priority ports, refer to the *Strategic ports* state interest
- residential development in locations where capacity in the infrastructure network exists or is planned and that are well-served by infrastructure, refer to the *Housing supply and diversity* state interest
- community infrastructure such as education and health facilities, see the *Liveable communities* state interest.

15.1 Approach to integrating this state interest

15.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

Engagement is also recommended with:

- surrounding local authorities, to identify infrastructure opportunities and impacts that may cross local government boundaries
- the responsible agencies and providers identified in significant infrastructure plans and strategies, to gain further advice on and explore opportunities associated with those infrastructure plans.

15.1.2 Understanding the planning scheme context

15.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

Identify the infrastructure plans and initiatives for the local government area contained in the **Australian Infrastructure Plan**, **State Infrastructure Plan** and relevant regional plans. Gain advice from government agencies, corporations and utility providers on the current and planned capacity, demand forecasting, need for new, and augmentation feasibility, for infrastructure.

Identify the types of land use or development that may compromise the ability of each infrastructure type and their associated services to operate safely and efficiently (i.e. incompatible land uses and/or sensitive land uses).

Where new greenfield or infill urban growth areas are proposed in the planning scheme, does the planning scheme identify the existing water supply infrastructure capacity to service the anticipated development and identify future infrastructure requirements including community infrastructure, the location of this future infrastructure and infrastructure corridors?

Does the planning scheme contain an LGIP that considers the trunk water supply infrastructure needed for growth?

The AEMO has information about demand and generation forecasts

<https://www.aemo.com.au/Electricity/National-Electricity-Market-NEM/Planning-and-forecasting/Generation-information>.

15.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The **Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments** document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

A. Infrastructure designations

Consider the role of infrastructure designations in facilitating the delivery of necessary community infrastructure. Chapter 2, Part 5 of the Planning Act establishes the process for designation of premises for development of infrastructure and Schedule 5 of the Planning Regulation identifies the types of infrastructure for which a designation may be applied.

The planning scheme must include notation of designation of premises for development of infrastructure under Chapter 2, Part 5 of the Act. The department's **Drafting a planning scheme – Guidance for local governments** document provides advice on how to do this.

15.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's **Drafting a planning scheme – Guidance for local governments** document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	<p>The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context.</p> <p>In preparing strategic outcomes, address the following:</p>	Relevant to state interest policies:
1.	Do strategic outcomes acknowledge, support the delivery of identified infrastructure initiatives, including infrastructure projects within the State Infrastructure Plan four-year program and Australian Infrastructure Plan Infrastructure Priority List?	1 and 4
2.	Do strategic outcomes recognise the importance of significant existing and planned future infrastructure, to safeguard the ability to deliver infrastructure projects and their ongoing operation now and into the future?	4
3.	Do strategic outcomes protect existing and planned future infrastructure from encroachment of incompatible land uses, to maintain its ongoing safe and efficient operation?	4
4.	Do the strategic outcomes consider future supply needs and impacts on existing infrastructure and networks, when identifying population projections and expanded or infill urban areas?	2
5.	Do strategic outcomes support and identify specific opportunities to realise economic, social and environmental benefits that can be realised through the integration of infrastructure and land-use planning, such as accessibility, employment, productivity, growth, connectivity and quality of life?	2
6.	<p>Do strategic outcomes:</p> <ol style="list-style-type: none"> Promote the delivery of development in accessible and well-serviced locations that maximise the use of existing infrastructure capacity and encourage in-sequence development, which allows the logical and orderly delivery of infrastructure to support the most cost-effective means of servicing assumed growth and future urban development? Discourage out-of-sequence development in areas not currently serviced by state or local government infrastructure unless it can be demonstrated that it is in the public interest to do so, and the development can be cost-effectively serviced by infrastructure without placing a burden on either state or local government to provide that infrastructure? 	2 and 3
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies:
7.	<p>Consider identifying (either specific locations or notional) infrastructure initiatives and infrastructure projects, significant existing and planned future infrastructure corridors and sites on a map in the planning scheme.</p> <p>Note – Protecting existing and approved strategically important infrastructure corridors and sites from development that would compromise the intended, efficient and safe operation of the infrastructure may need to involve evolving provisions over time. For example, notional identification and strategic considerations while these infrastructure projects are in early planning stages, and then refined provisions such as changes to zoning or local specific provisions once planning for the infrastructure progresses.</p>	1 and 4

Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
8.	<p>Where land is intended for infrastructure functions:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Reflect the nature of the infrastructure existing or planned for the land? 2. Reinforce community expectations about the purpose the land is committed for? 3. Protect the integrity of existing and approved future infrastructure locations and corridors? 	2, 3 and 4
9.	<p>Where land is intended for infrastructure functions:</p> <p>Does the choice of zone/locally specific provisions encourage and provide flexibility for the co-location of different types of infrastructure to provide the community with access to multiple services in a single location to facilitate enhanced and integrated service delivery while simultaneously providing a focus for community activity?</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	2 and 3
10.	<p>Where land is near existing and approved future infrastructure:</p> <p>Does the choice of zone/locally specific provisions protect the infrastructure from encroachment by incompatible land uses and sensitive land uses that may limit or restrict its intended function and minimise the potential for adverse impacts on surrounding development?</p> <p>For example, by creating a buffer area near the infrastructure, that limits the intensity and range of envisaged uses, particularly uses that may be incompatible with the nature of the infrastructure operations.</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	4
11.	<p>Where land is near significant infrastructure:</p> <p>Does the choice of zone/locally specific provisions encourage compatible and complementary land uses?</p> <p>These will vary depending on the infrastructure type. For example, in some cases this may involve increasing densities to maximise the benefits arising from the infrastructure, and in other cases may involve avoiding the development or intensification of uses to maintain appropriate levels of safety and amenity. Certain land uses may also form a buffer between the infrastructure and more sensitive or incompatible land uses.</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	4
12.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Prioritise the allocation of: <ol style="list-style-type: none"> a. Land for new development in infill and brownfield locations? b. Greater densities of residential, mixed use, retail, commercial and industrial development in locations that are accessible to existing infrastructure and services? c. New growth areas and greenfield development where capacity in the infrastructure network exists or is planned and can be provided efficiently and cost-effectively and that form a natural logical extension of the existing infrastructure network? 2. Discourage development in areas not currently serviced by state or local government infrastructure? 	2 and 3

	Do outcomes (for the zone / overlay / local plan) articulate this intent?	
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
13.	Where land is intended for infrastructure functions: Is the lowest appropriate level of assessment applied to infrastructure in identified locations and corridors?	1
14.	Where land is near significant infrastructure: Is the lowest appropriate level of assessment applied to compatible and complementary land uses?	2 and 3
15.	Where on land within identified buffer areas of existing and approved future infrastructure: Are sensitive land uses and other incompatible land uses assessable? This will enable assessment benchmarks to apply so that impacts can be fully considered.	4
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
16.	Do assessment benchmarks encourage development to make the most efficient use of land and infrastructure?	2
17.	Where land is near significant infrastructure: Do assessment benchmarks manage the siting and design of sensitive land uses? For example, by: 1. Setting setback distances? 2. Mitigating potential environmental nuisance generated by the significant infrastructure, such as noise, light and vibration?	4

15.2 Supporting information

15.2.1 Key terms and concepts

Key term or concept	Information
Australian Infrastructure Plan	The Australian Infrastructure Plan (February 2016), is prepared by Infrastructure Australia, an independent statutory body that advises the federal government on infrastructure matters. The Australian Infrastructure Plan is a 15-year plan that documents a vision and provides guidance on how to address existing infrastructure gaps and meet future challenges.
Infrastructure Priority List	The Australian Infrastructure Plan is supplemented by the Infrastructure Australia (February 2019) Infrastructure Priority List 2019—Project and Initiative Summaries , which details significant projects and infrastructure initiatives for each state and territory. Significant projects are supported by a business case. Infrastructure initiatives are the priorities that address a nationally significant need but require further development and assessment to determine the most effective delivery option.

State Infrastructure Plan	<p>The Queensland Government (March 2016) <u>State Infrastructure Plan</u> details the Queensland Government's strategic direction for the planning, investment and delivery of infrastructure.</p> <p><u>State Infrastructure Plan, Part A: Strategy</u> of the State Infrastructure Plan set the vision and approach to planning, prioritising and providing infrastructure investment in a timely, practical and economical manner.</p> <p>The <u>Capital Program 2020 update</u> and <u>State Infrastructure Plan, Part B: Program</u> of the State Infrastructure Plan details Queensland's infrastructure investment strategy and delivery program for the next four years. Part B includes the Queensland projects that are listed in the Australian Infrastructure Plan's Infrastructure Priority List, and identifies longer-term projects, opportunities and priorities for each region of the state.</p> <p>The projects within the four-year program are either in the planning stage, approaching procurement and construction, or underway. The intention is to progress longer-term projects to the four-year program once development options are explored and funding is confirmed.</p>
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15.2.2 SPP mapping

There is no SPP mapping for this state interest.

Note – **SPP IMS** layers for high pressure gas pipelines, bulk water supply infrastructure, major electricity infrastructure, transport infrastructure, strategic airports and aviation facilities and strategic ports indicate the location of existing and future infrastructure for these infrastructure types.

16 Transport Infrastructure



The SPP state interest statement and state interest policies of the *Transport infrastructure* state interest are:

The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.

All transport infrastructure:

1. Transport infrastructure and existing and future transport corridors are reflected and supported through compatible land uses.
2. Development is located in areas currently serviced by transport infrastructure, and where this cannot be achieved, development is facilitated in a logical and orderly location, form and sequence to enable cost-effective delivery of new transport infrastructure to service development.
3. Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport.
4. Development is located and designed to mitigate adverse impacts on development from environmental emissions generated by transport infrastructure.
5. A road hierarchy is identified that reflects the role of each category of road and effectively manages all types of traffic.

State transport infrastructure:

6. Development in areas surrounding state transport infrastructure, and existing and future state transport corridors, is compatible with, or support the most efficient use of, the infrastructure and transport network.
7. The safety and efficiency of existing and future state transport infrastructure, corridors, and networks is not adversely affected by development.

This state interest includes:

- guidance about planning for transport infrastructure – for plan-drafting considerations associated with land use and infrastructure integration, and the preparation of LGIPs, refer to the *Infrastructure integration and Development and construction* state interests and the **Local infrastructure planning – Guidance for local governments and applicants** document
- that development be located and designed to mitigate the impacts of environmental emissions generated by transport infrastructure and corridors – for plan-drafting considerations associated with avoiding or minimising the potential impacts from *environmental emissions* refer to the *Emissions and hazardous activities* state interest.

16.1 Approach to integrating this state interest

16.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact **their local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

For this state interest, the department and agencies can assist in:

- providing advice on future transport infrastructure plans and to explore the opportunities or issues these may entail

- ensuring where a strategic transport corridor is contained within an SDA, that the planning scheme zones the SDA to reflect its intended purpose and/or potential use.

Engagement is also recommended with surrounding local governments, to identify key transport infrastructure opportunities that may cross local government boundaries.

16.1.2 Understanding the planning scheme context

16.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

Identify existing and future transport corridors, strategic transport infrastructure and public passenger transport facilities, both within the local government area and that cross local government boundaries.

In addition to the [SPP IMS](#), the following resources may assist:

- [Regional transport plans](#)
- [Transport Coordination Plan 2017–2027](#)
- [Queensland Transport and Roads investment Program \(QTRIP\)](#)
- [Principal Cycle Network Plans](#).

Identify land that is adversely affected by environmental emissions generated from transport infrastructure and corridors. For more information refer to the [Development Affected by Environmental Emissions from Transport](#) document.

16.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The [Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments](#) document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

A. State-controlled roads

The local government may seek to alert users to other regulations applying to state-controlled roads and consider how the intent of planning provisions intersect with these.

Under section 50 of the *Transport Infrastructure Act 1994*, ancillary works and encroachments may only be constructed, maintained, operated or conducted on a state-controlled road with approval and in accordance with requirements. These include:

- as advertising devices visible from a state-controlled road have the potential to cause unsafe distraction, glare or other nuisance to drivers, which affects safety on the state-controlled road, proposed advertising devices are to be in accordance with the [Department of Transport and Main Roads' Roadside Advertising Manual](#)
- to ensure landscaping does not adversely impact upon safety on a state-controlled road, it should be in accordance with the [Department of Transport and Main Roads' Road Landscape Manual](#)
- road side stalls, advertising devices, landscaping and other activities on the side of a state-controlled road require a permit as detailed on DTMR's website - [Roadsides - road corridors and utilities](#) and as outlined in the Roadside Vending on State-controlled Roads Factsheet, Guideline and Technical Assessment Guide.

Under section 62 and 33 of the *Transport Infrastructure Act 1994*, vehicular access to and works within a state-controlled road may only be undertaken subject to DTMR's written permission and in accordance with departmental requirements. This includes ensuring vehicular access to state-controlled roads from adjacent land does not compromise the safety of road users and supports the efficiency of the road network. Any new or changed vehicular access to a state-controlled road must demonstrate compliance with the [Vehicular access to state-controlled roads policy](#).

B. Designated transport noise corridors

Under section 246ZA of the *Building Act 1975*, a local government is required to identify in its planning scheme land that is within a transport noise corridor designated by the transport chief executive.

This designation enables the building assessment provisions contained in **Queensland Development Code (QDC) MP4.4 - Buildings in transport noise corridor** to apply to Class 1, 2, 3 and 4 buildings.

Under section 246X of the *Building Act 1975*, a local government may also choose to designate other land as a transport noise corridor where it meets specified criteria. Refer to the **Integrating building work in planning schemes – Guidance for local governments** document for further details about how a local government may designate a transport noise corridor in a planning scheme.

16.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the Department's **Drafting a planning scheme – Guidance for local governments** document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes recognise the importance of transport infrastructure and existing and future transport corridors, so they can safely and efficiently function for their intended purpose?	1, 6 and 7
2.	Do strategic outcomes prioritise development in areas serviced by transport infrastructure and facilitate the cost-effective delivery of new transport infrastructure via the logical and orderly sequence of development?	2
3.	Do strategic outcomes promote the delivery of development that: <ol style="list-style-type: none"> 1. Is compatible and integrated with and supports the efficient use, safety and functioning of transport infrastructure and the road hierarchy? 2. Supports the viability of public passenger transport and active transport? 3. Accommodates and promotes active transport as an attractive transport option? 	1, 3, 6 and 7
4.	Do strategic outcomes promote development that harnesses emerging transport trends as identified in the <u>Queensland Transport Strategy</u> .	3
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
5.	Does planning scheme mapping identify the location of the following elements in the planning scheme area: <ul style="list-style-type: none"> • State-controlled road (existing and future) • railway corridor (existing and future) 	1

	<ul style="list-style-type: none"> public passenger transport facility (existing and future) light rail corridor (existing and future) busway corridor (existing and future) state-controlled transport tunnel (existing and future) active transport corridor (existing and future⁴⁰)? <p>The corridors listed above are mapped in the <u>SPP IMS</u>.</p>	
6.	Does planning scheme mapping identify transport corridors located in SDAs (see <u>SPP IMS</u>), for example rail corridors?	1
7.	Does planning scheme mapping provide a road hierarchy that reflects the role of each category of road, including roads that facilitate interstate travel, cater for through traffic or provide access to properties, pedestrian paths and bike routes?	5
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
8.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions support the integration of land uses with transport infrastructure and corridors and maximise high trip generation activities in accessible locations, including near state transport infrastructure and corridors?</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent? For example, by:</p> <ol style="list-style-type: none"> Prioritising infill development within established communities in key nodes or in locations that are readily able to be serviced by existing public passenger transport routes. Locating new development in areas that are natural extensions to existing public passenger transport routes. Locating high density residential and commercial development in areas well-served by public passenger transport. Locating land uses that generate a high number of trips, such as major retail and business centres, adjacent to existing or future public passenger transport facilities and/or near major transport links. Locating land uses that attract a high number of public passenger transport users (for example, major sport, recreation and entertainment facilities, education facilities and health care precincts) within a walkable catchment of public passenger transport facilities. 	1, 2, 3, 4, 6 and 7
9.	<p>When establishing a settlement pattern and road hierarchy:</p> <p>Does the road hierarchy and new development create a road network that:</p> <ol style="list-style-type: none"> Effectively manages all types of traffic? Guides longer distance movements to higher order parts of the road network? Ensures local traffic is not directed to state-controlled roads? Facilitates efficient, safe and accessible bus services and supports effective bus route connectivity with existing or future public passenger transport facilities and between these facilities and other transport modes? <p>For example, through roads catering for buses that:</p>	5

⁴⁰ There is no SPP IMS mapping for future active transport corridors at this time.

	<ul style="list-style-type: none"> a. are major collector, arterial or sub-arterial roads b. provide convenient connections to and integrates with existing or future public passenger transport facilities. 	
10.	<p>Where changes to land use intents and zone/locally specific provisions are proposed (for example via a new local plan):</p> <p>Is the effect on the transport network considered? For example, is an amendment to the LGIP and the road hierarchy necessary as a result of changed transport demand created by a change in zoning?</p> <p>Do the local outcomes (such as local plan precinct intents) align with plans for existing and planned infrastructure?</p>	1, 2, 3, 4, 6 and 7
11.	<p>When updating a settlement pattern or changing a land use intent:</p> <p>Does the choice of zone/locally specific provisions encourage development that facilitates freight access to key terminals, improves freight flows and supports the efficient use of state freight-moving transport infrastructure?</p> <p>For example, by:</p> <ol style="list-style-type: none"> 1. Locating industrial and freight servicing or generating land uses around freight terminals and along freight routes. 2. Locating business parks, technology and research centres near major transport links. <p>For more information refer to the Queensland Freight Strategy - Advancing Freight in Queensland document.</p>	1, 2, 3, 4, 6 and 7
12.	<p>Where portions of a site are allocated for a planned upgrade of a state transport corridor or state transport infrastructure as identified in the Development Assessment Mapping System (DAMS):</p> <p>Does the choice of zone/locally specific provisions limit future development on those portions of the site?</p>	6 and 7
13.	<p><i>While the intent of this state interest includes encouraging greater intensities of development in areas well serviced by infrastructure, it also acknowledges that development in proximity to transport corridors may be subject to environmental emissions. As a result, the intensification of some land uses in proximity to transport corridors, including sensitive land uses, should not be encouraged.</i></p> <p>Where land is identified as being subject to environmental emissions generated from state transport operations identified in the SPP IMS:</p> <p>Does the choice of zone/locally specific provisions take this into account and minimise the potential adverse effects on land uses from environmental emissions generated from transport operations? The intent should seek to avoid the provision of accommodation activities, child care, educational establishments and hospital uses where they are likely to be negatively impacted by noise, air, light or vibration emissions generated by transport operations.</p>	4
14.	<p>Where on land for strategic transport corridors in SDAs:</p> <p>Does the choice of zone/locally specific provisions reflect the SDA function and avoid development likely to be negatively impacted by the transport infrastructure's existing or envisaged future operations?</p>	1 and 7
15.	<p>Where land is identified as being subject to environmental emissions generated from state transport operations in the SPP IMS:</p> <p>Does the choice of zone/locally specific provisions seek to avoid the provision of sensitive land uses, unless impacts can be mitigated to acceptable levels?</p> <p>Areas most likely to be affected by environmental emissions are located:</p> <ol style="list-style-type: none"> 1. Within or abutting a transport corridor. 	4

	<p>2. Adjacent to a transport corridor and separated only by a road, access way, service or utility easement or other undeveloped land such as a park or nature reserve.</p> <p>3. With a direct line of sight to a transport corridor.</p> <p>4. Within 100m of transport infrastructure.</p> <p>The SPP IMS identifies transport noise corridors declared under the <i>Building Act 1975</i>.</p> <p>Note – Avoiding sensitive uses in proximity to transport corridors is part of a suite of strategies to address emissions impacts. Mitigation measures as discussed in the assessment benchmarks approach below are also acceptable to manage impacts of emissions on sensitive uses. This is important because sensitive uses are encouraged in proximity to key transport nodes and stations.</p>	
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
16.	Is the lowest appropriate level of assessment applied to land uses that are compatible with transport infrastructure and corridors and support the function of the transport network?	1, 2, 6 and 7
17.	Where land is identified as being subject to environmental emissions generated from state transport operations identified in the <u>SPP IMS</u>: Are sensitive land uses made assessable development? This will enable assessment benchmarks to apply so that impacts can be fully considered.	4
18.	Where development is near existing or planned state-controlled transport corridors: Is relevant development made assessable so a referral to the State is triggered?	6 and 7
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
19.	Do assessment benchmarks ensure the design of road and street networks provide a clear, legible and permeable network maximising mobility and accessibility for pedestrians, cyclists and public passenger transport? The following resources may assist in drafting these assessment benchmarks: <ol style="list-style-type: none"> 1. <u>Street design manual – walkable neighbourhoods</u> 2. <u>Easy steps – a toolkit for planning, designing and promoting safe walking</u> 3. <u>Public Transport Infrastructure Manual.</u> 	2, 3 and 5
20.	Where land is near existing or future public passenger transport facilities: Do assessment benchmarks ensure development is integrated with and provides safe and direct access to public passenger transport facilities. For example: <ol style="list-style-type: none"> 1. Provides direct and legible linkages for passengers between public passenger transport facilities and other transport modes and the existing or planned pedestrian/cycle network. 	6

	<ol style="list-style-type: none"> 2. Provides dedicated through-site pedestrian/cycle connections to the public passenger transport facilities. 3. Development is oriented towards public passenger transport facilities and includes landscaping, boundary treatments and lighting that provide casual surveillance of these facilities. 4. Active frontages are oriented to these facilities. 	
21.	<p>Where land is near existing or future transport infrastructure:</p> <p>Do assessment benchmarks seek to ensure that development is of a type and scale, and located, designed, constructed and maintained, to protect the performance of transport infrastructure, corridors and networks and the safe and efficient movement of people and goods?</p> <p>For example, that development:</p> <ol style="list-style-type: none"> 1. Does not undermine the structural integrity of existing transport infrastructure. 2. Does not locate development involving the handling, use or storage of hazardous and dangerous goods adjacent to transport infrastructure that carries a significant number of people (e.g. has a public passenger transport function). 	6 and 7
22.	<p>Where land is identified as being subject to environmental emissions generated from state transport operations identified in the <u>SPP IMS</u>:</p> <p>Do assessment benchmarks require development to mitigate or avoid the impacts of environmental emissions from transport corridors, or mitigate impacts to an acceptable level of amenity?</p> <p>For example:</p> <ol style="list-style-type: none"> 1. A site layout that locates emission sensitive components of a development furthest from the transport corridor (e.g. in a mixed use development, placing residential buildings furthest from, and commercial and retail spaces closest to, the transport corridor). 2. Orienting development so that outdoor living areas are shielded from the source of emissions. 3. Creates lots of sufficient size to use natural topography to prevent line of sight between emission sensitive buildings and the transport corridor. 4. Using barriers, mounds, fences or screens between emission sensitive buildings and the transport corridor (where appropriate having regard to the amenity of the locality). 5. Including landscaping and vegetation buffers between emission sensitive buildings and the transport corridor. 	4
23.	<p><i>While provisions for end of trip facilities, including bicycle parking, storage facilities and change rooms and showers, are building matters (included in <u>QDC, MP 4.1 – Sustainable buildings</u>), the <u>Integrating building work in planning schemes – Guidance for local governments</u> document provides guidance on how a planning scheme can support the provision of these facilities.</i></p>	3

16.2 Supporting information

16.2.1 Key terms and concepts

Key term or concept	Information
Active transport corridor	See the <u>SPP Part F Glossary</u> .

Environmental emissions	See the SPP Part F Glossary .
Future state transport corridors	See the SPP Part F Glossary .
Public passenger transport	See Schedule 1 of the <i>Transport Planning and Coordination Act 1994</i> .
Public passenger transport facility	A public passenger transport facility (see SPP IMS) is a facility that provides access to public passenger transport infrastructure (see <i>Transport Planning and Coordination Act 1994</i>). Public passenger transport facilities include railway stations, busway stations, light rail stations and public passenger transport interchanges.
Land adversely affected by environmental emissions generated by transport infrastructure	<p>The extent to which land within a local government area is affected by noise, air, vibration and light emissions generated by transport infrastructure will differ depending on a variety of factors, including:</p> <ul style="list-style-type: none"> the mode/s of transport operating within the transport corridor operational characteristics of the transport corridor (e.g. traffic density, frequency, speed, vehicle type) the width of the transport corridor the location of tunnel ventilation stacks whether the transport corridor is at-grade, elevated or depressed in the surrounding landscape whether strategies have been adopted to reduce the level of emissions generated from the transport corridor (e.g. construction of noise barriers, or adoption of new technology) whether impervious objects are located on land adjacent to the transport corridor (e.g. a barrier or building may block or diffuse the spread of environmental emissions) local environmental conditions (e.g. topography, prevailing meteorological conditions such as wind direction or speed and vegetation coverage, can all influence the dispersal of environmental emissions).
Road hierarchy	<p>The road hierarchy gives function classifications to different road types based on the function of vehicles using the road and the level of access to the road. Groupings of road functions will generally include:</p> <ul style="list-style-type: none"> controlled access roads (traffic movement function), such as motorways major roads (largely traffic movement function), such as arterial roads collector/distributor roads (traffic, transition and access function) local roads (largely property access function).
State transport corridor	See the SPP Part F Glossary .
State transport infrastructure	See the SPP Part F Glossary .
Transport infrastructure	Includes active transport – see Schedule 24 Dictionary of the Planning Regulation.
Transport network	<p>See the SPP Part F Glossary.</p> <p>It is important the transport network is considered as a whole system, regardless of local, state or federal government or private sector roles and responsibilities, to maximise the performance of the network in meeting business and community needs.</p>
Transport noise corridor	See the SPP Part F Glossary .

