

ShapingSEQ Rural precincts guideline

A guideline for the preparation and
implementation of rural precincts under the
South East Queensland Regional Plan 2017

May 2018

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Department of State Development, Manufacturing, Infrastructure and Planning
PO Box 15009 City East, Queensland 4002.
1 William Street Brisbane Qld 4000 (Australia)

Phone: 13 QGOV (13 7468)
Email: info@dsd.qld.gov.au
Web: www.dsdmip.qld.gov.au

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Executive summary

Rural precincts represent an important tool available to local governments, which can help planning schemes to achieve high-quality economic and sustainability outcomes in rural areas of SEQ, in line with the goals of the *South East Queensland Regional Plan 2017 (ShapingSEQ)*.

The *ShapingSEQ Rural Precincts Guideline* (this guideline) has been prepared by the Department of State Development, Manufacturing, Infrastructure and Planning (the department) to assist local governments in South East Queensland (SEQ) to:

- understand rural precincts, and when they might be applied productively within a particular local government area (LGA)
- understand the planning framework around rural precincts, including how they are established
- identify particular matters which may require consideration and/or investigation
- comprehend the process for preparation and endorsement of a rural precinct plan, including when and how to engage with the department.

While this guideline should be read in full, key messages for users include:

- Rural precincts must uphold the intent of the Regional Landscape and Rural Production Area (RLRPA) by preventing encroachment of residential development, protecting natural assets and landscapes and supporting economic growth in rural communities.
- Rural precincts are to be applied to discrete areas and will not be appropriate in every situation, or across the entirety of an LGA.
- Local governments contemplating rural precincts are encouraged to contact the department early in the process to commence initial discussions.
- It is critical that local governments begin this process with a strong understanding of the drivers for establishment of a rural precinct, and how rural precincts may act as a solution to a particular issue(s).
- Rural precincts are not to be used to facilitate prohibited development, including residential development (whether urban or rural in nature).
- While rural precincts are provided for in the goals and strategies of *ShapingSEQ*, their implementation will not be supported where it is at the expense of other core outcomes of the regional plan.

Crucially, the content of this guideline does not provide a basis for assessment of a rural precinct. Any proposal to establish a rural precinct will be required to demonstrate consistency with, and advancement of, the goals, elements and strategies of *ShapingSEQ*. Therefore, this guideline must be read in conjunction with *ShapingSEQ*.

1.0 What are rural precincts?

A rural precinct is a spatially defined and actively planned area within SEQ's RLRPA that supports the sustainability and economic diversification of rural areas. Rural precincts are used to advance the rural prosperity and natural economic resource strategies of *ShapingSEQ*.

A rural precinct is established through a rural planning exercise led by local government, in consultation with the department. In addition to being endorsed and gazetted by the Minister for State Development, Manufacturing, Infrastructure and Planning (Planning Minister), these precincts are to be reflected in local government planning schemes to facilitate the desired planning outcomes.

There are two types of rural precincts provided for under *ShapingSEQ* and the Planning Regulation 2017:

- **'Rural subdivision precincts'** are used to promote the diversification of agricultural activities.
- **'Rural enterprise precincts'** are used to promote the diversification of rural activities.

1.1 What is a rural subdivision precinct?

Rural subdivision precincts are a tool for achieving smaller lot sizes than would otherwise be permitted in the RLRPA by *ShapingSEQ*. The provisions within the Planning Regulation 2017 related to *ShapingSEQ* (the SEQ regulatory provisions) typically prohibit the creation of new lots smaller than 100 hectares in the RLRPA (subject to some exceptions).

The SEQ regulatory provisions are in place to protect a variety of important natural values and rural functions in the SEQ region, including its productive rural land, the regional biodiversity network and landscape areas, and to safeguard opportunities for potential future growth. However, it is recognised that SEQ's agricultural areas within the RLRPA are diverse and adaptive, and can successfully produce a variety of food, fibre, timber, foliage and agricultural products on lots less than 100 hectares.

Rural subdivision precincts can be applied to agricultural land (including Agricultural Land (ALC) classification A and B, and Important Agricultural Areas (IAAs)) where lower minimum subdivision sizes may support agricultural activities.

1.2 What is a rural enterprise precinct?

Rural enterprise precincts promote and/or protect specified rural activities and natural assets, as well as landscape values within and adjoining the precinct. These precincts are anchored by an existing or future rural activity that encourages investment and support from clustering similar or compatible land uses that would otherwise be assessed against the regulatory provisions.

