

Practical Examples

*In relation to the
State Planning Policy 1/03*

*From a Series of
Information Workshops
Held July-September 2003*

NB: State Planning Policy 1/03 hereinafter is referred to as "SPP" and State Planning Policy 1/03 Guideline hereinafter referred to as "Guideline"



Queensland Government
Department of Emergency Services
Counter Disaster and Rescue Services

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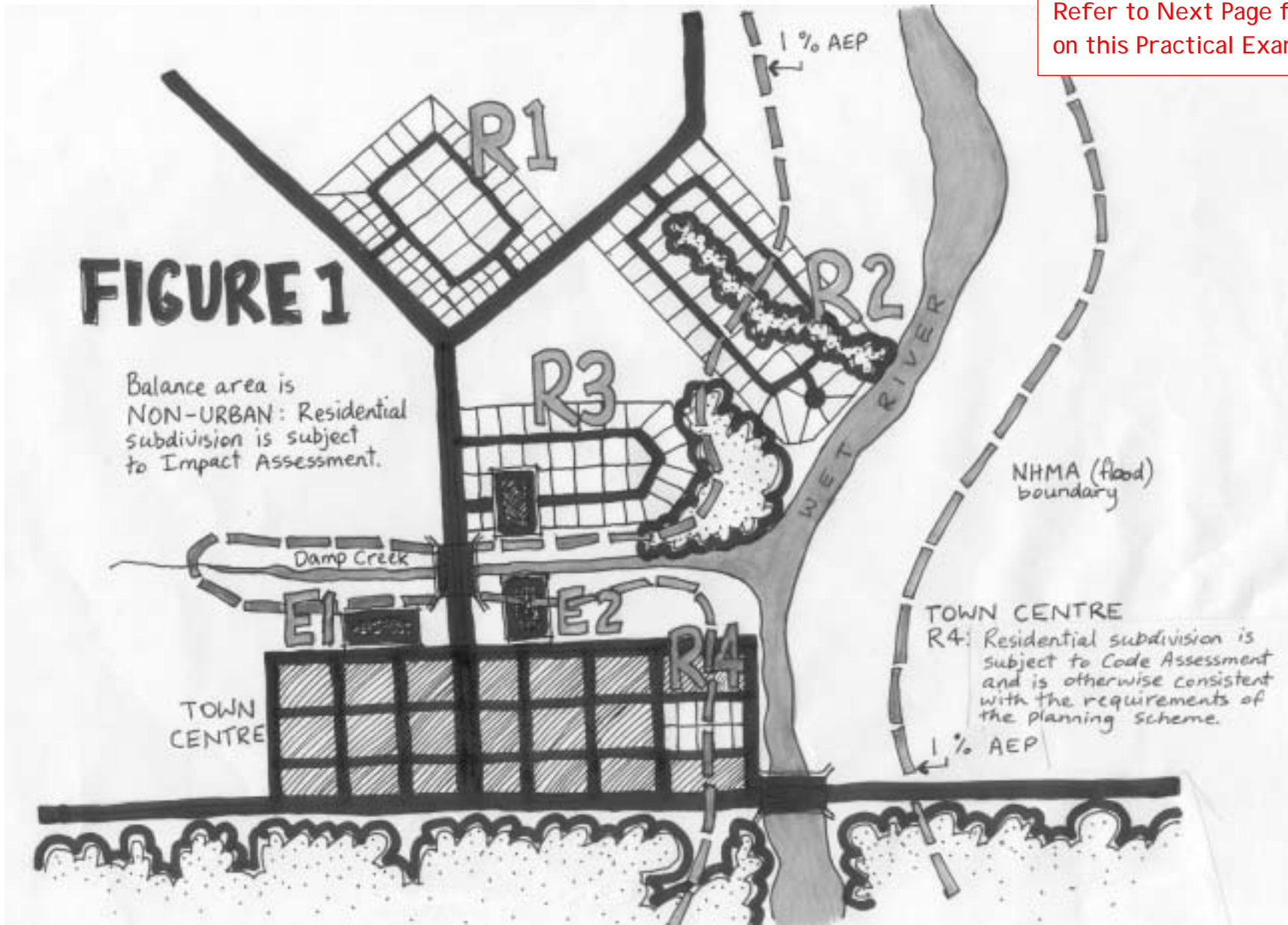


FIGURE 1 SPP 1/03 AND GUIDELINE

Figure 1 (reverse side) shows a number of development proposals and their relationship to a natural hazard management area. This example uses flood hazard but the principles are the same for bushfire and landslide.

