

# State Planning Policy and the Planning Scheme

## What is the State Planning Policy?

The State Planning Policy (SPP) presents the state's interests in planning and development in one document. It is a statutory planning instrument under Section 22 of the Sustainable Planning Act 2009.

The singular SPP took effect on December 2, 2013, and replaced 14 previously separate state planning policies. The SPP has been updated in July, 2014, and April, 2016, and is supported by guideline documents to ensure that state interests are appropriately integrated into planning schemes.

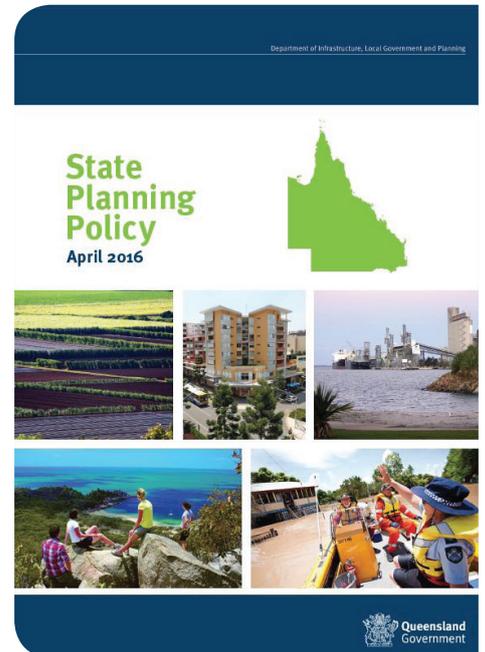
16 state interests are identified under five broad themes:

- Liveable communities and housing;
- Economic growth;
- Environment and heritage;
- Safety and resilience to hazards; and
- Infrastructure.

## State Planning Policy and drafting of Planning Scheme

The Statutory Guideline 01/16 - Making and amending local planning instruments (MALPI) prescribes the process of drafting a planning scheme that all Queensland local governments must follow.

The process specifically requires a local government to appropriately reflect state interests, including consultation with State representatives through a State Interest Review.



## SPP changes to proposed Planning Scheme

Subsequent to public consultation of the draft Mackay Region Planning Scheme in May, 2013, council undertook a review of the planning scheme against the new SPP as introduced in December, 2013, and updated in July, 2014, and April, 2016.

The SPP introduced:

- a set of guiding principles for planning and development decisions;
- guideline documents on the 16 state interests;
- new development codes; and
- updated state mapping related to the state interests.

# State Planning Policy and the Planning Scheme

Mandatory changes were made to the proposed planning scheme to ensure that the state interests are adequately reflected and that the proposed planning scheme achieves compliance with the SPP.

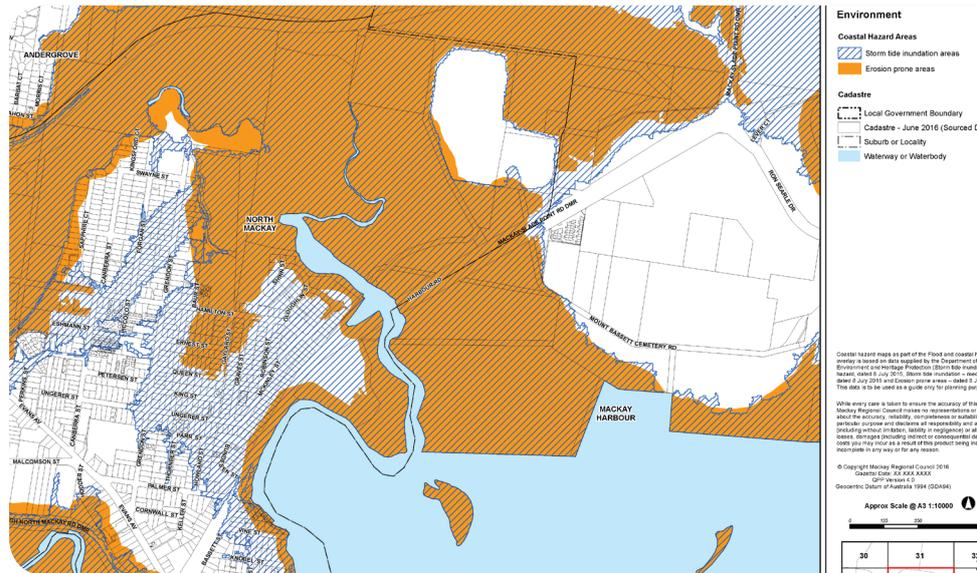
Changes have been made throughout the proposed planning scheme. The changes include updating the terminology, code provisions and relevant mapping.

The most notable changes are found in the Part 8 Overlays of the proposed planning scheme, which identify areas either sensitive to effects of development, with specific constraints or containing valuable resources.

The overlay maps and related codes provide additional assessment criteria for the development of properties covered by such overlays.

The following overlays have been changed to appropriately integrate the updated SPP:

- Flood and Coastal Hazards Overlay;
- Airport Environs Overlay;
- Agricultural Land Overlay;
- Biodiversity Overlay;
- Bushfire Hazard Overlay; and
- Extractive Resources and High Impact Activity Areas Overlay.



*Example of the proposed Planning Scheme - Schedule 2 Overlays - Flood and Coastal Hazards Overlay - Coastal Hazards*

## Flood and Coastal Hazards

The Flood and Coastal Hazards Overlay has been changed to reflect new SPP provisions and updated state mapping to deal with:

- Flood hazards
- Stormtide inundation hazards
- Erosion prone area

The flood hazards areas remain based on local flood studies relating to McCreadys Creek South, Pioneer River and Goosepond Creek.