Rural enterprise precincts provide the opportunity for local governments to establish a specific planning intent for a part of a rural area (i.e. the precinct), including to:

- attract interest and investment into the area
- leverage its competitive advantage
- improve the ways in which activities and potential land use conflicts can be managed
- identify necessary infrastructure and service needs
- provide certainty to landholders, industry and the community about future planning intent for ongoing investment in agriculture.

Rural enterprise precincts are to be used to facilitate development that complements or benefits rural and regional landscape values through simpler approval processes and/or modified subdivision limits (compared to other development in the RLRPA where the SEQ regulatory provisions apply). This is intended to encourage targeted investment and provide economic and environmental benefits from clustering similar or compatible land uses.

1.3 What isn't a rural precinct?

As rural precincts are used to advance *ShapingSEQ* policy and the intent for the RLRPA, they must not be used to facilitate prohibited development, including residential development (whether urban or rural), nor can they be used to facilitate urban activity or development that does not directly support the rural economy or natural environment. The growth of rural towns and villages outside of the Urban Footprint is catered for separately under *ShapingSEQ* and is not appropriate as part of a rural precinct.

Section 3 of this guideline provides further information around justifying the appropriateness of rural precincts for a particular locality, and ensuring that they are consistent with the policy and intent of both *ShapingSEQ* and the RLRPA. Importantly, rural precincts are intended to be developed over discrete, regionally significant areas. Broad scale application of these precincts will not be supported by the department.

2.0 Policy context

2.1 The South East Queensland region and the regional plan

SEQ is one of Australia's fastest growing regions with a population expected to grow from 3.5 to 5.3 million people over the next twenty-five years. *ShapingSEQ* is the Queensland Government's long-term strategic plan for accommodating and managing this growth. A key focus on the plan is to ensure that this growth is consolidated and well-supported by infrastructure and employment opportunities, while containing urban and rural residential development from sprawling into SEQ's rural and natural areas.

ShapingSEQ establishes a long-term vision that acknowledges the importance of the region's rural areas. These areas contain some of the world's most fertile agricultural land, a strong and diversified primary industry sector, and irreplaceable natural assets and environmental systems. They also contribute significantly to community health and wellbeing, and to local, regional and state economic growth.

Previous regional plans for SEQ recognised that a proactive planning approach could help to maximise the sustainability and economic prosperity of rural areas. This approach is continued through *ShapingSEQ*, and is achieved through:

- advancing the plan's overarching strategies for rural sustainability
- unlocking the region's competitive advantages and increasing its outward-facing economic potential
- attracting new investment and skills
- accommodating special uses that are difficult to locate
- making best use of rural areas as a long-term strategic asset.

2.1.1 The Regional Landscape and Rural Production Area

ShapingSEQ defines a desired future settlement pattern that aims to use land in SEQ more efficiently, while also protecting the values important to the community. The regional growth pattern designates land in one of three regional land use classifications:

- Urban Footprint
- Rural Living Area
- Regional Landscape and Rural Production Area (RLRPA).

The RLRPA is a vital part of SEQ, covering approximately 84 per cent of the land in the region, and provides important values that help sustain the SEQ region socially, culturally, economically and environmentally. As such, it is to be protected from inappropriate development; particularly urban and rural residential development.

The intent of the RLRPA—which must be upheld by any rural precinct proposal—is to:

- protect the values of this land from encroachment by urban and rural residential development
- protect natural assets and regional landscapes, and ensure their sustainable use and management
- support development and economic growth of rural communities and industries.

Rural precincts must not compromise the outcomes sought by *ShapingSEQ* in the RLRPA and must be appropriate for the rural area.

2.1.2 Rural prosperity

Agricultural development is not simply a 'default' land use in rural areas, but is a significant and deliberate undertaking that is not easily moved and requires detailed planning. *ShapingSEQ* sets key strategies to conserve and manage the environmental and economic values inherent in rural areas. *ShapingSEQ* aims to assist rural businesses and industries to adapt innovatively to changing technology, business operations, and a growing domestic and global demand for high quality produce.

Element 8 of the 'Prosper' theme of *ShapingSEQ* seeks that rural areas leverage traditional primary industry strengths to expand, diversify and introduce value-adding activities that enhance productivity, resilience and competitiveness in domestic and global markets. Strategy 3 specifically encourages local government-led rural precinct planning to support sustainability and economic diversification of rural areas.