The proposals comprise two greenfields residential subdivisions (R1 and R2), two emergency services facilities (E1 and E2), a combined proposal for a greenfields residential subdivision and hospital (R3) and an infill residential subdivision (R4).

Proposals R1, R2 and R3 are in a Non-Urban area under the planning scheme. Proposals E1, E2 and R4 are in the Town Centre area. Residential subdivision and emergency services facilities are subject to Code assessment and otherwise consistent with the requirements of the planning scheme in the Town Centre area, and subject to Impact assessment in the Non-Urban area.

The following questions relate to the application and interpretation of the SPP 1/03 Outcomes 1-3.

QUESTION 1

By placing a tick (✓) in the appropriate boxes, please show which of the outcomes 1-3 may be applicable to each of the proposals.

Development Proposal	Outcome (✓)		
	1	2	3
R1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R3 *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* includes hospital development

QUESTION 2 Which of the residential proposals is likely to be a development commitment under the SPP 1/03?

R1 R2 R3 R4

WHY?

.....

.....

QUESTION 3 Under what circumstances might Proposal R2 be acceptable under the SPP (assuming that it cannot be made “compatible with the nature of the natural hazard”)?

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Figure 2

Refer to Next Page for Questions on this Practical Example

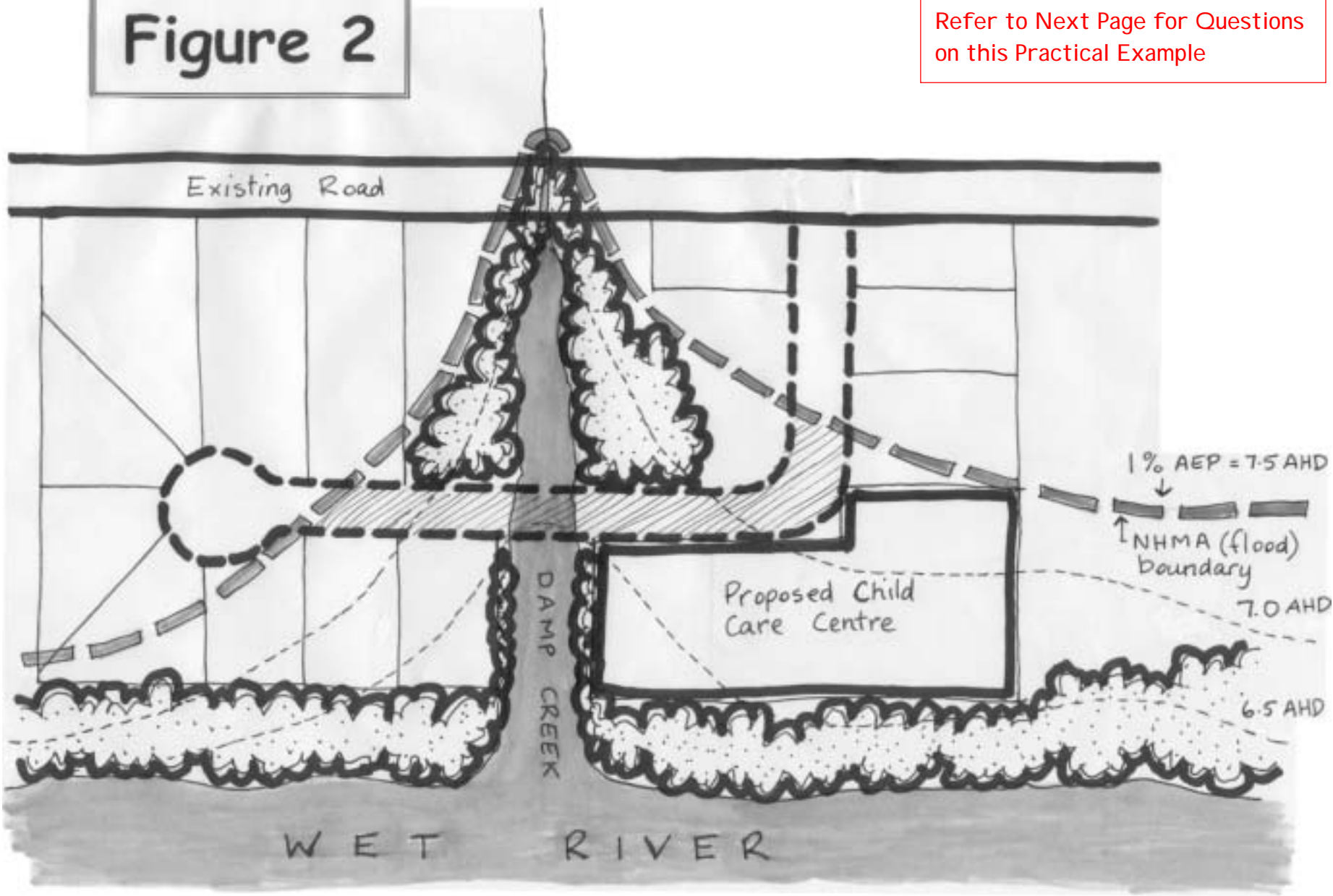


FIGURE 2 SPP 1/03 AND GUIDELINE