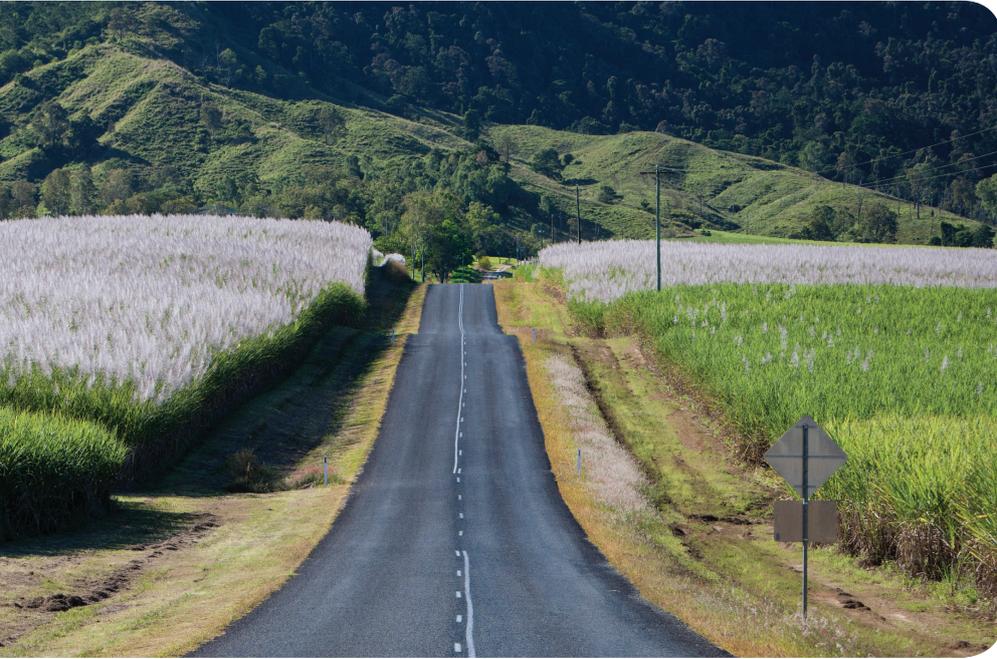
However, the areas affected by stormtide inundation hazards and erosion prone areas are based on the updated SPP state mapping. The introduction of

stormtide inundation hazards now affects more properties in this overlay. The overlay is based on the SPP state mapping, which includes consideration of climate change impacts.

## Airport Environs Overlay

The Airport Environs Overlay ensures development around the airport maintains the operational integrity of Mackay Airport. The code provisions and mapping has been changed to reflect the SPP including the Australian Noise Exposure Forecast (ANEF) contour mapping, Obstacle Limitation Surface mapping, and Wildlife hazard buffer area.

## State Planning Policy and the Planning Scheme



*Agricultural Land*

### **Agricultural Land Overlay**

The Agricultural Land Overlay has changed the terminology in describing agricultural land in the SPP.

The proposed planning scheme's Agricultural Land Overlay Code now refers to Locally Important Agricultural Areas (LIAA) as opposed to Short Cycle Cropping Land (SCCL). The former Short Cycle Cropping Land (SCCL) has been adequately absorbed in both the Agricultural Land Overlay code and mapping. The mapping of all agriculture land has been updated based on the latest SPP mapping.

### **Biodiversity Overlay**

No changes were made to the identified Waterways as a result of the SPP. However, the environmentally significant vegetation, wildlife habitat areas and wetlands has been updated using the SPP mapping.

### **Bushfire Hazard Overlay**

The Bushfire Overlay mapping has been changed based on updated SPP state mapping. The overlay allows development to consider bushfire hazard and minimise the risk of harm to people and property.

### **Extractive Resources and High Impact Activities Overlay**

The overlay code has been changed to reflect the provisions of the SPP Code and overlay mapping has been updated to:

- add four Key Resources Areas (KRAs) as per SPP mapping at Benholme, Mandurana, Mount Homebush, Sarina South; and
- add new buffer areas around ports.

### **What is an overlay?**

The purpose of an overlay is to identify areas that reflect state or local interests and have the following characteristics:

- are sensitive to the effects of development;
- constrain land or development;
- are subject to valuable resources;
- present opportunities for development.

Most overlays have an overlay code that development must be assessed against. Overlay codes provide additional assessment criteria specific to a constraint, environmental value or development opportunity identified on the overlay map.

## State Planning Policy and the Planning Scheme

There are 14 overlays in the proposed Planning Scheme, not all of which are prepared in response to the SPP. For example, the Residential density overlay and the road hierarchy maps are not responding to the SPP.

In addition to changes as a result of the SPP, Overlay amendments were made as a result of a properly made submission in 2013 or 2014, or changed planning circumstances.

### How do the changes affect my property?

Your property might be located in an area now subject to a changed overlay map, and thus subject to changed assessment criteria when assessing development.

The overlay maps (Schedule 2 of the proposed Planning Scheme) are read in conjunction with Part 5 Table of Assessment and other parts of the proposed scheme in determining how development on your property is assessed.

It should be noted that:

- the SPP applies since December 2, 2013, even if it is not appropriately reflected in a planning scheme;



*An example of varying natural environment features within the Mackay region.*

- the planning scheme must reflect the SPP and related mapping, in the absence of a local specific study in response to a state interest; and
- if there is any inconsistency between the SPP and the local planning scheme, the SPP prevails.

Property owners are advised to look at changes in the overlay mapping, and any other parts of the proposed planning scheme, to identify whether their properties are now subject to less or more provisions regarding development on their properties.

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