Other strategies within this element also promote the intensification or diversification of agricultural activities on farms and the introduction of new rural value-adding activities (e.g. biotechnology), as well as supporting rural communities to adapt and build on their strategic advantages in existing rural industry and activities.

2.1.3 Other functions of the regional plan

While rural precincts are provided for in the goals and strategies of *ShapingSEQ*, their implementation is not supported where it is at the expense of other core outcomes of the regional plan. Specifically, in developing a rural precinct plan, local governments must holistically consider the policies under *ShapingSEQ* and demonstrate that meeting the intent of Element 8, Strategy 3 under the Prosper theme does not compromise the other goals of the regional plan.

EXAMPLE: A rural area in SEQ is home to a number of fruit growers; demand for produce is outstripping supply and there is a desire by local growers to expand their enterprise, however locally available land holdings are all deemed too large to be profitable at present. The creation of a rural precinct is identified as a potential means of satisfying Element 8 of the Prosper theme under *ShapingSEQ*. However, the area around the existing farms forms part of an extensive regional biodiversity corridor mapped under *ShapingSEQ*. In this example it may be determined that the potential detrimental impacts of subdivision on regional biodiversity values would compromise the achievement of Element 2 under *ShapingSEQ*'s Sustain theme.

2.2 The Planning Regulation 2017

The SEQ regulatory provisions are contained in Schedule 10, Part 15 and Part 16 of the Planning Regulation 2017. The regulatory provisions ensure particular forms of development in SEQ are consistent with *ShapingSEQ* policy. They require that certain development applications are referred for assessment by the Chief Executive administering the *Planning Act 2016*. Applications triggered for referral can include:

- certain reconfiguring a lot applications in a SEQ development area, and
- certain material change of use applications in the RLRPA, the Rural Living Area or a SEQ development area.

The SEQ regulatory provisions also make reconfiguring a lot in the RLRPA prohibited development where the proposed lots would have an area of less than 100 hectares, and where the reconfiguration is not an exempt subdivision as defined under Schedule 24 of the Planning Regulation 2017.

There are, however, exceptions under the SEQ regulatory provisions which apply to rural precincts, as discussed below.

Rural subdivision precincts

The prohibition on reconfiguring a lot resulting in lots less than 100 hectares in size in the RLRPA does not apply to applications within a gazetted rural subdivision precinct, providing the proposal is consistent with the relevant provisions of the local government planning scheme.

A rural subdivision precinct does not, however, alter the regulatory requirements for a development application for a material change of use.

Rural enterprise precincts

Development within a rural enterprise precinct (whether reconfiguring a lot or material change of use) will be exempt from assessment (defined as 'excluded development') against the SEQ regulatory provisions providing it is consistent with the plan for the precinct as gazetted by the Minister.

Development within either a rural subdivision precinct or a rural enterprise precinct which is not consistent with the Minister's gazettal for the area will still be subject to the relevant regulatory provisions.

2.3 Rural precincts regulatory process

Rural precincts are established through an amendment to a local government planning scheme (or through the preparation of a new planning scheme), and approved by the Planning Minister through a notice in the Queensland Government gazette.

The assessment of a proposed rural precinct (and associated amendment to the relevant local government's planning scheme) is undertaken by the department, with input from the Department of Agriculture and Fisheries, and Department of Natural Resources, Mines and Energy (DNRME), who assess the suitability of the proposal as part of state interest review of a planning scheme amendment.

The guidelines and rules for making and amending planning schemes under the *Planning Act 2016* are established by a statutory instrument known as the [Minister's Guidelines and Rules \(MGR\)](#), which is available on the department's website. The MGR provides a number of different pathways for making new planning schemes or amending existing schemes. Figure 1 below provides an overview of the typical steps involved in amending a planning scheme to include a rural precinct.

Once the new or amended planning scheme is approved by the Minister a gazette notice will be published, formally recognising the new rural precinct. Gazettal of the precinct will generally occur concurrently with the planning scheme amendment being adopted by the local government.

