

Land use and tenure

Statutory framework

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Enter ▶

Go back to contents ▶



Santos GLNG Gas Field Development Project

Statutory planning framework and assessment

AUGUST 2014

Prepared for
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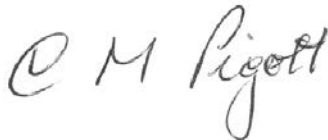


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Table of Contents

1 Introduction.....	1
2 Sustainable Planning Act.....	2
3 State Planning Policy	4
4 Regional Planning Interests Act.....	15
4.1 Regional Interests Development Approval	15
5 Statutory regional plans.....	16
6 Non-statutory regional plans.....	19
6.1 Central Queensland Strategy for Sustainability	19
6.2 Surat Basin Future Directions Statement	21
6.3 Surat Basin Regional Planning Framework.....	22
6.4 Natural resource management plans	22
6.4.1 Queensland Murray Darling Committee	23
6.4.2 Fitzroy Basin Association	23
7 Local planning instruments.....	24
7.1 Local government areas	24
7.2 Local government planning schemes.....	24
7.3 Local laws	25
8 Limitations	27

Tables

Table 4-1	State Planning Policy compliance assessment	6
Table 6-1	Compatibility with the Darling Downs Regional Plan	17
Table 6-2	Compatibility with the Central Queensland Regional Plan	18
Table 7-1	Compatibility with the Central Queensland Strategy for Sustainability.....	19
Table 8-1	Current and former local government areas	24
Table 8-2	Relevant local laws	25

Figures

Figure 2-1	GFD Project area and primary infrastructure.....	3
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Abbreviations

Abbreviation	Description
Constraints protocol	GFD Project Environmental Protocol for Constraints Planning and Field Development
EIS	Environmental impact statement
GFD Project	Gas Field Development Project
GLNG Project	Gladstone Liquefied Natural Gas Project
GQAL	Good Quality Agricultural Land
KRA	Key Resource Area
P&G Act	<i>Petroleum and Gas (Production and Safety) Act 2004</i> (Qld)
PAA	Priority Agricultural Areas
PALU	Priority Agricultural Land Uses
Petroleum Act	<i>Petroleum Act 1923</i> (Qld)
PLA	Priority Living Area
RPI Act	<i>Regional Planning Interests Act 2014</i> (Qld)
SP Act	<i>Sustainable Planning Act 2009</i> (Qld)
SP Regulation	<i>Sustainable Planning Regulation 2009</i> (Qld)
SPP	State Planning Policy
SPRP	State Planning Regulatory Provisions

Introduction

This report has been prepared to support the land use, tenure and planning assessment report (URS, 2014) prepared for Santos GLNG's Gas Field Development Project (the GFD Project) environmental impact statement (EIS). It assesses the extent to which the GFD Project complies with the relevant regulatory planning framework.

Sustainable Planning Act

The *Sustainable Planning Act 2009* (Qld) (SP Act) seeks to achieve ecologically sustainable development by managing planning and development processes in a coordinated and integrated manner. The SP Act provides the overarching framework for Queensland's planning and development assessment system. Chapter 6 of the SP Act administers the Integrated Development Assessment System, which prescribes the assessment and approvals process for assessable development in Queensland.

In accordance with Schedule 4 of the *Sustainable Planning Regulation 2009* (SP Regulation), aspects of development for petroleum activities and those activities covered by authorities issued under the *Environmental Protection Act 1994* (Qld), the *Petroleum and Gas (Production and Safety) Act 2004* (Qld) (P&G Act) and the *Petroleum Act 1923* (Qld) are classified as development that:

cannot be declared to be assessable development under a planning scheme, temporary local planning instrument, preliminary approval to which section 242 of the SP Act applies or master plan.

Therefore, GFD Project infrastructure or development activity proposed within petroleum tenures will be exempt from the assessment provisions of the SP Act.

