



# Delivery of state interests through the Planning Regulation 2017

Guidance for local government

May 2021 – VS 1.0



Queensland  
Government

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# About this guidance

This document assists local governments in understanding how the Planning Regulation 2017 (Planning Regulation) requirements are to be considered when addressing state interests in plan drafting.

Planning schemes and the Planning Regulation should work together to promote each state interest expressed in the State Planning Policy 2017 (SPP). For example, where the State seeks to protect a state interest by making development that may affect a state interest assessable, the planning scheme requirements should complement this by applying a zone that is consistent with the protection of the state interest.

The section below describes how Schedules 6, 7, 8, 9 and 10 of the Planning Regulation are relevant to plan drafting:

## **Schedule 6 Development planning schemes are prohibited from stating is assessable development:**

- The planning scheme cannot make development that is mentioned in Schedule 6 assessable.

## **Schedule 7 Accepted development**

- Prescribes the requirements for accepted development. These requirements may relate to planning or other legislation such as the *Building Act 1975* (Building Act), *Fisheries Act 1994* or *Water Act 2000*
- The planning scheme must be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.

## **Schedule 8 Assessment manager for development applications**

- Prescribes the assessment manager for a development application in combination with section 48 of the *Planning Act 2016* (Planning Act)
- The assessment manager for assessable development is determined by the location and type of development proposed. A planning scheme is not able to affect or override this schedule and because of this, there is no further guidance on this schedule in this document.

## **Schedule 9 Building work under Building Act**

- Prescribes building work that is assessable development - code assessable
- Prescribes assessment benchmarks for the assessment manager and the matters a referral agency is to use in its assessment.

The planning scheme:

- must be consistent with the category of development and category of assessment as the Planning Regulation prevails to the extent of any inconsistency
- must not be inconsistent with the assessment benchmarks or include provisions to the extent the building work is regulated under building assessment provisions, unless allowed under sections 32 and 33 of the Building Act
- should not duplicate matters a referral agency is to use in its assessment.

## **Schedule 10 Development assessment**

Schedule 10 prescribes:

- Development that is assessable or prohibited development
- Development that is either code or impact assessable
- Assessment benchmarks for the assessment manager, these may be in the Planning Regulation, the State Development Assessment Provisions (SDAP) or in other legislation
- When assessment by a referral agency is required, the matters a referral agency's assessment must be against, these may be in the Planning Regulation, SDAP or in other legislation.

The planning scheme:

- must be consistent with this category of development and category of assessment as the Planning Regulation prevails to the extent of any inconsistency
- may not be inconsistent with the assessment benchmarks for the assessment manager

- should not duplicate the matters a referral agency is to use in its assessment.

Where a state interest has provisions in more than one schedule, the combined effect of these schedules has been summarised.

Some Planning Regulation provisions are relevant to more than one state interest policy. This guidance does not duplicate Planning Regulation provisions but provides a note where provisions are relevant to more than one state interest policy.

This guidance provides a summarised version of the Planning Regulation and does not exactly repeat the provisions in the Planning Regulation. The [Queensland Legislation](#) website should be used to access the latest version of the Planning Regulation and the legislation referred to in this guidance.

*Note – This guidance does not constitute legal advice, or an interpretation of how a development assessment provision applies to a type of development, this guidance may also not comprise all regulatory matters that may need to be considered in plan drafting or development assessment. Amendments are made to legislative instruments from time to time and it is recommended that planning scheme drafters and assessment managers check the currency of provisions.*

# State interest – Housing Supply and Diversity

Planning Regulation provisions	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Housing supply and diversity state interest statement:</b>			
<b>Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.</b>			
<b>Policy 2</b> – The development of residential land is facilitated to address and cater for all groups in the current and projected demographic, economic and social profile of the local government area, including households on low to moderate incomes.			
<b>Schedule 6, Part 2, section 2 (4)</b> Material change of use for a class 10 building or structure (residential purpose in a residential zone)	The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.		<i>Building Act 1975 – Class of Building under the Building Code of Australia</i>
<b>Schedule 7, Part 1, section 2</b> Building work by or for the State or a public sector entity	This is accepted development if it complies with the requirements in Schedule 7, Part 1, section 2.  The planning scheme should be consistent with this category of development as the Planning Regulation prevails to the extent of any inconsistency.		<i>Building Act 1975</i>
<b>Schedule 9, Part 3, Division 2, Table 2</b> Building work for particular buildings (other than class 1, 2, 3 or 4) for residential purposes	This provision is to be assessed by local government as the referral agency and includes the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.	Whether the building is suitable for residential purposes	<i>Building Act 1975 – Class of Building under the Building Code of Australia</i>
<b>Schedule 9, Part 3, Division 2, Table 4</b> Building work for fire safety in particular budget accommodation buildings	This provision is to be assessed by local government as the referral agency and includes the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.	Whether, after the building work is completed, the building will comply with the fire safety standard under the Building Act	<i>Building Act 1975, section 220</i>
<b>Schedule 9, Part 3, Division 2, Table 6</b> Building work for residential services	This provision is to be assessed by local government as the referral agency and includes the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.	Whether, if the building work is carried out, the premises would comply with the Queensland Development Code, part 5.7	<i>Residential Services (Accreditation) Act 2002</i>  Queensland Development Code
<b>Schedule 9, Part 3, Division 2, Table 8</b>	This provision is to be assessed by local government as the referral agency and includes the matters the local government's assessment	Planning Regulation, provisions in	<i>Building Act 1975 – Class of Building under</i>

Planning Regulation provisions	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
Building work for particular class 1 buildings relating to material change of use	must be against. A planning scheme may apply in the assessment if Schedule 6 Part 2, Section 2 (2) does not apply. The planning scheme should not duplicate this provision.	Schedule 9, Part 3, Division 2, Table 8, column 2	the Building Code of Australia
<b>Schedule 9, Part 3, Division 2, Table 9</b> Building work for temporary accommodation buildings	This provision is to be assessed by local government as the referral agency and includes the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.	Whether the building work complies with performance criteria 1 of the Queensland Development Code, part 3.3	Building Regulation 2006 Queensland Development Code
<b>Schedule 10, Part 14, Division 1, section 21</b> Reconfiguring a lot under the Land Title Act	This section makes development assessable unless stated in Schedule 6 or otherwise stated in Schedule 10, Part 14, Division 1, section 21.  The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		<i>Land Title Act 1994</i>
<b>Schedule 10, Part 14, Division 2, Table 1</b> Reconfiguring a lot under the Land Title Act	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the category of assessment and the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	Planning Regulation, Schedule 12 and Schedule 12A	<i>Land Title Act 1994</i>
<p><i>Note:</i></p> <ul style="list-style-type: none"> <li>– <i>Class 1 building on premises with on-site wastewater management system provisions are also relevant to this policy see the Infrastructure integration state interest</i></li> <li>– <i>Building work for pastoral worker's accommodation provisions are also relevant to this policy see the Development and construction state interest</i></li> </ul>			
<b>Policy 3</b> – A diverse, affordable and comprehensive range of housing options in accessible and well-serviced locations, is facilitated.			
<b>Schedule 6, Part 2, section 2 (1)</b> Material change of use for support services and temporary accommodation for persons escaping domestic violence	The planning scheme cannot make this development assessable if the development complies with Schedule 6.		<i>Building Act 1975 – Class of Building under the Building Code of Australia</i>
<b>Schedule 6, Part 2, section 6</b> Material change of use for a community residence	The planning scheme cannot make this development assessable if the development complies with the requirements in Schedule 6.		
<b>Schedule 6, Part 5, section 30</b> Development for public housing	The planning scheme cannot make this development assessable if the development complies with the requirements in Schedule 6.		

Planning Regulation provisions	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Policy 4</b> – Best practice, innovative and adaptable housing design and siting is provided for and encouraged.			
Fire safety			
<b>Schedule 9, Part 3, Division 3, Table 1</b> Building work for fire safety systems generally	This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	Planning Regulation, provisions in Schedule 9, Part 3, Division 3, Table 1, column 2	<i>Building Act 1975</i>  Queensland Development Code
<b>Schedule 9, Part 3, Division 3, Table 2</b> Building work for water-based fire safety installations	This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	Whether the building work complies with performance criteria P3, P4 and P5 of the Queensland Development Code, part 6.1	Building Fire Safety Regulation 2008  Queensland Development Code
<b>Schedule 9, Part 3, Division 3, Table 3</b> Building work for fire safety for farm buildings	This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	Planning Regulation, provisions in Schedule 9, Part 3, Division 3, Table 3, column 2	Building Fire Safety Regulation 2008  Queensland Development Code



# State interest – Liveable communities

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Liveable communities state interest statement:</b>			
Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.			
<b>Built environment</b>			
Policy 1 – High quality urban design and place making outcomes are facilitated.			
<b>Schedule 9, Part 3, Division 2, Table 1</b> Building work for particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts	This provision is to be assessed by local government as the referral agency and includes the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.	Planning Regulation, provisions in Schedule 9, Part 3, Division 2, Table 1, column 2	<i>Building Act 1975</i>  Classes of buildings under the Building Codes of Australia
<b>Schedule 9, Part 3, Division 2, Table 3</b> Building work affecting design and siting	This provision is to be assessed by local government as the referral agency and includes the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.	Planning Regulation, provisions in Schedule 9, Part 3, Division 2, Table 3, column 2	Queensland Development Code
<b>Schedule 10, Part 18, Table 1</b> Urban design - Material change of use that is made assessable development under a local categorising instrument unless specified in Column 2	If the planning scheme makes this assessable, the development requires State Assessment Referral Agency (SARA) assessment against the State Development Assessment Provisions (SDAP). The planning scheme should not duplicate the SDAP.	<b>State code 24: Urban design outcomes for significant projects</b>	
Southport Spit			
<b>Schedule 10, Part 16A, Division 1, section 27H</b> Development of 3 storeys or 15m high in the Spit building height control area	Development in this area is prohibited unless specified. There is no role for the planning scheme.		Planning Regulation, Schedule 23A
<b>Schedule 10, Part 16A, Division 2, Table 1</b> Development in the Spit master plan area	If the planning scheme makes this assessable, the category of assessment is stated in the local planning instrument for Gold Coast City Council.	Code and impact assessment must have regard to <b>The Spit master plan</b>	