Walkable catchment

A walkable catchment is generally considered to be 400 metres from bus stops and 800 metres from rail and busway stations.

16.2.2 SPP mapping

This section identifies the **SPP IMS mapping layers** applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the 'Approach to integrating this state interest' section above.

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged in the planning scheme. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
State-controlled road	DTMR	<i>Transport Infrastructure Act 1994</i>	State interest policies 1, 2, 3, 4, 5, 6 and 7
Future state-controlled road	DTMR	<i>Transport Infrastructure Act 1994</i>	State interest policies 1, 2, 3, 4, 5, 6 and 7
Railway corridor	DTMR	<i>Transport Infrastructure Act 1994</i> <i>Transport Planning and Coordination Act 1994</i>	State interest policies 1, 2, 3, 4, 6 and 7
Future railway corridor	DTMR	<i>Transport Infrastructure Act 1994</i> <i>Transport Planning and Coordination Act 1994</i>	State interest policies 1, 2, 3, 4, 6 and 7
Public passenger transport facility	DTMR	<i>Transport Planning and Coordination Act 1994</i> Planning Regulation	State interest policies 1, 2, 3, 4, 6 and 7
Future public passenger transport facility	DTMR	<i>Transport Planning and Coordination Act 1994</i> Planning Regulation	State interest policies 1, 2, 3, 4, 6 and 7
Light rail corridor	DTMR	<i>Transport Planning and Coordination Act 1994</i>	State interest policies 1, 2, 3, 4, 6 and 7
Future light rail corridor	DTMR	<i>Transport Planning and Coordination Act 1994</i>	State interest policies 1, 2, 3, 4, 6 and 7
Busway corridor	DTMR	<i>Transport Planning and Coordination Act 1994</i>	State interest policies 1, 2, 3, 4, 6 and 7
Future busway corridor	DTMR	<i>Transport Planning and Coordination Act 1994</i>	State interest policies 1, 2, 3, 4, 6 and 7
State-controlled transport tunnel	DTMR	<i>Transport Infrastructure Act 1994</i> <i>Transport Planning and Coordination Act 1994</i> Planning Regulation	State interest policies 1, 2, 3, 4, 5, 6 and 7
Future state-controlled transport tunnel	DTMR	<i>Transport Infrastructure Act 1994</i> <i>Transport Planning and Coordination Act 1994</i> Planning Regulation	State interest policies 1, 2, 3, 4, 5, 6 and 7
Active transport corridor	DTMR	<i>Transport Planning and Coordination Act 1994</i>	State interest policies 1, 2, 3 and 4

Future active transport corridor ⁴¹	DTMR	<i>Transport Planning and Coordination Act 1994</i>	State interest policies 1, 2, 3 and 4
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Mapping layers in Appendix 1, Table C, of the SPP

This mapping is provided for local government information purposes only and may be included in a planning scheme at the discretion of the local government.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
Transport noise corridor – state-controlled road (mandatory ⁴²)	DTMR	<i>Building Act 1975</i>	State interest policy 4
Transport noise corridor – state-controlled road (voluntary)	DTMR	<i>Building Act 1975</i>	State interest policy 4
Transport noise corridor – railway	DTMR	<i>Building Act 1975</i>	State interest policy 4
Transport noise corridor – local government road	DTMR	<i>Building Act 1975</i> (Chapter 8B transport noise corridors, Part 2 Designation by local governments)	State interest policy 4

⁴¹ There is no mapping for this layer at this time.

⁴² Transport noise corridors designated by transport chief executive under the *Building Act 1975*.

17 Strategic Airports and Aviation Facilities



The SPP state interest statement and state interest policies of the *Strategic airports and operational facilities* state interest are:

The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.

1. Strategic airports and aviation facilities are identified, including the associated Australian Noise Exposure Forecast (ANEF) contours, obstacle limitation surfaces or height restriction zones, public safety areas, lighting area buffers, light restriction zones, wildlife hazard buffer zones, and building restricted areas.
2. The safety, efficiency and operational integrity of strategic airports are protected. Development and associated activities:
 - a. do not create incompatible intrusions, or compromise aircraft safety, in operational airspace
 - b. avoid increasing risk to public safety in a public safety area
 - c. are compatible with forecast levels of aircraft noise within the 20 ANEF contour or greater [as defined by Australian Standard 2021-2015; Acoustics – Aircraft noise intrusion – Building siting and construction (AS2021), adopted 12 February 2015] and mitigate adverse impacts of aircraft noise.
3. Development complements the role of a strategic airport as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic airport.
4. Aviation facilities are protected by avoiding development and associated activities within building restricted areas that may affect the functioning of the aviation facilities.
5. Key transport corridors (passenger and freight) linking strategic airports to the broader transport network are identified and protected.

This state interest includes:

- protecting the operation of strategic airports and aviation facilities – for plan-drafting considerations associated with the role of these facilities as significant national, state and regional infrastructure, refer to the *Infrastructure integration* state interest
- protecting key transport corridors servicing strategic airports – for plan-drafting considerations associated with the identification and protection of key transport corridors generally, refer to the *Transport infrastructure* state interest.

17.1 Approach to integrating this state interest

17.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

For this state interest, the department and agencies can assist in coordinating contact with:

- the airport operator, and if necessary, the Civil Aviation Safety Authority (CASA), Airservices Australia, the Commonwealth Department of Infrastructure and/or the Department of Defence, when undertaking land use planning in the vicinity of a strategic airport to discuss the local government planning scheme intentions and gain an understanding of aviation activity forecasts and future plans, particularly airport master plans, where relevant

- the airport operator:
 - to identify potential opportunities for development to complement the role of a strategic airport as an economic, freight and logistics hub or enhance economic opportunities that are available in proximity to a strategic airport
 - identify issues and constraints to avoid planning and operation conflicts
- Airservices Australia (and also refer to the **National Airports Safeguarding Framework Guideline G, Attachment 3**), to inform specifications for each aviation facility (this is particularly important for glide path and localiser facilities which are not mapped in the **SPP IMS**).

The relevant state agency (DTMR) can assist in making contact with airport operators and federal agencies and can be contacted via planningpolicy@tmr.qld.gov.au.

It is recommended that local governments participate in, where established, a strategic airport's Planning Coordination Forum. This forum provides for consultation between airport operators and local, state and federal government authorities responsible for planning for the airport site and surrounding areas and for transport and infrastructure investment, to support better integration of this planning in planning schemes.

Engagement is also recommended with surrounding local authorities, to identify airport infrastructure opportunities and impacts that may cross local government boundaries.

17.1.2 Understanding the planning scheme context

17.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

Identify whether there are any strategic airports and aviation facilities (see **SPP IMS**) in the local government area.

Identify the associated Australian Noise Exposure Forecast (ANEF) contours, obstacle limitation surfaces (OLS) or height restriction zones, public safety areas (PSAs), lighting area buffers, light restriction zones and wildlife hazard buffer zones (see **SPP IMS**) affecting the local government area. Identify whether there are building restricted areas (BRAs) associated with aviation facilities affecting the local government area (identify in consultation with Airservices Australia who can assist in identifying the location and specific protection requirements for aviation facilities). Note that the above elements may be associated with strategic airports and aviation facilities both within the local government area and/or the surrounding local government areas (where the elements cross local government boundaries).

Identify key transport corridors (passenger and freight) linking strategic airports to the broader transport network.

17.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The **Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments** document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

A local government should alert users to these assessment processes and provisions, either within their planning scheme or via supporting materials (see Section B below and **Strategic airports and aviation facilities state interest – Example planning scheme assessment benchmarks** document for guidance).

Note – This section does not constitute legal advice and may not comprise all regulatory matters which may need to be considered in plan-drafting. Amendments are made to legislative instruments from time to time and it is recommended that planning scheme drafters check currency of provisions.

A. Agency roles

Airport operators

The airport operator (owner or lessee) manages, maintains and improves the airport. The airport operator is responsible for publishing master plans, including endorsed ANEF information. A master plan is only mandatory for

core-regulated, leased federal airports. Most other strategic airports also have an airport master plan and regional strategic airports, particularly those displaying significant growth potential, are encouraged to prepare master plans.

The airport operator is the first point of contact for local government when plan-drafting or as part of development assessment. Contact information for each airport operator is available by contacting planningpolicy@tmr.qld.gov.au.

The airport operator undertakes the preliminary assessment of development applications and coordinates the process for further assessment from CASA and Airservices Australia before being sent to the Commonwealth Department of Infrastructure for final assessment and approval.

Refer to <https://infrastructure.gov.au/aviation/safety/protection/index.aspx>.

Commonwealth Department of Infrastructure

The Commonwealth department has responsibility under the *Air Navigation Act 1920* for civil aviation policy and air safety investigation. It also has overriding responsibility for developing policy settings and regulatory arrangements for environmental matters, such as aircraft noise, aircraft engine emissions and fuel spillage.

The Commonwealth department's role includes establishing the mechanisms for the declaration of prescribed airspace at and around leased federal airports and regulation of these airports under the *Airports Act 1996* and *Airports Regulations 1996* to ensure they are operated in a safe, efficient and environmentally sustainable manner. This includes the provision of advice on regulatory requirements and policy for the operational airspace (prescribed airspace) and intrusions into prescribed airspace (controlled activities) around these airports.

The *Airports Act 1996* defines certain activities resulting in a permanent, temporary or transient intrusion into a leased federal airport's prescribed airspace to be a 'controlled activity' requiring approval by Commonwealth Department of Infrastructure or the airport operator. Carrying out a controlled activity without approval is an offence under section 183 of the *Airports Act 1996*. Refer to <https://www.infrastructure.gov.au/aviation/safety/protection/leased.aspx> and section B (Development assessment) below for further information.

Note – Some intrusions into a BRA constitute a 'controlled activity' under the *Airports Act 1996* or *Airports (Protection of Airspace) Regulations 1996* as declared in Instrument No: AA-01/2017.

Airservices Australia

Airservices Australia, under the *Air Services Act 1995* and as delegated under the *Air Navigation Act 1920*, provides and maintains air traffic services and facilities to ensure safe and efficient air navigation. This involves providing:

1. Advice to local government on:
 - strategic plan making decisions in relation to ANEF contours and aviation facilities
 - the location and specific protection requirements for aviation facilities
 - proposals that have the potential to impact the functioning of an aviation facility, including mitigation measures.
2. Technical advice to the Commonwealth Department of Infrastructure on proposals that have the potential impact the functioning of aviation facilities or to intrude into an airport's operational airspace.

Civil Aviation Safety Authority (CASA)

Under the *Civil Aviation Act 1988* and supporting regulations, CASA is responsible for the safety regulation of civilian aviation in Australia and conducts surveillance to ensure airport operators meet their responsibilities under the civil aviation legislation. The *Airspace Act 2007* establishes the head of power for CASA to regulate, administer and enforce Australian airspace and *Airspace Regulations 2007*.

CASA provides:

- advice and assistance to local government on assessing proposals that may adversely impact aircraft safety
- technical advice and/or assessments on proposals that have the potential to impact aircraft safety for development proponents and the Commonwealth Department of Infrastructure.

Department of Defence

The Department of Defence operates defence airports and shares the operation of joint-user airports. It administers the *Defence Act 1903* and *Defence Regulation 2016, Part 11A Defence Aviation Areas* to control activities that may be dangerous to aviation and aviation facilities around Defence airfields. This includes providing assessment, approval and/or advice in relation to operational airspace, aircraft noise, wildlife hazards, lighting, PSAs, aviation facilities and explosive ordnance safeguarding for defence and joint-user airports.

B. Development assessment

Development potentially impacting on the safety of airport operations

The circumstances where approvals may be required, and the agencies involved are outlined below.

Local governments are to notify airport operators and the Department of Defence (where a Defence or joint-user airport) of development proposals which have the potential to adversely impact on aircraft, airport operations or aircraft safety for assessment and any required approval by the relevant agency, and are to take account advice received when approving, refusing or placing conditions on a development application to make it compliant.

The referral and assessment will depend on the type of airport and nature of the proposal. In general:

- **leased federal airports** require assessment by the Australian government (the Commonwealth Department of Infrastructure, CASA and Airservices Australia). Local government is obliged under the *Airports Act 1996* to notify the airport operator of a proposal that that would constitute a controlled activity.
- **regional strategic airports** require assessment by the airport operator, in consultation with CASA
- **defence airfields or joint-user airfields** require assessment by the Department of Defence (under the *Defence Act 1903*).

Circumstance	Location	Agency and role
Physical and transient intrusions		
Proposed development that will intrude into operational airspace (OLS or PANS-OPS)	Leased federal airport	<p>Local government notifies the airport operator of a proposed development that seeks to intrude into operational airspace (OLS or PANS-OPS).</p> <p>Where the airport operator determines an intrusion will occur, a separate controlled activity application to penetrate declared prescribed airspace is required to be made with the airport operator.</p> <p>The airport operator refers the application to CASA and Airservices Australia for advice and/or assessment and seeks advice from the local government. The application and assessments are then sent to the Commonwealth Department of Infrastructure for final assessment and a decision of whether the intrusion is permitted (and in limited circumstances where it is, whether risk mitigation is required).</p> <p>The airport operator sends the decision and conditions (if relevant) to the local government to notify the applicant.</p> <p>Note – Intrusions without approval are an offence under the <i>Airports Act 1996</i> and can result in an order to 'demolish, dismantle or remove the building, structure or thing concerned'.</p>
Proposed development that will intrude into operational airspace	Regional strategic airport	Local government notifies airport operator who seeks advice from CASA and Airservices Australia. Airport operator then advises the local government on whether to permit an intrusion.
Proposed development will intrude into a height restriction zone	Defence airfields Joint-user airfields	<p>Separate Department of Defence approval is required under the <i>Defence Act 1903</i> and Defence Regulation 2016, Part 11A Defence Aviation Areas.</p> <p>Note – The Department of Defence advises that applications can take up to 2 months to assess.</p>
Development proposal on land located within a BRA	Aviation facility	<p>Local government assesses and refers the proposal as outlined in the <u>National Airports Safeguarding Framework Guideline G, Attachment 3</u>.</p> <p>Local government refers the proposal that will intrude into a BRA or interfere with the function of an aviation facility to Airservices Australia, the Department of Defence (if relevant) and the airport operator (if the facility is on airport land but the BRA extends off airport land) for assessment.</p>

		Airservices Australia provides a decision to the applicant, airport operator and local government, which may include advice and/or conditions. Department of Defence assesses and approves or refuses the proposal under the <i>Defence Act 1903</i> .
Emissions		
Development proposal involving plume rises exceeding a velocity of 4.3 metres per second or the emission of airborne particulates that may impair visibility or compromise the operation of aircraft	within the OLS of a leased federal airport	As per proposed development that will intrude into operational airspace of a leased federal airport. Note – The Advisory Circular AC 139–5 provides guidance regarding the plume rise assessment process and the information required by CASA under Regulation 139.370 of the Civil Aviation Safety Regulations and Regulation 6 of the Airspace Regulations 2007.
	within the OLS of a regional airport	Local government refers the proposal to the airport operator. The airport operator refers the application to CASA for advice and/or a plume rise assessment (see note above).
	within the height restriction zone of a Defence airfield or joint-user airfield	Local government refers the proposal to the Department of Defence for advice and assessment under the <i>Defence Act 1903</i> and Defence Regulation 2016, Part 11A Defence Aviation Areas.
Wildlife hazards		
Development proposal may increase the risk of wildlife strike associated with aircraft operations within a wildlife hazard zone	of a leased federal or regional airport	As per proposed development that will intrude into operational airspace of a leased federal or regional airport. Measures may be required to be developed in consultation with the airport operator and qualified bird and wildlife management experts.
	of a defence airfield or joint-user airfield	Local government refers the proposal to Department of Defence for advice and assessment under the <i>Defence Act 1903</i> and Defence Regulation 2016, Part 11A Defence Aviation Areas.
Lighting and reflective surfaces		
Development proposal involving installation of external lighting sources or reflective surfaces that could distract or confuse pilots and affect aircraft operations	of a leased federal airport	As per proposed development that will intrude into operational airspace of a leased federal or regional airport. Lighting is considered by CASA under the Civil Aviation Regulations 1988.
	of a regional airport	Local government notifies airport operator. Some regional airports may refer the proposal to CASA for review and/or advice.
	of a defence airfield or joint-user airfield	Local government refers the proposal to Department of Defence for advice and assessment under the <i>Defence Act 1903</i> and Defence Regulation 2016, Part 11A Defence Aviation Areas.
Building generated windshear and turbulence		
Development involving building generated windshear and turbulence	within proximity of a defence airfield or joint-user airfield	Note, the Department of Defence will consider building generated windshear and turbulence from development in proximity to Defence or joint-user airfields. See National Airports Safeguarding Framework Guideline B for assessment trigger area and guidance as Guideline B has not been integrated into the SPP at this time. Local government refers proposal to Department of Defence for advice under the <i>Defence Act 1903</i> and Defence Regulation 2016, Part 11A Defence Aviation Areas.

	within proximity of a federally leased or regional airport (optional)	Local governments with civilian airports may also consider implementation of Guideline B and refer relevant proposals to the airport operator as relevant.
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Local governments should note additional notification, reporting and/or assessment requirements of the Department of Defence, CASA and Airservices Australia for tall structures and hazardous plumes located anywhere, including outside operational airspace, that may pose a hazard to aircraft operations (refer to [CASA Advisory Circular AC 139-08](#)).

Circumstance	Location	Other notification and/or assessment requirements
Physical and transient intrusions		
Any object 100 metres or more above ground level	Anywhere (even if located outside operational airspace)	Proponent must notify CASA and Airservices Australia (under Part 139 and 175 of the Civil Aviation Safety Regulations 1998) of these structures that may pose a hazard to aircraft operations. Note – Any object extending to a height of 150 metres or more above ground level is considered to be an obstacle unless assessed by CASA to be otherwise.
Emissions (plume rises) exceeding a velocity of 4.3 metres per second affecting airspace higher than 100 metres or more above ground level		
Structures extending: - 30 metres or more above ground level within 30 kilometres of an aerodrome or - 45 metres or more above ground level elsewhere		Proponent must notify CASA and Airservices Australia (under Part 139 and 175 of the Civil Aviation Safety Regulations 1998) of these structures that may pose a hazard for Royal Australian Air Force operations.
Any object or structure 100m or more above ground level within 45 nautical miles (84 kilometres) of a Defence or joint-user airfield		Local government refers proposal to the Department of Defence for assessment about whether they represent a hazard to Royal Australian Air Force navigation (under Part 139 and 175 of the Civil Aviation Safety Regulations 1998) (See also notification requirement above).

Development on airport land

Schedule 10 of the Planning Regulation states that development on airport land is assessable development if the land use plan for the airport land states that the development is assessable development, or if the development involves a material change of use that is inconsistent with the land use plan for the airport.

The assessment benchmarks against which the development is assessed are the matters stated to be assessment benchmarks in the land use plan. However, a local government, as a referral agency may provide advice on an application in relation to the impacts of the proposed development on land in its local government area, other than airport land. As such, in preparing their planning scheme, local government may seek to consider these potential impacts and articulate desired outcomes for the local government area.

17.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's [Drafting a planning scheme – Guidance for local governments](#) document.

Refer to the [Strategic airports and aviation facilities state interest - Example planning scheme assessment benchmarks](#) document for example assessment benchmarks that a local government may choose to adopt or otherwise adapt when making or amending a planning scheme.

Material in the next 'Supporting information' section may also assist in drafting planning scheme provisions to integrate this state interest.

It is recommended the planning scheme's airport provisions alert users of the referrals, assessments and approvals required that are external to Queensland's planning framework including the following:

- A development proposal that does not meet the airport provisions and potentially impacts airport operations, aviation facility functioning or aircraft safety will require referral to the airport operator and/or the Australian government to gain the relevant advice, assessments and/or approvals.
- An Australian government approval is separate to a development approval under the Planning Act. Approval under the Planning Act does not guarantee Australian government approval, and vice versa.
- Australian government approval processes are not subject to Queensland development assessment timeframes. Australian government pre-lodgement advice or assessment is recommended.

See section 17.1.2.2 above for further detail.

When preparing a new or amending an existing planning scheme the local government should include the following approach and considerations. Alignment with these considerations will assist local governments and proponents in meeting the Commonwealth legislative requirements applicable to airport and aviation facility protection. For each consideration, assess whether the planning scheme content has included and addressed the matter and is able to respond in the positive to the question-based statements.

Local governments may also consider the approach and considerations below for the protection of non-strategic airports.

17.1.3.1 The role of strategic airports

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes recognise the critical role that strategic airports play in facilitating the growth and development of Queensland's economy and the aviation industry and protect their ongoing operation?	All
2.	Do strategic outcomes recognise the important role of aviation facilities and protect their ongoing operation?	All
3.	Do strategic outcomes support compatible development in proximity to strategic airports that complements the airport and the aviation industry, where that development does not compromise the ongoing operational viability of the airport?	All
4.	Do strategic outcomes protect, associated key passenger and freight transport corridors linking strategic airports to the broader transport network?	5
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
5.	Does the planning scheme mapping identify the location of strategic airports in the planning scheme area? These are mapped in the SPP IMS .	1

6.	Does the planning scheme mapping identify key passenger and freight transport corridors linking strategic airports to the broader transport network?	All
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
7.	Where on land in proximity of and accessible to a strategic airport: Does the choice of zone/locally specific provisions: 1. Give preference to complementary land uses, such as aviation industries and freight? 2. Consider the economic opportunities from compatible development that directly services, or that depends on or gains economic advantage from being in proximity to a strategic airport, such as tourism, trade, services (vehicle hire and parking) and education (flight training) and logistics? Note – Compatible development is development that can co-exist with and does not impinge on, the safety or operational viability of the strategic airport. Do outcomes (for the zone / overlay / local plan) articulate this intent?	2, 3 and 4
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
8.	Is the lowest appropriate level of assessment applied to land uses that are compatible with the function and operation of the strategic airport or can leverage off economic opportunities from being in proximity to the strategic airport? Note – Structure the planning scheme provisions to ensure development that has the potential to adversely impact on the operational viability of the strategic airport is assessable and can be fully considered.	2, 3 and 4
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
9.	Where for development along key transport corridors (passenger and freight) linking strategic airports to the broader transport network: Do assessment benchmarks articulate that development is to protect the function of these routes, enabling strategic airports to be supplied with passengers, freight, goods and services required to operate?	5

17.1.3.2 Physical and transient intrusions into operational airspace

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context.	Relevant to state interest policies:

	In preparing strategic outcomes, address the following:	
1.	Do strategic outcomes seek to protect the operation of strategic airports, including that development and associated activities not create incompatible intrusions, or compromise aircraft safety?	2
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies:
2.	<p>Does planning scheme mapping identify the location of the following elements in the planning scheme area:</p> <ul style="list-style-type: none"> • obstacle limitation surfaces? • height restriction zones (Defence and joint-user airports only)? <p>These elements are mapped in the SPP IMS.</p>	1
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	<p>Land should be able to be used for the purpose it is zoned.</p> <p>In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:</p>	Relevant to state interest policies:
3.	<p><i>Intrusions into operational airspace may create a safety hazard for aircraft and/or limit aviation operations:</i></p> <ul style="list-style-type: none"> • <i>physical intrusions include buildings, structures or landscaping of a height that extends into operational airspace</i> • <i>intrusions by emissions and particulates may be associated with certain types of land uses such as crematoriums, extractive industry and certain types of special industry and utility installations</i> • <i>transient intrusions may be created from land uses involving outdoor sport and recreational activities like parachuting, hot air ballooning, hang gliding and shooting bullets, ordnance or lasers on firearm ranges.</i> <p>Where on land affected by OLS layers or height restriction zones:</p> <p>Does the choice of zone/locally specific provisions take this into account, including:</p> <ol style="list-style-type: none"> 1. The land is intended for and gives preference to, land uses and activities that are compatible and unlikely to adversely affect operational airspace and aircraft safety (i.e.do not involve the above development forms)? 2. The land is not intended for intended for land uses and activities most likely to create intrusions? 	2
4.	<p>Where on land affected by OLS layers or height restriction zones:</p> <p>Do outcomes articulate that:</p> <ol style="list-style-type: none"> 1. Development that may create a safety hazard for aircraft and/or limit aviation operations is to be avoided or managed? 2. Incompatible uses, development forms and activities that may result in adverse impacts are to be avoided? 3. Measures are to be applied to mitigate impacts on operational airspace and aircraft safety? 	2

Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	
5.	<p>Where land is included in the OLS area or height restriction zone:</p> <p>Are development and activities that may create permanent, temporary or transient intrusions into operational airspace above the height specified by the height restriction zone or the OLS contour, assessable?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	2
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	<p>Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:</p> <p>Note – If a proposed development will intrude into the operational airspace of a strategic airport or involve high velocity gaseous plumes or the emission of airborne particulates that may impair visibility in operational airspace, it must be referred to the airport operator or Department of Defence (if relevant) for assessment (see section 17.1.2.2).</p>	
6.	<p>Where land is included in the OLS area or height restriction zone:</p> <p>Do assessment benchmarks articulate that development and activities are not to create permanent, temporary or transient intrusions into operational airspace above the height specified by the height restriction zone or the OLS contour unless the intrusion has the relevant Australian government approvals (see section 17.1.2.2 and 17.2.1 for further detail)?</p> <p>This includes:</p> <ul style="list-style-type: none"> • intrusions by buildings and structures (including telecommunication towers, antennae, satellite dishes, masts, lift overruns, roof top activities, elevation platforms and advertising devices) • avoiding landscaping that at maturity will intrude into the airport's operational airspace. • temporary or transient intrusions (including cranes, concrete pumpers or other equipment used during construction and outdoor sport and recreational aviation activities). <p>Note – CASA regulates the operation of remotely piloted aircraft (RPAs), for example, drones, under the Civil Aviation Safety Regulations.</p>	2
7.	<p>Where development is in close proximity to operational airspace:</p> <p>Do assessment benchmarks articulate that development involving cranes and other equipment used during construction is to address the impacts from these activities?</p> <p>For example, via the preparation of a construction management plan that considers:</p> <ul style="list-style-type: none"> • method of construction. • operational characteristics of the crane or equipment to be used. • maximum height of a crane with the jib at maximum radius (AHD). A crane is likely to sit higher than the highest part of the building, on top of a crane tower structure. Some cranes require the jib to be lifted into the vertical position for refuelling activities. • maximum operating envelope, or maximum radius, of a crane (AHD). 	2