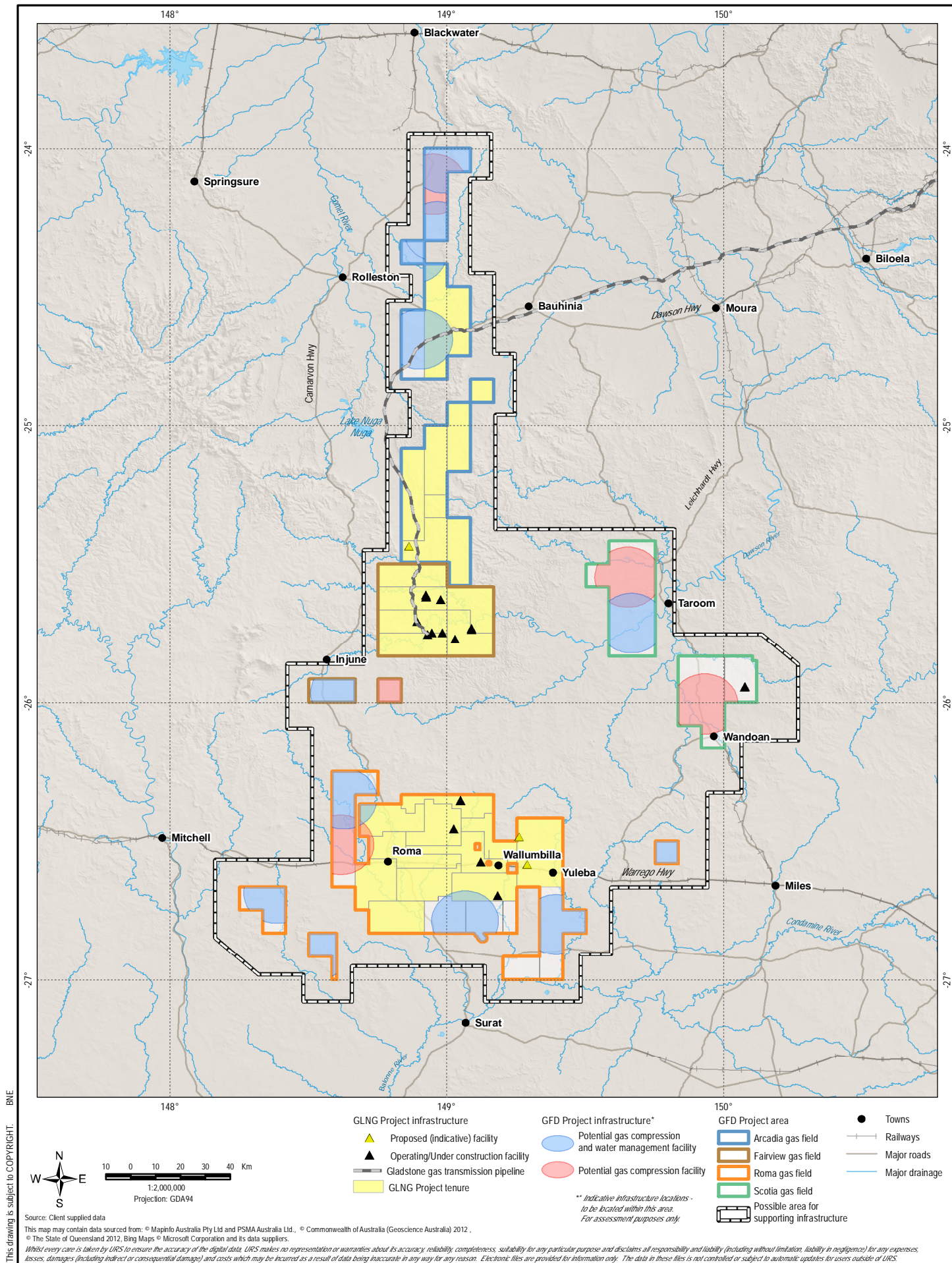
There may be instances where GFD Project infrastructure are proposed off-lease (outside of a petroleum tenure). This could include infrastructure located within the possible area for supporting infrastructure illustrated in Figure 2-1. In such instances, the provisions of the SP Act may apply and compliance with the relevant legislative provisions, plans and policies will be required. Where the provisions of the SP Act apply, it is likely that the relevant local government will be the assessing authority for development applications, with State government departments acting as referral agencies where triggered.

The SP Act identifies and prescribes statutory planning instruments used to regulate land use in Queensland. These include:

- State planning regulatory provisions (SPRPs)
- State planning policies (SPPs)
- Regional plans
- Local government planning schemes.

SPRPs provide regulatory support for regional or master planning activities, administer charges for infrastructure supply, and protect planning scheme areas from adverse impacts. There are currently 12 SPRPs in Queensland. None of these SPRPs are relevant to GFD Project area. Hence they have not been considered further in this report.

Assessment of the GFD Project's compliance with the other statutory planning instruments is given in the following sections.



State Planning Policy

The *State Planning Policy* (SPP) identifies the State interests that local authorities must take into account when preparing or amending local planning schemes and in assessing development applications. The current SPP came into effect on 2 December 2013. It also includes matters that the Queensland Government must consider before designating land for community infrastructure and in preparing regional plans.

The SPP identifies the following 5 broad themes and 16 State interests:

- Liveable communities and housing
 - Liveable communities
 - Housing supply and diversity.
- Economic growth
 - Agriculture
 - Development and construction
 - Mining and extractive resources
 - Tourism.
- Environment and heritage
 - Biodiversity
 - Coastal development
 - Cultural heritage
 - Water quality.
- Hazards and safety
 - Emissions and hazardous activities
 - Natural hazards.
- Transport and infrastructure
 - Energy and water supply
 - State transport infrastructure
 - Strategic airports and aviation facilities
 - Strategic ports.

The SPP recognises that the resources industry is a key driver of the Queensland economy and also acknowledges that mining and petroleum activities are not regulated under the SP Act. Thus, these projects and the issues and opportunities generated by resources development must be appropriately considered in land use planning.

The SPP recognises that the State has an interest in ensuring that mineral and oil and gas extraction (collectively referred to as resource extraction) are considered in land use planning because of the economic benefits of resource development to Queensland and the competition that the resources sector can cause with other land uses. The SPP acknowledges that decisions regarding development require careful balancing of competing interests and the importance of maximising opportunities for coexistence between resource extraction and other types of development.

3 State Planning Policy

Some of the State interests include development assessment requirements applicable to certain development applications. These development assessment requirements apply only where the applicable local planning scheme has not yet appropriately integrated the SPP. This will usually occur when the preparation of a local planning scheme preceded the introduction of the SPP. Over time, as new planning schemes are introduced or existing ones are amended to integrate the SPP, these development assessment provisions will progressively become redundant. As none of the local government planning schemes applicable to the GFD Project area have as yet integrated the requirements of the SPP, the interim development assessment provisions of the SPP may be relevant to the components of the GFD Project that are located outside of a petroleum tenure.

Table 3-1 provides an assessment of the management strategies to be applied to relevant off-tenure components of the GFD Project to ensure compliance with the SPP including the relevant interim development assessment provisions.

