

Draft amendments to the State Planning Policy

December 2013

Reading and understanding this document:

- Content proposed to be included is underlined – e.g. July 2014
- Content proposed to be deleted has a strikethrough – e.g. ~~December 2013~~

Reference	Section of State Planning Policy	Draft amendment
1	Inside cover	<p>Amend the following:</p> <p>© State of Queensland, Department of State Development, Infrastructure and Planning, <u>July 2014</u> December 2013, 100 George Street, Brisbane Qld 4000. (Australia).....</p> <p>..... <u>For the most up to date version of the State Planning Policy, please refer to the Department of State Development, Infrastructure and Planning's website www.dsdiq.qld.gov.au/spp</u> An electronic copy of this report is available on the Department of State Development, Infrastructure and Planning's website at www.dsdiq.qld.gov.au. To obtain a printed copy of this report, please contact us via the contact details provided at the end of this report.</p>
2	Page 3, Contents	<p>Amend theme and state interest title:</p> <p><u>Planning for hazards and safety and resilience to hazards</u> Emissions and hazardous activities Natural hazards, <u>risk and resilience</u></p> <p>Consequential amendments required throughout the document in relation to the theme and state interest title amendment, including:</p> <ul style="list-style-type: none"> • Page 5, Part A: Introduction and policy context • Page 15, Part D: The state interests and plan making policies • Page 28, Part D: The state interest and plan making

Reference	Section of State Planning Policy	Draft amendment
		<p>policies, Coastal environment, introductory paragraphs</p> <ul style="list-style-type: none"> • Page 32, Part D: The state interests and plan making policies, Planning for hazards and safety • Page 34–35, Part D: The state interest and plan making policies, Natural hazards and State interest—natural hazards headings • Page 51, Part E: Interim development assessment requirements, State interest—natural hazards
3	Page 8, Part A: Introduction and policy context—the relationship between the SPP and the State Assessment and Referral Agency	<p>Insert new paragraph:</p> <p><u>When the chief executive is an assessment manager or a referral agency for a development application, the planning Act provides that the chief executive must, to the extent relevant and within the limits of the jurisdiction, assess the development application against the SPP, to the extent the SPP is not appropriately reflected in the local government’s planning scheme (section 282(1)(d) of the planning Act).</u></p> <p>New paragraph to be inserted above current paragraph starting: <i>Unlike the local government development assessment requirements outlined in the SPP, the requirement for a development application...</i></p>
4	Page 17, Part D: The state interests and plan making policies, Planning for liveable communities, Liveable communities, State interest—liveable communities	<p>Amend policies (1) to (12) to:</p> <ul style="list-style-type: none"> - combine policy 1 and 5 under policy 1 - combine policies 2, 3 and 4 under policy 2 - combine policy 6 and 7 under policy 3 - policy 10 becomes policy 4 - combine policies 8, 9, 11, 12 and 13 under policy 5 <p>Include new policy (5)(e) in relation to fire hydrants.</p> <p>The outcome of the above amendments is:</p> <p>(1) providing attractive built environments and protecting historic and character features by:</p> <ol style="list-style-type: none"> (a) including principles that promote attractive, adaptable and accessible built environments and enhance personal safety and security, and (b) considering local character and historic features that support community identity, while promoting appropriate innovation and adaptive re-use that is compatible and sensitive to the local character and historic context, and <p>(2) providing attractive and accessible natural environments and public open space by:</p> <ol style="list-style-type: none"> (a) maintaining or enhancing areas of high scenic amenity, and important views and vistas that contribute to natural and visual amenity, and (b) maintaining or enhancing opportunities for public access and use of natural areas, rivers, dams and creeks, and (c) planning for public open space that:

Reference	Section of State Planning Policy	Draft amendment
		<p>(i) is functional, accessible and connected, and (ii) supports a range of formal and informal sporting, recreational and community activities, and</p> <p>(3) facilitating vibrant places and spaces, diverse communities, and good neighbourhood planning and centres design that meets lifestyle needs by:</p> <p>(a) providing a mix of land uses to meet the diverse demographic, social, cultural, economic and lifestyle needs of the community, and</p> <p>(b) facilitating the consolidation of urban development in and around existing settlements and maximising the use of established infrastructure and services, and</p> <p>(4) facilitating the provision of pedestrian, cycling and public transport infrastructure and connectivity within and between these networks, and</p> <p>(5) planning for cost-effective, well-located and efficient use of community facilities and utilities by:</p> <p>(a) considering the location of infrastructure within the local government area including education facilities, health facilities, emergency services, arts and cultural infrastructure, and sport, recreation and cultural facilities, and:</p> <p>(i) locating complementary development in areas with a high level of access to infrastructure and associated services, and</p> <p>(ii) protecting existing and known planned infrastructure from development that would compromise the ability of infrastructure and associated services to function safely and efficiently, and</p> <p>(b) locating development in areas currently serviced by state infrastructure, and where this cannot be achieved, facilitating development in a logical and orderly sequence to enable the cost-effective delivery of state infrastructure to service development, and</p> <p>(c) including provisions that support the efficient location and assessment of education infrastructure¹ (catering for both state and non-state education providers), and</p> <p>(d) including provisions to ensure that development is designed to support connection to fibre telecommunications infrastructure (i.e. broadband) in greenfield areas, and</p> <p>(e) <u>including provisions to ensure all development where not located on a public access road includes appropriate fire hydrant infrastructure and unimpeded access to emergency services vehicles.</u></p> <p>1. The Queensland Schools Planning Commission has prepared school infrastructure planning data and mapping which is available at http://education.qld.gov.au/schools/schools-planning-commission/.</p>
5	Page 22, Part D: The state interests and plan making policies, Planning for economic development, Development and construction,	<p>Amend policies (1) to (8) to:</p> <ul style="list-style-type: none"> - policy 1 becomes 2

Reference	Section of State Planning Policy	Draft amendment
	State interest—development and construction	<ul style="list-style-type: none"> - policy 2 becomes 1 - combine policies 3, 4, 5 and 6 under policy 3 - policy 7 becomes policy 4 - policy 8 becomes policy 5 <p>The outcome of the above amendments is:</p> <ol style="list-style-type: none"> (1) planning for the infrastructure required to support residential, retail, commercial, industrial and mixed use development, based on planning assumptions, the physical constraints of the land and the demand generation on infrastructure outlined in a <u>local government infrastructure plan</u> priority infrastructure plan, and (2) facilitating the development of mixed use precincts through appropriate zoning and offering a mix of zone types to provide opportunities for a wider variety of uses, local employment, small businesses and innovation. (3) enabling development of industrial and commercial land by: <ol style="list-style-type: none"> (a) facilitating an appropriate mix of lot sizes and configurations in commercial and industrial zones supporting the diverse needs of the varying commercial, retail, industrial and ancillary activities, and (b) facilitating the efficient development of industrial and commercial zoned land through adopting the lowest appropriate level of assessment for commercial and industrial uses, and (c) 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, and (4) considering state-led initiatives, including State Development Areas and Priority Development Areas and allowing for complementary surrounding land uses and services, and (5) considering <u>the zoning of the use of</u> government land suitable for infill and redevelopment opportunities <u>to:</u> <ol style="list-style-type: none"> (a) <u>facilitate the development of the land, and</u> (b) <u>be based upon planning merit and the nature of surrounding land uses, rather than its current or past use.</u>
6	Page 23, Part D: The state interests and plan making policies, Planning for economic development, Mining and extractive resources, State	<p><u>Amend policy (2):</u></p> <ol style="list-style-type: none"> (2) <u>protecting KRAs by:</u> <ol style="list-style-type: none"> (a) <u>ensuring that sensitive and other potentially</u>

