

# Ministerial Advice

The following Ministerial advice is given to the Townsville City Council (the council) for its consideration and possible future action:

<b>ADVICE</b>
<b>State Planning Policy (SPP) July 2017 – State Interest: Natural hazards, risk and resilience</b>
<p>1. The planning scheme would benefit from stronger integration of the Natural hazards, risk and resilience state interest to protect people and property and enhance the community's resilience to natural hazards. The data used to inform natural hazard areas in the planning scheme is considered outdated.</p> <p>It is understood the council has commenced preliminary work to update its natural hazard identification mapping, risk analysis and risk response for natural hazards and identify any necessary amendments to the planning scheme. This review should be guided by the document <a href="#"><u>Integrating state interests in a planning scheme – guidance for local governments</u></a>, to ensure the information is current and reflective of best practice.</p> <p>As outlined in Ministerial Condition 2 for Amendment Package 1, the state interest relating to bushfire prone areas is required to be integrated into the planning scheme in a future major amendment and should be dealt with by council as a matter of urgency. Any future amendment relating to hazard needs to be supported by a fit-for-purpose risk assessment.</p> <p>The council is encouraged to continue to engage with the Department of State Development, Infrastructure, Local Government and Planning to discuss other amendments required to satisfy full integration of this state interest.</p>
<b>State Planning Policy (SPP) July 2017 – State Interest: Emissions and hazardous activities</b>
<p>2. Provide the Department of State Development, Infrastructure, Local Government and Planning with a likely timeframe for the completion of Ministerial condition 2B associated with the <i>Lansdown (Woodstock Industrial Precinct) major amendment</i> – refer to extract below. Compliance with the amendment conditions is important given the potential for the Lansdown High Impact Industry Precinct to potentially impact on surrounding sensitive land uses. Condition 2B was expected to be completed within six months of completing Condition 2A.</p>

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### **SPP – Guiding Principles – Rural Zone and Sport and Recreation Zone – Levels of Assessment**

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| <p>2. In order to address and mitigate potential impacts on surrounding sensitive land uses resulting from the adoption of the Lansdown High Impact Industry precinct, the council must:</p> <p>A. Commence a process to review the provisions in the Rural Zone and the Sport and Recreation Zone in order to determine any necessary changes to address and mitigate the impacts of the Lansdown high impact industry precinct on sensitive uses surrounding the precinct and vice versa. This process should include a review of the current levels of assessment and the relevant assessment benchmarks to inform an amendment to the planning scheme to integrate the outcomes of the process.</p> <p>B. Submit a report to the Minister on completion of the review process. The report must detail the findings of the review process and provide an accompanying statement from the council that identifies whether the council considers an amendment should be made to the planning scheme as a result of the review process, and the reasons for the council's position on this.</p> | <p>A. The review is to be completed within 24 months from the date of adoption of the proposed amendment</p> <p>B. Within six months of completing A</p> |
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3. In accordance with the commitment made by council, a future review of the zoning of Brookhill Explosive Reserve is recommended to appropriately reflect the land use. Additionally, a review of the relevant benchmarks should be undertaken ensure they support and acknowledge the intended use of the site including activities which are regulated and controlled by Resources, Safety and Health Queensland (RSHQ). The Brookhill Explosive Reserve has been in operation since the late 1800's and RSHQ anticipates its continued operation and expansion in the future.

4. In accordance with the commitment made by council, a future review of the zoning of the Mount Stuart Training Area (MSTA) is recommended to appropriately reflect the land use. Additionally, a review of the relevant benchmarks should be considered to ensure they support and acknowledge the intended use of the site and the activities performed by the Department of Defence. The MSTA is controlled and managed by the Department of Defence on behalf of the Commonwealth. The MSTA is a strategically important Defence facility which supports the training requirements of Australian Defence Force units based in Townsville and the surrounding region.

### **State Planning Policy (SPP) – State Interest: Development and construction**

5. In accordance with the commitment made by council, a future amendment of the planning scheme is required to fully integrate the SPP state interest relating to Development and construction. The planning scheme is required to be amended to reflect the purpose and intent of the Townsville City Waterfront and Oonoonba Priority Development Areas and the Townsville State Development Area and ensure there is no conflict. Consultation is encouraged with the Department of State Development, Infrastructure, Local Government and Planning to achieve this outcome.

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6. A Local Government Infrastructure Plan (LGIP) requires review every 5 years. The Townsville LGIP was due for review in July 2022. The Ministers Guideline and Rules requires a local government to write to the Chief Executive within 20 days of completing the review. It is recommended the council continue to consult with the Department of State Development, Infrastructure, Local Government and Planning to discuss the progress of the review of the LGIP.

7. In accordance with the commitment made by council, a review of the levels of assessment for nature based tourism in the Rural zone is recommended as part of a future planning scheme amendment. The council should consider:
- (a) The level of assessment for development and ensure that the lowest appropriate level of assessment is applied
  - (b) The relevance of the assessment benchmarks.

### **State Planning Policy (SPP) – State Interest: Water quality**

8. It is understood the Townsville Regional Stormwater Treatment Strategy review has been underway since 2019. On this basis, I strongly recommend that this work be completed as a matter of priority to inform a future amendment of the planning scheme and the Local Government Infrastructure Plan. Consequently, the council is advised that the SPP Water quality state interest is not appropriately integrated in the planning scheme.

It is recommended the council consult with the Department of State Development, Infrastructure, Local Government and Planning and Department of Environment and Science to discuss any amendment the council may wish to undertake as a result of the information made available in the review.

### **State Planning Policy (SPP) – State Interest: Cultural heritage**

9. It is recommended that the council consult with the Department of State Development, Infrastructure, Local Government and Planning and the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships during its “*Advancing Aboriginal and Torres Islanders Interest through Land Use Planning*” project. The council is encouraged to discuss any amendment the council may wish to undertake as a result of the information made available from this work with DSDILGP.