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Built environment</b></p> <p><b>Policy 2</b> – Vibrant places and spaces, and diverse communities that meet lifestyle needs are facilitated by:</p> <p>(e) efficient use of established infrastructure and services.</p>			
<p><b>Schedule 6, Part 2, section 5</b></p> <p>Material change of use of premises for an off-road motorcycling facility on off-road motorcycling facility land</p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.</p>		
<p><b>Schedule 6, Part 3, section 15</b></p> <p>Operational work for a subscriber connection</p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.</p>		
<p><b>Schedule 6, Part 3, section 20</b></p> <p>Operational work on off-road motorcycling facility land</p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.</p>		
<p><b>Schedule 6, Part 5, section 31</b></p> <p>Development for detention centre on lot 395 on SP118987</p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.</p>		
<p><b>Schedule 6, Part 5, section 32</b></p> <p>Development for detention centre on lot 409 on SP257441</p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.</p>		
<p><b>Schedule 9, Part 3, Division 2, Table 5</b></p> <p>Building work for higher risk personal appearance services</p>	<p>This provision is to be assessed by local government as the referral agency and includes the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p>Planning Regulation, provisions in Schedule 9, Part 3, Division 2, Table 5, column 2</p>	<p>Queensland Development Code</p>
<p><b>Schedule 9, Part 3, Division 2, Table 10</b></p> <p>Building work relating to end of trip facilities for Queensland Development Code part 4.1</p>	<p>This provision is to be assessed by local government as the referral agency and includes the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p>Whether the building work complies with performance criteria P12 of the Queensland Development Code, part 4.1</p>	<p>Queensland Development Code</p>

# State interest – Agriculture

Planning Regulation provisions	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Agriculture state interest statement:</b>			
<b>The resources that agriculture depends on are protected to support the long-term viability and growth of the agriculture sector.</b>			
<b>Policy 1 – Agriculture and agricultural development opportunities are promoted and enhanced in important agricultural areas (IAAs).</b>			
<b>Schedule 6, Part 3, section 16</b>			
Operational work for agriculture	The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.		<i>Water Act 2000</i> <i>Fire and Emergency Services Act 1990</i> <i>Environmental Protection Act 1994</i>
Forestry			
<b>Schedule 6, Part 2, section 3</b>			
Material change of use for cropping that involves forestry for wood production, if in the Rural Zone and complies with Schedule 13	The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.		Planning Regulation, Schedule 13
<b>Schedule 6, Part 3, section 19</b>			
Operational work for harvesting trees for wood production, if in the Rural Zone and complies with Schedule 13	The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.		Planning Regulation, Schedule 13
<b>Schedule 7, Part 2, section 4</b>			
Material change of use in a State forest or timber reserve under the Forestry Act	This is accepted development if it complies with the requirements in Schedule 7, section 4. The planning scheme should be consistent with this category of development as the Planning Regulation prevails to the extent of any inconsistency.		<i>Forestry Act 1959</i>
<b>Policy 3 – Fisheries resources are protected from development that compromises long-term fisheries productivity, sustainability and accessibility.</b>			
Declared fish habitat areas			
<b>Schedule 7, Part 3, section 7</b>			
Operational work in a declared fish habitat area	The combined effect of these provisions is that the Planning Regulation makes development assessable where not accepted development under Schedule 7, Part 3, section 7. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		<i>Fisheries Act 1994, Section 32</i>
<b>Schedule 10, Part 6, Division 2, Subdivision 1, section 10</b>			
Operational work in declared fish habitat area			

Planning Regulation provisions	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Schedule 9, Part 3, Division 1, Table 2</b> Building work for declared fish habitat	This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 12: <u>Development in a declared fish habitat area</u></b>	
<b>Schedule 10, Part 6, Division 2, Subdivision 2, Table 1</b> Operational work in declared fish habitat area	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	<b>State code 12: <u>Development in a declared fish habitat area</u></b>	
<b>Schedule 10, Part 6, Division 2, Subdivision 3, Table 1</b> Operational work in declared fish habitat area	This provision is to be assessed by SARA (unless SARA is the assessment manager) as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 12: <u>Development in a declared fish habitat area</u></b>	
<p><i>Note:</i></p> <ul style="list-style-type: none"> <li>– Brisbane port provisions are also relevant to this policy see the Strategic ports state interest</li> <li>– Marine plants and waterway barrier work provisions are also relevant to this policy see the Biodiversity state interest.</li> </ul>			
<p><b>Policy 4</b> – Growth in agricultural production and a strong agriculture industry is facilitated by:</p> <p>(a) promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture and intensive horticulture in appropriate locations.</p>			
<p>Aquaculture</p>			
<b>Schedule 7, Part 2, section 3</b> Material change of for prescribed aquaculture	The combined effect of these provisions is that the Planning Regulation makes development assessable where not accepted development under Schedule 7, Part 2, section 3. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		<i>Fisheries Act 1994, section 32</i>
<b>Schedule 10, Part 6, Division 1, Subdivision 1, section 9</b> Material change of use for aquaculture			<i>Fisheries Act 1994</i>
<b>Schedule 10, Part 6, Division 1, Subdivision 2, Table 1</b> Material change of use for aquaculture	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	<b>State code 17: <u>Aquaculture</u></b>	
<b>Schedule 10, Part 6, Division 1, Subdivision 3, Table 1</b> Material change of use for aquaculture	This provision includes development that is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 17: <u>Aquaculture</u></b>	

Planning Regulation provisions	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Policy 4</b> – Growth in agricultural production and a strong agriculture industry is facilitated by:            (e) considering the provision of infrastructure and services necessary to support a strong agricultural industry and associated agricultural supply chains.</p>			
<p><b>Schedule 9, Part 3, Division 3, Table 6</b>            Building work for pastoral workers' accommodation</p>	<p>This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p>Whether the building work complies with the performance criteria stated in the Queensland Development Code, part 5.6</p>	<p><i>Pastoral Workers' Accommodation Act 1980</i>             Queensland Development Code, part 5.6</p>
<p><i>Note: Environmentally Relevant Activities provisions are also relevant to this policy see the Emissions and hazardous activities state interest.</i></p>			

# State interest – Development and construction

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Development and construction state interest statement:</b>			
<b>Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.</b>			
<b>Policy 1 – A sufficient supply of suitable land for residential, retail, commercial, industrial and mixed use development is identified.</b>			
<b>Schedule 6, Part 4, section 21</b> Particular reconfigurations	The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.		<i>Aboriginal and Torres Strait Islander Land Holding Act 2013</i> <i>Acquisition of Land Act 1967</i> <i>Body Corporate and Community Management Act 1997, section 41</i> <i>Land Title Act 1994</i> <i>Transport Infrastructure Act 1994, section 240</i>
<b>Schedule 6, Part 5, section 25</b> Development directed under a State law	The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.		
<b>Schedule 6, Part 5, section 27</b> Development under <i>South Bank Corporation Act 1989</i>	The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.		<i>South Bank Corporation Act 1989</i>
<b>Schedule 7, Part 1, section 1</b> Building work declared under the Building Act	The combined effect of these provisions is that the Planning Regulation makes development assessable where not accepted development under Schedule 7, Part 1, section 1. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		<i>Building Act 1975, section 21</i>
<b>Schedule 9, Part 1, section 1</b> Building work under the Building Act that is assessable development under the Planning Act			<i>Building Act 1975</i>
<b>Schedule 9, Part 2, Table 1</b> Building work under the Building Act that is assessable development under the Planning Act	This table includes the category of assessment and assessment benchmarks for the assessment manager. Where local government is the assessment manager, the Planning Regulation may state assessment benchmarks	(a) The building assessment provisions	<i>Building Act 1975, sections 32 and 33</i>

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
	for the local government to use. A planning scheme must not be inconsistent with the identified assessment benchmarks or include provisions to the extent the building work is regulated under building assessment provisions, unless allowed under sections 32 and 33 of the Building Act.	(b) matters stated to be assessment benchmarks in the State Planning Policy, part E to the extent the matters relate to strategic airports and aviation facilities as defined under the SPP	<i>Planning Act 2016</i> , section 8 SPP 2017
<b>Schedule 9, Part 3, Division 2, Table 7</b> Building work for removal or rebuilding	This provision is to be assessed by local government as the referral agency and includes the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.	Planning Regulation, provisions in Schedule 9, Part 3, Division 2, Table 7, column 2	
<i>Note: Building work over or near relevant infrastructure relating to the Queensland Development Code, part 1.4 provisions are also relevant to this policy see the Infrastructure integration state interest</i>			
<b>Schedule 10, Part 12, Division 1, section 18</b> Operational work for reconfiguring a lot	This makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		
<b>Schedule 10, Part 12, Division 2, Table 1</b> Operational work for reconfiguring a lot	This table includes the category of assessment for the assessment manager. The planning scheme may not be inconsistent with the category of assessment.		
Building work for certain development			
<b>Schedule 9, Part 3, Division 3, Table 4</b> Building work for retail meat premises	This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	Whether the building work complies with the performance criteria stated in the Queensland Development Code, part 5.3	<i>Food Production (Safety) Act 2000</i>  Queensland Development Code
<b>Schedule 9, Part 3, Division 3, Table 5</b> Building work for private health facilities	This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	Whether the building work complies with the performance criteria stated in the Queensland Development Code, part 5.5	<i>Hospital and Health Boards Act 2011</i>  Queensland Development Code

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
SEQ Development Area provisions			
<p><b>Schedule 10, Part 15, Division 1, Table 1</b></p> <p>Reconfiguring a lot in SEQ development area if the reconfiguration is assessable development under section 21 and requires impact assessment and the reconfiguration is a subdivision other than an exempt subdivision</p>	<p>This provision is to be assessed by a referral agency and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p>Whether the development is consistent with the future planning intent for the area in which the premises are located</p> <p><i>Note</i> — See also section 41 [of the Planning Regulation]</p>	<p>South East Queensland Regional Plan 2017</p>
<p><b>Schedule 10, Part 15, Division 2, Subdivision 1, section 22</b></p> <p>Material change of use that is in the SEQ development area is assessable development unless:</p> <p>(i) the material change of use is accepted or assessable development requiring code assessment, under a planning scheme;</p> <p>(ii) the use results in a gross floor area of not more than 10,000m<sup>2</sup>;</p> <p>(iii) the premises have an area of not more than 10,000m<sup>2</sup>; or</p> <p>(iv) the material change of use is for—</p> <p>(i) a dwelling house; or</p> <p>(ii) a dwelling unit; or</p> <p>(iii) a dual occupancy, if both dwellings are on a single lot; or</p> <p>(iv) caretaker's accommodation; or</p> <p>the material change of use is excluded development.</p>	<p>This makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		
<p><b>Schedule 10, Part 15, Division 2, Subdivision 2, Table 1</b></p> <p>Material change of use that is in the SEQ development area, assessable under section 22</p>	<p>This table includes the category of assessment for the assessment manager. The planning scheme may not be inconsistent with the category of assessment.</p>	<p>No assessment benchmarks are prescribed</p>	
<p><b>Schedule 10, Part 15, Division 2, Subdivision 3, Table 1</b></p> <p>Material change of use that is in the SEQ development area, assessable under section 22</p>	<p>This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p>Whether the development is consistent with the future planning intent for the area in</p>	



Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
		<p>which the premises are located</p> <p><i>Note</i> — See also section 41 [of the Planning Regulation]</p>	
<p><b>Schedule 10, Part 16, Division 1, section 23</b></p> <p>Reconfiguring a lot that is in the SEQ regional landscape and rural production area is prohibited unless:</p> <p>(a) the reconfiguration is an exempt subdivision</p> <p>(b) the lot is in an SEQ rural subdivision precinct and the reconfiguration is consistent with the purpose statement, and minimum lot size, for the zone applying to the lot under a local planning instrument; or</p> <p>(c) each lot created by the reconfiguration is at least 100ha; or</p> <p>(d) the lot is in an area identified in a gazette notice by the Minister as having a rural residential purpose and an application for the reconfiguration was properly made under the old Act or the repealed IPA on or before 6 December 2010.</p>	<p>This provision makes development prohibited unless specified. There is no role for the planning scheme.</p>		
<p><b>Schedule 10, Part 16, Division 2, Subdivision 1, section 24</b></p> <p>Material change of use that is for a tourist activity or sport and recreation activity is assessable development in the SEQ regional landscape and rural production area or SEQ rural living area and the use—</p> <p>(i) results in a gross floor area of more than 5,000m<sup>2</sup> on the premises, excluding any part of the premises that is used for tourist accommodation or accommodation for employees; or</p> <p>(ii) involves an ancillary commercial or retail activity with a gross floor area of more than 250m<sup>2</sup>; or</p> <p>(iii) provides accommodation for more than 300 persons.</p> <p>And the material change of use is not excluded development or an exempt material change of use</p>	<p>This makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Schedule 10, Part 16, Division 2, Subdivision 2, Table 1</b></p> <p>Material change of use for tourist activity or sport and recreation activity in the SEQ regional landscape and rural production area or SEQ rural living area, assessable under section 24</p>	<p>This table includes the category of assessment for the assessment manager. The planning scheme may not be inconsistent with the category of assessment.</p>		
<p><b>Schedule 10, Part 16, Division 2, Subdivision 3, Table 1</b></p> <p>Material change of use for tourist activity or sport and recreation activity in the SEQ regional landscape and rural production area or SEQ rural living area, assessable under section 24</p>	<p>This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p>Planning Regulation, provisions in Schedule 10, Part 16, Division 2, Subdivision 3, Table 1, column 2</p>	
<p><b>Schedule 10, Part 16, Division 3, Subdivision 1, section 25</b></p> <p>A material change of use for a residential care facility in the SEQ regional landscape and rural production area or SEQ rural living area if the use results in a gross floor area of more than 5000m<sup>2</sup> and is not excluded development</p>	<p>This provision makes development prohibited if specified. There is no role for the planning scheme.</p>		
<p><b>Schedule 10, Part 16, Division 3, Subdivision 2, section 26</b></p> <p>A material change of use for a residential care facility in the SEQ regional landscape and rural production area or SEQ rural living area is prohibited development if the use results in a gross floor area of less than 5000m<sup>2</sup> and is not excluded development</p>	<p>This makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		
<p><b>Schedule 10, Part 16, Division 3, Subdivision 2, section 27</b></p> <p>A material change of use for a community activity (other than a residential care facility) in the SEQ regional landscape and rural production area or SEQ rural living area is assessable development if the use</p> <p>(i) results in a gross floor area of more than 5,000m<sup>2</sup>, excluding any part that is used for tourist accommodation or accommodation for employees; or</p> <p>(ii) involves an ancillary commercial or retail activity with a gross floor area of more than 250m<sup>2</sup>; or</p> <p>(iii) provides accommodation for more than 300 persons.</p>	<p>This makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
And the material change of use is not excluded development or an exempt material change of use			
<p><b>Schedule 10, Part 16, Division 3, Subdivision 3, Table 1</b></p> <p>A material change of use for a residential care facility or another community activity in the SEQ regional landscape and rural production area or SEQ rural living area, assessable under section 26 or section 27</p>	This table includes the category of assessment for the assessment manager. The planning scheme may not be inconsistent with the category of assessment.		
<p><b>Schedule 10, Part 16, Division 3, Subdivision 4, Table 1</b></p> <p>A material change of use for a residential care facility or another community activity in the SEQ regional landscape and rural production area or SEQ rural living area, assessable under section 26 or section 27</p>	This provision is to be assessed by a referral agency and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	Planning Regulation, provisions in Schedule 10, Part 16, Division 3, Subdivision 4, Table 1, column 2	
<p><b>Schedule 10, Part 16, Division 4, Subdivision 1, section 27A</b></p> <p>Material change of use for indoor recreation in the SEQ regional landscape and rural production area or SEQ rural living area is assessable development if the use:</p> <p>(i) results in a gross floor area of more than 3,000m<sup>2</sup>, excluding any part that is used for tourist accommodation or accommodation for employees; or</p> <p>(ii) involves more than 250 persons, including employees, being on the premises at any time; or</p> <p>(iii) provides accommodation for more than 100 persons.</p> <p>And the material change of use is not excluded development or an exempt material change of use</p>	This makes development assessable if specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		
<p><b>Schedule 10, Part 16, Division 4, Subdivision 2, Table 1</b></p> <p>Material change of use for indoor recreation in the SEQ regional landscape and rural production area or SEQ rural living area, assessable under s27A</p>	This table includes the category of assessment for the assessment manager. The planning scheme may not be inconsistent with the category of assessment.		
<p><b>Schedule 10, Part 16, Division 4, Subdivision 3, Table 1</b></p> <p>Material change of use for indoor recreation in the SEQ regional landscape and rural</p>	This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The	Planning Regulation, provisions in Schedule 10, Part 16, Division	

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
production area or SEQ rural living area, assessable under s27A	planning scheme should not duplicate this provision.	4, Subdivision 3, Table 1, column 2	
<p><b>Schedule 10, Part 16, Division 5, section 27B</b></p> <p>Material change of use for residential development in the SEQ regional landscape and rural production area or SEQ rural living area and the material change of use is not excluded development or an exempt material change of use</p>	This provision makes development prohibited unless specified. There is no role for the planning scheme.		
<p><b>Schedule 10, Part 16, Division 6, Subdivision 1, section 27C</b></p> <p>Material change of use for shopping centre in the SEQ regional landscape and rural production area or SEQ rural living area and the material change of use is not excluded development</p>	This provision makes development prohibited unless specified. There is no role for the planning scheme.		
<p><b>Schedule 10, Part 16, Division 6, Subdivision 2, section 27D</b></p> <p>Material change of use for biotechnology industry in the SEQ regional landscape and rural production area or SEQ rural living area if</p> <p>(i) the use results in a gross floor area of more than 800m<sup>2</sup> on the premises; or</p> <p>(ii) the total area of all outdoor areas on the premises associated with the use is more than 1,500m<sup>2</sup>.</p> <p>And the material change of use is not excluded development or an exempt material change of use</p>	This makes development assessable if specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		
<p><b>Schedule 10, Part 16, Division 6, Subdivision 2, section 27E</b></p> <p>Material change of use for service station in the SEQ regional landscape and rural production area or SEQ rural living area is assessable development if it is not excluded development or an exempt material change of use, but is</p> <p>(a) the premises are within 25m of a State-controlled road; and</p> <p>(b) the use results in a gross floor area of more than 1,250m<sup>2</sup> on the premises, excluding any part of the premises that is a bathroom facility, or rest area, for the</p>	This makes development assessable if specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p>exclusive use of drivers of heavy vehicles; and</p> <p>(c) the total area if all outdoor areas on the premises is more than 2,000m<sup>2</sup>, excluding an outdoor area that is used exclusively for—</p> <p>(i) a rest area; or</p> <p>(ii) the manoeuvring of vehicles; or</p> <p>(iii) the parking of vehicles for no more than 20 hours; or</p> <p>(iv) another activity that is necessary for the carrying out of the use.</p> <p>(3) Also, the material change of use is assessable development if—</p> <p>(a) the premises are more than 25m from a State-controlled road; and</p> <p>(b) either—</p> <p>(i) the use results in a gross floor area of more than 1,250m<sup>2</sup>; or</p> <p>(ii) the total area of all outdoor areas on the premises is more than 2,000m<sup>2</sup>.</p>			
<p><b>Schedule 10, Part 16, Division 6, Subdivision 2, section 27F</b></p> <p>Material change of use for another urban activity (other than a biotechnology industry or service station) in the SEQ regional landscape and rural production area or SEQ rural living area is assessable development if either</p> <p>(i) the use results in a gross floor area of more than 800m<sup>2</sup> on the premises; or</p> <p>(ii) the total area of all outdoor areas on the premises associated with the use is more than 1,500m<sup>2</sup>.</p> <p>And the material change of use is not excluded development or an exempt material change of use</p>	<p>This makes development assessable if specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		
<p><b>Schedule 10, Part 16, Division 6, Subdivision 3, Table 1</b></p> <p>Material change of use for biotechnology industry, service station or another urban activity in the SEQ regional landscape and rural production area or SEQ rural living area, assessable development under sections 27D to 27F</p>	<p>This table includes the category of assessment for the assessment manager. The planning scheme may not be inconsistent with the category of assessment.</p>		