Reference	Section of State Planning Policy	Draft amendment
	interest—mining and extractive resources	<p><u>incompatible land uses in a KRA are assessable against provisions that require the development to be compatible with the use of land in a KRA for an extractive industry; and</u></p> <p><u>(b) providing for appropriate separation distances or other mitigation measures between the resource/processing area of the KRA and sensitive land uses to minimise conflict with the use of land in a KRA for an extractive industry.</u></p> <p>Amend policy (1) numbering:</p> <p><u>For coal, mineral, petroleum and gas resources:</u></p> <p><u>(1)(3) Considering....</u></p>
7	Page 27, Part D: The state interests and plan making policies, Planning for the environment and heritage, Biodiversity, State interest—biodiversity, policy (5)	<p>Amend policy (5):</p> <p>(5) facilitating the protection of matters of state environmental significance by requiring development to, in order of priority:</p> <p>(a) avoid significant adverse environmental impacts, and</p> <p>(b) mitigate significant adverse environmental impacts, where these cannot be avoided, and</p> <p>(c) where applicable, offset any <u>significant residual impact in a manner consistent with current environmental offsets legislation</u> any residual adverse impacts, and</p>
8	Page 27, Part D: The state interests and plan making policies, Planning for the environment and heritage, Biodiversity, State interest—biodiversity, policy (7)	<p>Amend:</p> <p>(7) <u>considering the protection of, matters of local environmental significance, where considered appropriate by a local government by requiring development to, in order of priority:</u></p> <p><u>(a) avoid significant adverse environmental impacts, and</u></p> <p><u>(b) mitigate significant adverse environmental impacts, where these cannot be avoided, and</u></p> <p><u>(c) where applicable, include provisions to offset any significant residual impact in a manner consistent with current environmental offsets legislation.</u></p>
9	Page 31, Part D: The state interests and plan making policies, Planning for the environment and heritage, Water quality, State interest—water quality	<p>Amend the order of policies and clarify the application of existing policy (6):</p> <p><u>For receiving waters:</u></p> <p>(1) facilitating the protection of environmental values and the achievement of water quality objectives for Queensland waters, and</p> <p>(62) planning for safe, secure and efficient water supply, and</p> <p>(43) adopting the applicable stormwater management design objectives relevant to the climatic region⁸, outlined in Tables A and B (Appendix 2), or demonstrate current best practice environmental management for development that is for an urban purpose, and</p> <p>(54) facilitating innovative and locally appropriate solutions for urban stormwater management that achieve the relevant urban stormwater management design objectives, and</p>

Reference	Section of State Planning Policy	Draft amendment
		<p>(25) identifying land for urban or future urban purposes in areas which avoid or minimise the disturbance to natural drainage and acid sulfate soils, erosion risk, impact on groundwater and landscape features, and</p> <p><u>Acid sulfate soils:</u></p> <p>(96) protecting the natural and built environment (including infrastructure) and human health from the potential adverse impacts of acid sulfate soils by:</p> <ul style="list-style-type: none"> (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) including requirements for managing the disturbance of acid sulfate soils to avoid or minimise the mobilisation and release of contaminants, and <p>(37) including requirements that development for an urban purpose is located, designed, constructed and/ or managed to avoid or minimise:</p> <ul style="list-style-type: none"> (a) impacts arising from: <ul style="list-style-type: none"> i. altered stormwater quality or flow, and ii. waste water (other than contaminated stormwater and sewage), and iii. the creation or expansion of non-tidal artificial waterways, such as urban lakes, and (ivb) the release and mobilisation of nutrients that increase the risk of algal blooms, and <p>(78) including requirements that development in water catchments is undertaken in a manner which contributes to the maintenance and enhancement (where possible) of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments, and</p> <p>For development in a water supply buffer area⁹:</p> <p>(89) including requirements that development complies with the specific outcomes and measures contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012 or similar development assessment requirements, and</p> <p>Note—the outcome of the above amendments is as follows:</p> <p><u>For receiving waters:</u></p> <ul style="list-style-type: none"> (1) facilitating the protection of environmental values and the achievement of water quality objectives for Queensland waters, and (2) identifying land for urban or future urban purposes in areas which avoid or minimise the disturbance to natural drainage and acid sulfate soils, erosion risk, impact on groundwater and landscape features, and (3) including requirements that development for an urban purpose is located, designed, constructed and/ or managed to avoid or minimise:

Reference	Section of State Planning Policy	Draft amendment
		<p>(a) impacts arising from:</p> <ul style="list-style-type: none"> i. altered stormwater quality or flow, and ii. waste water (other than contaminated stormwater and sewage), and iii. the creation or expansion of non-tidal artificial waterways, such as urban lakes, and iv. the release and mobilisation of nutrients that increase the risk of algal blooms, and <p>(4) adopting the applicable stormwater management design objectives relevant to the climatic region⁸, outlined in Tables A and B (Appendix 2), or demonstrate current best practice environmental management for development that is for an urban purpose, and</p> <p>(5) facilitating innovative and locally appropriate solutions for urban stormwater management that achieve the relevant urban stormwater management design objectives, and</p> <p>(6) planning for safe, secure and efficient water supply, and</p> <p>(7) including requirements that development in water catchments is undertaken in a manner which contributes to the maintenance and enhancement (where possible) of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments, and</p> <p>For development in a water supply buffer area⁹:</p> <p>(8) including requirements that development complies with the specific outcomes and measures contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012 or similar development assessment requirements, and</p> <p>Acid sulfate soils:</p> <p>(9) protecting the natural and built environment (including infrastructure) and human health from the potential adverse impacts of acid sulfate soils by:</p> <ul style="list-style-type: none"> (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) including requirements for managing the disturbance of acid sulfate soils to avoid or minimise the mobilisation and release of contaminants.
10	Page 31, Part D: The state interests and plan making policies, Planning for the environment and heritage, Water quality, State interest—water quality, policy (9) / footnote No. 9	<p>Amend footnote No.9:</p> <p>9. Water supply buffer areas are relevant to South East Queensland only and are mapped in the SPP Interactive Mapping System. <u>The requirements of the Seqwater Development Guidelines do not apply within urban areas (as defined by the Sustainable Planning Regulation 2009).</u></p>
11	Page 32, Part D: The state interests and plan making policies, Planning for hazards and safety, introductory paragraphs	<p>Amend introductory paragraphs of the theme:</p> <p>Natural hazards, which are often unpredictable in nature, include flooding, landslide, bushfire, coastal erosion and storm-tide</p>

