PLANNING & DEVELOPMENT COMMITTEE MEETING

AGENDA

24 JUNE 2014

Your attendance is required at a meeting of the Planning & Development Committee to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 24 June 2014 commencing at 1:30pm for transaction of the enclosed business.

CHIEF EXECUTIVE OFFICER
18 June 2014

Next Meeting Date: 08.07.14

Please note:

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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1 OPENING

2 PRESENT

Members Present:

The Mayor, Councillor M F Strelow (Chairperson)
Councillor C E Smith
Councillor C R Rutherford
Councillor G A Belz
Councillor S J Schwarten
Councillor A P Williams
Councillor R A Swadling
Councillor N K Fisher

In Attendance:

Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES

Minutes of the Planning & Development Committee held 10 June 2014

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 LOCAL CREEK CATCHMENT FLOOD STUDIES

File No:	**1743**
Attachments:	**1. Community Engagement Plan**
Authorising Officer:	**Robert Holmes - General Manager Regional Services**
Author:	**Martin Crow - Manager Engineering Services**

SUMMARY

Flood Studies have been completed on several local creek catchments in North Rockhampton and Gracemere. The studies have been carried out within the framework of the recommendations of the Queensland Flood Commission of Inquiry, have utilized current industry standard modelling techniques and in the case of the North Rockhampton catchments, have been independently peer reviewed. The completed studies will form the basis for future flood risk assessment and mitigation strategies to be undertaken in accordance with Council's draft Flood Management Strategy and provide sufficient information for consideration of development control responses within the new planning scheme.

OFFICER'S RECOMMENDATION

1. THAT the following list of flood studies be adopted and the flood study reports and associated flood mapping be made available on Council's website:
    a) Rockhampton Local Catchments Flood Study - Ramsay Creek Hydrologic and Hydraulic Modelling Report.
    b) Rockhampton Local Catchments Flood Study - Splitters Creek Hydrologic and Hydraulic Modelling Report
    c) Rockhampton Local Catchments Flood Study - Moores Creek Hydrologic and Hydraulic Modelling Report
    d) Rockhampton Local Catchments Flood Study - Frenchmans Creek Hydrologic and Hydraulic Modelling Report
    e) Gracemere Catchments Flood Study - Hydrologic and Hydraulic Modelling Report
2. THAT the Community Engagement Plan for the Local Creek Catchments Flood Studies be endorsed.
3. THAT a copy of the Rockhampton Local Catchments Flood Study - Ramsay Creek Hydrologic and Hydraulic Modelling Report and associated mapping be provided to Livingstone Shire Council.

COMMENTARY

Flood Modeling

The flood modeling of the North Rockhampton Local Creek catchments and Gracemere Creek catchments was undertaken by engineering consultants Aurecon and was conducted in the context of responding to Council's adopted Natural Hazards Risk assessment and the findings of the Queensland Floods Commission of Inquiry (QFCI) report released in March 2012. The QFCI, through the discussions supporting the recommendations of the report, has given direction on the development of flood management strategies to mitigate the impact of flooding on communities.

Foremost, the QFCI report acknowledges that:

> *"there is an expectation that governments will act to protect citizens from disaster and that all available science should be applied so that the nature and extent of the risk is known and appropriate action is taken to ameliorate it".*

The QFCI acknowledges that the most useful scientific exercise currently available to underpin a government's response to flood risk is a flood study. The QFCI also acknowledges however, that the flood study process is only as effective as the science that enables it and the reliability of results will necessarily depend on the quality of data.

The North Rockhampton and Gracemere local creek catchments are ungauged catchments and so there is no historical rainfall or stream flow data specific to these catchments that would enable full calibration of these models. This is a problem that is commonly encountered by Hydrologic and Hydraulic Engineers. Through industry standard publications such as Engineers Australia's "Australian Rainfall and Runoff", standard techniques have been developed and utilized across Australia to resolve these issues. Nevertheless, limitations and uncertainty still remain but can be reduced over time with the collection of actual rainfall and stream flow data and further maintenance and calibration of the models in accordance with current industry standards. In relation to the North Rockhampton catchments, a peer review process was conducted by engineering consultants BMT WBM Pty Ltd and this, coupled with a partial data set from the January 2013 rainfall event has enabled some refinement of the North Rockhampton Flood models. The Peer review concluded the following

1. The Hydrologic and hydraulic models set-up and calibration are satisfactory and are in accord with current industry standards.
2. Design event hydrologic modeling up to the ARI 100 year event is satisfactory and in accordance with current industry standards.
3. Severe (>ARI 100 year) to extreme flood event hydrologic and hydraulic modeling is generally satisfactory, acknowledging inherent uncertainties in the prediction of extreme flood events, particularly in relation to the coincidence of extreme and major floods occurring from the same rainfall event in both the local catchments and Fitzroy River and acknowledging there is no applicable general industry standard for such coincident extreme event prediction.

In the past and in the absence of appropriate flood studies, some councils have relied upon past historical events in order to set flood levels for planning and building controls. The QFCI indicates that this approach in general is unsatisfactory as it does not allow for a full range of flood events to be considered. The recommendation of the QFCI is that a recent flood study should be available for use in floodplain management for every urban area in Queensland. The QFCI also goes on to say that:

> *"It is desirable for governments to implement comprehensive floodplain management plans. By doing so they might begin to meet the expectations that government protect it's constituents from floods which are to be experienced but are yet to occur".*

The flood studies undertaken are scientific investigations and do not involve matters of policy. The QFCI report acknowledges that once a flood study is completed, it is councils who must take responsibility for their assessment and use. The key elements out of the flood studies for policy direction revolve around the release of flood mapping and the adoption of a defined flood event for the purposes of planning and building controls.

The release of the flood mapping may cause concern for those property owners who are now shown as being impacted by local creek flooding. Once again the QFCI report acknowledges that there may be legal and commercial issues which may arise through the release of flood mapping however goes on further to indicate that:

> *"the paramount consideration should be the protection from the effects of flooding, which can be achieved, at least in part, through the provision of flood mapping".*

A specific recommendation was made by the QFCI that:

> *"Council's and the Queensland Government should display on their websites all flood mapping they have commissioned or adopted".*

The completion of the flood studies has been conducted in response to risks identified within Council's Natural Hazards Risk assessment, has been carried out recognizing the recommendations of the Queensland Floods Commission of Inquiry and has utilized industry standard processes representing the best available modeling techniques and data available to Council.

Community Engagement Plan

As these studies are the first official reports undertaken by Council in relation to creek catchment flooding for our Region, this is the first time that properties surrounding creek catchments have been identified in flood mapping, resulting in a potential high level of real or perceived impact or risk within local catchment communities. With current heightened awareness of flood issues within the community, the development and implementation of an engagement plan should assist in the response to community enquiry that will undoubtedly arise out of the release of this information.

The Creek Flood Studies form the initial 'flood investigation' step in the process of creating the Local Creek Flood Management Risk Plans proposed under Council's draft Flood Management Strategy document. It would be beneficial that the Creek Flood Studies are released coinciding with or after the Council's Flood Management Strategy document to provide appropriate context for the release. The proposed community engagement plan has been appended to this report.

Local Government Boundary Issues

On de-amalgamation, the local government boundary between Rockhampton Regional Council and Livingstone Shire Council was reinstated at Ramsay Creek. The Ramsay Creek Hydrologic and Hydraulic Modeling Report will obviously show flood impacts on both sides of the creek. A copy of the report and associated mapping should be provided to Livingstone Shire Council so that they consider their response to the identified flooding impacts.

BACKGROUND

The Rockhampton Regional Council Natural Disaster Risk Management Study was presented to Council on the 13th March 2012. One of the key hazards identified for Rockhampton Regional Council was flash flooding.

Whilst Local Disaster Management Plans are in place, a number of actions were identified to enhance and improve the existing systems for each of the key natural hazards. For local and/or flash flooding, these actions included:

a. Identify local waterways/areas at risk of flash flooding or flood inundation risk.

b. Undertake flood assessments of prioritised list of waterways to review risk to community and infrastructure.

c. Prepare flood inundation and hazard mapping for a range of events up to and including the PMF event.

d. Map properties, businesses and infrastructure at risk. Prepare a list of properties at risk using Council's GIS system.

e. Review mitigation options including flood warning systems.

f. Use outcomes and mapping to assist with emergency management planning.

g. Consider imposing restrictions on re-development in flood prone areas.

h. Consider Flood Commission of Inquiry 2011 recommendations.

At about the time that the Natural Hazards Risk assessment was being completed, Council were successful in attracting funding under the Natural Disaster Resilience Program for the modeling of 5 local creek catchments in North Rockhampton. The catchments modeled included:

1. Ramsay Creek Catchment,
2. Splitters Creek Catchment,
3. Moores Creek Catchment,
4. Frenchmans Creek Catchment and
5. Thozet Creek Catchment.

Further to this, the opportunity was also taken to model some catchments in the developing areas of Gracemere. The catchments modeled in Gracemere included:

1. Middle Creek Catchment
2. Gracemere Creek Catchment
3. Washpool, Tea Tree and Four Mile Creek Catchment, and
4. The local catchment which drain under the Capricorn Highway between Gracemere and Middle Creeks.

These catchments were put forward for funding on a priority basis as they either represented catchments that were partly developed and subject to continuing development or in developed catchments where probable encroachment into the flood plain indicated that mitigation strategies may need to be investigated.

Importantly in the context of Council's undertaking flood management practices going forward, the Queensland Floods Commission of Inquiry (QFCI) released an interim report in August 2011 and a final report in March 2012 which provided a comprehensive investigation and detailed discussions into the extensive flooding experienced in Queensland during December 2010 and extending into January 2011. Relevant to Council and the work to be undertaken in conducting flood studies were discussions and recommendations that dealt with Floodplain Management, Local Planning Instruments, Development and Flood Considerations, Development Assessment in Practice, Essential Services and Emergency Response and other Interim Report Issues.

The draft Local Creek catchment modeling and associated issues with management of flood prone areas was first considered at a council workshop on 11th April 2013. Given that this was Council's first attempt at developing flood models over the catchments in North Rockhampton, Council had some reservations with regards to the mapping being produced and requested that the flood studies be peer reviewed. Further to this, the Australia day 2013 rainfall event provided some additional but limited data on which the models could be further refined.

The peer review exercise and remodeling was completed in March 2014 resulting in a Local Creek Catchment flood modeling workshop being conducted with Council on 15th April 2014. Following this workshop the draft flood studies were made available to Councillors that requested access and an additional Local Creek Catchment flood modeling workshop was conducted with Council on 29th April 2014.

PREVIOUS DECISIONS

On 13th March 2012 council resolved the following.

That Council:

1. "receive" the Rockhampton Regional Council Natural Hazards Risk Assessment Report; and
2. endorse the findings of the Rockhampton Regional Council Natural Hazards Risk Assessment.

Moved by: Councillor Swadling

Seconded by: Councillor Mather

MOTION CARRIED

BUDGET IMPLICATIONS

The development of the flood studies will underpin further work that will need to be undertaken in accordance with best practice floodplain management practices. This work will include further risk assessments and the development of mitigation strategies and emergency planning and is likely to take several years and budget support to be completed.

POLICY IMPLICATIONS

These flood studies were undertaken in response to the findings of Council's Natural Hazards Risk Assessment, the findings of the Queensland Flood Commission of Inquiry and in accordance with Council's draft Flood Management Strategy.

RISK ASSESSMENT

Council's Natural Hazards Risk Assessment completed in March 2012 indicated that one of the key hazards identified for Rockhampton Regional Council was flash flooding.

CORPORATE/OPERATIONAL PLAN

Consult on, advocate, plan, deliver and maintain the range of urban and rural public infrastructure appropriate to the region's needs, both present and future.

CONCLUSION

Flood Studies have been completed on several local creek catchments in North Rockhampton and Gracemere. The studies have been carried out within the framework of the recommendations of the Queensland Flood Commission of Inquiry, have utilized current industry standard modeling techniques and in the case of the North Rockhampton Catchments, have been peer reviewed. The completed studies will form the basis for future flood risk assessment and mitigation strategies to be undertaken in accordance with Council's draft Flood Management Strategy and provide sufficient information for consideration of development control responses within the new planning scheme.

LOCAL CREEK CATCHMENT FLOOD STUDIES

Community Engagement Plan

Meeting Date: 24 June 2014

Attachment No: 1

Rockhampton Regional Council
Community Engagement Plan
Local Creek Catchments Flood Studies

Table of contents

1. Trigger for Community Engagement

Council formally resolving to adopt the following Rockhampton and Gracemere Creek Catchment Flood Study Reports and make them available to the community via Council's website:

- **Gracemere Catchments Flood Study Hydrologic and Hydraulic Modelling Report** (Gracemere Creek, Washpool and Tea Tree Creek, Middle Creek and Gracemere Catchments)
- **Frenchmans Creek Hydrologic and Hydraulic Modelling Report**
- **Limestone Creek Hydrologic and Hydraulic Modelling Report**
- **Moores Creek Hydrologic and Hydraulic Modelling Report**
- **Ramsay Creek Hydrologic and Hydraulic Modelling Report**
- **Splitters Creek Hydrologic and Hydraulic Modelling Report**
- **Thozet Creek Hydrologic and Hydraulic Modelling Report**

2. Reason for Engagement

These studies are the first official reports undertaken by Council in relation to creek catchment flooding for our Region. Therefore, this is the first time that properties surrounding creek catchments have been identified in flood mapping, resulting in a potential high level of real or perceived impact or risk within local catchment communities.

3. Background

Council engaged Aurecon to conduct the Gracemere Catchments Flood Study and the North Rockhampton Local Creek Catchments Flood Studies. The North Rockhampton Local Creek Catchments Flood Studies were conducted from funding received through the Natural Disaster Resilience Program in the 2011/2012 financial year and Council budget. The studies were received by Council in 2013 and a peer review has been conducted by BMT WBT to validate of the technical aspects of the modelling prior to adoption.

The studies comprise of a report and technical maps for selected creek catchments within the Region.
The maps show each creek catchment modelled at 2, 5, 10, 20, 50, 100, 200 and 500 year ARI (Average Recurrence Interval) design events in the following three types of maps:

- **Inundation extents**: mapping presents 0.5m contours of the peak water surface levels as well as peak velocities displayed as arrows.
- **Peak depths**: mapping presents peak depth contours in 0.5m bands up to a depth of 5m
- **Hazard maps**: mapping presents low, medium, high and extreme hazard contours. Hazard is a function of flood depth and flood velocity and is a measure of risks associated with the flood waters.

The studies satisfy recommendations from the Queensland Floods Commission of Inquiry Report that:

- "Councils in floodplain areas should, resources allowing, develop comprehensive floodplain management plans that accord as closely as practicable with best practice principles." (Recommendation 2.12)

Releasing the studies will also meet the recommendation that:

- "Councils and the Queensland Government should display on their websites all flood mapping they have commissioned or adopted." (Recommendation 2.16)
- "Flood maps, and property specific flooding information intended for use by the general public, should be readily interpretable and should, where necessary, be accompanied by a comprehensible explanatory note." (Recommendation 2.17)

The Creek Flood Studies form the initial 'flood investigation' step in the process of creating Local Creek Flood Management Risk Plans required to fulfil Council's Flood Management strategy document. It is recommended that the Creek Flood Studies are released coinciding with or after the Council's Flood Management strategy document to provide appropriate context for the release.
Council's flood modelling has previously been focused on the Fitzroy River catchment. This is the first time creek catchments have been formally modelled. Properties identified in the Local Creek Catchment Flood Studies have not previously been identified in Council's flood mapping. Due to history of river flooding in the area, the community generally associate 'flooding' with the Fitzroy River and the Depot Hill area. In the January 2013 Ex-Tropical cyclone Oswald rain event, there was significant flash flooding in North Rockhampton, Stanwell, Bajool and Kabra creek catchments. A swift water rescue was required in Frenchmans Creek. It is important to note the differences in risks between creek and river flooding. Creek flooding is generally caused by short duration, intense rainfall events resulting in fast flowing water that rises and recedes very quickly providing little warning or preparation time.