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Schedule 10, Part 16, Division 6, Subdivision 4, Table 1</b></p> <p>Material change of use for biotechnology industry in the SEQ regional landscape and rural production area or SEQ rural living area (27D), assessable development under section 27D</p>	<p>This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p>Planning Regulation, provisions in Schedule 10, Part 16, Division 6, Subdivision 4, Table 1, column 2</p>	
<p><b>Schedule 10, Part 16, Division 6, Subdivision 4, Table 2</b></p> <p>Material change of use for service station or another urban activity in the SEQ regional landscape and rural production area or SEQ rural living area, assessable development under section 27E or 27F</p>	<p>This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p>Planning Regulation, provisions in Schedule 10, Part 16, Division 6, Subdivision 4, Table 2, column 2</p>	
<p><b>Schedule 10, Part 16, Division 7, Subdivision 1, section 27G</b></p> <p>Material change of use for combined use in the SEQ regional landscape and rural production area or SEQ rural living area is assessable development if</p> <p>(b) the material change of use is for 2 or more of the following uses—</p> <p>(i) a community activity;</p> <p>(ii) indoor recreation;</p> <p>(iii) a sport and recreation activity;</p> <p>(iv) a tourist activity;</p> <p>(v) an urban activity; and</p> <p>(c) no part of the material change of use is assessable development under division 2, 3, 4 or 6; and</p> <p>(d) the use—</p> <p>(i) results in a gross floor area of more than 5,000m<sup>2</sup> on the premises, excluding any part of the premises that is used for tourist accommodation or accommodation for employees; or</p> <p>(ii) provides accommodation for more than 300 persons.</p> <p>The material change of use is not assessable development if the material change of use involves excluded development or an exempt material change of use, or because of the carrying out of excluded development or an exempt material change of use, the use results in a</p>	<p>This makes development assessable if specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
gross floor area of more than 5,000m <sup>2</sup> on the premises, or provides accommodation for more than 300 persons.			
<p><b>Schedule 10, Part 16, Division 7, Subdivision 2, Table 1</b></p> <p>Material change of use for combined use in the SEQ regional landscape and rural production area or SEQ rural living area is assessable development under section 27G</p>	This table includes the category of assessment for the assessment manager. The planning scheme may not be inconsistent with the category of assessment.		
<p><b>Schedule 10, Part 16, Division 7, Subdivision 3, Table 1</b></p> <p>Material change of use for combined use in the SEQ regional landscape and rural production area or SEQ rural living area is assessable development under section 27G</p>	This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	Planning Regulation, provisions in Schedule 10, Part 16, Division 7, Subdivision 3, Table 1, column 2	
<b>Policy 2</b> – Appropriate infrastructure required to support all land uses is planned for and provided.			
<p><b>Schedule 6, Part 3, section 8</b></p> <p>Operational work or plumbing or drainage work (including maintenance and repair work) if the work is carried out by or for a public sector entity and is not development stated in section 26 of schedule 6 (development for infrastructure activities)</p>	The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.		
<b>Policy 5</b> – Efficient delivery of development is facilitated by the adoption of the lowest appropriate level of assessment for development that is consistent with the purpose of the zone.			
<p><b>Schedule 6, Part 1, section 1A</b></p> <p>Building work that increases the gross floor area of an existing building</p>	The planning scheme cannot make this assessable if an economic support instrument is in effect for the local government area and the development complies with the requirements in Schedule 6.		
<p><b>Schedule 6, Part 2, section 7A</b></p> <p>Particular material change of use involving an existing building</p>	The planning scheme cannot make this assessable if an economic support instrument is in effect for the local government area and the development complies with the requirements in Schedule 6.		
<p><b>Schedule 6, Part 2, section 7B</b></p> <p>Material change of use for home-based business in particular zones</p>	The planning scheme cannot make this assessable if an economic support instrument is in effect for the local government area and the development complies with the requirements in Schedule 6.		

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Policy 6</b> – Land uses are consistent with the purpose of the zone.			
<b>Schedule 10, Part 2, Division 1, section 2</b> Material change of use for a brothel	This provision makes development prohibited unless specified. There is no role for the planning scheme.		Prostitution Regulation 2014
<b>Schedule 10, Part 2, Division 2, section 3</b> Material change of use for a brothel	This makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		
<b>Schedule 10, Part 2, Division 3, Table 1</b> Material change of use for a brothel	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	If the local government is the prescribed assessment manager— Prostitution Regulation 2014, Schedule 3	
<b>Policy 7</b> – State Development Areas and Priority Development Areas (PDA).			
<b>Schedule 6, Part 5, section 28</b> Development that is PDA-related development	The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.		



# State interest – Mining and extractive resources

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Mining and extractive resources state interest statement:</b></p> <p>Extractive resources are protected and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use conflicts where possible.</p>			
<p><b>Extractive resources:</b></p> <p><b>Policy 2(a)</b> – Key Resource Areas (KRAs) are protected by maintaining the long-term availability of the extractive resource and access to the KRA.</p>			
<p>Development for removing quarry material from a watercourse or lake</p>			
<p><b>Schedule 6, Part 3, section 17</b></p> <p>Operational work for removing quarry material</p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.</p>		<p><i>Forestry Act 1959</i></p> <p><i>Land Act 1994</i></p>
<p><b>Schedule 10, Part 19, Division 2, Subdivision 1, section 30</b></p> <p>Development for removing quarry material from a watercourse or lake, unless the development is PDA related</p>	<p>This makes development assessable unless the development is PDA-related. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		<p><i>Water Act 2000</i></p>
<p><b>Schedule 10, Part 19, Division 2, Subdivision 2, Table 1</b></p> <p>Development for removing quarry material from a watercourse or lake</p>	<p>This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.</p>	<p><b>State code 15:</b> <b><u>Removal of quarry material from a watercourse or lake</u></b></p>	<p><i>Water Act 2000</i></p>
<p><b>Schedule 10, Part 19, Division 2, Subdivision 3, Table 1</b></p> <p>Development for removing quarry material from a watercourse or lake</p>	<p>This provision is to be assessed by SARA as referral agency (unless SARA is the prescribed assessment manager) and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p><b>State code 15:</b> <b><u>Removal of quarry material from a watercourse or lake</u></b></p>	<p><i>Water Act 2000</i></p>
<p><i>Note: Environmentally Relevant Activities (ERAs) provisions are also relevant to this policy see the Emissions and hazardous activities state interest.</i></p>			
<p><b>Mineral, coal, petroleum and gas resources:</b></p> <p><b>Policy 3</b> – The importance of areas identified as having valuable minerals, coal, petroleum and gas resources, and areas of mining and resource tenures are considered.</p>			
<p><b>Schedule 6, Part 5, section 22</b></p> <p>Development for a mining or petroleum activity</p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.</p>		

# State interest – Biodiversity

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Biodiversity state interest statement:</b>  <b>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</b></p>			
<p><b>Policy 2</b> – MSES are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.</p>			
<p>Marine plants</p>			
<p><b>Schedule 6, Part 3, section 18</b> Operational work for the removal, destruction or damage of a marine plant</p>	<p>The combined effect of these provisions is that local government cannot make this assessable. Where local government is already the assessment manager for assessable development under the planning scheme or the Planning Regulation (such as a reconfiguring a lot (RAL)) and this development includes impacts on marine plants, the chief executive is the referral agency for operational work and RAL or material change of use involving removal, destruction or damage of marine plants (Schedule 10, Part 6, Division 3, Subdivision 3, Table 2).</p> <p>If there is no other assessable development under the planning scheme, the chief executive is the assessment manager for operational work involving marine plants and a material change of use involving removal, destruction or damage of marine plants.</p>		<p><i>Fisheries Act 1994</i></p>
<p><b>Schedule 7, Part 3, section 8</b> Operational work impacting on marine plants</p>			<p><i>Fisheries Act 1994, section 32</i></p>
<p><b>Schedule 10, Part 6, Division 3, Subdivision 1, section 11</b> Operational work involving marine plants</p>			
<p><b>Schedule 10, Part 6, Division 3, Subdivision 2, Table 1</b> Operational work involving marine plants</p>		<p><b><u>State code 11: Removal, destruction or damage of marine plants</u></b></p>	
<p><b>Schedule 10, Part 6, Division 3, Subdivision 3, Table 1</b> Operational work involving marine plants</p>		<p><b><u>State code 11: Removal, destruction or damage of marine plants</u></b></p>	
<p><b>Schedule 10, Part 6, Division 3, Subdivision 3, Table 2</b> Reconfiguring a lot or material change of use involving removal, destruction or damage of marine plants</p>	<p><b><u>State code 11: Removal, destruction or damage of marine plants</u></b></p>		
<p>Native vegetation clearing</p>			
<p><b>Schedule 7, Part 3, section 12</b> Operational work for clearing native vegetation</p>	<p>This is accepted development if it complies with the requirements in Schedule 7, Part 3, section 12. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		<p><i>Vegetation Management Act 1999, Vegetation clearing codes</i></p>

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Schedule 10, Part 3, Division 1, section 4 (1)</b></p> <p>Operational work that is prohibited development - clearing native vegetation other than for a relevant purpose</p>	<p>This provision makes development prohibited unless specified. There is no role for the planning scheme.</p>		<p><i>Vegetation Management Act 1999</i>, section 22A</p> <p>Planning Regulation, Schedule 21</p>
<p><b>Schedule 10, Part 3, Division 1, section 4 (2)</b></p> <p>Material change of use that is made assessable under a local categorising instrument that is prohibited development</p>	<p>This provision makes development prohibited unless specified. There is no role for the planning scheme.</p>		<p><i>Vegetation Management Act 1999</i>, section 22A</p> <p>Planning Regulation, Schedule 21</p>
<p><b>Schedule 10, Part 3, Division 2, section 5</b></p> <p>Operational work that is the clearing of native vegetation on prescribed land</p>	<p>The Planning Regulation makes development assessable where it is not accepted development under Schedule 7, Part 3, section 12 or exempt clearing work (Schedule 21). The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		<p>Planning Regulation, Schedule 21</p>
<p><b>Schedule 10, Part 3, Division 3, Table 1</b></p> <p>Operational work that is the clearing of native vegetation on prescribed land</p>	<p>This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.</p>	<p><b>State code 16:</b> <b><u>Native vegetation clearing</u></b></p>	
<p><b>Schedule 10, Part 3, Division 4, Table 1</b></p> <p>Operational work that is the clearing of native vegetation on prescribed land</p>	<p>This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p><b>State code 16:</b> <b><u>Native vegetation clearing</u></b></p>	
<p><b>Schedule 10, Part 3, Division 4, Table 2</b></p> <p>Reconfiguring a lot that is assessable development under section 21</p>	<p>This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p><b>State code 16:</b> <b><u>Native vegetation clearing</u></b></p>	
<p><b>Schedule 10, Part 3, Division 4, Table 3</b></p> <p>Material change of use that is made assessable under a local categorising instrument and relates to a lot that is 5ha or larger</p>	<p>If the planning scheme makes this assessable, the development requires SARA referral agency assessment against the SDAP. The planning scheme should not duplicate the SDAP provisions.</p>	<p><b>State code 16:</b> <b><u>Native vegetation clearing</u></b></p>	