Table 3-1 State Planning Policy compliance assessment

State interest	Relevant interim development assessment requirements	Management for compliance	EIS reference
Planning for liveable communities and housing			
Liveable communities Planning delivers liveable, well-designed and serviced communities that support wellbeing and enhance quality of life.	The SPP does not prescribe any interim development assessment requirements for this state interest.	<p>Where there is a potential for the GFD Project to impact on those community and urban infrastructure that make a community 'liveable' (e.g. adequate accommodation, provision of community services, protection of residential amenity, etc.), Santos GLNG has committed to a range of measures to mitigate and manage those impacts. This will be achieved through compliance with <i>Queensland resources and energy sector code of practice for local content</i> (2013) and implementation of relevant management plans, including its Social impact management plan (SIMP). The SIMP will be supplemented by action plans that focus on the following key areas as agreed with the Coordinated Project Delivery Division of the Coordinator-General's office:</p> <ul style="list-style-type: none"> • Water and environment • Community safety • Social infrastructure • Community wellbeing and liveability • Local industry participation and training • Aboriginal engagement and participation. 	Section 8: and Appendix J: Land use and tenure Section 21: and Appendix V: Social
Housing supply and diversity Diverse, accessible and well-serviced housing and land for housing is provided.	The SPP does not prescribe any interim development assessment requirements for this state interest.	Santos GLNG will limit its impact on the availability on the supply and diversity of housing by providing new accommodation facilities for both its construction and operations workforce. Santos GLNG has committed to a range of measures to mitigate and manage impacts on housing through the implementation of relevant management plans including its SIMP and associated action plans.	Section 21: and Appendix V: Social Section 22: and Appendix W: Economics
Planning for economic growth			
Agriculture Planning protects the resources on which agriculture depends and supports the long-term viability and growth of the agricultural sector.	The SPP does not prescribe any interim development assessment requirements for this state interest.	Valuable agricultural land within the GFD Project area will be protected through the provisions of the Central Queensland and Darling Downs regional plans which together apply to the entire GFD Project area. Strategic cropping land will be protected through the provisions of the <i>Strategic Cropping Land Act 2011</i> (Qld). Furthermore, Santos GLNG will manage impacts on agricultural land uses through the implementation of relevant management plans including the Land Access and Landholder Engagement Strategy and the GFD Project Environmental Protocol for Constraints Planning and Field Development (Constraints protocol).	Section 8: and Appendix J: Land use and tenure Section 9: and Appendix K: Land resources

3 State Planning Policy

State interest	Relevant interim development assessment requirements	Management for compliance	EIS reference
Development and construction Planning supports employment needs and economic growth by facilitating a range of residential, commercial, retail and industrial development opportunities, and by supporting a strong development and construction sector.	The SPP does not prescribe any interim development assessment requirements for this state interest.	<p>The GFD Project will generate significant economic growth and support for the construction sector. Its direct and flow-on economic benefits will result from:</p> <ul style="list-style-type: none"> • Capital investment in upstream gas production, processing facilities and other supporting infrastructure • Export revenues generated from additional LNG production • Additional employment • Increased fiscal receipts to the Queensland and Commonwealth Governments in the form of taxes and royalties. <p>The GFD Project will have a significant positive impact on the regional, State and national economies. Santos GLNG will work with government, industry and the community to maximise the economic benefits including compliance with the <i>Queensland Resources and Energy Sector Code of Practice for Local Content</i> (Queensland Resources Council, 2013) and implementation of the SIMP and its associated action plans that focus on the following key areas:</p> <ul style="list-style-type: none"> • Water and environment • Community safety • Social infrastructure • Community wellbeing and liveability • Local industry participation and training • Aboriginal engagement and participation. 	Section 21: and Appendix V: Social Section 22: and Appendix W: Economics

3 State Planning Policy

State interest	Relevant interim development assessment requirements	Management for compliance	EIS reference
Mining and extractive resources Mineral, coal, petroleum, gas, and extractive resources are appropriately considered in order to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoidance of land use conflicts wherever possible.	Development applications relating to a key resource area (KRA) must ensure that: <ul style="list-style-type: none"> (a) for development within a resource/processing area for a KRA – the undertaking of an existing or future extractive industry development is not significantly impeded, and (b) sensitive land uses are avoided within the separation area for a resource/processing area of a KRA, and (c) for development within the transport route separation area of a KRA – the number of residents adversely affected by noise, dust and vibration generated by the haulage of extractive materials along the route does not increase, and (d) for development adjacent to the transport route – the safe and efficient use of the transport route by vehicles transporting extractive resources is not adversely affected. 	<p>The GFD Project will result in the efficient use of gas resources within its tenure further strengthening the gas production industry in the region and supporting this requirement of the SPP.</p> <p>While there are overlapping resource tenure within the GFD Project area, the design and location of wells and gathering lines, as well as the rates of production, will have flexibility to allow for consideration of future operations such as coal mining. Santos GLNG will seek to establish agreements with overlapping tenure holders to minimise impacts of the GFD Project on the exploration for and/or mining of mineral resources within the GFD Project area.</p> <p>There is one KRA (Warrian KRA (85)) within the GFD Project area. The SPP aims to protect KRAs from development that might prevent or constrain current or future extraction of the resource (sand, gravel, quarry rock etc.). Santos GLNG will seek agreement with the operators of KRA 85 prior to commencing GFD Project activities that might impact the KRA.</p>	Section 8: and Appendix J: Land use and tenure
Tourism Tourism planning and development opportunities that are appropriate and sustainable are supported; and the social, cultural and natural values underpinning the tourism developments are protected to maximise economic growth.	The SPP does not prescribe any interim development assessment requirements for this State interest.	<p>The GFD Project's Constraints protocol places Category A environmentally sensitive areas (national parks, conservation parks, forest reserves), which are significant components of the region's natural values supporting tourism, as no-go areas. In this way the intent of the SPP is supported.</p> <p>Furthermore, amenity impacts from the GFD Project that might affect tourism will be managed through the implementation of management plans to minimise impacts from issues such as noise, vibration, lighting, dust, traffic and changes to the visual landscape.</p>	Section 8: and Appendix J: Land use and tenure Section 10 and Appendix L: Landscape and visual amenity

