



# Planning with the Environment in Mind

LGMA 2011 North Queensland Compass Series:  
*Riding the Wave of Change*  
8 April 2011, Tinaroo Lake Resort





## Planning with the Environment in Mind

*With a large portion of Queensland recently affected by some of form of natural disaster, strategic community development and town planning is certainly back on the agenda. Focusing on the minimisation of risk, this session will consider the current approvals process for development as well as the areas to watch out for as the environment changes.*



## What are we talking about?

- Three main groupings of hazard “problems”:
  - Existing - existing buildings and development that are built in hazard areas
  - Future – buildings and development that will be built in hazard areas
  - Residual
    - risks associated with hazards generally
    - those hazards that exceed management measures already in place
- Three main groupings of hazard management measures:
  - Structural mitigation works
  - Land use & development controls
  - Emergency measures

# Qplan

## My street. Our state.

### Legislative and policy framework

### Strategic outcomes and deliverables

### Infrastructure

Towards Q2  
*Sustainable Planning Act 2009*  
State Planning Policies

Our state

Bruce Highway Upgrade Projects

State infrastructure plans and priorities

Regional Plans  
Regional Infrastructure Plans

Our region

FNQ State Planning Regulatory Provisions  
Draft North West Regional Plan  
Northern Economic Triangle Infrastructure Plan

Regional infrastructure delivery programs

*Local Government Act 2009*  
Local government community plans  
Queensland Planning Provisions  
Local government planning schemes  
Priority Infrastructure Plans

My town

Burdekin Planning Scheme  
Townsville Centres Hierarchy Strategy  
Townsville Ring Road

Local infrastructure planning and delivery programs

*Urban Land Development Authority Act 2007*  
*State Development Public Works Act 1971*  
Declared Master Plan Area Declarations

My local area

Mount Peter Structure Plan  
Townsville SDA Development Scheme  
Townsville City Port Strategic Plan

Neighbourhood infrastructure programs, location-specific infrastructure

*Queensland Heritage Act 1992*  
*Building Act 1975*  
Integrated Development Assessment System  
Queensland Development Code

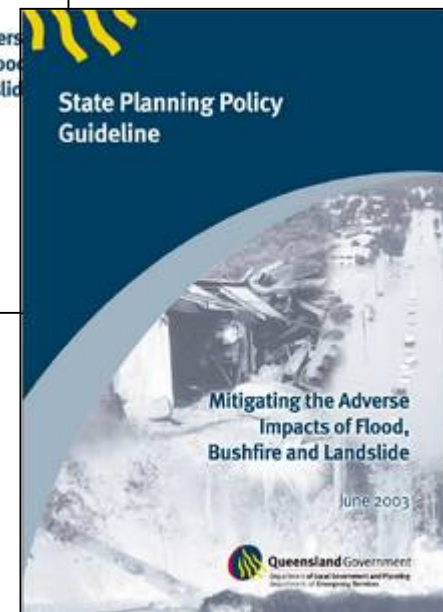
My street

Smart eDA  
Risk Smart  
The Strand Local Area Code

Site-specific standards of service

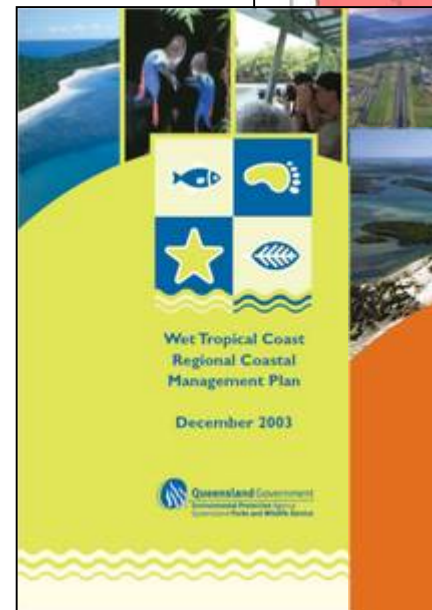
# SPP1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide

- The SPP has effect when:
  - Local planning instruments are made or amended
  - Development applications are assessed
  - Land is designated for community infrastructure