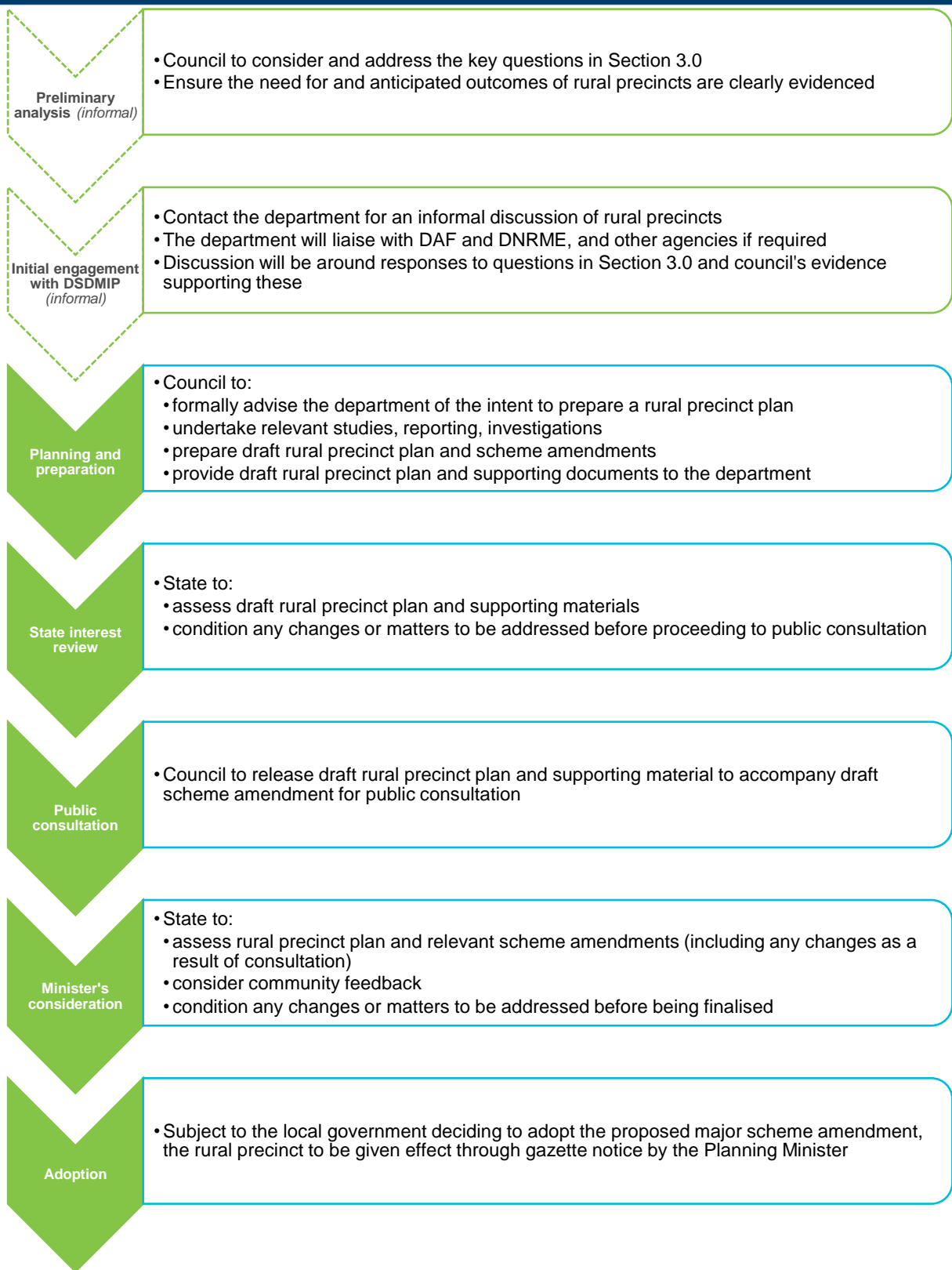


Figure 1: Process outline for implementation of rural precincts¹

¹ This process may vary depending on the type of amendment, or the process for making a new planning scheme under the MGR.
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3.0 Establishing rural precincts

This section discusses the specific matters which local governments should consider in proposing to create a rural subdivision precinct or rural enterprise precinct, as well as the reporting and documentation required as part of any proposal.

Importantly, local governments should be aware that rural precincts are to be applied to discrete areas to address specific issues and needs. The use of rural precincts will not be appropriate in every situation, and will not be supported across the entirety of an LGA as this will compromise the outcomes sought under *ShapingSEQ*, particularly for the RLRPA.

In considering whether a rural precinct is an appropriate response to rural planning, it is critical that local governments consider and are able to clearly articulate:

- What is the **issue/underlying driver** that has determined a rural precinct is an appropriate response?
- What **other options** may exist to resolve the issue, and have these been fully explored?
- What is the **desired outcome** from the creation of rural precincts? Will this directly address the issue identified above?
- Is there a need for rural precincts to be supported by **other tools or strategies**? (e.g. economic strategy or workforce skill development).
- Is there a **clear evidentiary basis** for the rural precincts proposed? (e.g. reasons why a certain lot size or activity clustering is sought).
- Can any **land use conflicts** be adequately managed, and fragmentation of land prevented?
- Is the proposal consistent with and does it advance the **policy objectives of *ShapingSEQ***?