3 State Planning Policy

State interest	Relevant interim development assessment requirements	Management for compliance	EIS reference
Planning for the environment and heritage			
Biodiversity Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity.	Development applications for land relating to matters of state environmental significance must: <ol style="list-style-type: none"> (1) identify any potential significant adverse environmental impacts on matters of state environmental significance, and (2) manage the significant adverse environmental impacts on matters of state environment significance by, in order of priority: <ol style="list-style-type: none"> (a) avoiding significant adverse environmental impacts, and (b) mitigating significant adverse environmental impacts where these cannot be avoided, and (c) where applicable, offsetting any residual adverse impacts. 	<p>The Constraints protocol supports this requirement of the SPP in its use of the following management principles:</p> <ul style="list-style-type: none"> • Avoidance — avoiding direct and indirect impacts • Minimisation — minimise potential impacts • Mitigation — implement mitigation and management measures to minimise cumulative adverse impacts • Remediation and rehabilitation — actively remediate and rehabilitate impacted areas • Off-set — offset residual adverse impacts in accordance with regulatory requirements. <p>Furthermore, the Constraints protocol places Category A environmentally sensitive areas in the no-go area and some Category B and C environmentally sensitive areas in the surface development exclusion area where only low impact petroleum activities (those which do not result in the clearing of native vegetation) are permitted.</p>	Section 5: Assessment framework; Section 18 and Appendix R: Terrestrial ecology; Section 19 and Appendix S: Aquatic ecology; Appendix U1: Report on matters of national environmental significance (ecology); Appendix U2: Report on matters of national environmental significance (water resources)

3 State Planning Policy

State interest	Relevant interim development assessment requirements	Management for compliance	EIS reference
Coastal environment The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and safe public access along the coast.	The SPP provides interim development assessment requirements for development applications for coastal management districts. These are not relevant to the GFD Project.	There are no coastal management districts identified by the SPP influenced by the GFD Project.	Not applicable
Cultural heritage The cultural heritage significance of heritage places and heritage areas, including places of indigenous cultural heritage, is conserved for the benefit of the community and future generations.	The SPP does not prescribe any interim development assessment requirements for this state interest.	<p>The GFD Project supports this requirement of the SPP primarily through the implementation of the environment, health and safety management system standard EHS11 Cultural heritage. This standard establishes a cultural heritage management system that manages risk, and ensures compliance with all legislative requirements related to Santos GLNG's operations, and compliance with agreements with Indigenous stakeholders, in a manner that is comprehensive, documented and auditable.</p> <p>Cultural heritage clearances are the primary tool to prevent damage to cultural heritage and serve multiple purposes including:</p> <ul style="list-style-type: none"> • Managing risk of damage to cultural heritage • Providing a procedural framework to meet the requirements of Indigenous and non-Indigenous cultural heritage legislation and cultural heritage management plans • Maintaining a central electronic register of procedural and compliance information for each clearance • Ensuring all follow-up compliance actions are tracked and completed. 	Section 20: Cultural heritage and Appendix T: Non-indigenous cultural heritage

3 State Planning Policy

State interest	Relevant interim development assessment requirements	Management for compliance	EIS reference
Water quality The environmental values and quality of Queensland waters are protected and enhanced.	The interim development assessment requirements in the SPP relate to development applications relevant to: <ul style="list-style-type: none"> • Receiving waters for urban developments • Water supply catchments in south-east Queensland • Acid sulphate soils None of these apply to the GFD Project	The GFD Project will support this requirement of the SPP by implementing a range of management plans designed to protect the environmental values of receiving waters including: <ul style="list-style-type: none"> • Constraints protocol • Draft Environmental Management Plan (Draft EM Plan) (Management of coal seam water sub-section)_ • Erosion and Sediment Control Management Plan • Land Release Management Plan • Hydraulic Fracturing Risk Assessment: Compendium of Assessed Fluid Systems (Hydraulic fracturing risk assessment) 	Section 13 and Appendix N: Surface water Section 14 and Appendix O: Groundwater
Planning for hazards and safety			
Emissions and hazardous activities Community health and safety, sensitive land uses and the natural environment are protected from potential adverse impacts of emissions and hazardous activities, while ensuring the long-term viability of industrial development, and sport and recreation activities.	The interim development assessment requirements in the SPP relate to development applications for designated management areas. No such areas occur within the GFD Project area.	The GFD Project will support this requirement of the SPP by implementing a range of management plans designed to minimise impacts from emissions and hazardous activities including: <ul style="list-style-type: none"> • Noise Management Plan • Erosion and Sediment Control Management Plan • Draft EM Plan (air quality sub-section) • EHS05 Air emissions • Emergency Response Plan • Contingency Plan for Emergency Environmental Incidents 	Section 15 and Appendix P: Air quality Section 17 and Appendix Q: Noise and vibration Section 24 and Appendix X: Preliminary hazard and risk

3 State Planning Policy

State interest	Relevant interim development assessment requirements	Management for compliance	EIS reference
Natural hazards The risks associated with natural hazards are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.	For development applications in flood, bushfire or landslide hazard areas development must: <ol style="list-style-type: none"> (1) avoid natural hazard areas or mitigates the risks of the natural hazard, and (2) support, and not unduly burden, disaster management response or recovery capacity and capabilities, and (3) directly, indirectly and cumulatively avoid an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and (4) avoid risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard, and (5) maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard. 	The GFD Project will support this requirement of the SPP by implementing a range of management plans designed to minimise impacts from natural hazards including: <ul style="list-style-type: none"> • The Constraints protocol (considering areas of flood) • Bushfire Management Plan • Emergency Response Plan • Contingency Plan for Emergency Environmental Incidents. 	Section 24 and Appendix X: Preliminary hazard and risk

3 State Planning Policy

State interest	Relevant interim development assessment requirements	Management for compliance	EIS reference
Planning for infrastructure			
Energy and water supply Planning supports the timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure.	The SPP does not prescribe any interim development assessment requirements for this state interest.	<p>The GFD Project will include the provision of its energy and water supply requirements in a safe and reliable manner.</p> <p>Power for the gas field operations will be generated by gas-fired generators or serviced by grid connections, where practicable. Where connection to the grid is the preferred option, a transmission network service provider may be engaged to construct transmission lines and other associated infrastructure. Power will be reticulated throughout the GFD Project area via a combination of above and below ground power lines co-located with other infrastructure such as water and gas gathering lines, transmission pipelines or access roads where practicable.</p> <p>Water supply and storage will be needed for construction activities, dust suppression, vehicle wash down, accommodation camps, and operations and maintenance activities.</p> <p>The Draft Environmental Management Plan includes measures that have been developed to manage coal seam water to provide beneficial uses where practicable, while avoiding, minimising and mitigating environmental impacts.</p> <p>The GFD Project will continue to implement the measures concerning coal seam water management provided in the Draft EM Plan in accordance with regulatory requirements, provide opportunity for beneficial use of coal seam water (where practicable) and to minimise environmental impacts. Potential beneficial use options include:</p> <ul style="list-style-type: none"> • GFD Project use • Industrial supply • Agricultural use • Provision to third parties (i.e. irrigation) • Discharge to surface water for substitution of water allocation, uptake by downstream water users or augmenting environmental flows <p>Impact mitigation of other groundwater users via managed aquifer recharge or substitution of water allocation from groundwater user(s).</p>	Section 4: Project description