Figure 2 shows a development proposal and its relationship to a natural hazard management area (flood). The proposal comprises a Material Change of Use (MCU) and subdivision that could be either commercial/industrial or residential in nature, together with a proposed child care centre.

The following questions mainly relate to assessments against Outcomes 1 & 2 and will require reference to Appendix 5 in the SPP Guideline.

QUESTION 1 What aspects of the proposal would trigger assessment under the SPP?

- (a)
- (b)
- (c)

QUESTION 2 Presuming the development is for non-residential purposes:

- 2.1 Does the SPP require a minimum floor level for development within the NHMA?
- 2.2 What are the options for achieving Specific Outcome 1?
- 2.3 What types of industrial activity require specific consideration under the SPP?

QUESTION 3 Assuming the development is for residential purposes:

- 3.1 What is the minimum floor level for habitable rooms for development within the NHMA?
- 3.2 Other than the SPP, what other regulation could influence the minimum floor level for habitable rooms?
- 3.3 If the development was a development commitment, what are the minimum requirements imposed by the SPP?

QUESTION 4 Tick (✓) the relevant box to indicate which of the following matters need to be assessed when determining 'compatibility with the nature of the natural hazard' under the SPP?

- External flood impacts (eg loss of flood storage capacity).
- Impacts on the amenity of nearby areas.
- The location and/or design of essential services infrastructure.
- Whether the development proposal is a development commitment or can demonstrate overriding need.
- Impacts on water quality.