Reference	Section of State Planning Policy	Draft amendment
		inundation can cause loss of life, property and infrastructure. These are often unpredictable in nature but can be planned for up to a defined likelihood. <u>can cause loss of life, property and infrastructure if not properly planned for.</u>
12	Page 32, Part D: The state interests and plan making policies, Planning for hazards and safety, introductory paragraphs	Amend introductory paragraphs of the theme: Planning for hazards and safety <u>and resilience to hazards</u> will enable positive responses to challenges and change. By providing adaptable and flexible responses, and encouraging innovation, <u>By utilising an evidence-based, risk management approach which encourages innovation,</u> planning can help ensure the continued prosperity of Queensland, the wellbeing of people and the protection of property, the environment and infrastructure.
13	Page 32, Part D: The state interests and plan making policies, Planning for hazards and safety, introductory paragraphs	Amend introductory paragraphs of the theme: The state interests in hazards and safety <u>and resilience to hazards</u> <ul style="list-style-type: none"> • Emissions and hazardous activities • Natural hazards, <u>risk and resilience</u>
14	Page 33, Part D: The state interests and plan making policies, Planning for hazards and safety, State interest—Emission and hazardous activities	Amend policy (4): (4) protecting sensitive land uses from the impacts of previous activities that may cause risk to people or property, including former : (a) <u>former</u> mining activities and hazards (e.g. disused underground mines, tunnels and shafts), or (b) <u>former</u> landfill and refuse sites, or (c) contaminated land, and
15	Page 34, Part D: The state interests and plan making policies, Planning for hazards and safety, Natural hazards	Amend introductory paragraphs of the state interest: ...The state's interest in natural hazards, <u>risk and resilience</u> seeks to ensure natural hazards are properly considered in all levels of the planning system, community resilience is increased, and hazards are avoided or <u>the risks are mitigated to an acceptable or tolerable level.</u> where possible....
16	Page 35, Part D: The state interests and plan making policies, Planning for hazards and safety, Natural hazards, State interest—natural hazards, policy 1	Amend policy (1): (1) identifying natural hazard areas for flood, bushfire, landslide and coastal hazards <u>based on a fit for purpose natural hazard study</u> , and
17	Page 35, Part D: The state interests and plan making policies, Planning for hazards and safety, Natural hazards, State interest—natural hazards, policy 2	Amend policy (2): (2) including provisions ¹¹ that seek to achieve an acceptable or tolerable level of risk, based on a fit for purpose natural hazards study <u>and risk assessment consistent with AS/NZS ISO 31000:2009 Risk Management</u> , and