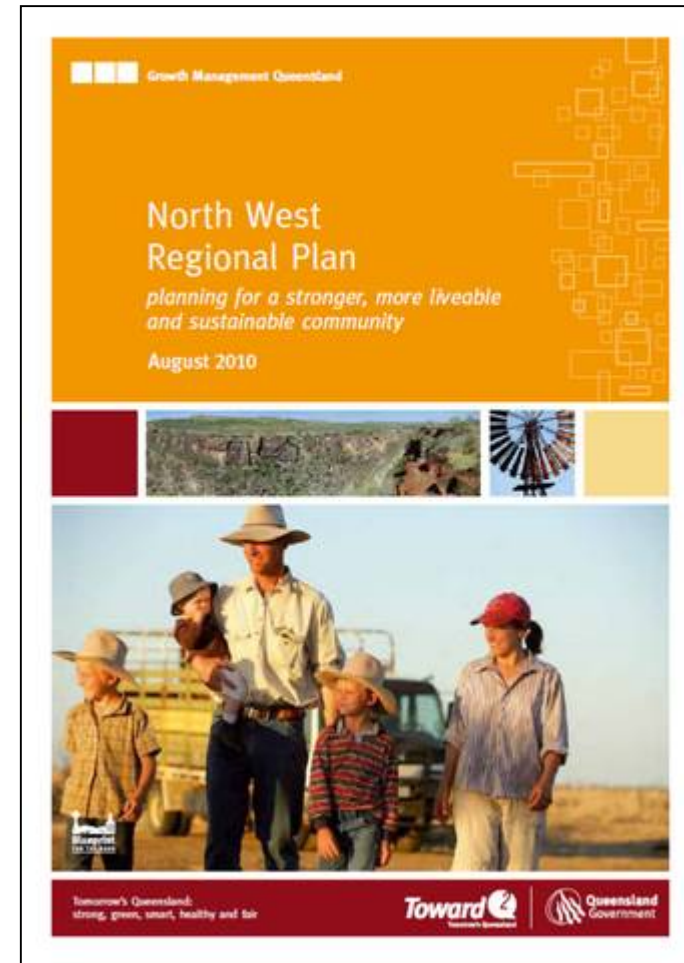
# State Coastal Management Plan Queensland's Coastal Policy 2001

- The State Coastal Plan has effect when:
  - Local planning instruments are made or amended
  - Development applications are assessed
  - Land is designated for community infrastructure



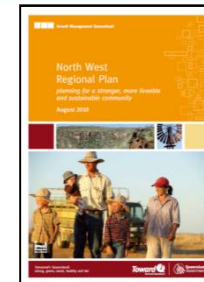
## Regional Plans

- The Regional Plans have effect when:
  - Local planning instruments are made or amended
  - Development applications are assessed
  - Land is designated for community infrastructure
  - Other Statutory Plans, Codes and Policies
- Example - North West Regional Plan (Objective 4.4):
  - *Reduce the community's risk to adverse impact of natural and human-made hazards*



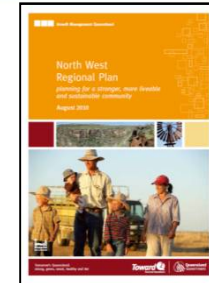
# North West Regional Plan

## Hazard mitigation strategies



- Encourage and support a coordinated regional approach to disaster management between all levels of government, industry and community.
- Minimise adverse economic, social, infrastructure and environmental impacts through effective emergency services and disaster management strategies.
- Attract and retain emergency service volunteers to improve the effectiveness of voluntary emergency service providers such as the Rural Fire Brigades and the State Emergency Service.
- Identify long-term disaster resilience strategies in regional infrastructure planning and development.