There is also a heightened sense of awareness within the community about 'flood' related information due to the proposal for the South Rockhampton Flood Levee and discussion of flood valves in North Rockhampton. Also, the ex -Tropical Cyclone Oswald rain event caused significant creek and overland flash flooding in January 2013 and remains in the community's recent memory. Council performed ground truthing and door knocked specific areas affected from creek flooding to collect rainfall data, high water level marks or photographs from the event.

Final adopted modelling will be incorporated into Council's systems and processes when a Flood Search is requested. The outputs from the Flood Studies inform Council's new planning scheme and will assist with development assessment. The outputs will also be used to assist with Council's emergency planning and provide an understanding of flood affected areas under a range of flood events.

4. Target audiences

Community

- Properties displayed on the study's inundation extent ARI 100 maps.

ARI 100 maps are a standard best practice benchmark commonly used as a Defined Flood Event (DFE) by insurance agencies and Council planning purposes. The target is property owners in proximity to the following north Rockhampton creek catchments Moores Creek, Splitters Creek, Frechmans Creek, Thozet Creek, Limestone Creek and Ramsay Creek, and the following Gracemere creek catchments Gracemere Creek, Washpool Creek, Middle Creek and Gracemere catchments.

National or State Agencies

- Geoscience Australia - National Flood Study Database
- Queensland Reconstruction Authority Register
- Department of State Development, Infrastructure and Planning
- Insurance Council Australia

Local Agencies

- Local Disaster Management Group
- Real Estate Agents and Solicitors (local)
- Livingstone Shire Council

5. Objectives

- Inform the community that the Local Creek Catchment Flood Studies are available on Council's website;
- Promote context of studies as part of Council's overarching Flood Management Strategy;
- Provide opportunities for individuals to provide feedback on the flood studies; and
- Explain the role of the studies in regulating future land use and development and disaster management planning.

6. Key messages

- The Local Creek Catchment Flood Studies model how our local creek catchments are expected to respond during varying intensities and durations of rainfall events.
- The studies are the first creek catchment flood modeling Council has conducted and satisfy recommendations from the Queensland Flood Commission of Inquiry Report.
- The studies form the initial 'flood investigation' step in the process of creating Local Creek Flood Risk Management Plans identified in Council's Flood Management Strategy.
- Creek Flooding is caused by significant rainfall events in or surrounding creek catchments. This often results in fast flowing water rising, overflowing creek banks and receding very quickly and with little warning.
- The information from the Local Creek Catchments Flood Studies provide input to Council's new planning scheme, will assist with development assessment.
- The information from the Local Creek Flood Studies will be used to assist with Council's emergency planning and provide an understanding of flood affected areas under a range of flood events.
- The Local Creek Catchment Flood Studies will now be included if requested in a Flood Record Search from Council.

7. Level of Engagement

There are different public participation levels ranging from inform, consult, involve, collaborate & empower.

Inform	***Consult***
Council will provide all studies on the website and use a combination of mass media and direct communication methods to inform the target audiences.	Council officers will conduct phone or face to face meetings on request by the community. *Note: The engagement for the proposed Rockhampton Region Planning Scheme will include further consultation on the planning aspects developed from the studies.*

8. Methods of Engagement

- Flood Management Strategy document
- Creek Catchment Flood Modelling Fact Sheet
- Creek Catchment Frequently Asked Questions
- Website
    - Flood Management Strategy page under Our Region – Disaster Management tab
    - Regional Voice Engagement Local Creek Catchment Flood Studies page
- Public Notice
- Media Release
- Facebook
- Direct letter to properties in ARI 100 Inundation Extent Map
- Direct letter to local Real Estate Agents and Solicitors
- Online community feedback register

9. Implementation Schedule

Task	Date	Resources
Website pages under Disaster & Regional Voice created including documents: -Flood Management strategy -All Creek Flood Studies -Fact Sheet information -FAQ -Online feedback register	Upon adoption of Flood Studies	Laura Price
Website page information live	Upon adoption of Flood Studies	Laura Price
Public Notice	Upon adoption of Flood Studies	Laura Price
Email National and State Agencies	Upon adoption of Flood Studies	CEO/ Bob Holmes/ Martin Crow
Send direct letter to properties in ARI 100 Inundation Extent Map	Upon adoption of Flood Studies	Laura Price, Administration
Send direct notification letter to local Real Estate Agents and Solicitors	Upon adoption of Flood Studies	Laura Price, Administration
Media Release & Facebook post	Upon adoption of Flood Studies	Laura Price
Respond to customer requests - one on one land holder engagements upon request (phone or face to face meetings).	Upon adoption of Flood Studies	Michael Coughlan

8.2 FLOOD MANAGEMENT STRATEGY

File No:	**244, 1743, RRPS-PRO-2010/03/07/11**
Attachments:	**1. Flood Management Strategy** **2. Communications Plan**
Authorising Officer:	**Robert Holmes - General Manager Regional Services**
Author:	**Martin Crow - Manager Engineering Services**

SUMMARY

This report recommends a document that will provide the community with an overarching and complete summary of Council's strategy for the prevention and management of impacts from all types of flooding in the area. It is intended to support other targeted initiatives of Council.

OFFICER'S RECOMMENDATION

THAT the Rockhampton Regional Council Flood Management Strategy, as presented to the meeting, be adopted and that the document be released in accordance with the recommended communication strategy.

COMMENTARY

A draft Flood Management Strategy is a framework and communication tool to assist with awareness of Council's holistic flood management approach. A draft was presented to the Ordinary Council Meeting on the 8 April 2014. The Council resolved that the Flood Management Strategy and Communication Plan, as presented, be amended and re-presented.

The draft Flood Management Strategy is a high level strategic document. Following the meeting of 8th April 2014, the strategy has been amended to ensure the document appropriately reflects flooding issues within the whole regional area, and that the level of information presented is suited to it's high level, strategic context.

The draft document is intended to help the community appreciate the breadth of the overall Strategy and how the various parts work in concert to maximise flood mitigation, preparedness and the effectiveness of the emergency response.

The proposed document provides some history and background to flooding in the area by way of context. It then deals with the three major elements of flood management:

- Understanding Flooding (flood modeling and hazard mapping).
- Measures to mitigate the impacts (engineering solutions and land use planning).
- A well informed community and effective emergency response systems.

BACKGROUND

Rockhampton and surrounding areas are regularly impacted by the effects of flooding. Historically, the major impacts have been from the flooding of the Fitzroy River. Council's Natural Hazards Risk assessment of March 2012 and the extreme rainfall event in January 2013 highlighted the risks associated with flash flooding in local creek catchments. The Floods Commission of Inquiry also pointed to the risks that flooding would continue to pose to life, property and prosperity in Queensland.

Rockhampton Regional Council, relevant State agencies and the community have learnt over many years and a number of significant flood events to respond effectively. Council has worked progressively to better inform and prepare the community for river flooding. Among other things, modeling has been completed to fully understand the impacts of flooding. As modeling is undertaken and updated from time to time, emergency response systems and processes are also reviewed and updated.

To minimise the impacts, a number of engineering strategies are being investigated and implemented as planning and funding permit. The works to increase the flood immunity of the southern traffic access to the city across the Yeppen floodplain, planning for a South Rockhampton flood levee, modeling of local creek catchments in North Rockhampton and Gracemere and the investigation of backflow prevention on various drainage outlets in Rockhampton are current examples.

Successive planning schemes have contained provisions to manage land uses in flood impacted areas for some time. Each new planning scheme seeks to better regulate and influence the use of flood impacted lands. The new whole of area scheme will continue this by developing a consistent response to the latest flood modeling available for all areas.

At a time when the impacts of natural disasters and effective planning and responses are very much a community focus it would be helpful for the community to better understand the full range of measures being pursued by Council.

Community Engagement

The proposed Marketing and Communications plan is intended to support other targeted community consultation initiatives and provide general information that remains current in the short to medium term. The proposed release is outlined in the plan attached.

PREVIOUS DECISIONS

The following resolution was carried at the Council meeting of 8th April 2014.

That the Flood Management Strategy and Communication Plan, as presented, be amended and re-presented at the next Council Meeting.

Moved by: Mayor Strelow

Seconded by: Councillor Smith

MOTION CARRIED

CORPORATE/OPERATIONAL PLAN

Consult on, advocate, plan, deliver and maintain the range of urban and rural public infrastructure appropriate to the region's needs, both present and future.

CONCLUSION

The proposed Rockhampton Regional Council Flood Management Strategy aims to place a framework around the various flood and stormwater planning, mitigation and emergency response activities undertaken by Council and to assist the community to understand Council's role in, and the full scope of activities underway or planned to prepare for or mitigate the impacts of flooding in the local area.

FLOOD MANAGEMENT STRATEGY

Flood Management Strategy

Meeting Date: 24 June 2014

Attachment No: 1


Rockhampton Regional Council
Flood Management Strategy
DRAFT
Rockhampton
Regional Council

1918 Flood - Depot Hill

Photo from the Capricornia CQ Collection, CQUniversity Library

Rockhampton Regional Council

Mayor's Message

CONTENTS

Like many parts of Australia, Rockhampton and surrounding areas are vulnerable to natural disasters, particularly flooding.

The Fitzroy River is a key feature and important resource for our Region. Our local area also features a number of significant creek catchments, many of which provide an attractive natural backdrop for urban areas. While we enjoy the benefits of our rivers, creeks and catchments, they are also subject to periodic flooding. The result can have devastating impacts on people, property and the local economy.

Council and the community have a central role in planning and responding to flood events. The objective for Council is to continue to improve and expand our community's resilience to natural disasters.

Improving flood risk management takes considerable time, cooperation and financial resources. Council is committed to working through these essential processes both in the short and long term. Our flood planning and responses will evolve and improve over time and progressively lead to a more flood resilient community.

This Flood Management strategy details how Rockhampton Regional Council intends to plan and keep improving flood management into the future.

2011 Flood - Depot Hill

Our Mission

The Rockhampton Region has been affected by regular floods across recorded history. Climate change may make future flood events even more frequent and severe. Flood preparation, response and recovery is determined by our ability to understand flood behaviour, associated risks, and our capacity to develop and implement appropriate plans to mitigate their impact.

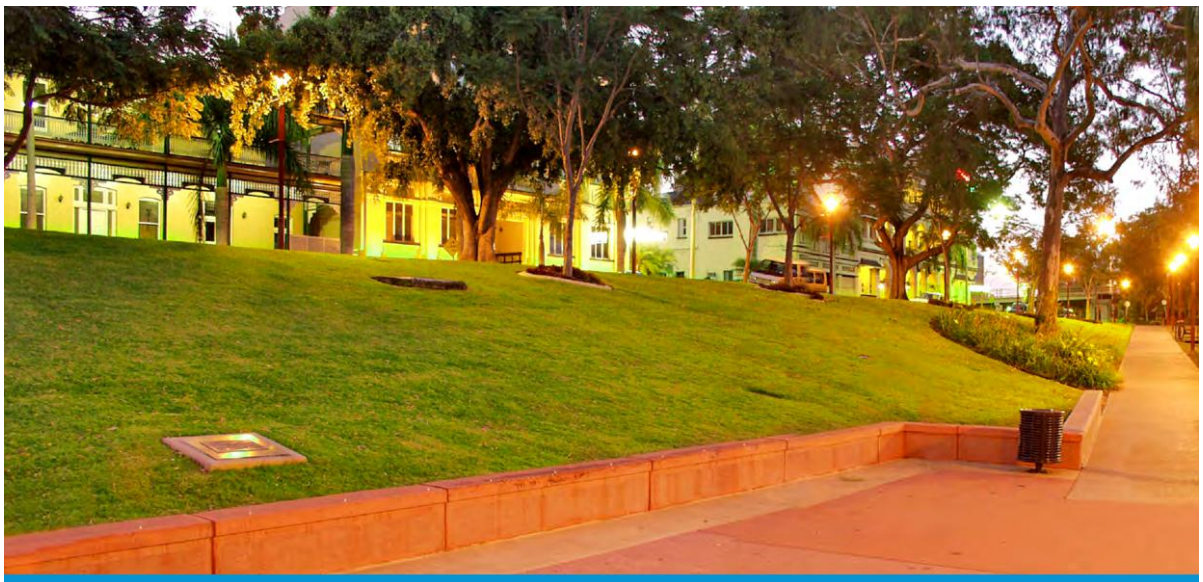
Council's role in flood management involves:

- **Development Control:** Ensuring development is appropriately located and is resilient to flood hazards;
- **Resilient Infrastructure:** Developing and maintaining flood mitigation infrastructure and infrastructure resilient to flooding;
- **Building Community Awareness:** Ensuring that flood impacts are understood and flood information is available; and
- **Disaster Planning and Management:** Achieving a balance of prevention, preparedness, response and recovery.

The impacts of the 2010-2011 floods throughout Queensland and the subsequent outcomes from the Queensland Flood Commission of Inquiry highlighted that individual responses to flooding, such as land use planning will not work effectively in isolation. The need for an integrated and holistic approach to flood risk management is a lesson well learnt.

This Flood Management Strategy outlines how Rockhampton Regional Council intends to work toward improving community resilience and better respond to flooding in the future. We must employ a combination of measures including land use planning, building controls, flood management infrastructure, early warning systems, community awareness and fine tuned emergency management protocols.

Our Mission: Continually improve flood resilience through an informed, planned, integrated, and risk based approach to flood management.



Our Strategy

This Flood Management Strategy provides an overarching framework for Council's current and future floodplain risk management activities and plans.

The objectives of Council's Flood Management Strategy are to better understand flooding and implement plans to avoid and mitigate its impacts on the community. The Strategy will progressively result in a number of catchment based Flood Risk Management Plans targeted at specific areas of flood risk. Not all flood risks will be eliminated and residual risk will always need to be managed effectively.

Effective flood risk management takes considerable time, cooperation and financial resources. As a result, Council's Flood Risk Management Plans will address the areas of highest priority first.

The Flood Risk Management Plans will apply a range of non-structural and structural measures to mitigate and manage existing, future and continuing risk. These measures include land use planning and development controls, flood mitigation infrastructure, flood awareness and flood emergency management responses.

Council's Strategy and associated plans are based on current Australian floodplain management best practices. The practices and processes to develop Flood Risk Management Plans include flood investigations, risk assessments and formulation and implementation of responses to those risks.

Council will prioritise actions to reduce and manage flood risks in the following order:

1. **Life and public safety;**
2. **Critical infrastructure;**
3. **Public and private property; and**
4. **The Region's economy.**

Flood Investigations

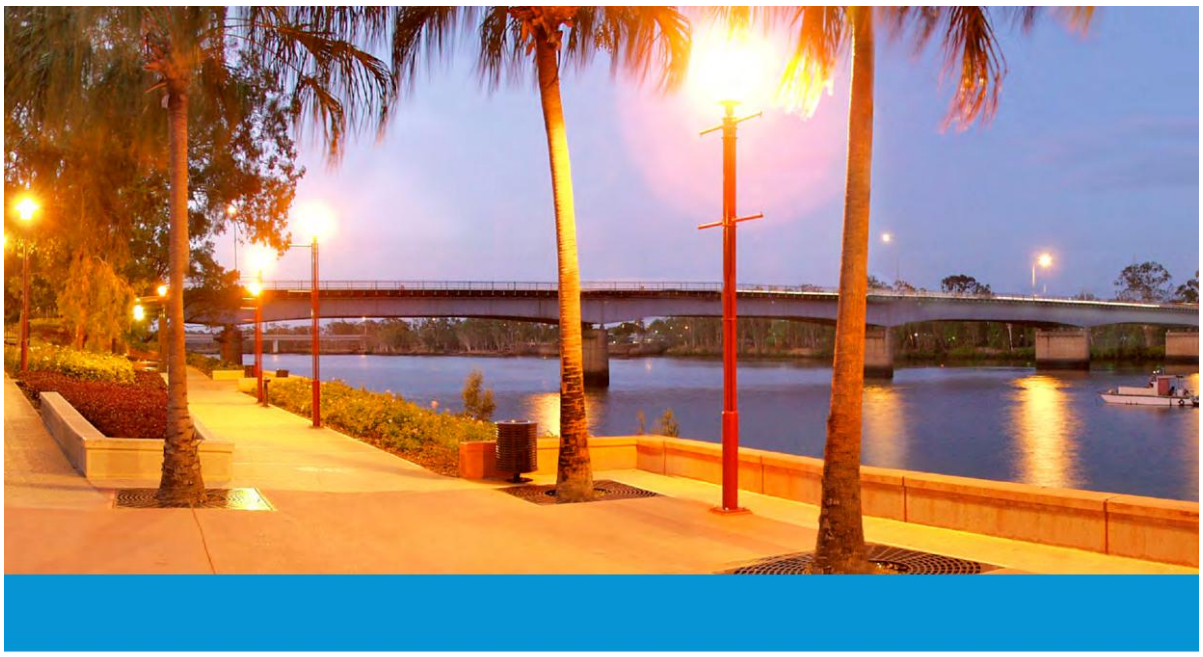
Develop a sound understanding of flood behaviour through data collection, flood modelling, studies and investigations.