Figure 3

Refer to Next Page for Questions on this Practical Example

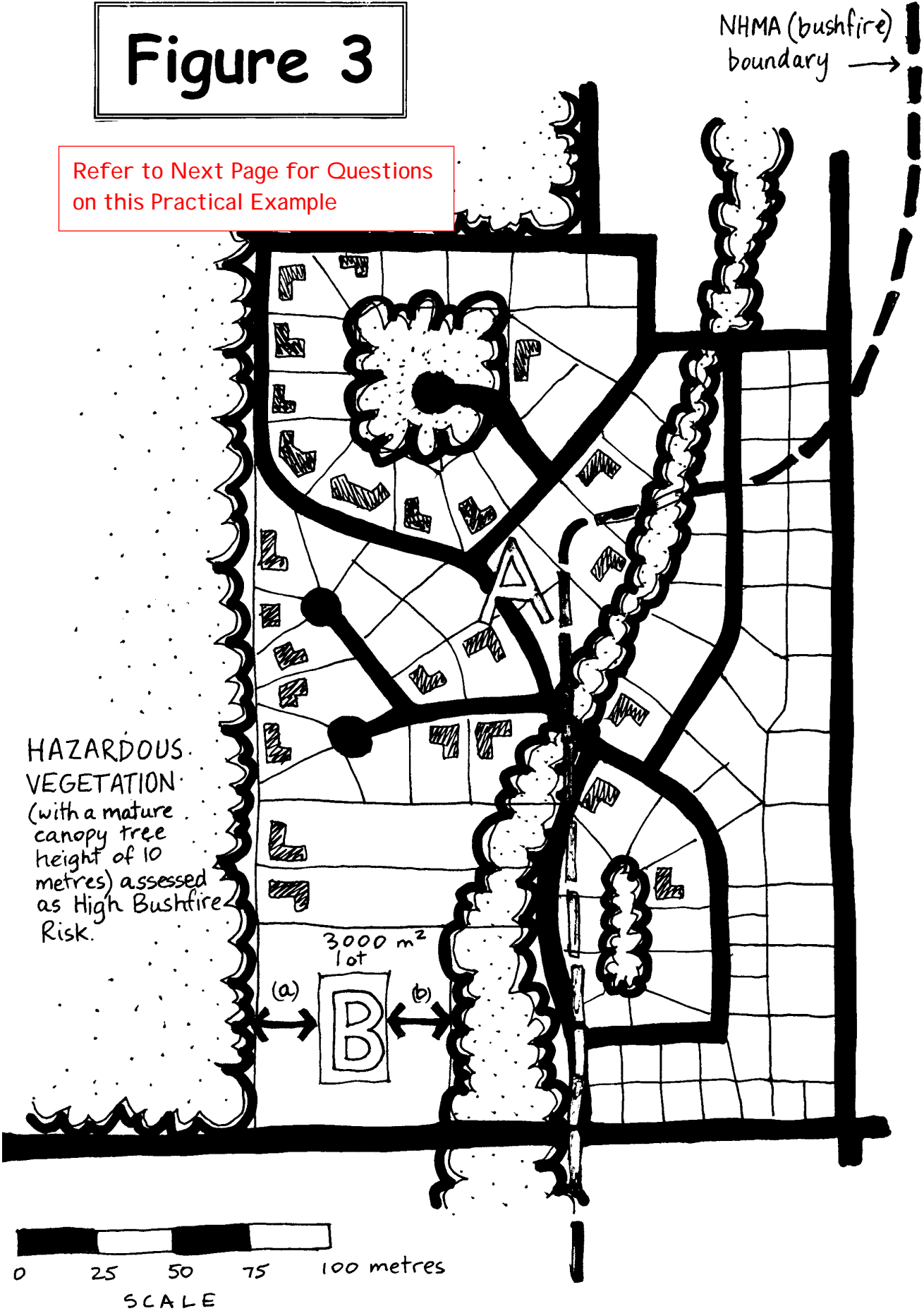


FIGURE 3 SPP 1/03 AND GUIDELINE

Figure 3 shows two development proposals and their relationship to areas of bushfire hazard. Proposal A is a residential subdivision. Proposal B is an industrial or commercial building on an existing 3,000 m² lot.

QUESTION 1 Why is the NHMA (bushfire) boundary located where it is in relation to the hazardous vegetation?

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QUESTION 2 Identify 3 aspects of Proposal A that do not comply with the relevant requirements in Appendix 5 of the SPP Guideline.

- 1.
- 2.
- 3.

QUESTION 3 For Proposal B, please nominate the required setbacks from hazardous vegetation.
(a) _____ metres (b) _____ metres

QUESTION 4 If Proposal B was on an existing 2,000m² lot in the same location, what does the SPP require in relation to setbacks from hazardous vegetation?

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QUESTION 5 If Proposal B involved the manufacture or storage of hazardous materials in bulk, what additional requirement would apply?

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.....

QUESTION 6 If a suitable reticulated water supply is not provided, what quantity of water must be stored on site (for each lot)?

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.....

QUESTION 7 If Proposal A is a development commitment, what are the minimum requirements that must be met under the SPP?