	<ul style="list-style-type: none"> whether the working radius of the crane required for construction can occur without intrusion into operational airspace. frequency of intrusion into operational airspace. 	
8.	<p>Where land is included in the OLS area or height restriction zone:</p> <p>Do assessment benchmarks articulate that development and activities are not to emit into operational airspace emissions that may affect aircraft safety or operations by increasing air turbulence, reducing pilot or air traffic control visibility or impacting aircraft operation, including:</p> <ol style="list-style-type: none"> High velocity gaseous plumes exceeding 4.3 metres per second? Steam, dust, smoke, ash and other airborne particles or pollutants? <p>Do assessment benchmarks articulate that development involving emissions is to be designed and constructed to mitigate adverse impacts of emissions on aircraft safety in operational airspace?</p> <p>Exhaust plumes can originate from several sources including:</p> <ul style="list-style-type: none"> stacks or vents from industrial facilities industrial flares creating an instantaneous release of hot gases cooling towers producing large volumes of buoyant gases exhaust gases from power generation facilities. 	2

17.1.3.3 Land within the light restriction zone

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes seek to protect the operation of strategic airports and aviation facilities, including from development and associated activities that may emit or reflect light sources that could distract or confuse pilots?	2
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
2.	Does planning scheme mapping identify the location of lighting area buffers and light restriction zones in the planning scheme area? These elements are mapped in the SPP IMS .	1 and 2
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
3.	<i>External lighting and reflections, including reflected sunlight, may emanate from certain types of land uses (listed below) which may distract or interfere with a pilot's vision (e.g. due to brightness or glare) or confuse pilots</i>	2

	<p><i>because of similarities with approach or runway lighting. This can have adverse impacts upon aircraft operations and safety.</i></p> <p>Where land is included in a light restriction zone (A, B, C or D or lighting area buffer):</p> <p>Does the choice of zone/locally specific provisions take this into account, including:</p> <ol style="list-style-type: none"> 1. The land is intended for land uses and activities that are unlikely to emit or reflect light sources that could distract or confuse pilots? 2. The land is not intended for land uses and activities that are most commonly responsible for emitting or reflecting light sources that could distract or confuse pilots (listed below)? 	
4.	<p>Where land is included in a light restriction zone (A, B, C or D or lighting area buffer):</p> <p>Do outcomes articulate that:</p> <ol style="list-style-type: none"> 1. Land uses and activities that are most commonly responsible for emitting or reflecting light sources that could distract or confuse pilots (listed below) are to be avoided unless these impacts can be managed? 2. The impacts of light emissions and reflections are to be mitigated? 	2
Land uses and activities that are most commonly responsible for emitting and reflecting light sources that could distract or confuse pilots	<ul style="list-style-type: none"> • Those involving outdoor lighting, including: <ul style="list-style-type: none"> – industry – outdoor sport and recreation – port service – renewable energy facility where a solar farm – warehouse – major sport recreation and entertainment facility • Advertising devices • Development involving significant lighting or the creation of roads with 500-1,000 metre long straights. 	
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:
5.	<p>Where land is included in a light restriction zone (A, B, C or D or lighting area buffer):</p> <p>Are land uses, development and activities assessable where involving light sources or reflective surfaces that could distract or confuse pilots (listed below)?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	2
Light sources or reflective surfaces that could distract or confuse pilots	<p>Including:</p> <ul style="list-style-type: none"> • Reflective surfaces. • Outdoor lighting that comprises: <ul style="list-style-type: none"> – straight parallel lines of lighting 500 metres to 1000 metres long – flare plumes – upward shining lights – flashing lights – laser lights, or – sodium lights. 	

	<ul style="list-style-type: none"> Light sources exceeding the following light intensities: <ul style="list-style-type: none"> Zone A – 0 candela Zone B – 50 candela Zone C – 150 candela Zone D – 450 candela. <p>Note – Light intensity is measured from the light source at 3 degrees above its horizontal plane.</p>	
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	<p>Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:</p> <p>Note – If a proposed development will involve the installation of external lighting sources or reflective surfaces that are likely to affect aircraft operations, it must be referred to the airport operator or Department of Defence (if relevant) for assessment (see section 17.1.2.2).</p>	Relevant to state interest policies:
6.	<p>Where land is included in a light restriction zone (A, B, C or D or lighting area buffer):</p> <p>Do assessment benchmarks articulate that development and associated activities are not to include or emit light sources or reflective surfaces that could distract or confuse pilots?</p>	2

17.1.3.4 Land within the wildlife hazard buffer zone

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	<p>The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context.</p> <p>In preparing strategic outcomes, address the following:</p>	Relevant to state interest policies:
1.	Do strategic outcomes seek to protect the operation of strategic airports and aviation facilities, including from development and associated activities that may attract wildlife or increase wildlife hazards within a wildlife hazard buffer zone?	2
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies:
2.	<p>Does planning scheme mapping identify the location of wildlife hazard buffer zones in the planning scheme area?</p> <p>These are mapped in the SPP IMS.</p>	1 and 2
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	<p>Land should be able to be used for the purpose it is zoned.</p> <p>In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:</p>	Relevant to state interest policies:
3.	<i>Certain land uses can attract congregations of wildlife, particularly birds or bats, or increase the risk of wildlife hazards. These may compromise</i>	2

	<p><i>aircraft safety by increasing the risk of wildlife strikes within operational airspace.</i></p> <p>Where land is included in a wildlife hazard buffer zone:</p> <p>Does the choice of zone/locally specific provisions take this into account, including:</p> <ol style="list-style-type: none"> 1. The land is intended for land uses and activities that do not attract wildlife or increase wildlife hazards? 2. The land is not intended for high and moderate risk land uses and activities (listed below)? 	
4.	<p>Where land is included in a wildlife hazard buffer zone:</p> <p>Do outcomes articulate that:</p> <ol style="list-style-type: none"> 1. Development that may attract or support wildlife such as birds and bats is to be avoided or managed to mitigate risk? 2. High risk land uses and activities should not occur within the 3 kilometre wildlife hazard buffer zone and the impacts of moderate risk land uses are to be mitigated? 3. The impacts of high and moderate risk land uses and activities within the 8 kilometre and 13 kilometre wildlife hazard buffer zone are to be mitigated? 	2
High and moderate risk land uses and activities	<p>High risk land uses and activities that actively attract or support wildlife include:</p> <ul style="list-style-type: none"> • Rural activities such as cropping (e.g. turf farm, fruit tree farm), intensive animal industry (e.g. piggery), aquaculture (e.g. fish hatchery) • Green space activities such as environment facility (e.g. wetland) and major sport, recreation and entertainment facility (e.g. showground) • Industry activities such as low, medium or high impact industry (e.g. food processing plant, fish processing / packing plant) • Public infrastructure such as utility installation (e.g. food/organic waste facility, putrescible waste facility (e.g. a landfill or transfer station). <p>Moderate risk land uses and activities that may attract or support wildlife include:</p> <ul style="list-style-type: none"> • Rural activities such as animal husbandry (e.g. cattle/dairy farm), intensive animal industry (e.g. poultry farm) • Green space activities such as park, outdoor sport and recreation, and entertainment facility (other than showground) • Public infrastructure such as utility installation (e.g. non-putrescible waste facility, landfill or transfer station), sewerage or waste water treatment facility. 	
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:
5.	<p>Where land is included in a wildlife hazard buffer zone:</p> <p>Are the listed high and moderate risk land uses, development and activities assessable?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	2
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	<p>Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:</p>	Relevant to state interest policies:

	Note – A development proposal in a wildlife hazard zone that may increase the risk of wildlife strike must be referred to the airport operator or Department of Defence (if relevant) for assessment (see section 17.1.2.2).	
6.	<p>Where land is included in a wildlife hazard buffer zone:</p> <p>Do assessment benchmarks articulate that intrusions into operational airspace that result from development that may attract or support wildlife such as birds and bats are to be avoided and managed, by:</p> <ol style="list-style-type: none"> 1. Not involving high risk uses in the 3 kilometre wildlife hazard buffer zone? 2. Including measures to reduce the potential to attract wildlife for: <ol style="list-style-type: none"> a. moderate risk uses in the 3 kilometre wildlife hazard buffer zone? b. high and moderate risk uses within the 8 and 13 kilometre wildlife hazard buffer zone? <p>Note – It is recommended that a note is included in the planning scheme's airport provisions stating that measures should be developed in consultation with the airport operator and qualified bird and wildlife management expert to assist in demonstrating achievement of this outcome.</p>	2

17.1.3.5 Land within the building restricted area (BRA)

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes seek to protect the operation of strategic airports and aviation facilities, including that development and associated activities not adversely affect the functioning of aviation facilities??	4
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
2.	Does planning scheme mapping identify the location of aviation facilities and associated BRAs in the planning scheme area? These elements are mapped in the SPP IMS .	1 and 4
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
3.	<p><i>Intrusions into a BRA of an aviation facility may interfere with the function of the facility, including through:</i></p> <ul style="list-style-type: none"> • <i>physical intrusions into the line of sight between transmitting and receiving devices</i> • <i>radio frequency interference</i> • <i>electromagnetic emission interference</i> 	4

	<ul style="list-style-type: none"> reflective surfaces creating interference with transmissions plume rises. <p>Where land is included in a BRA:</p> <p>Does the choice of zone/locally specific provisions take this into account, including:</p> <ol style="list-style-type: none"> The land is intended for and gives preference to land uses and activities that are compatible and unlikely to adversely affect the operation of aviation facilities (i.e. do not involve the above development forms) and/or create intrusions into a BRA? The land is not intended for land uses and activities most likely to create intrusions or interference? 	
4.	<p>Where land is included in a BRA:</p> <p>Do outcomes articulate that:</p> <ol style="list-style-type: none"> Development that may interfere with the function of aviation facilities is to be avoided or managed? Incompatible uses, development forms and activities that may result in adverse impacts are to be avoided? Measures are to be applied to mitigate impacts on the operation of aviation facilities? 	4
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:
5.	<p>Where land is included in a BRA:</p> <p>Are development and activities that may create permanent, temporary or transient intrusions into a BRA, assessable?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	4
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	<p>Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:</p> <p>Note – If a proposed development will intrude into the BRA of an aviation facility, it must be referred to Airservices Australia, the Department of Defence (if relevant) and the airport operator (if relevant) (see section 17.1.2.2).</p>	Relevant to state interest policies:
6.	<p>Where land is included in a BRA or development may affect the function of aviation facilities:</p> <p>Do assessment benchmarks articulate that development and activities are to not interfere with the function of aviation facilities?</p> <p>Interference can be caused by permanent or temporary:</p> <ol style="list-style-type: none"> physical intrusions into the 'line of sight' between transmitting and receiving devices radio frequency interference electromagnetic emissions that will interfere with signals transmitted by the facility (e.g. arc welding) reflective surfaces that could deflect or interfere with signals transmitted by the facility 	4

	<p>5. plume rises in the BRA of an aviation facility protected by the Airports (Protection of Airspace) Regulations 1996.</p> <p>Note - It is recommended that a note is included in the planning scheme's airport provisions stating that referral to Airservices Australia or the Department of Defence will be required for development that will potentially infringe on a BRA. Written support from the relevant organisation may assist in demonstrating achievement of this outcome.</p>	
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17.1.3.6 Land within the public safety area (PSA)

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	<p>The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context.</p> <p>In preparing strategic outcomes, address the following:</p>	Relevant to state interest policies:
1.	<p>Do strategic outcomes seek to protect the operation of strategic airports including from development and associated activities that may increase the risk to public safety in a PSA?</p>	2
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies:
2.	<p>Does planning scheme mapping identify the location of PSAs in the planning scheme area?</p> <p>These are mapped in the SPP IMS.</p> <p>Alternative PSA mapping may have been endorsed by the Department of Defence for certain defence or joint-user airfields. It is recommended that advice is sought from the Department of Defence.</p>	1 and 2
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	<p>Land should be able to be used for the purpose it is zoned.</p> <p>In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:</p>	Relevant to state interest policies:
3.	<p><i>Only limited land uses are compatible within a PSA (listed below).</i></p> <p>Where land is included in a PSA:</p> <p>Does the choice of zone/locally specific provisions take this into account, including:</p> <ol style="list-style-type: none"> 1. The land is intended for and gives preference to land uses and activities that are compatible land uses (listed below) and unlikely to adversely affect aircraft safety and public safety? 2. The land is not intended for incompatible land uses and activities (listed below)? 	2
4.	<p>Where land is included in a PSA:</p> <p>Do outcomes articulate that the land is only intended for development that is compatible with protecting the safety of both aircraft passengers, property</p>	2

	and people on the ground in the event of an aircraft incident during landing or take-off?	
Land uses and activities compatible within a PSA	<ul style="list-style-type: none"> • Long stay and employee parking, where the minimum stay is expected to be 6 hours • Structures for the housing of plant or machinery, which require few or no people on site on a regular basis, such as electricity switching stations or installations associated with the supply or treatment of water • Golf courses, but not club houses • Open storage or warehouses with very few people on site (Local governments could consider imposing conditions to prevent future intensification of the use of the site and/or limit the number of people to be present on the site) • Low intensity public open space. 	
Land uses and activities incompatible within a PSA	<ul style="list-style-type: none"> • Accommodation activity • Community activity • Hospital • Recreation activities such as park, outdoor sport and recreation and major sport, recreation and entertainment facility • Entertainment and centre activities such as garden centre, hotel, market, shopping centre, service station, showroom, theatre and tourist attraction • Industrial and commercial uses involving large numbers of workers or customers such as intensive forms of low, medium or high impact industry, service industry and warehouse • Activities involving the manufacture or bulk storage of flammable, explosive or noxious materials • Activities involving an increase in the number of people living, working or congregating in a PSA • Public passenger transport infrastructure. 	
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to state interest policies:
5.	<p>Where land is included in a PSA:</p> <p>Are all land uses and activities other than the compatible uses (listed above), assessable?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	2
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:	Relevant to state interest policies:
6.	<p>Where land is included in a PSA:</p> <p>Do assessment benchmarks articulate that development and associated activities are not to result in:</p> <ol style="list-style-type: none"> 1. An increase in the number of people living, working or congregating in the area. 2. The manufacture, use or storage of flammable, explosive, hazardous or noxious materials. 	2

17.1.3.7 Land within the ANEF contour 20 or greater

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes seek to protect the operation of strategic airports, including from development that is incompatible within certain ANEF contours?	2
2.	Do strategic outcomes recognise the reverse amenity issues that can arise if incompatible development occurs within certain ANEF contours and seek to mitigate these potential conflicts through the avoidance of sensitive land uses in noise affected areas?	2
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how state interest policies apply in the local government area. Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map). Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.	Relevant to state interest policies:
3.	Does planning scheme mapping identify the location of ANEF contours in the planning scheme area? These are mapped in the SPP IMS .	1 and 2
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to state interest policies:
4.	<i>Some land uses are incompatible within certain ANEF contours.</i> Where land is identified as being subject to an ANEF: Does the choice of zone/locally specific provisions take this into account, including: 1. The land provides for land uses that are compatible or compatible with conditions (listed below) and consider alternative noise contours? 2. The land is not intended for incompatible land uses and activities (listed below)? Note – An ANEF chart may not be available for airports with low frequencies of scheduled regional passenger transport flights. In such cases, land-use planning for noise-sensitive development should use Appendix E of Australian Standard AS 2021–2015: Acoustics – Aircraft noise intrusion – Building siting and construction (AS 2021). In plan-drafting, a 5km zone of influence should be taken into account, depending on the amount of traffic at the airport for which an ANEF chart is unavailable.	2
5.	Where land is identified as being subject to an ANEF: Do outcomes articulate that development that is, or may be, incompatible within certain ANEF contours is to be avoided or managed, including:	2

	<p>1. Incompatible uses (listed below) are to be avoided, both to mitigate reverse amenity issues and protect the ongoing operational viability of strategic airports?</p> <p>2. Measures are to be applied to mitigate impacts where a use is compatible subject to conditions (listed below)?</p>			
Land uses that are compatible, compatible subject to conditions or incompatible within the relevant ANEF contour of a site	Land use / defined term	Compatibility of use within ANEF contour of site		
		Compatible	Compatible subject to conditions	Incompatible
	<i>Accommodation activity (excluding nature-based tourism, resort complex, rooming accommodation and short-term accommodation)</i> <i>Relocatable home park</i> <i>Childcare centre</i> <i>Educational establishment</i> <i>Hospital</i> <i>Health care service</i>	Less than 20 ANEF	20-25 ANEF	Greater than 25 ANEF
	<i>Hotel where providing accommodation</i> <i>Rooming accommodation</i> <i>Short-term accommodation</i> <i>Resort complex</i> <i>Nature based tourism</i>	Less than 25 ANEF	25-30 ANEF	Greater than 30 ANEF
	<i>Community activity</i> <i>Place of worship</i>	Less than 20 ANEF	20-30 ANEF	Greater than 30 ANEF
	<i>Office</i>	Less than 25 ANEF	25-35 ANEF	Greater than 35 ANEF
	<i>Low impact industry</i>	Less than 30 ANEF	30-40 ANEF	Greater than 40 ANEF
	Approach	Set categories of development and categories of assessment		
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:			Relevant to state interest policies:
6.	<p>Where land is included in the ANEF contour 20 or above:</p> <p>Are land uses and activities identified as incompatible or compatible subject to conditions (listed above), assessable?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered and enable measures to be applied to mitigate impacts where a use is listed above as compatible subject to conditions.</p>			2
Approach	Prepare assessment benchmarks that deliver the outcomes			
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:			Relevant to state interest policies:

7.	Where land is included in the ANEF contour 20 or above: Do assessment benchmarks articulate that development is to be located, designed and constructed to attenuate aircraft noise by achieving the following indoor design sound levels:		2
	Land use / defined term	Location within development	Indoor design sound level dB(A)⁴³
	<i>Accommodation activity (excluding rooming accommodation and short-term accommodation)</i>	Sleeping areas	50
		Other habitable	55
	<i>Hotel where providing accommodation</i> <i>Rooming accommodation such as hostels</i> <i>Short-term accommodation</i>	Sleeping areas	55
	<i>Educational establishment</i> <i>Childcare centre</i>	Libraries, study areas, sleeping areas	50
		Teaching areas, assembly areas	55
	<i>Hospital</i> <i>Health care service</i>	Wards, theatres, treatment and consulting rooms	50
		Laboratories	65
	<i>Community activity</i> <i>Place of worship</i>	Internal areas	50
	<i>Office</i>	Private offices, conference rooms	55
		Open offices	65
	<i>Low impact industry</i>	Inspection, analysis, precision work	75
		Light machinery, assembly, bench work	80
	Note – The preparation of a noise impact assessment report by an acoustic consultant may assist in demonstrating achievement of this outcome		

⁴³ For further information on indoor sound levels refer to Table 3.3 Australian Standard 2021–2015: Acoustics—Aircraft noise intrusion—Building siting and construction (AS2021) as adopted 12 February 2015

17.2 Supporting information

17.2.1 Key terms and concepts

Key term or concept	Information
<p>Australian Noise Exposure Forecast (ANEF)</p> <p>ANEF contour</p> <p>Alternative noise contours</p>	<p>See the SPP Part F Glossary.</p> <p>ANEF contours indicate areas around an airport which are exposed to aircraft noise of certain levels.</p> <p>The ANEF system is a measure of the aircraft noise exposure levels around airports and uses contours to show the amount of total noise energy received by locations on the ground near an airport on an annual average day. ANEF contours are based on average daily sound pressure levels which are measured in decibels (dB). The ANEF charts displayed on the SPP IMS show noise exposure contours for 20, 25, 30, 35 and 40 or greater ANEF. The higher the ANEF value, the greater the noise exposure.</p> <p>The effects of aircraft noise are not confined to areas defined as being within the 20 ANEF contour or greater. A site outside the 20 ANEF contour, may experience aircraft noise, but noise from sources other than aircraft may generally be more dominant.</p> <p>Alternative noise contours (e.g. N-contour and Australian Noise Exposure Concept mapping) provide a good indication of the frequency and loudness of aircraft noise events. They are complementary tools to inform strategic land use planning.</p> <p>For more information about aircraft noise considerations refer to the National Airports Safeguarding Framework Guideline A and Standard Australia's Handbook SA HB 149:2016, Acoustics—Guidance on producing information on aircraft noise.</p>
Aviation facility	<p>See the SPP Part F Glossary.</p> <p>An aviation facility is a communication, navigation or surveillance facility that allows:</p> <ul style="list-style-type: none"> • pilots to navigate while en-route between airports • pilots to utilise navigation aids to conduct instrument approach procedures • dialogue between pilots and air traffic control • air traffic control to monitor and confirm an aircraft location. <p>Aviation facilities safely manage the flow of civilian and military aircraft within Australian unified airspace.</p> <p>There are three types of aviation facilities – communication, navigation and surveillance. The aviation facilities mapped in the SPP IMS are listed in the 'Mapping' section below.</p> <p>Communication facilities enable air-to-ground communications between pilots and air traffic control (ATC) or communications between major ATC and other aviation facilities. Communication facilities used in Queensland are:</p> <ul style="list-style-type: none"> • very high frequency (VHF) radio transmitter and receiver sites/facilities • high frequency radio transmitter (HFT) and receiver (HFR) sites/facilities • satellite ground station (SGS) antennas. <p>Navigation facilities are a network of ground-based navigation aids used for instrument navigation by pilots. These navigation aids are located at airports or at key points on air routes. Navigation aids used in Queensland include:</p> <ul style="list-style-type: none"> • instrument landing system (ILS), including associated: <ul style="list-style-type: none"> – localisers (LOC) – glide paths (GP) – marker beacons, either middle marker beacon (MM) or outer marker beacon (OM) • non-directional beacon (NDB) • distance measuring equipment (DME)

	<ul style="list-style-type: none"> VHF omnidirectional range (VOR), comprising: <ul style="list-style-type: none"> conventional VHF omni-directional range (CVOR) doppler VHF omni-directional range (DVOR) tactical air navigation system (TACAN). <p>Surveillance facilities monitor air routes and aircraft movements to assist ATC with more accurate information on aircraft position. This reduces the need for voice communications between ATC and the pilot. Surveillance facilities used in Queensland are:</p> <ul style="list-style-type: none"> primary surveillance radar (PSR) secondary surveillance radar (SSR) automatic dependent surveillance broadcast (ADS-B) surveillance system advanced surface movement guidance and control system (A-SMGCS). <p>The aviation facilities identified in the SPP IMS are:</p> <ul style="list-style-type: none"> directly associated with the operations of a strategic airport and operated by the airport owner, or a system-wide (or en-route) aviation facility operated by Airservices Australia, Department of Defence or another agency under contract with the Australian Government.
Building restricted area (BRA)	<p>See the SPP Part F Glossary.</p> <p>A BRA of an aviation facility is the airspace surrounding an aviation facility that needs to be clear from physical intrusions including plume rises, competing radio transmissions and significant electrical/electromagnetic emissions (e.g. arc welding) and reflective surfaces that could interfere with transmissions needed for the airport and civilian and military aircraft to function safely and effectively.</p> <p>The functioning of Australia's network of aviation facilities is protected under the <i>Air Services Act 1995</i>, <i>Civil Aviation Act 1988</i> and the <i>Defence Act 1903</i>, by the Australian Government (Airservices Australia and Department of Defence) (see section 17.1.2.2).</p> <p>Note – Interference with an aviation facility may also invoke powers under the Australian Communications and Media Authority Act 2005. Radio frequency interference is regulated by the Australian Communications and Media Authority (ACMA) and therefore not addressed under this state interest.</p> <p>Airservices Australia sets the standards and defines the BRA for different types of aviation facilities. The local government is responsible for determining and applying the relevant BRA to each facility in consultation with Airservices Australia.</p> <p>The extent of the BRA depends on the type of aviation facility, but it can extend to 15 kilometres. A BRA is divided into different zones within which different types of development and activities are considered compatible.</p> <p>To determine BRAs, constraints and referrals required for each type of aviation facility, local governments are to refer to the National Airports Safeguarding Framework Guideline G Attachment 3.</p>
Height restriction zone	<p>See the SPP Part F Glossary.</p> <p>Height restriction zones are applied to defence airfields and joint-user airfields according to the Defence Regulation 2016, Part 11A Defence Aviation Areas 2018. Height restriction zones may limit the height of new structures or additions to existing structures to heights of 0, 7.5, 15, 45 or 90 metres above ground level. Intrusions above these heights require Department of Defence approval (see section 17.1.2.2).</p> <p>For more information about and an example diagram of height restriction zones, refer to the National Airports Safeguarding Framework Guideline F and associated technical attachments.</p>
International air safety requirements	<p>Australia is a signatory to International Civil Aviation Organisation agreements that require all developments in the vicinity of airports to meet internationally agreed criteria for protecting low level airspace. These international regulatory requirements are currently implemented by the Commonwealth Airports (Protection of Airspace) Regulations 1996 (Airspace Protection Regulations), Civil Aviation Safety Regulations 1998, the Civil Aviation (Building Control) Regulations 1988 and CASA's Manual of Standards Part 139. Regulatory and management arrangements for air safety and</p>

