

State Planning Policy

Draft for consultation

April 2013

Have your say

Local governments, the community and other stakeholders are encouraged to have their say on the draft State Planning Policy (SPP) prior to it being finalised later this year.

Under the *Sustainable Planning Act 2009* (SPA), the planning Minister, being the Honourable Jeff Seeney MP—Deputy Premier, Minister for State Development, Infrastructure and Planning, must make available the draft SPP for public consultation for a minimum of 40 business days.

The Minister must consider all properly-made submissions on the draft SPP in preparing the final SPP.

For the purposes of feedback, a properly-made submission must be made to the Minister and:

- include the name and residential or business address of the submitter
- be made in writing and, unless the submission is made electronically, must be signed by each person who has made the submission.

Submissions must be received by 5pm on Wednesday 12 June 2013.

Forward your submission to:

Post: Deputy Premier, Minister for State Development,
Infrastructure and Planning
State Planning Policy feedback
Department of State Development,
Infrastructure and Planning
Reply Paid 15009
City East Brisbane Qld 4002

Fax: +61 7 3237 1812

Email: singleSPP@dsdip.qld.gov.au

Submissions by email or other electronic formats will be accepted provided they include the full name and residential or business address of the submitter.

Information collected through submissions will be used to help inform the finalised SPP.

For further information about the draft SPP, visit www.dsdip.qld.gov.au/spp or call 1800 600 163.

Information considered confidential should be clearly identified. Please note that the content of submissions may be accessed under the *Right to Information Act 2009*.

The Department of State Development, Infrastructure and Planning leads a coordinated Queensland Government approach to planning, infrastructure and development across the state.

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Contents

Part A: Introduction and policy context	3
Part B: Application and operation	7
Part C: State interests	11
Housing and liveable communities	12
Amenity and community wellbeing	12
Land development and housing supply	14
Economic growth	16
Agriculture	16
Development and construction	18
Mining and extractive resources	20
Tourism industry	22
Environment and heritage	24
Biodiversity	24
Coastal environment	27
Cultural heritage	30
Healthy waters	32
Hazards and safety	34
Air, noise and other emissions	34
Hazardous materials and developments	37
Natural hazards	38
Transport and infrastructure	42
State infrastructure and services	42
State transport infrastructure and networks	44
Strategic airports and aviation facilities	46
Strategic ports	50
Water supply catchments and infrastructure	52
Part D: Abbreviations and glossary	56

The State Planning Policy

Document structure

Part A: Introduction and policy context

Part B: Application and operation

Part C: The state interests

Each state interest, where relevant, will identify policies for:

- Making or amending planning instruments
- Development assessment decision making
- Designating land for community infrastructure.

Where relevant, further information and material is also provided to support the state interests.

Housing and liveable communities

- Amenity and community wellbeing
- Land development and housing supply

Economic growth

- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism

Environment and heritage

- Biodiversity
- Coastal environment
- Cultural heritage
- Healthy waters

Hazards and safety

- Air, noise and other emissions
- Hazardous materials
- Natural hazards

Transport and infrastructure

- State infrastructure and services
- State transport infrastructure and networks
- Strategic airports and aviation facilities
- Strategic ports
- Water supply catchments and infrastructure

Part D: Abbreviations and glossary

Part A: Introduction and policy context

Introduction

The State Planning Policy (SPP) sets out the state interests and related policies that local governments must take into account in preparing or amending local planning instruments, and that the state may consider in preparing and amending regional plans.

The SPP prescribes the development assessment requirements for certain applications and sets out the matters that must be considered by a Minister before designating land for community infrastructure.

A state interest is defined under the *Sustainable Planning Act 2009* (SPA) as:

- an interest that the Minister considers affects an economic or environmental interest of the state or a part of the state, including sustainable development, or
- an interest that the Minister considers affects the interest of ensuring there is an efficient, effective and accountable planning and development assessment system.

The SPP is a statutory instrument and has effect throughout the state. If there is an inconsistency between the SPP and a local planning instrument, the SPP prevails to the extent of the inconsistency under section 43 of SPA.

Statement of objectives

The SPP is a key framework in the reform of Queensland's planning system. In the preparation of the SPP, the government is committed to ensuring that the views of the community, local governments and industry are heard and considered.

Land use planning in Queensland is primarily the responsibility of local government, and the state government is intent on empowering local governments to deliver and manage effective planning for their communities.

By expressing state interests in a complete and comprehensive manner it will be easier for local governments to reflect and balance state interests 'up front' in local planning instruments, paving the way for the approval of the right development in the right location without undue process and delays.

Put simply the SPP will:

- express the state's interests in planning and development in a single place in a complete and concise format, and
- encourage flexible, innovative and locally appropriate approaches to planning, and
- be supported by tools and guidance material to assist implementation.

Together with other elements of planning reform such as the introduction of a State Assessment and Referral Agency (SARA) and the roll out of new regional plans, the SPP will lead to greater certainty, fewer unnecessary delays and better planning outcomes for Queensland communities.

Supporting best practice planning instruments and processes

Achieving the state's interests in planning and development is supported through the development and application of best practice approaches to planning instruments and processes.

The functioning of the planning system and its processes can significantly impact the state's capacity to attract investment. It is also essential to achieving good planning and development outcomes, and ensuring that the planning system is understandable to the public.

Efficient and effective planning instruments will meet the needs and expectations of the community and support the ability of industry to respond quickly to new opportunities and markets or establish essential supply chains.

Table 1: Principles, details principles and implementation strategies designed to support and guide the development of efficient and effective planning instruments.

The principles apply to and underpin all state interests articulated through the SPP and are to be applied by both the state and local governments.

In making or amending a local planning instrument, local governments will be required to have regard to these principles and implementation strategies in their decision making to inform the preparation of the local planning instrument.

They will be applied by the state in the development of state planning instruments and processes, and to assist local government in the consideration and contextualisation of state interests, in order to deliver the most robust, relevant and responsive planning system in Australia.

Table 1: Principles

Principle	Implementation strategies
1. Support the efficient approval of appropriate development	<ul style="list-style-type: none"> • Ensuring that assessment levels and development requirements are focused to satisfy the strategic framework of the planning instrument, the aspirations of the community and are proportionate to risk. • Ensuring any regulation and restriction of development is necessary and, if so, is proportionate to the potential impacts of the development being regulated. • Maximising community engagement and consultation activities during plan making stages and appropriately considering and reflecting consultation outcomes in planning instruments.
2. Facilitate effective delivery of sustainable planning outcomes	<ul style="list-style-type: none"> • Facilitating development which supports the achievement of stated objectives, across state, regional and local levels. • Ensuring provisions such as levels of assessment and development requirements within codes/overlays are targeted to support the approval of strategically consistent development. • Providing development opportunities which support housing, employment, infrastructure and other economic, social or environmental needs of the community. • Adopting evidence-based approaches to the development of planning instruments and decisions.
3. Protect and enhance Queensland's natural and built environments and places	<ul style="list-style-type: none"> • Ensuring planning and urban design at all scales contributes to environments which support economic and environmental sustainability, liveability and the needs of the community in a cost effective and responsible manner. • Ensuring planning instruments support the maintenance of ecological processes and environmentally sensitive areas and enable the sustainable use and management of natural resources.
4. Maximise transparency and accountability of planning instruments and decisions	<ul style="list-style-type: none"> • Ensuring planning instruments are transparent, easily understood and support defensible and logical development decisions.
5. Enable positive responses to change, challenges and opportunities	<ul style="list-style-type: none"> • Maintaining currency in order to reflect contemporary information, challenges and the changing needs of the community. • Enabling responsive and flexible performance-based approaches to deal with an unforeseen future and rapid changes. • Supporting and encouraging innovative design and development which supports the planning instrument's strategic intent.
6. Consider infrastructure needs required to support development	<ul style="list-style-type: none"> • Applying a 'fit for purpose' approach to infrastructure planning and provision. • Supporting the application of innovative solutions to infrastructure challenges.

Managing competing state interests

The management of varied and sometimes competing interests is a core component of planning.

When considering the state interests in situations of conflict, consideration needs to be given to a resolution that best achieves and advances the purpose of SPA.

The SPP recognises that in many circumstances the resolution of competing interests is not possible to articulate on a statewide basis. There is no 'one size fits all' approach across a state as large and diverse as Queensland and specific regional and local circumstances must be key considerations. The contextualisation of state interests in state and local planning instruments, together with meaningful consultation is necessary to ensure the preparation of appropriately integrated and balanced planning instruments.

When applying the SPP, the following three objectives are to be followed. These objectives are a guide to manage competing interests and priorities, including any conflict arising between state interests. They will be considered in the Minister's determination of whether the state interests have been appropriately reflected in a local planning instrument.

(1) Consider the state interests in their entirety

The SPP is more than a set of individual policies on discrete matters of state interest. It is to be read in its entirety and the relevant provisions applied to each situation. This means consideration must be given to the regional and local context of each state interest.

(2) Support innovative and locally appropriate solutions

Where the state interest could be met using a range of methods, the state and local governments are encouraged to consider alternative, innovative solutions appropriate to the local context in consultation with other relevant parties.

(3) Empower and support local governments to make the best planning decisions for their communities

When consistent with a state planning instrument, planning decisions should be made by the relevant local government, with support and guidance from the state when necessary. Local governments are then able to respond to local diversity and circumstances and state interests are implemented in a way that best suits that particular local community.

In addition to these three objectives, there may be sufficient grounds to depart from a particular provision expressed in Part C of this SPP where there is an overriding need in the public interest.

For the purposes of the SPP, there could be an overriding need in the public interest if:

- (1) the overall social, economic or environmental benefits of the development or decision outweigh:
 - (a) any overall detrimental effect upon the social, economic or environmental values of the land and adjacent areas, and
 - (b) the development or decision advances the purpose of SPA and the principles outlined in Table 1 of the SPP, and
- (2) the development cannot reasonably be located elsewhere so as to avoid conflict.

The following do not establish an overriding need in the public interest:

- (1) development with relatively few location-based requirements, or
- (2) interests in or options over land, or
- (3) availability or ownership of land, or
- (4) the personal circumstances of an applicant, owner or interested third party.

Part B:

Application and operation

Application

The SPP applies to:

- (1) the making or amending of a local planning instrument, and
- (2) the assessment of a development application mentioned in Part C by a local government, to the extent the SPP is not identified in the planning scheme or a regional plan as being appropriately reflected in the planning scheme or a regional plan, and
- (3) the designation by a Minister of land for community infrastructure, and
- (4) the making or amending of a regional plan, and
- (5) the assessment of development applications by the chief executive responsible for administering the SPA.

Making or amending a local planning instrument

In relation to the making or amending of a local planning instrument the policies that are required to be reflected in the local planning instrument are set out in Part C, 'Making or amending a local planning instrument'.

These policies apply to all local government areas unless otherwise stated in Part C.

Development assessment by local government

In relation to the assessment of development applications by local government, the SPP only applies:

- (1) to the extent the SPP has not been identified in the planning scheme or a regional plan as being appropriately reflected in the planning scheme or a regional plan, and
- (2) to a development application mentioned in Part C.

Designation of land for community infrastructure

The SPP applies to the designation by a Minister of land for community infrastructure under Chapter 5 of SPA.

For all state interests with the exception of 'natural hazards', when making a decision about the designation of land for community infrastructure, the Minister may consider the provisions outlined in the section 'Making or amending a local planning instrument' in Part C.

For the 'natural hazards' state interest when making a decision about whether to designate land, consideration must be given to those provisions in Part C under the heading 'Designation of land for community infrastructure'.

Under Chapter 5 of SPA, a local government may only designate land by amending its planning scheme and as a result the SPP addresses this through the provisions associated with making or amending a local planning instrument.

Making or amending a regional plan

In relation to the making or amending of a regional plan, the planning Minister may, in making the plan or amendment, consider the SPP and, as appropriate, contextualise and resolve any competing state interests for the relevant region.

Editor's note—Development assessment by the state government

In certain cases, development applications are also required to be submitted to another entity as a referral agency or assessment manager under the Sustainable Planning Regulation 2009 (SPR). In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single State Assessment and Referral Agency (SARA).

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

The SDAP will be prescribed in the SPR and will continue to apply to development applications even when this SPP is identified as being appropriately reflected in a regional plan or a planning scheme.

Operation

Material that is, and is not, part of the State Planning Policy

Parts A and B:

All information included in Part A: Introduction and policy context and Part B: Application and operation, of the SPP, form statutory components of the policy, except if identified as an editor's note.

Part C: State interests

For ease of user readability and to ensure that sufficient context and background is provided within Part C, all information relating to a particular state interest is provided under the heading for that particular state interest. This means that for each state interest—to provide the clearest description and context—it is necessary to provide a combination of both statutory and non-statutory information.

The statutory information (i.e. material forming part of the SPP) is provided in a box and under the headings of:

- state interest, and
- making or amending a planning instrument, and
- local government development assessment provisions, and
- designation of land for community infrastructure.

The non-statutory information (i.e. the extrinsic material under the *Statutory Instruments Act 1992*) is provided outside of boxes and includes:

- the introductory paragraph for each of the five themes, and
- the information provided under the heading 'Why is [insert state interest] of interest to the state?', and
- all information for the relevant state interest provided after the title 'Further information', including:
 - SARA provisions, and
 - relevant legislation, and
 - guidance, and
 - any section identified as an editor's note or footnote.

Part D: Abbreviations and glossary

All abbreviations and definitions included in Part D of the SPP are statutory. Where additional supporting information relates to a particular definition, this is provided in an editor's note and does not form part of the definition.

Glossary and abbreviations

The terms used in this SPP have the meaning given in SPA, SPR or the Standard Planning Scheme Provisions, as in effect from time to time. Any additional terms used in the policy are defined in the glossary.

Numbered and bulleted lists

Numbered and bulleted lists throughout this document are to be interpreted as 'and' statements unless the word 'or' is specifically included.