Risk Assessment

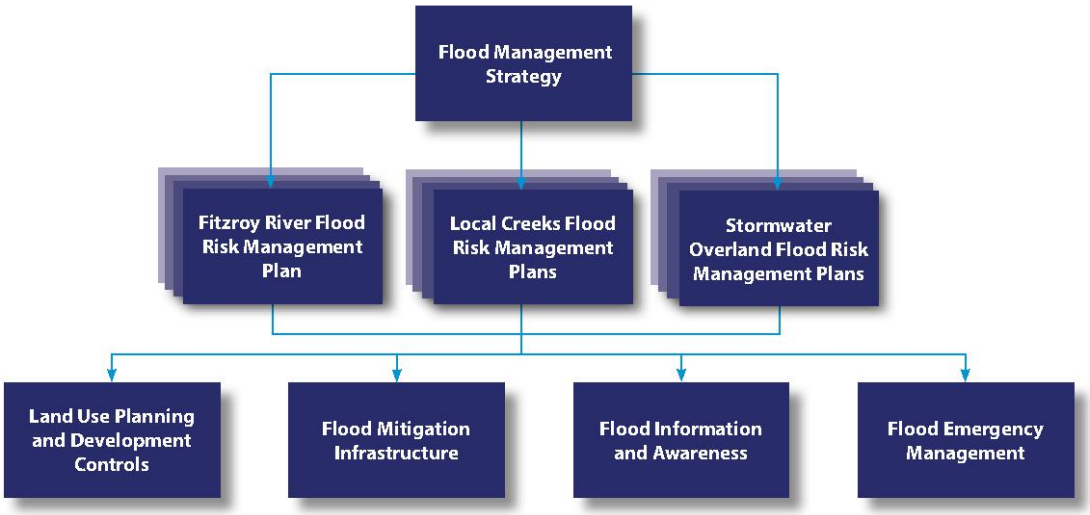
Understand the likelihood and consequences of flooding and develop and assess a range of options to manage flood risk.

Risk Management Plan

Integrated plan to manage existing, future and continuing risk, including a prioritised list of actions.



The Flood Management Strategy will progressively result in a number of catchment based Flood Risk Management Plans targeted at specific areas of flood risk.



Understanding Flood Types

River Flooding

River Flooding is caused by widespread, prolonged rainfall over the catchment area of the Fitzroy River. As the river reaches capacity, excess water overflows its banks onto the floodplain. The community generally receives many days notice of significant river flooding and is able to prepare for impacts in urban areas. The impact can be felt for many weeks through inundation, isolation and recovery efforts. The Region experienced major Fitzroy River floods in 1918, 1954, 1991, 2008, 2011 and 2013.

Creek Flooding

Creek flooding is caused by significant rainfall events in local creek catchments. Creeks can rise quickly, become fast flowing and recede very quickly, with little warning. Due to the limited warning, this type of flooding can present a greater risk to life than river flooding. Creek catchments in North Rockhampton, Bajool, Stanwell and Kabra received significant creek flooding in January 2013 due to ex Tropical Cyclone Oswald.

Stormwater Overland Flow Flooding

Stormwater and overland flow flooding is caused by significant rainfall events when water flows across the ground or rises naturally from underground. During and after heavy rain, water may also cause stormwater infrastructure to overflow, resulting in overland flow flooding. The impact of overland flooding is usually of short duration with water generally draining, either directly or via a natural watercourse, to the Fitzroy River.

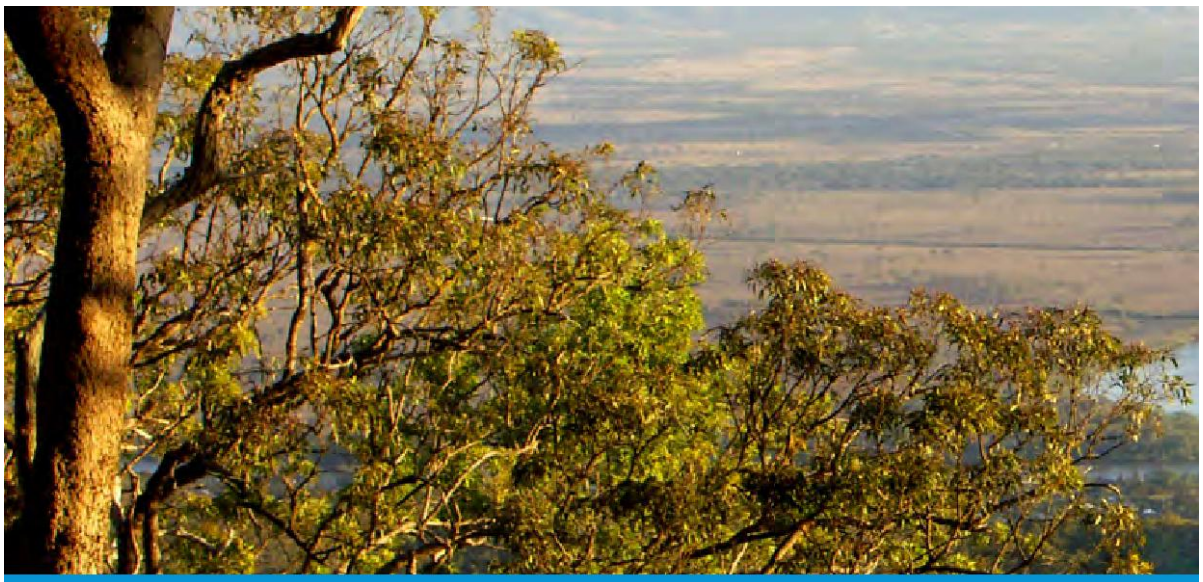
Storm Tide Flooding

Storm tide flooding is caused when a storm surge, generally related to cyclonic activity, creates higher than normal sea levels. Flooding can also occur from king tides which are predictable events occurring twice a year; once in summer and once in winter. In an extreme event associated with cyclonic activity, the impact may be felt in the Fitzroy River as far upstream as Rockhampton.

Photo from the Capricornia CQ Collection, CQUniversity Library

Flood Planning Process

Flood Investigations	Risk Assessment	Risk Management Plan
Fitzroy River Flood modelling was undertaken in 1992, 1999 and 2011 and is being updated as part of South Rockhampton Flood Levee Investigations.	***Fitzroy River*** Rockhampton Flood Management Study 1992 contains risk assessments which were reviewed and confirmed in the Fitzroy River Flood Study 2011.	***Fitzroy River*** Recommended actions identified in the Flood Studies. Planning Scheme development controls and Disaster Management recommendations have been implemented. Investigations into South Rockhampton Flood Levee are ongoing.
Flood Investigations	**Risk Assessment**	**Risk Management Plan**
Local Creek Catchments Flood investigations in creek catchments in urban areas have been prioritied. Investigations into to rural creek catchments will proceed in the future.	***Local Creek Catchments*** Detailed risk assessments to be completed based on the Local Creek Catchment Flood Studies. Hazard levels, draft responses and development controls prepared for development and disaster planning purposes.	***Local Creek Catchments*** To be developed following risk assessments. Existing development controls based on general design standards. New codes will be updated based on new modelling.
Flood Investigations	**Risk Assessment**	**Risk Management Plan**
Stormwater Overland Flow Flood investigations are carried out on a needs basis using State and National standards and guidelines.	***Stormwater Overland Flow*** Risk assessments currently carried out in localised areas on a needs basis.	***Stormwater Overland Flow*** Stormwater infrastructure upgrades identified in annual Captial and Operational Works Programs. Existing development controls are based on design standards.
Flood Investigations	**Risk Assessment**	**Risk Management Plan**
Storm Tide State Government provides Coastal Hazard Mapping. Further local investigations not planned at this stage.	***Storm Tide*** Risk mitigated to acceptable level through outcomes contained within the Planning Scheme's coastal protection overlay code.	***Storm Tide*** Monitor and respond appropriately to relevant State Government Planning Instruments. Development of Storm Tide Management Plan not planned at this stage.



Flood Investigations

The first step in the flood risk management process is a flood investigation which involves flood modelling and associated flood studies.

WHAT IS FLOOD MODELLING?

Flood modelling uses computer software to estimate how rain ponds, infiltrates the ground, travels into and along creek and river catchments, and how water is expected to flow across floodplains and through urban areas.

Flood modelling is used to predict:

- The inundation extent of the area that may be flooded;
- The peak depths of flood water; and
- The hazard related to how quickly the water moves (velocity).

Flood modelling can also be used to predict the likelihood of flooding. A range of scenarios called 'design floods' are given a probability, for example, a one in a hundred year flood. Experts refer to these as Average Recurrence Interval (ARI).
Catchments are usually modelled to show a range of design events such as: 1 in 2, 5, 10, 20, 50, 100, 200 and 500 year ARI.

RIVER CATCHMENTS

Flood modelling of the Fitzroy River has been progressively refined over a long period of time. The flood modelling to date has addressed riverine impacts on Rockhampton and surrounding areas, including Alton Downs, Pink Lily, Nine Mile, Fairy Bower, Midgee and Port Curtis.

The most recent assessments undertaken in 1992, 1999 and 2011 are now being updated to inform the investigation of the proposed South Rockhampton Flood Levee.

The 1992 study included flood modelling, assessment of flood risk and flood mitigation options. A number of the recommended options have been or are being implemented. Council's planning schemes have incorporated land use and development controls for floodplain development; as recommended in the 1992 and 1999 studies. Infrastructure recommendations including the upgrading of the Bruce Highway across the Yeppen floodplain, the Yeppen North Project, and the Yeppen South project are completed or underway.

The recommended flood levee options were remodelled in 2011 to assess their impact on an ARI 100 event. The 2011 modelling was successfully used to assist with counter disaster operations during the 2010-2011 floods.

The South Rockhampton Flood Levee, previously known as the Port Curtis – Depot Hill – Lower CBD option was recommended in the 1992 study as the next priority following upgrade of the Bruce Highway into Rockhampton. A levee has potential to protect 1000 dwellings, 350 commercial properties and 150 rural properties.

Council's commercial business unit, Fitzroy River Water, is responsible for the safe operation of the No. 7 Dam in Mount Morgan. Fitzroy River Water has in place an Emergency Action Plan (EAP) to manage the safety of the No.7 Dam which outlines how Fitzroy River Water will respond in the event of an emergency at the No. 7 Dam, such as a major flood in the Dee River.

LOCAL CREEK CATCHMENTS

Council is modelling the risk posed by flash flooding in creek catchments. Unlike the Fitzroy River, this is the first time creek catchments have been comprehensively modelled. There are no stream flow records for creek catchments and limited records of historical flood events to assist in validating the flood models.

While there may be less information available to compare with past events, the modelling uses best practice methods to provide the assessment of flooding in creek catchments. Modelling will be refined over time as better information is collected and modelling capabilities develop.

Creek catchments impacting on the urban centres in North Rockhampton and Gracemere have been prioritied because of the level of risk involved. Rural catchments will be studied when the tasks and skills are established in Council.

Council and the SES are also working with communities to develop emergency management responses in All Hazard Disaster Plans in communities such as Mount Morgan, Stanwell and Bajool.

As Council's understanding of creek catchment impacts grows, appropriate planning, infrastructure and emergency response measures will be put in place.

STORMWATER DRAINAGE PATHS AND OVERLAND FLOW

Isolated assessments of overland flooding are undertaken by Council on a needs basis. In the longer term, Council will work toward a more systematic approach to flood modelling and prioritised assessment of these areas.

In the interim, Council will assist residents to understand the local impacts of flooding and assist residents maintain these areas to reduce the potential impacts of flooding.

WHAT IS A DEFINED FLOOD EVENT?

A Defined Flood Event (DFE) is a flood event chosen by Council that forms the basis for flood mapping and controls contained within Council's Planning Scheme. A DFE usually represents at least a one in 100 year flood probability event which may also be referred to as:

- Q100;
- ARI 100 event; or
- 1% AEP event (Annual Exceedance Probability).

An average person living to approximately 80 years old, statisically has:

- Just over a 50% chance of experiencing a one in 100 year flood event in their lifetime; and
- A 20% chance of experiencing two, one in 100 year flood events in their lifetime.

The mapped flood extent of the DFE is used in the planning scheme to regulate different types of land uses in a flood affected area, dependent on the level of flood risk, or hazard. The DFE is used by Council planners to minimise the risk of flooding to new developments by setting controls such as minimum floor levels for houses.

For example: The building floor height must be 500mm above the DFE level in areas triggered by a Flood Overlay map.

Flood Risk Assessment

Flood risk management involves assessing and managing flood risks to reduce the impacts on people and property.

Different catchments and types of flooding result in different consequences and associated risks. As a result, they require individual assessments of risks and targeted responses to mitigate each risk.

Flood modelling is used to conduct individual risk assessments. Determined flood risks for impacted locations are then used to form tailored and targeted responses. These are then described in the Flood Risk Management Plans.

A risk based approach to flood management involves:

- Understanding the behaviour and consequences of flooding across a range of potential flood events;
- Effective networking of agencies at a local level;
- Consistent and effective policy from all levels of government; and
- Adequate funding for flood mitigation measures.

UNDERSTANDING FLOOD RISK

Flood risk is the combination of both the likelihood and the consequences of flooding.

Likelihood is the probability of a specific flood event (eg. a one in 100 year event), or range of events occurring. This can range from unlikely to very likely.

Consequence is an evaluation of the possible impacts of the event(s). This can be rated from low to servere.

Risk = Consequence x Likelihood

Eg. Land located beside a creek may experience frequent fast flowing flooding. A park located alongside the creek would be a better land use choice than a nursing home as the likelihood of flooding is the same however the potential consequences are very different.

EVOLUTION OF FLOOD RISK MANAGEMENT IN AUSTRALIA

Up to 1970's

The focus of flood management was on flood mitigation infrastructure (dams, levees, channel modifications). Following numerous floods in the 1970's, land use planning was used to significantly limit development in flood impacted areas.

1990's

The focus was on improving flood emergency management and more effective community responses. Flood modelling also improved significantly.

Post 2011 floods

The focus was on providing improved and more comprehensive flood information and creating a high level of community awareness.

The future

Best practice flood risk management requires a coordinated integration of all of the flood management measures. Governments will continue to plan for viable methods of protecting areas at high risk of flood inundation.

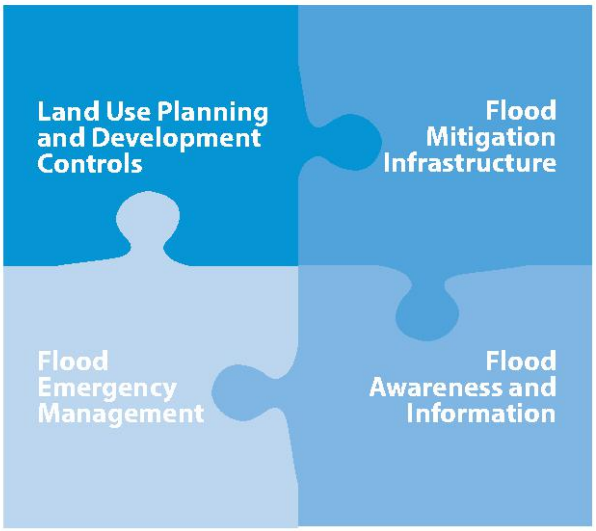
Flood Risk Management

A range of non-structural and structural measures to mitigate and manage existing, future and continuing risk will be identified in customised, but integrated Flood Risk Management Plans.