These questions will be key to the department's initial assessment of proposed rural precincts, as described in Figure 1, above.

As indicated in Figure 1, local governments are to contact the department to commence initial discussions prior to commencing the formal steps under the MGR. To inform these discussions, councils are to address the above questions and how they have comprehensively considered the drivers and justification for establishing a rural precinct.

As part of this initial engagement, the department will be able to confirm the issues to be investigated and clarify the evidence required to support the rural precinct. Given the diversity between and within SEQ's different LGAs, information requirements will be specific to the issues and constraints being addressed by a particular rural precinct, including relevant state interests.

3.1 Establishing rural subdivision precincts

Rural subdivision precincts are intended to recognise that the nature of certain forms of agriculture, in combination with new and emerging technologies, means that smaller lot sizes may be viable and even preferable for these uses. At the same time, there is a need to ensure that lot sizes are not so small that they become unusable for intended rural purposes. Any proposed rural subdivision precinct, or amendment to an existing rural subdivision precinct, will require local government to demonstrate:

- the need for a lot size smaller than 100 hectares, and
- the appropriateness of the specific lot size(s) proposed for the agricultural activity intended to be facilitated by the rural precinct.

Rural subdivision precincts can be created in IAA and/or ALC class A or B areas, providing they do not have the potential to degrade the high quality of this agricultural land.

3.1.1 Specific considerations

In developing a proposal for rural subdivision precincts, local governments should note the department's position on minimum lot sizes, as expressed below. It should be noted that, in addition to the considerations listed in the table below, proposals must also demonstrate that the local government has adequately considered and satisfied the other principles listed in this section that are relevant to the area.

Proposed minimum lot size	Departmental position
Below 25 ha	Not supported
Between 25 and 40 ha	May be supported in limited circumstances where: <ul style="list-style-type: none"> • the area supports irrigated agriculture; • the need for the proposed minimum lot size can be demonstrated on a basis of historic use and operational requirements.
Between 40 and 60 ha	May be supported where the need for this minimum lot size is demonstrated to be justified based on the type and operational requirements of agricultural production prevalent in the area.
Between 60 and 85 ha	May be supported subject to appropriate justification being provided.
Between 85 and 100 ha	May be supported in some circumstances including for boundary realignment, however, as 100 ha subdivision is already permitted in RLRPA, may be indicative that a rural subdivision precinct is not required, or is not the appropriate solution for local conditions.

A reduction in lot sizes can inadvertently reduce the usability and/or profitability of rural land. As such, the department will only support reduced minimum lot sizes where clear, well-documented evidence has been provided justifying their appropriateness. To this end, a local government must demonstrate it has considered and satisfied the following principles, as relevant to the area in which rural subdivision precincts are proposed to be created:

1. **Versatility of rural land** – the effect of the proposal must not decrease the versatility or potential of rural land in terms of land uses. Lot sizes with the potential to render land unsuitable for re-use for other agricultural purposes in the long term will not be supported.
2. **Fragmentation** – fragmentation of rural land is a major contributor to the loss of versatility, and can thus lead to the irreversible loss of rural production land. As such, rural subdivision precinct proposals must consider the nature of agricultural uses in the area, and how these may be impacted by subdivision in the long term.

3. **Ecological and scenic values** – allowing smaller lot sizes can result in a higher proportion of cleared land overall. The proposal must demonstrate that it will not bring about detrimental effects on ecological and scenic values.
4. **Rural infrastructure** – increased numbers of people living and working in an area may generate additional demand for services such as water, sewerage and roads. The proposal must show how these issues can be managed under existing/intended infrastructure.
5. **Regional economics** – while the most viable lot size varies with the type of agricultural enterprise, it also varies with the geographical location of that enterprise. The proposal must show the lot size/s are consistent with the economics of local and regional production systems.
6. **Buffer areas** – in proposing new minimum lot sizes, proponents should consider the intended or likely uses of the land, and the ability of the future allotments to accommodate buffer areas to adjacent land uses, where necessary. Any buffer area will need to be able to be accommodated within the land which is to be used for a purpose requiring buffering.
7. **Existing activities** – where existing activities are being conducted on or adjacent to the land over which rural subdivision precincts are proposed, the proposal must demonstrate how the reduction in lot sizes will avoid adversely impacting on the existing activities.