Mapping

The Department of State Development, Infrastructure and Planning (DSDIP) SPP Interactive Mapping System is being developed and will be available with the finalised SPP.

While not yet active, references to the DSDIP Interactive Mapping System are included throughout the document to indicate where mapping will be available with the final SPP.

The following table identifies which state interests have supporting mapping which will be available within the DSDIP SPP Interactive Mapping System and the key users for the mapping.

DSDIP SPP Interactive Mapping System (under development)

	Mapping layers available	Map user: For making or amending a planning instrument	Map user: For preparing or assessing a development application (DA)
Housing and liveable communities			
Amenity and community wellbeing	No	–	–
Land development and housing supply	No	–	–
Economic growth			
Agriculture	Yes	State and local government	–
Development and construction	No	–	–
Mining and extractive resources	Yes	State and local government	Developer Local government
Tourism industry	No	–	–
Environment and heritage			
Biodiversity	Yes	State and local government	Developer Local government
Coastal environment	Yes	State and local government	Developer Local government
Cultural heritage	Yes	State and local government	Developer Local government
Healthy waters	No	–	–
Hazards and safety			
Air, noise and other emissions	Yes	–	Developer Local government
Hazardous materials and developments	No	–	–
Natural hazards	Yes	State and local government	Developer Local government
Transport and infrastructure			
State infrastructure and services	No	–	–
State transport infrastructure and networks	Yes	State and local government	Developer Local government
Strategic airports and aviation facilities	Yes	State and local government	Developer Local government
Strategic ports	Yes	State and local government	–
Water supply catchments and infrastructure	Yes	State and local government	Developer Local government

Guidance

Where relevant in the SPP, guidance material is listed to support the implementation of the state interest. The guidance material is hyperlinked within the document but can also be found at www.dsdip.qld.gov.au/spp-guidelines.

Hyperlinks

Where the hyperlink symbol appears (), this shows an embedded link to a document, website or mapping system.

Relationship to other planning instruments

In relation to the making or amending of a planning instrument, the manner in which the SPP will be applied will differ depending on the instrument.

In making or amending a regional plan, the planning Minister may consider the SPP, and, as appropriate, contextualise and resolve competing state interests for the region. A regional plan will only provide regionally-specific policy direction about a matter of state interest where a regional reflection of the state interest is considered necessary by the planning Minister.

Local planning instruments must appropriately reflect and locally contextualise the SPP. This will be achieved by reflecting those policies which apply to the making or amendment of planning instruments for each applicable state interest.

Editor's note—Development regulated outside of the *Sustainable Planning Act 2009*

Some significant development is not regulated under SPA. For example, mining activities are regulated by the *Mineral Resources Act 1989* and the *Environmental Protection Act 1994* and major infrastructure projects are partly regulated by the *State Development and Public Works Organisation Act 1971* and partly by SPA.

When project proponents and assessors consider development regulated under other legislation, due regard and consideration should be given to state and local planning instruments, including the SPP and regional plans.

Part C: State interests

Part C identifies the state interests relevant to the SPP and with respect to the following themes:



Housing and liveable communities

Planning for housing and liveable communities

The built and natural environments can be positively designed or transformed to attract employment and investment; improve environmental outcomes; support community wellbeing and contribute to social, economic and environmental sustainability.

Planning and development decision making occurs across diverse regions of Queensland—cities, towns and rural areas. This decision making influences the quality of urban design, which helps shape where people live and work, how they get to work, and where they recreate. Planning frameworks must support efficient approval of appropriate development and support the housing, employment, infrastructure and other needs of the community.

To support economic development, investment and job creation, planning must ensure an adequate supply of land suitable for development. It will also provide certainty to the property industry to ensure Queensland's future population growth is accommodated and in a manner that is environmentally sustainable.

The state interests in housing and liveable communities are as follows:

- Amenity and community wellbeing
- Land development and housing supply.

Amenity and community wellbeing

Why is amenity and community wellbeing of interest to the state?

The built and natural environments are important components of any urban, regional, coastal or rural settlement. The built and natural environments can be positively designed or transformed to:

- attract employment and investment
- improve environmental outcomes
- contribute to community wellbeing
- contribute to social, economic and environmental sustainability.

This is achieved through the well-planned placement of buildings, street networks and green spaces, which:

- accommodate and improve access to employment, services, green space and public gathering areas
- contribute to the reinvestment in and regeneration of existing urban areas
- capitalise on existing essential infrastructure and are well serviced by local shops, offices and community facilities.

State interest—amenity and community wellbeing

Encourage amenity and community wellbeing in new communities and when redevelopment occurs within existing communities.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

The local planning instrument is to reflect the SPP for this state interest by:

- (1) providing an adequate supply of land for residential, retail, sport and recreation, commercial, industrial, tourism and cultural development to meet demographic, economic and lifestyle needs of the community, and
- (2) promoting good urban design, and
- (3) promoting urban environments that enhance personal safety and security, and
- (4) providing land for pedestrian and cycle transport (active transport), and
- (5) retaining or reflecting local character and historic features, while not preventing or discouraging appropriate innovation, and
- (6) providing for social, recreational and cultural facilities, and
- (7) protecting the operation of existing and approved sport and recreation facilities, and
- (8) where possible, protecting existing green space and ensuring no net loss of green space.

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Housing and liveable communities [🔗](#)
- Next Generation Planning Handbook [🔗](#)
- Creating Places for People—an urban design protocol for Australian cities [🔗](#)
- Healthy Spaces and Places [🔗](#)
- Crime Prevention through Environmental Design. [🔗](#)

Land development and housing supply

Why is land development and housing supply of interest to the state?

Housing is required to cater for different lifestyles, incomes, ages and needs. Diversity of housing provides communities with more home ownership and rental opportunities, and contributes to community health, wellbeing, social diversity and economic prosperity.

Growing communities, particularly those in emerging regional and resource areas, need land developed and

new housing built in a timely manner to accommodate workers and families. Planning instruments should allow diversity in housing type and product to achieve housing and economic outcomes.

The state's interest in land development and housing supply is to ensure there is sufficient land and housing stock to support vital development, resource and infrastructure related projects and meet the diverse needs of different sections of the community.

State interest—land development and housing supply

Facilitate housing and land for housing that caters for the various anticipated lifestyles, incomes, ages and needs of urban and regional communities.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

The local planning instrument is to reflect the SPP for this state interest by:

- (1) providing an adequate supply of land for housing to meet demographic, economic and lifestyle needs of the community, including:
 - single person households
 - couples
 - families
 - persons requiring assisted living
 - extended families
 - students
 - non-resident workers, and

- (2) providing water, sewerage, transport, gas, fibre telecommunications and electricity infrastructure to support land development and housing supply, and
- (3) including provisions to give effect to best practice housing and urban design and ecological sustainability, and
- (4) maximising the use of government land suitable for infill and redevelopment, and
- (5) providing an adequate supply of land for non-resident workforce accommodation, if there are large approved projects directly associated with mining, major industry, major infrastructure or rural uses that require non-resident workers to stay for extended periods. The land should either be:
 - (a) within an existing urban area—where the accommodation can be appropriately integrated and potential adverse impacts mitigated, or
 - (b) outside an existing urban area—where the accommodation is completely separate from the township and self-sufficient.

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in land development and housing supply includes:

- *Building Act 1975*
- *Economic Development Act 2012*.

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Housing and liveable communities 
- Urban Land Development Authority Guideline—No.3 – Non-resident worker accommodation. 

Economic growth

Planning for economic growth

The state government is committed to growing the economy. The government's four pillar economic policy is about building on our traditional strengths in resources, agriculture, construction and tourism. Encouraging growth in these sectors will provide flow-on benefits to the rest of the economy, and across our regions.

While the four pillars form the backbone of the Queensland economy, there are many other competitive and innovative sectors that are critical to our future growth and contribute to Queensland's strong economy.

Planning has a critical role to play in achieving economic growth. All sectors of the economy need to be supported by responsive and effective planning outcomes. Effective planning ensures the availability of appropriate land and provides the mechanisms to approve developments in a timely manner while enabling well-designed and liveable communities that are attractive to workers and families.

Planning for a growing and diverse economy will enable Queensland businesses, in both traditional and emerging industry sectors, to capitalise on new opportunities and deliver a more prosperous Queensland.

The state interests in ensuring planning enables economic growth are as follows:

- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism industry.

Agriculture

Why is agriculture of interest to the state?

Agriculture is central to Queensland's economic productivity, employment and the supply of food, fibre, fish, timber and foliage for domestic and international markets. Agriculture is an integral part of many regional and local economies and communities. It supports other businesses within the agricultural supply chain and utilises key infrastructure, such as roads, rail networks and ports.

Agriculture makes up a significant proportion of the state's land use. Access to the state's agricultural resources is critical to a sustainable agriculture industry. Agricultural resources are of state and national importance and should be protected from incompatible activities that would compromise existing or potential productivity. These

resources are finite and are not easily restored once disturbed or degraded.

Supporting agricultural development involves creating conditions that enable a competitive, thriving and viable sector to be maintained and sustainably managing the natural resources (including soil, land and water) critical for agriculture.

The state's interest in planning for agriculture is intended to reduce the potential for conflict between other uses, protect resources from inappropriate development, minimise encroachment to ensure viable tracts of agricultural land are maintained and improve opportunities for increased agricultural production and diversification.

State interest—agriculture

Provide for the long-term growth of the agricultural sector by:

- supporting and facilitating industry development, and
- protecting resources on which agriculture depends.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

The local planning instrument is to reflect the SPP for this state interest by:

- (1) recognising agricultural land¹ and ensuring its protection from fragmentation into land parcels which are not viable for agriculture, and
- (2) protecting agricultural land and fisheries resources from land uses that compromise the long-term productivity of agriculture, and
- (3) avoiding locating sensitive land uses on or adjacent to existing agricultural development (e.g. intensive animal industry, horticulture, aquaculture), and
- (4) maximising opportunities for co-existence with other non-agricultural uses that do not diminish agricultural productivity, and
- (5) providing for complementary agricultural industry development (e.g. roadside stalls, rural industry, rural workers' accommodation, short-term tourist accommodation, cellar door sales, and charter fishing), and
- (6) providing adequate separation distances between agricultural uses and other land uses that may cause conflict, such as sensitive land uses or land uses that have biosecurity risks for agriculture, and
- (7) providing for infrastructure and services necessary to support agriculture industry and associated supply chains growth, and
- (8) providing access to resources important to agriculture, and
- (9) adopting the lowest appropriate level of assessment for agricultural development on agricultural land and, where agricultural development is not exempt development, adopting specific agricultural development codes.

¹ Agricultural land is defined in the glossary. Reference may be made to the SPP Interactive Mapping System for mapping relating to agricultural land.

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in agriculture includes:

- *Strategic Cropping Land Act 2011*
- *Fisheries Act 1994*
- *Soil Conservation Act 1986*
- *Land Protection (Pest and Stock Route Management) Act 1992*
- *Environmental Protection Act 1994*.

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Supporting and protecting agriculture (under development).

Development and construction

Why are development and construction of interest to the state?

Strong development and construction industries are of vital importance to Queensland. The sector is one of Queensland's largest employers and is a key enabler for the success of other industries.

A healthy development sector relies upon effective planning policies, efficient approval processes, adequate and timely land supply, sound infrastructure planning and delivery and ongoing support for the development of appropriate residential, commercial and industrial areas.

Planning can support the development and construction industries by reflecting the outcomes of industrial and commercial demand analysis within planning instruments.

Planning should facilitate efficient approvals, encourage innovation and, where appropriate, reduce the assessment burden on developers.

The state's interest in planning for development and construction supports a thriving industry that remains a significant employer and supports other industries. A viable development and construction sector helps cities and regions harness the benefits of investment in industries such as mining and agriculture by building strong manufacturing, logistics and service industry hubs.

State interest—development and construction

Planning and decision making support the growth of a strong and competitive development and construction sector and employment needs through:

- ensuring a sufficient supply of developable land (both infill and greenfield), and
- facilitating appropriate development opportunities, and
- planning for industrial and commercial development required to support growth and jobs.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

The local planning instrument is to reflect the SPP for this state interest by:

- (1) planning for sufficient supply, location and attributes of commercial and industrial land uses across a short (up to 10 years), medium (10–20 years) and long-term (20 years and beyond) horizon, and
- (2) ensuring an appropriate mix of lot sizes, locations and infrastructure servicing standards in industrial and commercial zones, supporting the diverse needs of different activities, and
- (3) adopting the lowest appropriate level of assessment for industrial and commercial uses in industry and commercial zones in order to facilitate the efficient development of that land, and
- (4) integrating and supporting state led initiatives (e.g. State Development Areas and Priority Development Areas) as identified by local industrial and commercial land needs analyses, and
- (5) maintaining industrial zoned land for development of uses that satisfy the purpose of an industrial zone and discouraging development of industrial zoned land for uses which are more appropriately located elsewhere (e.g. large-format retailing), and
- (6) incorporating sufficient flexibility to facilitate performance-based assessment of new or emerging technologies, industries and opportunities that support economic growth and construction.

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development

Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in development and construction includes:

- *Building Act 1975*
- *Economic Development Act 2012*.

Mining and extractive resources

Why are mining and extractive resources of interest to the state?

The resources industry is a key driver of the Queensland economy. It supports the needs of other industries and communities across the state, nationally and internationally by supplying valuable commodities including coal, coal seam gas, minerals and petroleum.

Mining and petroleum activities are not regulated under SPA. However, the location of mineral and petroleum resource deposits and the issues and opportunities generated by resources development must be appropriately considered in land use planning.

Extractive resources (e.g. quarries for construction materials) are regulated under SPA. While generally at a smaller scale than mining activities, the economical supply of extractive resources, such as sand, gravel, rock, clay and soil is essential to the health of the construction industry. Given the high volume, low value nature of extractive resource

products it is generally necessary to source extractive resources close to markets. These locations are often also subject to encroachment from sensitive land uses.