The Flood Risk Management Plans will outline short term and long term implementation actions. Plans will generally carry across mulitple future Council budgets.

Plans will incorporate land use planning and development controls, flood mitigation infrastructure, flood awareness and information and flood emergency management responses.

Integrated Strategy



Integrated Flood Management

Land Use Planning and Development Controls

Smart planning and building

Ensure that new development and redevelopment becomes increasingly resilient to flood risk and does not increase impacts on existing or planned development. This can be achieved by:

- Locating the right land use in the right place and consider how development can be designed and sited to better tolerate flood hazards;
- Locating new urban growth in flood free areas or where the effects of flooding can be properly managed;
- Ensuring buildings are constructed to the latest flood resilient standards set by building codes such as the Queensland Development Code;
- Planning now for the possible impact of changing weather patterns such as rising sea levels, more intense cyclones, more intense rainfall events and bigger storm tides; and
- Maximising the efficiency of the disaster response capability and efficiency by planning for the safe movement of emergency workers, evacuees and supplies during floods.

Flood Emergency Management

Flood Emergency Management

Further develop our capacity to respond to and recover from flood events by continuously reviewing and implementing best practice disaster management across the four phases: prevention, preparedness, response and recovery. This can be achieved by:

- Public notification and early warning via the Bureau of Meteorology;
- Providing easy to use guidelines on how to develop emergency plans, emergency kits and what to do in an emergency;
- Activating the Local Disaster Management Group (LDMG) to coordinate local counter disaster operations during flood events;
- Utilising online and social media to update the community leading up to and during flood events; and
- Annually reviewing and updating the Local Disaster Management Plan.

Effective flood mitigation infrastructure

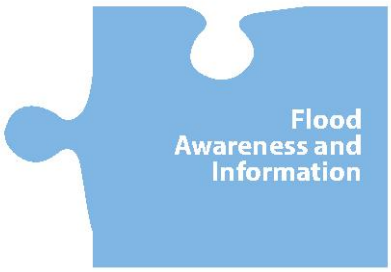
Maintain and improve flood immunity for critical infrastructure and invest in flood mitigation infrastructure to continuously protect the community and support the Region's economic growth. This can be achieved by:

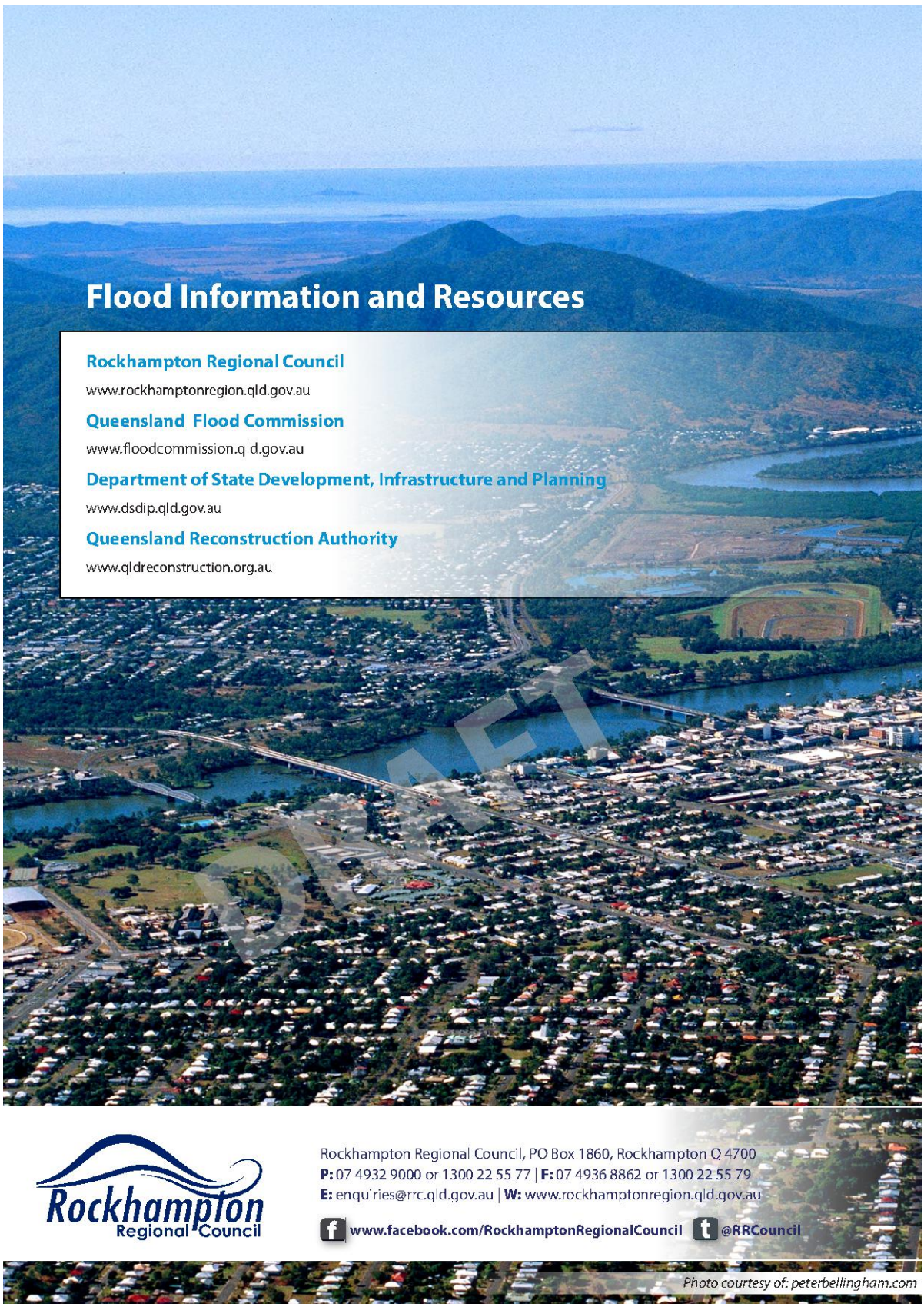
- Supporting completion of the Yeppen North and Yeppen South Bruce Highway upgrade projects to improve flood immunity and to maintain access to Rockhampton;
- Providing appropriate flood mitigation infrastructure associated with riverine, local creek and overland flooding, particularly in urban areas; and
- Maintaining existing stormwater and flood mitigation infrastructure between flood events to ensure it functions effectively when required.

Flood Awareness and Information

Ensure the community has an understanding of flood behaviour and risk, promote the steps community members can take to prepare for floods and minimise impacts on homes and businesses. This can be acheived by:

- Assisting residents and businesses to be more resilient and prepared for flooding by providing simple, accessible and fit for purpose flood information;
- Providing residents in flood prone areas with up to date information on the flood hazard to their property and how they can respond and plan for it;
- Publishing most recent flood studies and flood maps for flood affected areas on Council's website; and
- Promoting awareness of expected changes to long term weather patterns and the local impacts we can expect living in Central Queensland.




Flood Information and Resources
Rockhampton Regional Council
www.rockhamptonregion.qld.gov.au
Queensland Flood Commission
www.floodcommission.qld.gov.au
Department of State Development, Infrastructure and Planning
www.dsdip.qld.gov.au
Queensland Reconstruction Authority
www.qldreconstruction.org.au
DRAFT
Rockhampton Regional Council
Rockhampton Regional Council, PO Box 1860, Rockhampton Q 4700
P: 07 4932 9000 or 1300 22 55 77 | F: 07 4936 8862 or 1300 22 55 79
E: enquiries@rrc.qld.gov.au | W: www.rockhamptonregion.qld.gov.au
www.facebook.com/RockhamptonRegionalCouncil @RRCouncil
Photo courtesy of: peterbellingham.com

FLOOD MANAGEMENT STRATEGY

Communications Plan

Meeting Date: 24 June 2014

Attachment No: 2

Flood Management Strategy (Document Release)

Marketing and Communications Plan

Prepared by: Laura Price

Date: April 2014

Introduction

This Marketing and Communications Plan has been developed for the public release of the Rockhampton Regional Council Flood Management document.

The Rockhampton Region has been affected by regular floods across recorded history. Due to this, Council has considerable history in seeking to improve our community's flood resilience. Council's role in flood management involves:

- **Development Control:** Ensuring development is appropriately located and is resilient to flood hazards;
- **Resilient Infrastructure:** Developing and maintaining flood mitigation infrastructure and infrastructure resilient to flooding;
- **Building Community Awareness:** Ensuring that flood impacts are understood and flood information is available; and
- **Disaster Planning and Management:** Achieving a balance of prevention, preparedness, response and recovery.

There is a heightened sense of awareness in the community about 'flood' related topics due to the proposal of the South Rockhampton Flood Levee and associated infrastructure for north Rockhampton. The upcoming release of Local Creek Catchments Flood Modelling Studies will also introduce north Rockhampton and Gracemere communities to new flood information.

The Flood Management Strategy document endeavors to provide context for the recent flood related activities by:

- Detailing the background of Council's flood management activities;
- Explaining the holistic and integrated flood management approach; and
- Providing an introduction to future flood management objectives.

Spokesperson

Infrastructure Committee Meeting chair, Councillor Tony Williams will be the spokesperson.

Target Audiences

The following target audiences have been identified:

The general community

- Rockhampton Region residents
- Adults

Rockhampton Regional Council staff

- Approximately 800 staff
- Internal and external workforces
- Ages 17 – retirement
- Generally reside within the Rockhampton Region

Marketing Communication Goals and Objectives

Goal / Objective	Description	Date
Increase awareness of Council's holistic strategy towards flood management.	Provide the community with an easy to understand information resource that provides context for Council flood management activities.	June 2014 - Onwards

Key Messages

- Council seeks to continually improve the flood resilience of our community.
- The Flood Management document outlines Council's holistic flood management approach, including:

  -The integration between land use planning and development controls;
  -Flood mitigation infrastructure;
  -Flood awareness and information; and
  -Flood emergency management.
- Council's approach is based on current Australian floodplain management best practices, including:

  -Flood investigation studies;
  -Risk assessment; and
  -Risk Management Plans.
- Flood preparation, response and recovery is determined by our ability to understand flood behaviour, associated risks, and our capacity to develop and implement appropriate plans to mitigate their impact.

Campaign Budget

Strategic Planning has allocated a budget of $1,200 for minimum 500 hard copy print run of the document.

Campaign Timeline

The Flood Management document will be submitted to the 8 April 2014 Council meeting. Public release of the document is dependent on Council adoption. Consider aligning with other flood related engagements activities.

Marketing Tactics

A number of different marketing tactics and mediums will be utilised for the release including:

- Council Website;
- Media Releases;
- Social Media;
- Hard copy distribution at Customer Service and associated events;
- Internal Communications; and
- Media/photo opportunities.

Marketing Tactics Schedule

Timeline	Medium	Purpose & Details	Key Message	Target	Cost
Upon Adoption May/June 2014	Council Website	Update the website to include the Flood Management document.	The Flood Management Strategy document is now available.	Rockhampton Region Residents	Free
	Media Releases	Distribute a media release advising the community of the release of the document.			
	Social Media	Place a post on social media, linking to the media release.			
	Hard copy distribution	Provided at Customer Service Centres and at associated flood activities or events.			Free
	Internal Communications	Article in internal newsletter and all staff email.			$1,200
	Media/photo opportunities	Potential media opportunities at associated flood activities or events.	The Flood Management document outlines Council's holistic flood management approach.		Free

8.3 NEW PLANNING SCHEME STATE INTEREST, ROCKHAMPTON REGIONAL COUNCIL RESPONSE

File No:	**RRPS-PRO-2010/03-07-08**
Attachments:	**1. Planning State Interest Attachment 1 Part A SUMMARYV2 150514** **2. Planning state Interest Attachments 2 Part B**
Authorising Officer:	**Russell Claus - Manager Planning** **Robert Holmes - General Manager Regional Services**
Author:	**Robert Truscott - Coordinator Strategic Planning**

SUMMARY

The Minister for State Development Infrastructure and Planning advised Council on 14 April 2014 that it may proceed to the Public Consultation Stage of making a new planning scheme, subject to a number of conditions. This report provides a summary of proposed responses to all the matters raised. The report deals principally with mandatory matters that require a significant policy response from Council.

OFFICER'S RECOMMENDATION

1. THAT the proposed response to PART A conditions 5 and 6 (Biodiversity definitions and mapping) as per Proposal 1 as contained within this report be adopted.
2. THAT the proposed response to Part A conditions 7 and 9 (Bushfire mapping and overlay code) as per Proposal 2 as contained within this report be adopted.
3. THAT the proposed response to Part A conditions 8 and 10 (Creek Flooding mapping and overlay code) as per Proposal 3 as contained within this report be adopted.
4. THAT the responses to other State Interest requirements or advice, as summarised in the" RRC Proposed Response" column in the attached Tables be endorsed.

COMMENTARY

Council submitted the proposed planning scheme to the Minister for State Development Infrastructure and Planning for a State Interest Review in accordance with Stage 1, Step 5 of Statutory Guideline 01/13 – making and amending local planning instruments, in November 2013. On 22 April Council received advice from the Minister that it may proceed to the Public Consultation Stage 2 of the process for making a new planning scheme, subject to a number of conditions required to ensure the planning scheme properly addresses all State interests and is legislatively compliant. The Ministerial advice is provided in 3 Parts (refer attached Tables).

Part A – State Interests:

These are matters that the Minister requires Council to address as State Interests prior to proceeding to public consultation. There are 14 items listed. The matters requiring policy responses from Council include;

Items 5 and 6 related to Planning for the environment and heritage.

Items 7,8,9 & 10 related to Planning for hazards and safety (Bushfire and Flooding)

These matters are dealt with in detail in this report. The proposed responses to other items have been discussed and informally agreed with DSDIP officers and are summarised in the attached Tables.

Part B – Legislative Requirements:

These are matters that require a change to ensure legislative compliance. As an example we may need to review definitions to ensure they are totally consistent with Queensland Planning Provisions Version 3. There is also a statutory requirement that we don't include provisions that are already dealt with by separate Building Codes, in particular the design and construction of buildings. Several items in Part B deal with situations where the draft scheme may have overreached in this area.

Proposed responses are summarised in the attached Tables and are necessary to ensure statutory compliance.

Part C – Advice:

These are matters provided as advice to further advance the achievement of State Planning Policy outcomes or on behalf of other State Agencies to advance their interests, including the protection and functionality of State infrastructure and assets.

Proposed responses to these items are summarised in the attached Tables. All advice has been considered in good faith. In some cases changes are proposed in response to the advice, but not in every case.

Note:

The attached Tables are a modified version of those provided in the Minister's advice to include the additional Column, "RRC Proposed Response".

PART A POLICY RESPONSES

Items 5 & 6, Planning for environment and heritage

The State Planning Policy has changed the categorisation of areas of environmental significance to Matters of State Environmental Significance (MSES) and Matters of Local Environmental Significance (MLES). These conditions require Council to replace references to high ecological significance with MSES. Importantly the area designated as having state significance has been reviewed and the mapping updated. The new mapping reduces designated areas. As discussed at the recent workshop the proposed planning scheme relied on the existing state mapping, but also independent studies to identify areas that contained important environmental values. It is proposed to include these as MLES. No economic development potential will be impacted by retaining the proposed MLES and associated provisions. Development can still occur, but is required to account for the identified environmental values.

Proposal 1:

Update the planning scheme mapping to identify new state mapping as MSES and the other areas identified as having important values as MLES – High or MLES – General. The mapping of this is not repeated as it was presented and discussed at the recent workshops.