Note: Rural precincts must not be used to facilitate prohibited development, including residential development (whether urban or rural in nature). Removing the dwelling entitlement from the land via a covenant under Section 97 of the Land Title Act 1994 as a means of achieving minimum lot sizes is not supported as it does not provide certainty that a resulting small rural lot will be maintained for non-residential purposes (as a covenant can be released via agreement amongst the parties).

3.2 Establishing rural enterprise precincts

Rural enterprise precincts are intended to facilitate the co-location of existing concentrations of rural uses with complementary activities.

Specifically, rural enterprise precincts are intended to be used to:

- enable rural industries to diversify, adjust, and innovate
- attract and co-locate different types of value-adding activities
- place land-use controls on activities within a precinct, and embed planning strategies and actions that remove or minimise land use conflicts
- promote and incentivise productive activities whilst preserving landscape character and protecting natural assets
- identify alternative economic uses of rural land with a long-term view for rural sustainability
- ensure activity does not result in soil degradation, impacts on water resource catchments, air pollution, or adverse amenity and noise impacts for nearby residents
- enhance infrastructure and investment opportunities for rural activities
- sustain benefits to the community derived from the natural environment
- create new employment opportunities in rural areas.

A rural enterprise precinct should not be used to 'quarantine' certain land uses (e.g. to be the only location within an LGA where a particular use or type of uses is permitted). Likewise, a rural enterprise precinct should not exclude, constrain or restrict particular types of rural development from areas which would otherwise be appropriate for the use.

Due to the generally higher-intensity nature of development (compared to rural subdivision precincts), rural enterprise precincts are generally not supported in IAA or ALC class A or B areas.

3.2.1 Specific considerations

Rural enterprise precincts represent a significant intensification of development compared to that which is usually anticipated in the RLRPA, and accordingly will be subject to high levels of scrutiny by the department and other agencies. Questions which the department will consider, and which should be considered by local governments in proposing rural enterprise precincts, include whether:

- there is appropriate access to, or the ability for the development to be serviced by, infrastructure suitable to the proposed use of the rural enterprise precinct
- the proposed rural enterprise precinct is consistent with the characteristics of the site and surrounding land uses
- the area proposed for the rural enterprise precinct is not affected by hazards such as bush fire, coastal erosion, flooding or landslide
- there is demonstrated economic, social or environmental need for the development proposed within the rural enterprise precinct
- the rural enterprise precinct will have social, economic or environmental benefits for the community
- the above outweighs any detrimental impacts with respect to environmental values, fragmentation of land in the RLRPA and locating urban development outside the Urban Footprint
- there will be a significant adverse economic, social or environmental impact on the community without the rural enterprise precinct.

Requirements will be clarified as part of the initial discussion with the department.

3.3 Supporting documents and reporting

A proposal to establish a rural precinct is to be led by local government in consultation with the department and relevant state agencies. Council is required to consult with landholders and other key stakeholders, including industry. Rural precincts are to be informed and supported by appropriate investigations, analyses and evidence. Prior to the Planning Minister's consideration of a rural precinct, the following is to be provided to the department for assessment²:

- a rural precinct plan
- a planning report
- any other supporting reports and studies as confirmed necessary during informal consultation (Figure 1).

The specific content of these documents, and the particulars of the supporting materials, will depend on the constraints, issues, drivers and state interests relevant to the rural precinct. Information requirements will also vary depending on whether rural subdivision precincts or rural enterprise precincts are proposed. Information requirements are a key matter which should be resolved through initial discussions with the department.

² To ensure state interests are protected or advanced, the department may seek amendments to the proposed rural precinct, before being released for statutory public consultation associated with a major scheme amendment process.

3.3.1 Rural precinct plan

A rural precinct plan will establish clearly defined outcomes desired in the rural precinct, identify how future activities will be serviced, and define the measures proposed to protect values in and around the rural precinct. This includes how any land use conflicts and interface issues will be addressed. This document is central to the establishment of a rural precinct as it will ultimately be considered for approval by the Planning Minister if the rural precinct is supported by the department.

A rural precinct plan must detail the type, location, size and configuration of the proposed rural precinct and respond to a broader strategic context and planning context established in the strategic framework of a planning scheme, *ShapingSEQ* and the state interests identified in the State Planning Policy.