The state has an interest in ensuring that mining and extractive resources are considered in land use planning because of the economic benefits of resource development to Queensland. This interest acknowledges that development decisions will require the careful balancing of competing interests.

It is important to maximise opportunities for coexistence between resource extraction and other development types where possible. The SPP, in doing this, recognises that there is no 'one size fits all' approach and that regional and local circumstances must be considered in balancing competing land uses.

State interest—mining and extractive resources

Significant mineral, coal, petroleum, gas, and extractive resources are appropriately considered in order to support the:

- productive use of mining resources and a strong resource industry, and
- supply of energy and construction materials, and
- avoidance and management of current and potential land use conflicts.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

The local planning instrument is to reflect the SPP for this state interest by:

For extractive resources

- (1) identifying and protecting key resource areas (KRAs) (refer to the DSDIP SPP Interactive Mapping System, as amended from time to time) including the core

resource/processing area, separation area and transport route/transport route separation area either through an extractive industry zone, extractive resources overlay or other appropriate mechanism, and

- (2) providing for appropriate separation distances or other mitigation measures between the resource/processing components of KRAs and sensitive land uses so as to minimise conflict with the use of land in a KRA for an extractive industry, and
- (3) providing for and protecting transport routes to enable adequate access to KRAs.

For mineral, petroleum and coal resources

- (1) recognising the importance of areas identified as having valuable mineral, petroleum and coal resources when making land use planning decisions, and
- (2) enhancing opportunities for co-existence between mineral, petroleum and coal resource development operations and other land uses and sensitive receiving environments, and
- (3) considering the location of mining and resource tenures² and considering the use of an overlay or other mechanism to identify these areas where practicable and locally appropriate, and
- (4) considering the location of specified petroleum infrastructure (such as well heads, compressor stations, collector pipelines, evaporation ponds and workshops) that occurs on petroleum leases or under petroleum facility licences and pipeline licences in land use planning.

Local government development assessment provisions

These provisions apply to development applications as follows:

- (1) to the extent the SPP is not identified in a planning scheme or regional plan as being appropriately reflected in the planning scheme or regional plan, and
- (2) where the development application involves:
 - (a) reconfiguring a lot within a KRA (refer to the DSDIP SPP Interactive Mapping System, as amended from time to time), or
 - (b) a material change of use within a resource/processing area of a KRA, or

- (c) a material change of use within a separation area of an identified KRA except for one or more of the following uses:
 - (i) caretaker's accommodation
 - (ii) animal husbandry
 - (iii) cropping
 - (iv) permanent plantation, or
- (d) a material change of use within a transport route's separation area of a KRA if the development results in an increase in the number of people living in the separation area.

The development application is to be assessed against the following requirements:

- (1) the development is compatible with the existing or future extraction, processing and transportation of extractive resources from a KRA, that is, it ensures that:
 - (a) development within a resource/processing area for a KRA does not alienate or significantly impede the undertaking of an existing or future extractive industry development, and
 - (b) sensitive land uses are not to be located within the separation area for a resource/processing area of a KRA, and
 - (c) development within a transport route's separation area does not increase the number of residents adversely affected by noise, dust and vibration generated by the haulage of extractive materials along the route, and
 - (d) development adjacent to the transport route does not adversely affect the safe and efficient use of the transport route by vehicles transporting extractive resources.

² The mining and resource tenures considered will depend on the local area. Refer to the 'SPP Guideline—Mining and extractive resources' for further advice. 

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in mineral, petroleum and extractive resources includes:

- *Mineral Resources Act 1989*
- *Petroleum Act 1923*
- *Petroleum and Gas (Production and Safety) Act 2004*
- *Environmental Protection Act 1994*.

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Mining and extractive resources [🔗](#)
- Department of Natural Resources and Mines Interactive Resource and Tenure Maps. [🔗](#)

Tourism industry

Why is the tourism industry of interest to the state?

Tourism contributes significantly to creating and sustaining jobs, generating export revenue and strengthening local and regional economies. A strong tourism industry is supported by Queensland's diverse natural environments, cultural and social values and the provision of supporting infrastructure and services.

Tourism encompasses a diverse range of development types, sizes and locations. Planning needs to recognise this diversity and be sufficiently flexible to support tourism, particularly where it can complement existing land use and economic activities.

The state's interest in tourism seeks to support direct and indirect economic opportunities for local communities, regions and the state. Planning to support tourism recognises that tourism can complement and support a wide range of land uses and economic activities within urban, rural and conservation areas.

Tourism development can be achieved by identifying and facilitating tourism opportunities in plan making and ensuring tourism development is facilitated by appropriate land use planning mechanisms.

State interest—tourism industry

Grow the tourism industry through:

- enabling sustainable development of tourism accommodation, attractions, facilities, infrastructure and other ancillary services, and
- the facilitation of opportunities for tourism activities to complement and co-exist with existing land use and economic activities.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

The local planning instrument is to reflect the SPP for this state interest by:

- (1) considering the findings of tourism planning activities that have been undertaken for the local and regional area, and
- (2) protecting and enabling development of current and potential tourism assets and values (both natural and built) including areas of high scenic amenity, gateways, access routes and infrastructure, and
- (3) considering localities or areas appropriate for tourism development (existing and potential) and include measures which:
 - (a) support tourism by ensuring it is recognised and supported through the strategic framework, and
 - (b) facilitate the development of appropriate tourism uses through planning measures (including levels of assessment, zoning, overlays and code provisions) which support the efficient development of tourism orientated uses, including new and innovative tourism products, and
 - (c) actively encourage opportunities for tourism to develop as a complementary and compatible land use, and
 - (d) support tourism orientated development that promotes the amenity, economic, environmental and cultural values of an area.

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Tourism industry. [🔗](#)

Environment and heritage

Planning for the environment and heritage

Queensland is one of the most biologically diverse places on earth, and is home to a complex and diverse coastal environment, outstanding natural values and heritage of world, national, state and local significance.

Planning has a critical role to play in supporting the protection of our environment and heritage for current and future generations, while enhancing the sustainability and liveability of our state. Effective planning should help protect the health of our waterways and groundwater, our heritage and biodiversity, and the conservation and appropriate use of the coastal environment.

Industry, particularly tourism, depends on maintaining world-class and accessible natural areas and conserving Australian icons. Delivering sustainable planning will balance the preservation of important environmental values with economic growth, job creation and social wellbeing.

The state interests in the environment and heritage are as follows:

- Biodiversity
- Coastal environment
- Cultural heritage
- Healthy waters.

Biodiversity

Why is biodiversity of interest to the state?

Planning can support biodiversity conservation by protecting and managing species habitat, ecosystems and ecosystem services and other natural values. For example, the conservation of wetlands contributes to community wellbeing and economic development by protecting the various ecosystem services that wetlands provide i.e. filtering of pollutants, regulation of climate and flooding, coastal protection, provision of habitat for biodiversity and recreation and tourism opportunities.

It is also important to manage and protect areas that provide linkages between significant remnant natural areas in regions where fragmentation has occurred.

Clear policy requirements to protect ecosystem and habitat values ensure that the requirements of Commonwealth and Queensland legislation relating to biodiversity, nature conservation and native vegetation and wetland management can be achieved when planning and development assessment decisions are made.

State interest—biodiversity

Matters of national and state environmental significance are valued and appropriately safeguarded to support healthy and resilient ecosystems and ensure the sustainable, long-term conservation of biodiversity and the social, economic, cultural and environmental benefits it provides.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

The local planning instrument is to reflect the SPP for this state interest by:

- (1) reflecting an appropriate consideration of:
 - (a) matters of national environmental significance³, and
 - (b) matters of state environmental significance⁴, and
 - (c) strategic offset areas, and
- (2) facilitating the protection of matters of national and state environmental significance by:
 - (a) protecting species and species habitat, ecosystems and ecosystem services and other natural values, to the greatest extent practicable, and
 - (b) maintaining or enhancing ecological connectivity, and
 - (c) avoiding establishing urban areas or other development (unless there is no feasible alternative location) that may:
 - (i) significantly and adversely affect matters of national or state environmental significance, or
 - (ii) prevent strategic offset areas from being secured, and

- (d) including planning measures that require development to avoid significant and adverse environmental impacts, or where this cannot be reasonably achieved, impacts are minimised and residual impacts offset.

Local government development assessment provisions

These provisions apply to development applications as follows⁵:

- (1) to the extent the SPP is not identified in a planning scheme or regional plan as being appropriately reflected in the planning scheme or regional plan, and
- (2) where the development application relates to land affected by a matter of state environmental significance⁶, and involves:
 - (a) operational work, or
 - (b) a material change of use, other than for a dwelling house, or
 - (c) reconfiguring a lot that results in more than six lots or where any of the resulting lots are less than five hectares.

The development application is to be assessed against the following requirements:

- (1) any potential adverse environmental impacts are identified and considered, and
- (2) the development avoids adverse environmental impacts, or where this is not reasonably possible, impacts are minimised and residual impacts are offset.

3 Matters of national environmental significance are defined in the glossary. Refer to the Commonwealth Protected Matters Search Tool for advisory mapping and information. 

4 Matters of state environmental significance are defined in the glossary. Refer to the DSDIP SPP Interactive Mapping System for advisory mapping.

5 The South East Queensland Koala Conservation State Planning Regulatory Provisions continue to regulate development applications in South East Queensland (SEQ).

6 The *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) applies to matters of national environmental significance. Where there is a 'significant impact' on a matter of national environmental significance, approval may be required from the relevant federal government minister.

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in biodiversity includes:

- *Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)*
- *Great Barrier Reef Marine Park Act 1975 (Cwlth)*
- *Environmental Protection Act 1994*
- *Fisheries Act 1994*
- *Vegetation Management Act 1999*
- *Nature Conservation Act 1992*
- *Marine Parks Act 2004*
- *Wild Rivers Act 2005*.

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Biodiversity (under development)
- SPP fact sheet: Matters of national and state environmental significance [🔗](#)
- Guideline: Protecting wetlands of high ecological significance in Great Barrier Reef catchments (currently under review)
- Queensland wetland buffer planning guideline [🔗](#)
- Queensland wetlands program on wetlandinfo. [🔗](#)

In relation to offsets⁷:

- *Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)* Environmental Offsets Policy [🔗](#)
- Queensland Government Environmental Offsets Policy [🔗](#)
- Queensland Biodiversity Offsets Policy [🔗](#)
- Offsets for Net Gain of Koala Habitat in South East Queensland Policy [🔗](#)
- Marine Fish Habitat Offset Policy [🔗](#)
- Policy for Vegetation Management Offsets. [🔗](#)

In relation to matters of national environmental significance:

- Commonwealth Protected Matters Search Tool [🔗](#)
- Significant Impact Guidelines 1.1: Matters of national environmental significance (Cwlth). [🔗](#)

7 The Queensland Government is currently revising the Environmental Offsets Policy. The new policy will replace issue specific biodiversity offset policies that are presently applied (including vegetation management, fisheries and koalas in SEQ). Mapping of strategic offset areas is also being prepared as part of the Queensland Government Environmental Offsets Policy review.

Coastal environment

Why is the coastal environment of interest to the state?

The coastal environment is important for its natural processes and resources and its economic, social and aesthetic values. In order to protect and minimise any adverse impacts on these resources and the scenic amenity of the coastal environment, urban growth needs to be effectively managed, and consolidation through infill and redevelopment within existing urban areas promoted.

Certain types of development must be located in areas adjacent to the coast to allow for access to coastal resources, such as tidal water. It is critical that planning and land use decisions ensure that coastal-dependent development is provided in suitable areas on the coast. In particular, planning decisions should support the establishment or expansion of coastal-dependent development in preference to other development, where there is competition for available land on the coast.

Dredging from land below highest astronomical tide (e.g. within coastal waters) provides navigational and economic benefits to Queensland and should be strategically located

based on agreed channels, that ensure safety and optimise benefits of limited maintenance dredging budgets and managed to avoid or minimise adverse impacts on the coastal environment.

Public expectation is for unrestricted access to the coast from both the land and the water. Access to coastal waters and the foreshore is highly desirable for local communities and visitors. Access can also provide significant benefits to the community through a number of recreational uses (e.g. recreational fishing) and for commercial operations (e.g. tourism and commercial fishing).

Restricted public access may be required in certain circumstances due to operational requirements, such as ensuring public safety or the safety of employees (e.g. at a working ship yard, slipway or commercial marina). It may also be appropriate to have restricted public access to maintain stability of dunes and the foreshore and to afford long-term protection of adjacent landward infrastructure from natural hazards.

State interest—coastal environment

The coastal environment is protected and conserved and opportunities for coastal-dependent development are supported in areas along the coast. Public access to or along the foreshore is to be maintained or enhanced in a way that protects coastal resources and their associated values, while also ensuring public safety.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

Where does the state interest apply?

All local government areas partially or wholly located in the coastal zone⁸.

The local planning instrument is to reflect the SPP for this state interest by:

- (1) supporting conservation of the coastal zone in its natural state to the greatest extent practicable, and
- (2) supporting the protection of coastal resources and their values and maintaining or enhancing natural scenic amenity in the coastal zone to the greatest extent practicable, and
- (3) adequately providing for coastal-dependent development in areas adjoining the foreshore in preference to other development, and
- (4) maintaining or enhancing opportunities for safe public access and use of the foreshore, and
- (5) minimising risks to life and property resulting from coastal hazards in accordance with the 'natural hazards' state interest, and
- (6) facilitating the conservation of biodiversity in the coastal zone in accordance with the 'biodiversity' state interest.

Local government development assessment provisions

These provisions apply to development applications as follows:

- (1) to the extent the SPP is not identified in a planning scheme or regional plan as being appropriately reflected in the planning scheme or regional plan, and
- (2) the development application is for development (excluding development for a dwelling house) on land in a coastal management district.