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
Waterway barrier works			
<b>Schedule 7, Part 3, section 6</b> Operational work for waterway barrier works	The combined effect of these provisions is that the Planning Regulation makes development assessable where not accepted development under Schedule 7, Part 3, section 6. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		<i>Fisheries Act 1994, section 32</i>
<b>Schedule 10, Part 6, Division 4, Subdivision 1, section 12</b> Operational work for waterway barrier works			
<b>Schedule 10, Part 6, Division 4, Subdivision 2, Table 1</b> Operational work for waterway barrier works	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	<b>State code 12: Development in a declared fish habitat area</b>	
<b>Schedule 10, Part 6, Division 4, Subdivision 3, Table 1</b> Operational work for waterway barrier works	This provision is to be assessed by SARA as referral agency (unless SARA is the prescribed assessment manager) and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 12: Development in a declared fish habitat area</b>	
<p>Note:</p> <ul style="list-style-type: none"> <li>– Declared fish habitat area provisions are also relevant to this policy see the Agriculture state interest</li> <li>– Wetland protection areas provisions are also relevant to this policy see the Coastal environment state interest</li> <li>Brisbane core port land provisions for fisheries are relevant to this policy see the Strategic ports state interest.</li> </ul>			
<b>Policy 5 – Viable koala populations in SEQ are protected by conserving and enhancing koala habitat extent and condition.</b>			
SEQ Koala habitat			
<b>Schedule 10, Part 10, Division 2, section 16A</b> Development interfering with koala habitat in an area that is both a koala priority area and a koala habitat area	Development under this provision is prohibited unless specified in Schedule 10, Part 10, Division 2, section 16A (2). There is no role for the planning scheme.		
<b>Schedule 10, Part 10, Division 3, Subdivision 1, section 16B</b> Development interfering with koala habitat in an area that is a koala habitat area but is not a koala priority area	This section makes development assessable unless specified in Schedule 10, Part 10, Division 3, Subdivision 1, section 16B (2). The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		
<b>Schedule 10, Part 10, Division 3, Subdivision 2, Table 1</b>	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment	<b>State code 25 - Development in South East Queensland</b>	<i>Nature Conservation (Koala)</i>

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
Development interfering with koala habitat in an area that is a koala habitat area but is not a koala priority area	benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	<a href="#"><u>koala habitat areas</u></a>	Conservation Plan 2017
<p><b>Schedule 10, Part 10, Division 3, Subdivision 3, Table 1</b></p> <p>Development interfering with koala habitat in an area that is a koala habitat area but is not a koala priority area</p>	This provision is to be assessed by SARA as referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<a href="#"><u>State code 25 - Development in South East Queensland koala habitat areas</u></a>	Nature Conservation (Koala) Conservation Plan 2017
<p><b>Schedule 10, Part 10, Division 4, Subdivision 1, section 16C</b></p> <p>Development that involves interfering with koala habitat in a koala habitat area for an extractive industry in a key resource area</p>	This section makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		
<p><b>Schedule 10, Part 10, Division 4, Subdivision 2, Table 1</b></p> <p>Development that involves interfering with koala habitat in a koala habitat area for an extractive industry in a key resource area</p>	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	<a href="#"><u>State code 25 - Development in South East Queensland koala habitat areas</u></a>	Nature Conservation (Koala) Conservation Plan 2017
<p><b>Schedule 10, Part 10, Division 4, Subdivision 3, Table 1</b></p> <p>Development for extractive industries in key resource areas interfering with koala habitat in a koala habitat area</p>	This provision is to be assessed by SARA as referral agency (unless SARA is the prescribed assessment manager) and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<a href="#"><u>State code 25 - Development in South East Queensland koala habitat areas</u></a>	Nature Conservation (Koala) Conservation Plan 2017
<p><b>Schedule 10, Part 10, Division 5, Table 1</b></p> <p>Development on premises in koala priority areas not interfering with koala habitat</p>	<p>This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.</p> <p><i>Note: the category of assessment is the category stated in the planning scheme.</i></p>	Planning Regulation Schedule 11, part 2	Nature Conservation (Koala) Conservation Plan 2017
<p><b>Schedule 10, Part 10, Division 6, Table 1</b></p> <p>Development in identified koala broad-hectare areas</p>	<p>This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.</p> <p><i>Note: the category of assessment is the category stated in the planning scheme.</i></p>	Planning Regulation, Schedule 11, part 3	Nature Conservation (Koala) Conservation Plan 2017

# State interest – Coastal environment

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Coastal environment state interest statement:</b>			
The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.			
<b>Policy 2</b> – Development of canals, dry land marinas, artificial waterways or marine infrastructure avoids adverse impacts on coastal resources and processes.			
Tidal works			
<b>Schedule 10, Part 17, Division 1, section 28</b> Operational work that is tidal works or work in a coastal management district	This section makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		<i>Coastal Protection and Management Act 1995</i>
<b>Schedule 10, Part 17, Division 2, Table 1</b> Operational work that is tidal works or other work in a coastal management district	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	If the local government is the prescribed assessment manager— Coastal Protection and Management Regulation 2017, Schedule 3	
<b>Schedule 10, Part 17, Division 3, Table 1</b> Operational work that is tidal works or other work in a coastal management district	This provision is to be assessed by SARA as referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b><u>State code 8: Coastal development and tidal works</u></b>	
<b>Schedule 10, Part 17, Division 3, Table 3</b> Operational work that is tidal works or other work in Gold Coast waters	This provision is to be assessed by a referral agency and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	The purposes of the <b><u>Gold Coast Waterways Authority Act 2012</u></b>	<i>Gold Coast Waterways Authority Act 2012</i>
<b>Schedule 10, Part 17, Division 3, Table 4</b> Operational work that is tidal works and involves a marina	This provision is to be assessed by a referral agency and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	The <b><u>Guidelines for Fire Safety Systems in Marinas</u></b>	
<b>Schedule 10, Part 17, Division 3, Table 5</b> Reconfiguring a lot in a coastal management district or for a canal where assessable under section 21	This provision is to be assessed by SARA as referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b><u>State code 8: Coastal development and tidal works</u></b>	

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Schedule 10, Part 17, Division 3, Table 6</b></p> <p>Material change of use involving work in a coastal management district that is made assessable under a local categorising instrument</p>	<p>If the planning scheme makes this development assessable, the development requires SARA referral agency assessment against the SDAP. The planning scheme should not duplicate the SDAP provisions.</p>	<p><b>State code 8:</b> <b><u>Coastal development and tidal works</u></b></p>	
<p><b>Policy 3</b> – Reclamation of land under tidal water is avoided other than for the purpose of:</p> <ul style="list-style-type: none"> <li>(a) coastal-dependent development, public marine development or community infrastructure, where there is no reasonable alternative; or</li> <li>(b) strategic ports, priority ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan, or statutory master plan; or</li> <li>(c) coastal protection works or work necessary to protect coastal resources or coastal processes.</li> </ul>			
<p><b>Schedule 7, Part 3, section 10</b></p> <p>Operational work for tidal works or work within a coastal management district that involves interfering with quarry material on State coastal land above high-water mark</p>	<p>This is accepted development if it complies with the requirements in Schedule 7, Part 3, section 10. The planning scheme should be consistent with this category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		<p><i>Coastal Protection and Management Act 1995</i></p>
<p><b>Schedule 10, Part 17, Division 3, Table 2</b></p> <p>Operational work that is tidal works or work in tidal waters (other than work for government supported transport infrastructure or carried out by the Gold Coast Waterways Authority)</p>	<p>This provision is to be assessed by SARA as the referral agency and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p><b>State code 8:</b> <b><u>Coastal development and tidal works</u></b></p>	
<p><b>Development in the coastal environment:</b></p> <p><b>Policy 4</b> – Coastal-dependent development in areas adjoining tidal water is facilitated in preference to other types of development.</p>			
<p><b>Schedule 6, Part 3, section 13</b></p> <p>Operational work (digging or boring) under <i>Coastal Protection and Management Act 1995</i></p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements in Schedule 6.</p>		<p><i>Coastal Protection and Management Act 1995, section 134</i></p>
<p><b>Schedule 9, Part 3, Division 1, Table 1</b></p> <p>Building work for premises completely or partly seaward of coastal building line under the Coastal Act</p>	<p>This provision is to be assessed by SARA as the referral agency and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p><b>State code 8:</b> <b><u>Coastal development and tidal works</u></b></p>	<p><i>Coastal Protection and Management Act 1995</i></p>

# State interest – Cultural heritage

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Cultural heritage state interest statement:</b></p> <p>The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.</p>			
<p><b>State cultural heritage</b></p> <p><b>Policy 3</b> – Adverse impacts on the cultural heritage significance of state heritage places are avoided.</p>			
<p><b>Schedule 10, Part 8, Division 2, Subdivision 1, section 15</b></p> <p>Development on or adjoining a Queensland heritage place</p>	<p>This makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		<p><i>Queensland Heritage Act 1992</i></p>
<p><b>Schedule 10, Part 8, Division 2, Subdivision 2, Table 1</b></p> <p>Development on a Queensland heritage place</p>	<p>This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.</p>	<p><b>State code 14 – Queensland heritage place</b></p> <p>Matters code assessment must have regard to if section 277 of the [Planning] Act applies: the matters stated in section 277(2)(b) and (3) of the [Planning] Act</p>	<p><i>Planning Act 2016, section 277</i></p>
<p><b>Schedule 10, Part 8, Division 2, Subdivision 2, Table 2</b></p> <p>Material change of use of premises adjoining a Queensland Heritage place</p>	<p>This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.</p>	<p><b>State code 14 – Queensland heritage place</b></p>	
<p><b>Schedule 10, Part 8, Division 2, Subdivision 3, Table 1</b></p> <p>Development on or adjoining a Queensland heritage place</p>	<p>This provision is to be assessed by SARA as the referral agency and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p><b>State code 14 – Queensland heritage place</b></p> <p>Matters referral agency's assessment must have regard to if section 277 of the [Planning] Act applies: the matters stated in section 277(2)(b) and (3) of the [Planning] Act</p>	<p><i>Planning Act 2016, section 277</i></p>



Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Local cultural heritage</b></p> <p><b>Policy 5</b> – Development of local heritage places or local heritage areas does not compromise the cultural heritage significance of the place or area by:</p> <ul style="list-style-type: none"> <li>(a) avoiding adverse impacts on the cultural heritage significance of the place or area; or</li> <li>(b) minimising and mitigating unavoidable adverse impacts on the cultural heritage significance of the place or area.</li> </ul> <p><b>Policy 6</b> – The conservation and adaptive reuse of local heritage places and local heritage areas are facilitated so that the cultural heritage significance is retained.</p>			
<p><b>Schedule 10, Part 8, Division 1, Subdivision 1, section 14</b></p> <p>Development on local heritage place</p>	<p>This makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		<p><i>Queensland Heritage Act 1992</i></p>
<p><b>Schedule 10, Part 8, Division 1, Subdivision 2, Table 1</b></p> <p>Development on local heritage place</p>	<p>This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.</p>	<p>(a) for a local heritage place on the local government's local heritage register under the Heritage Act—the code in the Queensland Heritage Regulation 2015, Schedule 2; or</p> <p>(b) for a local heritage place identified in the local government's planning scheme—the relevant provisions of a local categorising instrument</p>	<p>Queensland Heritage Regulation 2015</p>
<p><b>Schedule 10, Part 8, Division 1, Subdivision 3, Table 1</b></p> <p>Development application for building work that is on a local heritage place unless the local government is the prescribed assessment manager</p>	<p>This provision is to be assessed by local government as the referral agency and the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p>(a) for a local heritage place on the local government's local heritage register under the Heritage Act—the code in the Queensland Heritage Regulation 2015, Schedule 2; or</p> <p>(b) for a local heritage place</p>	<p>Queensland Heritage Regulation 2015</p>

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
		identified in the local government's planning scheme—the relevant provisions of a local categorising instrument	

# State interest – Water quality

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Water quality state interest statement: The environmental values and quality of Queensland waters are protected and enhanced.</b>			
<b>Policy 1</b> – Development facilitates the protection or enhancement of environmental values and the achievement of water quality objectives to Queensland waters.			
Wetland protection area			
<b>Schedule 7, Part 3, section 9</b> Operational work in wetland protection areas	This is accepted development if it complies with the requirements in Schedule 7, Part 3, section 9. The planning scheme should be consistent with this category of development as the Planning Regulation prevails to the extent of any inconsistency.		Planning Regulation, Schedule 14
<b>Schedule 10, Part 20, Division 1, section 33</b> Operational work that is high impact earthworks in a wetland protection area if the development is carried out for electricity operating works or government supported transport infrastructure and not accepted development	This provision makes development prohibited unless accepted development under Schedule 7, Part 3, section 9. There is no role for the planning scheme.		Environmental Protection Regulation 2019
<b>Schedule 10, Part 20, Division 2, section 34</b> Operational work that is high impact earthworks in a wetland protection area	This makes development assessable unless specified or accepted development under Schedule 7, Part 3, section 9. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		
<b>Schedule 10, Part 20, Division 3, Table 1</b> Operational work that is high impact earthworks in a wetland protection area	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	<b>State code 9: Great Barrier Reef wetland protection areas</b>	
<b>Schedule 10, Part 20, Division 4, Table 1</b> Operational work that is high impact earthworks in a wetland protection area if the chief executive is not the assessment manager	This provision is to be assessed by SARA as the referral agency and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 9: Great Barrier Reef wetland protection areas</b>	
<b>Schedule 10, Part 20, Division 4, Table 2</b> Reconfiguring a lot made assessable under section 21 in a wetland protection area	This provision is to be assessed by SARA as the referral agency and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 9: Great Barrier Reef wetland protection areas</b>	

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Schedule 10, Part 20, Division 4, Table 3</b></p> <p>Material change of use of premises in wetland protection area</p>	<p>This provision is to be assessed by SARA as the referral agency and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p><b>State code 9:</b> <b>Great Barrier Reef wetland protection areas</b></p>	
<p><b>Policy 3</b> – Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from:</p> <ul style="list-style-type: none"> <li>(a) altered stormwater quality and hydrology</li> <li>(b) waste water (other than contaminated stormwater and sewage)</li> <li>(c) the creation or expansion of non-tidal artificial waterways</li> <li>(d) the release and mobilisation of nutrients and sediments.</li> </ul>			
Operational work for taking or interfering with water			
<p><b>Schedule 7, Part 3, section 5</b></p> <p>Operational work for taking or interfering with water, other than PDA-related development</p>	<p>The combined effect of these provisions is that the Planning Regulation makes development assessable where not accepted development under Schedule 7, Part 3, section 5. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		<i>Water Act 2000</i>
<p><b>Schedule 10, Part 19, Division 1, Subdivision 1, section 29</b></p> <p>Operational work that involves taking or interfering with water unless the work is PDA related or accepted development under Schedule 7</p>			
<p><b>Schedule 10, Part 19, Division 1, Subdivision 2, Table 1</b></p> <p>Operational work that involves taking or interfering with water</p>	<p>This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.</p>	<p><b>State code 10:</b> <b>taking or interfering with water</b></p>	
<p><b>Schedule 10, Part 19, Division 1, Subdivision 3, Table 1</b></p> <p>Operational work that involves taking or interfering with water</p>	<p>This provision is to be assessed by SARA as the referral agency and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p><b>State code 10:</b> <b>taking or interfering with water</b></p>	
<p><i>Note:</i></p> <ul style="list-style-type: none"> <li>– Brisbane core port land provisions are also relevant to this policy see the Strategic ports state interest</li> <li>– Provisions for removing quarry material from a watercourse or lake are also relevant to this policy see the Mining and Extractive resources state interest.</li> </ul>			

# State interest – Emissions and hazardous activities

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Emissions and hazardous activities state interest statement:</b></p> <p>Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.</p>			
<p><b>Protection from emissions and hazardous activities</b></p> <p><b>Policy 1</b> – Industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities are located, designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment.</p>			
<p>Environmentally relevant activity (ERAs)</p>			
<p><b>Schedule 10, Part 5, Division 1, section 7</b></p> <p>Development for an ERA to the extent the development involves dredging or extracting more than 10,000t of material a year in North Stradbroke Island Region</p>	<p>This provision makes development prohibited. There is no role for the planning scheme.</p> <p><i>Note: Development under the 10,000t threshold is assessable in accordance with Schedule 10, Part 5, Division 2, section 8 of the Planning Regulation 2017. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</i></p>		<p><i>North Stradbroke Island Protection and Sustainability Act 2011</i></p> <p>Environmental Protection Regulation 2019, Schedule 2, part 4, section 16</p>
<p><b>Schedule 10, Part 5, Division 2, section 8</b></p> <p>Material change of use of premises for a concurrence ERA</p>	<p>This makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		<p><i>Environmental Protection Act 1994</i></p>
<p><b>Schedule 10, Part 5, Division 3, Table 1</b></p> <p>Material change of use of premises for a concurrence ERA</p>	<p>This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.</p>	<p>If the local government is the prescribed assessment manager- The matters prescribed as assessment benchmarks for the development are under the Environmental Protection Act, section 580(4)(a)</p>	<p><i>Environmental Protection Act 1994</i></p>
<p><b>Schedule 10, Part 5, Division 4, Table 1</b></p> <p>Material change of use of premises for an ERA that has been devolved to a local</p>	<p>This provision is to be assessed by local government as the referral agency and the matters the local government's assessment</p>	<p>The matters prescribed under the Environmental</p>	<p><i>Environmental Protection Act 1994</i></p>

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
government under the Environment Protection Regulation and the local government is not the assessment manager	must be against. The planning scheme should not duplicate this provision.	Protection Act, section 580(4)(b) as matters the referral agency must assess the development against	Environment Protection Regulation 2019
<b>Schedule 10, Part 5, Division 4, Table 2</b> Material change of use of premises for an ERA that has been not been devolved to a local government under the Environment Protection Regulation and the chief executive is not the prescribed assessment manager	This provision is to be assessed by SARA as the referral agency and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 22:</b> <b><u>Environmentally relevant activities</u></b>	Environment Protection Regulation 2019
<i>Note: Brisbane port provisions are also relevant to this policy see the Strategic ports state interest.</i>			
Noise sensitive place on noise attenuation land			
<b>Schedule 10, Part 11, section 17</b> Material change of use for a noise sensitive place on noise attenuation land	This provision makes development prohibited unless specified. There is no role for the planning scheme.		See definition of noise attenuation land and noise sensitive place in Schedule 24 of the Planning Regulation
<b>Protection from emissions and hazardous activities</b>			
<b>Policy 2</b> – Activities involving the use, storage and disposal of hazardous materials and prescribed hazardous chemicals, dangerous goods, and flammable or combustible substances are located and managed to minimise the health and safety risks to communities and individuals.			
Hazardous Chemical Facility			
<b>Schedule 10, Part 7, Division 1, section 13</b> Material change of use for a hazardous chemical facility	This makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		<i>Work Health and Safety Act 2011</i>  Work Health and Safety Regulation 2011
<b>Schedule 10, Part 7, Division 2, Table 1</b> Material change of use for a hazardous chemical facility	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	<b>State code 21:</b> <b><u>Hazardous chemical facilities</u></b>	
<b>Schedule 10, Part 7, Division 3, Table 1</b> Material change of use for a hazardous chemical facility	This provision is to be assessed by SARA as the referral agency (unless SARA is the assessment manager) and the matters the referral agency's assessment must be against.	<b>State code 21:</b> <b><u>Hazardous chemical facilities</u></b>	