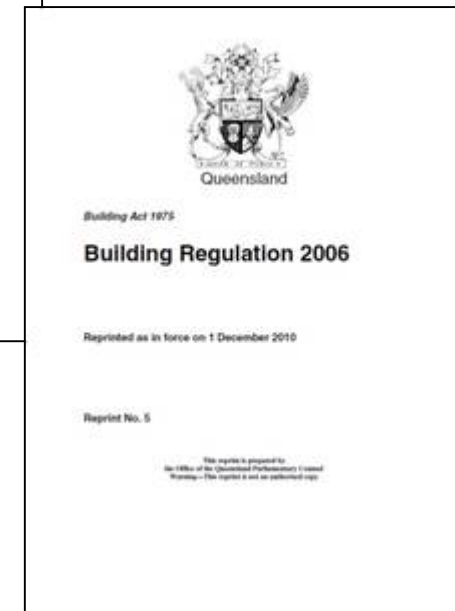
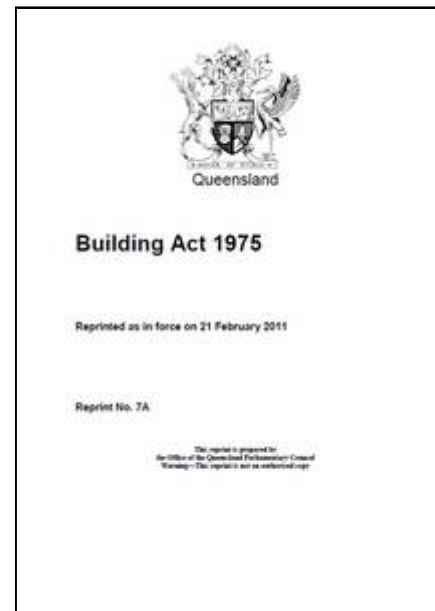
## North West Regional Plan Land use policies



- Identify natural hazard areas in planning schemes, taking into account the compounding effects of climate change.
- Exclude development within areas likely to be subject to factors that threaten lives, property or the environment.
- Minimise the potential adverse impacts of hazardous and high impact industries through the use of buffers and sensitive land use planning.
- Address the needs of emergency services and disaster management in development through inclusion in planning schemes.

# Building Assessment Provisions

- Designation by local planning instrument of bush fire prone areas (s12 Building Regulation 2006)
- Land liable to flooding (s13 Building Regulation 2006)
- The Building assessment provisions have effect when:
  - Building applications are assessed

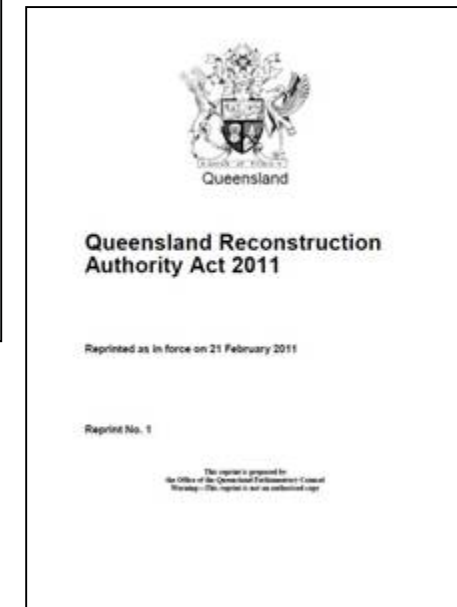
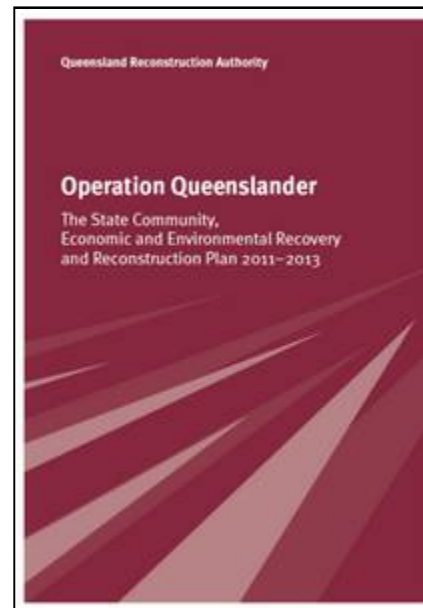


# What has changed?



# Queensland Reconstruction Authority

- To facilitate Queensland and its communities to effectively and efficiently recover from the impacts of disaster events.
- Based on:
  - *State Development and Public Works Organisation Act 1971*
  - *Sustainable Planning Act 2009*
  - *Urban Land Development Authority Act 2007*
- Triggers for:
  - the floods caused by heavy rains in December 2010 and January 2011;
  - severe tropical cyclone Yasi; or
  - another disaster, within the meaning of the Disaster Management Act 2003, prescribed under a regulation.



