

Wide Bay Burnett Regional Plan – Amendment 1

February 2022

The Department of State Development, Infrastructure, Local Government and Planning connects industries, businesses, communities and government (at all levels) to leverage regions' strengths to generate sustainable and enduring economic growth that supports well-planned, inclusive and resilient communities.

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Amendment of the Wide Bay Burnett Regional Plan 2011

1. Preamble

The Wide Bay Burnett Regional Plan commenced in September 2011 and covers the local government areas of Bundaberg, Cherbourg, Fraser Coast, Gympie, North Burnett and South Burnett.

This regional plan was developed as the Queensland Government's long-term plan to shape and guide growth in the Wide Bay Burnett region over the 20-year period to 2031 and enhance the quality of life in the region.

The purpose of the regional plan has been to manage regional growth and change in the most sustainable way to protect and enhance quality of life in the region.

In response to an opportunity within the Gympie local government area to facilitate the investigation of a regionally significant economic opportunity, the Wide Bay Burnett Regional Plan 2011 has been amended.

2. The planning framework

In Queensland, the majority of land use planning activity is assessed under the *Planning Act 2016* (Planning Act). The Planning Act is complemented by the *Regional Planning Interest Act 2014* (RPI Act), which extends the consideration of land use policies contained in regional plans to resource activities and other regulated activities (e.g., broadacre cropping and water storage dams) that generally occur outside the jurisdiction of the Planning Act and local government planning schemes.

Priority Living Areas (PLAs) were established through the RPI Act as the mechanism for mapping and protecting the liveability of urban areas from potential resource activity impacts. Mapped PLAs are a trigger area for Regional Interests Development Approval (RIDA) assessment applications under the RPI Act for where resource activities are proposed within the mapped area.

3. Amendment of the regional plan

The text and map contained in this section are to be read in conjunction with the Wide Bay Burnett Regional Plan as released on 29 September 2011 without replacement or amendment of any existing sections of the regional plan.

3.1 Gympie Priority Living Area

As a historic gold mining centre, Gympie is an example of an urban centre established directly atop and around mining activities. This historical co-existence has not caused significant issues given the scale and characteristics of the mining activities. However, it is important to ensure that these land uses are appropriately balanced into the future and the potential impacts of any future intensification of resource activities are not to the detriment of the town's community.

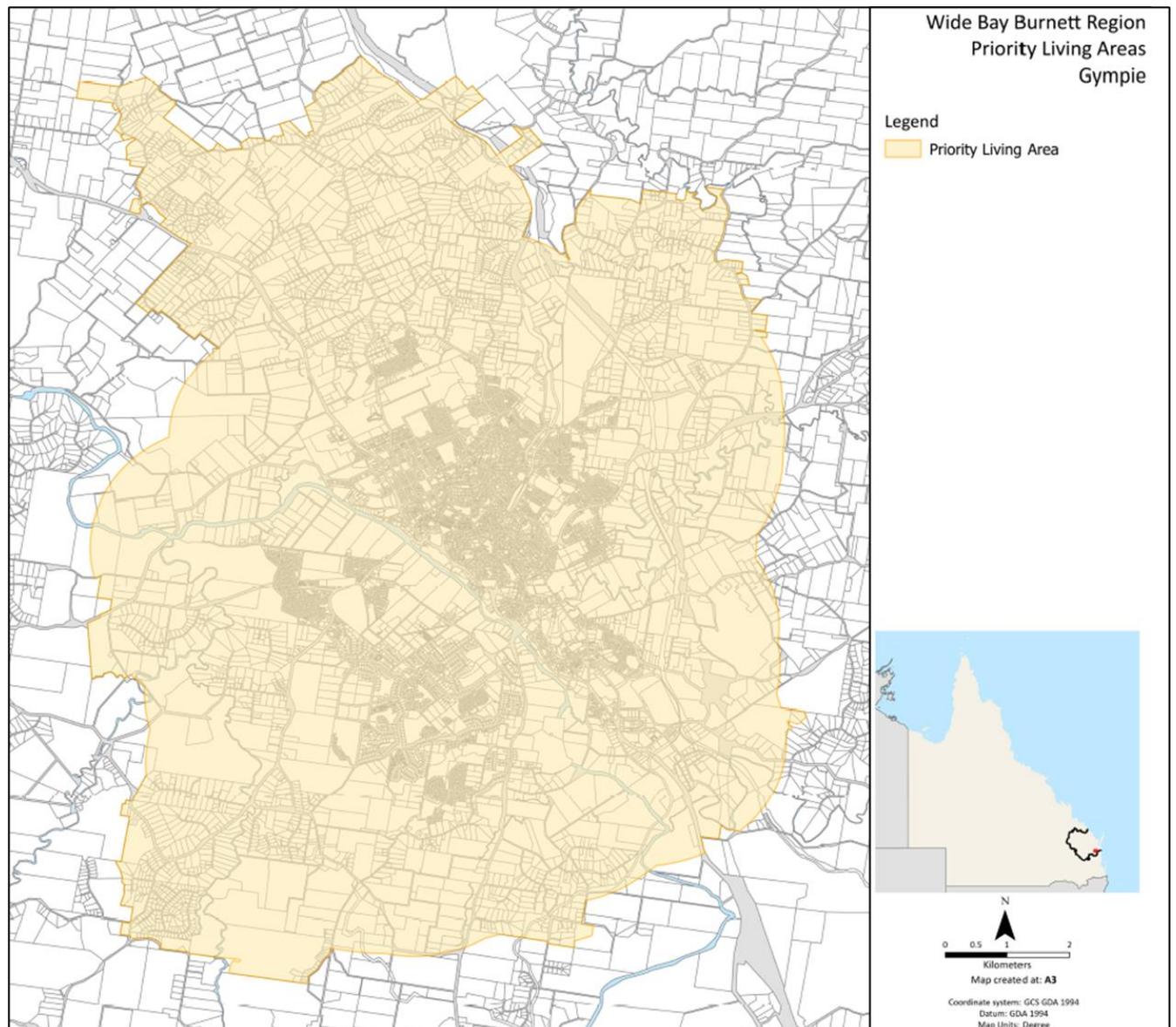
Any proposed resource activity within the mapped PLA must demonstrate that the location, nature and conduct of the activity is compatible with the planned future for the area. This is completed through an application process established under the RPI Act. Importantly, all resource activity proposals within a PLA must be publicly notified.