Items 7 & 9, Planning for hazards and safety (Bushfire)

These conditions require Council to replace the current hazard areas of high and medium hazard with medium, high and very high as identified in new mapping. It also provided for an ongoing collaboration with relevant State departments to resolve accuracy issues with state mapping. Although not overtly stated a result of this is the need to now consider the mapped 100 meter buffer area as bushfire prone land. Council is required to use the resultant mapping to replace the current mapping proposed by Council.

Since release of these conditions there has been significant improvement to the accuracy of the mapping, particularly in urban or future urban areas. The state was also seeking to review the level of assessment and planning requirements for all bushfire prone areas. Following a detailed study of the risks associated with development in urban areas it has been agreed with the state that no change to the level of assessment for construction of a house in residential zones is necessary in the buffer and medium hazard areas. In high and very high hazard areas a house will be self- assessable.

The self- assessment provisions will require a hazard assessment. The development may become code assessable if the hazard level (Bushfire Attack Level) exceeds a threshold value. Further if the subdivision that created the allotment has already dealt with the bushfire risk then no further assessment against the overlay code is required.

Importantly this means most people who own a residential allotment in a residentially zoned area will remain exempt from the need for a development permit for the construction of a house. They will however trigger building code requirements for construction in a bushfire prone area (this includes those in the buffer area) in accordance with the Building Act 1975. These will place significant requirements on the construction as discussed at the workshop. Any development that seeks to create additional allotments will be code assessable at least.

Proposal 2:

Replace the current proposed bushfire mapping with that available now in the state mapping service for bushfire hazard identification. Modify the Bushfire Overlay Code and LOA to reflect the changes outlined above.

Items 8 & 10, Planning for hazards and safety (Creek Flooding)

These items require Council to include the best available mapping that identifies the hazards associated with flooding in identified creek catchments. The Flood overlay code must also contain provisions consistent with the outcomes sought by the State Planning Policy for these areas.

Options for a planning response utilising new creek flood modelling and associated mapping were discussed at recent workshops. As a result an approach that defines two flood management areas was generally supported in creek catchments. It includes Flood Planning Area 1 which covers the 1% AEP extreme flood hazard areas and Flood Planning Area 2 which covers the 1% AEP low, medium and high flood hazard areas. Planning Area 1 discourages any development that intensifies residential uses. Planning Area 2 allows for development provided risks are mitigated. A house in Planning Area 2 will be self-assessable. This is principally to facilitate Council's policy that the habitable floor level freeboard should be 500 mm. The Building Codes which will be triggered in both cases only require a 300 mm freeboard. The creation of additional lots is not supported in any flood prone areas.

Proposal 3:

The planning scheme includes creek catchment Flood Planning Areas 1 and 2 as defined above and associated Flood overlay code provisions.

CONCLUSION

The detailed policy responses discussed and recommended above and the responses to other State Interest requirements or advice summarised in the attached Tables provide an adequate response to the matters raised by the Minister. The incorporation of these responses into the Planning Scheme once adopted by Council clear any statutory obstacle to progressing to the Public Consultation Stage of preparing the new planning scheme. A separate report will recommend how to proceed with public consultation.

NEW PLANNING SCHEME STATE INTEREST, ROCKHAMPTON REGIONAL COUNCIL RESPONSE

Planning State Interest Attachment 1 Part A SUMMARYV2 150514

Meeting Date: 24 June 2014

Attachment No: 1

This document has been prepared to enable officers of local and state government to consult on a proposed planning scheme or amendment, to satisfy Chapter 3, Part 5 of the *Sustainable Planning Act 2009* (SPA).

Rockhampton Regional Council Planning Scheme
Planning for Growth and a Strong Future
November 2013

State interests are matters that are articulated through a state planning instrument, including regional plans and the state planning policy (SPP). The Department of State Development, Infrastructure and Planning (DSDIP) is the coordinating agency responsible for overseeing the state interest.

State interest as defined by SPA as—

- a designated region's regional plan;
- a state planning regulatory provision;
- the matter about which a state planning policy is written;
- an interest that the Planning 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 Planning Minister considers affects the interest of ensuring there is an efficient, effective and accountable planning and development assessment system.

Table of contents

Part A—State interests

Table 1—Planning for economic growth

Agriculture			
Ref. Number	Policy Element	Requirement	RRC Proposed Response
1	Protecting the resources on which agriculture depends and supports the long-term viability and growth of the agricultural sector	**Planning Scheme Reference:** All **Action:** Replace all references to 'Good Quality Agricultural Land (GQAL)' with references to 'Agricultural Land Classification (ALC) – Class A and Class B'. For example: 3.3.6.1 (4) Replace the note with the following wording 'productive agricultural land has been identified as Agricultural Land Classification (ALC) – Class A and Class B'. **Reason:** The state's interest in agriculture relates to areas mapped as ALC Class A and Class B land. SPP1/92 which dealt with GQAL has been repealed.	All requested changes have been completed.
2		**Planning Scheme Reference** 3.3.6.1 (10) **Action:** Remove reference to good quality agricultural land as a constraint to locating feedlots. **Reason:** The SPP requires the planning needs of hard to	All requested changes have been completed.

		locate intensive agricultural land uses such as intensive animal industries to be considered. Specific requirements on activities such as feedlots to be located away from agricultural land is not consistent with this SPP aspect and does not acknowledge the complementary nature of feed-lotting and the growing of crops for feed and waste management.	
3		**Planning Scheme Reference:** 6.7.4.3 (5) **Action:** Amend overall outcome to refer to the lower Fitzroy River as the preferred site for intensive animal industry. **Reason:** The overall outcome limits intensive animal industry to only the lower Fitzroy River site and provides a constraint to economic growth for the rural sector. Background studies indicate that the lower Fitzroy River is the preferred site, however, other sites may also be suitable.	Change completed as below: Intensive animal industry, particularly feedlots, is a potential growth industry but will be required to be located away from sensitive land uses areas, natural hazards OR areas of environmental significance. These uses will need to consider the impact and location with respect to the local transport network.
4		**Planning Scheme Reference:** OM-13 Good Quality Agricultural Land (GQAL) Overlay Map **Action:** Replace overlay data with mapping of 'Agricultural Land Classification (ALC) – Class A and Class B' available from the Queensland Government SPP Interactive Mapping System (Plan Making). **Reason:** The state's interest in agriculture relates to areas mapped as ALC Class A and Class B land. SPP1/92 which dealt with GQAL has been repealed.	ArcGIS layer - Agricultural Land Classification (ALC) – Class A and Class B obtained from QGIS The GQAL overlay map was replaced with ALC mapping obtained from the SPP Interactive Mapping System. The overlay map has been renamed Agricultural Land Classification (ALC) – Class A and Class B. ALC land has been removed from future urban growth expansion areas (designated as urban, new urban and future urban on the strategic framework – settlement pattern) and the Gracemere Industrial Area.

Table 2—Planning for the environment and heritage

Biodiversity			
Ref. Number	Policy Elements	Requirement	RRC Proposed Response
5	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity	**Planning Scheme Reference:** All **Action:** Replace all references to areas of 'high ecological significance' with references to 'matters of state environmental significance'. **Reason:** The state's interest in biodiversity relates to those areas mapped as matters of state environmental significance. Council may also consider the identification of matters of local environmental significance.	The requested changes have been completed.
6		**Planning Scheme Reference:** OM-3 Biodiversity Overlay Maps **Action:** Replace overlay data with mapping of 'matters of state environmental significance' available from the Queensland Government SPP Interactive Mapping System (Plan Making). **Reason:** The state's interest in biodiversity relates to those areas mapped as matters of state environmental significance. Council may also consider the identification of matters of local environmental significance.	MSES layers have been included in the biodiversity overlay maps. Incorporation of Matters of Local Environmental Significance (MLES) into overlay mapping RRC has used environmental mapping recommended by the Natural Environment Study (prepared by RPS Australia East Pty Ltd) completed in 2010 to inform the preparation of the new planning scheme and PIP. The study created an overall biophysical attribute rating for areas of environmental significance by scoring the following biophysical indicators:

Table 2.1: Biophysical Indicators

INDICATOR	DESCRIPTION
Condition	The condition of vegetation based on remnant status, as identified on the DERM RE mapping gives an indication on the quality of the vegetation present. Areas with remnant vegetation received a higher biophysical value rating than areas with little or no vegetation.
Connectivity	The degree to which a vegetated tract is connected to other vegetated tracts impacts the usefulness of a tract within a corridor. Tracts with a higher level of connectivity received a higher biophysical value rating.
Tract Size	The size of a continuous tract of vegetation affects the value of the tract. Tracts part of a larger tract of vegetation received a higher biophysical value rating.
Ecosystem Diversity	The diversity of ecosystems present gives an indication of habitat complexity. Tracts with a greater diversity received a higher biophysical value rating.
Threatened Species Habitat	Areas providing habitat for multiple threatened flora and fauna species receive a higher threatened species habitat rating.

Source: Natural Environment Study Rockhampton Regional Council, 2010

Natural Environmental Study Mapping Outcome

The Very High Biophysical layer from the Natural Environment Study will be mapped as MLES – High and the High Biophysical layer will be mapped as MLES – General in the planning scheme.

Use of previous state HES layers

A review of all of the previous state HES layers was undertaken. From this review one layer was chosen to be retained as MLES – high, HES 6.1 Special Biodiversity Areas.

The HES 6.1 Special Biodiversity Areas are identified by expert panels because they contain multiple species in a unique ecological and often highly bio-diverse environment (EPA 2002).

Previous HES Layer Comparison Mapping Outcome

The HES 6.1 Special Biodiversity Areas will be mapped as MLES-High in the planning scheme.

Impacts of MLES

It is important to note the inclusion of MLES layers into the planning scheme will not impact on future economic development in the local government area as overlay code

			provisions allow impacts to be offset or mitigated. <u>Waterways</u> MSES 2.1.2 and 2.1.3 layers are waterway drainage lines that do not follow our mapped creek boundaries. The difference in some areas were measured with distances of up to 100 metres found between the MSES drainage lines layer compared to the proposed planning scheme waterway layer. If the MSES was used as a base layer and a 50 metre buffer applied this would impact negatively on a large number of properties, particularly in urban areas. EHP has confirmed that there are accuracy issues with the MSES waterway layers. The drainage lines are drawn from VMA declared watercourses but are only to act as an assessment tool if the values actually exist. The MSES mapping is based on high level desktop assessments with scales ranging from 1:25,000 to 1:250,000. EHP advised to use our current stream order mapping for waterways if it is considered more accurate than the MSES layer. This mapping is based on stream order mapping (Feb, 2012) provided by DNRM.

Table 3—Planning for hazards and safety

Natural hazards			
Ref. Number	Policy Element	Requirement	RRC Proposed Response
7	The risks associated with natural hazards are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards	**Planning Scheme Reference:** 8.2.4 Bushfire Overlay code **Action:** Reassess the levels of hazard based on the revised bushfire mapping and bushfire hazard evaluation report. **Reason:** The code includes references to only medium and high bushfire hazard areas. The bushfire hazard evaluation report is based upon the mapping which only includes high and medium hazard areas. The new bushfire mapping includes very high, high and medium bushfire hazard areas. These changes in categories should be incorporated into Rockhampton Regional Council's assessment.	The bushfire overlay code has been redrafted to accommodate medium, high and very high hazard bushfire areas. Refer to the detailed explanation in the body of the report.
8		**Planning Scheme Reference:** 8.2.7 Flooding overlay code **Action:** Include creek catchment flood overlay code provisions. **Reason:** Potential to further reduce the risks associated with natural hazards by including provisions that require development to: (a) avoid natural hazard areas or mitigate the risks of the natural hazard, and (b) support, and not unduly burden, disaster management response or recovery capacity and capabilities, and (c) directly, indirectly and cumulatively avoid an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and (d) maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.	Creek catchment flood overlay code provisions have been left as submitted in the draft planning scheme and include new Planning Areas 1 and 2. Refer to the detailed explanation in the body of the report.
9		**Planning Scheme Reference:** OM-4 Bushfire Hazard Overlay Map **Action:** Replace overlay data with mapping of 'Bushfire hazard	The state bushfire mapping to be included as the bushfire overlay maps for the planning scheme, including the 100 meter buffer area. Refer to the detailed explanation in the body of the report.

		areas' by working with the Department of Community Safety to apply the state-wide mapping methodology using local scale vegetation and slope maps to resolve the existing accuracy issues identified by Rockhampton Regional Council. **Reason:** To utilise the best information available when identifying bushfire hazard areas.	
10		**Planning Scheme Reference:** OM-7C Creek Catchment Flood Overlay Map **Action:** Creek catchment flooding is to be included on maps based on the best information available at the time. **Reason:** The SPP provides that the best available information is used to identify hazard areas. The Flood Hazard evaluation report indicates that creek catchment maps will be included on completion of the creek catchment study.	A peer review of the creek catchment mapping has been completed. The planning scheme will reflect the 1% AEP. The extreme hazard level will be mapped as Planning Area 1. The high, medium and low hazard levels will be mapped as Planning Area 2. No new development will be allowed in Planning Area 1 unless all flood hazard risks can be mitigated. New development in Planning Area 2 will be required to have trafficable access, habitable floor levels 500 mm above the DFE and no adverse on-site or off-site flood impacts. In both planning areas there is to be no further subdivision. This mapping that identifies these planning areas to be included in the planning scheme. Refer to the detailed explanation in the body of the report.

Table 4—Planning for infrastructure

State transport infrastructure			
Ref. Number	Policy Element	Requirement	RRC Proposed Response
11	Planning enables the safe and efficient movement of people and goods across Queensland and encourages land use patterns that support sustainable transport	**Planning Scheme Reference:** SC2 Mapping **Action:** Amend the maps to identify all state transport infrastructure and existing and future state transport corridors. **Reason:** The planning scheme should correctly identify state transport infrastructure and existing and future state transport corridors.	The legend and maps SFM9 & SFM10 have been updated to reflect the difference between state and local transport infrastructure and future state transport corridors.
Strategic airports and aviation facilities			
Ref. Number	Policy Element	Requirement	RRC Proposed Response
12	Planning protects the operation of strategic airports and aviation facilities, and enables the growth and development of Queensland's aviation industry	**Planning Scheme Reference:** Table 8.2.2.3.1 (AO5.1.2) **Action:** Amend the acceptable outcome to be consistent with Appendix 4 of the SPP's Table D or delete. **Reason:** The acceptable outcome is not consistent with Appendix 4 of the SPP's Table D: Compatible and incompatible land uses within ANEF contours.	The requested change has been completed.
Strategic ports			
Ref. Number	Policy Element	Requirement	RRC Proposed Response
13	Planning protects the operation of strategic ports and enables their growth and development	**Planning Scheme Reference:** ZM-43 Port Alma & ZM-3 Bajool **Action:** Identify all strategic port land holdings within the Special Purpose Zone. **Reason:** The planning scheme is to identify strategic ports and associated strategic port land and core port land.	The requested change has been completed.

Table 5 – Repealed State Planning Policies

Ref. Number	Planning scheme reference	Requirement	RRC Proposed Response
14	All	**Action:** Remove references to repealed SPPs and terms and replace with relevant terms from the new SPP. **Reason:** The planning scheme is to reflect the current SPP.	The requested changes have been completed.

NEW PLANNING SCHEME STATE INTEREST, ROCKHAMPTON REGIONAL COUNCIL RESPONSE

Planning state Interest
Attachment 2 Part B

Meeting Date: 24 June 2014

Attachment No: 2

This document has been prepared to enable officers of local and state government to consult on the proposed planning scheme, in terms of legislative requirements and best practice advice, provided by State agencies.

Part B—Legislative requirements

Rockhampton Regional Council
Planning for Growth and a Strong Future
November 2013

Legislative requirements are matters contained within legislation that directly require a planning scheme to respond in a certain way (i.e. a note, an exclusion, an exemption etc.).

Part C—Advice
Comments are itemised as Part C-Advice, and are to be read in conjunction Part A-State interests; and Part B-Legislative requirements.