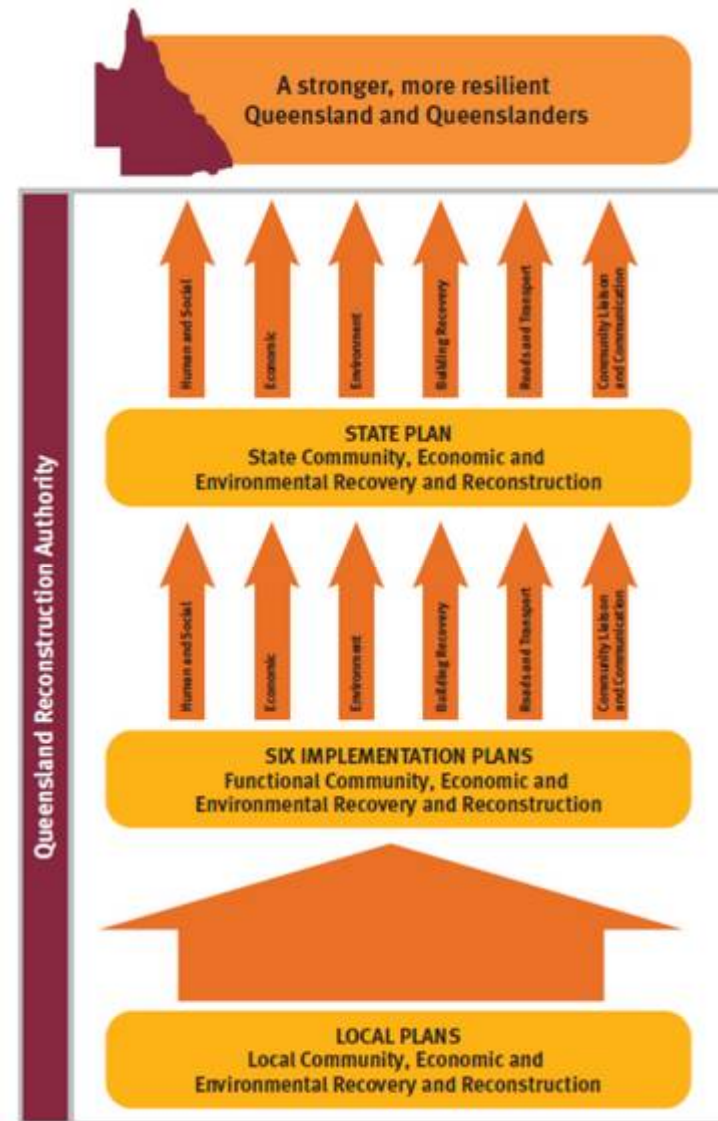


## Key Points of QRAA11

- Local governments will retain principal responsibility for local issues, including local planning policy.
- The Authority will ensure continued access to resources and key decision makers during the long-term recovery.
- The Authority's powers will be used by exception, not as a rule, and only where essential to facilitate reconstruction.

# Operation QUEENLANDER

- **State Plan:** State level Community, Economic and Environmental Recovery and Reconstruction Plan
- **Implementation Plans:** Community, economic and environmental recovery and reconstruction implementation plans
- **Local Plans:** Local community, economic and environmental recovery and reconstruction plans
- **Cross-cutting planning:** address reconstruction issues that cross both geographical boundaries and lines of reconstruction





## Queensland Reconstruction Authority Act 2011

- The Queensland Reconstruction Authority has the ability to:
  - Power to intervene in and fast track approval processes for affected areas
  - Independent planning powers to prepare development schemes and require local governments to amend planning instruments, and
  - Power to undertake reconstruction or development works itself.