	<p>planning around airports are also addressed through a number of other Commonwealth and State legislative and regulatory provisions.</p>
<p>Light restriction zone Lighting area buffer</p>	<p>See the <u>SPP Part F Glossary</u>.</p> <p>The light restriction zone and lighting area buffer (6km) define and identify the area in which external lighting and reflective surfaces associated with and emanating from development should be limited.</p> <p>There are four light restriction zones: A, B, C and D. These zones reflect the degree of interference ground lights can cause as a pilot approaches to land.</p> <p>Pilots often rely on runway lights and approach lights to safely approach and land aircraft. Lighting and reflective surfaces within a light restriction zone or lighting area buffer can have adverse effects on aircraft operations if they are configured in such a way as to:</p> <ul style="list-style-type: none"> • confuse pilots because of similarities with approach or runway lighting • distract or interfere with a pilot's vision, e.g. because of brightness or glare. <p>Lighting is considered by CASA under the Civil Aviation Regulations 1988 and the Department of Defence under the <i>Defence Act 1903</i> and Defence Regulation 2016, Part 11A Defence Aviation Areas (see section 17.1.2.2).</p> <p>For further information about how to address risks of distraction to pilots from lighting refer to the <u>National Airports Safeguarding Framework Guideline E</u> and associated technical attachments.</p>
<p>National Airports Safeguarding Framework</p>	<p>The National Airports Safeguarding Framework (the safeguarding framework) was developed by the National Airports Safeguarding Advisory Group which includes representatives from Commonwealth Infrastructure and Defence departments and aviation agencies; state and territory planning and transport departments; and the Australian Local Government Association.</p> <p>The safeguarding framework includes guidelines which provide proponents of development and local government further information about how to address risks to aviation safety posed by development. Refer <u>National Airports Safeguarding Framework Principles and Guidelines</u>. These guidelines have informed the SPP and this guidance material.</p>
<p>Obstacle limitation surface (OLS) and Procedures for Air Navigation Services – Operations (PANS-OPS)</p>	<p>See the <u>SPP Part F Glossary</u>.</p> <p>OLS defines the lowest extent of operational airspace for leased federal and regional airports that must remain clear of any obstacles, activities or intrusions that could distract or interfere with the safe operation of an aircraft. The OLS can extend up to 15 kilometres from the end of runways at major airports.</p> <p>CASA sets the standards which determine the OLS and the PANS-OPS surface for strategic airports. An airport operator is responsible for determining the OLS and PANS-OPS surface applicable to the airport. CASA, Airservices, the Department of Infrastructure and the Department of Defence have legislative powers to protect airspace (see section 17.1.2.2).</p> <p>Note – The PANS-OPS is a different component of operational airspace and is generally (but not always) located higher than the OLS. The PANS-OPS is designed to allow take-off, landing and approach procedures based entirely on navigation using aircraft instruments. The PANS-OPS is not currently displayed in the SPP IMS due to the complexity and changing nature of the surface. PANS-OPS will also be considered as part of an airport operator's and Australian government's assessment of an intrusion into the OLS.</p>
<p>Operational airspace and Prescribed airspace</p>	<p>See the <u>SPP Part F Glossary</u>.</p> <p>Operational airspace is a volume of airspace that must be kept clear of intrusions and obstructions to enable safe and efficient take-off, landing and manoeuvring of aircraft. Operational airspace is defined in the <u>SPP IMS</u> by OLS and height restriction zones. During take-off, landing or manoeuvring operations, pilot workload is greatest, and an aircraft is least manoeuvrable. Intrusions into operational airspace may create a safety hazard for aircraft and can limit aviation operations into and out of an airport. A single intrusion, or the cumulative impact of multiple intrusions, may seriously affect efficient runway utilisation, cause airspace congestion and reduce the effective handling capacity of an airport.</p> <p>The safety and efficiency of operational airspace can be compromised not only by buildings and structures, but also by activities and emissions associated with</p>

	<p>development (such as construction equipment, smoke, plumes and lighting) and congregations of wildlife, particularly birds or bats.</p> <p>See also light restriction zone, lighting area buffer and wildlife hazard buffer area.</p> <p>The operational airspace around leased federal airports is also defined as 'prescribed airspace' for the purpose of the Airports (Protection of Airspace) Regulations 1996. Part 12 of the <i>Airports Act 1996</i> and the Airports (Protection of Airspace) Regulations 1996 establishes mechanisms for the declaration and protection of 'prescribed airspace' at and around leased federal airports.</p> <p>The operational airspace around defence airfields and joint-user airfields is defined in and protected under the Defence Regulation 2016, Part 11A Defence Aviation Areas 2018 under the <i>Defence Act 1903</i>.</p> <p>See height restriction zones for further details.</p> <p>The operational airspace around regional airports is determined by the airport operator in consultation with CASA and Airservices Australia.</p> <p>Refer to the National Airports Safeguarding Framework Guideline F.</p>
Public safety area (PSA)	<p>See the <u>SPP Part F Glossary</u>.</p> <p>A PSA is a defined area at each end of a strategic airport's runway where there is potentially an increased risk of an aircraft incident occurring during landing or take-off.</p> <p>Currently, the PSA template model is 1000 metres long, 350 metres wide closest to the runway end, tapering to a width of 250 metres furthest from the runway. The current PSA dimensions indicate an area where the risk per year, resulting from an aircraft crash, to a representative individual (individual risk) is 1 in 10,000 (10^4). The dimensions also partially enclose an area of individual risk of 1 in 100,000 (10^5).</p> <p>An alternative PSA model and contours may have been endorsed by the Department of Defence for certain defence or joint-user airfields.</p> <p>Note – PSA contours may change over time due to changes to PSA risk assessment methodologies.</p> <p>For more information about and an example diagram of a PSA, refer to the <u>National Airports Safeguarding Framework Guideline I</u>.</p> <p>PSA criteria: PSAs are required at the ends of a strategic airport's main runway if:</p> <ol style="list-style-type: none"> 1. the airport meets strategic airport criterion 1, 2 or 3 (see strategic airport information below), or 2. the runway accommodates regular public transport jet aircraft services, or greater than 10,000 aircraft movements occur per year (excluding light aircraft movements). <p>PSAs are also required for other runways (i.e. secondary or cross-runways) of strategic airports where the runway meets PSA criterion 2 above.</p> <p>A local government may seek to apply a PSA for a runway below this threshold or for an airport that does not meet the criteria for a strategic airport, to further assist in managing land uses in the vicinity of the ends of runways.</p> <p>Section 17.2.2 identifies the strategic airport runways where PSAs are required.</p>
Strategic airport	<p>See the <u>SPP Part F Glossary</u>.</p> <p>A strategic airport is an airport that has been listed by the state as essential to the national and state air transport network or the national defence system.</p> <p>Strategic airport criteria: A strategic airport is one that meets one or more of the following criteria:</p> <ol style="list-style-type: none"> 1. The airport is listed as a 'Commonwealth place' as defined by the <i>Commonwealth Places (Application of Laws) Act 1970</i> and comes under the regulatory regime of the <i>Airports Act 1996</i>. 2. The airport is a joint-user airport under the control of the Department of Defence where an arrangement under section 20 of the <i>Commonwealth Civil Aviation Act 1988</i> is in force.

	<p>3. The airport is a defence airfield subject to the Defence Regulations 2016, Part 11A Defence Aviation Areas 2018, implemented by the Department of Defence under the <i>Defence Act 1903</i>.</p> <p>4. The airport is:</p> <ol style="list-style-type: none"> serviced by regular public transport services intended for hire or reward, and handles more than 50,000 passenger movements per annum or handles more than 10,000 aircraft movements per annum, and is serviced by aircraft with a minimum take-off weight of 3400 kilograms. <p>5. The airport has been deemed by the Queensland Government to be strategically important to the state for economic, tourism, social or protection reasons. Such reasons include, but are not limited to:</p> <ol style="list-style-type: none"> the airport enables services necessary to support both existing tourism and identified tourism opportunities the airport supports existing regional areas and planned regional development opportunities the airport is a major freight and logistics hub or provides significant cargo import/export, industry and employment opportunities the airport provides essential air services that support communities in very remote locations with access to key social, medical and community services (listed as a government-regulated air service destination). <p>Airports meeting the criteria for a strategic airport are identified in the <u>SPP, Table 2: Strategic airports</u>.</p> <p>The process for listing strategic airports in Table 2 of the SPP is outlined below. The strategic airport list is periodically reviewed by the state to determine if the listed airports continue to meet the strategic airport criteria or if other airports should be included. Should an airport operator apply for listing as a strategic airport under the SPP, the operator it is to provide evidence that the aerodrome / airport meets the following considerations:</p> <ul style="list-style-type: none"> is operational has regional passenger transport aircraft operations meets one or more of the strategic airport criteria is a certified or registered aerodrome under part 139 of the Civil Aviation Safety Regulations 1998 (CASR) has all relevant local, state and federal approvals (including development and operational approvals) applicable for airport infrastructure.
Transport network	<p>See the <u>SPP Part F Glossary</u>.</p> <p>It is important the transport network is considered as a whole system, regardless of local, state or federal government or private sector roles and responsibilities, to maximise the performance of the network in meeting business and community needs. Refer to the guidance for the <i>Transport infrastructure</i> state interest for more information.</p>
Types of airports	<p>There are four categories of strategic airports – leased federal, defence airfields, joint-user and regional (either owned by a local authority or a private entity or leased from the state).</p> <p>Leased federal airports</p> <p>The <i>Airports Act 1996</i> (Airports Act) (Commonwealth) and the Airports (Protection of Airspace) Regulations 1996 include powers to protect leased federal airports (also known as Commonwealth airports) at Archerfield, Brisbane, Gold Coast, Mount Isa and Townsville (civil component only). Although these five airports are leased to private operators, they are a ‘Commonwealth place’ under the <i>Commonwealth Places (Application of Laws) Act 1970</i> and therefore remain under the jurisdiction of the Australian Government.</p> <p>Defence and joint-user airfields</p>

	<p>Department of Defence operates defence airfields at Amberley, Oakey and Scherger and shares the operation of Townsville joint-user airfield. It protects airspace around these military airfields under the <i>Defence Act 1903</i> and the Defence Regulation 2016.</p> <p>Regional strategic airports</p> <p>Pursuant to the Civil Aviation Safety Regulation 1998 Part 139, the operator of a certified or registered aerodrome must inform CASA of proposals likely to infringe an airport's OLS.</p> <p>The state also has a direct role in regulating Cairns International and Mackay airports under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> (AAA08 Act). Both Cairns and Mackay airports are leased from the state by a private operator under the AAA08 Act.</p>
Wildlife hazard buffer zone	<p>See the <u>SPP Part F Glossary</u>.</p> <p>All wildlife within the wildlife hazard zone should be regarded as a potential hazard to aircraft safety.</p> <p>Most wildlife strikes occur on and in the vicinity of airports, where aircraft fly at lower elevations. The risk of a wildlife strike by an aircraft is relative to the level and form of wildlife activity within the airport's boundary and surrounds. Certain land uses can attract wildlife which then migrates onto an airport or across flight paths within operational airspace, increasing the risk of strikes.</p> <p>CASA has certain powers to address risk to aviation safety from attracting wildlife (see section 17.1.2.2).</p> <p>For more information about wildlife risks refer to the <u>National Airports Safeguarding Framework Guideline C</u>.</p>

17.2.2 SPP mapping

This section identifies the **SPP IMS mapping layers** applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the 'Approach to integrating this state interest' section above.

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged in the planning scheme. How to do this is discussed in the 'Integrating the state interest' section.

Note – DTMR will supply the spatial data and mapping layers to local governments upon request to planningpolicy@tmr.qld.gov.au.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
Australian Noise Exposure Forecast (ANEF) contours:			
• ANEF 20-25 contour	DTMR	<i>Airports Act 1996 (leased federal and joint-user only)</i>	State interest policies 1 and 2(c)
• ANEF 25-30 contour	DTMR	<i>Airservices Act 1995</i> <i>Transport Planning and Coordination Act 1994</i>	State interest policies 1 and 2(c)
• ANEF 30-35 contour	DTMR	National Airports Safeguarding Framework	State interest policies 1 and 2(c)
• ANEF 35-40 contour	DTMR		State interest policies 1 and 2(c)
• ANEF 40 contour or greater	DTMR		State interest policies 1 and 2(c)
Height restriction zone:			
• Height restriction zone 0m	DTMR	Joint-user and defence airfields:	State interest policies 1 and 2(a)

• Height restriction zone 7.5m	DTMR	<i>Defence Act 1903 (Cwlth)</i>	State interest policies 1 and 2(a)
• Height restriction zone 15m	DTMR	Defence Regulation 2016, Part 11A Defence Aviation Areas 2018	State interest policies 1 and 2(a)
• Height restriction zone 45m	DTMR	<i>Transport Planning and Coordination Act 1994</i>	State interest policies 1 and 2(a)
• Height restriction zone 90m	DTMR		State interest policies 1 and 2(a)
Light restriction zone:			
• Zone A	DTMR	All strategic airports:	State interest policy 1 and 2(a)
• Zone B	DTMR	<i>Civil Aviation Act 1998</i>	State interest policy 1 and 2(a)
• Zone C	DTMR	<i>Transport Planning and Coordination Act 1994</i>	State interest policy 1 and 2(a)
• Zone D	DTMR	Civil Aviation Regulation 94	State interest policy 1 and 2(a)
Lighting area buffer 6 kilometres	DTMR	National Airports Safeguarding Framework	State interest policy 1 and 2(a)
Obstacle limitation surface:			
• Obstacle limitation surface area	DTMR	Regional airports: <i>Airspace Act 2007</i>	State interest policies 1 and 2(a)
• Obstacle limitation surface contour	DTMR	Airspace Regulations (2007) <i>Transport Planning and Coordination Act 1994</i> National Airports Safeguarding Framework Leased federal: <i>Airports Act 1996</i> Airports (Protection of Airspace) Regulations 1996 <i>Transport Planning and Coordination Act 1994</i> National Airports Safeguarding Framework	State interest policies 1 and 2(a)
Public safety area	DTMR	Applicable strategic airport runways: <i>Transport Planning and Coordination Act 1994</i> <i>National Airports Safeguarding Framework</i>	State interest policies 1 and 2(b)
Wildlife hazard buffer zone:			
• 3 kilometres	DTMR	All strategic airports:	State interest policy 1 and 2(a)
• 8 kilometres	DTMR	<i>Transport Planning and Coordination Act 1994</i>	State interest policy 1 and 2(a)
• 13 kilometres	DTMR	National Airports Safeguarding Framework	State interest policy 1 and 2(a)
Aviation facility:			
• Location	DTMR	<i>Airspace Act 2007 (Declared prescribed aviation facilities)</i>	State interest policies 1 and 4
• Zone A	DTMR	<i>Transport Planning and Coordination Act 1994</i>	State interest policies 1 and 4
• Zone A/B	DTMR		State interest policies 1 and 4

• Area of interest	DTMR	National Airports Safeguarding Framework	State interest policies 1 and 4
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Aviation facilities

The aviation facilities mapped in the **SPP IMS** are listed below. For the purposes of interpreting the statement in the SPP of where the state interest applies, this table is taken to comprise “appendix 2 of the strategic airports and aviation facilities guidance material”.

Local government	Other LGAs impacted	Location	Facility type	Latitude	Longitude	Siting height (AHD)
Balonne Shire		St George	NDB	-28.04716111	148.5971722	197.628
Balonne Shire		St George	SGS	-28.046763	148.597076	204.5379028
Balonne Shire		St George	VHF	-28.046868	148.597348	203.55
Barcoo Shire		Windorah	NDB	-25.41092778	142.6631972	131.139
Boulia Shire		Boulia	NDB	-22.91476667	139.9069778	161.615
Brisbane City		Brisbane	DME	-27.36594869	153.13929	10.443
Brisbane City		Brisbane (RWY 01)	DME	-27.40090006	153.1211223	6.822
Brisbane City		Brisbane (RWY 19)	DME	-27.37783547	153.134311	6.296
Brisbane City		Brisbane	DVOR (Elevated)	-27.36606786	153.1392218	3.463
Brisbane City		GP - Cat I - Brisbane (RWY 01L)	GP	-27.379874	153.107232	1
Brisbane City		GP - Cat I - Brisbane (RWY 19L)	GP	-27.37780078	153.13424	2.246
Brisbane City		GP- Cat I - Brisbane (RWY 19R)	GP	-27.358759	153.11941	1
Brisbane City		GP Cat I - Brisbane (RWY 01R)	GP	-27.40087303	153.1210472	2.338
Brisbane City		LOC - Cat I - Brisbane (RWY 01L)	LOC	-27.354259	153.123323	1
Brisbane City		LOC - Cat I - Brisbane (RWY 01R)	LOC	-27.37016975	153.1368773	2.832
Brisbane City		LOC - Cat I - Brisbane (RWY 19L)	LOC	-27.40752989	153.1155139	3.32
Brisbane City		LOC- Cat I - Brisbane (RWY 19R)	LOC	-27.385453	153.105355	4
Brisbane City	Moreton Bay Regional Redland Shire	Brisbane (RSR)*	Radar	-27.357697	153.116072	24.695
Brisbane City		Brisbane	SGS	-27.388204	153.114904	5.0095668
Brisbane City		Archerfield Tower	VHF	-27.576129	153.00424	12.35

Brisbane City		Brisbane	VHF	-27.39353842	153.1285509	2.62
Brisbane City		Brisbane	VHF	-27.4204979	153.1009789	5.08
Brisbane City		Brisbane (Tower)	VHF	-27.38781944	153.1154444	4.68
Brisbane City		Brisbane TCU	VHF	-27.388024	153.115479	4.83
Brisbane City		Mt Coot-tha	VHF	-27.460616	152.958014	229.97
Bulloo Shire		Jackson	ADSB	-27.578073	142.37901	194.668
Bulloo Shire		Jackson	ADSB	-27.578073	142.37901	193.784
Bulloo Shire		Jackson	SGS	-27.578011	142.378956	184.0029602
Bulloo Shire		Jackson	VHF	-27.578036	142.378796	190.668
Bundaberg Regional		Double Sloping Hummock	ADSB	-24.70225	151.962443	414.974
Bundaberg Regional		Double Sloping Hummock	ADSB	-24.70225	151.962443	414.974
Bundaberg Regional		Bundaberg	NDB	-24.90658094	152.3203107	30.661
Bundaberg Regional	Gladstone Regional	Double Sloping Hummock	VHF	-24.70225	151.962443	379.974
Bundaberg Regional		Sloping Hummock	VHF	-24.84258611	152.4266167	90.39
Cairns Regional		Cairns	DME	-16.85013792	145.7439491	12.233
Cairns Regional		Cairns (RWY 15)	DME	-16.86908268	145.743426	6.695
Cairns Regional		Cairns (RWY 33)	DME	-16.86933065	145.7435386	6.61
Cairns Regional		Cairns	DVOR (Elevated)	-16.85001858	145.7438906	3.905
Cairns Regional		GP - Cat I - Cairns (RWY 15)	GP	-16.86905621	145.7434928	1.505
Cairns Regional		LOC - Cat I - Cairns (RWY 15)	LOC	-16.89321702	145.7559497	1.266
Cairns Regional		LOC - Cat I - Cairns (RWY 33)	LOC	-16.86467165	145.7430463	1.019
Cairns Regional		Barron River	MM	-16.85818394	145.7401814	2.238
Cairns Regional		Cairns	NDB	-16.84696667	145.7355444	2.899
Cairns Regional	Mareeba Shire Yarrabah Aboriginal Shire	Redden Creek (PSR)	Radar	-16.86074133	145.7470171	33.442
Cairns Regional	Mareeba Shire Yarrabah Aboriginal Shire	Redden Creek (SSR)	Radar	-16.86074133	145.7470171	35.892
Cairns Regional		Cairns	SGS	-16.874745	145.755167	3.0448101
Cairns Regional		Bellenden Ker	VHF	-17.26430833	145.8536111	1540
Cairns Regional		Cairns	VHF	-16.877669	145.746867	2.07
Cairns Regional		Cairns (Tower)	VHF	-16.87486667	145.7552778	3.06
Carpentaria Shire		Normanton	NDB	-17.69574444	141.0730306	18.709
Carpentaria Shire		Normanton	SGS	-17.695614	141.0736	18.4268608

Carpentaria Shire		Normanton	VHF	-17.695604	141.073273	18.08
Cassowary Coast Regional		Innisfail	NDB	-17.56164722	146.0153917	11.555
Central Highlands Regional		Emerald	NDB	-23.56745556	148.1710583	187.223
Central Highlands Regional		Emerald	SGS	-23.56707	148.171369	191.1898651
Central Highlands Regional		Emerald	VHF	-23.567061	148.171231	191
Charters Towers Regional	Townsville City	Tabletop (RSR)	Radar	-19.378708	146.493622	702.85
Charters Towers Regional		Tabletop	SGS	-19.378619	146.493648	667.4766235
Charters Towers Regional	Townsville City	Tabletop	VHF	-19.378725	146.493617	676.03
Cloncurry Shire		Cloncurry	NDB	-20.66567222	140.5010611	186.948
Cook Shire	Weipa Town	Weipa	DME	-12.67356553	141.9226218	24.063
Cook Shire	Weipa Town	Weipa	DVOR (Elevated)	-12.67355278	141.9224849	16.856
Cook Shire		Coen	NDB	-13.76605	143.1172611	159.484
Cook Shire	Lockhart River Aboriginal Shire	Lockhart River	NDB	-12.78859444	143.30375	17.381
Cook Shire		Weipa	NDB	-12.66162778	141.8988	15.855
Cook Shire		Kintore	SGS	-14.296646	143.345058	286.2559204
Cook Shire		Weipa	SGS	-12.66898	141.922977	24.1455536
Cook Shire		Kintore	VHF	-14.296705	143.344884	286.27
Cook Shire		Weipa	VHF	-12.669084	141.922974	24.1
Diamantina Shire		Birdsville	ADSB	-25.8959411	139.3534631	69.034
Diamantina Shire		Birdsville	ADSB	-25.8959487	139.3534564	68.72
Diamantina Shire		Birdsville	NDB	-25.89627778	139.3534111	47.232
Diamantina Shire		Bedourie	SGS	-24.357866	139.471429	90.7134705
Diamantina Shire		Birdsville	SGS	-25.895969	139.35352	46
Diamantina Shire		Bedourie	VHF	-24.358007	139.471411	90.92
Diamantina Shire		Birdsville	VHF	-25.896025	139.353424	45.034
Etheridge Shire		Cheviot Hills	SGS	-19.575811	144.083477	1064.167725
Etheridge Shire	Flinders Shire	Cheviot Hills	VHF	-19.575839	144.08357	1064.18
Flinders Shire		Hughenden	NDB	-20.82062222	144.2290361	316.572

Fraser Coast Regional		Copenhagen Bend	VHF	-25.51647222	152.6632833	33.65
Gladstone Regional		Gladstone (RWY 10)	DME	-23.86686253	151.2204759	19.058
Gladstone Regional		Gladstone	DVOR (Ground Mounted)	-23.86524622	151.2044108	55.191
Gladstone Regional		GP = Cat I - Gladstone (RWY 10)	GP	-23.86691331	151.2204553	14.774
Gladstone Regional		LOC - Cat I - Gladstone (RWY 10)	LOC	-23.87310122	151.2353998	9.444
Gladstone Regional	Banana Shire	Mt Alma (RSR)	Radar	-23.95965278	150.8048583	776.235
Gladstone Regional		Mt Alma	SGS	-23.959597	150.804706	725.7616577
Gladstone Regional		Gladstone	VHF	-23.868397	-151.225889	15.44
Gladstone Regional		Mt Alma	VHF	-23.959519	150.804471	745.443
Gold Coast City		Coolangatta (RWY 14)	DME	-28.159606	153.501156	9.79
Gold Coast City		Gold Coast	DME	-28.16891659	153.5039417	11.526
Gold Coast City		Gold Coast	DVOR (Elevated)	-28.16894437	153.5040889	4.226
Gold Coast City		GP - Cat I - Coolangatta (RWY 14)	GP	-28.159569	153.501226	5.58
Gold Coast City		LOC - Cat I - Coolangatta (RWY 14)	LOC	-28.178458	153.51467	2.79
Gold Coast City		Gold Coast	NDB	-28.16485833	153.5011139	4.145
Gold Coast City		Mt Somerville (PSR)	Radar	-28.21556151	153.4259906	363.223
Gold Coast City		Mt Somerville (SSR)	Radar	-28.21556151	153.4259906	365.673
Gold Coast City		Coolangatta (Tower)	VHF	-28.163936	153.50912	5.7
Gold Coast City		Gold Coast	VHF	-28.16353452	153.5084068	5.04
Gold Coast City		Springbrook	VHF	-28.240075	153.2663472	980
Hope Vale Aboriginal Shire		Mt Piebald	VHF	-15.315628	145.086382	355.85
Ipswich City		GP - Amberley (RWY 15) [Department of Defence]	GP	-27.62445542	152.7084199	22.41
Ipswich City		LOC - Cat I - Amberley (RWY 15) [Department of Defence]	LOC	-27.65005269	152.7176486	24.72
Ipswich City		Amberley	MM	-27.61377256	152.7024817	29.865
Ipswich City		Amberley	NDB	-27.64875792	152.7235106	27.395