3 State Planning Policy

State interest	Relevant interim development assessment requirements	Management for compliance	EIS reference
State transport infrastructure Planning enables the safe and efficient movement of people and goods across Queensland and encourages land use patterns that support sustainable transport.	The interim development assessment requirements in the SPP relate to development applications for land within 400 m of a public passenger transport facility. Such an application is not expected for the GFD Project.	The GFD Project will support this requirement of the SPP by undertaking road impact assessments to identify road mitigation or improvement requirements and by implementing a range of management plans designed to enable the safe and efficient movement of project traffic on public roads. Relevant management plans will include: <ul style="list-style-type: none"> Road-use Management Plan SIMP. 	Section 11 and Appendix M: Traffic and transport Section 21: and Appendix V: Social
Strategic airports and aviation facilities Planning protects the operation of strategic airports and aviation facilities, and enables the growth and development of Queensland's aviation industry.	Development application for land that contains or is impacted by a strategic airport or an aviation facility is required to comply with the <i>SPP code: Strategic airports and aviation facilities</i> .	Roma Airport is the only strategic airport (as identified by the SPP) within the GFD Project area. Other aerodromes are located at: <ul style="list-style-type: none"> Injune Taroom. GFD Project activities in proximity to an airport will be designed to conform with the requirements of the SPP and will not interfere with the safety, efficiency and operational integrity of the airport. Santos GLNG will liaise with the operators of any airport prior to undertaking activities within the vicinity.	Section 8: and Appendix J: Land use and tenure Section 11 and Appendix M: Traffic and transport

Regional Planning Interests Act

The *Regional Planning Interests Act 2014* (Qld) (RPI Act) and *Regional Planning Interests Regulation 2014* (RPI Regulation) commenced on 13 June 2014.

The RPI Act identifies and protects areas of Queensland that are of regional interest. In doing this, the RPI Act seeks to manage the impact and support coexistence of resource activities and other regulated activities in areas of regional interest. The Act aims to ensure that land use planning protects:

- Living areas (termed Priority Living Areas)
- High quality agricultural areas (termed Priority Agricultural Areas)
- Strategic cropping land (termed Strategic Cropping Areas)
- Important environmental areas (termed Strategic Environmental Areas).

The RPI Act repealed the *Strategic Cropping Land Act 2011* (SCL Act) but integrates the SCL Act policy framework for 'on-tenure' resource activities. The RPI Act has various implications for resource projects proposed within an area of regional interest and is dependent on the status of tenure and environmental approvals at various prescribed dates, the location and the type of proposed development. If a resource activity is proposed within an area of regional interest and an exemption under the RPI Act does not apply to the project, a Regional Interests Development Approval will be required.

4.1 Regional Interests Development Approval

A RIDA is a stand-alone decision that is required to be obtained prior to commencing the activity. The RPI Act provides for a regional interests development approval to be applied for and/or secured before or after the issuing of a resource authority, environmental authority or development approval. The assessment process for a RIDA may require referral by the chief executive of DSDIP to other entities and may also require public notification.

Statutory regional plans

In October 2013 the Queensland Government approved the *Central Queensland Regional Plan* (which includes much of the Fairview and Arcadia gas fields) and the *Darling Downs Regional Plan* (which includes the Roma and Scotia gas fields). These are statutory planning documents that provide strategic direction and policies to deliver regional outcomes, which align with the State's interests in planning and development.

The objectives of the plans include resolving land use conflicts arising from agricultural and resource extraction activities, fostering diverse and strong economic growth, planning and prioritising infrastructure, and managing impacts on the environment.

The plans provide policy responses to resolve the regions' most important issues affecting their economy and the liveability of their towns. They provide direction to resolve competing State interests relating to the agricultural and resource extraction and to enable the growth potential of the regions' towns.

The plans aim to:

- Protect Priority Agricultural Land Uses (PALU) while supporting co-existence opportunities for resource extraction:
 - Priority Agricultural Areas (PAA) are identified in the plans and include areas containing highly productive agricultural land uses. In these areas, PALUs are the land use priority and are given priority over any other proposed land use.
 - PAA co-existence criteria are to be developed to enable compatible resource extraction activities to co-exist with PALUs within PAAs. The criteria will be aimed at ensuring that a resource extraction activity cannot materially impact the ongoing viability of a PALU within a PAA. This will maximise opportunities for economic growth to ensure that the regions remain resilient, diversified and prosperous.
- Provide certainty for the future of towns:
 - Increasing certainty for towns in the regions through the identification of important towns as Priority Living Areas (PLAs).
 - PLA classification will enable towns to expand through the establishment of a town buffer which is protected from incompatible land uses.
 - Legislation is proposed that will give councils the ability to approve resource extraction activities within a PLA where they deem it to be appropriate and in the community's interest.

The GFD Project is compatible the provisions of the *Darling Downs Regional Plan*, as shown in Table 5-1.