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Part B—Legislative requirements

Legislative requirements are matters contained within legislation that directly require a planning scheme to respond in a certain way (i.e. a note, an exclusion, an exemption etc).

State Interest: *Queensland Planning Provisions (Version 3)*			
Ref. Number	Planning Scheme Reference	Requirement	RRC Proposed Response
B1 (a)	Table 2.1.1 Table 2.1.2 Table 2.1.3	**Action:** Remove Tables 2.1.1, 2.1.2 and 2.1.3 and replace with the following text: '***Aspects of a state planning policy appropriately reflected*** • *Liveable communities* • *Housing supply and diversity* • *Agriculture* • *Development and construction* • *Mining and extractive resource;* • *Tourism* • *Biodiversity* • *Coastal environment* • *Cultural heritage* • *Water quality* • *Emissions and hazardous activities* • *Natural hazards* • *Energy and water supply*	These changes have been completed.

		• *State transport infrastructure* • *Strategic airports and aviation facilities* • *Strategic ports* ***Aspects of a state planning policy not reflected*** *Nil* ***State planning policies not relevant to Rockhampton Regional Council*** *Nil*' **Reason:** All previous State Planning Policies are no longer current.	
B1 (b)	3.3.1	**Action:** Remove the number 3.3.2 for Planning Scheme Places heading and make Strategic Outcomes 3.3.1. **Reason:** The QPP states that under the title 3.3 should be the theme's narrative and 3.3.1 should be the Strategic Outcomes,	These changes have been completed.
B1 (c)	Table SC1.1.2	**Action:** Review the following definitions and ensure they comply with definitions and examples stated in the QPP: • Animal husbandry Animal keeping Brothel • Extractive industry • Substation Motor sport facility **Reason:** Not consistent with definition defined in QPP.	These definitions have been reviewed. Any inconsistencies consist of additional information RRC have added to further define the use.
State Interest: *Building Act 1975*			
Ref. Number	Planning Scheme Reference	Requirement	RRC Proposed Response
B3 (a)	Table 6.7.1.4.2 (PO9)	**Action:** Remove requirements about the design of buildings, other than for aesthetic purposes. **Reason:** The building assessment provisions appropriately deal with matters such as climate and local conditions (i.e. high wind areas, etc.).	No change proposed to current provision being: *Community facilities zone* *The design of buildings and their surrounds:* *are designed to accommodate local climatic conditions;* The building assessment provisions deal with the physical building itself. It is important that the layout of particularly larger developments and the relationship between solar access, open space, buildings, linkages (i.e. walkways) and the like is incorporated into the entire development (not just the building

			itself).
B3 (b)	Table 8.2.4.3.1 (PO4 & PO5)	**Action:** Clarify that buildings are not sited in relation to vegetation. Access to the building is a relevant consideration for development. **Reason:** The building assessment provisions appropriately deal with hazards that are located on a site through the application of AS 3959. This includes building requirements that are determined based on the hazard, including slope, vegetation and climate.	These changes have been completed.
B3 (c)	Table 8.2.5.3.1 (PO1, AO1.1, PO3)	**Action:** Remove requirements relating to design and construction of buildings. For example: PO3 (iv) use of appropriate foundations for the building and structure. **Reason:** The building assessment provisions cover the design and construction of buildings.	These changes have been completed.
B3 (d)	8.2.7	**Action:** Clarify and state the requirements that are building assessment provisions in accordance with section 13 of the Building Regulation 2006 and then remove building assessment provisions from assessment criteria. **Reason:** Unnecessary duplication of provisions and ensuring that building matters are dealt with at the appropriate stage of development (a building development application). Building Codes Queensland can provide assistance.	These changes have been completed.
B3 (e)	Table 8.2.9.3.2 (AO4.1)(c)	**Action:** Remove '*including all associated building work and filling and excavation work*' from the acceptable outcome. **Reason:** Site stability needs to be addressed prior to building work. Building development applications will deal with the risk of landslide to the building work, but the site needs to be suitable for the building work to commence.	These changes have been completed.

State Interest: *Petroleum and Gas (Production and Safety) Act 2004*			
Ref. Number	Planning Scheme Reference	Requirement	RRC Proposed Response
B5 (a)	OM-15 Regional Infrastructure Corridors Overlay Map	**Action:** Consider including existing gas pipelines. **Reason:** Three granted gas pipelines (PPLs) with the following authorised holders PPL 30 - JEMENA QUEENSLAND GAS PIPELINE (1) PTY LTD (expiry date - 30/06/2036) PPL 88 - STANWELL CORPORATION LIMITED (granted 20/03/2003, expiry date – unknown) PPL 121 - CENTRAL QUEENSLAND PIPELINE PTY LTD (expiry date - 31/08/2053) Sections 807 of the *Petroleum and Gas (Safety and Production) Act 2004* provides restrictions on building on pipeline land and restriction on changing surface of pipeline land for a pipeline licence.	Advice received from DSDIP via email 27 March 2014 to only include the following: PPL 30 – Jemena Queensland Gas Pipeline and PPL 88 – Stanwell Corporation Limited This has been completed.

Part C—Advice

Table 1—Planning for liveable communities and housing

Liveable communities			
Ref. Number	Planning scheme reference	Advice	RRC Proposed Response
C1 (a)	Housing and residential development provisions	**Action:** Consider provisions for graduated private open space standards for residential development and size thresholds for communal open space for developments with a smaller number of units. This may best be implemented within the use components of the zone codes. **Reason:** It is noted that Council has incorporated a range of initiatives to facilitate delivery of housing	Low medium density zone code requirement has been changed from 30m2 to 16m2 (consistent with the Next Generation Planning Handbook for low-rise buildings). This will allow greater flexibility in relation to site layout and importantly site cover and communal open space provisions will still apply.

		options, such as more inclusive residential zones, lower assessment levels, and graduated density and car parking standards. Facilitating a diverse and comprehensive range of housing options could be further assisted by adopting graduated private open space standards to support the delivery of smaller units and size thresholds for the provision of communal open space for developments with smaller number of units. For example, delivery of common narrow fronted (4 to 4.5 m wide) (30 - 50 sqm) studio/one bed units may not be well served by a minimum private space standard of 30 sqm as it will require a courtyard depth of 7 to 7.5 m which may not be feasible on average sized development lots. Likewise, communal open space requirements for developments with small number of units and less need for this space may hinder their delivery in preferred locations in low –medium density residential zones.	
C1 (b)	3.3.2 (12) 3.3.3.1 (1) 3.5.5.1 (1)	**Action:** Consider deleting references to '*green space*' and replace with '*public open space*'. **Reason:** The term 'green space' was used in the draft SPP, however, is not used in the SPP or in the Queensland Planning Provisions. Consider using terminology consistent with the state interest – liveable communities aspect of the SPP.	This change has been completed.
C1 (c)	Table 4.3.11.1	Action: Confirm the accuracy of the estimated residential population for 2012. Reason: The quoted total ERP for the Regional Area is 83 992 for 2012. The published ERP figure is 80 824 (ABS 3218.0, Regional Population Growth, Australia, 2012 – released 30/08/2013). The 80 824 can be calculated by subtracting ERPs for the following SA2s (Rockhampton Region – North, Shoalwater Bay, Glenlee – Rockyview, Rockhampton Region – East, Yeppoon, Emu Park) from the Rockhampton LGA. The quoted projected growth between 2012 and 2031 in the total ERP for the Regional Area is 25 977	The planning scheme assumptions continue to rely on 2008 high series growth assumptions. 2011 series forecasts placed this between the medium and high series. The 2014 series will place this forecast at the lower end of the 2031 ERP projection because of some flawed assumptions in the ABS process. However the risk to the adequacy of the settlement pattern is offset by the decision to include at least 15 years of forecast growth in the PIP. The next review of the Planning Assumptions Report will replace the ERP projections with the latest series forecast.

		persons. This figure, when matched with the Queensland Government population projections, is towards the lower end of the low to high series range (based on the 2011 to 2031 period), but is still within the low to high series range.	

Table 2—Planning for economic growth

Agriculture			
Ref. Number	Planning scheme reference	Advice	RRC Proposed Response
C2 (a)	Part 3 Part 6 Part 9	**Action:** Consider including and strengthening outcomes relating to biosecurity in the strategic framework, rural zone and development codes. For example: 6.7.4.3 include an overall outcome to ensure development that has a biosecurity risk for agriculture that conflict is minimised through provision of adequate separation areas 9.4.3.3 include the following overall outcome 'Excavation or filling is carried out in a way that does not contribute to the introduction or spread of weeds or pests' **Reason:** It is acknowledged that many biosecurity issues are difficult to deal with in a planning scheme, however, new development, particularly that involves earthmoving, transport and the use of construction machinery may be a significant factor in the spread of weeds and other pests to new areas. It is noted that some codes do refer to pest and weed management, however, biosecurity outcomes could be strengthened throughout the scheme.	Advice not incorporated.
C2 (b)	3.3.6.1 (10) 3.8.4.1 (7)	**Action:** Review the reference to '*intensive animal husbandry*'. Decide whether the correct wording is '*intensive animal industries*' or '*animal husbandry*'.	The term 'intensive animal husbandry' has been replaced with 'intensive animal industries'.

		Reason: There is no definition in the QPP for intensive animal husbandry.	
C2 (c)	Table 5.5.6.5	**Action:** Consider including cropping as a self-assessable activity for rural residential areas to better reflect the outcomes PO1 of Table 6.7.5.4.1 and prevent cropping from being impact assessable in this zone. **Reason:** Provision has been made in the rural residential zone code for cropping in the rural residential area. Not listing cropping as a self-assessable activity for this zone in Table 5.5.6.5 limits the usability of PO1 in Table 6.7.5.4.1.	Changes made to accommodate small scale cropping in rural residential zones provided that impacts generated are appropriately separated from nearby sensitive land uses. .
C2 (d)		**Action:** Consider removing or relaxing requirement (e). **Reason:** This criterion is too specific for all circumstances and may restrict future cost effective innovation such as the use of electronic monitoring.	Advice not incorporated. This is only a performance outcome for which alternatives such as off-site electronic monitoring may be acceptable.
C2 (e)	8.2.6.2	**Action:** Clarify the purpose statements relate to extractive resources rather than mining by: • 1(a) remove the words '*and mineral*' and '*or mining*' from this sentence • (2)(d)(iii) replace the word '*mining*' with the word '*quarrying*' **Reason:** There seems to be some confusion between extractive resources and quarrying and mineral resources and mining.	These changes have been completed.
C2 (f)	Table SC1.2.1 Megan to add in	**Action:** Consider including an administrative definition for '*agriculture*'. **Reason:** The term agriculture includes a broad range of activities as defined in the SPP. The administrative definition will ensure that the planning scheme encapsulates this broad interpretation.	Advice not incorporated. This definition is included in the SPP and commonly used in the English dictionary (the Queensland Planning Provisions rules refer to commonly used terms not required to be used within the planning scheme).
C2 (g)	OM-13 Good Quality Agricultural Land	**Action:** Consider including local important agricultural areas (local IAAs). **Reason:** The mapping of Good Quality Agricultural Land (GQAL) is to be replaced with mapping of	Locally important agriculture areas are identified in the Cropping and Intensive Horticulture Precinct. There is no need to allocate further locally important agricultural areas. Overlay mapping has been updated to incorporate ALC State

		Agricultural Land Classifications. Areas that were previously mapped as GQAL may not be identified as a state interest in the new mapping. These and other areas maybe of local significance. A local IAA is defined as an area that has all 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 local area or community. A guide for identifying local IAAs is included in the draft SPP Guideline, State interest – agriculture.	mapping with the exception of existing and future urban land and the Gracemere Industrial Area.
Development and construction			
Ref. Number	Planning scheme reference	Advice	RRC Proposed Response
C3 (a)	6.6.2 6.6.3 6.6.4	**Action 1:** Consider reviewing assessment codes for medium impact industry and where appropriate, provide acceptable outcomes for risks from hazardous chemicals after considering the model acceptable outcomes in the draft SPP Guideline, State interest – emission and hazardous activities, guidance on development with hazardous chemicals (SPP Guidance). **Action 2:** Consider reviewing assessment codes for high impact industry and special industry and where appropriate, provide acceptable outcomes and/or an acceptable assessment methodology for PO12 after considering the model acceptable outcomes in the SPP Guidance on development with hazardous chemicals. **Reason:** SPP Guidance on development with hazardous chemicals provides model outcomes, including acceptable outcomes, for development involving hazardous chemicals. The use of these in planning schemes, where local needs allow, will promote standardised assessment outcomes for developments involving hazardous chemicals throughout the state improving up front clarity and efficiency at the development assessment phase. It	In the high impact and special industry codes a PO was added in the assessable development table stating: “Off-site risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.” With an note stating: “Any using, storing or operating of hazardous materials must be in accordance with the SPP Emissions and hazardous activities guideline.”

		should be noted that the use of guidance material is not mandatory.	
C3 (b)	ZM40-Park Avenue	**Action:** Consider rezoning of government land identified in the attached submission as being land suitable for infill and redevelopment opportunities (refer **Attachment 1**). **Reason:** To assist with facilitating a diverse and comprehensive range of housing options for existing and projected future residents.	This zoning is to remain low density. The low density residential zone may allow for alternative forms of residential development along higher order roads, and within proximity to centres, major community facilities and parks. .

Mining and extractive resources

Ref. Number	Planning scheme reference	Advice	RRC Proposed Response
C4 (a)	3.8.5.1 (5)(a)	**Action:** Consider rewording as follows: '*(a) resource/processing area of key resource areas (namely Benedict Road, Peak Hill, and Pink Lily) and known mineral resources, key resource area separation areas and transport routes, as well as the separation area of the transport route.*' **Reason:** Consistency with terminology used in the SPP for this aspect.	Change as per below: 3.8.5.1 (5) (a) known mineral and extractive resource reserves, transport routes and separation areas (namely Benedict Road, Peak Hill and Pink Lily)
C4 (b)	6.7.4.3 (11)	**Action:** Consider rewording to include the underlined text: '*Extractive industry minimises environmental and traffic impacts <u>and the loss of productive agricultural land</u>.*' **Reason:** The overall outcome currently provides an exclusion for extractive industries to be located on strategic cropping land when within a key resource area. This is not required now as SPP1/12 has been repealed.	Change as per below: 6.7.4.3 (11) Extractive industry minimises environmental and traffic impacts and the loss of productive agricultural land.
C4 (c)	Table 8.2.6.3.1 (PO1)	**Action:** Consider changing the heading of this PO from '*extractive resource, or processing area'* to '*extractive resource/processing area*'. **Reason:** Maintain consistency of the terminology used in SPP for this aspect.	Change as per below: 8.3.6.3.1 (PO1) heading Extractive resource/processing area

C4 (d)	Table 8.2.6.3.1 (PO2)	**Action:** Consider changing the heading of this PO from '*extractive resource and transport route separation areas'* to '*extractive resource/processing area and transport route separation areas*'. **Reason:** Maintain consistency of the terminology used in SPP for this aspect.	Change as per below: 8.3.6.3.1 (PO2) heading Extractive resource/processing area and transport route separation areas
C4 (e)	Table 8.2.6.3.1 (PO2)	**Action:** Consider making the following changes to PO2 (a)-(d), including inserting underlined words where required: *(a) not increasing the number of people living within either separation areas for the resource/processing area, or transport route; and* *(b) minimising adverse impacts from existing and future extractive industries on people working or congregating in the separation areas; and* *(c) not compromising the function of the separation area as a buffer from incompatible uses outside the separation areas; and* *(d) ensuring development avoids any impacts on existing and future development outside the separation areas* **Reason**: The SPP requires planning schemes appropriately integrate the state interest by identifying the key resource areas (KRAs) including the resource/processing area, separation area, transport route and transport route separation area. Rewording of the overlay codes will provide greater consistency with the SPP, and ensure the correct context is conveyed. The separation area may refer to the separation areas of the resource/processing area, or the transport route separation area.	Change as per below: 8.3.6.3.1 (PO2) (a – d) (a) not increasing the number of people living within either separation areas for the resource/processing area, or transport route; and (b) minimising adverse impacts from existing and future extractive industries on people working or congregating in the separation areas; and (c) not compromising the function of the separation area as a buffer from incompatible uses outside the separation areas; and (d) ensuring development avoids any impacts on existing and future development outside the separation areas

Table 3—Planning for the environment and heritage

Biodiversity - code needs to be updated			
Ref. Number	Planning scheme reference	Advice	RRC Proposed Response
C5 (a)	3.3.3.1	**Action:** Consider including a management buffer zone between fish habitats and areas of development. **Reason:** The Queensland Wetland Buffer Planning Guideline 2011 provides details on buffer recommendations to ensure suitable protection of fish habitat areas.	Fish habitat areas are along the Fitzroy River and Port Alma. The wetlands buffer sits over these areas and will be sufficient to provide protection from potential development impacts.
C5 (b)	Table 3.3.1.1	**Action:** Consider inserting '*…and waterways*' into the location column of the 'Natural corridor or link' designation. **Reason:** Provide recognition of waterways as important corridors for aquatic fauna and flora, including fisheries resources. This intent is generally consistent with Queensland Wetland Buffer Planning Guideline 2011, in that it highlights the importance of establishing ecological corridors along waterways and the continuation of healthy waterways through stormwater quality management.	Do not insert *"and waterways*" as our designated regional corridors do not always follow waterways. The wetlands and waterway mapped areas and associated buffers provide natural corridor protection.
C5 (c)	Table 8.2.3.3.1 (AO10.1)	**Action:** Consider clarifying buffer distances in the note as follows: '*(a) Fifty (50) metres buffer (25 metres either side of the waterway) for stream orders …*'. **Reason:** Removal of possible ambiguity in application of the buffer distances.	Waterway and wetland buffer distances have been clarified in the biodiversity overlay code as suggested.
C5 (d)	OM-3 Biodiversity Overlay Maps	**Action:** Consider including matters of local environmental significance. **Reason:** The mapping of areas of high ecological significance is to be replaced with mapping of matters of state environmental significance. Areas that were previously mapped as high ecological significance may not be identified as a state interest in the new mapping. These and other areas maybe of local significance.	Matters of local environmental significance (some previously mapped as high ecological significance) have been identified and will be included on the biodiversity areas overlay map. A report has been prepared clarifying the methodology of what the MLES areas are based on.