Ipswich City		Amberley	OM	-27.53921825	152.6688117	59.447
Ipswich City	Brisbane City Scenic Rim Regional Somerset Regional	Amberley (Department of Defence)	Radar	-27.635147	152.681339	90.8
Ipswich City		Amberley	TACAN	-27.641528	152.716028	36.68
Kowanyama Aboriginal Shire		Kowanyama	NDB	-15.47980556	141.7484639	9.922
Longreach Regional		Longreach	ADSB	-23.428005	144.288128	216.166
Longreach Regional		Longreach	ADSB	-23.428005	144.288128	216.166
Longreach Regional		Longreach	NDB	-23.42841944	144.2891444	195.764
Longreach Regional		Longreach	SGS	-23.427938	144.28826	195.5960236
Longreach Regional		Longreach	VHF	-23.428091	144.288212	195.764
Mackay Regional		Swampy Ridge	ADSB	-21.0825899	148.4394132	1179
Mackay Regional		Mackay	DME	-21.17301314	149.1873773	12.025
Mackay Regional		Mackay	DVOR (Elevated)	-21.17299922	149.1872329	4.615
Mackay Regional		Mackay	NDB	-21.16224444	149.1862556	4.477
Mackay Regional	Isaac Regional	Swampy Ridge (RSR)	Radar	-21.08242	148.439163	1185.10
Mackay Regional		Mackay	SGS	-21.16983532	149.1749572	6.222271
Mackay Regional		Swampy Ridge	SGS	-21.08249444	148.4394361	1141.992065
Mackay Regional		Eungella	VHF	-21.230169	148.537644	955.22
Mackay Regional		Mackay	VHF	-21.17039	149.177007	6.47
Mackay Regional		Mackay (Fire Station)	VHF	-21.170369	149.176886	6.34
Mackay Regional		Mackay (Tower)	VHF	-21.17001667	149.174525	6.79
Mackay Regional		Mt Blackwood	VHF	-21.032287	148.943492	590
Mackay Regional		Swampy Ridge	VHF	-21.082583	148.439417	1147.21
Maranoa Regional		Roma	ADSB	-26.5426593	148.7817002	321.819
Maranoa Regional		Roma	ADSB	-26.5426501	148.7816821	321.929
Maranoa Regional		Roma	NDB	-26.543075	148.7816889	301.918

Maranoa Regional		Roma	SGS	-26.5426024	148.7816689	305.5335388
Maranoa Regional		Roma	VHF	-26.54282	148.781598	301.819
Mareeba Shire		Hann Tableland	ADSB	-16.9158038	145.2522974	993.237
Mareeba Shire		Hann Tableland (RSR)	Radar	-16.91556194	145.2521689	1001.57
Mareeba Shire		Hann Tableland	SGS	-16.915497	145.252233	970.4700317
Mareeba Shire		Hann Tableland	VHF	-16.915795	145.252176	973.708
Mareeba Shire	Cairns Regional	Saddle Mountain	VHF	-16.818252	145.663065	654.86
McKinlay Shire		Kyunna	ADSB	-21.456706	141.951037	210.847
McKinlay Shire		Kyunna	ADSB	-21.456706	141.951037	210.944
McKinlay Shire		Kynuna	SGS	-21.456747	141.951147	207.6584473
McKinlay Shire		Kynuna	VHF	-21.456901	141.951138	204.347
Mornington Shire		Mornington Island	ADSB	-16.6590735	139.1708009	32.64
Mornington Shire		Mornington Island	ADSB	-16.659059	139.1708204	32.64
Mornington Shire		Mornington Island	SGS	-16.659055	139.170875	8.2769775
Mornington Shire		Mornington Island	VHF	-16.659141	139.170853	8.24
Mount Isa City		Mt Isa	ADSB	-20.7353943	139.5127862	481.223
Mount Isa City		Mt Isa	ADSB	-20.735454	139.5127859	482.008
Mount Isa City		Mount Isa	DME	-20.66463394	139.4857919	346.565
Mount Isa City		Mount Isa	DVOR (Elevated)	-20.66461936	139.4856482	339.386
Mount Isa City		Mount Isa	NDB	-20.67541111	139.4865611	340.208
Mount Isa City		Mt Isa	SGS	-20.664335	139.490702	339.5602722
Mount Isa City		Mt Isa - DCA Hill	SGS	-20.735357	139.512818	444.8920898
Mount Isa City		Mount Isa (Aeris)	VHF	-20.675478	139.486514	340.208
Mount Isa City		Mount Isa (Airport)	VHF	-20.664785	139.485641	342.4
Mount Isa City		Mount Isa (DCA Hill)	VHF	-20.73544167	139.5128694	444.91
Murweh Shire		Charleville	NDB	-26.42003333	146.2490056	301.494
Murweh Shire		Charleville	SGS	-26.419176	146.249959	306.5687866
Murweh Shire		Charleville	VHF	-26.419259	146.24983	306.17
Paroo Shire		Cunnamulla	NDB	-28.03476389	145.62375	190.104
Redland City		Mt Hardgrave	ADSB	-27.4999218	153.4532939	234.539
Redland City		Mt Hardgrave	ADSB	-27.4999464	153.4533009	222.539
Redland City		Mt Hardgrave (PSR)	Radar	-27.49997983	153.4531951	240.73
Redland City		Mt Hardgrave (SSR)	Radar	-27.49997983	153.4531951	243.18
Redland City		Capalaba	SGS	-27.50647	153.2041145	19.5131226
Redland City		Mt Hardgrave	VHF	-27.49972222	153.4531417	217.23

Rockhampton Regional		Rockhampton	DME	-23.38281708	150.4716623	17.246
Rockhampton Regional		Rockhampton	DVOR (Elevated)	-23.38279828	150.4715162	10.476
Rockhampton Regional		Rockhampton	NDB	-23.37091944	150.4753083	9.743
Rockhampton Regional		Rockhampton	SGS	-23.375884	150.477179	9.8763885
Rockhampton Regional		Rockhampton	VHF	-23.376618	150.477408	9.72
Rockhampton Regional		Rockhampton (Control (Tower)) Carpark	VHF	-23.37677778	150.4778278	9.7
Rockhampton Regional		Rockhampton (CTC - ATIS)	VHF	-23.376817	150.477885	9.65
Rockhampton Regional		Table Mountain	VHF	-23.516971	150.383415	340.29
Scenic Rim Regional		Bromelton	NDB	-27.96609722	152.9007667	125.556
Somerset Regional	Moreton Bay Regional Brisbane City	Mount Glorious	VHF	-27.315068	152.748016	765
South Burnett Regional	Western Downs Regional	Mt Mowbullian	VHF	-26.898669	151.620067	1060
Southern Downs Regional		Passchendaele	VHF	-28.535852	151.832689	982.72
Sunshine Coast Regional		Sunshine Coast	CVOR (Elevated)	-26.59768333	153.0902972	4.028
Sunshine Coast Regional		Sunshine Coast	DME	-26.59768333	153.0902972	10.828
Sunshine Coast Regional		Sunshine Coast	NDB	-26.59218889	153.0917139	2.816
Sunshine Coast Regional		Sunshine Coast	VHF	-26.607116	153.092383	5.17
Sunshine Coast Regional		Sunshine Coast	VHF	-26.605169	153.0876	6.66
Toowoomba Regional		Oakey	DME	-27.39958336	151.7379957	413.616
Toowoomba Regional		Oakey	DVOR (Elevated)	-27.3996521	151.7378591	406.637
Toowoomba Regional		GP - Oakey (RWY 14) [Department of Defence]	GP	-27.40404198	151.7401558	406.58
Toowoomba Regional		LOC - Cat I - Oakey (RWY 14) [Department of Defence]	LOC	-27.41650457	151.7479271	407.026
Toowoomba Regional		Oakey	MM	-27.39526255	151.7313539	410.16
Toowoomba Regional		Brymaroo	NDB	-27.23510401	151.6246948	417.198

Toowoomba Regional		Oakey	NDB	-27.42135833	151.737175	403.658
Toowoomba Regional		Oakey	OM	-27.35068247	151.6964727	425.69
Toowoomba Regional		Oakey (Department of Defence)	Radar	-27.32841742	151.7377468	539.65
Toowoomba Regional		Turkey Hill (ATIS)	VHF	-27.328424	151.737743	520
Torres Shire		Thursday Island	ADSB	-10.57693356	142.2275773	123.602
Torres Shire		Thursday Island	ADSB	-10.57693606	142.2275643	123.258
Torres Shire		Horn Island	NDB	-10.59205	142.2925639	15.168
Torres Shire		Thursday Island	SGS	-10.577026	142.227605	96.792511
Torres Shire	Torres Strait Island Regional	Thursday Island	VHF	-10.577026	142.227496	99.602
Townsville City		Townsville	DME	-19.24420669	146.758233	10.449
Townsville City		Townsville (RWY 01)	DME	-19.25516886	146.7645379	9.036
Townsville City		Townsville	DVOR (Elevated)	-19.24419025	146.7580895	3.099
Townsville City		GP - Cat I - Townsville (RWY 01)	GP	-19.25520008	146.7646033	4.237
Townsville City	Burdekin Shire	Clevedon	HFR	-19.351059	147.018485	2.83
Townsville City	Burdekin Shire	Clevedon	HFR	-19.350447	147.020348	2.31
Townsville City		Pallarenda	HFT	-19.201612	146.768142	3.22
Townsville City		Pallarenda	HFT	-19.200025	146.768584	3.50
Townsville City		Pallarenda	HFT	-19.203166	146.767636	3.95
Townsville City		LOC - Cat I - Townsville (RWY 01)	LOC	-19.23520928	146.7756263	3.669
Townsville City		Garbutt	MM	-19.27091833	146.7587033	11.02
Townsville City		Townsville	NDB	-19.24695833	146.7622889	3.519
Townsville City		Douglas	OM	-19.33087722	146.7304842	31.173
Townsville City		Townsville (Department of Defence)	Radar	-19.188856	146.764856	210.82
Townsville City		Townsville	SGS	-19.25485526	146.7738735	5.9692917
Townsville City		Townsville	TACAN	-19.278972	146.742528	199.74
Townsville City		Many Peaks	VHF	-19.18901944	146.7647194	180
Townsville City		Townsville	VHF	-19.250322	146.764619	3.77
Whitsunday Regional		Hamilton Island	DME	-20.35116944	148.9558806	191.726
Whitsunday Regional		Proserpine	DME	-20.49686064	148.552827	29.425
Whitsunday Regional		Proserpine	DVOR (Elevated)	-20.49687821	148.55297	22.085

Whitsunday Regional		Hamilton Island	SGS	-20.352808	148.951138	23.9992905
Whitsunday Regional		Hamilton Island	VHF	-20.355639	148.948682	4.17
Whitsunday Regional		Hamilton Island	VHF	-20.35141	148.955349	180.8
Whitsunday Regional		Hamilton Island (ARFF)	VHF	-20.35734	148.948014	21.37
Whitsunday Regional		Hamilton Island (ATIS)	VHF	-20.352909	148.951198	23.37
Whitsunday Regional		Proserpine	VHF	-20.490425	148.555621	19.62

*Aviation facilities protected under the Airports (Protection of Airspace) Regulations 1996 as declared in Instrument No:AA-01/2017.

SPP IMS mapping layers applicable to each strategic airport

Airport type	Strategic airport	Applicable SPP IMS layers								Aviation facilities and BRA	
		Obstacle limitation surface and contour	Height restriction zones	Light restriction zones	Lighting area buffer 6km	Wildlife hazard buffer zones	Public safety areas required on main runway	Public safety areas required on other runway	ANEF		
Leased federal	Brisbane	✓		✓	✓	✓	✓	✓	✓*	✓	Refer to the list of 'Mapped aviation facilities' above to determine if the local government area is impacted by aviation facilities
	Archerfield	✓		✓	✓	✓	✓		✓		
	Gold Coast	✓		✓	✓	✓	✓		✓		
	Mount Isa	✓		✓	✓	✓	✓		✓		
Joint-user	Townville Airport / RAAF Base Townsville		✓	✓	✓	✓	✓		✓		
Defence airfield	Army Aviation Centre Oakey		✓	✓	✓	✓	✓		✓		
	RAAF Base Amberley		✓	✓	✓	✓	✓	✓	✓		
	RAAF Base Scherger		✓	✓	✓	✓	✓				
Regional	Brisbane West Wellcamp Airport	✓		✓	✓	✓	✓				
	Bundaberg	✓		✓	✓	✓	✓		✓		
	Cairns	✓		✓	✓	✓	✓		✓		
	Emerald	✓		✓	✓	✓	✓		✓		
	Gladstone	✓		✓	✓	✓	✓		✓		
	Hamilton Island	✓		✓	✓	✓	✓				

Hervey Bay	✓		✓	✓	✓	✓		✓
Horn Island			✓	✓	✓			
Longreach	✓		✓	✓	✓	✓		✓
Mackay	✓		✓	✓	✓	✓	✓	✓
Mareeba	✓		✓	✓	✓			✓
Moranbah			✓	✓	✓	✓		
Northern Peninsula			✓	✓	✓			
Rockhampton	✓		✓	✓	✓	✓		✓
Roma			✓	✓	✓			
Sunshine Coast	✓		✓	✓	✓	✓		✓
Weipa			✓	✓	✓			
Whitsunday Coast Airport - Proserpine	✓		✓	✓	✓	✓		

* Runway 14/32 cross only

18 Strategic Ports



The SPP state interest statement and state interest policies of the *Strategic ports* state interest are:

The operation of strategic ports is protected and their growth and development is supported.

All strategic ports:

1. Strategic ports, and associated strategic port land and core port land, are identified.
2. Development complements the role of a strategic port as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic port.
3. Strategic ports are protected from development that may adversely affect the safety, viability or efficiency of existing and future port operations.
4. Development is located and designed to mitigate adverse impacts on the development from environmental emissions generated by port operations.
5. Key transport corridors (including freight corridors) linking strategic ports to the broader transport network are identified and protected.
6. Statutory land use plans for strategic ports and the findings of planning and environmental investigations undertaken in relation to strategic ports are considered.

Priority ports:

7. For priority ports, development is also consistent with the requirements of priority port master plans and priority port overlays as these are approved under the *Sustainable Ports Development Act 2015*.

Note – State interest policies 1 to 6 apply to both strategic ports and priority ports. State interest policy 7 applies in addition to but does not replace policies 1 to 6 for priority ports. If there is an inconsistency between state interest policy 7 and state interest policies 1 to 6, state interest policy 7 prevails in relation to priority ports, and the priority port master plan and overlay prevail to the extent of any inconsistency with the requirements for a strategic port.

This state interest includes:

- protecting key transport corridors servicing strategic ports – for plan-drafting considerations associated with key transport corridors, refer to the *Transport infrastructure* state interest
- that development be located and designed to mitigate the impacts of environmental emissions generated by port operations – for plan-drafting considerations associated with avoiding or minimising the potential impacts from environmental emissions, refer to the *Emissions and hazardous activities* state interest.

18.1 Approach to integrating this state interest

18.1.1 Engagement

Early and ongoing engagement is an essential part of plan-drafting. Local government should contact their **local departmental office** to coordinate early engagement with the department and relevant state agencies and other government-owned corporations or bodies, to confirm matters of state interest, discuss locally-responsive approaches to delivering on the state interest and for technical information.

Engagement is also recommended with:

- surrounding local authorities, to identify port infrastructure opportunities and impacts that may cross local government boundaries
- port authorities, to:
 - identify known issues such as capacity issues

- gain a better understanding of the port authority’s land use plan and master plan and gain advice on future plans, including future port infrastructure opportunities/requirements
- understand shipping and industry trends
- identify the specific range, type and pattern of industrial, logistic and marine activities in the surrounding local government area and adjoining the port that would best capitalise on and support port operations and development
- major import and export industries and port users
- environmental interest groups and Traditional Owners.

18.1.2 Understanding the planning scheme context

18.1.2.1 Local government context and investigations

The local government context, the content in the existing planning scheme, and the currency of that content, informs the scope of investigations required to develop the planning direction for the local government area. The outcome of these investigations will in turn influence the extent of change to be implemented in a new planning scheme, or scope of amendments to the existing planning scheme.

Identify whether there is a strategic port in the local government area and if so, identify whether there is a statutory land use plan for the port made under the *Transport Infrastructure Act 1994*.

Identify the supply chains that are critical to port operations and the local community. Identify key transport corridors (including freight corridors) linking a strategic port to the broader transport network and to supply chains. Note that supply chain information may already be prepared by the port authority and DTMR.

Identify land that is adversely affected by environmental emissions generated by strategic ports?⁴⁴

Identify whether the strategic port is identified as a priority port (see Table 3 in the **SPP**). If so:

- review the port authority’s land use plan to identify the location of strategic port land and core port land (if any) for the relevant strategic port, to determine the extent of port operations and identify where the local government planning scheme does not apply
- identify if there is a port overlay and master plan made under the *Sustainable Ports Development Act 2015* for the priority port.

18.1.2.2 Regulatory context

Local government planning scheme provisions form part of a broader regulatory framework.

The **Delivery of state interests through the Planning Regulation 2017 – Guidance for local governments** document outlines how the Planning Act and Planning Regulation directly support the delivery of state interests in development assessment. If there are regulatory requirements under other legislation these are described below.

A. Strategic port land and core port land

Strategic port land and core port land are not subject to the local government planning scheme.

Strategic port land and core port land are regulated by their statutory port land use plan that the port authority is required to prepare under the *Transport Infrastructure Act 1994*, and includes information about:

- the type and quantity of cargo handled by the port
- existing strategic and core port land and how the land is currently used and proposed to be used in future as prescribed under the *Transport Infrastructure Act 1994*
- long-range planning for the strategic port including details of land that is proposed to become strategic port land or core port land and future operational conditions (e.g. plans to expand operations by increasing throughput or handling new types of cargo).

⁴⁴ The Queensland Government is developing a standard methodology for modelling the extent of impacts and area affected by environmental emissions generated by port operations. In the interim, identify the area of impact from noise, air particulates and/or dust emissions generated by port operations, and the area where development has to potential to interfere with an aid to navigate or associated signal, with the relevant port authority. Identify the area where lighting has the potential to interfere with an aid to navigation with the harbour master.

However, for Brisbane core port land, Brisbane City Council, as a referral agency may give advice on the material impacts of the proposed development on land in its local government area, other than Brisbane core port land. As such, in preparing their planning scheme, Brisbane City Council may seek to consider these potential impacts and articulate desired outcomes for the local government area.

B. Priority port overlay

A port overlay is used to implement a port master plan for a priority port.

Where the overlay encompasses land subject to a local government planning scheme, the overlay may contain matters a local government must consider in making or amending their planning scheme.

A port overlay prevails to the extent of any inconsistency with the local government planning scheme. These plans provide further requirements for a strategic port and may state the category of development and assessment that applies to development, assessment benchmarks for assessable development, and matters an assessment manager must have regard to in assessing development.

Note – Priority Port master plans made under the *Sustainable Ports Development Act 2015* can be viewed on the Department of Transport and Mains Roads [website](#). Information on implementing port overlays has been provided to local governments with a priority port and where a final port overlay is in place.

18.1.3 Approach to plan-drafting

For general guidance on drafting a planning scheme refer to the department's [Drafting a planning scheme – Guidance for local governments](#) document.

When preparing a new or amending an existing planning scheme the local government should work through the following approach. For each consideration, assess whether the planning scheme content has addressed the matter and is able to respond in the positive to the question-based statements.

Approach	Establish strategic outcomes that align with the state interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning scheme intent for delivering the state interest. The level of detail contained in the strategic outcomes will be informed by the local government context. In preparing strategic outcomes, address the following:	Relevant to state interest policies:
1.	Do strategic outcomes identify the economic and community value of strategic ports and promotes development that builds upon the economic opportunities available near strategic ports?	2
2.	Do strategic outcomes recognise the role of SDAs for port related and industrial activities around the ports? For example: 1. Abbot Point SDA adjacent to the Port of Abbot Point 2. Bundaberg SDA adjacent to the Port of Bundaberg 3. Gladstone SDA adjacent to the Port of Gladstone 4. Townsville SDA south of the Port of Gladstone 5. Tropical North SDA adjacent to the Port of Cairns.	2
3.	Do strategic outcomes identify and protect the infrastructure and supply chain corridors that port operations are dependent on?	2
4.	Do strategic outcomes protect strategic ports, associated strategic port land and core port land from the encroachment of sensitive land uses that may adversely affect the safety, viability or efficiency of existing and future port operations?	3 and 4
5.	Do strategic outcomes protect associated key transport corridors including freight corridors, linking a strategic port to the broader transport network?	5
6.	Do strategic outcomes protect SDA corridors connecting to ports, including:	5

	<ol style="list-style-type: none"> 1. Surat Basin Infrastructure Corridor – rail infrastructure to the Port of Gladstone 2. Galilee Basin – rail corridor to the Port of Abbot Point 3. Callide Infrastructure Corridor – coal seam gas pipeline to the Port of Gladstone 4. Stanwell-Gladstone Infrastructure Corridor – pipeline corridor to the Port of Gladstone. 	
Approach	Prepare state interest specific mapping	
Considerations	<p>Mapping helps users understand and interpret where and how state interest policies apply in the local government area.</p> <p>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</p> <p>Note – The SPP identifies the mapping that a planning scheme must appropriately integrate – this is discussed in the 'Mapping' section below.</p>	Relevant to state interest policies:
7.	<p>Does planning scheme mapping identify the location of priority ports and strategic ports in the planning scheme area?</p> <p>These elements are mapped in the SPP IMS.</p>	1
8.	<p>Does planning scheme mapping identify strategic port land and core port land that is not subject to the planning scheme?</p>	1
9.	<p>Does planning scheme mapping identify key transport corridors (including freight corridors) linking a strategic port to the broader transport network?</p>	5
10.	<p>Does planning scheme mapping identify the location SDA corridors connecting to ports?</p>	5
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	<p>Land should be able to be used for the purpose it is zoned.</p> <p>In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:</p> <p>Note – Consideration of this section is not necessary where information on implementing port overlays in the planning scheme has already been provided to local governments with a priority port where a final port overlay is in place.</p>	Relevant to state interest policies:
11.	<p>Where land is near the port:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Consider the long-term strategic vision and land-use intent for a priority port identified in a master plan made under the <i>Sustainable Ports Development Act 2015</i>? 2. Enable development that is consistent with the matters identified in any finalised port overlay that implements the port master plan? 3. Consider both the existing land uses on strategic port land and core port land, and the intent for this land in the port land-use plan including any planning and environmental investigations undertaken to support the port land use plan? 4. Avoid uses or development that could affect the viability and efficiency of existing and future port operations or prevent port operations from expanding or intensifying in the future? 5. Provide for land uses that support the role of the port or build upon the economic advantage from being near a strategic port? <p>For example, zoning land around ports for industrial and commercial uses such as warehousing, freight handling, transport and logistics depots, container yards and marine industry precincts.</p>	2, 3, 6 and 7

	<p>Note – Given the siting of ports, local governments may need to balance allocating land for complementary development, with interests of protecting coastal processes and coastal resources that may also exist in these locations.</p> <p>Note – A port overlay for a priority port will already provide direction for the local government on land uses surrounding the port within the master planned area. This does not prevent a local government from considering uses on land outside of the port overlay area and considering how zoning can protect and facilitate port uses and seek to limit sensitive uses in proximity to the port.</p> <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p>	
12.	<p><i>Some areas surrounding strategic ports and priority ports are affected by environmental emissions generated by port operations.</i></p> <p>Where land is identified as being subject to environmental emissions generated by port operations:</p> <p>Does the choice of zone/locally specific provisions:</p> <ol style="list-style-type: none"> 1. Provide for land uses that are compatible with these emissions? 2. Avoid sensitive land uses? <p>Do outcomes (for the zone / overlay / local plan) articulate this intent?</p> <p>Note – Consider the prospect of changing conditions / increased environmental emissions due to port growth and consequent impacts, for example, along transport corridors resulting from increased rail freight movements.</p>	4
Approach	Set categories of development and categories of assessment	
Considerations	<p>The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans).</p> <p>In setting the categories of development and categories of assessment for development, address the following:</p>	Relevant to state interest policies:
13.	<p>Where land is near the port:</p> <p>Is the lowest level of assessment applied to land uses that are complementary to the function of the strategic port or can leverage off economic opportunities from being in proximity to the strategic port or near to port operations?</p>	2
14.	<p>Where land is identified as being subject to environmental emissions generated by port operations:</p> <p>Are sensitive land uses assessable?</p> <p>This will enable assessment benchmarks to apply so that impacts can be fully considered.</p>	4
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	<p>Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the state interest policy. In preparing assessment benchmarks, address the following:</p>	Relevant to state interest policies:
15.	<p>Where land is identified as being subject to environmental emissions generated by port operations:</p> <p>Do assessment benchmarks articulate that development is to avoid or mitigate the impacts of environmental emissions such as noise, air particulates and dust to achieve an acceptable level of amenity?</p> <p>For example, development for sensitive land uses applies site layout strategies such as:</p> <ol style="list-style-type: none"> 1. Locating and designing buildings and structures so the areas where people live, work and congregate are the greatest distance practicable from the interface with the strategic port. 2. Incorporating site acoustic and visual mitigation measures such as landscape buffer strips, mounding and screening between buildings and structures and the interface with the strategic port. 	4

	3. Shielding outdoor recreation spaces and private open spaces using building façades where these spaces have an interface with the strategic port.	
16.	<p>Where land is near the port:</p> <p>Do assessment benchmarks articulate that development and associated landscaping is not to interfere with an aid to navigation or associated signals connected with a strategic port or create a hazard to maritime safety?</p> <p>For example, development and associated landscaping does not:</p> <ol style="list-style-type: none"> 1. Obstruct sight lines to an aid to navigation. 2. Restrict access to an aid to navigation for maintenance purposes. 3. Emit electrical or electro-magnetic emissions, which may impede the operation of an aid to navigation. 4. Remove any material that may destabilise an aid to navigation. <p>Information about the type and location of aids to navigation critical to the operations at a strategic port can be obtained from the nearest <u>Maritime Safety Queensland regional office</u>.</p>	3
17.	<p>Where land is near the port:</p> <p>Do assessment benchmarks articulate that lighting associated with development is not to interfere with or resemble an aid to navigation or associated signals connected with a strategic port?</p> <p>For example:</p> <ol style="list-style-type: none"> 1. Requires the shielding or lights sufficiently to prevent glare or reflection. 2. Avoiding flood lighting which may reduce the visibility of aids to navigation. 3. Avoiding flashing or flickering lights, or coloured lights such as green, blue or red lights, which may be confused with aids to navigation. 	3

18.2 Supporting information

18.2.1 Key terms and concepts

Key term or concept	Information
Aid to navigation	An aid to navigation is defined in the <i>Transport Operations (Marine Safety) Act 1994</i> and are devices that ship captains use to guide their vessels safely in and out of port and must remain clearly visible. Some aids to navigation, such as leads and lights, are located on land and therefore have the potential to be adversely affected by surrounding development. For example, certain types, patterns and colours of outdoor lighting may interfere with or be confused with an aid to navigation.
Core port land	Means 'Brisbane core port land'. See Section 283K of the <i>Transport Infrastructure Act 1994</i> .
Environmental emissions	See the <u>SPP Part F Glossary</u> .
Land adversely affected by environmental emissions generated by strategic ports	<p>Potential sources of emissions generated by port operations include industrial-type activities occurring on port land and emissions from ships berthed at the port.</p> <p>The extent to which land within a local government area is affected by noise, air and light emissions generated by a strategic port will differ depending on a variety of factors, including:</p> <ul style="list-style-type: none"> • port location and proximity to current or future development areas • port activity types (current and future)

	<ul style="list-style-type: none"> • type of commodities being handled by the port • frequency of ship movements at the port • variations of port activities within a year (e.g. due to seasonal factors) • meteorological effects (e.g. direction and strength of prevailing winds) • current and future port capacity and any proposed port operations.
Master plan	See Section 7 of the <i>Sustainable Ports Development Act 2015</i> .
Priority port	<p>See Section 5 of the <i>Sustainable Ports Development Act 2015</i>.</p> <p>A priority port is a port declared under the <i>Sustainable Ports Development Act 2015</i> to establish a long-term vision for the future development of priority ports and involves identifying land and infrastructure critical to the effective operation of the port network that is beyond the boundaries of existing strategic port land, and may include land in local government areas, SDAs and PDAs.</p> <p>The master planning for priority ports results in the development of port master plans and port overlays to optimise the use of existing infrastructure and address economic and environmental considerations and the interrelationships between port operations and surrounding land uses.</p> <p>The process for priority port master planning can be found in the <i>Priority ports master planning guideline</i>.</p>
Sensitive land use	See Schedule 24 Dictionary of the Planning Regulation.
Statutory land use plan	See the <u>SPP Part F Glossary</u> .
Strategic port	<p>See the <u>SPP Part F Glossary</u>.</p> <p>A strategic port is a port identified by the Queensland Government to be an essential component of the national and state transport network and supply chain, or the national defence system and contains either strategic port land or core port land in a port authority's approved port land use plan.</p> <p>Some strategic ports (or portions of) are also identified as priority ports.</p> <p>The strategic ports mapped in the SPP IMS are listed in the 'Mapping' section below.</p>
Strategic port land	See Section 267 of the <i>Transport Infrastructure Act 1994</i> .
Transport network	See the <u>SPP Part F Glossary</u> .

