

Blackall Planning Scheme Priority Infrastructure Plan Assumptions and Priority Infrastructure Area

Extrinsic Material to the Blackall PIP



Plan Associates

Version Control

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Table of Contents

1. Preliminaries	4
1.1 Purpose	4
1.2 Background	4
1.3 Local Government Reforms.....	5
1.4 Approach	5
2. Relationship with the Planning Scheme.....	7
2.1 Purpose	7
2.2 Strategic Framework	7
2.3 Planning Scheme – Structural Elements	8
2.4 Infrastructure Charges under Planning Scheme Policies	8
2.5 Relationship of land uses with Regulated Infrastructure Charges Schedules (RICS)	8
2.6 Relationship with Regional Plans	10
3. Priority Infrastructure Area.....	11
3.1 Purpose	11
3.2 The Priority Infrastructure Area	11
3.3 Development outside the PIA	11
3.4 Non-trunk infrastructure	11
4. Planning Assumptions.....	13
4.1 Purpose	13
4.2 Population and housing projections.....	13
4.3 Employment and non-residential floor space projections	13
5 State Infrastructure Providers	16
Attachment 1: Schedule of Trunk Infrastructure networks, systems and elements	17
Attachment 2: Worksheet for planning assumptions data	20

1. Preliminaries

1.1 Purpose

All Local Governments in Queensland are required to include a priority infrastructure plan in their planning schemes.

The *Integrated Planning Act, 1997*¹ requires that a priority infrastructure plan state the assumptions about the type, scale, location and timing of future development on which the plan is based

In addition, Section 8A to Schedule 1 of the *Integrated Planning Act, 1997* requires the Council to reach agreement with the suppliers of State infrastructure providers on:

- the assumptions for the infrastructure plan; and
- the location and size of the priority infrastructure area.

This report states the assumptions underpinning the proposed priority infrastructure plan for Blackall planning scheme and the location and size of the priority infrastructure area.

As such, the report supports the Section 8A process. However, once finalised, aspects of the report will be integrated into, and may be included in the extrinsic material to the Blackall planning scheme, and eventually the Blackall-Tambo Regional Council Priority Infrastructure Plan.

1.2 Background

Refer to Map 1: Locality.

With a population of 2,200 and covering 30,489 square kilometres in area, the Blackall -Tambo Region is placed in the heart of Queensland's outback approximately 900 kilometres North West of Brisbane. The Region is comprised of two towns, Blackall and Tambo both of which lie along the Barcoo River and are positioned on the Warrego Highway (Matilda Highway).

Blackall has a population of approximately 1560 people. Tambo has a population of approximately 620 people.

The Blackall -Tambo Regional Council has an extensive history of cattle, sheep and wool production. Today the cattle production has overhauled sheep as the major industry. The Region's economy has also diversified into other industries including cypress pine sawmilling and tourism, and has a solid base of retail and general services.

¹ Council has resolved to develop its new planning scheme under the Integrated Planning Act, 1997

1.3 Local Government Reforms

The Blackall-Tambo Regional Council was formerly created in March 2008 as part of the State Governments reform of all councils. The new Council is comprised of the former Blackall and Tambo Shire Councils, with the main office located in Blackall. The Council is dedicated to sustaining and enhancing the appealing rural lifestyle within the Region through the provision of high quality services and facilities, and through a collaborative and supportive community environment.