The development application is to be assessed against the following requirements⁹:

- (1) the development avoids or minimises adverse impacts on coastal resources and their values, and
- (2) the development maximises opportunities to maintain or enhance natural scenic amenity values of the coast, and
- (3) the development maintains or enhances general public access to, or along, the foreshore unless this is contrary to the protection of coastal resources or public safety, and
- (4) the development avoids private structures attaching to, or extending across, non-tidal state coastal land abutting tidal waters, and
- (5) the development supports the location and design of tidal work that is private marine development, only where the development:
 - (a) is on private land abutting state tidal land and used for property access purposes, and

⁸ The coastal zone is defined in the glossary. Also, refer to the DSDIP SPP Interactive Mapping System.

⁹ Refer to 'biodiversity' and 'natural hazards' state interests when considering coastal biodiversity or coastal hazards.

- (b) occupies the minimum area reasonably required for its designed purpose, and
 - (c) is not roofed or otherwise covered, and
 - (d) does not require the construction of coastal protection works, riverbank hardening or dredging for marine access, and
 - (e) does not adversely impact on public health and safety or public access and use of the foreshore, and
- (6) the development supports further development of canals, dry land marinas and artificial waterways only where the development avoids or minimises adverse impacts on coastal resources and their values and does not contribute to one or more of the following:
- (a) degradation of water quality, or
 - (b) an increase in the risk of flooding, or
 - (c) degradation or loss of matters of state and national environmental significance (including, but not limited to, coastal wetlands, fish habitat areas and migratory species habitat), and
- (7) the development does not result in the disposal of material dredged from land into coastal waters, with the exception of:
- (a) reclamation of tidal land, or
 - (b) coastal protection works, or
 - (c) the maintenance of an existing artificial waterway and the at-sea disposal of material that has previously been approved for the waterway, and
- (8) the development complies with a dredge management plan that demonstrates how environmental impacts will be managed and mitigated, and complies with requirements of the National Assessment Guidelines for Dredging 2009¹⁰, and
- (9) the development does not involve reclamation of tidal land other than for the purposes of:
- (a) coastal-dependent development, public marine development or community infrastructure, where there is no feasible alternative, or
 - (b) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan, or
 - (c) coastal protection work or work necessary to protect coastal resources or coastal processes, and
- (10) if the development is for a marina, with six or more berths, it provides facilities for the reception and disposal of ship-sourced pollutants in accordance with the Ship-sourced pollutants reception facilities in marinas development code. 

¹⁰ Refer to the National Assessment Guidelines for Dredging 2009. 

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

The legislation relating to the state interest in the coastal environment includes:

- *Coastal Protection and Management Act 1995*
- *Transport Operations (Marine Pollution) Act 1995*
- *Great Barrier Reef Marine Park Act 1975 (Cwlth)*
- *Marine Parks Act 2004.*

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Coastal environment (under development).

Cultural heritage

Why is cultural heritage¹¹ of interest to the state?

Queensland's world, national, state and local heritage is unique, diverse and irreplaceable. Places or areas of cultural heritage significance include historic buildings, structures, gardens, cemeteries, archaeological sites, streets, townscapes, culturally significant natural landscapes and Indigenous places. These places or areas are important because of embedded heritage values including architectural, historical, social and/or spiritual values.

Protection and enhancement of heritage places or heritage areas can deliver valuable social and economic benefits throughout Queensland, such as enhancing community identity, preserving historic and natural landmarks and supporting the tourism industry.

Development affecting a place or area of cultural heritage significance should aim to support its long-term conservation and, where practicable, enhance appreciation of its heritage values.

¹¹ Natural heritage is also of interest to the state and is considered as part of the 'biodiversity' state interest.

State interest—cultural heritage

The cultural heritage significance of world, national, state and local heritage places and areas is appropriately conserved and enhanced for the benefit of the community and future generations.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

A local planning instrument is to reflect the SPP for this state interest by:

- (1) identifying heritage places and heritage areas, and
- (2) supporting conservation of the cultural heritage significance of a heritage place or heritage area, and
- (3) ensuring that adjoining land uses and developments are of a nature and scale that does not compromise the cultural heritage significance of the heritage place or heritage area.

Local government development assessment provisions

These provisions apply to development applications as follows:

- (1) to the extent the SPP is not identified in a planning scheme or regional plan as being appropriately reflected in the planning scheme or regional plan, and
- (2) where a development application is for development on land:
 - (a) adjoining a Queensland heritage place¹², or
 - (b) that is or adjoins:
 - (i) a local heritage place¹³, or
 - (ii) if the local government is mentioned in the Queensland Heritage Regulation 2003, schedule 1—a heritage area identified in a local planning instrument or a local law.

The development application is to be assessed against the following requirements:

- (1) the development avoids or mitigates adverse impacts on the cultural heritage significance of a Queensland or local heritage place or heritage area.

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in cultural heritage includes¹⁴:

- *Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)*
- *Queensland Heritage Act 1992*.

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Cultural heritage (under development).

¹² Queensland heritage places are entered on the Queensland Heritage Register [↗](#)

¹³ Refer to individual local governments for a copy of the relevant Local Heritage Register. For a list of those local governments that are not required to keep a local heritage register, please see the Queensland Heritage Regulation 2003, schedule 1 [↗](#)

¹⁴ The *Aboriginal Cultural Heritage Act 2003 (ACHA)* and *Torres Strait Islander Cultural Heritage Act 2003 (TSICHA)* provide for the recognition, protection and conservation of Aboriginal and Torres Strait Islander cultural heritage and impose a duty of care in relation to carrying out of activities. The requirements of the ACHA and TSICHA apply separately and in addition to the SPP. [↗](#)

Healthy waters

Why are healthy waters of interest to the state?

Healthy waterways (including groundwater systems) are an integral part of our lifestyle and economy. In order to protect these values, planning, design, construction and operation of development should be undertaken to protect environmental values and maintain or enhance water quality.

All elements of the water cycle are interdependent. Therefore, it is important that water use is managed on a total water cycle basis, balancing uses of water, maximising opportunities for recovery and reuse and avoiding or minimising impacts of stormwater and waste water discharge on waterways. This will lead to the enhancement and protection of the environmental values of receiving waters, such as bays and the Great Barrier Reef.

State interest—healthy waters

Development is planned, designed, constructed and operated to protect environmental values of Queensland waters and supports the achievement of water quality objectives.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

A local planning instrument is to reflect the SPP for this state interest by:

- (1) providing for the protection of water environmental values and supporting the achievement of relevant water quality objectives, and
- (2) including, as a minimum, the relevant design objectives for urban stormwater quality and quantity contained in the Urban Stormwater Quality Planning Guidelines 2010 , and
- (3) allocating land for urban or future urban purposes in areas which minimise the disturbance to natural drainage, erosion risk, impact on groundwater levels and landscape features, and
- (4) requiring that development in nutrient hazardous areas is located, designed or managed to avoid the mobilisation and release of nutrients of concern for algal blooms.

Local government development assessment provisions

These provisions apply to development applications as follows:

- (1) to the extent the SPP is not identified in a planning scheme or regional plan as being appropriately reflected in the planning scheme or regional plan, and
- (2) for a development application involving stormwater management or management of new or expanded non-tidal artificial waterways if the application is for:
 - (a) a material change of use for urban purposes that involves:
 - (i) a land area of more than 2500m², or
 - (ii) six or more additional dwellings, or
 - (b) reconfiguring a lot for urban purposes that:
 - (i) will result in six or more residential allotments or that provides for six or more additional dwellings, or
 - (ii) involves a land area of more than 2500m² and results in an increased number of lots, or
 - (iii) involves operational work disturbing more than 2500m² of land, or

- (c) operational works for urban purposes that involves disturbing more than 2500m² of land, and
- (3) for a development application involving waste water management (other than contaminated stormwater or sewage) if the development application is for industrial or commercial development and involves a material change of use, reconfiguring a lot or operational works for urban purposes involving waste water discharge.

The development application is to be assessed against the following requirements:

- (1) avoids or otherwise minimises adverse impacts on the environmental values of receiving waters, arising from:
 - (a) altered stormwater quality or flow, or
 - (b) waste water (other than contaminated stormwater and sewage), or
 - (c) the creation or expansion of non-tidal artificial waterways, such as urban lakes, and
- (2) supports the achievement of relevant water quality objectives and design objectives for urban stormwater quality contained in the Urban Stormwater Quality Planning Guidelines 2010. [🔗](#)

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in healthy waters includes:

- *Environmental Protection Act 1994*
- *Environmental Protection (Water) Policy 2009*
- *Water Act 2000*.

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Healthy waters [🔗](#)
- Queensland Urban Drainage Manual [🔗](#)
- Guideline for implementing policies and plans for managing nutrients of concern for coastal algal blooms in Queensland [🔗](#)
- ANZEC and ARM CANZ (2000) Australian and New Zealand guidelines for fresh and marine water quality. [🔗](#)

Hazards and safety

Planning for hazards and safety

An effective planning system has a critical role to play in avoiding and minimising the potential impacts of hazards brought about by extreme weather events, natural processes and the result of human activities. These hazards, which are often unpredictable in nature, include flooding, landslide, bushfire, coastal erosion as well as air, noise and other emissions, contaminated land and acid sulfate soils.

Planning for hazards and safety will enable positive responses to challenges and change. By providing adaptable and flexible responses, and encouraging innovation, planning can help ensure the continued prosperity of Queensland, the wellbeing of people and the protection of property, the environment and infrastructure.

The state interests in protecting the community's safety are as follows:

- Air, noise and other emissions
- Hazardous materials and development
- Natural hazards.

Air, noise and other emissions

Why is the management of air, noise and other emissions of interest to the state?

Protecting the health, safety, wellbeing and amenity of communities, individuals and the environment is fundamental to achieving good planning outcomes.

Certain development activities need to be planned and effectively managed to avoid or minimise any potential adverse impacts from air, noise and other emissions (e.g. odour, light and vibration). For example, this may include:

- industrial development, such as a brewery or abattoir
- alternative energy generation such as wind farms¹⁵
- major sport, recreation and entertainment facilities including shooting or motor sports facilities.

Air quality in Queensland is in a generally good condition. However, the location of new or expanding industrial development that may cause potential adverse impacts on sensitive land uses is an important consideration.

Similarly, the safe and sustainable operation of existing and future industrial development and any sport or recreation activities that may cause nuisance or adverse impacts needs to be protected from unreasonable encroachment by incompatible development and unnecessary restrictions.

¹⁵ Wind farm developments will be assessed by the State Assessment and Referral Agency (SARA).

State interest—air, noise and other emissions

Sensitive land uses and the environment are to be protected from the potential adverse impacts from air, noise and other emissions (such as odour, light and vibration) while ensuring the long-term viability of industrial development, alternative energy and certain sport or recreation activities in appropriate locations.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

The local planning instrument is to reflect the SPP for this state interest by:

- (1) requiring the appropriate and compatible location of sensitive land uses, industrial land uses and major sport, recreation and entertainment facilities to avoid adverse impacts from air, noise or other emissions, and
- (2) supporting the protection of the following existing and approved land uses or zones from encroachment by sensitive land uses:
 - (a) medium impact, high impact, extractive, and noxious and hazardous industry zones, or
 - (b) intensive animal industries, or
 - (c) industrial land in a state development area, or an enterprise opportunity area or employment opportunity area identified in a regional plan, or
 - (d) any major sport, recreation and entertainment facilities (including shooting or motor sport facilities) that may cause nuisance or adverse impacts.

Local government development assessment provisions

These provisions apply to development applications as follows:

- (1) to the extent the SPP is not identified in a planning scheme or regional plan as being appropriately reflected in the planning scheme or regional plan, and
- (2) where a development application is:
 - (a) for a material change of use or reconfiguring a lot for a sensitive land use, and
 - (b) for development of land located wholly or partly in a management area listed in Table 2: Management areas¹⁷.

Table 2: Management areas

Management areas	Local government area
Amberley/Purga	Ipswich City Council
Bajool	Rockhampton Regional Council
Bohle	Townsville City Council
Brookhill	Townsville City Council
Caloundra Business Park	Sunshine Coast Regional Council
Charlton-Wellcamp	Toowoomba Regional Council
Cleveland	Redland City Council
Coolum	Sunshine Coast Regional Council
Coomera Marine Precinct	Gold Coast City Council
Cranley	Toowoomba Regional Council
Dalby	Western Downs Regional Council
Elimbah	Moreton Bay Regional Council
Glanmire	Gympie Regional Council
Helidon	Lockyer Valley Regional Council
Kunda Park	Sunshine Coast Regional Council
Laidley	Lockyer Valley Regional Council
Lowood	Somerset Regional Council
Maryborough	Fraser Coast Regional Council
Mount Larcom	Gladstone Regional Council
Narangba	Moreton Bay Regional Council
Paget	Mackay Regional Council
Swanbank	Ipswich City Council
Wulkuraka	Ipswich City Council
Yabulu	Townsville City Council
Yandina	Sunshine Coast Regional Council
Yarwun	Gladstone Regional Council

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¹⁷ For mapping of management areas, refer to the DSDIP SPP Interactive Mapping System.

The development application is to be assessed against the following requirements:

- (1) is designed to avoid or otherwise minimise adverse impacts from air, noise and other emissions that will affect the health and safety, wellbeing and amenity of communities and individuals, and
- (2) achieves the relevant acoustic and air quality objectives of the:

- (a) *Environmental Protection (Noise) Policy 2008*, and
- (b) *Environmental Protection (Air) Policy 2008*, and
- (3) does not compromise the viability of existing or future industrial development, including industrial land within a state development area, or an enterprise opportunity area or employment opportunity area identified in a regional plan.

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in air, noise and other emissions includes:

- *Environmental Protection Act 1994*
- *Environmental Protection (Noise) Policy 2008*
- *Environmental Protection (Air) Policy 2008*.