5 Statutory regional plans

Table 5-1 Compatibility with the Darling Downs Regional Plan

Regional outcome	Regional policy	Compatibility of GFD Project
Protecting PAA while supporting co-existence opportunities for the resources sector		
Agriculture and resources industries within the Darling Downs region continue to grow with certainty and investor confidence.	Protect PALUs within PAAs.	There is no PAA within that part of the GFD Project area that is covered by the <i>Darling Downs Regional Plan</i> .
	Maximise opportunities for co-existence of resource and agricultural land uses within PAAs.	There is no PAA within that part of the GFD Project area that is covered by the <i>Darling Downs Regional Plan</i> .
Providing certainty for the future of towns		
The growth potential of towns within the Darling Downs region is enabled through the establishment of PLAs. Compatible resource activities within these areas which are in the communities' interest can be supported by local governments.	Safeguard the areas required for the growth of towns through establishment of PLAs.	In the <i>Darling Downs Regional Plan</i> there are four PLAs within the GFD Project area (Roma, Wallumbilla, Wandoan and Yuleba). The plan provides for council to determine the appropriateness of any potential resource activity within PLAs. Any application for a resource extraction activity within a PLA needs to include consideration of community expectations as determined by the relevant local council and articulated in the local planning scheme. Should GFD Project development activities be planned within a PLA, Santos GLNG will consult with the council and consider any relevant requirements of the planning scheme.
	Provide for resource activities to locate within a PLA where it meets the communities' expectations as determined by the relevant local government.	Should GFD Project development activities be planned within a PLA, Santos GLNG will consult with the council and consider any relevant requirements of the planning scheme.

5 Statutory regional plans

The GFD Project is compatible the provisions of the *Central Queensland Regional Plan* as shown in Table 5-2.

Table 5-2 Compatibility with the Central Queensland Regional Plan

Regional outcome	Regional policy	Compatibility of GFD Project
Protecting PAAs while supporting co-existence opportunities for the resources sector		
Agriculture and resources industries within the Central Queensland region continue to grow with certainty and investor confidence.	Protect PALUs within PAAs.	There are 279 ha of PALU within a PAA in the Arcadia gas field. Should GFD Project development activities be proposed in this area, they will be designed to comply with the co-existence criteria, which are to be developed to enable compatible resource activities to co-exist with PALUs within PAAs. Santos GLNG will manage impacts on these agricultural land uses through the implementation of relevant management plans including the Land access and Landholder engagement strategy and the Constraints protocol.
	Maximise opportunities for co-existence of resource and agricultural land uses within PAAs.	Should GFD Project development activities be proposed in a PALU within a PAA, they will be designed to comply with the co-existence criteria. Santos GLNG will manage impacts on these agricultural land uses through the implementation of relevant management plans including the Land access and Landholder Engagement strategy and the Constraints protocol.
Providing certainty for the future of towns		
The growth potential of towns within the Central Queensland region is enabled through the establishment of PLAs. Compatible resource activities within these areas which are in the communities' interest can be supported by local governments.	Safeguard the areas required for the growth of towns through establishment of PLAs.	In the <i>Central Queensland Regional Plan</i> there is one PLA within the GFD Project area (Taroom). The plan provides for council to determine the appropriateness of any potential resource activity within PLAs. Any application for a resource extraction activity within a PLA needs to include consideration of community expectations as determined by the local council and articulated in the local planning scheme. Should GFD Project development activities be planned within the Taroom PLA, Santos GLNG will consult with the council and consider any relevant requirements of the planning scheme.
	Provide for resource activities to locate within a PLA where it meets the communities' expectations as determined by the relevant local government.	Should GFD Project development activities be planned within the PLA, Santos GLNG will consult with the council and consider any relevant requirements of the planning scheme.

Non-statutory regional plans

6.1 Central Queensland Strategy for Sustainability

The *Central Queensland Strategy for Sustainability 2004 and Beyond* was developed by the Fitzroy Basin Association as a non-statutory regional plan to sustainably manage natural resources and the environments of river catchments within Central Queensland. The strategy outlines an overarching vision and a suite of complementary goals, outcomes and actions. These elements build on similar past strategies and are based around improving the health of the region's natural systems while supporting the development of diverse and viable industries and communities. Key areas addressed by the strategy include the management of water and water resources, weeds and pests, vegetation, biodiversity conservation, cultural heritage and land use planning.

The Arcadia, Fairview and parts of the Scotia gas fields are located within the Fitzroy Basin and hence are in the area covered by the strategy. While the strategy does not affect the GFD Project directly, it does serve as a guide in the environmental assessment process, particularly in defining relevant environmental values for the GFD Project and the development of associated management plans. In this way the GFD Project supports the direction of the strategy and its future vision of the region.

Table 6-1 shows that extent to which the GFD Project complies with the strategy.

Table 6-1 Compatibility with the Central Queensland Strategy for Sustainability

Outcome area	Aspirations	Compatibility of GFD Project
Land	By 2050, management of the region's land resources is ecologically, socially and economically integrated, sustainable and able to support a diverse range of uses.	The GFD Project will be designed to enable best practice land management for sustainable land use.
Ecosystem health and biodiversity	By 2050, a representative and comprehensive range of healthy regional ecosystems is conserved both on and off reserves, with a connected network of native vegetation remnants, riparian zones, wetlands and estuaries, supporting natural populations of all regionally native species.	<p>The Constraints protocol classifies conservation areas as either no-go areas, surface development exclusion areas, or high or moderate constraint areas depending on their conservation significance.</p> <p>In each of these areas, the intensity of GFD Project activities that can occur is limited according to the significance of the conservation values.</p> <p>Conservation values will be managed by the implementation of the following management plans:</p> <ul style="list-style-type: none"> • Significant species management plan • Rehabilitation management plan • Fauna management plan • Pest and weed management plan <p>In this way, the GFD Project will be designed to ensure that the ecosystem health and biodiversity of the GFD Project area are maintained.</p>