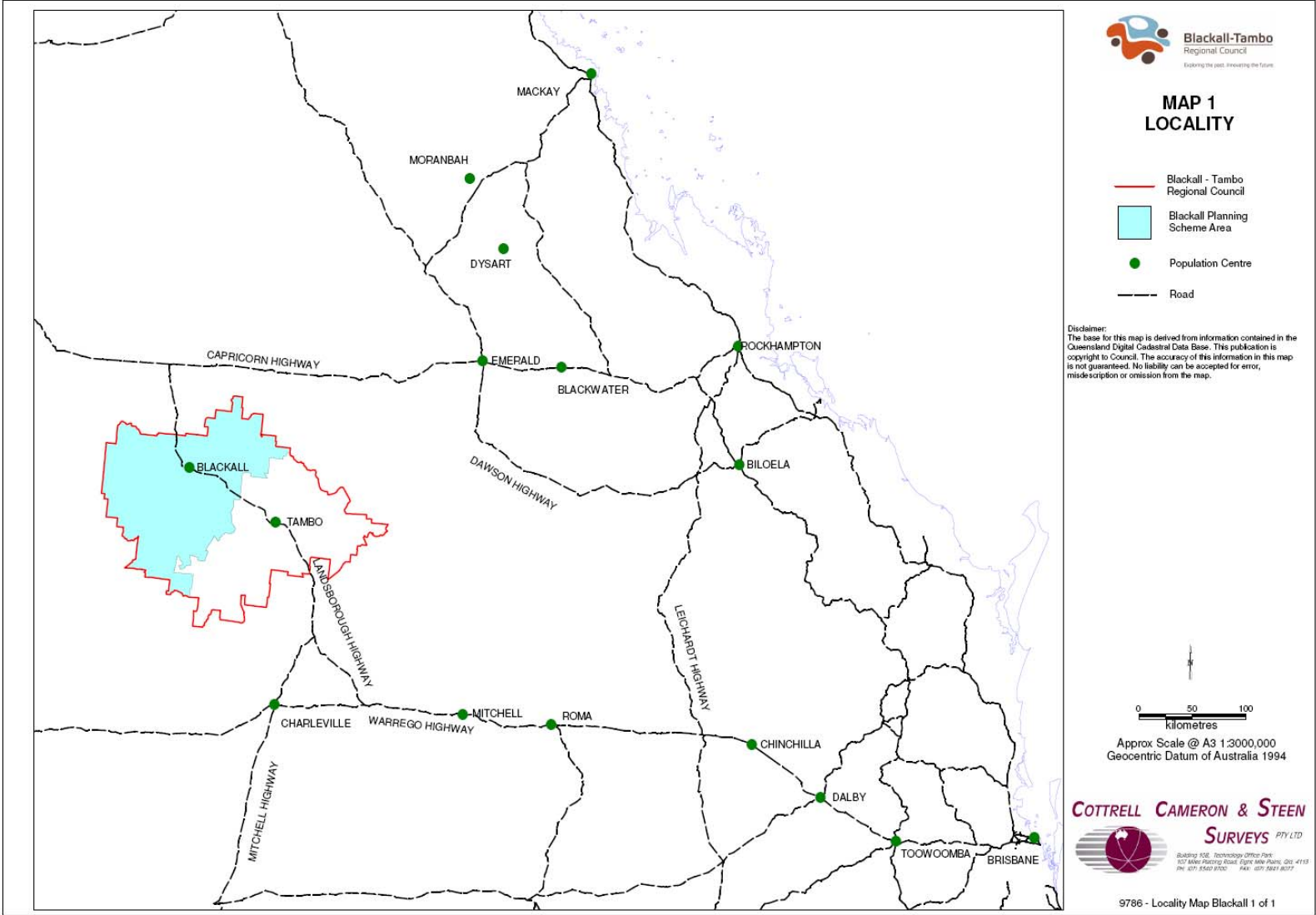
1.4 Approach

Development in the area of the Blackall-Tambo Regional Council is currently managed through planning schemes for the areas of the former Blackall and Tambo Shire Councils. Given the administrative and other difficulties inherent to managing two discrete and often inconsistent planning schemes, the Blackall-Tambo Regional Council resolved on 9 December, 2009 to prepare a new planning scheme, including a priority infrastructure plan under the *Integrated Planning Act, 1997*².

However, given the time frame of preparing a new planning scheme, it is intended for the development of the PIP to enable the adoption of RICS for the existing planning schemes as an interim measure.

As such, Section 8A agreement is sought for both the inclusion of a PIP and the adoption of RICS for the Blackall planning scheme, and the development of a PIP for inclusion in the new planning scheme for the whole of the area of the Blackall-Tambo Regional Council.

² It should be noted the process of preparing, and the content of the priority infrastructure plan will be consistent with the provisions and guidelines to the *Sustainable Planning Act, 2009*.



2. Relationship with the Planning Scheme

2.1 Purpose

Priority infrastructure plans are an integral part of local government planning schemes. The reason for this is that coordinating the provision of infrastructure with the land use provisions of the planning scheme is fundamental to encouraging urban growth in areas where adequate infrastructure exists or can be provided efficiently.

Consequently, the PIA is shown as overlays on the relevant planning scheme maps.

2.2 Strategic Framework

Blackall Shire Council adopted its Planning Scheme on 14 June, 2006.

The strategic framework of the planning scheme reflects the importance of the interaction between the environment and development in the area of the Blackall planning scheme and is based on Desired Environmental Outcomes that are relevant to:

- The Environment;
- Economic Development ; and
- Community and Services

The DEO's for Community and Services are of particular relevance for the proposed PIP. These are:

1. Development in Blackall Shire is consistent with community expectations and needs, and contributes to community wellbeing through the provision and enhancement of core community elements (including the built environment, services, facilities and infrastructure).
2. The settlement pattern is logical and sequenced and the built environment contributes to the overall rural amenity and character of Blackall Shire.
3. People are connected to public spaces (including recreational areas) and community services through an appropriate land use structure and the provision of infrastructure, particularly within the Town of Blackall.
4. Development contributes to the health and safety of people and provides a diverse range of housing types, services and facilities.
5. Infrastructure (including water, sewerage and roads) reflects community expectations and needs, meets engineering and environmental standards and is provided in an orderly and logical sequence to ensure cost effectiveness.