18.2.2 SPP mapping

This section identifies the **SPP IMS mapping layers** applicable to this state interest. Other spatial mapping may also be of relevance and assist in delivering on this state interest. Any additional resources are discussed in the 'Approach to integrating this state interest' section above.

Mapping layers in Appendix 1, Table A, of the SPP

This mapping must be appropriately integrated unchanged in the planning scheme. How to do this is discussed in the 'Approach to plan-drafting' section.

Mapping layer	Data custodian	Head of power	State interest policy that the mapping relates to
Strategic ports	DTMR	<i>Transport Infrastructure Act 1994</i>	State interest policies 1, 2, 3, 4, 5 and 6
Priority ports	DTMR	<i>Sustainable Ports Development Act 2015</i>	State interest policy 7

Strategic ports

The strategic ports mapped in the **SPP IMS** are listed below.

Strategic port ⁴⁵ (Priority ports marked *)	Port authority	Local government area	Other local government areas impacted
Abbot Point*, includes Bowen Wharves	North Queensland Bulk Ports Corporation	Whitsunday Regional Council	–
Brisbane	Port of Brisbane Pty Ltd	Brisbane City Council	Moreton Bay Regional Council
Bundaberg, includes Town Reach locality (in Bundaberg CBD)	Gladstone Ports Corporation	Bundaberg Regional Council	–
Cairns, includes: <ul style="list-style-type: none"> Green Island Jetty Yorkey's Knob Marina Possible ferry terminal, currently vacant – directly opposite Cairns Port Swallows Landing – ship cargo facilities and wharf facilities approximately 7km south of Cairns Port 	Ports North	Cairns Regional Council	–
Cape Flattery	Ports North	Hope Vale Aboriginal Shire Council	–
Gladstone*, includes: <ul style="list-style-type: none"> Conveyor belt bridge between South Trees Island and Boyne Island Fisherman's Landing Locality 2km north-west of main Fisherman's Landing facility 	Gladstone Ports Corporation	Gladstone Regional Council	–
Hay Point*	North Queensland Bulk Ports Corporation	Mackay Regional Council	–
Karumba	Ports North	Carpentaria Shire Council	–
Lucinda	Port of Townsville Limited	Hinchinbrook Shire Council	–
Mackay*, includes Slade Island	North Queensland Bulk Ports Corporation	Mackay Regional Council	–
Mourilyan	Ports North	Cassowary Coast Regional Council	–
Rockhampton (Port Alma), includes land 11km west of main Port Alma site	Gladstone Ports Corporation	Rockhampton Regional Council	Gladstone Regional Council
Thursday Island	Ports North	Torres Shire Council	–
Townsville*	Port of Townsville Limited	Townsville City Council	–
Weipa	North Queensland Bulk Ports Corporation	Weipa Town Authority	Aurukun Shire Council Cook Shire Council Napranum Aboriginal Shire Council

⁴⁵ Where the strategic port includes an area of land that is not immediately apparent as a part of that strategic port, a description of that additional area is provided in column 1 of the table. In many cases this occurs where there is a parcel of land that is geographically separated or distant from what would commonly be considered the main part of that strategic port.

19 Regional Plans

19.1 Integrating regional plan land use planning policies in a planning scheme

19.1.1 Scope of state interests addressed in regional plans

Regional plans contextualise state interests (as necessary) to articulate the desired land use planning outcomes specific to a region. A regional plan may not be relevant to every matter being addressed by a local government when making or amending a planning scheme. Where a regional plan remains silent on a state interest, direction should still be taken from the SPP.

For some regional plans, additional advice is available to assist in making or amending planning schemes to address specific policy intents of the regional plan, such as the ***ShapingSEQ Rural Precincts Guideline***. For SEQ, the Growth Monitoring Program provides data that will serve to inform evidence-based decision making for planning and infrastructure actions to provide adequate land supply for projected population and employment growth and help deliver the preferred settlement pattern of SEQ.

19.1.2 Regional plan components given effect through planning schemes

Regional plans can be structured differently from one another and can contain components with different purposes, for example:

- the regional context
- a vision for the region
- key regional goals, outcomes to achieve these goals, and land use planning policies to deliver on these outcomes
- implementation actions that identify priority projects for the region
- regional planning interests under the *Regional Planning Interests Act 2014*
- measures and monitoring or regional indicators to track the delivery of key implementation actions.

Regional goals, outcomes and land use planning policies of regional plans are given effect through local government planning schemes. These components may be referred to in different ways in different regional plans and have been collectively termed and referred to as 'land use planning policies' in this guidance material. In general, the land use planning policies are found in the following parts of each statutory regional plan:

Regional Plan	Parts of Regional Plan
<u>Cape York Regional Plan 2014</u>	<ul style="list-style-type: none"> • regional outcomes • regional policies • priority outcomes • opportunities
<u>Central Queensland Regional Plan 2013</u>	<ul style="list-style-type: none"> • regional outcomes • regional policies • priority outcomes • opportunities
<u>Central West Regional Plan 2009</u>	<ul style="list-style-type: none"> • land use policies
<u>Darling Downs Regional Plan 2013</u>	<ul style="list-style-type: none"> • regional outcomes

	<ul style="list-style-type: none"> • regional policies • priority outcomes • opportunities
<u>Far North Queensland Regional Plan 2009</u>	<ul style="list-style-type: none"> • desired regional outcomes • land use policies
<u>Mackay, Isaac and Whitsunday Regional Plan 2012</u>	<ul style="list-style-type: none"> • desired regional outcomes • principles • policies
<u>Maranoa-Balonne Regional Plan 2009</u>	<ul style="list-style-type: none"> • desired regional outcomes • land use policies
<u>North Queensland Regional Plan 2020</u>	<ul style="list-style-type: none"> • goals • regional outcomes • regional policies
<u>North West Regional Plan 2010</u>	<ul style="list-style-type: none"> • desired regional outcomes • land use policies
<u>South East Queensland Regional Plan 2017 (<i>ShapingSEQ</i>)</u>	<ul style="list-style-type: none"> • goals • elements • strategies • sub-regional directions
<u>South West Regional Plan 2009</u>	<ul style="list-style-type: none"> • desired regional outcomes • land use policies
<u>Wide Bay Regional Plan 2011</u>	<ul style="list-style-type: none"> • desired regional outcomes • land use policies

19.2 Plan-drafting approach

The approach to integrating the land use planning policy in a planning scheme is the same as the approach to integrating the state interests of the SPP and should ideally be undertaken together.

For each land use planning policy (or group of interrelated policies) of the regional plan, consider:

- understanding the regional context and undertaking planning-scheme-specific investigations
- establishing strategic outcomes that align with the land use planning policy and policy intent
- reviewing regional plan mapping to understand how land use planning policies are spatially represented in the regional plan
- allocating zones and/or locally specific mapping (such as overlays and local plans) and articulating outcomes that deliver the regional plan intent for each of these mapped areas
- setting categories of development (accepted or assessable) and categories of assessment (code or impact) that facilitate the outcomes
- preparing assessment benchmarks that deliver the outcomes
- avoiding potential policy conflicts with areas of regional interest under the *Regional Planning Interests Act 2014*.

Example approaches to delivering land use planning policies are provided below.

19.2.1.1 'Industry growth' example

Example approach to integrating the following land use planning policy:

North Queensland Regional Plan 2020:

Goal 1 – A leading economy in regional Australia

Regional outcome 1.1 – Facilitate the growth of new and established industries in appropriate locations and protect their ongoing function

Approach	Regional context and local government investigations	
Considerations	The regional context and policy outcomes articulated in the regional plan informs the scope of investigations required to develop the planning direction for the local government area.	Relevant to regional policies:
1.	<p>Townsville SDA is an important industrial area due to its proximity to the Port of Townsville, key infrastructure corridors, large workforce and support services.</p> <p>There is an opportunity to activate new industrial land south of Townsville – the southern industrial corridor along the Flinders Highway at Woodstock (Lansdown). Identification of new and expanded industrial land opportunities in Burdekin, Charters Towers, Hinchinbrook and Bohle Plains are also ongoing and will be the basis of important economic development outcomes for the region.</p> <p>Identify investigations to support the implementation action in the regional plan to demonstrate how a planning schemes' industrial land supply can accommodate demand for the next 25 years. Use data of projected future industrial land demand compared to the available supply for the next 25 years.</p> <p><i>Note – The regional policy 1.1.1 links to a regional plan implementation action that the department work with NQ councils to help coordinate their long-term industrial land supply planning, to consider supporting infrastructure and established and emerging development opportunities (page 109). Outcomes from this implementation action may inform how regional policy 1.1.1 is integrated into planning schemes.</i></p>	1.1.1
Approach	Establish strategic outcomes that align with the regional interest and inform provisions through the balance of the planning scheme	
Considerations	The strategic outcomes provide the planning schemes intent for delivering the regional interest. The level of detail contained in the strategic outcomes will be informed by the regional context. In preparing strategic outcomes, address the following:	Relevant to regional policies:
2.	Do strategic outcomes seek to support the long-term supply of suitably located and serviced industrial land that support the future economic opportunities identified in the regional plan?	1.1.1
Approach	Reflect regional interest mapping	
Considerations	Mapping helps users understand and interpret where and how the regional interests apply in the local government area. <i>Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).</i>	Relevant to regional policies:
3.	<p>Does the strategic framework mapping identify and support the strategic industrial areas in the local government area, including the Port of Townsville?</p> <p>Do zones and locally specific provisions (such as overlay or local plan mapping) identify the location of sufficient industrial land for the next 25 years in the planning scheme area?</p>	1.1.1, 1.1.2 and 1.1.3

	Are there any anticipated shortfalls of supply? If so, where can this be accommodated in the planning scheme, with a focus on supporting the future economic opportunities that the regional plan identifies for the region?	
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to regional policies:
4.	Does the choice of zone/locally specific provisions that apply to identified industrial land avoid land uses and activities most likely to encroach or are incompatible with envisaged uses in the existing and new industrial areas identified in the regional plan? Do outcomes (for the zone / overlay / local plan) articulate the intent that desirable land uses in these areas include: 1. Advanced manufacturing enterprises and related supply chains in suitable locations, such as Townsville's southern industrial land corridor (including the Townsville SDA) and Bohle Plains? 2. Aviation and aerospace industry and the management of waste bio-mass?	1.1.2, 1.1.4 and 1.1.5
5.	Does the choice of zone/locally specific provisions that apply to areas surrounding the Port of Townsville avoid the encroachment of incompatible land uses, such as sensitive uses?	1.1.3
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to regional policies:
6.	Are development and activities that are incompatible with industrial uses assessable in the existing and new industrial areas identified in the regional plan? This will enable assessment benchmarks to apply so that impacts can be fully considered.	1.1.2
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the regional interest. In preparing assessment benchmarks, address the following:	Relevant to regional policies:
7.	Do assessment benchmarks consider the functional requirements of emerging industries such as advanced manufacturing enterprises and related supply chains, aviation and aerospace industry and the management of waste bio-mass, as identified in the regional plan (that may currently be unanticipated in the planning scheme)?	1.1.4 and 1.1.5
8.	Do assessment benchmarks maintain the functionality of strategic infrastructure corridors identified in the regional plan? For example, by managing the number of property access points on to these corridors.	1.1.2 and 1.1.3

19.2.1.2 'Housing diversity' example

Example approach to integrating the following land use planning policy:

South East Queensland Regional Plan 2017 (ShapingSEQ)

Goal 1 – Grow - SEQ has a consolidated urban structure of well-planned and more complete communities. There is housing choice and sufficient land to accommodate the projected population and employment growth in an affordable and sustainable way to meet the community's changing lifestyle needs. Element 4 – Housing diversity meets the changing make-up of our population, community needs and lifestyles, and provides choice and affordability.

Approach	Regional context and local government investigations	
Considerations	The regional context and policy outcomes articulated in the regional plan informs the scope of investigations required to develop the planning direction for the local government area.	Relevant to regional policies:
1.	<p><i>ShapingSEQ</i> addresses important housing diversity issues for the SEQ region and sets policies that provide for and support 'missing middle' forms of housing that offer greater density and diversity in a manner compatible with surrounding lower density residential environments.</p> <p>The missing middle includes housing types between detached houses and high-rise and may include 'Fonzie flats' (a small, self-contained apartment on the same land as a house), 'plexes' (duplexes, triplexes, quadplexes etc), row/terrace housing and medium-rise apartments.</p> <p><i>ShapingSEQ</i> requires that 'missing middle' forms of housing are located in both consolidation and expansion areas. Housing diversity, and in particular the missing middle, will assist with housing affordability by allowing for the more efficient use of land.</p> <p>Refer to the guidance South East Queensland Regional Plan 2017 background paper 1 – Grow for further context around the <i>ShapingSEQ</i> intent for diverse housing options in SEQ.</p> <p>Based on the above from <i>ShapingSEQ</i>, things to further consider could include assessing the extent to which low, low to medium or medium density residential areas in the planning scheme area currently allow for missing middle housing. Consider how and where these forms of housing can be accommodated in the planning scheme area.</p>	All
Approach	Establish strategic outcomes that align with the regional interest and inform provisions through the balance of the planning scheme	
Considerations	<p>The strategic outcomes provide the planning scheme intent for delivering the regional dimension of a state interest.</p> <p>The level of detail contained in the strategic outcomes will be informed by the regional context.</p> <p>In preparing strategic outcomes, address the following:</p>	Relevant to regional policies:
2.	<p>Do strategic outcomes:</p> <ol style="list-style-type: none"> 1. Seek to provide housing choice by delivering a mix of dwelling types and sizes in consolidation and expansion locations? 2. Plan for and support innovative solutions in housing to cater for a diverse range of community needs, including an ageing population, multi-generational families, single households, group housing, people with special needs and those from different cultural backgrounds? 	Strategies 1 and 3
Approach	Prepare state interest specific mapping	
Considerations	Mapping helps users understand and interpret where and how the regional dimension of state interests apply in the local government area.	Relevant to regional policies:

	Note – Where content is to be identified on a map, consider where this is best located within the planning scheme (such as the strategic framework or an overlay or local plan map).	
3.	Do zones and locally specific provisions (such as overlays or local plan mapping) provide a sufficient mix of residential zoning in the planning scheme area (i.e. not just predominately low density residential zoning) to accommodate diversity in the form of missing middle housing? Does this zoning allow for missing middle housing, close to transport, services and in proximity to centres?	Strategies 1 and 2
Approach	Articulate outcomes for areas by allocating zones and locally specific provisions (such as overlays and local plans)	
Considerations	Land should be able to be used for the purpose it is zoned. In allocating a zone to land, or in applying locally specific provisions (such as a zone precinct, overlay or local plan), address the following:	Relevant to regional policies:
4.	Does the choice of zone and locally specific provisions that apply to land currently intended for low, low to medium and medium density residential development provide for, and give preference to, a mix of attached and detached housing options? Which options are compatible with and unlikely to adversely affect this low / low-medium density intent, such as terrace housing, duplexes and townhouses? Do the outcomes for residential zones support a range of housing options being provided/available in all residential zones, including low density residential zones?	Strategy 4
Approach	Set categories of development and categories of assessment	
Considerations	The categories of development and categories of assessment support the achievement of the spatial outcomes (zones, overlays, local plans). In setting the categories of development and categories of assessment for development, address the following:	Relevant to regional policies:
5.	Is the lowest appropriate level of assessment applied to missing middle housing forms in low, low-medium and medium density residential zones?	Strategy 4
6.	Is the lowest appropriate level of assessment applied to reconfiguring a lot to create diverse lot sizes including small lots (i.e. lower than 400m ²)?	Strategy 4
Approach	Prepare assessment benchmarks that deliver the outcomes	
Considerations	Assessment benchmarks measure the extent to which a development achieves the intended outcome, in this case, the intent of the regional interest. In preparing assessment benchmarks, address the following:	Relevant to regional policies:
7.	Do assessment benchmarks support: <ol style="list-style-type: none"> 1. Diverse design options, by including practical and achievable provisions designed for townhouses, apartments, duplexes, terrace and row housing? 2. Diverse housing that can integrate into existing low, low to medium and medium density areas, by including design provisions that accommodate and respond to the specific needs and nature of these housing forms? 3. A mix of lot sizes that can accommodate smaller size houses and provide affordable housing options? 	Strategies 1, 2 and 4

19.2.2 Regional plan land use planning policies

Regional plans prepared since the release of the July 2017 version of the state planning policy (**State Planning Policy July 2017**) refine and prioritise state interests to provide a framework for how the SPP will be applied in the region to achieve specific regional planning outcomes.

For earlier regional plans, interrogating the content of the regional plan is necessary to identify the relationship between the land use planning policies and the SPP's state interests and state interest policies.

To assist, the following tables identify:

- the land use planning policies of each regional plan to be given effect through planning schemes
- the primary state interest that each of these land use planning policies supports the delivery of and articulates the regional outcome and interpretation of (noting that many policies support the delivery of more than one state interest or state interest policy).

19.2.3 Cape York Regional Plan 2014

This supporting material should not be seen as replacing the need for a local government to review and understand the full **Cape York Regional Plan 2014**, where applicable to the planning scheme area.

In addition to the land use policies in Chapter 5 of the Cape York Regional Plan 2014 that require integration into a local planning scheme, the Cape York Regional Plan 2014 also includes regional infrastructure policies that are relevant to land use planning in Chapter 6.

State interest	Regional land use planning policy
	Note – Many regional policies support the delivery of more than one state interest or state interest policy, however the land use policies are listed once against the most intended state interest.
Housing supply and diversity	–
Liveable communities	Theme – Community infrastructure
	<ul style="list-style-type: none"> • Priority outcomes and opportunities for community infrastructure
Agriculture	Theme – Protecting Priority Agricultural Land Uses while supporting co-existence opportunities for the resources sector
	<ul style="list-style-type: none"> • Regional policies 4 and 5
Development and construction	Theme – Balancing economic development with environmental conservation
	<ul style="list-style-type: none"> • Regional policies 1 and 3
	Theme – Providing certainty for the future of towns
	<ul style="list-style-type: none"> • Regional policies 6 and 7
Mining and extractive resources	–
Tourism	–
Biodiversity	Theme – Balancing economic development with environmental conservation
	<ul style="list-style-type: none"> • Regional policy 2
Coastal environment	–
Cultural heritage	–
Water quality	–

Emissions and hazardous activities	–
Natural hazards, risk and resilience	–
Energy and water supply	Theme – Electricity
	• Priority outcomes and opportunities for electricity infrastructure
	Theme – Water
Infrastructure integration	• Priority outcomes and opportunities for water
	Theme – State infrastructure and services
Transport infrastructure	• Planning and development outcomes
	Theme – Transport infrastructure and networks
Strategic airports and aviation facilities	• Priority outcomes, Roads
	Theme – Transport infrastructure and networks
Strategic ports	• Priority outcomes, Airports
	Theme – Transport infrastructure and networks
	• Priority outcomes, Ports

19.2.4 Central Queensland Regional Plan 2013

This supporting material should not be seen as replacing the need for a local government to review and understand the full **Central Queensland Regional Plan 2013**, where applicable to the planning scheme area.

In addition to the land use policies in Chapter 4 of the Central Queensland Regional Plan 2013 that require integration into a local planning scheme, the Central Queensland Regional Plan 2013 also includes state interests that are relevant to land use planning in Chapters 5 and 6.

State interest	Regional land use planning policy
	Note – While many regional policies support the delivery of more than one state interest or state interest policy, regional policies are listed once below, against the most relevant state interest.
Housing supply and diversity	–
Liveable communities	Theme – Community infrastructure
	• Priority outcomes and opportunities for community infrastructure
Agriculture	Theme – Protecting Priority Agricultural Land Uses while supporting co-existence opportunities for the resources sector
	• Regional outcome, Regional policies 1 and 2
Development and construction	Theme – Providing certainty for the future of towns
	• Regional outcome, Regional policies 3 and 4

Mining and extractive resources	–
Tourism	–
Biodiversity	–
Coastal environment	–
Cultural heritage	–
Water quality	–
Emissions and hazardous activities	–
Natural hazards, risk and resilience	–
Energy and water supply	Theme – Electricity
	<ul style="list-style-type: none"> Priority outcomes and opportunities for electricity infrastructure
	Theme – Water
	<ul style="list-style-type: none"> Priority outcomes and opportunities for water infrastructure
Infrastructure integration	N/A
Transport infrastructure	Theme – Transport networks
	<ul style="list-style-type: none"> Priority outcomes, Roads opportunities Priority outcomes, Rail opportunities
Strategic airports and aviation facilities	Theme – Transport networks
	<ul style="list-style-type: none"> Priority outcomes, Aviation opportunities
Strategic ports	Theme – Transport networks
	<ul style="list-style-type: none"> Priority outcomes, Port opportunities

19.2.5 Central West Regional Plan 2009

This supporting material should not be seen as replacing the need for a local government to review and understand the full **Central West Regional Plan 2009**, where applicable to the planning scheme area.

In addition to the land use policies in Part E of the Central West Regional Plan 2009 that require integration into a local planning scheme, the Central West Regional Plan 2009 also includes state interests that are relevant to land use planning in Part D.