The rural precinct plan will address the following key matters in the context of the LGA and the siting of the proposed precinct:

1. precinct land suitability including specific physical or landscape features (e.g. escarpments, waterways, floodable areas, ridgelines, and coastlines)
2. surrounding sensitive land uses (e.g. existing residential uses) and potential land use conflict
3. infrastructure needs and how new infrastructure will be delivered
4. natural resources (e.g. agricultural land, existing key resource areas)
5. current and potential future land uses (e.g. agriculture, extractive industries, other rural activities, Potential Future Growth Areas)
6. indigenous and non-Indigenous cultural heritage values, including landscape values
7. transport and other community infrastructure
8. proximity to markets and community services
9. water resource supplies and water quality.

The rural precinct plan must also detail how the precinct will be reflected in the planning scheme (through a planning scheme amendment or as part of the creation of a new scheme), by specifying:

1. type(s) of development supported in the precinct and type(s) of development which are not³
2. alternative levels of assessment to promote desired activities, and restrict undesired activities
3. modified subdivision limits where it can be demonstrated that current lot size configurations are not suitable to support the proposed activities within the rural precinct
4. relevant development codes and assessment criteria to achieve desired development outcomes (including land use controls on size, scale and built form aspects), protect natural assets and landscape values and manage land-use conflict.

A rural precinct plan should include maps and descriptions where relevant to provide as much planning detail as possible. Maps identifying the location of a rural precinct can be conceptual – to provide a local and regional context for the rural precinct – but cadastral mapping must be used to indicate individual land parcels in the precinct.

An example structure for a rural precinct plan is included at Appendix 1.

3.3.2 Planning report

A planning report is required for all rural precinct proposals. The report is required to document the results of technical studies/land use investigations, analyses and stakeholder/community consultation undertaken during the development of the rural precinct plan. Council also must demonstrate the

³ A gazette notice for a rural enterprise precinct will state that residential development is prohibited development.
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consistency of the proposed rural precinct with the relevant strategic framework of the local government's planning scheme, *ShapingSEQ*, and the state interests defined in the State Planning Policy.

Planning reports do not have a statutory role, so local governments can determine the format and content that best suits their purposes, provided the planning report:

- presents the results of technical analyses of data that address the matters set out in the preceding sections of this guideline
- uses the best-available information held by, for example, state and local governments, regional natural resource management groups, research organisations and other relevant stakeholders
- provides adequate analysis and rationale to support the objectives of the rural precinct
- analyses any constraints on development arising from current planning controls to justify any changes proposed to levels of assessment and/or assessment criteria through the rural precinct plan.

The planning report should include comprehensive discussion and reporting on the matters outlined at the start of this section, in addition to the specific considerations for rural subdivision precincts and rural enterprise precincts (as relevant).

3.3.3 Other supporting reports and studies

In addition to the above, the proposed establishment of a rural enterprise precinct or rural subdivision precinct should be accompanied by any other further information and reporting deemed appropriate as determined by council and/or the state. The specifics of reporting may vary based on the circumstances of the LGA and the particulars of the rural precinct proposed, however reporting on the following topics should be considered:

- **Economics** – through a needs/impacts analysis, agricultural economics report/study and/or economic development strategies, as appropriate. Critically, this reporting should demonstrate that the current planning framework is inhibiting the economic success of local rural industries. Other considerations should include:
 - analysis of predominant activities and processors in the surrounding area⁴
 - average size of land holding for viable operations in the locality
 - value of agriculture to the LGA, including first order processing
 - number of jobs provided by agriculture in the local area (direct and indirect)
 - future-proofing of agricultural production (e.g. if markets provide an opportunity for another crop/product, will the rural precinct be able to accommodate this? Is there flexibility in the proposed precinct to transition to new crops?)
 - analysis of lot sizes in the LGA and associated land use
 - historical information on land use change from rural to other uses
 - land fragmentation issues (fragmentation analysis)
 - analysis of farm management systems
 - alignment with the Queensland Agricultural Land Audit (insofar as current and potential agricultural land uses in that specific location are concerned)
 - how the precinct will be managed so as to prevent 'lifestyle' uses.

⁴ The appropriate area for analysis may vary based on the development proposed and on local conditions. In some locations it may be relevant to include analysis beyond the boundary of the LGA. Preliminary discussions with the department may be used to help identify the appropriate geographical scope of studies.