Regional outcome

Sustainably and efficiently manage the region's resource activities, their interaction with urban areas and facilitate their appropriate growth in and beyond the region to meet the needs of existing and future communities.

Regional policy

Resource activities within the Gympie PLA (shown in Addendum Map 1.0) must demonstrate that the location, nature and conduct of the proposed activities can satisfy the assessment criteria detailed in Section 3.2.



Addendum Map 1.0 Gympie Priority Living Area¹.

3.2 Assessment criteria

Any proposed resource activity within the Gympie PLA must demonstrate that the location, nature and conduct of the activity is compatible with the planned future for the area.

Gympie Regional Council is an assessing agency under the RPI Act for a proposed resource activity in the Gympie PLA (identified in Addendum Map 1.0) to determine if the assessment application achieves the regional policy. The relevant assessment criteria for the assessing agency for the purposes of Schedule 2, Part 3, Section 6 of the Regional Planning Interests Regulation 2014 are:

Assessment criteria

1. The resource activity does not result in or contribute to a net loss in the living standards or amenity of the town or its ability to grow and prosper, by demonstrating that the activity:

¹ The department's [interactive mapping system](#) more precisely defines the spatial information.

- a. is planned, designed and can be managed so that it is sustainable, safe and able to respond to the changing town environment and community landscape
 - b. does not constrain or splinter the growth of the town centre, retail nodes at the eastern and western ends of the centre (on Mellor and Duke Streets respectively) or the Gympie Medical Precinct
 - c. is well-defined, serviced and provides residents with continued opportunities to work, relax and socialise in close proximity to their homes
 - d. protects the cultural heritage of all sectors of the community by the recognition of features that contribute to community's identity
 - e. protects the role of visual character in defining the town's identity and that any changes to streetscapes retain traditional characteristics representative of the town's identity
 - f. minimises to the greatest extent practicable any increases in non-local traffic on local roads
 - g. conforms building scale, bulk, and design to reflect the intended low density character of the town
 - h. maintains privacy between activities on the site and any interface to neighbouring uses by effective building and landscape design to prevent overlooking into or from habitable rooms or private open space areas
 - i. maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events
 - j. maintains public safety and the environment from detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.
2. The resource activity enables the business community to take advantage of opportunities to build linkages with the activity and beyond the town by industry or business co-location maximisation where there is potential to reduce the demand for road freight movements.

3.3 Glossary

<i>Planning Act 2016</i> (Planning Act)	The Planning Act provides for an efficient, effective, transparent, integrated, coordinated and accountable system of land use planning and development assessment to facilitate the achievement of ecological sustainability.
Priority Living Area (PLA)	As defined in the RPI Act.
<i>Regional Planning Interest Act 2014</i> (RPI Act)	The RPI Act manages the impact of resource and regulated activities on areas of the state that contribute, or are likely to contribute, to Queensland's economic, social and environmental prosperity.
Resource activity	As defined in the RPI Act.



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