State interest	<p>Regional land use planning policy</p> <p>Note – While many regional policies support the delivery of more than one state interest or state interest policy, regional policies are listed once below, against the most relevant state interest.</p>
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Housing supply and diversity	Theme – Urban development
	<ul style="list-style-type: none"> Policy 4.3, Land use policy 4.3.3
Liveable communities	Theme – Natural Environment
	<ul style="list-style-type: none"> Policy 1.4, Land use policy 1.4.1
	Theme – Strong communities
	<ul style="list-style-type: none"> Policy 3.1, Land use policies 3.1.1 and 3.1.2
	Theme – Urban development
	<ul style="list-style-type: none"> Policy 4.1, Land use policy 4.1.2 Policy 4.2, Land use policies 4.2.1 and 4.2.2 Policy 4.3, Land use policy 4.3.2
Agriculture	Theme – Infrastructure
	<ul style="list-style-type: none"> Policy 6.4, Land use policy 6.4.1
Development and construction	Theme – Economic development
	<ul style="list-style-type: none"> Policy 5.4, Land use policy 5.4.1
Mining and extractive resources	Theme – Urban development
	<ul style="list-style-type: none"> Policy 4.1, Land use policies 4.1.1 and 4.1.3
	Theme – Economic development
	<ul style="list-style-type: none"> Policy 5.1, Land use policies 5.1.1 and 5.1.2 Policy 5.2, Land use policy 5.2.1
	Theme – Infrastructure
<ul style="list-style-type: none"> Policy 6.1, Land use policies 6.1.1 and 6.1.2 	
Tourism	Theme – Natural resources
	<ul style="list-style-type: none"> Policy 2.1, Land use policy 2.1.1
	Theme – Economic development
<ul style="list-style-type: none"> Policy 5.10, Land use policies 5.10.1 and 5.10.2 	
Biodiversity	Theme – Economic development
	<ul style="list-style-type: none"> Policy 5.1, Land use policy 5.1.3 Policy 5.5, Land use policies 5.5.1 and 5.5.2
Coastal environment	Theme – Natural Environment
	<ul style="list-style-type: none"> Policy 1.1, Land use policies 1.1.1, 1.1.2 and 1.1.3
Cultural heritage	–
	Theme – Strong communities
<ul style="list-style-type: none"> Policy 3.4, Land use policies 3.4.1 and 3.4.2 Policy 3.5, Land use policy 3.5.1 	

Water quality	Theme – Natural Environment
	<ul style="list-style-type: none"> Policy 1.2, Land use policy 1.2.1
	Theme – Natural resources
	<ul style="list-style-type: none"> Policy 2.2, Land use policies 2.2.1 and 2.2.2
	Theme – Urban development
	<ul style="list-style-type: none"> Policy 4.3, Land use policy 4.3.1
Emissions and hazardous activities	Theme – Infrastructure
	<ul style="list-style-type: none"> Policy 6.3, Land use policy 6.3.1
Natural hazards, risk and resilience	Theme – Strong communities
	<ul style="list-style-type: none"> Policy 3.1, Land use policy 3.1.3
	Theme – Urban development
Energy and water supply	<ul style="list-style-type: none"> Policy 4.4, Land use policy 4.4.1
	Theme – Infrastructure
Infrastructure integration	<ul style="list-style-type: none"> Policy 6.2, Land use policies 6.2.1, 6.2.2, 6.2.3 and 6.2.4 Policy 6.4, Land use policy 6.4.1
	Theme – Infrastructure
Transport infrastructure	<ul style="list-style-type: none"> Policy 6.1, Land use policy 6.1.3
	Theme – Infrastructure
Strategic airports and aviation facilities	<ul style="list-style-type: none"> Policy 6.5, Land use policies 6.5.1 and 6.5.2
	–
Strategic ports	–

19.2.6 Darling Downs Regional Plan 2013

This supporting material should not be seen as replacing the need for a local government to review and understand the full **Darling Downs Regional Plan 2013**, where applicable to the planning scheme area.

In addition to the regional outcomes and land use policies in Chapter 4 that require integration into a local planning scheme, the Darling Downs Regional Plan 2013 also includes state interests that are relevant to land use planning in Chapters 5 and 6.

State interest	Regional land use planning policy
	Note – While many regional policies support the delivery of more than one state interest or state interest policy, regional policies are listed once below, against the most relevant state interest.

Housing supply and diversity	–
Liveable communities	Theme – Community infrastructure
	<ul style="list-style-type: none"> Priority outcome and opportunities for community infrastructure
Agriculture	Theme – Protecting Priority Agricultural Land Uses while supporting co-existence opportunities for the resources sector
	<ul style="list-style-type: none"> Regional outcome, Regional policies 1 and 2
Development and construction	Theme – Providing certainty for the future of towns
	<ul style="list-style-type: none"> Regional outcome, Regional policies 3 and 4
Mining and extractive resources	–
Tourism	–
Biodiversity	–
Coastal environment	–
Cultural heritage	–
Water quality	–
Emissions and hazardous activities	–
Natural hazards, risk and resilience	–
Energy and water supply	Theme – Water
	<ul style="list-style-type: none"> Priority outcomes and opportunities for water
	Theme – Electricity
	<ul style="list-style-type: none"> Priority outcomes and opportunities for electricity
Infrastructure integration	–
Transport infrastructure	Theme – Transport networks
	<ul style="list-style-type: none"> Priority outcomes, Rail opportunities Priority outcomes, Roads opportunities
Strategic airports and aviation facilities	Theme – Transport networks
	<ul style="list-style-type: none"> Priority outcomes, Aviation opportunities
Strategic ports	–

19.2.7 Far North Queensland Regional Plan 2009

This supporting material should not be seen as replacing the need for a local government to review and understand the full **Far North Queensland Regional Plan 2009**, where applicable to the planning scheme area.

In addition to the desired regional outcomes and land use policies in Part E of the Far North Queensland Regional Plan 2009 that require integration into a local planning scheme, the Far North Queensland Regional Plan 2009 also includes state interests that are relevant to land use planning in Part D.

State interest	<p>Regional land use planning policy</p> <p>Note – While many regional policies support the delivery of more than one state interest or state interest policy, regional policies are listed once below, against the most relevant state interest.</p>
Housing supply and diversity	<p>Theme – Regional landscape and natural resources</p> <ul style="list-style-type: none"> Desired regional outcome, Land use policies 2.6.1, 2.6.2, 2.6.3 and 2.6.4
	<p>Theme – Urban development</p> <ul style="list-style-type: none"> Desired regional outcome, Land use policies 4.4.1 and 4.4.2 Desired regional outcome, Land use policies 4.6.1, 4.6.2, 4.6.3 and 4.6.4
Liveable communities	<p>Theme – Natural environment</p> <ul style="list-style-type: none"> Desired regional outcome, Land use policies 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6 and 2.3.7
	<p>Theme – Regional landscape and natural resources</p> <ul style="list-style-type: none"> Desired regional outcome, Land use policies 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6 and 2.3.7
	<p>Theme – Strong communities</p> <ul style="list-style-type: none"> Desired regional outcome, Land use policies 3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5 and 3.1.6 Desired regional outcome, Land use policies 3.2.1 and 3.2.2 Desired regional outcome, Land use policies 3.3.1, 3.3.2 and 3.3.3 Desired regional outcome, Land use policies 3.4.1 and 3.4.2 Desired regional outcome, Land use policies 3.5.1, 3.5.2, 3.5.3, 3.5.4 and 3.5.5 Desired regional outcome, Land use policies 3.6.1 and 3.6.2
	<p>Theme – Regional landscape and natural resources</p> <ul style="list-style-type: none"> Desired regional outcome, Land use policies 2.4.1, 2.4.2, 2.4.3 and 2.4.4 Desired regional outcome, Land use policies 2.7.1 and 2.7.2
Agriculture	<p>Theme – Economic development</p> <ul style="list-style-type: none"> Desired regional outcome, Land use policies 5.4.1, 5.4.2, 5.4.3, 5.4.4 and 5.4.5
	<p>Theme – Water management</p> <ul style="list-style-type: none"> Desired regional outcome, Land use policy 7.6.1
	<p>Theme – Urban development</p> <ul style="list-style-type: none"> Desired regional outcome, Land use policies 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.6, 4.1.7 and 4.1.8 Desired regional outcome, Land use policies 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5 and 4.2.6
Development and construction	<p>Theme – Urban development</p> <ul style="list-style-type: none"> Desired regional outcome, Land use policies 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.6, 4.1.7 and 4.1.8 Desired regional outcome, Land use policies 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5 and 4.2.6

	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 4.3.1, 4.3.2 and 4.3.3
	Theme – Economic development
	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 5.1.1, 5.1.2, 5.1.3, 5.1.4, 5.1.5, 5.1.6, 5.1.7 and 5.1.8 Desired regional outcome, Land use policies 5.2.2, 5.2.2, 5.2.3, 5.2.4, 5.2.5 and 5.2.6 Desired regional outcome, Land use policies 5.3.1 and 5.3.2
Mining and extractive resources	Theme – Regional landscape and natural resources
	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 2.5.1, 2.5.2, 2.5.3 and 2.5.4
Tourism	Theme – Economic development
	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 5.5.1, 5.5.2, 5.5.3, 5.5.4 and 5.5.5
Biodiversity	Theme – Natural environment
	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5 and 1.1.6
	Theme – Regional landscape and natural resources
	<ul style="list-style-type: none"> Regional landscape values, Land use policies 2.1.1, 2.1.2 and 2.1.3
Coastal environment	Theme – Natural environment
	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5 and 1.2.6
Cultural heritage	Theme – Strong communities
	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 3.7.1, 3.7.2 and 3.7.3 Desired regional outcome, Land use policies 3.8.1 and 3.8.2
Water quality	Theme – Water management
	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.1.6 and 7.1.7 Desired regional outcome, Land use policy 7.2.1 Desired regional outcome, Land use policies 7.3.1, 7.3.2 and 7.3.3 Desired regional outcome, Land use policy 7.4.1 Desired regional outcome, Land use policies 7.5.1 and 7.5.2
Emissions and hazardous activities	Theme – Natural environment
	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 1.3.1, 1.3.2, 1.3.3 and 1.3.4
	Theme – Infrastructure
	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 6.4.1, 6.4.2 and 6.4.3
Natural hazards, risk and resilience	Theme – Regional landscape and natural resources
	<ul style="list-style-type: none"> Desired regional outcome, Land use policy 2.2.1
	Theme – Urban development

	<ul style="list-style-type: none"> Desired regional outcomes, Land use policies 4.5.1, 4.5.2, 4.5.3, 4.5.4 and 4.5.5 Desired regional outcomes, Land use policies 4.7.1, 4.7.2 and 4.7.3
Energy and water supply	Theme – Infrastructure
	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 6.3.1, 6.3.2 and 6.3.3
Infrastructure integration	Theme – Infrastructure
	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.1.5, 6.1.6 and 6.1.7 Desired regional outcome, Land use policies 6.2.1 and 6.2.2 Desired regional outcome, Land use policy 6.5.1
Transport infrastructure	Theme – Transport
	<ul style="list-style-type: none"> Desired regional outcome, Land use policies 8.1.1, 8.1.2, 8.1.3, 8.1.4, 8.1.5, 8.1.6, 8.1.7, 8.1.8, 8.1.9, 8.1.10, 8.1.11 and 8.1.12 Desired regional outcome, Land use policies 8.2.1, 8.2.2, 8.2.3, 8.2.4, 8.2.5, 8.2.6, 8.2.7, 8.2.8 and 8.2.9 Desired regional outcome, Land use policies 8.3.1, 8.3.2, 8.3.3, 8.3.4, 8.3.5, 8.3.6, 8.3.7, 8.3.8, 8.3.9 and 8.3.10
Strategic airports and aviation facilities	–
Strategic ports	–

19.2.8 Mackay, Isaac and Whitsunday Regional Plan 2012

This supporting material should not be seen as replacing the need for a local government to review and understand the full **Mackay, Isaac and Whitsunday Regional Plan 2012**, where applicable to the planning scheme area.

In addition to the principles and land use policies in Part C of the Mackay, Isaac and Whitsunday Regional Plan 2012 that require integration into a local planning scheme, the Mackay, Isaac and Whitsunday Regional Plan also includes the regional framework that are relevant to land use planning in Part B.

State interest	<p>Regional land use planning policy</p> <p>Note – While many regional policies support the delivery of more than one state interest or state interest policy, regional policies are listed once below, against the most relevant state interest.</p>
Housing supply and diversity	Regional Policy – Strong communities
	<ul style="list-style-type: none"> Principle 5.1.1, Land use policies 5.1.2, 5.1.3, 5.1.4 and 5.1.5 Principle 5.5.1, Land use policies 5.5.2, 5.5.3, 5.5.4, 5.5.5, 5.5.6, 5.5.7 and 5.5.8
	Regional Policy – Managing growth
	<ul style="list-style-type: none"> Principle 7.3.1, Land use policies 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6 and 7.3.7 Principle 7.4.1, Land use policies 7.4.2, 7.4.3, 7.4.4, 7.4.5, 7.4.6, 7.4.7 and 7.4.8
Liveable communities	Regional Policy – Urban form
	<ul style="list-style-type: none"> Principle 8.4.1, Land use policies 8.4.2, 8.4.3, 8.4.4, 8.4.5, 8.4.6, 8.4.7, 8.4.8, 8.4.9 and 8.4.10
Liveable communities	Regional Policy – Regional landscapes
	<ul style="list-style-type: none"> Principle 2.1.1, Land use policy 2.1.2

	<p>Regional Policy – Strong communities</p> <ul style="list-style-type: none"> • Principle 5.2.1, Land use policies 5.2.2, 5.2.3, 5.2.4 and 5.2.5 • Principle 5.3.1, Land use policies 5.3.2, 5.3.3, 5.3.4, 5.3.5, 5.3.6, 5.3.7 and 5.3.8 • Principle 5.4.1, Land use policies 5.4.2, 5.4.3, 5.4.4, 5.4.5, 5.4.6, 5.4.7, 5.4.8 and 5.4.9 <p>Regional Policy – Urban form</p> <ul style="list-style-type: none"> • Principle 8.1.1, Land use policies 8.1.2, 8.1.3, 8.1.4, 8.1.5, 8.1.6, 8.1.7, 8.1.8, 8.1.9, 8.1.10, 8.1.11 and 8.1.12 <p>Regional Policy – Infrastructure planning</p> <ul style="list-style-type: none"> • Principle 9.4.1, Land use policy 9.4.2 • Principle 9.7.1, Land use policies 9.7.2, 9.7.3, 9.7.4 and 9.7.5
Agriculture	<p>Regional Policy – Natural resource management</p> <ul style="list-style-type: none"> • Principle 4.1.1, Land use policies 4.1.2 and 4.1.3 • Principle 4.4.1, Land use policies 4.4.2, 4.4.3, 4.4.4, 4.4.5, 4.4.6, 4.4.7, 4.4.8 and 4.4.9 <p>Regional Policy – Strong economy</p> <ul style="list-style-type: none"> • Principle 6.4.1, Land use policies 6.4.2, 6.4.3, 6.4.4, 6.4.5 and 6.4.6
Development and construction	<p>Regional Policy – Strong economy</p> <ul style="list-style-type: none"> • Principle 6.1.1, Land use policies 6.1.2, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.6, 6.1.7, 6.1.8, 6.1.9, 6.1.10, 6.1.11, 6.1.12 and 6.1.13 • Principle 6.2.1, Land use policies 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7, 6.2.8 and 6.2.9 • Principle 6.3.1, Land use policies 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, 6.3.9, 6.3.10, 6.3.11, 6.3.12, 6.3.13 and 6.3.14 <p>Regional Policy – Managing growth</p> <ul style="list-style-type: none"> • Principle 7.1.1, Land use policies 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.1.6, 7.1.7, 7.1.8, 7.1.9, 7.1.10, 7.1.11 and 7.1.12 <p>Regional Policy – Urban form</p> <ul style="list-style-type: none"> • Principle 8.3.1, Land use policies 8.3.2, 8.3.3, 8.3.4, 8.3.5, 8.3.6, 8.3.7, 8.3.8 and 8.3.9
Mining and extractive resources	<p>Regional Policy – Natural resource management</p> <ul style="list-style-type: none"> • Principle 4.3.1, Land use policies 4.3.2, 4.3.3, 4.3.4 and 4.3.5 <p>Regional Policy – Strong economy</p> <ul style="list-style-type: none"> • Principle 6.5.1, Land use policies 6.5.2, 6.5.3, 6.5.4, 6.5.5 and 6.5.6
Tourism	<p>Regional Policy – Strong economy</p> <ul style="list-style-type: none"> • Principle 6.6.2, Land use policies 6.6.2, 6.6.3, 6.6.4, 6.6.5, 6.6.6, 6.6.7, 6.6.8, 6.6.9, 6.6.10, 6.6.11, 6.6.12 and 6.6.13
Biodiversity	<p>Regional Policy – Sustainability, climate change and natural hazards</p> <ul style="list-style-type: none"> • Principle 1.1.1, Land use policy 1.1.2

	<p>Regional Policy – Regional landscapes</p> <ul style="list-style-type: none"> • Principle 2.2.1, Land use policies 2.2.2 and 2.2.3 • Principle 2.3.1, Land use policies 2.3.2, 2.3.3 and 2.3.4 <p>Regional Policy – Environment</p> <ul style="list-style-type: none"> • Principle 3.1.1, Land use policies 3.1.2, 3.1.3 and 3.1.4 <p>Regional Policy – Natural resource management</p> <ul style="list-style-type: none"> • Principle 4.2.1, Land use policies 4.2.2, 4.2.3, 4.2.4, 4.2.5 and 4.2.6
Coastal environment	<p>Regional Policy – Environment</p> <ul style="list-style-type: none"> • Principle 3.3.1, Land use policies 3.3.2, 3.3.3, 3.3.4, 3.3.5 and 3.3.6
Cultural heritage	<p>Regional Policy – Strong communities</p> <ul style="list-style-type: none"> • Principle 5.6.1, Land use policies 5.6.2, 5.6.3, 5.6.4, 5.6.5, 5.6.6, 5.6.7, 5.6.8, 5.6.9 and 5.6.10 • Principle 5.7.1, Land use policies 5.7.3, 5.7.4, 5.7.5, 5.7.6 and 5.7.7 <p>Regional Policy – Urban form</p> <ul style="list-style-type: none"> • Principle 8.2.1, Land use policies 8.2.2, 8.2.3, 8.2.4, 8.2.5, 8.2.6, 8.2.7, 8.2.8 and 8.2.9
Water quality	<p>Regional Policy – Environment</p> <ul style="list-style-type: none"> • Principle 3.2.1, Land use policies 3.2.2, 3.2.3, 3.2.4, 3.2.5 and 3.2.6
Emissions and hazardous activities	<p>Regional Policy – Sustainability, climate change and natural hazards</p> <ul style="list-style-type: none"> • Principle 1.2.1, Land use policies 1.2.2, 1.2.3, 1.2.4, 1.2.5 and 1.2.6 <p>Regional Policy - Environment</p> <ul style="list-style-type: none"> • Principle 3.4.1, Land use policies 3.4.2, 3.4.3 and 3.4.4 <p>Regional Policy – Infrastructure planning</p> <ul style="list-style-type: none"> • Principle 9.5.1, Land use policies 9.5.2, 9.5.3, 9.5.4 and 9.5.5 • Principle 9.6.1, Land use policies 9.6.2, 9.6.3, 9.6.4, 9.6.5, 9.6.6 and 9.6.7
Natural hazards, risk and resilience	<p>Regional Policy – Sustainability, climate change and natural hazards</p> <ul style="list-style-type: none"> • Principle 1.3.1, Land use policies 1.3.2, 1.3.3, 1.3.4, 1.3.5 and 1.3.6
Energy and water supply	<p>Regional Policy – Natural resource management</p> <ul style="list-style-type: none"> • Principle 4.5.1, Land use policies 4.5.2, 4.5.3, 4.5.4, 4.5.5 and 4.5.6 • Principle 4.6.1, Land use policies 4.6.2, 4.6.3, 4.6.4, 4.6.5 and 4.6.6 <p>Regional Policy – Infrastructure planning</p> <ul style="list-style-type: none"> • Principle 9.3.1, Land use policies 9.3.2, 9.3.3, 9.3.4, 9.3.5, 9.3.6 and 9.3.7
Infrastructure integration	<p>Regional Policy – Managing growth</p> <ul style="list-style-type: none"> • Principle 7.2.1, Land use policies 7.2.2, 7.2.3 and 7.2.4

	Regional Policy – Infrastructure planning <ul style="list-style-type: none"> Principle 9.1.1, Land use policies 9.1.3, 9.1.4, 9.1.5 and 9.1.6 Principle 9.2.1, Land use policies 9.2.2, 9.2.3 and 9.2.4
Transport infrastructure	Regional Policy – Transport <ul style="list-style-type: none"> Principle 10.1.1, Land use policies 10.1.2, 10.1.3, 10.1.4, 10.1.5, 10.1.6, 10.1.7, 10.1.8, 10.1.9, 10.1.10, 10.1.11, 10.1.12 and 10.1.13 Principle 10.2.1, Land use policies 10.2.2, 10.2.3, 10.2.4, 10.2.5, 10.2.6, 10.2.7, 10.2.8, 10.2.9, 10.2.10 and 10.2.11
Strategic airports and aviation facilities	Regional Policy – Transport <ul style="list-style-type: none"> Principle 10.3.1, Land use policies 10.3.2, 10.3.3, 10.3.4 and 10.3.5
Strategic ports	–

19.2.9 Maranoa-Balonne Regional Plan 2009

This supporting material should not be seen as replacing the need for a local government to review and understand the full **Maranoa-Balonne Regional Plan 2009**, where applicable to the planning scheme area.

In addition to the principles and land use policies in Part E of the Maranoa-Balonne Regional Plan 2009 that require integration into a local planning scheme, the Maranoa-Balonne Regional Plan 2009 also includes the regional framework and the regional activity centres network that are relevant to land use planning in Parts C and D.

State interest	Regional land use planning policy Note – While many regional policies support the delivery of more than one state interest or state interest policy, regional policies are listed once below, against the most relevant state interest.
Housing supply and diversity	Regional Policy – Strong communities <ul style="list-style-type: none"> Desired regional outcome 3.1, Land use policy 3.1.1
	Regional Policy – Urban development <ul style="list-style-type: none"> Desired regional outcome 4.2, Land use policies 4.2.1 and 4.2.2
Liveable communities	Regional Policy – Strong communities <ul style="list-style-type: none"> Desired regional outcome 3.3, Land use policy 3.3.1
	Regional Policy – Urban development <ul style="list-style-type: none"> Desired regional outcome 4.3, Land use policies 4.3.1 and 4.3.2
Agriculture	Regional Policy – Natural resource management <ul style="list-style-type: none"> Desired regional outcome 2.2, Land use policies 2.2.1 and 2.2.2
	Regional Policy – Economic development <ul style="list-style-type: none"> Desired regional outcome 5.1, Land use policies 5.1.1, 5.1.2 and 5.1.3
Development and construction	Regional Policy – Urban development <ul style="list-style-type: none"> Desired regional outcome 4.1, Land use policy 4.1.1
	Regional Policy – Economic development

	<ul style="list-style-type: none"> Desired regional outcome 5.3, Land use policy 5.3.1
Mining and extractive resources	Regional Policy – Economic development
	<ul style="list-style-type: none"> Desired regional outcome 5.2, Land use policies 5.2.1 and 5.2.2
Tourism	Regional Policy – Economic development
	<ul style="list-style-type: none"> Desired regional outcome 5.5, Land use policy 5.5.1
Biodiversity	Regional Policy – Natural environment
	<ul style="list-style-type: none"> Desired regional outcome 1.1, Land use policies 1.1.1, 1.1.2 and 1.1.3
Coastal environment	–
Cultural heritage	Regional Policy – Strong communities
	<ul style="list-style-type: none"> Desired regional outcome 3.2, Land use policies 3.2.1, 3.2.2 and 3.2.3
Water quality	Regional Policy – Natural resource management
	<ul style="list-style-type: none"> Desired regional outcome 2.1, Land use policies 2.1.1, 2.1.2, 2.1.3 and 2.1.4
Emissions and hazardous activities	–
Natural hazards, risk and resilience	Regional Policy – Urban development
	<ul style="list-style-type: none"> Desired regional outcome 4.4, Land use policy 4.4.1
Energy and water supply	–
Infrastructure integration	Regional Policy – Infrastructure
	<ul style="list-style-type: none"> Desired regional outcome 6.1, Land use policy 6.1.1
Transport infrastructure	Regional Policy – Infrastructure
	<ul style="list-style-type: none"> Desired regional outcome 6.2, Land use policies 6.2.1, 6.2.2, 6.2.3 and 6.2.4
Strategic airports and aviation facilities	–
Strategic ports	–

19.2.10 North Queensland Regional Plan 2020

This supporting material should not be seen as replacing the need for a local government to review and understand the full **North Queensland Regional Plan 2020**, where applicable to the planning scheme area.

State interest	<p>Regional land use planning policy</p> <p>Note – While many regional policies support the delivery of more than one state interest or state interest policy, regional policies are listed once below, against the most relevant state interest.</p>
Housing supply and diversity	<p>Goal 3 – Liveable, sustainable and resilient communities that promote living in the tropics</p> <ul style="list-style-type: none"> Regional outcome 3.1, Regional policies 3.1.3 and 3.1.5 Regional outcome 3.2, Regional policies 3.2.2 and 3.2.3
Liveable communities	<p>Goal 3 – Liveable, sustainable and resilient communities that promote living in the tropics</p> <ul style="list-style-type: none"> Regional outcome 3.1, Regional policies 3.1.1 and 3.1.4 Regional outcome 3.2, Regional policies 3.2.1, 3.2.4 and 3.2.5 Regional outcome 3.3, Regional policies 3.3.1, 3.3.2, 3.3.3, 3.3.4 and 3.3.5
Agriculture	<p>Goal 1 – A leading economy in regional Australia</p> <ul style="list-style-type: none"> Regional outcome 1.3, Regional policies 1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.5, 1.3.6 and 1.3.7 Regional outcome 1.7, Regional policy 1.7.4
Development and construction	<p>Goal 1 – A leading economy in regional Australia</p> <ul style="list-style-type: none"> Regional outcome 1.1, Regional policies 1.1.1, 1.1.2, 1.1.3, 1.1.4 and 1.1.5 Regional outcome 1.2, Regional policies 1.2.1 and 1.2.3 Regional outcome 1.5, Regional policy 1.5.2 Regional outcome 1.6, Regional policies 1.6.1, 1.6.2 and 1.6.3 <p>Goal 3 – Liveable, sustainable and resilient communities that promote living in the tropics</p> <ul style="list-style-type: none"> Regional outcome 3.1, Regional policy 3.1.2 Regional outcome 3.1, Regional policy 3.1.6
Mining and extractive resources	<p>Goal 1 – A leading economy in regional Australia</p> <ul style="list-style-type: none"> Regional outcome 1.7, Regional policies 1.7.1, 1.7.2 and 1.7.3
Tourism	<p>Goal 1 – A leading economy in regional Australia</p> <ul style="list-style-type: none"> Regional outcome 1.4, Regional policies 1.4.1, 1.4.3, 1.4.4, 1.4.5, 1.4.6, 1.4.7 and 1.4.8
Biodiversity	<p>Goal 2 – A rich and healthy natural environment</p> <ul style="list-style-type: none"> Regional outcome 2.1, Regional policies 2.1.1, 2.1.2, 2.1.3, 2.1.4 and 2.1.5
Coastal environment	–
Cultural heritage	<p>Goal 2 – A rich and healthy natural environment</p> <ul style="list-style-type: none"> Regional outcome 2.4, Regional policies 2.4.1 and 2.4.2

Water quality	Goal 2 – A rich and healthy natural environment
	<ul style="list-style-type: none"> Regional outcome 2.2, Regional policies 2.2.1 and 2.2.2
Emissions and hazardous activities	–
Natural hazards, risk and resilience	Goal 2 – A rich and healthy natural environment
	<ul style="list-style-type: none"> Regional outcome 2.3, Regional policies 2.3.1, 2.3.2 and 2.3.3 Regional outcome 3.2, Regional policies 3.2.6 and 3.2.7
Energy and water supply	Goal 1 – A leading economy in regional Australia
	<ul style="list-style-type: none"> Regional outcome 1.5, Regional policies 1.5.1, 1.5.3, 1.5.4 and 1.5.5
Infrastructure integration	Goal 4 – A safe, connected and efficient North Queensland
	<ul style="list-style-type: none"> Regional outcome 4.1, Regional policies, 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5 and 4.1.6
Transport infrastructure	Goal 1 – A leading economy in regional Australia
	<ul style="list-style-type: none"> Regional outcome 1.2, Regional policy 1.2.2 Regional outcome 1.4, Regional policy 1.4.2 Regional outcome 1.6, Regional policy 1.6.4
	Goal 4 – A safe, connected and efficient North Queensland
	<ul style="list-style-type: none"> Regional outcome 4.2, Regional policies 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6 and 4.2.7
Strategic airports and aviation facilities	–
Strategic ports	–

19.2.11 North West Regional Plan 2010

This supporting material should not be seen as replacing the need for a local government to review and understand the full **North West Regional Plan 2010**, where applicable to the planning scheme area.