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Air, noise and other emissions (under development).

In relation to motor sport:

- Council of Mayors SEQ Preliminary Trail Bike Noise Planning Policy in Providing Opportunities for Off-Road Motorcycling. A guide for local governments. [🔗](#)

Hazardous materials and developments

Why is the management of hazardous materials and developments of interest to the state?

The use, storage and handling of hazardous materials and the disturbance of acid sulfate soils present potential sources of risk to health and safety of communities and individuals, and the natural and built environment.

Development involving hazardous materials and acid sulfate soils has become an increasingly important facet of land use planning in recent years to effectively avoid or minimise potential adverse impacts.

Developments involving hazardous materials also need to be protected from unreasonable encroachment by incompatible development and unnecessary restrictions. This means adjoining land uses should be of a nature and scale that will not compromise the use, storage and handling of hazardous materials.

State interest—hazardous materials and developments

Developments involving:

- the storage and handling of hazardous materials, or
- the disturbance of acid sulfate soils

are appropriately located, designed and constructed to minimise health and safety risks to communities and individuals and adverse effects on the environment.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

The local planning instrument is to appropriately reflect the state interest by:

- (1) avoiding the encroachment of sensitive land uses on major hazard facilities, and
- (2) protecting sensitive land uses from the impacts of previous activities that may cause risk to people or property, including:
 - (a) post-mining activities and hazards (e.g. disused underground mines, tunnels and shafts), or
 - (b) landfill and refuse sites, or
 - (c) environmental hazards, and
- (3) providing for development involving the use, storage and handling of certain dangerous goods and combustible liquids as self-assessable development, including the codes identified in SPP mandatory requirements: Dangerous goods and combustible liquids , and
- (4) for acid sulfate soils—appropriately considering the adverse impacts of acid sulfate soils on the natural and built environment (including infrastructure) and human health by:
 - (a) identifying areas with high probability of containing acid sulfate soils, and
 - (b) providing preference to land uses that will avoid or minimise the disturbance of acid sulfate soils, and
 - (c) managing the disturbance of acid sulfate soils where it is clearly demonstrated that it is not possible to avoid disturbance.

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in hazardous materials and developments includes:

- *Work Health and Safety Act 2011*
- Work Health and Safety Regulation 2011.

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Acid sulfate soils (under development).

Natural hazards

Why are natural hazards of interest to the state?

Flooding, bushfires, landslides, storm tide inundation and coastal erosion are forces of nature. It is the responsibility of all levels of government, industry and the community to minimise the impact these natural hazards may have on people, social wellbeing, property, the economy, the environment and infrastructure.

Outlining a standard planning approach to address natural hazards is based on the following principles:

- avoiding, mitigating, adapting and building resilience to natural hazards in new and existing development areas
- maintaining personal safety from natural hazards in new and existing communities
- understanding that land use planning controls are a core risk management response which may occur in conjunction with building controls, structural measures, community awareness and emergency management

- ensuring the use of mapping, risk assessment and planning responses are fit for purpose¹⁷
- ensuring communities understand natural hazards and the extent to which they are acceptable, tolerable and intolerable
- using the best information and technology to identify, analyse, evaluate and communicate about natural hazards and their associated risks.

The state's planning interest in natural hazards seeks to ensure hazards are properly considered in all levels of the planning system, community resilience is increased and hazards are avoided or minimised where possible.

¹⁷ The fit for purpose approach is based on a response to natural hazards that is tailored to the characteristics of the hazard, the population exposed and development growth pressures experienced, and the resources available to address the natural hazard.

State interest—natural hazards

The risk of, and the adverse impacts from, natural hazards are avoided, minimised or mitigated to protect people and property and enhance the community's resilience to natural hazards.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

Where does the state interest apply?

Statewide, where a local government area is affected by one or more of the following natural hazards (statewide hazard mapping, as amended from time to time, is available on the DSDIP SPP Interactive Mapping System):

- (a) flood
- (b) bushfire
- (c) landslide
- (d) coastal (including erosion prone areas and/or storm tide inundation areas).

The local planning instrument is to reflect the SPP for this state interest by:

- (1) reflecting the outcomes of a natural hazard investigation, including natural hazard maps for the local government area, and
- (2) reflecting the outcomes of a natural hazard risk assessment, and
- (3) reflecting the development potential of land by ensuring development in new and existing areas avoids or mitigates the risks of natural hazards to an acceptable or tolerable level, and
- (4) for development in a coastal hazard area, ensuring that erosion prone areas in a coastal management district are maintained as development-free buffers or where permanent buildings or structures exist, coastal erosion risks are avoided or mitigated, and

(5) addressing provisions 1-4 in accordance with the following:

- SPP mandatory requirements: flooding hazard 
- SPP mandatory requirements: bushfire hazard 
- SPP mandatory requirements: landslide hazard 
- SPP mandatory requirements: coastal hazard. 

Local government development assessment provisions

These provisions apply to development applications as follows:

- (1) to the extent the SPP is not identified in a planning scheme or regional plan as being appropriately reflected in the planning scheme or regional plan, and
- (2) where the development application is for a material change of use, reconfiguring a lot or operational works on land within one or more of the following natural hazard areas¹⁸:
 - (a) flood hazard areas¹⁹, or
 - (b) medium or high bushfire hazard areas, or
 - (c) landslide hazard areas, or
 - (d) coastal hazard areas including erosion prone areas and storm tide inundation areas.

The development application is to be assessed against the following requirements:

- (1) development addresses the natural hazard and associated risks to people, property, economic activity, social wellbeing and the environment by achieving the following performance outcomes:
 - (a) the development is compatible with the level of risk associated with the natural hazard, and

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¹⁸ Refer to the DSDIP SPP Interactive Mapping System for the hazard area mapping.

¹⁹ The flood hazard area map is the Level 1 Interim Floodplain Assessment Overlay Mapping prepared by the Queensland Reconstruction Authority. If a local government provides a more detailed flood hazard map, the state government will consider including this information into the statewide flood hazard area map.

- (b) the development siting, layout and access responds to a potential natural hazard and minimises risk to personal safety, and
 - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property, and
 - (d) the development directly, indirectly and cumulatively avoids an unacceptable increase in the severity of the natural hazard and does not significantly increase the potential for damage on the site or to other properties, and
 - (e) the development avoids the release of hazardous materials as a result of a natural hazard event, and
 - (f) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas, and
- (2) development in a coastal hazard area ensures that:
- (a) erosion prone areas in a coastal management district are maintained as development-free buffers or where permanent buildings or structures exist, coastal erosion risks are avoided or mitigated, and
 - (b) coastal protection work is undertaken only as a last resort where erosion presents an imminent threat to public safety or property, and
 - (i) the property cannot reasonably be relocated or abandoned, and
 - (ii) the coastal protection work is located on private land to the maximum extent reasonable, and
 - (iii) the coastal protection work does not increase coastal hazard risk for adjacent areas, and

(3) in considering the above matters, regard must be had to the following:

- SPP mandatory requirements: flooding hazard 
- SPP mandatory requirements: bushfire hazard 
- SPP mandatory requirements: landslide hazard 
- SPP mandatory requirements: coastal hazard. 

Designation of land for community infrastructure

When/where do these provisions apply?

Where designating land for community infrastructure, if the land is affected by one or more of the following natural hazards:

- (a) flood
- (b) bushfire (medium or high risk)
- (c) landslide
- (d) coastal (including erosion prone areas and/or storm tide inundation areas).

The designation of land for community infrastructure is to appropriately reflect the following:

The community infrastructure must address the natural hazard and associated risks to people, social wellbeing, property, the economy, the environment and infrastructure by:

- (1) functioning effectively during and after a broad range of natural hazard events (where appropriate), and
- (2) avoiding natural hazard areas or mitigating risks to acceptable or tolerable levels, and
- (3) building community resilience to natural hazards, and
- (4) in considering the above matters, regard must be had to the following:

- SPP mandatory requirements: flooding hazard 
- SPP mandatory requirements: bushfire hazard 
- SPP mandatory requirements: landslide hazard 
- SPP mandatory requirements: coastal hazard. 

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development

Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in natural hazards includes:

- *Queensland Reconstruction Authority Act 2011.*

Transport and infrastructure

Planning for transport and infrastructure

The state delivers and supports a wide range of infrastructure across diverse sectors which include transport, education, health, sports and recreation, essential services, and cultural facilities.

This infrastructure plays a fundamental role in creating our built environment and providing for growth in our cities and towns. It influences urban form, access to employment, community building and recreational opportunities. It drives economic growth by supporting productive and successful industries and businesses that are important to the state.

The transport and infrastructure network represents a significant physical resource in the state and requires careful planning and development. Effective planning will consider infrastructure needs required to support development, support innovative solutions to infrastructure provision and ensure infrastructure is appropriately designed and located to meet needs.

The state interests in transport and infrastructure are as follows:

- State infrastructure and services
- State transport infrastructure and networks
- Strategic airports and aviation facilities
- Strategic ports
- Water supply catchments and infrastructure.

State infrastructure and services

Why are state infrastructure and services of interest to the state?

Infrastructure is essential to our economic and social wellbeing. The state delivers and supports a wide range of infrastructure across sectors including transport, education, health, sports and recreation, and utilities. Development that directly or indirectly hampers the efficient operation of significant infrastructure has a detrimental impact on the state.

Integration of land use planning with infrastructure planning and investment represents a way in which the state can maximise its returns on infrastructure investment, realising benefits across a wide range of economic, environmental and community measures.

The settlement pattern provided for in planning instruments at the state and local government level directly influences the efficient operation of infrastructure networks and the productivity gained from that infrastructure.

It also has a substantial impact on the ability of the state to efficiently deliver services such as public transport, community safety, health, education and recreation and the community's ease of access to these services.

Successful implementation of this state interest also requires state agencies and authorities responsible for infrastructure planning and delivery to support local government by providing timely and accurate information around infrastructure planning activities.

Infrastructure planning by the state should ensure appropriate consideration is given to integration with local and state planning instruments and strategies, and should consider innovative approaches to reduce costs, such as use of multi-use corridors for state and local infrastructure where appropriate.

State interest—state infrastructure and services

The benefits of investment in state infrastructure and services are maximised through integrated state and local land use planning.

Making or amending a local planning instrument²⁰

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

The local planning instrument is to reflect the SPP for this state interest by:

- (1) considering significant infrastructure within the local government area such as state-controlled roads; rail; education facilities; major sport, recreation and entertainment facilities; arts and cultural facilities; health facilities; and economic infrastructure, such as major utility corridors (e.g. bulk water; gas pipelines; fibre telecommunications infrastructure; high voltage electricity transmission; distribution networks and associated infrastructure²¹, and
- (2) protecting existing and approved future infrastructure locations and corridors including easements and adjoining land from development that would compromise the efficient delivery and functioning of the identified infrastructure, and
- (3) concentrating and promoting complementary development in areas with a high level of access to infrastructure and services, including through the provision of higher densities in existing urban areas with access to infrastructure, and
- (4) ensuring planning and sequencing of new development areas (both greenfield and infill) gives appropriate consideration to requirements for additional state infrastructure and services, and
- (5) including measures to ensure that development is designed to enable the provision of fibre telecommunications infrastructure in greenfield sites.

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

²⁰ The state interest for 'state infrastructure and services' should be considered in conjunction with the state interest for 'state transport infrastructure and networks'.

²¹ Refer to the Interactive Resource and Tenure Maps (IRTM)—a tool to identify relevant infrastructure. [🔗](#)

State transport infrastructure and networks

Why are state transport infrastructure and networks of interest to the state?

Economic and social development in Queensland is dependent on a system of transport infrastructure that is safe, structurally sound and reliable. Transport infrastructure provides access to employment, social services and recreational opportunities and drives economic growth by supporting productive and successful industries and businesses.

Development can affect the safety, structural and operational integrity of state transport infrastructure if it is not appropriately located, designed, constructed and maintained. Development must have regard to the location of existing infrastructure, its access, design features, safety requirements, function, current and future operating conditions and the increased infrastructure demand and maintenance requirements that may result from development.

Development can also affect the performance of the whole transport network by impacting on the safe and efficient movement of people and goods across the network. The integration of development with state transport infrastructure is important for ensuring the safe, efficient and sustainable use of transport networks and the provision of connected, prosperous and liveable communities.

State transport infrastructure generates environmental emissions such as noise, vibration, air particulates and light. Environmental emissions can have adverse impacts on the health, wellbeing and quality of life of communities located in the vicinity of state transport infrastructure so it is important that development is located, designed and/or constructed to reduce the community's exposure to environmental emissions.

State interest—state transport infrastructure and networks

State transport infrastructure, corridors and transport networks are protected from the impacts of development to ensure their ongoing safe and efficient operation. Development is located and designed to:

- mitigate impacts from environmental emissions generated by state transport infrastructure on the development, and
- integrate with and make the most efficient, safe and sustainable use of existing and planned state transport infrastructure, corridors and transport networks.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

The local planning instrument is to reflect the SPP for this state interest by:

- (1) identifying and protecting state transport infrastructure and existing and future state transport corridors from incompatible development²², and
- (2) requiring development to occur in areas currently serviced by state transport infrastructure and new development to be established in a logical and orderly sequence that is in accordance with planning for new and upgraded state transport infrastructure, and

22 Refer to DSDIP SPP Interactive Mapping System for current and future state transport infrastructure and networks.

- (3) requiring development to integrate with and support the safe, efficient and sustainable use of state transport infrastructure and existing and future state transport corridors and provide a hierarchy of road and street networks to manage local and through traffic, and
- (4) including the Land use and transport integration code for development within 400 metres of a public passenger transport facility (refer to the State Planning Policy Guideline: State transport infrastructure and networks for the code [6](#)) or similar development assessment measures, and
- (5) requiring development be located and designed to mitigate the impact of environmental emissions generated from state transport infrastructure on the development.