6 Non-statutory regional plans

Outcome area	Aspirations	Compatibility of GFD Project
Water use and planning management	By 2050, the region's water resources are used efficiently, and managed to sustain ecological process, human and industrial consumption.	<p>The Draft Environmental management plan includes measures that have been developed to manage coal seam water to provide beneficial uses where practicable, while avoiding, minimising and mitigating environmental impacts.</p> <p>The GFD Project will continue to implement the measures concerning coal seam water management provided in the Draft Environmental management plan in accordance with regulatory requirements, provide opportunity for beneficial use of coal seam water (where practicable) and to minimise environmental impacts. Potential beneficial use options include:</p> <ul style="list-style-type: none"> • GFD Project use • Industrial supply • Agricultural use • Provision to third parties (i.e. irrigation) • Discharge to surface water for substitution of water allocation, uptake by downstream water users or augmenting environmental flows • Impact mitigation of other groundwater users via managed aquifer recharge or substitution of water allocation from groundwater user(s).
Cultural heritage and Native Title	By 2050, Indigenous and non-Indigenous cultural heritage sites and values are identified, conserved, protected and valued.	<p>The GFD Project will protect cultural heritage clause through the implementation of the environment, health and safety management system standard EHS11 Cultural heritage. This standard establishes a cultural heritage management system that manages risk, and ensures compliance with all legislative requirements related to Santos GLNG's operations, and compliance with agreements with Indigenous stakeholders, in a manner that is comprehensive, documented and auditable.</p> <p>Cultural heritage clearances will be the primary tool to prevent damage to cultural heritage and serve multiple purposes including:</p> <ul style="list-style-type: none"> • Managing risk of damage to cultural heritage • Providing a procedural framework to meet the requirements of Indigenous and non-Indigenous cultural heritage legislation and cultural heritage management plans • Maintaining a central electronic register of procedural and compliance information for each clearance • Ensuring all follow-up compliance actions are tracked and completed.

6 Non-statutory regional plans

Outcome area	Aspirations	Compatibility of GFD Project
Economy	By 2050, the region has a robust and well-balanced economy which is economically, socially and ecologically sustainable, and able to withstand external pressures.	<p>The GFD Project will generate significant economic growth and support for the construction sector. Its direct and flow-on economic benefits will result from:</p> <ul style="list-style-type: none"> • Capital investment in upstream gas production, processing facilities and other supporting infrastructure • Export revenues generated from additional LNG production • Additional employment • Increased fiscal receipts to the Queensland and Commonwealth Governments in the form of taxes and royalties. <p>The GFD Project will have a significant positive impact on the regional, State and national economies. Santos GLNG will work with government, industry and the community to maximise the economic benefits.</p> <p>Santos GLNG has adopted the Queensland Resources Council's <i>Queensland Resources and Energy Sector Code of Practice for Local Content</i> and will apply it to the GFD Project.</p>
Social	By 2050, the region supports a range of viable, resilient and cohesive rural and urban communities.	<p>Santos GLNG has committed to a range of measures to mitigate and manage impacts on local communities through the implementation of relevant management plans including its SIMP and its associated action plans, which focus on the following key areas:</p> <ul style="list-style-type: none"> • Water and environment • Community safety • Social infrastructure • Community wellbeing and liveability • Local industry participation and training • Aboriginal engagement and participation.

6.2 Surat Basin Future Directions Statement

The *Surat Basin Future Directions Statement* is a high-level strategic document that provides a framework to shape the Surat Basin through to 2030. The statement applies to the local government areas of Maranoa Regional Council, Toowoomba Regional Council and Western Downs Regional Council. The Fairview, Roma and Scotia gas fields are located within the area to which the statement applies.

The statement identifies major issues and pressures facing the region, and more specifically, its infrastructure, services and character, and proposes overarching integrated strategies to address such challenges. It also aims to ensure that wider social, economic and infrastructural inter-linkages are supported, and that proposed initiatives are coordinated with those that are already existing or proposed within the Surat Basin and the rest of the Queensland.

6 Non-statutory regional plans

The six specific elements of the statement are:

- Plan for growth
- Develop infrastructure
- Have liveable communities
- Capture economic opportunities
- Have a skilled workforce
- Sustain regional environments.

The statement does not directly affect the GFD Project, but rather shapes planning documents and strategies, such as regional plans and local planning schemes that manage development in the region. Components of the GFD Project that are not located in the gas field petroleum tenures will be assessed against the relevant planning schemes and hence supportive of the objectives of the statement.

6.3 Surat Basin Regional Planning Framework

The *Surat Basin Regional Planning Framework* is a non-statutory initiative of the *Surat Basin Future Directions Statement*, which aims to sustainably manage regional growth within the Surat Basin which includes much of the GFD Project area.

The framework sets directions and establishes principles to inform planning related policies and decision making (such as the preparation or review of statutory regional plans and local planning schemes). It focuses on protecting and enhancing the region's environmental and community based values and character, and building industry and community resilience to the challenges that are being faced within the area.

The framework will not directly affect the GFD Project; rather, it provides a framework for the preparation or review of planning agendas from national to local levels. It is also used by the Queensland Government in the assessment of major projects within the area.

Through this EIS, the GFD Project demonstrates a general accordance with applicable aspects of the hierarchy of elements used to achieve the framework's vision of creating a sustainable and resilient region through effective protection of environmental and natural resources, a strong economy, and the development of a resource sector that supports these values.

6.4 Natural resource management plans

Queensland has 12 regional natural resource management groups covering 14 regions within the State. The primary role of these groups is to develop natural resource management plans and organise associated on-ground work, while representing and engaging key stakeholders (particularly in terms of local communities).

The natural resource management plans identify the major natural resources of a region, the key challenges impacting upon these resources, and measures for addressing the identified issues. The plans are developed collaboratively with government and non-government bodies, the private sector, local communities and Indigenous people. These plans form the basis for investment from "Caring for our Country".

The GFD Project is located within the area covered by two natural resource management groups – the Queensland Murray Darling Committee and the Fitzroy Basin Association.

6 Non-statutory regional plans

6.4.1 Queensland Murray Darling Committee

The Queensland Murray Darling Committee is a community body that provides natural resource management and planning support to communities in the Queensland section of the Murray Darling Basin. The Queensland Murray Darling Committee, in partnership with the South West Natural Resource Management Group, has developed a natural resource management plan that covers both regions. This plan outlines the condition, targets and management actions for resources such as land and soil, water and watercourses (including wetlands), weeds and pest management, vegetation and biodiversity.