Table 4—Planning for hazards and safety

Emissions and hazardous activities			
Ref. Number	Planning scheme reference	Advice	RRC Proposed Response
C6 (a)	All references to 'Bajool Explosives Facility'	**Action:** Consider replacing references to '*Bajool Explosives Facility*' with '*Bajool Explosives Reserve*'. **Reason:** The draft planning scheme has numerous references to the 'Bajool Explosives Facility'. These references should be changed to describe the Bajool Facility as the 'Bajool Explosives Reserve'.	This change has been completed.
C6 (b)	All references to 'Emissions and Hazardous Activities' .	**Action:** Review medium impact, high impact and special industry thresholds, assessment levels and zone codes, and consider the following: a) review draft SPP Guideline, State interest – emission and hazardous activities, guidance on development with hazardous chemicals (SPP Guidance) and consider including thresholds in SC1.1.2 for medium impact, high impact and special industry development involving hazardous chemicals. (Note: The model self-assessable development triggers in Table 5.1 of the SPP Guidance align with medium impact industry and the model assessable development triggers in Table 5.2 align with high impact and special industry); b) review the SPP Guidance and consider the use of the model self-assessable development outcomes in the medium impact industry zone code; c) review the SPP Guidance and consider the use of the model performance and acceptable outcomes in the high impact and special industry zone codes. d) review provisions in place for development within a flood hazard map involving hazardous chemicals taking account of the model self-assessable development outcomes and the assessable development performance and	See response to C3 (a).

		acceptable outcomes in the SPP Guidance. **Reason:** The SPP Guidance includes model thresholds for industry uses involving hazard chemicals with noticeable to extreme off-site risks from fire, explosion or toxic release requiring on-site risk controls. Industry uses with the potential to produce noticeable off-site impacts from incidents involving hazardous chemicals are identified in the SPP Guidance as 'model self-assessable development' and industry uses with the potential to produce significant to extreme off-site impacts from incidents involving hazardous chemicals are identified in the SPP Guidance as 'model assessable development'. The model thresholds, assessment levels and outcomes for development involving hazardous chemicals in the SPP Guidance presents an opportunity to provide upfront self-assessable development outcomes for medium impact industry involving hazardous chemicals and upfront assessable development outcomes for high impact and special industry involving hazardous industry. Applying these planning provisions state-wide, where local needs allow, would provide greater clarity for assessment managers and proponents during the assessment phase for development involving hazardous chemicals. The SPP Guidance enables the Qld Flood Commission's recommendations by providing model ways for managing the risks from development in flood affected areas with hazardous chemicals. It is recommended that these model ways of managing hazardous chemical flood risks be included where local needs allow. The Department of Justice and Attorney General can provide further advice on this matter.	
C6 (c)	SC6.3.3.3(b)(ii)	**Action:** Reword SC6.3.3.3(b)(ii) as follows: '*… the Explosives Inspectorate, Safety and Health, Department of Natural Resources and Mines and the Hazardous Industries and Chemicals Branch within Workplace Health and Safety Queensland, Department of Environment and Heritage Protection and …*'.	Change completed as per: SC6.3.3.3 (b) (ii) the location of all surrounding special industries. This should include discussion with the Explosives Inspectorate, Safety and Health, Department of Natural Resources and Mines and the Hazardous Industries and Chemicals Branch within

		Reason: The Explosives Inspectorate, Safety and Health Unit are the technical agency for explosives storage and manufacture and only review the hazard and risk assessment for explosives storage or manufacture. The Hazardous Industries and Chemical Branch are responsible for the remaining dangerous goods and hazardous substances.	Workplace Health and Safety Queensland, Department of Environment and Heritage Protection and the environmental health unit ~~in the relevant local government~~
Natural hazards			
Ref. Number	Planning scheme reference	Advice	RRC Proposed Response
C7 (a)	8.2.4.1 8.2.7.1 8.2.9.1	**Action:** Replace 'natural hazard management area' in the editor's note section with 'natural hazard area'. **Reason:** Consistency with the terminology used in this aspect of the SPP.	This change has been completed.
C7 (b)	Table 8.2.4.3.1 Table 8.2.4.3.2	**Action:** Consider if the following acceptable solutions are applicable: • AO5.1 Any residential buildings are within 70m of a hydrant with reticulated water supply • AO5.1 The location of water supplies is readily identified from the street frontage with clear signage directing fire fighters to its access point • AO5.1 Mains gas supplies are installed in accordance with AS1596-2002 and the requirements of relevant authorities, and metal piping is exclusively used • AO5.1 Electricity supplies in the area are protected and not vulnerable to falling trees or wildfire threatening the viability of transmission poles • AO7.1 A Hardstand area allowing heavy rigid fire appliance access within 6m of tank	The bushfire hazard overlay code has been updated and has been submitted to DSDIP for review and approval.

		• AO11.2 A fire access trail '*has a minimum cleared width of 10m metres and a minimum height clearance of 4m*'. **Reason:** Consistency with draft SPP Guideline, State interest – natural hazards, Guidance on flood, bushfire and landslide.	
C7 (c)	Table 8.2.4.3.1 (AO4.1)(b)	**Action:** Reconsider including AO4.1 (b) as this aspect is no longer considered in bushfire mapping methodology. **Reason:** Consistency with draft SPP Guideline, State interest – natural hazards, Guidance on flood, bushfire and landslide.	This change has been completed.
C7 (d)	8.2.7	**Action:** Consider stating the Defined Flood Level (DFL) in the code. **Reason:** Assist with document useability.	The DFL for riverine and creek catchment mapping are described at the start of the code.
C7 (e)	8.2.7.2 (1)	**Action:** Consider confirming the use of the term risk (rather than hazard) in the sentence '*Development does not increase the risk potential and consequence of flood damage and effects either on-site or to any other property*'. **Reason:** May assist in removing some ambiguity with the purpose statement.	Change the second sentence as per below: 8.2.7.2 (1) Development does not increase the likelihood or consequence of flood damage and effects either on-site or to any other property.
C7 (f)	Table 8.2.7.3.1 (AO5.2)	**Action:** Consider including the following note, '*Note: If part of the site is outside the Flood Hazard Overlay area, this is the preferred location for all buildings.'* **Reason:** Assist with document useability.	Not considered necessary as this is already covered in the provisions for AO5.1: **AO5.1** Development is: (a) located on a part of the site which is not in the floodplain investigation area; or (b) located on the highest part of the site, and all buildings are constructed using flood resilient materials; or (c) a site specific flood hazard assessment undertaken in accordance with SC6.9 Flood hazard management planning scheme policy shows that the development will not be located in a flood inundation area.
C7 (g)	Table 8.2.7.3.2 (AO10.1)	**Action:** Consider including the following, '*Signage is provided on site (regardless of whether land is in public or private ownership) indicating the position and path of*	This outcome is only suitable for certain types of development, in particular new subdivision. The planning scheme does not allow the creation of additional lots in flood

		all safe evacuation routes off the site; and if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.' **Reason:** Assist with achieving the performance outcome. It is noted that the above may only be suitable for certain types of development.	areas (particularly high and extreme hazard areas).
C7 (h)	8.2.9.2	**Action:** Consider including of the following in the purpose statement of the landslide hazard overlay code, '*support, and not unduly burden, disaster management response or recovery capacity and capabilities*'. **Reason:** Consistency with draft SPP Guideline, State interest – natural hazards, Guidance on flood, bushfire and landslide.	This change has been completed.
C7 (i)	SC6.4	**Action:** Consider integrating guidance that the Department of Community Safety is currently developing in relation to site based bushfire hazard assessment. **Reason:** The current bushfire management planning scheme policy is based on SPP1/03 guidance which has been repealed.	Council has not received this bushfire hazard assessment guidance material from the Department of Community Safety. Once this is received it will be assessed and incorporated into the bushfire planning scheme policy. In the interim the policy refers to the SPP requirements for how to complete a bushfire mapping reliability assessment is required. If the bushfire mapping reliability assessment shows the development has a BAL of 12.5 or higher than a bushfire management plan will be required. . Refer to the detailed explanation in the body of the report.
C7 (j)	~~SC6.4~~ (SC6.9)	**Action:** Note that AS4360 has been superseded by AS31000:2009. **Reason:** To ensure references reflect current standards.	Change as per below: Update SC6.9.3 second paragraph to reference AS3100:2009 instead of AS4360.
C7 (k)	SC6.9	**Action:** Consider the content in the draft SPP Guideline, State interest – natural hazards, Guidance on flood, bushfire and landslide, Appendix 4 – scoping a terms of reference for undertaking a flood hazard investigation. **Reason:** To include current provisions for undertaking a flood hazard investigation.	This document has already been considered and changes considered applicable were made to the planning scheme policy.

Table 5—Planning for infrastructure

Energy and water supply			
Ref. Number	Planning scheme reference	Advice	RRC Proposed Response
C8 (a)	3.7.2.1	**Action:** Consider including the following additional specific outcome: '*Development in urban expansion areas provides adequate suitable land for electricity infrastructure, including land for substations and transmission lines, required to service or traverse the area.'* **Reason:** Strengthen the proposed specific outcomes regarding the provision of electricity infrastructure.	Change as per below added as an additional specific outcome under 3.7.2.1 Development in urban expansion areas provides adequate suitable land for electricity infrastructure, including land for substations and transmission lines, required to service or traverse the area.
C8 (b)	Part 5	**Action:** Consider the level of assessment for '*major electricity infrastructure*' and '*substation development*' to minimise impact assessment within zones which commonly require these forms of development in order to provide timely, safe, affordable and reliable provision of electricity infrastructure. **Reason:** The level of assessment for 'major electricity infrastructure' is impact across all sites with the exception of, Medium Impact Industry, Gracemere Saleyards and High Impact Industry. Substation development is code assessable in the above zones with the exclusion of: Lakes Creek zone and Special Industry zone. The level of assessment for 'major electricity infrastructure' could be reduced to code or exempt in the following zones: • Sport and Recreation Zone and Precincts; • Open Space Zone; • Low Impact Industry Zone and Precincts (exempt); • Medium Impact Industry Zone and Precincts (exempt); • High Impact Industry Zone (exempt); • Special Industry Zone; • Community Facilities Zone and precinct (exempt);	<u>Levels of assessment changes</u> Major electricity infrastructure Exempt if undertaken by a public sector entity: With the exception of the residential zone categories, centres categories / emerging communities / recreation / specialised centres / community facilities, and Township zones, whereby the current draft provision will continue to apply. Utility installation – All zones Exempt if undertaken by a public sector entity (current provision within the tables of assessment) Telecommunications facility – no change recommended to current tables of assessment. Substations Exempt if undertaken by a public sector entity. Medium impact industry / High impact industry / Special Industry zones (includes precincts), Rural zone, Special purpose zone. Otherwise, current provisions to be retained. The applicable use code being Telecommunications facility and substations code to be renamed to Telecommunications facility and utilities code.

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Emerging Community Zone;
Rural Zone and Precincts (exempt);
Special Purpose Zone and Precincts (exempt for existing substations); and,
Specialised Centre Zone and Precincts.

Further, ‘substation development’ could be not more than code assessable in all zones, where not identified as exempt development (except for residential zones). This is on the basis that the design and siting of ‘substation development’ can adequately mitigate all associated impacts.
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<td>C8 (c)</td>
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Action: Consider including a code and amending the table of assessment to support OM-15 Regional infrastructure corridors to provide sufficient protection to electricity assets. An electricity infrastructure overlay code could be included or other planning provisions consistent with the Model Code Provisions in the draft SPP Guideline, State interest – infrastructure, Guidance on electricity infrastructure.

Reason: Protecting existing and future major electricity infrastructure and corridors. The model code provisions have been prepared for development that is to be located within proximity of electricity infrastructure and seeks to ensure that incompatible development does not result (i.e. child care centres and the like are sufficiently distanced from electricity infrastructure). If a code is included the Table of Assessment for the Regional Infrastructure Corridors Overlay will also need to be amended (see below). Further mapping or information on the differentiation between the voltages of the transmission lines can be provided by Powerlink.