Local government development assessment provisions

These provisions apply to development applications as follows:

- (1) to the extent the SPP is not identified in a planning scheme or regional plan as being appropriately reflected in the planning scheme or regional plan, and

- (2) where the development application involves a material change of use or reconfiguring a lot and involves land:
 - (a) located within 400 metres of a public passenger transport facility or a future public passenger transport facility, and
 - (b) has a total site area equal to or more than 5000 m².

The development application is to be assessed against the following requirements²³:

- (1) integrates with and promotes the safe, efficient and sustainable use of state transport infrastructure and networks, and
- (2) complies with the Land use and transport integration code for development within 400 metres of a public transport facility (refer to the State Planning Policy Guidelines State transport infrastructure and networks for the code [6](#)).

23 Under the Sustainable Planning Regulation 2009 the state has jurisdiction for development assessment policy outcomes designed to ensure safety, structural integrity and operational efficiency of state transport infrastructure. These include:

- ensuring development does not adversely impact state transport infrastructure or existing and future state transport corridors
- ensuring development addresses and mitigates adverse impacts from the development on the safety and operational efficiency of state transport infrastructure, corridors and transport networks
- ensuring development mitigates adverse impacts on the development from environmental emissions generated by state transport infrastructure.

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in state transport infrastructure and networks includes:

- *Transport Infrastructure Act 1994*
- *Transport Planning and Coordination Act 1994*.

Guidance:

The following guidance material supports this state interest:

- SPP guideline: State transport infrastructure and networks. [🔗](#)

Strategic airports and aviation facilities

Why are strategic airports and aviation facilities of interest to the state?

The state recognises the importance of certain airports and aviation facilities, such as communication, navigation and surveillance (CNS) facilities to the economy, and the vital contribution they make to economic growth in areas such as tourism, trade, logistics, business travel, resources and defence.

All sectors of the Queensland economy rely in some way upon the efficient movement of people and freight through strategic airports. Protection of CNS facilities is crucial to the operational viability of these airports.

Military airfields also contribute significantly to national defence and the regional economy where they are located, and support

emergency service activities when not in active military use. It is expected that government planning instruments will support optimisation of the role airports play in facilitating strategic economic development.

The strategic airports and aviation facilities to which the SPP applies are essential elements for the national and state air transport network and the national defence system, and play an important role in driving and sustaining economic growth. Inappropriate development can directly and indirectly affect airports and their operations. It is important to note that the policy outcomes do not apply to the land within the boundaries of strategic airports or aviation facilities themselves.

State interest—strategic airports and aviation facilities

Strategic airports and aviation facilities (including CNS facilities) are protected from incompatible development to ensure their long-term safe and viable operation. Development is located and designed to mitigate the noise and public safety impacts of aviation operations on the development.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Section A, Table 1: Principles**.

Where does the state interest apply?

All local government areas that contain or are impacted by a strategic airport and/or aviation facility identified in Table 3: Strategic airports or the aviation facilities table in the SPP guideline: Strategic airports and aviation facilities. 

The local planning instrument is to reflect the SPP for this state interest by:

- (1) protecting operational airspace by ensuring development and associated activities do not adversely impact on the operational safety and viability of strategic airports by creating incompatible intrusions into the operational airspace, and
- (2) mitigating impacts of aircraft noise by ensuring development is compatible with forecast levels of aircraft noise within the 20 Australian Noise Exposure Forecast (ANEF) contour or greater of strategic airports, and
- (3) protecting public safety areas by ensuring development avoids increasing risk to public safety in defined public safety areas, and
- (4) protecting aviation facilities by ensuring development and associated activities do not adversely affect the functioning of aviation facilities, and
- (5) integrating land use and development with airports by promoting use of land surrounding strategic airports for development that is compatible with, depends upon or gains significant economic advantage from being in proximity to a strategic airport, or supports the role of the strategic airport as a critical freight and logistics hub, and
- (6) protecting key transport corridors linking strategic airports to the broader transport network, and
- (7) including mapping²⁴ in relation to provisions (1) to (6) above, as obtained from the relevant airport manager.

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²⁴ Consideration must be given to the most recent mapping (endorsed or gazetted by the relevant Commonwealth agency) that may supersede the local planning instrument's overlay. This information can be sourced from the relevant airport manager.

Table 3: Strategic airports

Strategic airport	Local government area	Airport type	Public safety area (PSA) required on main runway
Royal Australian Air Force (RAAF) Base Amberley	Ipswich City Council	Defence airfield	Yes
Archerfield	Brisbane City Council	Leased Federal	Yes
Northern Peninsula	Northern Peninsula Area Regional Council	Other	No
Brisbane	Brisbane City Council	Leased Federal	Yes
Bundaberg	Bundaberg Regional Council	Other	Yes#
Cairns	Cairns Regional Council	Other	Yes
Coolangatta/Gold Coast	Gold Coast City Council	Leased Federal	Yes
Emerald	Central Highlands Regional Council	Other	Yes*
Gladstone	Gladstone Regional Council	Other	Yes
Hamilton Island	Whitsunday Regional Council	Other	Yes*
Hervey Bay	Fraser Coast Regional Council	Other	Yes*
Horn Island	Torres Shire Council	Other	No
Longreach	Longreach Regional Council	Other	Yes
Mackay	Mackay Regional Council	Other	Yes
Mareeba	Tablelands Regional Council	Other	No
Sunshine Coast	Sunshine Coast Regional Council	Other	Yes
Moranbah	Isaac Regional Council	Other	No
Mount Isa	Mount Isa City Council	Leased Federal	Yes*
Army Aviation Centre Oakey	Toowoomba Regional Council	Defence airfield	Yes
Proserpine	Whitsunday Regional Council	Other	Yes*
Rockhampton	Rockhampton Regional Council	Other	Yes
Roma	Maranoa Regional Council	Other	No
RAAF Base Scherger	Cook Shire Council	Defence airfield	Yes
Toowoomba	Toowoomba Regional Council	Other	Yes#
Townsville Airport/RAAF Base Townsville	Townsville City Council	Joint-user	Yes
Weipa	Cook Shire Council	Other	No

* New airports meeting the PSA threshold criteria

PSA in place at local government discretion

Local government development assessment provisions

These provisions apply to development applications as follows:

- (1) to the extent the SPP is not identified in a planning scheme or regional plan as being appropriately reflected in the planning scheme or regional plan, and
- (2) the development application is for land located within a local government area that contains or is impacted by a strategic airport identified in Table 3: Strategic airports or an aviation facility identified in the SPP guideline: Strategic airports and aviation facilities [🔗](#) in Table A: Aviation facilities, and one or more of the following applies:
 - (a) the development application involves development or activities which could adversely affect the safety and operational efficiency of operational airspace or the functioning of an aviation facility
 - (b) the proposed development is incompatible with the forecast levels of aircraft noise (as defined by the 20 ANEF contour or greater in accordance with Australian Standard AS 2021-2000: Acoustics—Aircraft noise intrusion—Building siting and construction (AS 2021) as adopted 7 July 2000 [🔗](#))

- (c) the proposed development has the potential to increase the number of people living, working or congregating, or involves the use or storage of hazardous materials, within public safety areas.

The development application is to be assessed against the following requirements:

The development:

- (1) does not adversely impact on the operational safety and viability of strategic airports by creating incompatible intrusions into the operational airspace, and
- (2) is compatible with forecast levels of aircraft noise within the 20 ANEF contour or greater of strategic airports, and
- (3) avoids increasing risk to public safety in defined public safety areas, and
- (4) does not adversely affect the functioning of aviation facilities, and
- (5) complies with the Code for the protection of strategic airports and aviation facilities (refer to the SPP Guideline: Strategic airports and aviation facilities [🔗](#)).

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in strategic airports and aviation facilities includes:

Leased Federal airports

- *Airports Act 1996* (Cwlth)
- *Airports (Protection of Airspace) Regulations 1996* (Cwlth)
- *Commonwealth Places (Application of Laws) Act 1970* (Cwlth).

Defence airfields

- *Defence Act 1903* (Cwlth)
- The Defence (Areas Control) Regulation 1989 (Cwlth).

Other airports (Civil Aviation Safety Authority)

- *Civil Aviation Act 1988* (Cwlth)
- *Civil Aviation Regulations 1988* (Cwlth)
- *Civil Aviation Safety Regulations 1998* (Cwlth).

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Strategic airports and aviation facilities (incorporating practice notes). [🔗](#)

Strategic ports

Why are strategic ports of interest to the state?

Queensland's economy is reliant on exports. This means that our export gateways, such as our network of sea ports, are of strategic importance in connecting Queensland's supply chains to global markets. Ports also play a vital import role in supplying the essential goods and materials, which enhance our quality of life and provide for the needs of the economy.

Incompatible development in proximity to our strategic ports can hamper the efficient and cost effective movement

of goods along supply chains, as well as create unintended social and environmental impacts.

The state interest in strategic ports is part of a broader planning context for ports in Queensland and accordingly focuses on the land use issues on land surrounding strategic ports, which are applicable to local government instruments.

State interest—strategic ports

Strategic ports are identified and protected from incompatible development and land uses to ensure their safe and ongoing viable operation and potential growth. Development is located and designed to mitigate impacts from environmental emissions from strategic ports on the development.

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

Where does the state interest apply?

All local government areas identified in Table 4.

Table 4: Local governments to which the state interest applies

Relevant local governments to which the state interest applies	Brisbane City Council
	Bundaberg Regional Council
	Cairns Regional Council
	Carpentaria Shire Council
	Cassowary Coast Regional Council
	Gladstone Regional Council
	Hinchinbrook Shire Council
	Hope Vale Aboriginal Shire Council
	Mackay Regional Council
	Rockhampton Regional Council
	Torres Shire Council
	Townsville City Council
	Whitsunday Regional Council
Weipa Town Authority	

Table 5: Strategic ports

Strategic ports	Abbot Point
	Brisbane
	Bundaberg
	Cairns
	Cape Flattery
	Gladstone
	Hay Point
	Karumba
	Lucinda
	Mackay
	Mourilyan
	Rockhampton (Port Alma)
	Thursday Island
	Townsville
Weipa	

The local planning instrument is to reflect the SPP for this state interest by:

- (1) protecting existing strategic port land or core port land for strategic ports identified in Table 5: Strategic ports, and
- (2) protecting key transport corridors linking ports to the broader transport network, and
- (3) ensuring any development in proximity to a strategic port does not prejudice the efficient operations of the port and mitigates environmental emissions generated by port activities on the development, and
- (4) including measures to promote development in proximity to strategic ports which is compatible with port operations and environmental emissions, and
- (5) promoting use of land surrounding strategic ports that is compatible with, depends upon or gains significant economic advantage from being in proximity to a strategic port, or supports the role of the strategic port as a critical freight and logistics hub, and
- (6) having regard to the findings of noise, air and light emission modelling undertaken as part of port planning processes.

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in strategic ports includes:

- *Transport Infrastructure Act 1994*.

Guidance:

The following guidance material supports this state interest:

- SPP guideline: Strategic ports (incorporating a model ports protection code). [🔗](#)

Water supply catchments and infrastructure

Why are water supply catchments and infrastructure of interest to the state?

The majority of Queensland's population relies on stored runoff from catchments for their water needs.

Planning and decision making impact upon the health and functioning of water supply catchments and the cost, operational efficiency and safety of bulk water supply infrastructure.

To manage existing or planned bulk water supply infrastructure efficiently and effectively, it is important that the implications of development are understood and steps are taken to avoid development which compromises this infrastructure.

There are opportunities to use dams and lakes for secondary purposes such as recreation uses. Such activities

contribute to social and economic benefits but need to be carefully considered so as not to affect the primary use of the water storage assets.

Inappropriate and inconsistent planning and development decisions within water supply catchments that fail to appropriately consider critical water supply infrastructure can result in direct and indirect impacts that may lead to detrimental health and safety, economic and environmental outcomes.

The state recognises the importance of land use planning that reflects total water cycle planning principles, and ensures appropriate consideration of critical water sources as well as physical treatment and supply infrastructure.

State interest—water supply catchments and infrastructure

Ensuring a safe, secure and efficient water supply through the protection of water supply catchments, groundwater resources and water supply infrastructure

Making or amending a local planning instrument

In making or amending a local planning instrument, local government is to have regard to the principles in **Part A, Table 1: Principles**.

The local planning instrument is to reflect the SPP for this state interest by:

- (1) considering the location of water supply catchments and bulk water supply infrastructure (such as transport pipelines, chemical dosing facilities, pump stations, reservoirs and associated facilities). Water supply buffer areas and bulk water supply infrastructure for SEQ has been mapped on the DSDIP SPP Interactive Mapping System (as amended from time to time), and
- (2) ensuring development in water supply catchments is undertaken in a manner which contributes to the

maintenance and improvement where possible of water quality in those catchments, and

- (3) including measures to protect bulk water supply infrastructure from development that would compromise the ability to supply water safely and efficiently including measures to ensure development in identified water supply buffer areas is planned and designed to manage stormwater and wastewater in ways that minimise impacts on water quality.

Local government development assessment provisions

These provisions apply to development applications as follows:

- (1) to the extent the SPP is not identified in a planning scheme or regional plan as being appropriately reflected in the planning scheme or regional plan, and

- (2) the development application is triggered by the Trigger A—catchment protection and/or Trigger B—bulk water supply infrastructure below, and
- (3) is for development on land in the following local government areas²⁵:

Brisbane	Moreton Bay
Redlands	Scenic Rim
Ipswich	Somerset
Gold Coast	South Burnett
Gympie	Sunshine Coast
Lockyer Valley	Toowoomba
Logan	

Trigger A—catchment protection

Trigger A applies to development applications for land that is wholly or partly within a water supply buffer area (refer to the DSDIP SPP Interactive Mapping System, as amended from time to time) if the application involves either of the following:

- (1) a material change of use for:
 - (a) intensive animal industry, or
 - (b) high impact industry, or
 - (c) noxious and hazardous industry, or
 - (d) extractive industry, or
 - (e) utility installation (where involving sewerage services, drainage or stormwater services, and/or waste management facilities), or
 - (f) motor sport facility, or
- (2) reconfiguring a lot to create five or more additional lots if any resultant lot is less than 16 hectares in size, and the lots created will rely on on-site wastewater treatment.