Reference	Section of State Planning Policy	Draft amendment
18	Page 35, Part D: The state interests and plan making policies, Planning for hazards and safety, Natural hazards, State interest—natural hazards, policy 3(a)	Amend policy (3)(a): (3) including provisions that require development to: (a) avoid natural hazard areas or mitigate the risks of the natural hazard <u>to an acceptable or tolerable level</u> , and
19	Page 40, Part D: The state interests and plan making policies, Planning for infrastructure, Strategic airports and aviation facilities, State interest—strategic airports and aviation facilities, Table 2: Strategic airports, row 19 (Northern Peninsula)	Amend Table 2: Strategic airports, to identify that Northern Peninsula strategic airport is located within Torres Shire Council local government area, and Northern Peninsula Area Regional Council as a 'Other local government areas impacted'.
20	Page 41, Part D: The state interests and plan making policies, Planning for infrastructure, Strategic airports and aviation facilities, State interest—strategic airports and aviation facilities, policy 1	Amend policy (1): (1) identifying strategic airports and aviation facilities, and associated operational airspace obstacle limitation surface <u>(OLS) or height restriction zone</u> , public safety areas, lighting area buffer zones, wildlife hazard buffer zones, Australian Noise Exposure Forecast (ANEF) contours, and building restricted areas, and
21	Page 44, Part E: Interim development assessment requirements, Application of Part E—Interim development assessment requirements, development assessment by local government	Amend 'Development assessment by local government': Interim development assessment requirements have been prepared for the following state interests:- <ul style="list-style-type: none"> • <u>Liveable communities</u> • Mining and extractive resources....
22	After page 44, Part E: Interim development assessment requirements	Insert a new interim development assessment requirement for state interest—liveable communities: <u>State interest—liveable communities</u> <u>These requirements apply to development applications as follows:</u> (1) <u>A development application for a material change of use or reconfiguring a lot if the land to which the application relates:</u> (a) <u>is a development accessed by common private title, and</u> (b) <u>is for buildings, both attached and detached, not covered by other legislation or planning provisions mandating fire hydrants.</u> <u>The development application is to be assessed against the following requirements:</u> (1) <u>Development:</u> (a) <u>complies with the SPP code: Fire services in developments accessed by common private title (Appendix 5).</u>

Reference	Section of State Planning Policy	Draft amendment
23	Page 46, Part E: Interim development assessment requirements, State interest—biodiversity	<p>Amend the interim development requirements for state interest—biodiversity:</p> <p>These requirements apply to development applications as follows:</p> <p><u>Matters of state environmental significance:</u></p> <p>A development application where the land relates to a matter of state environmental significance, if the application is for:</p> <ul style="list-style-type: none"> (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 lots less than five hectares. <p><u>Matters of local environmental significance:</u></p> <p><u>A development application where the land relates to a matter of local environmental significance and the provision of environmental offsets, if the application is for operational work, a material change of use or a reconfiguration of lot.</u></p> <p>The development application is to be assessed against the following requirements:</p> <p><u>For a development application mentioned under the heading ‘matters of state environmental significance’:</u></p> <p>Development:</p> <ul style="list-style-type: none"> (1) identifies any potential significant adverse environmental impacts on matters of state environmental significance, and (2) manages the significant adverse environmental impacts on matters of state environmental significance by, in order of priority: <ul style="list-style-type: none"> (a) avoiding significant adverse environmental impacts, and (b) mitigating significant adverse environmental impacts, where these cannot be avoided, and (c) where applicable, offsetting any residual adverse impacts <u>offset any significant residual impact in a manner consistent with current legislation.</u> <p><u>For a development application mentioned under the heading ‘matters of local environmental significance’:</u></p> <p>Development:</p> <ul style="list-style-type: none"> (3) <u>identifies any potential significant adverse environmental impacts on matters of local environmental significance, and</u> (4) <u>manages the significant adverse environmental impacts on matters of local environmental significance by, in order of priority:</u> <ul style="list-style-type: none"> (a) <u>avoiding significant adverse environmental impacts, and</u> (b) <u>mitigating significant adverse environmental impacts, where these cannot be avoided, and</u> (c) <u>where applicable, offset any significant residual impact in a manner consistent with current environmental offsets legislation.</u>

Reference	Section of State Planning Policy	Draft amendment
24	Page 51, Part E: Interim development assessment requirements, State interest—natural hazards, development assessment requirement 1	Amend development assessment requirement 1: (1) avoids natural hazard areas or mitigates the risks of the natural hazard <u>to an acceptable or tolerable level</u> , and
25	Page 61–66, Part G: Glossary	Amendment to include an editor's note advising indicative mapping is available on the SPP Interactive Mapping System for the following terms: <ul style="list-style-type: none"> • coastal hazard area • erosion prone area • future active transport corridor • operational airspace • resource/processing area for a KRA • separation area • state transport corridors • state transport infrastructure • transport route. <p><i>Editor's note: <insert term> is indicatively shown on the SPP Interactive Mapping System.</i></p>
26	Page 61, Part G: Glossary—bushfire hazard area	Amend the definition for bushfire hazard area: bushfire hazard area (bushfire prone area) means a medium, high or very high bushfire hazard <u>an area shown on the SPP Interactive Mapping System. The bushfire hazard area requires further local verification for both plan making and interim development assessment purposes.</u>
27	Page 61, Part G: Glossary—coastal dependent development	Amend the definition for coastal-dependent development: coastal-dependent development means <u>development that in order to function must be located in tidal waters or be able to access tidal water. development that requires land adjoining the foreshore and access to tidal water to function.</u> The term does not include residential development, waste management facilities (landfills, sewerage treatment plans) or transport infrastructure (other than for access to the coast). Editor's note: Coastal-dependent development may include: <ul style="list-style-type: none"> • 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.
28	Page 62, Part G: Glossary—coastal hazard	Omit current definition for coastal hazard and insert a new definition:

Reference	Section of State Planning Policy	Draft amendment
		<p>coastal hazard see the <i>Coastal Protection and Management Act 1995</i>, schedule.</p> <p>coastal hazard means coastal erosion of the foreshore or tidal inundation (including temporary or permanent inundation) that has the potential for loss or harm to the community, property and environment.</p>
29	Page 62, Part G: Glossary—coastal hazard area	<p>Omit current definition for coastal hazard area and insert a new definition:</p> <p>coastal hazard area means a storm tide inundation area or an erosion prone area.</p> <p>coastal hazard area means an area affected by a coastal hazard, including:</p> <ul style="list-style-type: none"> • a storm tide inundation area; • an erosion prone area; and/or • any other area identified by a local government as a coastal hazard area, based on a regional or local coastal hazard assessment, and contained within that local government's planning scheme. <p><i>Editor's note: Storm tide inundation areas and erosion prone areas are indicatively shown on the SPP Interactive Mapping System.</i></p>
30	Page 62, Part G: Glossary—coastal zone	<p>Amend the definition for coastal zone to include an editor's note:</p> <p>coastal zone see the <i>Coastal Protection and Management Act 1995</i>, section 15.</p> <p><i>Editor's note: The coastal zone is indicatively shown on the SPP Interactive Mapping System.</i></p>
31	Page 62, Part G: Glossary—erosion prone area	<p>Amend editor's note to read:</p> <p><i>Editor's note: Erosion prone areas are <u>indicatively</u> shown on the SPP Interactive Mapping System <u>and are contained within a coastal hazard area</u>. A local government may identify additional areas as a coastal hazard area, in its planning scheme.</i></p>
32	Page 62, Part G: Glossary—flood hazard area	<p>Amend the definition for flood hazard area:</p> <p>flood hazard area means an area identified by a local government based on a fit for purpose flood study, and contained within that local government's planning scheme, <u>OR</u> <u>as</u> shown on the SPP Interactive Mapping System as a flood hazard area.</p>
33	Page 63, Part G: Glossary—hazardous chemicals flood hazard threshold	<p>Amend definition hazardous chemicals flood hazard threshold:</p> <p>hazardous chemicals flood hazard threshold means any</p>

Reference	Section of State Planning Policy	Draft amendment
		<p>hazardous chemical in a quantity greater than the following:</p> <ul style="list-style-type: none"> • flammable gases > 5,000L; or • toxic gases >500L; or • non-toxic, non-flammable gases including oxidising gases >10,000L; or • classes 3, 4, 5, 6.1, 8 and 9 of packing group I > 500L/kg L or kg of the ADG code; or • classes 3, 4, 5, 6.1, 8 and 9 of packing group II > 2,500L/kg L or kg of the ADG code; or • classes 3, 4, 5, 6.1, 8 and 9 of packing group III > 10,000L/kg L or kg of the ADG code.
34	Page 63, Part G: Glossary—key resource area (KRA)	<p>Amend the definition for key resource area:</p> <p>key resource area (KRA) means an area that contains extractive resources of state or regional significance <u>and shown on the SPP Interactive Mapping System</u>. 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.</p>
35	Page 63, Part G: Glossary—landslide hazard area	<p>Amend the definition for land slide hazard area:</p> <p>landslide hazard area means an area of land with a slope greater than or equal to 15 per cent <u>OR</u> <u>an area identified by a local government based on a fit for purpose landslide hazard study.</u></p>
36	Page 63, Part G: Glossary—matters of local environmental significance	<p>Include new definition for matters of local environmental significance:</p> <p>matters of local environmental significance means a matter of environmental significance identified in a local planning scheme, <u>that is not defined as a matter of national or state environmental significance.</u></p>
37	Page 64, Part G: Glossary—matters of state environmental significance	<p>Amend the definition for matters of state environmental significance to include an editor's note:</p> <p><u>...Editor's note: where possible, these values and area are indicatively shown on the SPP Interactive Mapping System.</u></p>
38	Page 65, Part G: Glossary—storm tide inundation area	<p>Insert editor's note:</p> <p><u>Editor's note: Medium and high storm tide inundation areas are contained within a coastal hazard area. A local government may identify additional areas as a coastal hazard area, in its planning scheme.</u></p>
39	Page 67, Part H: Appendixes	<p>Insert new Appendix 5 (see below)</p> <p>Consequential amendment to existing Appendix 5: Management</p>