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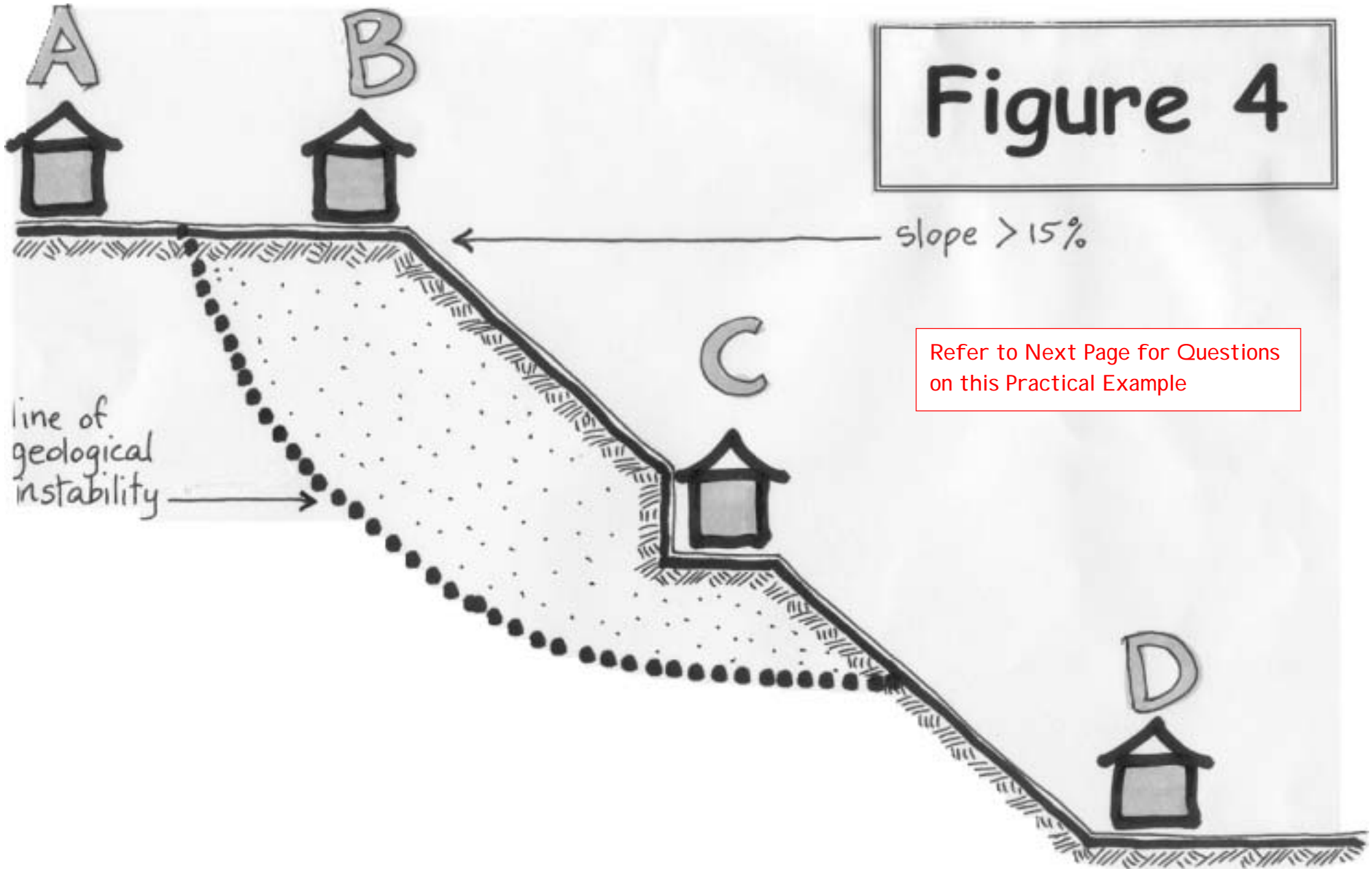


FIGURE 4 SPP 1/03 AND GUIDELINE

QUESTION 1 Which of the following areas should be included in a natural hazard management area (landslide)?

- Land that is geologically unstable?
- Land with little or no vegetation cover?
- Land within the likely runout distance of debris flows?
- Land that shows evidence of soil erosion?

QUESTION 2 In a natural hazard management area (landslide), to which of the following types of building or other work on potentially unstable slopes does the SPP apply?

- Earthworks exceeding 50 cubic metres?
- Structures involving footings in excess of 10 cubic metres?
- Vegetation clearing?
- Redirecting the existing flow of surface or ground water?
- Buildings of two or more storeys?

QUESTION 3 Figure 4 shows four different proposals for a tourist facility. To which of the four proposals would the SPP apply?

1. If the default natural hazard management area (landslide) set out in Annexure 3, paragraph A3.4 of the SPP applied?
A B C D
2. If the natural hazard management area (landslide) was based on a landslide hazard assessment that had identified the line of geological instability shown in the figure?
A B C D

QUESTION 4 List three ways a development proposal could achieve Specific Outcome 1 (refer Appendix 5 C)

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2.
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3.
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Figure 5