Trigger B—bulk water supply infrastructure

Trigger B applies to development applications for land within a separation distance as identified in Table 6: Bulk water supply infrastructure development separation distances.

Mapping of applicable bulk water supply infrastructure identified in Table 6 is located on the DSDIP SPP Interactive Mapping System (as amended from time to time).

The development application is to be assessed against the following requirements:

For Trigger A—Catchment protection

Development achieves:

- (1) appropriate setbacks to, and riparian zone management for, defined watercourses, and
- (2) appropriate management of all wastes associated with development, and
- (3) provision of a space demonstrating sufficient size and suitable conditions for the on-site treatment and disposal of effluent in un-sewered areas, and
- (4) appropriate stormwater management measures, and
- (5) avoidance of unnecessary removal of vegetation, and
- (6) avoidance of development on land prone to flooding or steep and unstable slopes, and
- (7) compliance with the relevant sections of the Seqwater development guidelines for water quality management in drinking water catchments 2012 as identified in Table 7. 

For Trigger B—Bulk water supply infrastructure

Development:

- (1) is compatible with the planning, safe operation, maintenance and structural integrity of bulk water supply infrastructure through the maintenance of separation distances in accordance with Table 6: Bulk water supply infrastructure development separation distances. Where a reduced separation distance is proposed the development must demonstrate:
 - (a) mitigating circumstances to not achieving the separation distance, and
 - (b) lack of a suitable alternative, and
 - (c) mitigation and management measures required to ensure there are not adverse impacts on the infrastructure²⁶, and
- (2) maintains appropriate access (both routine and emergency) to bulk water supply infrastructure (particularly underground pipelines and surface facilities such as chemical dosing facilities, pump stations, dams, reservoirs and associated facilities).

Continued over page

²⁵ Development assessment requirements are triggered only for those local government areas containing catchments for water storages managed by Seqwater.

²⁶ It is recommended that advice from the Queensland Bulk Water Supply Authority be sought where a reduced separation distance is proposed.

Table 6: Bulk water supply infrastructure development separation distances

Development type	Pipeline corridor (distance to be measured from infrastructure)	Chemical dosing facility (measured from the land title boundary)	Pump station (measured from the land title boundary)	Reservoir (measured from the land title boundary)	Associated infrastructure (i.e. air or scour valving and offtake) (distance to be measured from infrastructure)
Building work	20 m	100 m	50 m	50 m	20 m
Material change of use	20 m, or 50 m for a major hazard facility or if involving an ERA	50 m	50 m	50 m	20 m
Reconfiguring a lot	20 m	50 m, or 100 m if the ultimate activity on the land is removal of quarry material or an ERA	50 m	50 m	20 m
Operational work	20 m, or 50 m if involving removal of quarry material or involving an ERA	50 m, or 100 m if involving removal of quarry material or involving an ERA	50 m	50 m	20 m, or 50 m if involving removal of quarry material or involving an ERA

Table 7: Seqwater development guidelines for water quality management in drinking water catchments 2012

Development type	Relevant sections
Material change of use	
All applicable uses	<p>Specific outcomes and measures:</p> <ul style="list-style-type: none"> Part 3: Site analysis requirements Element 1: On-site wastewater treatment and effluent disposal Element 2: Riparian management Element 7: Vegetation management <p>Setbacks and other siting requirements:</p> <ul style="list-style-type: none"> Table 3: Horizontal separation distances (setbacks) for all land uses, development and activities
Intensive animal industry	<p>In addition to the requirements for all applicable uses—</p> <p>Specific outcomes and measures:</p> <ul style="list-style-type: none"> Element 15B: Intensive animal husbandry

Development type	Relevant sections
High impact industry, noxious and hazardous industry, and utility installation	In addition to the requirements for all applicable uses— Specific outcomes and measures: <ul style="list-style-type: none"> • <i>Element 13: Utilities, industry and commercial land uses</i>
Extractive industry	In addition to the requirements for all applicable uses— Specific outcomes and measures: <ul style="list-style-type: none"> • <i>Element 11: Extractive industry</i>
Motor sport facility	In addition to the requirements for all applicable uses— Specific outcomes and measures: <ul style="list-style-type: none"> • <i>Element 16: Recreational land use</i>
Reconfiguring a lot	
Reconfiguring a lot (creating an additional five lots or more), where any resultant lot is less than 16 hectares in size and will rely on on-site wastewater treatment	Specific outcomes and measures: <ul style="list-style-type: none"> • <i>Element 1: On-site wastewater treatment and effluent disposal</i> Setbacks and other siting requirements: <ul style="list-style-type: none"> • <i>Table 3: Horizontal separation distances (setbacks) for all land uses, development and activities</i>

Further information

State Assessment and Referral Agency (SARA) provisions

In certain cases, development applications are required to be submitted to another entity as a referral agency or assessment manager under SPR. In most cases, these applications will be made to or referred to the chief executive responsible for administering SPA as the single SARA.

The chief executive responsible for administering SPA will assess these applications against the State Development Assessment Provisions (SDAP). SDAP is currently being prepared by the department and is anticipated to be in effect in the second half of 2013.

Relevant legislation:

Other legislation relating to the state interest in water supply catchments and infrastructure includes:

- *Water Act 2000*
- *South East Queensland Water (Restructuring) Act 2007*
- *Water Supply (Safety and Reliability) Act 2008*
- *Environmental Protection Act 1994*
- *Vegetation Management Act 1999.*

Part D: Abbreviations and glossary

Abbreviations

ACHA	<i>Aboriginal Cultural Heritage Act 2003</i>
AEP	Annual exceedance probability
ANEF	Australian Noise Exposure Forecast
ARI	Average recurrence interval
ASS	Acid sulfate soils
AWO	All Weather Operations
BRA	Building restricted area
CNS	Communication, Navigation and Surveillance
DSDIP	Department of State Development, Infrastructure and Planning
ERA	Environmentally relevant activity
HAT	Highest astronomical tide
IRTM	Interactive Resource and Tenure Maps
KRA	Key resource area
MNES	Matters of national environmental significance
MSES	Matters of state environmental significance
PANS-OPS	Procedures for Air Navigation Services–Aircraft Operational Surfaces
PSA	Public safety area
QPP	Queensland Planning Provisions
SARA	State Assessment and Referral Agency
SCL	Strategic cropping land
SDAP	State Development Assessment Provisions
SEQ	South East Queensland
SPA	<i>Sustainable Planning Act 2009</i>
SPP	State Planning Policy
SPR	Sustainable Planning Regulation 2009
TSICHA	<i>Torres Strait Islander Cultural Heritage Act 2003</i>
WQOs	Water quality objectives

Glossary

acid sulfate soil see the Environmental Protection Regulation 2008, section 61(4).

agriculture means the growing, production and harvesting of food, fish, fibre, timber and foliage including, but not limited to, cropping, intensive horticulture, animal husbandry, intensive animal industries, aquaculture, forestry, wholesale nursery, production nursery and other complementary primary production activities.

agricultural land means land suitable, available or being used for agriculture.

Editor's note—The DSDIP SPP Interactive Mapping System will include spatial data developed by the state government relating to areas important for current and future agriculture in Queensland. This includes the Queensland Agricultural Land Audit being developed by the state government.

algal bloom means a bloom of algae in coastal or estuarine waters.

Editor's note—Algae include photosynthetic organisms, both microalgae and macroalgae, as well as cyanobacteria (often referred to as blue-green algae) and can occur in non-toxic and toxic forms—the latter having the most significant negative impacts on the environment, public health and local economy. A bloom involves an increase in algae numbers to such an extent as to discolour the water, impart taste, odours, toxins and/or other compounds to the water, adversely affect the other biotic components of the aquatic ecosystem or generally render the water unsuitable for its intended use (from Queensland Harmful Algal Bloom Plan 2002).

*A common toxic bloom-forming algae causing adverse impacts in Queensland waters is the cyanobacterium *Lyngbya majuscula* (Lyngbya). However other algal species also occur that have the potential to impact on the environment, natural resources and public health.*

annual exceedance probability (AEP) means the likelihood of occurrence of a flood of a given size or larger in any one year; usually expressed as a percentage.

Editor's note—For example, if a peak flood discharge of 500 cubic metres per second has an AEP of five per cent, it means that there is a five per cent risk (i.e. probability of 0.05 or a likelihood of one in 20) of a peak flood discharge of 500 m³/second or larger occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next.

aquaculture see the Fisheries Act 1994, schedule.

artificial waterway see the Coastal Protection and Management Act 1995, section 8.

Australian Noise Exposure Forecast (ANEF) means a single number index (expressed on an ANEF chart as a series of contours) that predicts for a particular future year (usually 10 or 20 years ahead) the cumulative exposure to aircraft noise likely to be experienced by communities near airports during a specified time period (usually one year).

Editor's note—Further explanation is set out in the SPP practice notes.

building restricted area (BRA) means a volumetric area in which buildings have the potential to cause unacceptable interference to the signal-in-space in the service volume of aviation or CNS facilities for All Weather Operations (AWO).

Editor's note—All CNS facilities have a BRA defined, which is not limited to actual site boundaries of the facility but extends to significant distances from the facility.

bulk water supply infrastructure includes:

- transport pipelines, chemical dosing facilities, pump stations, reservoirs and associated facilities such as air and scour valving and off-takes
- the land or easement on which the facility is located.

canal see the Coastal Protection and Management Act 1995, section 9.

CNS facility means a facility for communication, navigation and surveillance.

coast see the Coastal Protection and Management Act 1995, section 10.

coastal-dependent development means development that requires land adjoining the foreshore and access to tidal water to function and includes:

- industrial and commercial facilities such as ports, harbours and navigation channels and facilities, aquaculture involving marine species, desalination plants, tidal generators, erosion control structures and beach nourishment
- tourism facilities for marine (boating) purposes or that are part of an integrated development proposal incorporating a marina.

The term does not include residential development, waste management facilities (landfills, sewerage treatment plants) or transport infrastructure (other than for access to the coast).

coastal erosion means the wearing away of land or the removal of beach or dune sediments by wave or wind action, tidal currents and water flows.

coastal hazard see the *Coastal Protection and Management Act 1995*, schedule.

coastal hazard area means a storm tide inundation area or an erosion prone area.

coastal management district (CMD) see the *Coastal Protection and Management Act 1995*, schedule.

coastal processes means the natural processes of the coast including sediment transport to and along the coast; fluctuations in the location and form of the foreshore, beach, dunes and associated ecosystems; tides; changes in sea-level and coastal hazards (for example, storm tide), ecological processes (for example, migration of plant and animal species) and the natural water cycle (for example coastal wetlands' role in filtration and flood mitigation).

coastal protection work means any permanent or periodic work undertaken primarily to manage the impacts of coastal hazards, including altering physical coastal processes such as sediment transport.

coastal resources see the *Coastal Protection and Management Act 1995*, section 12.

coastal waters see the *Coastal Protection and Management Act 1995*, section 13.

coastal zone see the *Coastal Protection and Management Act 1995*, section 15.

contaminant means one or more of the prescribed water contaminants listed in schedule 9 of the Environmental Protection Regulation 2008.

contaminated stormwater means stormwater that contains a contaminant.

core port land see the definition 'Brisbane core port land' under the *Transport Infrastructure Act 1994*.

cropping see the *Strategic Cropping Land Act 2011*.

cultural heritage significance means aesthetic, architectural, historical, scientific, social, spiritual or other significance to the present generation or past or future generations.

defined storm tide event (DSTE) means the event (measured in terms of likelihood of reoccurrence) and associated inundation level adopted to manage the development of a particular area.

Editor's note—The recommended DSTE for development generally is the one per cent annual exceedance probability (AEP) storm tide, equivalent to one in 100-year average recurrence interval (ARI) unless a lower risk event is required for community infrastructure.

defined watercourse (for the purposes of water supply catchments and infrastructure) means the area of land between the high banks of a natural channel—whether artificially improved or not—in which water flows permanently or intermittently, and that is represented as:

- creek, stream, river or watercourse on the most recent 1:25 000 Queensland Department of Natural Resources and Mines topographic map in the local government areas of South East Queensland, excluding key resource areas, or
- creek, stream, river or watercourse on the most recent 1:100 000 Geoscience Australia topographic map in all other local government areas or in key resource areas, or
- creek, stream, river or watercourse on the most recent 1:250 000 Geoscience Australia topographic map in all other local government areas or in key resource areas where there is no 1:100 000 Geoscience Australia topographic map available.

development plan for a petroleum lease, see the *Petroleum and Gas (Production and Safety) Act 2004*, section 24.

dredged material means mud, sand, coral, ballast, shingle, gravel, clay, earth and other material removed by dredging from the bed of tidal waters.

dredging means the mechanical removal of dredged material from below tidal water.

dry land marina means a marina created by the excavation of land above high water mark.

environmental emissions means emissions to the environment considered to have the potential to have an adverse impact on health, community wellbeing and quality of life or cause nuisance. The term includes noise, air particulates and emissions, vibrations, light, odour and electric and magnetic fields.

environmental value see the *Environmental Protection Act 1994*, section 9.