This plan is applicable to Roma gas field area. The natural resource management strategies of the GFD Project have been developed in consideration of the goals, strategies and actions outlined within this plan.

6.4.2 Fitzroy Basin Association

The Fitzroy Basin Association is the body that provides support to the five community-based natural resource management groups within the Fitzroy Basin. The northern section of the GFD Project is located within the Fitzroy Basin. The Fitzroy Basin Association coordinates a regional natural resource management plan, which outlines the condition, targets and management actions for resources such as land and soil, water and watercourses, vegetation and biodiversity.

The natural resource management strategies of the GFD Project have been developed in consideration of the goals, strategies and actions outlined within this plan.

Local planning instruments

7.1 Local government areas

The GFD Project area is located across parts of four local government areas:

- Banana Shire Council
- Central Highlands Regional Council
- Maranoa Regional Council
- Western Downs Regional Council.

These regional councils were formed in March 2008 as part of amalgamations associated with the Queensland local government reform process. Table 7-1 outlines the former shires that now comprise these regional councils.

Table 7-1 Current and former local government areas

Regional council	Former council shires
Central Highlands	Bauhinia Shire Duaranga Shire Emerald Shire Peak Downs Shire
Banana	Banana Shire Taroom Shire (Division 1) – northern portion
Maranoa	Roma Town Bungil Shire Bendemere Shire Waroo Shire Booringa Shire
Western Downs	Chinchilla Shire Murilla Shire Tara Shire Wambo Shire Dalby Town Taroom Shire (Division 2) – southern (Wandoan area)

7.2 Local government planning schemes

Chapter 3 of the SP Act provides local governments with the power to prepare local planning instruments, primarily in the form of planning schemes. These schemes outline the land use definitions, zones and levels of assessment that operate within a council's jurisdiction to guide growth and development and locally achieve the purposes of the SP Act and other higher level planning instruments.

7 Local Planning InstrumentsLocal planning instruments

Under the transitional agreements for amalgamated councils, the planning scheme operating in each former shire remains applicable in the development assessment process until a consolidated regional planning scheme is prepared by the newly formed regional council. As such, the planning schemes relevant to the GFD Project include:

- Bauhinia Shire Planning Scheme
- Taroom Shire Planning Scheme
- Roma Town Planning Scheme
- Bungil Shire Planning Scheme
- Bendemere Shire Planning Scheme.

As detailed in Section 2, in accordance with the SP Act, an activity authorised under the P&G Act or the Petroleum Act and subject to a petroleum lease is exempt from assessment against a local planning scheme, temporary local planning instrument, preliminary approval or master plan authorised beneath the SP Act. However, GFD Project components outside of a petroleum tenure will be subject to assessment against the relevant town planning scheme. In such cases, applications will be submitted to the relevant council for approval under the appropriate planning scheme.

7.3 Local laws

A local law is a 'law adopted by a council that reflects community needs and ensures the good rule and government of the area' (Department of Local Government, 2012). Local laws are created via the process contained in the *Local Government Act 1993* (Qld).

Each of the local government councils relevant to the GFD Project administer their own local laws and subordinate local laws. A review of the local laws relevant to the GFD Project is outlined in Table 7-2.

Should Santos GLNG seek to undertake any of the listed activities in areas off a petroleum tenure, the relevant approvals will be sought.

Table 7-2 Relevant local laws

Regional council	Relevant local laws	Activity/requirements
Central Highlands Regional Council	<i>Subordinate Local Law No.1 (Administration) 2012</i>	<ul style="list-style-type: none"> • Schedule 7, Section 3 – an approval is required in order to make an alteration or improvement to a local government area or road.
	<i>Subordinate Local Law No.3 (Community and Environmental Management) 2012</i>	<ul style="list-style-type: none"> • Schedule 4, Section 10 – prescribed requirements for community safety hazards • Fencing for security must be installed, operated and maintained in accordance with AS/NZS 016:2002 • Groundwater monitoring wells (including disused wells) to be securely fenced and covered.

7 Local Planning Instruments Local planning instruments

Regional council	Relevant local laws	Activity/requirements
Banana Shire Council	<i>Subordinate Local Law No.1 (Administration) 2010</i>	<ul style="list-style-type: none"> Schedule 7, Section 3 – an approval is required in order to make an alteration or improvement to a local government area or road.
	<i>Subordinate Local Law No.3 (Community and Environmental Management) 2011</i>	<ul style="list-style-type: none"> Schedule 4, Section 10 – prescribed requirements for community safety hazards Fencing for security must be installed, operated and maintained in accordance with AS/NZS 016:2002 Groundwater monitoring wells (including disused wells) to be securely fenced and covered.
	<i>Subordinate Local Law No.3 (Gates And Grids) 2011</i>	<ul style="list-style-type: none"> Part 1 – a permit is required to place a gate or grid across a public road.
Maranoa Regional Council and Western Downs Regional Council	<i>Subordinate Local Law No1.1 (Alteration or Improvement to Local Government Controlled Areas and Roads) 2011</i>	<ul style="list-style-type: none"> Schedule 1, Section 5 – an approval is required to alter or improve a local government controlled area or road.
	<i>Subordinate Local Law No1.15 (Carrying out Works on a Road or Interfering with a Road or its Operation) 2011</i>	<ul style="list-style-type: none"> Schedule 1, Section 5 – an approval is required for carrying out works on a road or interfering with a road or its operation.
	<i>Subordinate Local Law No1.16 (Gates and Grids) 2011</i>	<ul style="list-style-type: none"> Schedule 1, Section 5 – an approval is required to install a gate or grid across a road.
	<i>Subordinate Local Law No.3 (Community and Environmental Management) 2011</i>	<ul style="list-style-type: none"> Schedule 4, Section 10 – prescribed requirements for community safety hazards Fencing for security must be installed, operated and maintained in accordance with AS/NZS 016:2002 Groundwater monitoring or groundwater wells (including disused wells) to be securely fenced and covered.

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