In addition to the land use policies in Part E that require integration into a local planning scheme, the North West Regional Plan 2010 also includes the regional framework and the regional activity centres network that are relevant to land use planning in Parts C and D.

State interest	<p>Regional land use planning policy</p> <p>Note – While many regional policies support the delivery of more than one state interest or state interest policy, regional policies are listed once below, against the most relevant state interest.</p>
Housing supply and diversity	Theme – Urban development
	<ul style="list-style-type: none"> Policy 4.3, Land use policies 4.3.1, 4.3.2, 4.3.3, 4.3.4 and 4.3.5
Liveable communities	Theme – Natural environment
	<ul style="list-style-type: none"> Policy 1.3, Land use policies 1.3.1, 1.3.2 and 1.3.3

	<p>Theme – Strong communities</p> <ul style="list-style-type: none"> • Policy 3.2, Land use policy 3.2.1 • Policy 3.4, Land use policies 3.4.4 and 3.4.5 • Policy 3.5, Land use policies 3.5.1, 3.5.2, 3.5.3 and 3.5.4 <p>Theme – Urban development</p> <ul style="list-style-type: none"> • Policy 4.2, Land use policies 4.2.1, 4.2.2, 4.2.3 and 4.2.4
Agriculture	<p>Theme – Natural resources</p> <ul style="list-style-type: none"> • Policy 2.1, Land use policy 2.1.1 <p>Theme – Economic development</p> <ul style="list-style-type: none"> • Policy 5.5, Land use policies 5.5.1 and 5.5.2
Development and construction	<p>Theme – Natural resources</p> <ul style="list-style-type: none"> • Policy 2.3, Land use policy 2.3.2 <p>Theme – Urban development</p> <ul style="list-style-type: none"> • Policy 4.1, Land use policies 4.1.1, 4.1.2, 4.1.3 and 4.1.4 <p>Theme – Economic development</p> <ul style="list-style-type: none"> • Policy 5.1, Land use policies 5.1.1, 5.1.2 and 5.1.3 • Policy 5.3, Land use policy 5.3.1
Mining and extractive resources	<p>Theme – Natural resources</p> <ul style="list-style-type: none"> • Policy 2.3, Land use policy 2.3.1 <p>Theme – Economic development</p> <ul style="list-style-type: none"> • Policy 5.6, Land use policies 5.6.1 and 5.6.2
Tourism	<p>Theme – Economic development</p> <ul style="list-style-type: none"> • Policy 5.7, Land use policy 5.7.1
Biodiversity	<p>Theme – Natural environment</p> <ul style="list-style-type: none"> • Policy 1.1, Land use policies 1.1.1, 1.1.2, 1.1.3, 1.1.4 and 1.1.5 • Policy 1.5, Land use policy 1.5.4
Coastal environment	–
Cultural heritage	<p>Theme – Strong communities</p> <ul style="list-style-type: none"> • Policy 3.4, Land use policies 3.4.1, 3.4.2 and 3.4.3
Water quality	<p>Theme – Natural resources</p> <ul style="list-style-type: none"> • Policy 2.2, Land use policies 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5 and 2.2.6
Emissions and hazardous activities	<p>Theme – Natural environment</p> <ul style="list-style-type: none"> • Policy 1.4, Land use policy 1.4.1

	Theme – Infrastructure <ul style="list-style-type: none"> Policy 6.5, Land use policy 6.5.1
Natural hazards, risk and resilience	Theme – Urban development <ul style="list-style-type: none"> Policy 4.4, Land use policies 4.4.1, 4.4.2, 4.4.3 and 4.4.4
Energy and water supply	Theme – Natural environment <ul style="list-style-type: none"> Policy 1.5, Land use policies 1.5.1, 1.5.2 and 1.5.3
	Theme – Infrastructure <ul style="list-style-type: none"> Policy 6.2, Land use policies 6.2.1, 6.2.2 and 6.2.3 Policy 6.4, Land use policies 6.4.1, 6.4.2 and 6.4.3
Infrastructure integration	Theme – Infrastructure <ul style="list-style-type: none"> Policy 6.1, Land use policies 6.1.1, 6.1.2 and 6.1.3
Transport infrastructure	Theme – Infrastructure <ul style="list-style-type: none"> Policy 6.3, Land use policies 6.3.1, 6.3.2 and 6.3.3
	Theme – Infrastructure <ul style="list-style-type: none"> Policy 6.3, Land use policies 6.3.4 and 6.3.5
Strategic airports and aviation facilities	Theme – Infrastructure <ul style="list-style-type: none"> Policy 6.3, Land use policies 6.3.4 and 6.3.5
Strategic ports	–

19.2.12 South East Queensland Regional Plan 2017 (*ShapingSEQ*)

This supporting material should not be seen as replacing the need for a local government to review and understand the full **South East Queensland Regional Plan 2017 (*ShapingSEQ*)**, where applicable to the planning scheme area.

In addition to the elements and strategies that require integration into a local planning scheme, *ShapingSEQ* also requires that local government demonstrate compliance with the following:

- Chapter 3, Part A: Goals, elements, strategies
- Chapter 3, Part B: Regional growth pattern
- Chapter 3, Part C: Sub-regional directions
- Chapter 6, Resource activity, where applicable
- SEQ regulatory provisions in the Planning Regulation 2017.

State interest	Regional land use planning policy Note – While many regional policies support the delivery of more than one state interest or state interest policy, regional policies are listed once below, against the most relevant state interest.
Housing supply and diversity	Goal 1 – Growth <ul style="list-style-type: none"> Element 1, Strategy 2 Element 3, Strategies 2 and 3 Element 4, Strategies 1, 2, 3 and 4
	Goal 4 – Sustain

	<ul style="list-style-type: none"> Element 8, Strategy 3 Element 11, Strategies 1, 2, 3, 4, 5 and 6
Liveable communities	Goal 1 – Growth
	<ul style="list-style-type: none"> Element 1, Strategy 1 Element 2, Strategies 1, 2 and 3 Element 5, Strategy 3
	Goal 2 – Prosper
	<ul style="list-style-type: none"> Element 3, Strategy 5 Element 8, Strategy 3
	Goal 3 – Connect
	<ul style="list-style-type: none"> Element 2, Strategy 4
	Goal 4 – Sustain
	<ul style="list-style-type: none"> Element 7, Strategies 1, 2, 4 and 5 Element 8, Strategies 1, 2 and 4 Element 9, Strategies 1 and 2 Element 10, Strategies 1 and 2
	Goal 5 – Live
<ul style="list-style-type: none"> Element 1, Strategies 1, 2 and 3 Element 2, Strategies 1, 2, 3 and 4 Element 3, Strategies 1, 2, 3 and 4 Element 4, Strategies 1, 2, 3 and 4 Element 6, Strategies 1, 2, 3 and 4 Element 7, Strategies 1 and 2 	
Agriculture	Goal 2 – Prosper
	<ul style="list-style-type: none"> Element 8, Strategy 2
	Goal 4 – Sustain
<ul style="list-style-type: none"> Element 6, Strategies 1 and 3 	
Development and construction	Goal 1 – Growth
	<ul style="list-style-type: none"> Element 1, Strategies 3, 4 and 5 Element 3, Strategies 1 and 4 Element 5, Strategy 1
	Goal 2 – Prosper
	<ul style="list-style-type: none"> Element 1, Strategies 1, 2, 4, 5, 6 and 7 Element 2, Strategies 1, 2, 3 and 5 Element 3, Strategies 1, 2, 3 and 4 Element 4, Strategies 1, 2, 3, 4 and 5 Element 5, Strategies 1, 2, 3, 4 and 5 Element 7, Strategies 1 and 2 Element 8, Strategy 1
	Goal 3 – Connect

	<ul style="list-style-type: none"> • Element 4, Strategies 2 and 5 • Element 5, Strategy 1
	Goal 4 – Sustain
	<ul style="list-style-type: none"> • Element 11, Strategy 7
Mining and extractive resources	Goal 4 – Sustain
	<ul style="list-style-type: none"> • Element 6, Strategy 2
Tourism	Goal 2 – Prosper
	<ul style="list-style-type: none"> • Element 6, Strategies 1 and 2
Biodiversity	Goal 1 – Growth
	<ul style="list-style-type: none"> • Element 5, Strategy 2
	Goal 4 – Sustain
	<ul style="list-style-type: none"> • Element 2, Strategies 1, 2, 3 and 4 • Element 3, Strategies 1 and 2 • Element 4, Strategies 1, 2, 3 and 4 • Element 6, Strategy 4 • Element 7, Strategy 3
Coastal environment	Goal 4 – Sustain
	<ul style="list-style-type: none"> • Element 9, Strategies 4 and 5
Cultural heritage	Goal 4 – Sustain
	<ul style="list-style-type: none"> • Element 1, Strategies 1, 2 and 3
Water quality	Goal 4 – Sustain
	<ul style="list-style-type: none"> • Element 5, Strategies 1 and 2 • Element 6, Strategy 5
Emissions and hazardous activities	Goal 2 – Prosper
	<ul style="list-style-type: none"> • Element 7, Strategies 1 and 2
Natural hazards, risk and resilience	Goal 4 – Sustain
	<ul style="list-style-type: none"> • Element 9, Strategies 3, 4 and 5 • Element 10, Strategies 3 and 4
Energy and water supply	Goal 4 – Sustain
	<ul style="list-style-type: none"> • Element 6, Strategy 5
Infrastructure integration	Goal 2 – Prosper
	<ul style="list-style-type: none"> • Element 2, Strategy 4
	Goal 3 – Connect
	<ul style="list-style-type: none"> • Element 3, Strategies 3, 4 and 6 • Element 4, Strategies 1, 3 and 4 • Element 5, Strategies 2 and 3

	<ul style="list-style-type: none"> Element 6, Strategies 1, 2 and 3
Transport infrastructure	Goal 2 – Prosper
	<ul style="list-style-type: none"> Element 6, Strategy 3
	Goal 3 – Connect
	<ul style="list-style-type: none"> Element 1, Strategies 1, 2, 3 and 4 Element 2, Strategies 1, 2 and 3 Element 3, Strategies 1, 2 and 5
Strategic airports and aviation facilities	Goal 2 – Prosper
	<ul style="list-style-type: none"> Element 1, Strategy 3 Element 2 Strategies 1, 2, 3, 4 and 5 Element 5, Strategy 1
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Strategic ports	–

19.2.13 South West Regional Plan 2009

This supporting material should not be seen as replacing the need for a local government to review and understand the full **South West Regional Plan 2009**, where applicable to the planning scheme area.

In addition to the land use policies that require integration into a local planning scheme, the South West Regional Plan 2009 also includes the regional framework and the regional activity centres network that are relevant to land use planning in Parts C and D.

State interest	<p>Regional land use planning policy</p> <p>Note – While many regional policies support the delivery of more than one state interest or state interest policy, regional policies are listed once below, against the most relevant state interest.</p>
Housing supply and diversity	Theme – Urban development
	<ul style="list-style-type: none"> Policy 4.2, Land use policies 4.2.1, 4.2.2, 4.2.3 and 4.2.4
Liveable communities	Theme – Strong communities
	<ul style="list-style-type: none"> Policy 3.2, Land use policies 3.2.1 and 3.2.2 Policy 3.3, Land use policies 3.3.1 and 3.3.2 Policy 3.7, Land use policy 3.7.1
	Theme – Urban development
	<ul style="list-style-type: none"> Policy 4.3, Land use policies 4.3.1, 4.3.2, 4.3.3, 4.3.5 and 4.3.6
Agriculture	Theme – Natural resources
	<ul style="list-style-type: none"> Policy 2.1, Land use policy 2.1.1
Development and construction	Theme – Urban development
	<ul style="list-style-type: none"> Policy 4.1, Land use policy 4.1.1
	Theme – Economic development
	<ul style="list-style-type: none"> Policy 5.4, Land use policy 5.4.1
	Theme – Economic development

Mining and extractive resources	<ul style="list-style-type: none"> Policy 5.3, Land use policy 5.3.1
Tourism	Theme – Economic development
	<ul style="list-style-type: none"> Policy 5.2, Land use policy 5.2.1
Biodiversity	Theme – Natural environment
	<ul style="list-style-type: none"> Policy 1.1, Land use policies 1.1.1, 1.1.2 and 1.1.3
Coastal environment	–
Cultural heritage	Theme – Strong communities
	<ul style="list-style-type: none"> Policy 3.8, Land use policies 3.8.1 and 3.8.2
Water quality	Theme – Natural resources
	<ul style="list-style-type: none"> Policy 2.2, Land use policies 2.2.1, 2.2.2, 2.2.3, 2.2.4 and 2.2.5
Emissions and hazardous activities	–
Natural hazards, risk and resilience	Theme – Urban development
	<ul style="list-style-type: none"> Policy 4.3, Land use policy 4.3.4 Policy 4.4, Land use policy 4.4.1
Energy and water supply	–
Infrastructure integration	Theme – Urban development
	<ul style="list-style-type: none"> Policy 4.3, Land use policy 4.3.7
Transport infrastructure	Theme – Economic development
	<ul style="list-style-type: none"> Policy 5.5, Land use policies 5.5.1 and 5.5.2 Policy 6.1, Land use policies 6.1.1, 6.1.2, 6.1.3 and 6.1.4
Strategic airports and aviation facilities	–
Strategic ports	–

19.2.14 Wide Bay Burnett Regional Plan 2011

This supporting material should not be seen as replacing the need for a local government to review and understand the full **Wide Bay Burnett Regional Plan 2009**, where applicable to the planning scheme area.

In addition to the land use policies that require integration into a local planning scheme in Part C and the planning and implementation actions in Part D, the Wide Bay Burnett Regional Plan 2011 also includes the Regional Framework in Part B.

State interest	<p>Regional land use planning policy</p> <p>Note – While many regional policies support the delivery of more than one state interest or state interest policy, regional policies are listed once below, against the most relevant state interest.</p>
Housing supply and diversity	<p>Theme – Climate Change</p> <ul style="list-style-type: none"> Desired regional outcome, Land use principle 1.2.1, Land use policy 1.2.3
	<p>Theme – Rural Growth</p> <ul style="list-style-type: none"> Desired regional outcome, Land use principle 4.2.1, Land use policies 4.2.2 and 4.2.3
	<p>Theme – Housing Choice and Affordability</p> <ul style="list-style-type: none"> Desired regional outcome, Land use principle 7.4.1, Land use policy 7.4.2
	<p>Theme – Infrastructure Supporting Job Creation and Business Opportunities</p> <ul style="list-style-type: none"> Desired regional outcome, Land use principle 9.2.1, Land use policy 9.2.4
Liveable communities	<p>Theme – Regional Landscapes</p> <ul style="list-style-type: none"> Desired regional outcome, Land use principle 2.4.1, Land use policies 2.4.2, 2.4.3 and 2.4.4
	<p>Theme – Greenspace network</p> <ul style="list-style-type: none"> Desired regional outcome, Land use principle 2.5.1, Land use policies 2.5.2, 2.5.3 and 2.5.4
	<p>Theme – Natural Resource Management</p> <ul style="list-style-type: none"> Desired regional outcome, Land use principle 3.1.1, Land use policy 3.1.2
	<p>Theme – Sustainable Rural Economy</p> <ul style="list-style-type: none"> Desired regional outcome, Land use principle 4.1.1, Land use policy 4.1.3
	<p>Theme – Rural Growth</p> <ul style="list-style-type: none"> Desired regional outcome, Land use principle 4.2.1, Land use policies 4.2.4 and 4.2.5
	<p>Theme – Social Planning</p> <ul style="list-style-type: none"> Desired regional outcome, Land use principle 5.1.1, Land use policies 5.1.2, 5.1.3 and 5.1.4
	<p>Theme – Healthy and Safe Communities</p> <ul style="list-style-type: none"> Desired regional outcome, Land use principle 5.3.1, Land use policies 5.3.2 and 5.3.3
	<p>Theme – Heritage, Arts and Cultural Development</p> <ul style="list-style-type: none"> Desired regional outcome, Land use principle 5.5.1, Land use policies 5.5.3 and 5.5.4
	<p>Theme – Efficient Use of Land</p>

	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 7.1.1, Land use policies 7.1.2, 7.1.3 and 7.1.6
	Theme – Urban Form
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 8.1.1, Land use policies 8.1.4, 8.1.7, 8.1.8, 8.1.9, 8.1.10 and 8.1.11
	Theme – Heritage and Character
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 8.2.1, Land use policies 8.2.2 and 8.2.3
Agriculture	Theme – Ecosystem-dependent Economic Resources
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 3.2.1, Land use policies 3.2.5 and 3.2.6
	Theme – Planning and Managing Agricultural Land
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 3.4.1, Land use policies 3.4.2, 3.4.3 and 3.4.4
	Theme – Sustainable Rural Economy
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 4.1.1, Land use policy 4.1.8
Development and construction	Theme – Natural Resource Management
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 3.1.1, Land use policy 3.1.3
	Theme – Efficient Use of Land
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 7.1.1, Land use policies 7.1.7 and 7.1.8
	Theme – Rural Residential Development
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 7.3.1, Land use policies 7.3.3 and 7.3.4
	Theme – Urban Form
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 8.1.1, Land use policy 8.1.6
	Theme – Infrastructure Supporting Job Creation and Business Opportunities
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 9.2.1, Land use policies 9.2.2 and 9.2.3
Mining and extractive resources	Theme – Mineral Resources and Extractive Industries
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 3.3.1, Land use policies 3.3.2, 3.3.3 and 3.3.5
Tourism	Theme – Planning and Managing Agricultural Land
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 3.4.1, Land use policy 3.4.9
	Theme – Tourism Development
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 9.5.1, Land use policies 9.5.2, 9.5.3, 9.5.4, 9.5.5, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.5.10 and 9.5.11
Biodiversity	Theme – Sustainability
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 1.1.1, Land use policy 1.1.2
	Theme – Biodiversity

	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 2.1.1, Land use policies 2.1.2, 2.1.3 and 2.1.4
	Theme – Greenspace Network
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 2.5.1, Land use policy 2.5.3
	Theme – Ecosystem-dependent economic resources
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 3.2.1, Land use policies 3.2.2, 3.2.3, 3.2.4 and 3.2.7
Coastal environment	Theme – Planning for Climate Change
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 1.3.1, Land use policy 1.3.2
	Theme – Coastal Environment
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 2.2.1, Land use policies 2.2.2 and 2.2.3
Cultural heritage	Theme – Heritage, Arts and Cultural Development
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 5.5.1, Land use policy 5.5.2
Water quality	Theme – Regional Water Supply Planning
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 3.5.1, Land use policy 3.5.5
	Theme – Total Water Cycle Management
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 3.6.1, Land use policy 3.6.6
	Theme – Water Quality. Waterway Health and Wetlands
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 3.7.1, Land use policies 3.7.2, 3.7.3 and 3.7.4
Emissions and hazardous activities	Theme – Air Quality and Noise
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 2.3.1, Land use policies 2.3.2, 2.3.3 and 2.3.4
Natural hazards, risk and resilience	Theme – Mitigating Hazards
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 1.4.1, Land use policies 1.4.2, 1.4.3, 1.4.4, 1.4.5, 1.4.6 and 1.4.7
	Theme – Coastal Environment
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 2.2.1, Land use policies 2.2.4 and 2.2.5
	Theme – Efficient Use of Land
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 7.1.1, Land use policy 7.1.5
	Theme – Infrastructure Planning
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 10.1.1, Land use policies 10.1.2, 10.1.3, 10.1.4 and 10.1.5
	Theme – Protecting Key Sites and Corridors
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 10.1.1, Land use policy 10.1.2
Energy and water supply	Theme – Climate Change
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 1.2.1, Land use policy 1.2.4
	Theme – Regional Water Supply Planning

	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 3.5.1, Land use policies 3.5.2, 3.5.3 and 3.5.4
	Theme – Total Water Cycle Management
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 3.6.1, Land use policy 3.6.4
	Theme – Energy
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 10.3.1, Land use policies 10.3.2, 10.3.3 and 10.3.5
Infrastructure integration	Theme – Efficient Use of Land
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 7.1.1, Land use policy 7.1.4
	Theme – Infrastructure Planning
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 10.1.1, Land use policies 10.1.2 and 10.1.3
Transport infrastructure	Theme – Climate change
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 1.2.1, Land use policy 1.2.2
	Theme – Healthy and Safe Communities
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 5.3.1, Land use policy 5.3.2
	Theme – Urban Form
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 8.1.1, Land use policies 8.1.2, 8.1.3 and 8.1.5
	Theme – Efficient, Accessible and Safe Transport
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 10.7.1, Land use policies 10.7.2, 10.7.3, 10.7.4, 10.7.5, 10.7.6, 10.7.7, 10.7.8, 10.7.9, 10.7.10, and 10.7.11
Strategic airports and aviation facilities	–
Strategic ports	Theme – Diverse and Strong Business and Industry
	<ul style="list-style-type: none"> Desired regional outcome, Land use principle 9.3.1, Land use policy 9.3.6

19.3 Regional plan assessment benchmarks

Under section 17 of the Planning Regulation a planning scheme or temporary local planning instrument (TLPI) may not, in its effect, be inconsistent with the effect of an assessment benchmark stated in the regional plan for a region to which the planning scheme or TLPI applies.

It is recommended that when making or amending a planning scheme, that the local government reflect the matters addressed by a regional plan's assessment benchmarks. This will avoid the assessment manager having to undertake an assessment of development against the regional plan assessment benchmarks in parallel with their assessment against the applicable elements of the local government planning scheme.

Currently, only the North Queensland Regional Plan contains assessment benchmarks, with the South East Queensland Regional Plan (*ShapingSEQ*) containing regulatory provisions under the Planning Regulation.

North Queensland Regional Plan

The assessment benchmarks of the **North Queensland Regional Plan** apply to development in identified Priority Agricultural Areas (PAAs), and are that:

- Development does not result in, or contribute to, a net loss to overall agricultural productivity within the PAA.

- Development does not result in widespread or irreversible impacts to the future use of a PAA for agricultural activities.

For further guidance on supporting the delivery of these outcomes when making or amending a planning scheme, refer to page 119 of the [North Queensland Regional Plan](#).

The development assessment process that applies where these assessment benchmarks are not appropriately integrated in the planning scheme is explained in the [Delivery of regional plan outcomes through development assessment – Guidance for local governments](#) document.

South East Queensland Regional Plan (*ShapingSEQ*)

Under schedule 10, part 16 of the Planning Regulation, regulatory provisions apply to certain development on land within the:

- SEQ RLRPA
- SEQ RLA
- SEQ development area.

The intent and scope of the provisions is summarised in the [ShapingSEQ: SEQ regulatory provision guideline](#) and the development assessment processes discussed in the [Delivery of regional plan outcomes through development assessment – Guidance for local governments](#) document.

When making or amending a planning scheme, the local government should align categories of development and assessment with those prescribed in the Regulation and ensure any variation to categories of development and assessment in non-urban zones on land within the RLRPA or RLA do not (further) contradict the category of development or assessment contained within the regulatory provisions, i.e. do not identify prohibited development as any category of development or assessment, and do not lower impact assessable development.

19.4 Areas of regional interest under the *Regional Planning Interests Act 2014*

Regional plans also provide the basis for application of development assessment processes under the [Regional Planning Interests Act 2014](#) to areas identified in the regional plan.

Regional plans may identify:

- priority living areas (PLA)
- priority agricultural areas (PAA)
- strategic cropping areas (SCA)
- strategic environmental areas (SEA).

These are areas where the [Regional Planning Interests Act 2014](#) seeks to manage the impacts, and support the coexistence, of resource activities and other regulated development in ‘areas of regional interest’.

The development assessment processes under the *Regional Planning Interests Act 2014* are discussed in the [Delivery of regional plan outcomes through development assessment – Guidance for local governments](#) document.



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