Editor's note—The Environmental Protection (Water) Policy 2009 states the environmental values of waters.

erosion prone area see the *Coastal Protection and Management Act 1995*, schedule.

extractive resources means natural deposits of sand, gravel, quarry rock, clay and soil extracted from the earth's crust and processed for use in construction. The term does not include a mineral defined under the *Mineral Resources Act 1989*, section 6.

fish see the *Fisheries Act 1994*.

fisheries resources see the *Fisheries Act 1994*, schedule.

fish habitat see the *Fisheries Act 1994*, schedule.

fishing see the *Fisheries Act 1994*, schedule.

foreshore see the *Coastal Protection and Management Act 1995*, schedule.

forestry means a forest practice on either state or private land as defined under the *Sustainable Planning Act 2009*, schedule 3.

future state transport corridor means any of the following (terms defined under the *Transport Infrastructure Act 1994*, *Transport Planning and Coordination Act 1994* and *Sustainable Planning Regulation 2009*):

- a future state-controlled road under the *Transport Infrastructure Act 1994*
- future railway land under the *Transport Infrastructure Act 1994*
- a future public passenger transport corridor
- a future state-controlled transport tunnel
- a future active transport corridor.

hazardous material means a substance with potential to cause harm to persons, property or the environment because of one or more of the following:

- the chemical properties of the substance
- the physical properties of the substance
- the biological properties of the substance.

highest astronomical tide (HAT) means the highest tide level that can be predicted to occur under average meteorological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than the extreme levels that can be caused by storm tides.

heritage area means an area that includes multiple heritage places or features, and their surrounds.

heritage place includes a world heritage property, national heritage place, Queensland heritage place or local heritage place.

important agricultural area means an area or land identified as important to current and/or future agricultural production by the Queensland Agricultural Land Audit (as conducted from time to time).

Editor's note—Land will be identified as an important agricultural area if it meets all of the requirements for agriculture to be successful and sustainable, is part of a critical mass of land with similar characteristics and is strategically significant to the region and the state.

key resource area (KRA) means an area that contains extractive resources of state or regional significance. This term includes the resource/processing area for the KRA, the separation area for the KRA and any associated transport route and transport route separation area.

local heritage place see the *Queensland Heritage Act 1992*, schedule.

major hazard facility see the Work Health and Safety Regulation 2011 (Cwlth).

management area means a mapped area listed in Table 2 of the SPP.

marina see the *Transport Operations (Marine Pollution) Act 1995*, schedule.

matters of national environmental significance (MNES) means the eight matters protected under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth), chapter 2, part 3:

- world heritage properties
- national heritage places
- wetlands of international importance (listed under the Ramsar Convention)
- listed threatened species and ecological communities
- migratory species (protected under international agreements)
- Commonwealth marine areas
- the Great Barrier Reef Marine Park
- protection of the environment from nuclear actions (including uranium mines).

Editor's note—MNES listed as containing natural values, features and areas are to be considered in applying the biodiversity state interest of the SPP. The protection of the environment from nuclear actions (including uranium mines) is an activity/process rather than a natural value, feature or area that is to be valued and appropriately safeguarded, and does not apply to the biodiversity state interest.

World heritage properties and national heritage places may also be listed for cultural heritage significance. In these instances, world heritage properties and national heritage places are also to be considered as part of the cultural heritage state interest.

matters of state environmental significance (MSES) means the following natural values and areas protected under state environmental legislation:

- protected area estates (including all classes of protected area except nature refuges and coordinated conservation areas) under the *Nature Conservation Act 1992*
- marine parks (including 'marine national park', 'marine conservation park', 'scientific research', 'preservation' and 'buffer' zones) under the *Marine Parks Act 2004*
- fish habitat areas A and B under the *Fisheries Act 1994*
- threatened species (including plants, animals and animal breeding places) under the *Nature Conservation Act 1992*
- regulated vegetation under the *Vegetation Management Act 2009* including:
 - regional ecosystems identified as 'endangered', 'of concern', 'connectivity areas', 'critically limited', 'threshold', 'wetland'
 - 'high value regrowth' areas containing 'endangered' or 'of concern' regional ecosystems
 - regional ecosystems identified as 'watercourse'
- high preservation areas of wild rivers under the *Wild Rivers Act 2005*
- high conservation value wetlands under the *Environment Protection Act 1994* including:
 - wetlands assessed as containing 'high' or 'very high' values via a conservation assessment, or
 - where a conservation assessment has not yet been completed; wetlands that intersect with areas shown in the 'Directory of Important Wetlands' and high ecological value wetlands and waterways declared under the *Environmental Protection (Water) Policy 2009*
- legally secured offset areas.

national heritage place means a national heritage place under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).

natural hazard means a naturally occurring situation or condition, such as a flood, bushfire, landslide or coastal hazard, including erosion prone areas and storm tide inundation areas, with the potential for loss or harm to the community, property or environment.

natural hazard area means an area for the management of a natural hazard.

Editor's note—The natural hazard area may not reflect the full extent of the area that may be affected by the hazard (e.g. land above the one per cent AEP floodline may flood during a larger flood event).

non-tidal artificial waterway includes access channels, constructed urban lakes or other bodies of water that are designed to be:

- permanent bodies of open water, or
- fringed with hard edges or emergent macrophytes, or
- indirectly connected to tidal water (by a lock or weir or other system), or
- artificial lakes (generally land locked without a direct connection to tidal waterways).

This term does not include waterbodies used only for aquaculture or agricultural activities.

nutrient hazardous area means an area:

- containing appreciable levels of nutrients of concern that may contribute to increased occurrence, frequency or intensity of coastal algal blooms (particularly nitrogen, phosphorus, iron and organic matter)
- within a catchment that flows to the Queensland coastline in the local government areas listed in Appendix 1 of the Guideline for Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland. 

Editor's note—Hazard maps are used to spatially represent nutrient hazardous areas vulnerable to the supply and potential export of nutrients of concern for coastal algal blooms. Coarse-scale maps are regionally based and used to indicate nutrient hazardous areas where more detailed mapping is needed. Detailed hazard maps are more locally based and produced at a scale suitable for inclusion into local government planning instruments. Areas may have any of the following features:

- soil or vegetation types that are naturally conducive to high concentrations of nitrogen, phosphorus, iron and/or organic matter (for example, wetlands, marine and alluvial sediments) or where management activities or land use contribute to intensification or mobilisation of these nutrients of concern (for example, disturbance of acid sulfate soils)
- site conditions (for example, water logging and anaerobic conditions, perched groundwater tables) that promote formation of nutrients into bioavailable form
- location in close proximity to waterways or with site conditions that readily promote transport of nutrients to waterways or groundwater (for example, highly transmissive, permeable soils such as Podosols).

nutrients of concern means nutrients or other trace elements that can enhance the growth of algae, including nitrogen, phosphorus, iron or organic matter (dissolved organic carbon).

These elements have been shown to increase the severity of Lyngbya majuscula (cyanobacterium) blooms.

obstacle limitation surface (OLS) means the obstacle limitation surface identified by the Civil Aviation Safety Authority (CASA).

Editor's note—The obstacle limitation surface (OLS) depends on factors such as runway length (which determines likely aircraft use) and whether a runway has an instrument approach/departure procedure. The OLS may extend to a radius of approximately 15 kilometres from the airport and may require objects to be restricted below defined elevations. It comprises a set of surfaces defined by reference to the runway strip/s or to the airport itself. The OLS is used to determine when intrusion into airspace is an obstacle to an aircraft operating to or from the airport.

operational airspace includes:

- for civilian airports: the areas and vertical dimensions of the obstacle OLS and the surface identified in the Procedures for Air Navigation Services—Aircraft Operational Surfaces as necessary to protect flights being operated non-visually
- for military airports: the areas and vertical dimensions as depicted by the height restriction zones under the Defence (Areas Control) Regulation 1989 (Cwlth)

- for airports operating as joint civil and military airports: the height restriction zones under the Defence (Areas Control) Regulations 1989 (Cwlth), the civilian obstacle limitation surface and the surface identified in the Procedures for Air Navigation Services—Aircraft Operational Surfaces as necessary to protect flights being operated non-visually.

petroleum facility licence means a petroleum licence under the *Petroleum and Gas (Production and Safety) Act 2004*.

petroleum lease means a petroleum lease under the *Petroleum Act 1923* or the *Petroleum and Gas (Production and Safety) Act 2004*.

pipeline licence means a pipeline licence under the *Petroleum and Gas (Production and Safety) Act 2004*.

priority development area means a priority development area under the *Economic Development Act 2012*.

private marine development means marine development constructed to provide private access to private land from tidal water for non-commercial purposes, including jetties, ramps, floating docks, fixed piers and gangways.

production nursery means the growing and selling of plants, but not to the general public, where the plants are grown on or adjacent to the site.

public safety area means an area immediately beyond the end of a runway and having a relatively high risk from an aircraft accident.

Queensland heritage place includes a state heritage place, an archaeological place or a protected area under the *Queensland Heritage Act 1992*.

reclamation of tidal land means raising the land above high-water mark, whether gradually and imperceptibly or otherwise, by carrying out works, including dredging and the depositing of solid material, but not including beach nourishment.

resource/processing area for a KRA means the extent of the extractive resource and any existing or future processing operations.

Editor's note—The extraction of extractive materials can include ripping, blasting or dredging; the processing of extractive materials can include crushing, screening, washing, blending or grading and waste water treatment; and associated activities can include storage, rehabilitation, loading, transportation, administration, and maintenance facilities.

separation area (for a resource/processing area for a KRA) means an area surrounding the resource/processing area, needed to maintain separation of people from undesirable levels of noise, dust, ground vibration or air blast overpressure that may be produced as residual impacts from existing or future extraction or processing of the extractive resource.

separation area (for agriculture) means the separation distance, buffers, vegetative buffers, baffled screens, mounds and other management strategies to minimise land use conflict and/or impact to agriculture.

Editor's note—The area or management technique required is determined on a site by site basis taking into account local context, topography, wind direction etc, and best available information (i.e. approved industry guidelines or science based standards). Guidance material regarding this issue will be included in SPP Guideline: Supporting and protecting agriculture.

sensitive land uses means the following uses: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, relocatable home park, residential care facility, retirement facility, short-term accommodation, tourist park.

ship-sourced pollutants see the *Transport Operations (Marine Pollution) Act 1995*.

Editor's note—Under the Transport Operations (Marine Pollution) Act 1995, Ship has the meaning given by International Convention for the Prevention of Pollution from Ships (MARPOL) and includes an aircraft when it is on the surface of the water. Pollutant means a harmful substance, and includes sewage.

specified petroleum infrastructure means the petroleum infrastructure in the development plan for a petroleum lease, including facilities for the processing, storage or transport of petroleum or incidental activities in the area of a petroleum lease.

state development area means a state development area under the *State Development and Public Works Organisation Act 1971*.

state tidal land see the *Coastal Protection and Management Act 1995*, schedule.

state transport corridors means any of the following (terms defined under the *Transport Infrastructure Act 1994*, *Transport Planning and Coordination Act 1994* and Sustainable Planning Regulation 2009):

- a state-controlled road
- a railway
- a public passenger transport corridor
- a state-controlled transport tunnel
- an active transport corridor.

state transport infrastructure means any of the following (terms defined under the *Transport Infrastructure Act 1994*, *Transport Planning and Coordination Act 1994* and Sustainable Planning Regulation 2009):

- state-controlled road
- busway transport infrastructure
- light rail transport infrastructure
- rail transport infrastructure
- other rail transport infrastructure
- active transport infrastructure.

statutory land use plan means:

- the Brisbane Port Land Use Plan approved under the *Transport Infrastructure Act 1994*, chapter 8, part 3C, or
- a land use plan approved under the *Transport Infrastructure Act 1994*, section 286, or
- a land use plan approved under *Airport Assets (Restructuring and Disposal) Act 2008*, chapter 3, part 1.

storm tide inundation area means the area of land determined to be inundated during a defined storm tide event.

stormwater see the *Environmental Protection Act 1994*, schedule 4.

strategic airport means an airport identified in Table 3 of the SPP.

strategic cropping land means strategic cropping land under the *Strategic Cropping Land Act 2011*.

strategic offset area means an area mapped or otherwise described in a planning instrument or a guideline to a planning instrument that shows preferred areas for locating environmental offsets where an offset is required as a condition of a development approval.

Editor's note—The Queensland Government is preparing mapping of strategic offset areas as part of its current revision of the Queensland Government Environmental Offsets Policy. The new policy will replace issue specific biodiversity offset policies that are presently applied (including vegetation management, fisheries and koalas in SEQ).

strategic port means a port that includes:

- strategic port land
- Brisbane core port land.

transport network means the series of connected routes, corridors and transport facilities required to move goods and passengers and includes roads, railways, public transport routes (for example, bus routes), active transport routes (for example, cycleways), freight routes and local, state and privately owned infrastructure.

transport route (for a KRA) means a road or rail link from the boundary of the resource/processing area for a KRA to a major road or railway that is used to transport extracted resources to markets.

transport route separation area (for a KRA) means the area, measured 100 m from the centre line of the transport route for a KRA, needed to maintain separation of people from undesirable levels of noise, dust and ground vibration produced as residual impacts from the transportation of extractive resources.

urban water supply storage means a physical urban water storage area, from which raw water is sourced for treatment, being either:

- the lake formed by a dam wall structure, including the structure itself, or
- a major watercourse from which supplies are directly sourced, or
- a pool created by a weir structure.

waste water see the *Environmental Protection (Water) Policy 2009*, schedule 2.

water supply buffer area means the area shown on the DSDIP SPP Interactive Mapping System (as amended from time to time) as a water supply buffer area.

water supply catchment means a catchment area or drainage basin capturing overland flows contributing to an urban water supply storage used to store urban raw water supplies.

water treatment plant means a major utility used for the treatment of urban water supplies.

water quality objectives (WQOs) means the numerical concentration limits, mass or volume limits per unit of time or narrative statements of indicators established for waters to enhance or protect the environmental values for those waters set out in:

- the *Environmental Protection (Water) Policy 2009*, schedule 1 for water mentioned in the policy, or
- otherwise—the Queensland Water Quality Guidelines 2009.

world heritage property means a declared world heritage property under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).



State Planning Policy

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