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
	The planning scheme should not duplicate this provision.		
<i>Note: Brisbane port provisions are also relevant to this policy see the Strategic ports state interest.</i>			
<b>Protection from emissions and hazardous activities</b>			
<b>Policy 4</b> – Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property.			
<b>Schedule 10, Part 4, Division 1, section 6</b> Material change of use on contaminated land	This makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		
<b>Schedule 10, Part 4, Division 2, Table 1</b> Material change of use on contaminated land	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	Whether the contaminated land register or the environmental management register states that the premises are suitable for the proposed use in accordance with a site suitability statement for the premises	
<b>Schedule 10, Part 4, Division 3, Table 1</b> Reconfiguring a lot on contaminated land (Unexploded ordnance) that is assessable under section 21	This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 13:</b> <b><u>Unexploded ordnance (UXO)</u></b>	
<b>Schedule 10, Part 4, Division 3, Table 1</b> Material change of use on contaminated land (Unexploded ordnance) that is made assessable under a local categorising instrument	The development requires SARA referral agency assessment against the SDAP. The planning scheme should not duplicate the SDAP provisions.	<b>State code 13:</b> <b><u>Unexploded ordnance (UXO)</u></b>	
<b>Protection of industrial development, major infrastructure, and sport and recreation facilities from encroachment:</b>			
<b>Policy 5</b> – Protect the following existing and approved land uses or areas from encroachment by development that would compromise the ability of the land use to function safely and effectively: (e) high pressure gas pipelines.			
<b>Schedule 10, Part 9, Division 3, Table 1</b> Reconfiguring a lot subject to a pipeline easement that is assessable under section 21	This is to be assessed by a referral agency (advice only) and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	The purposes of the <i>Petroleum and Gas (Production and Safety) Act 2004</i>	<i>Petroleum and Gas (Production and Safety) Act 2004</i>

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Schedule 10, Part 9, Division 3, Table 2</b> Material change of use that are subject to a pipeline easement that is made assessable under a local categorising instrument</p>	<p>This is to be assessed by a referral agency (advice only) and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p>The purposes of the <i>Petroleum and Gas (Production and Safety) Act 2004</i></p>	<p><i>Petroleum and Gas (Production and Safety) Act 2004</i></p>
<p><b>Schedule 10, Part 9, Division 3, Table 3</b> Operational work on premises subject to a pipeline easement that is made assessable under a local categorising instrument</p>	<p>This is to be assessed by a referral agency (advice only) and the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p>The purposes of the <i>Petroleum and Gas (Production and Safety) Act 2004</i></p>	<p><i>Petroleum and Gas (Production and Safety) Act 2004</i></p>



# State interest – Energy and water supply

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Energy and water supply state interest statement:</b>			
<b>The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.</b>			
<b>Policy 1</b> – Existing and approved future major electricity infrastructure locations and corridors (including easements and electricity substations), and bulk water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of the infrastructure.			
Electrical infrastructure			
<b>Schedule 10, Part 9, Division 2, Table 1</b> Reconfiguring a lot subject to an easement or near a substation site that is assessable under section 21	This is to be assessed by a referral agency (advice only) and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	The purposes of the <i>Electricity Act 1994</i> and <i>Electrical Safety Act 2002</i>	<i>Electricity Act 1994</i> and <i>Electrical Safety Act 2002</i>
<b>Schedule 10, Part 9, Division 2, Table 2</b> Material change of use of premises near a substation site or subject to an easement that is made assessable under a local categorising instrument	This development is to be assessed by a referral agency (advice only) and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	The purposes of the <i>Electricity Act 1994</i> and <i>Electrical Safety Act 2002</i>	<i>Electricity Act 1994</i> and <i>Electrical Safety Act 2002</i>
<b>Schedule 10, Part 9, Division 2, Table 3</b> Operational work on premises subject to an easement or near a substation site that is made assessable under a local categorising instrument	This development is to be assessed by a referral agency (advice only) and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	The purposes of the <i>Electricity Act 1994</i> and <i>Electrical Safety Act 2002</i>	<i>Electricity Act 1994</i> and <i>Electrical Safety Act 2002</i>
Water supply infrastructure			
<b>Schedule 10, Part 19, Division 3, Subdivision 1, section 31</b> Operational work for referable dams	This makes development assessable. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		<i>Water Supply (Safety and Reliability) Act 2008</i>
<b>Schedule 10, Part 19, Division 3, Subdivision 2, Table 1</b> Operational work for referable dams	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	<b>State code 20:</b> <b>Referable dams</b>	
<b>Schedule 10, Part 19, Division 3, Subdivision 3, Table 1</b> Operational work for referable dams	This provision is to be assessed by SARA as the referral agency (unless SARA is the assessment manager) and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 20:</b> <b>Referable dams</b>	

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Policy 2</b> – Major electricity infrastructure and bulk water supply infrastructure such as pump stations, water quality facilities and electricity substations, are protected from encroachment by sensitive land uses where practicable.</p>			
<p><i>Note: Levee provisions are also relevant to this policy see Natural hazards, risk and resilience state interest.</i></p>			
<p><b>Schedule 6, Part 5, section 26</b> Development for infrastructure activities</p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements outlined Schedule 6.</p>		
<p><b>Schedule 6, Part 5, section 29</b> Development for a connection under SEQ Water Act</p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements outlined Schedule 6.</p>		<p><i>South - East Queensland Water (Distribution and Retail Restructuring) Act 2009, chapter 4C</i></p>
<p><b>Policy 4</b> – The development and supply of renewable energy at the regional, local and individual scale is enabled in appropriate locations.</p>			
<p>Wind farms</p>			
<p><b>Schedule 6, Part 1, section 1</b> Building work for a wind farm</p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements outlined Schedule 6.</p>		
<p><b>Schedule 6, Part 2, section 7</b> Material change of use for wind farm</p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements outlined Schedule 6.</p>		
<p><b>Schedule 10, Part 21, Division 1, section 35</b> Material change of use for a wind farm</p>	<p>This makes development assessable. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.</p>		
<p><b>Schedule 10, Part 21, Division 2, Table 1</b> Material change of use for a wind farm</p>	<p>This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.</p>	<p><b><u>State code 23: Wind farm development</u></b></p>	
<p>Geothermal exploration</p>			
<p><b>Schedule 6, Part 5, section 23</b> Development for geothermal exploration</p>	<p>The planning scheme cannot make this assessable if the development complies with the requirements outlined Schedule 6.</p>		<p><i>Geothermal Energy Act 2010</i></p>

# State interest – Infrastructure integration

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Infrastructure state interest statement:</b> <b>The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.</b>			
<b>Policy 4</b> – Existing and planned infrastructure is protected from development that would compromise the ability of infrastructure and associated services to operate safely and efficiently.			
<b>Schedule 6, Part 5, section 26</b> Development for infrastructure activities	The planning scheme cannot make this assessable if complying with the requirements outlined Schedule 6.		
<i>Note:</i> <ul style="list-style-type: none"> <li>– State transport infrastructure provisions are also relevant to this policy see the Transport infrastructure state interest</li> <li>– Electricity infrastructure provisions are also relevant to this policy see the Energy and Water supply state interest</li> <li>– Oil and gas infrastructure provisions are also relevant to this policy see the Emissions and hazardous activities state interest</li> <li>– Water supply infrastructure provisions are also relevant to this policy see the Energy and water supply state interest</li> <li>– Operational works for plumbing and drainage provisions are also relevant to this policy see the Development and construction state interest.</li> </ul>			
<b>Schedule 9, Part 3, Division 2, Table 11</b> Building work for class 1 building on premises with on-site wastewater management system	This provision is to be assessed by local government as the referral agency and includes the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.	Whether the building work complies with the Queensland Plumbing and Wastewater Code, part 1, performance criteria P2	<i>Building Act 1975</i> – Class of Building under the Building Code of Australia provisions  Queensland Plumbing and Wastewater Code
<b>Schedule 9, Part 3, Division 3, Table 7</b> Building work over or near relevant infrastructure relating to Queensland Development Code, part 1.4	This provision is to be assessed by a referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	Whether the proposed building or structure complies with the performance criteria in the Queensland Development Code, part 1.4 that relate to a sewer, water main or stormwater drain	Queensland Development Code
<b>Schedule 10, Part 9, Division 1, Table 1</b> Development on premises that are the subject of a designation made by the Minister and that is made assessable under a local categorising instrument	This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	The designation	

# State interest – Transport infrastructure

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<p><b>Transport infrastructure state interest statement:</b></p> <p>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.</p>			
<p><b>All transport infrastructure:</b></p> <p><b>Policy 1</b> – Transport infrastructure and existing and future transport corridors are reflected and supported through compatible land uses.</p>			
<p><b>Schedule 6, Part 3, section 9</b></p> <p>Operational work for ancillary works and encroachments for a road</p>	<p>The planning scheme cannot make these types of development assessable if the development complies with the requirements outlined Schedule 6.</p>		<p><i>Transport Infrastructure Act 1994, section 50(4) and section 50(2)(c)</i></p>
<p><b>Schedule 6, Part 3, section 10</b></p> <p>Operational work for substitute railway crossing</p>	<p>The planning scheme cannot make these types of development assessable if the development complies with the requirements outlined Schedule 6.</p>		<p><i>Transport Infrastructure Act 1994, section 169</i></p>
<p><b>Schedule 6, Part 3, section 11</b></p> <p>Operational work performed by railway manager</p>	<p>The planning scheme cannot make these types of development assessable if the development complies with the requirements outlined Schedule 6.</p>		<p><i>Transport Infrastructure Act 1994, section 260</i></p>
<p><b>Schedule 6, Part 3, section 12</b></p> <p>Operational work under rail feasibility investigator's authority</p>	<p>The planning scheme cannot make these types of development assessable if the development complies with the requirements outlined Schedule 6.</p>		<p><i>Transport Infrastructure Act 1994, section 169, section 112</i></p>
<p><b>State transport infrastructure:</b></p> <p><b>Policy 6</b> – Development in areas surrounding state transport infrastructure, and existing and future state transport corridors, is compatible with, or support the most efficient use of, the infrastructure and transport network.</p> <p><b>Policy 7</b> – The safety and efficiency of existing and future state transport infrastructure, corridors, and networks is not adversely affected by development.</p>			
<p><b>Schedule 9, Part 3, Division 1, Table 3</b></p> <p>Building work in a State transport corridor</p>	<p>This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p><b>State code 1:</b> <u>Development in a state-controlled road environment</u></p> <p><b>State code 2:</b> <u>Development in a railway environment</u></p> <p><b>State code 3:</b> <u>Development in a busway environment</u></p>	