- **Infrastructure planning** – consideration of the status of electricity, communications, water, transport and other infrastructure in and around the proposed rural precinct and how this infrastructure (or lack thereof) impacts, and will be impacted by, development of the precinct.
- **Environment** – this should include analysis of the following, as appropriate:
 - potential biosecurity risks, and how these will be managed
 - general soils information relating to proposed site of rural precinct
 - extent of ALC Class A and B land in a proposed rural subdivision precinct (as per Section 3.2, rural enterprise precincts are generally not supported in ALC class A or B areas)
 - extent of IAA (as per Queensland Agricultural Land Audit) in a proposed rural subdivision precinct (as per Section 3.2, rural enterprise precincts are generally not supported in IAA areas)
 - catchment management issues (e.g. via regional plans from DNRME)
 - impacts to waterways, including potential down-stream impacts on fisheries
 - existing vegetation and habitat values
 - nature conservation areas and regional biodiversity values
 - scenic amenity
 - geology and geotechnical characteristics
 - topography (slope analysis)
 - natural hazards (where present)
 - any other environmental considerations not mentioned above
- **Community and industry consultation**⁵.

⁵ Specific consultation requirements will be a topic of discussion through initial engagement between the local government and the department.

Appendix 1 Example structure of a rural precinct plan

Note that this appendix has been prepared as a guide only and should not be considered an exhaustive list of all information required as part of a rural precinct plan. Specific information requirements will vary depending on the type of rural precinct proposed (i.e. rural subdivision precinct or rural enterprise precinct) and on other factors as discussed in Section 3.3.1.

Title: Rural precinct plan for the establishment of the '*(locality name)* Precinct' in *(local government area/s name/s)*.

1. Introduction and purpose of the rural precinct plan

The material for this introductory section could be drawn from this guideline and should include:

- vision and planning intent for the rural precinct(s)
- how the rural precinct protects or promotes activities that capitalise on rural and regional landscape values and functions and infrastructure within, or adjacent to, the rural precinct(s)
- how the proposed rural precinct plan reflects the goals, elements and strategies of *ShapingSEQ*, including proposed amendments to the local government planning scheme(s).

2. Application

This is to include a map of the properties included within the rural precinct and a list of lot plan details.

3. Rural Precincts – matters to be addressed

Overview of how the proposed rural precinct(s) addresses the matters listed in Section 3 of this guideline.

Local governments are advised that matters to be addressed through a rural precinct plan will vary and will depend on the constraints, values and state interests that affect the area being investigated for a rural precinct, and will be confirmed through initial discussions with the department based on the proposed role and function of the rural precinct. It is suggested that councils contact the department early to confirm these matters prior to proceeding too far with the investigations.

4. Relationship of the matters to be addressed by a Rural Precinct Plan to *(local government name)* planning scheme and *ShapingSEQ*

This section should:

- outline the relationship of the matters addressed under the rural precinct plan to the planning scheme
- identify any areas of inconsistency or weakness in relation to the rural planning and development matters identified in *ShapingSEQ*
- identify any conflicts between the rural precinct and other plans or strategies.

5. Strategies for addressing the matters of a rural precinct plan

This section should draw upon the findings of the planning process to address the following matters (and any others that may be relevant to the type of precinct being proposed):

- identifying key areas where rural precincts can sustain rural industry
- preventing inappropriate fragmentation of land
- enhancing infrastructure and investment opportunities for the rural precinct

- managing land use conflicts
- enabling rural industries to diversify, adjust, innovate and value-add
- identifying alternative economic uses of rural land
- protecting and promoting productive activity within a rural precinct
- protecting and promoting regional landscape values
- sustaining benefits to the community derived from the natural environment.

6. Development intents for identified rural precinct

The development intents can include a wide range of matters that will vary depending on the nature of the area, existing planning measures, and the type, location and configuration of the proposed rural precinct(s). Examples of the matters that should be addressed include:

- intended land uses and activities and their compatibility with existing land uses
- intended or existing land use controls within a rural precinct
- intended measures to protect or enhance regional landscape values.

Cadastral maps supporting the Rural Precinct Plan should clearly identify properties affected by the development intents.

7. Proposed scheme amendments

This section should detail the proposed planning scheme provisions for material change of use (rural enterprise precincts only) and subdivision within the rural precinct.



**Department of State Development,
Manufacturing, Infrastructure and Planning**
1 William Street, Brisbane
tel 13 QGOV (13 74 68)
info@dsmip.qld.gov.au

www.dsmip.qld.gov.au