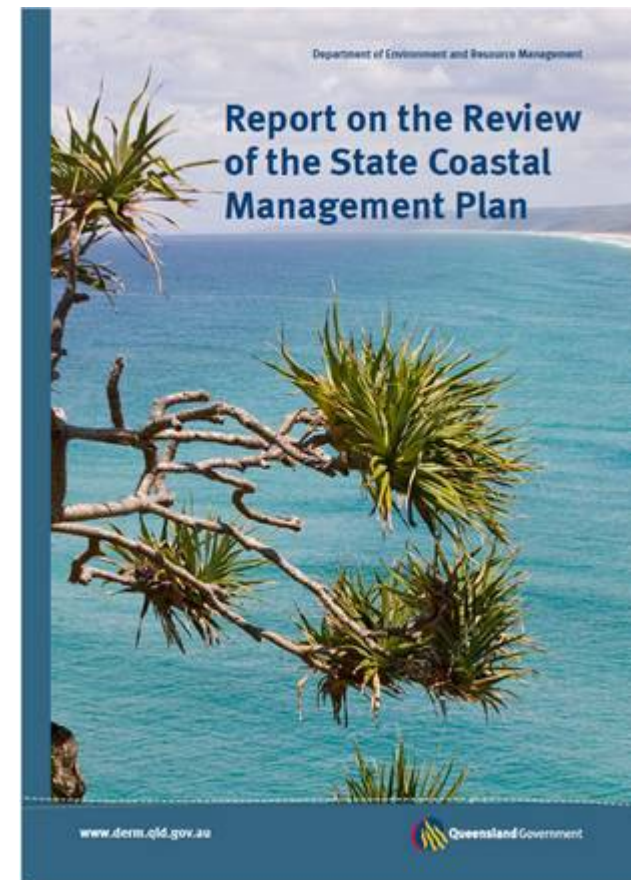


## Flood Commission

- Terms of Reference include
  - preparation and planning by federal, state and local governments, emergency services and the community
  - private insurers and their responsibilities
  - all aspects of the response to the 2010/2011 flood events, particularly measures taken to inform the community and protect life, private and public property
  - measures to manage the supply of essential services
  - adequacy of forecasts and early warning systems
  - implementation of systems operation plans for dams
  - land planning
- Interim Report - August 2011
- Final Report - January 2012

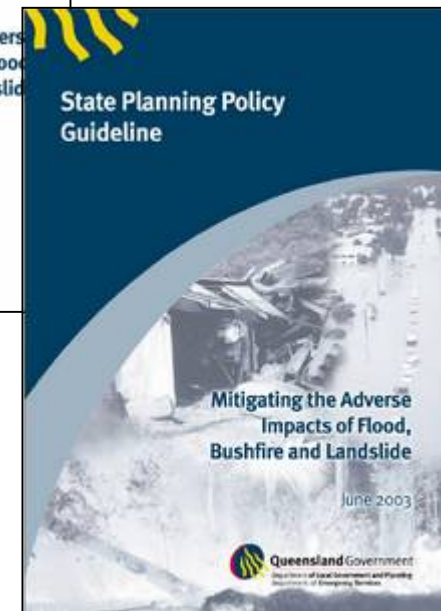
## Review on the State Coastal Management Plan

- Consultation on draft SPP closed 30 November 2009
- Protect the coastal resources of the coastal zone by setting out criteria for land-use planning and development assessment,
- The SPP has effect when:
  - Local planning instruments are made or amended
  - Development applications are assessed,
  - Land is designated for community infrastructure



## Review of SPP 1/03

- DLGP are working with DCS, DIP, DERM, the Local Government Association of Queensland and other agencies
- Will replace SPP 1/03 Mitigating the adverse impacts of flood, bushfire, and landslide
- To be informed by the recommendations of the Flood Commission
- SPP 1/03 expires 2 September 2013



## Development of Flood Code

- DLGP are working with Australian Building Codes Board
- Technical standard for housing and other low rise residential buildings in flood prone areas
- Accompanying non-regulatory handbook
- Queensland's position to be informed by the recommendations of the Flood Commission



# Community Plans





## What is a Community Plan?

- Inform longer-term decisions to be made by council in relation to policy, planning and resource allocation.
- Compliment, guide and inform council's other strategic planning systems and decision-making.
- Capture the expertise, interests and views of stakeholders representing the whole of the community (government, business, interest groups, individuals and community organisations) into a framework that describes how a community aspires to reach its full potential.
- Provides a basis for transparency and accountability for the development and implementation of other operational and action plans of local government.

*LGAQ Community Plan Development Guide*



## Community Planning Phases

1. Intelligence Gathering Phase – what is currently happening in the community?
2. Community Input Phase– what could be happening for the community?
3. Community Vision Phase – where would we like to be heading?
4. Community Validation Phase – how will we get there?
5. Policy and Adoption Phase – the finalised Community Plan.



## Key Strategic Questions?

- How much land is required?
- What type of land is required for the different uses to be accommodated?
- What land has special environmental qualities or constraints?
- What demands will new uses place on infrastructure?
- What infrastructure exists or is needed to meet identified demands?
- What environmental effects may new uses, lots and associated works have?
- What environmental effects may other uses or works (including infrastructure) in the area have on the new uses or lots?
- How susceptible to environmental hazards may the new uses, lots and works be?
- How can the identified effects be managed and how does that influence decisions on the strategic framework?



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