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
		<b>State code 4:</b> <u>Development in a light rail environment</u>	
<p><b>Schedule 9, Part 3, Division 1, Table 4</b></p> <p>Building work in a future State transport corridor</p>	<p>This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p><b>State code 1:</b> <u>Development in a state-controlled road environment</u></p> <p><b>State code 2:</b> <u>Development in a railway environment</u></p> <p><b>State code 3:</b> <u>Development in a busway environment</u></p> <p><b>State code 4:</b> <u>Development in a light rail environment</u></p>	
<p><b>Schedule 10, Part 9, Division 4, Subdivision 1, Table 1</b></p> <p>An aspect of development stated in schedule 20 (development impacting on State transport infrastructure &amp; thresholds) that is assessable development under a local categorising instrument or section 21</p>	<p>This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p><b>State code 6:</b> <u>Protection of state transport networks</u></p>	<p>Planning Regulation, Schedule 20</p>
<p><b>Schedule 10, Part 9, Division 4, Subdivision 2, Table 1</b></p> <p>Reconfiguring a lot within 25m of a State transport corridor that is assessable development under section 21</p>	<p>This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.</p>	<p><b>State code 1:</b> <u>Development in a state-controlled road environment</u></p> <p><b>State code 2:</b> <u>Development in a railway environment</u></p> <p><b>State code 3:</b> <u>Development in a busway environment</u></p> <p><b>State code 4:</b> <u>Development in a light rail environment</u></p>	<p><i>Transport Infrastructure Act 1994</i></p>
<p><b>Schedule 10, Part 9, Division 4, Subdivision 2, Table 2</b></p>	<p>This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against.</p>	<p><b>State code 1:</b> <u>Development in a state-</u></p>	

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
Reconfiguring a lot that is a future State transport corridor that is assessable development under section 21	The planning scheme should not duplicate this provision.	<u>controlled road environment</u> <b>State code 2:</b> <u>Development in a railway environment</u> <b>State code 3:</b> <u>Development in a busway environment</u> <b>State code 4:</b> <u>Development in a light rail environment</u>	
<b>Schedule 10, Part 9, Division 4, Subdivision 2, Table 3</b> Reconfiguring a lot near a State-controlled road intersection that is assessable development under section 21	This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 1:</b> <u>Development in a state-controlled road environment</u>	
<b>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4</b> Material change of use of premises within 25m of a State transport corridor or future State transport corridor that is assessable development under a local categorising instrument	This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 1:</b> <u>Development in a state-controlled road environment</u> <b>State code 2:</b> <u>Development in a railway environment</u> <b>State code 3:</b> <u>Development in a busway environment</u> <b>State code 4:</b> <u>Development in a light rail environment</u>	
<b>Schedule 10, Part 9, Division 4, Subdivision 2, Table 5</b> Operational work on premises within 25m of a State transport corridor that is assessable under a local categorising instrument	This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 1:</b> <u>Development in a state-controlled road environment</u> <b>State code 2:</b> <u>Development in a railway environment</u> <b>State code 3:</b> <u>Development in</u>	

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
		<u>a busway environment</u> <b>State code 4:</b> <u>Development in a light rail environment</u>	
<b>Schedule 10, Part 9, Division 4, Subdivision 2, Table 6</b>  Operational work on premises that is a future State transport corridor that is assessable under a local categorising instrument	This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 1:</b> <u>Development in a state-controlled road environment</u>  <b>State code 2:</b> <u>Development in a railway environment</u>  <b>State code 3:</b> <u>Development in a busway environment</u>  <b>State code 4:</b> <u>Development in a light rail environment</u>	
<b>Schedule 10, Part 9, Division 4, Subdivision 3, Table 1</b>  Reconfiguring a lot on or near a State-controlled transport tunnel or future State-controlled transport tunnel that is assessable development under section 21	This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 5:</b> <u>Development in a state-controlled transport tunnel environment</u>	
<b>Schedule 10, Part 9, Division 4, Subdivision 3, Table 2</b>  Material change of use of premises on or near a State-controlled transport tunnel or future State-controlled transport tunnel that is assessable development under a local categorising instrument	This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 5:</b> <u>Development in a state-controlled transport tunnel environment</u>	
<b>Schedule 10, Part 9, Division 4, Subdivision 3, Table 3</b>  Operational work on or near a State-controlled transport tunnel or future State-controlled transport tunnel that is assessable development under a local categorising instrument	This provision is to be assessed by SARA as the referral agency and includes the matters the referral agency's assessment must be against. The planning scheme should not duplicate this provision.	<b>State code 5:</b> <u>Development in a state-controlled transport tunnel environment</u>	
<i>Note: Brisbane core port land provisions are also relevant see the Strategic ports state interest.</i>			

# State interest – Strategic airports and aviation facilities

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Strategic airport and aviation facilities state interest statement:</b> <b>The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.</b>			
<b>Policy 3</b> – Development complements the role of a strategic airport as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic airport.			
<b>Schedule 10, Part 1, Division 1, section 1</b> Development on airport land	The planning scheme does not address this provision as the development occurs on airport land.		
<b>Schedule 10, Part 1, Division 2, Table 1</b> Development on airport land	The planning scheme does not address this provision as the development occurs on airport land.		
<b>Schedule 10, Part 1, Division 3, Table 1</b> Development on airport land if the chief executive is the assessment manager	This provision is to be assessed by local government as the referral agency (advice only) and includes the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.	The impacts of the proposed development, identified by the local government, on land in its local government area, other than airport land	



# State interest – Strategic ports

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Strategic Ports state interest statement:</b>			
<b>The operation of strategic ports and priority ports is protected and their growth and development is supported.</b>			
<b>All strategic ports:</b>			
<b>Policy 2</b> – Development complements the role of a strategic port as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic port.			
<b>Schedule 10, Part 13, Division 1, Subdivision 1, Table 1</b> Reconfiguring a lot that is on Brisbane core port land and is assessable under the Brisbane port Land Use Plan (LUP) and is assessable development requiring code assessment under the Transport Infrastructure Act, section 283ZM(4)	The planning scheme does not address this provision as the development occurs on core port land.		<i>Transport Infrastructure Act 1994</i>
<b>Schedule 10, Part 13, Division 1, Subdivision 2, Table 1</b> Material change of use on Brisbane core port land that is assessable under the Brisbane port LUP and the chief executive is the prescribed assessment manager	This provision is to be assessed by local government (Brisbane City Council) as the referral agency and includes the matters the local government's assessment must be against. The planning scheme should not duplicate this provision.	The material impacts of the proposed development, identified by the council, on land in its local government area, other than Brisbane core port land	
<b>Schedule 10, Part 13, Division 1, Subdivision 2, Table 5</b> Development on Brisbane core port land that is inconsistent with the Brisbane port LUP for transport reasons	The planning scheme does not address this provision as the development occurs on core port land.		
<b>Schedule 10, Part 13, Division 5, Subdivision 1, section 20</b> Development on strategic port land	The planning scheme does not address this provision as the development occurs on strategic port land.		
<b>Schedule 10, Part 13, Division 5, Subdivision 2, Table 1</b> Development on strategic port land	The planning scheme does not address this provision as the development occurs on strategic port land.		
<b>Schedule 10, Part 13, Division 5, Subdivision 3, Table 1</b> Development on strategic port land (inconsistent with the land use plan)	The planning scheme does not address this provision as the development occurs on strategic port land.		

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
<b>Policy 3</b> – Strategic ports are protected from development that may adversely affect the safety, viability or efficiency of existing and future port operations.			
<b>Schedule 10, Part 13, Division 1, Subdivision 2, Table 8</b> Material change of use of premises for a hazardous chemical facility on Brisbane core port land	The planning scheme does not address this provision as the development occurs on core port land.		
<b>Policy 4</b> – Development is located and designed to mitigate adverse impacts on the development from environmental emissions generated by port operations.			
<b>Schedule 10, Part 13, Division 1, Subdivision 2, Table 6</b> Material change of use on Brisbane core port land that is assessable development under the Brisbane port LUP, is for an ERA and is prescribed assessable development	The planning scheme does not address this provision as the development occurs on core port land.		
<b>Policy 5</b> – Key transport corridors (including freight corridors) linking strategic ports to the broader transport network are identified and protected.			
<b>Schedule 10, Part 13, Division 1, Subdivision 2, Table 2</b> Operational work on Brisbane core port land that is categorised as assessable development under the Brisbane port LUP, and relates to state transport infrastructure	The planning scheme does not address this provision as the development occurs on core port land.		
<b>Schedule 10, Part 13, Division 1, Subdivision 2, Table 3</b> Operational work on Brisbane core port land that is categorised as assessable development under the Brisbane port LUP, and relates to future state transport corridors	The planning scheme does not address this provision as the development occurs on core port land.		
<b>Schedule 10, Part 13, Division 1, Subdivision 2, Table 4</b> Material change of use on Brisbane core port land that is categorised as assessable development under the Brisbane port LUP, and within a state transport corridor/future state transport corridor and intersect with a state-controlled road	The planning scheme does not address this provision as the development occurs on core port land.		
<b>Policy 6</b> – Statutory land use plans for strategic ports and the findings of planning and environmental investigations undertaken in relation to strategic ports are considered.			
<b>Schedule 10, Part 13, Division 1, Subdivision 2, Table 9</b>	The planning scheme does not address this provision as the development occurs on core port land.		

Planning Regulation provision	How the planning scheme is to address the provision	Assessment benchmarks for assessment managers / matters for referral agencies	Other relevant regulatory provisions
Operational work for taking or interfering with water on Brisbane core port land and that is assessable development under the land use plan			
<p><b>Schedule 10, Part 13, Division 1, Subdivision 2, Table 11</b></p> <p>Material change of use or operational work relating to fisheries on Brisbane core port land</p>	The planning scheme does not address this provision as the development occurs on core port land.		
<p><b>Priority ports:</b></p> <p><b>Policy 7</b> – For priority ports, development is also consistent with the requirements of priority port master plans and priority port overlays as these are approved under the <i>Sustainable Ports Development Act 2015</i>.</p>			
<p><b>Schedule 10, Part 13, Division 4, Subdivision 1, section 19</b></p> <p>Development in priority port's master planned area</p>	This makes development assessable unless specified. The planning scheme should be consistent with the category of development as the Planning Regulation prevails to the extent of any inconsistency.		<i>Sustainable Ports Development Act 2015</i>
<p><b>Schedule 10, Part 13, Division 4, Subdivision 2, Table 1</b></p> <p>Development in priority port's master planned area</p>	This table includes the category of assessment and assessment benchmarks for the assessment manager. The planning scheme should be consistent with the assessment benchmarks as the Planning Regulation prevails to the extent of any inconsistency.	<p><b><u>Port overlay for the priority port of Gladstone</u></b></p> <p><b><u>Port overlay for the Priority Port of Townsville</u></b></p>	



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