Refer to Next Page for Questions on this Practical Example

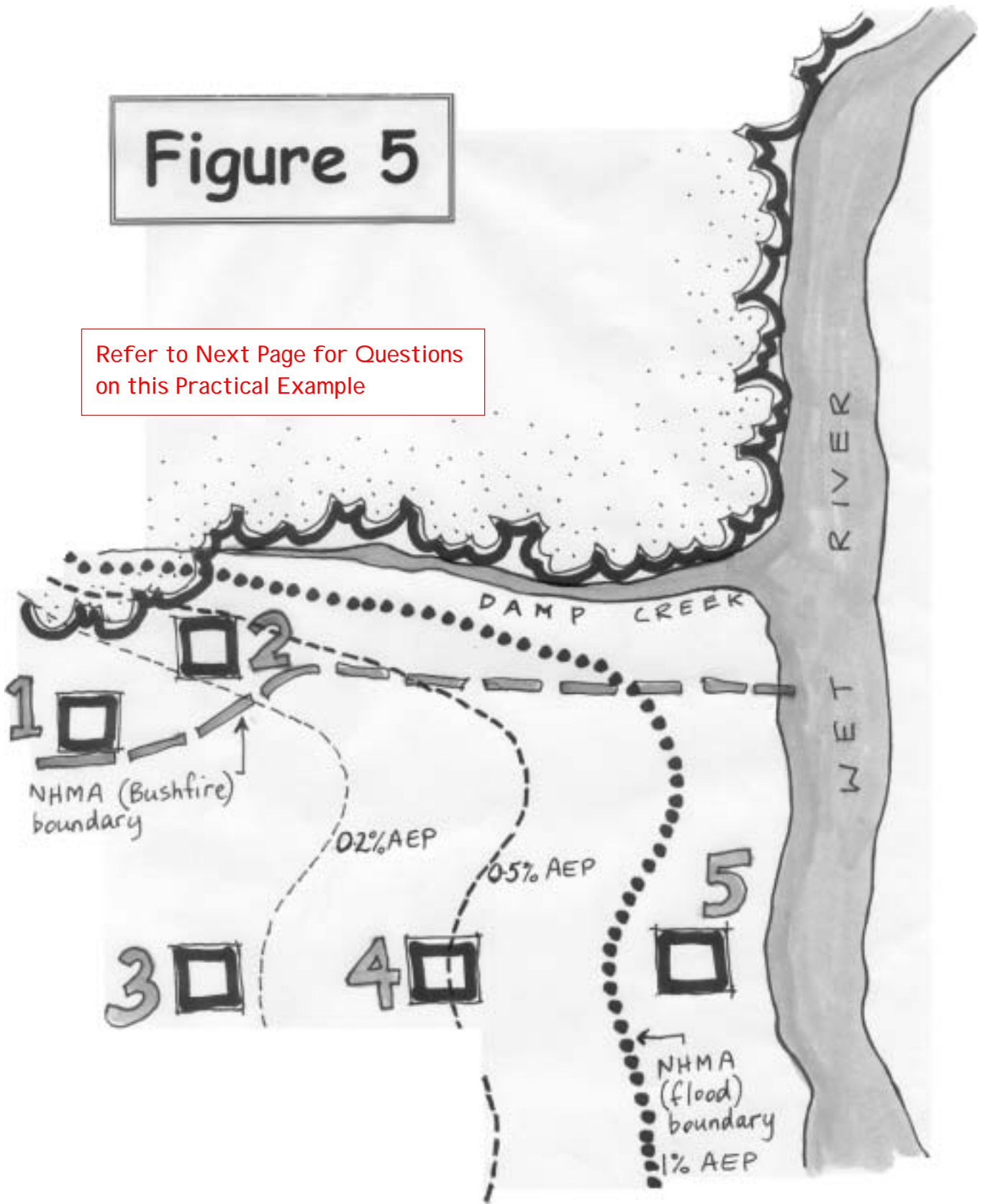


FIGURE 5 SPP 1/03 AND GUIDELINE

Figure 5 shows a number of alternative sites (1-5) for a combined ambulance/fire station facility. As community infrastructure to which the SPP applies, the development proposal should be assessed against Outcome 3 (and Outcomes 1 and 2 in some circumstances).

The following questions relate only to the assessment against Outcome 3 and will require reference to Appendix 9 of the SPP Guideline.

QUESTION 1 All other things being equal, which of the numbered sites would be preferred?

- 1 2 3 4 5

QUESTION 2 There are two possible ways to satisfy the bushfire requirements of the SPP for Sites 1 & 2, what are they?

1.
.....
2.
.....

QUESTION 3 An application for development at Site 4 or Site 5 would require the provision of a report demonstrating:.....

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QUESTION 4 Whichever of the 5 sites is proposed, the development would need to include an area

QUESTION 5 Name three key features of an emergency rescue area:

1.
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2.
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3.
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QUESTION 6 Give an example of a circumstance where it might not be practicable to achieve Outcome 3.

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