Table 5.10.13 — Regional Infrastructure Corridors Overlay
<table>
<tr><th>Development</th><th>Level of assessment</th><th>Assessment criteria</th></tr>
<tr><td>Material change of use</td><td>No change to assessment</td><td>Regional Infrastructure</td></tr>
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<td>The telecommunications facilities and utilities code has been updated to reflect some of the provisions as outlined in the draft model code.</td>
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			level	Overlay Code Note—This overlay code is not applicable to self-assessable development
		Reconfiguring a lot	No change to assessment level	Regional Infrastructure Overlay Code
		Operational work	No change to assessment level	Regional Infrastructure Overlay Code
C8 (d)	8.2.7.3 Table 8.2.7.3.2a	**Action:** Consider providing an exemption for electricity infrastructure from the assessment against the flood hazard overlay and remove '*major electricity infrastructure*' from Table 8.2.7.3.2a. **Reason:** Flooding impacts on electricity infrastructure can be adequately mitigated.		No change to the flood hazard overlay DFE levels for electricity infrastructure. The planning scheme uses those that are recommended in the Natural Hazards protection of community infrastructure guidelines regarding and appropriate DFE.
C8 (e)	Table 9.3.2.3.1 (AO2.1)	**Action:** Consider including the following statement in AO2.1 : *'Or if for electricity infrastructure and required to exceed the specified maximum height above ground level, the use is designed to have minimal impact on the amenity of adjoining properties.'* **Reason:** Some electricity infrastructure may exceed the height restriction (e.g. with the inclusion of lightning strike poles and landing spans). The inclusion of the height restriction may cause confusion for the community by providing the community with an unrealistic outcome for the site and/or existing/proposed infrastructure.		Substation component in PO13 covers this aspect: *ensuring the bulk, height and scale of the facility is consistent with surrounding development; and*
C8 (f)	Table 9.4.4.3.1 (PO11)	**Action:** Consider including the following additional acceptable outcomes for PO11 of the Landscaping Code: ***AND*** *For development within an easement for an Overhead Powerline, or directly adjacent to an Overhead Powerline for a Distribution Line:* ***AO11.5*** *Development does not provide for the planting in a*		There are sufficient powers under the Electricity Act to regulate development within electricity easements or within conditions outlined in the easement documentation itself. In addition, the electricity provider has referral agency triggers under the SPA regulation and any work undertaken within an easement will usually need to have the agreement of both relevant parties.

		powerline easement of any vegetation. ***OR*** *Development provides planting in a powerline easement of trees and shrubs which have a mature height not exceeding 3.5 metres, in a location that does not affect existing or future infrastructure and access along the easement. Note: Refer to the Ergon Energy Safe tree guidelines for assistance.* ***AND*** *For development within an easement for an Underground Powerline:* ***AO11.6*** *No vegetation with roots more than 300mm in length are to be planted in an easement (i.e. small bushes are appropriate).* **Reason:** The provision of additional acceptable outcomes within the Landscaping Code is to ensure that the safety and efficiency of electricity infrastructure is not compromised by inappropriate siting and design of landscaping, which can cause harm to people and property.	
C8 (g)	SC2.4	**Action:** Consider including all electricity infrastructure sites identified in **Attachment 2** within the Special Purpose Zone. **Reason:** The Special Purpose Zone directly refers to the provision of electricity infrastructure. Whilst the Community Facilities Zone may also be appropriate for such infrastructure, the purpose of this zone is slightly more broad and refers to community related activities and facilities, such as hospitals and schools.	All of the electricity sites identified in Attachment 2 have been changed from the community facilities zone to special purpose.
C8 (h)	OM-11-48 Stanwell	**Action:** Consider increasing the buffer distance to the Stanwell Power Station. **Reason:** The special management area appears to be smaller than that provided by the previous precinct K in the Fitzroy Shire Planning Scheme.	The special management area buffer at Stanwell has been increased. The special management area buffer will cover the existing extent of precinct K under the Fitzroy Shire Planning Scheme.

State transport infrastructure			
Ref. Number	Planning scheme reference	Advice	RRC Proposed Response
C9 (a)	3.3.7.2 Gracemere	**Action:** Consider amending the text to read: *'The ~~construction of the~~ grade-separated overpass provides~~ing~~ safe access over the western rail corridor from the Capricorn Highway linking~~s~~ the area to the regional road network.'* **Reason:** To reflect that the grade-separated overpass has been constructed.	Change completed as requested.
C9 (b)	3.3.8.1 (9)(d)	**Action:** Consider amending the specific outcome to clarify that state-controlled roads are considered. For example: *'(9) No expansion of existing centres or industrial areas will occur into residential zoned areas (unless otherwise identified within the planning scheme). This will…* *(d) prevent the spread of 'ribbon' development along State-controlled roads and arterial roads.'* Or alternatively include an administrative definition to define arterial roads includes state-controlled roads. **Reason:** To clarify that state-controlled roads are considered by this specific outcome. The planning scheme uses wording such as arterial roads, major road network, main roads and collector roads. Consistency in terminology will improve useability of the document.	Change completed as requested.
C9 (c)	3.7.3.2 Mount Morgan	**Action:** Considering amending the text to read: *'Future growth at Mount Morgan is currently constrained by a lack of water and sewerage ~~and state transport~~ infrastructure'.* **Reason:** Mount Morgan is serviced by state road infrastructure and public transport between Mount Morgan and Rockhampton.	Change as per below: 3.7.3.2 Mount Morgan 1st sentence Future growth at Mount Morgan is currently constrained by a lack of water, sewerage and road infrastructure.
C9 (d)	4.5.3 Table 4.5.3.1	**Action:** Consider amending the text to read: '*Design of the road system aims to meet minimum Level of Service (LOS) C at the Planning Horizon Peak Hour Pattern for the particular site.*'	Change completed as requested.

		Reason: The planning criteria (qualitative standards) for road network design/ planning standards describes 'minimum Level of Service (LOS) D.' The previous advice by The Department of Transport and Main Roads to Council (letter to Council, dated 21 March 2011) stated to amend the minimum Level of Service C.	
C9 (e)	6.2.1.3 (2) and (5) Table 6.2.1.4.2 (PO13) Table 6.2.1.4.2 (AO14.2) 6.2.2.3 Table 6.2.2.4.2 (PO10) Table 6.2.2.4.2 (AO11.1) Table 6.2.2.4.2 (AO17.1. 9.4.5	**Action:** Consider amending the text '*access to higher order roads*' to read '*access to higher order roads (with the exception of State-controlled roads where access is limited and where an alternative exists)*'. **Reason:** Protecting state transport infrastructure and existing and future state transport corridors and networks from development that may adversely affect the safety and efficiency of the infrastructure, corridors and networks. The statement promoting 'access to high order roads' should be qualified with the action above. Consideration should also be given to including an overall outcome in the reconfiguring a lot code.	No change required as DTMR will see MCU or ROL applications assessable under the planning scheme and has concurrency agency powers to refuse the development if they do not agree on access provisions. In addition, this be instances whereby access to a local government road is not desirable (i.e. on amenity grounds).
C9 (f)	6.3.1.3 (22)	**Action:** Consider amending to read: **'***Major public transport routes and modes connect the precinct to <u>other major centres in</u> ~~all areas of~~ the planning scheme area*.' **Reason:** Public transport routes funded by the State Government may not be able to service every area of the local government area. The amendment will allow for greater flexibility with ensuring appropriate communities are serviced.	Change completed as requested.
C9 (g)	Table 6.6.2.4.1 (PO8) Table 6.6.4.4.2 (PO14) Table 6.6.5.4.1 (PO8)	**Action:** Consider including of the following as an acceptable outcome or note, '*Any landscaping works within 10 metres of a State-controlled road should be in accordance with the Department of Transport and Main Roads' Road Landscape Manual.'* **Reason:** These performance outcomes describe streetscape and landscaping performance outcomes for development that has a common boundary with state-controlled roads. To minimise conflict with landscaping requirements a note or acceptable outcome could be included to reference the Department of Transport and Main	Added an editor's note under each of the PO's stating: Any landscaping works within 10 metres of a State-controlled road should be in accordance with the Department of Transport and Main Roads' Road Landscape Manual.' A link was added to the manual as well.

		Roads landscaping requirements.	
C9 (h)	8.1 (8)(e)	**Action:** Consider including a Transport Noise Overlay Code or other planning provisions to protect noise sensitive developments from the adverse impact of rail and road traffic noise. **Reason:** The draft planning scheme could include performance outcomes to protect noise sensitive development from the impacts of rail and road traffic noise that references Department of Transport and Main Roads' *Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure Version 2, dated 10 May 2013.* It is important to note that only State-controlled roads have been gazetted as Transport Noise Corridors at this time. Rail corridors are expected to be gazetted shortly. The Queensland Development Code only protects residential developments, not all noise sensitive developments such as child care centres.	The following advice was added to overlay map OM-17 Transport Noise Corridors Overlay Map: This overlay identifies land affected by transport noise in accordance with Chapter 8B of the *Building Act 1975*. Land that is affected by transport noise means that any building work will be assessable against the *Queensland Development Code Part 4.4. Building in a transport noise corridor.*
C9 (i)	9.4.1.3	**Action:** Consider amending the text of the draft planning scheme to reflect the appropriate reference to the Australian Standards. **Reason:** Table 9.4.1.3.1 and specifically AO15.1 describes *'Vehicle manoeuvring into and from the site for all vehicles is designed in accordance with the Capricorn Municipal Development Guidelines (CMDG).'* The CMDG does not specifically refer to standards for vehicle manoeuvrability. These are adequately described by the relevant Australian Standards.	Update made to the planning scheme, reference to CMDG removed and replaced with AS2890.
C9 (j)	SFM 9 SFM10	**Action:** Consider amending the strategic framework maps to accurately reflect future state transport corridors as shown in **Attachment 3**. **Reason:** The strategic framework maps should be updated to reflect the most current alignment of the Rockhampton bypass.	Change completed as requested.
C9 (k)	ZM-7, ZM-17, ZM-21, ZM-36 ZM-48	**Action:** Consider amending the zone maps to include the Gracemere industrial access grade-separated intersection.	This is now shown on the zone maps as the cadastre has been updated.

		Reason: The Gracemere industrial access grade-separated intersection is considered a part of the existing state transport corridor and is not shown on the zone maps.	
C9 (l)	SC6.11.7.3	**Action:** Consider reference to the Department of Transport and Main Roads '*Road Landscape Manual – Edition 2'* within landscaping provisions for roundabouts and medians proximal to a state-controlled road. **Reason:** The Department of Transport and Main Roads' *Road Landscape Manual (Edition 2)* facilitates further street scaping and landscaping outcomes for State-controlled roads.	Change as per below: SC6.11.7.3 Landscaping in median and roundabouts must provide for sight distances in accordance with Austroads 'Guide to Road Design' and the Department of Transport and Main Roads 'Road Landscape Manual – Edition 2'.
Strategic ports			
Ref. Number	Planning scheme reference	Advice	RRC Proposed Response
C10 (a)	6.7.6	**Action:** Consider including an additional editor's note in the Special Purpose Zone Code that the special purpose zone includes areas regulated by planning instruments other than the planning scheme including strategic port land (SPL) at Port Alma and the Priority Development Area at Central Queensland University. **Reason:** It is noted that part 1 contains and editor's note that the planning scheme does not apply to certain areas such as SPL and that these areas are mapped. To avoid confusion an additional editor's note may be of assistance.	The PDA is actually in the community facilities zone and this is noted in 6.7.1.2 (1).
C10 (b)	ZM-43 & ZM-3	**Action:** Consider updating the area zoned as Special Purpose to include all strategic port land holdings (refer to **Attachment 4**). **Reason:** The planning scheme is to identify all strategic port land.	The parcel is shown in attachment 4 has been added into the special purpose zone and Port Alma identified as Strategic Port Land in the zone mapping.

8.4 PLANNING ASSUMPTIONS REPORT NO. 2

File No:	**RRPS-PRO-2010/01/01/05**
Attachments:	**1. Planning Assumptions Report version 2 Title page and Table of Contents**
Authorising Officer:	**Russell Claus - Manager Planning** **Robert Holmes - General Manager Regional Services**
Author:	**Robert Truscott - Coordinator Strategic Planning**

SUMMARY

Council adopted a Planning Assumption Report (PAR) in 2011 to inform the further development of a Priority Infrastructure Plan (PIP) and new planning scheme generally. The report was based on the outputs from a Planning Assumptions Model (PAM). The model was updated in 2013 (PAM 2). The PAR has now been updated based on PAM 2. PAR No. 2 is now presented to Council for consideration and adoption in preparation for public notification of the new proposed planning scheme.

OFFICER'S RECOMMENDATION

THAT Council adopt the Planning Assumptions Report (No. 2) to form part of the extrinsic material used to inform the development of the new planning scheme.

COMMENTARY

The changes updated in the updated PAR No. 2 include:

- Latest planning scheme density and allotment size provisions.
- Updated constraint layers.
- New approvals and their impact on settlement pattern.
- The designation of a Priority Development Area at CQ University.

PAR No. 2 now includes a PIA for development until 2031(as adopted by Council in 2013) as opposed to the 2026 PIA extent in PAR No. 1. This acknowledges the passing of time and lessons learned since.

The PAM is still imperfect and further review and updating is planned in preparation for the development of Council's first Local Government Infrastructure Plan (LGIP) that must replace the PIP by 1 July 2016. The LGIP is a requirement in new infrastructure planning and charging arrangements to commence on 1 July this year. A full briefing on these new arrangements will be provided to Council in July.

BACKGROUND

Following amalgamation RCC commissioned the development of a detailed parcel based land use growth model. The Planning Assumptions Model (PAM 1) was to inform the development of the new planning scheme, including the PIP. The work was completed in 2011 and Council adopted a Planning Assumptions Report (PAR 1) based on the outputs of the model on 26 July 2011.

In the intervening period there have been a number of changes, including a decision to de-amalgamate Livingstone Shire Council. In 2013 the original PAM was re-run to update inputs and assist the final stages of preparing the draft planning scheme. The resultant PAM 2 was used in September 2013 by Council to consider and adopt a new Priority Infrastructure Area for the draft PIP.

It is necessary to update the PAR as it constitutes extrinsic material that must be made available as part of public notification of the planning scheme. That work has now been completed and PAR No. 2 is now presented for consideration and adoption by Council in preparation for public notification of the planning scheme

CONCLUSION

The updated PAR No. 2 is statutory extrinsic material that has informed the proposed new planning scheme. Council needs to consider and adopt PAR No. 2 in preparation for the public notification of the proposed planning scheme.

PLANNING ASSUMPTIONS REPORT NO. 2

Planning Assumptions Report Version 2 Title page andTable of Contents

Meeting Date: 24 June 2014

Attachment No: 1

Rockhampton Regional Council Planning Assumptions Report

Version 2, June 2014

Table of Contents

8.5 ROCKHAMPTON REGION PLANNING SCHEME PUBLIC CONSULTATION

File No:	**RRPS-PRO-2010/03/07/11**
Attachments:	**Nil**
Authorising Officer:	**Russell Claus - Manager Planning** **Robert Holmes - General Manager Regional Services**
Author:	**Robert Truscott - Coordinator Strategic Planning**

SUMMARY

The Minister for State Development, Infrastructure and Planning advised Council on 14 April 2014 that it may proceed to the public consultation stage of making a new planning scheme, subject to a number of conditions. This report seeks the approval of Council to commence formal public consultation on 07 July 2014.

OFFICER'S RECOMMENDATION

1. THAT public consultation of the proposed planning scheme, updated to comply with conditions imposed by the Minister, in accordance with Stage 3 Step 7 of Statutory guideline 01/13 - Making and amending local planning instruments be commenced.
2. THAT the public consultation period for receiving formal properly made submissions on the Rockhampton Region planning scheme commence on 07 July 2014 and end on 15 August 2014.

COMMENTARY

Council submitted the proposed planning scheme to the Minister for State Development, Infrastructure and Planning for a State Interest Review, in accordance with Stage 1, Step 5 of Statutory Guideline 01/13 – Making and amending local planning instruments, in November 2013. On 14 April 2014 Council received advice from the Minister that it may proceed to the public consultation stage of the process for making a new planning scheme, subject to a number of conditions.

Council has separately considered the conditions and advice provided as part of the State interest review and resolved responses. Subject to the proposed responses to the State interest review, Part A – (State interests) – RRC Planning Scheme being adopted by Council the draft planning scheme will be updated to include the approved responses. The updated scheme will then comply with the conditions imposed by the Minister and will have also considered Parts B and advice provided as Part C of the State interest review. In that event there will be no statutory impediment to Council proceeding to the formal public consultation stage of the statutory process for making a new planning scheme.

In January 2014 Council adopted a Community Engagement Strategy for the public consultation stage of preparing the proposed planning scheme. The public consultation will be conducted in accordance with that strategy. Council is required to advertise and take formal submissions on the proposed planning scheme for at least thirty (30) business days. The recommended public consultation period satisfies this requirement.

The duration of the public consultation stage, that includes a response to every properly made submission, can only be determined once all submissions are received. The complexity, or work required to properly consider and respond to the submissions will determine when Council is able to request approval from the Minister, enabling Council to adopt the new planning scheme.

CONCLUSION

Provided Council have adopted the proposed responses to the State Interest Review, in particular the mandatory responses required in Part A, there is no impediment to proceeding to public consultation of the new Rockhampton Region planning scheme.

9 STRATEGIC REPORTS

Nil

10 NOTICES OF MOTION

Nil

11 URGENT BUSINESS/QUESTIONS

Urgent Business is a provision in the Agenda for members to raise questions or matters of a genuinely urgent or emergent nature, that are not a change to Council Policy and can not be delayed until the next scheduled Council or Committee Meeting.

12 CLOSURE OF MEETING