Reference	Section of State Planning Policy	Draft amendment
		<p>areas: acoustic and air quality objectives:</p> <p>Appendix 65</p>
40	Page 71, Part H: Appendixes, Appendix 2, SPP code: Water quality, Acceptable outcome 9.2	<p>Amend the editor's note in relation to Acceptable Outcome 9.2:</p> <p><i>...Department of Environment and Heritage Protection, and Technical Manual: Coastal Algal Bloom Nutrients of Concern Technical Manual Hazard Mapping Methodology (CAB mapping methodology) by the Department of Environmental and Heritage Protection.</i></p>
41	SPP Interactive Mapping System, Mining and extractive resources, separation area, Key resource area 14 Ravenshoe.	<p>Amendment to Key Resource Area 14 Ravenshoe (KRA 14):</p> <p>Amendment to the separation area boundary of KRA 14 to align with existing cadastral boundaries.</p> <p>(See Ravenshoe Key Resource Area map below)</p>
42	SPP Interactive Mapping System, Mining and extractive resources, separation area, Key resource area 151 Dimbulah.	<p>Amendment to Key Resource Area 151 Dimbulah Road (KRA 151):</p> <p>New transport route added and transport route separation area amended accordingly.</p> <p>(See Dimbulah Road Key Resource Area report and map below)</p>

Part H: Appendixes

New Appendix 5

SPP code: Fire services in developments accessed by common private title

Purpose:

The purpose of the SPP code: To ensure that developments accessed by common private title have appropriate fire hydrant infrastructure and unimpeded access to emergency services vehicles for the protection of people, property and the environment from fire and chemical incidents.

Application of the code:

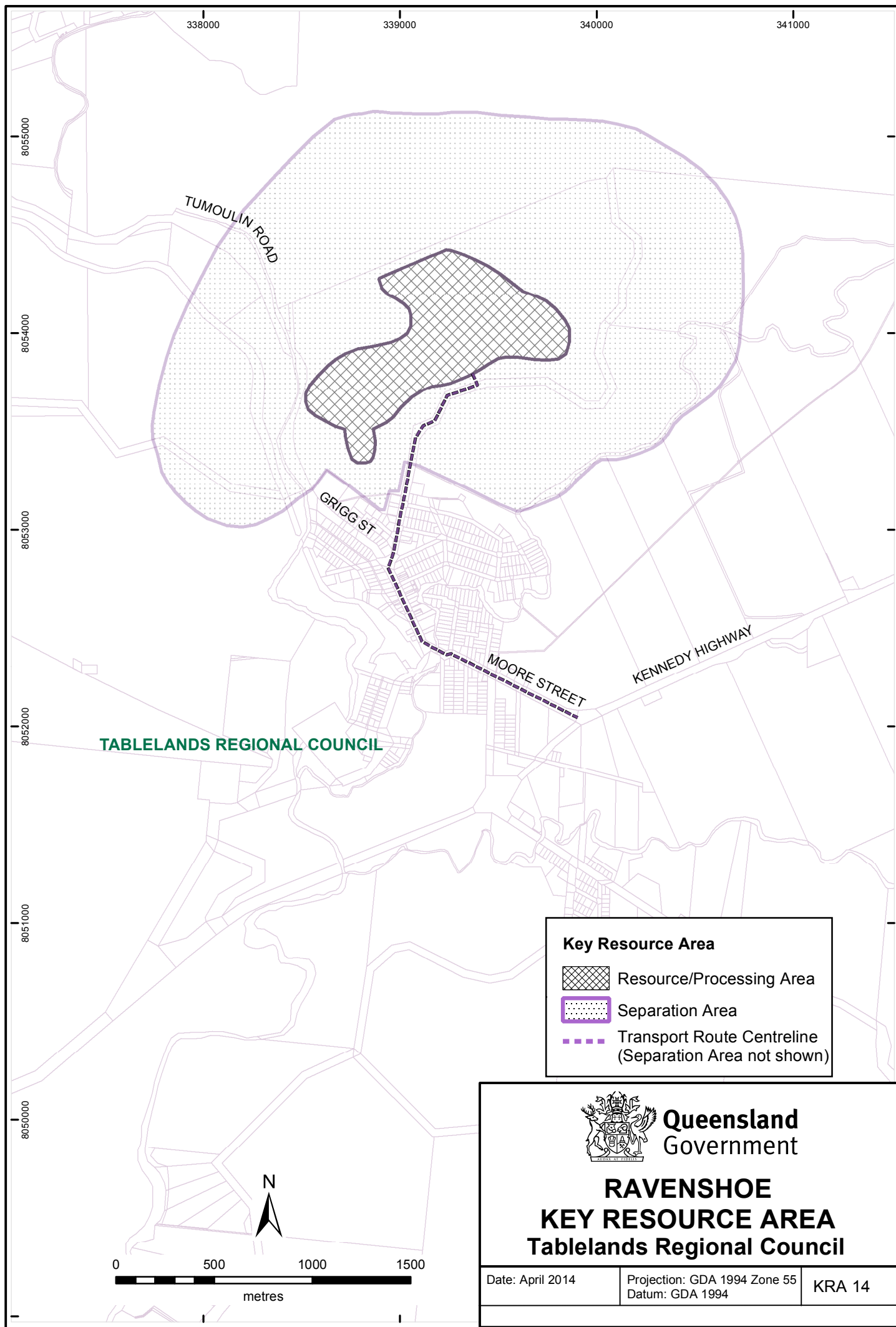
This code applies where the development:

- (1) is for a material change of use or reconfiguring of lot for the purpose of development where part of the development or any dwelling is more than 90 metres from the nearest located fire hydrant; and
- (2) for buildings, both attached and detached, not covered in other legislation or planning provisions mandating fire hydrants; and
- (3) the proposed development will include streets and common access ways within a common private title in areas serviced by reticulated water within Queensland.

SPP code: Fire services in developments accessed by common private title

Performance Outcomes	Acceptable Outcomes
PO1 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO1.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. AO1.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices, above or below ground fire hydrants should be provided at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO2 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	AO2.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO3 Hydrants are suitably identified so that fire services can locate them at all hours.	AO3.1 Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' available under 'Publications' on the Department of Transport and Main Roads website (www.tmr.qld.gov.au).

Editor's note: For further information on how to address the above criteria please see Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.



DIMBULAH ROAD KEY RESOURCE AREA - KRA 151

LOCAL GOVERNMENT AREA: Mareeba Shire Council

LOCATION: An extensive area in the Mareeba Irrigation Area located about 11 kilometres west of Mareeba. The KRA contains several sand extraction sites with the potential for other resources to be discovered.

EXTRACTIVE RESOURCE: Sand

EXTRACTIVE RESOURCE DESCRIPTION

Fine to medium sand of granitic origin occurs in shallow layers in patches over a wide area underlain by the Mareeba Granite west of Mareeba. The main deposits appear to occur beneath the lower slopes of broad gullies and are of mixed alluvial and colluvial origin.

The nearby properties over the Mareeba Granite and associated colluvium may also contain extensive resources. These may be developed in future when a need for extraction, subject to appropriate development conditions, is demonstrated.

SIGNIFICANCE

The deposits are of regional significance as sources of fine sand for the Cairns and Tableland markets are scarce. The sand occurs in shallow layers extending over a large area and the cumulative sand resource has the potential to supply the region for several decades.

SEPARATION AREA

The sand is potentially widespread beyond the defined resource/processing area. The adopted boundaries of the resource area are indicative of an identified potential for sand extraction. A standard 200 metre separation distance is adopted around the entire area to protect the potential for extraction within the resource.

TRANSPORT ROUTE

Two transport routes are proposed. First one is via Tyrconnel Road onto Mareeba-Dimbulah Road. The second haulage is via Chewko Road and other local roads to the Mareeba-Dimbulah Road (Byrnes Street) then eastwards to the Kennedy Highway. The potential for sand extraction from any of several locations may require transport along some of the minor roads or across private land. As the area is Rural and included within the resource area, the risk of increased development along minor roads is low.

SPECIAL CONSIDERATIONS

A large portion of the KRA is covered by Strategic Cropping Land (SCL) Trigger Mapping under the *Strategic Cropping Land Act 2011* administered by the Department of Natural Resources and Mines. This indicates the location of potential SCL and further on-ground assessment against the SCL criteria is required to confirm whether the area is SCL or non-SCL.

There are currently several competing agricultural land uses existing within the resource area and any development of the sand resource would need to be assessed with regard to these factors.