2.3 Planning Scheme – Structural Elements

Map 2 – Blackall Planning Scheme Structure refers.

The planning scheme divides the local government area into seven zones that cover the entire local government area and are identified on the zone maps. These zones are:

- Rural;
- Urban;
- Commercial;
- Industrial;
- Mixed Use; and
- Open Space and Recreation.

2.4 Infrastructure Charges under Planning Scheme Policies

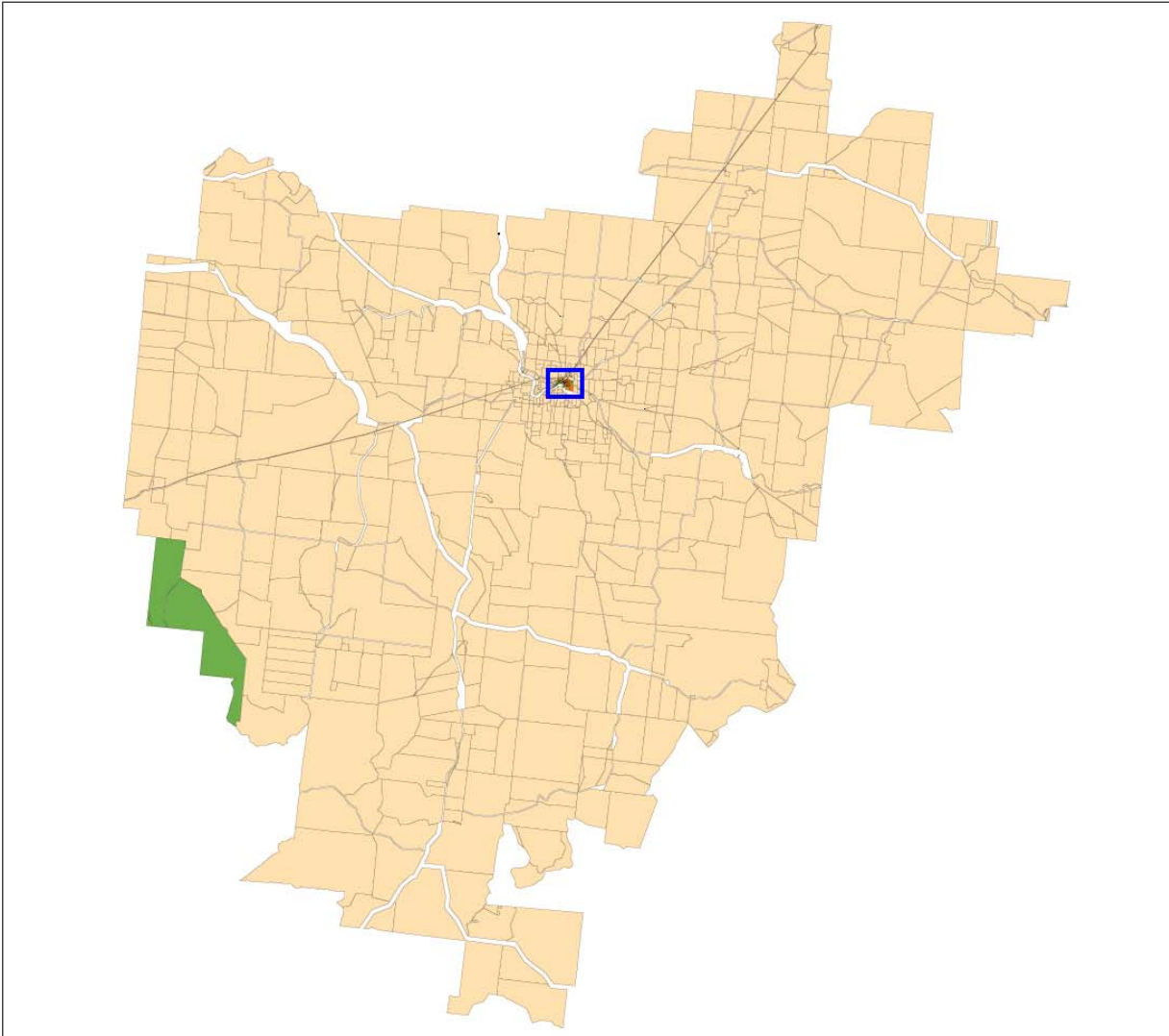
The Blackall planning scheme regulates the standard of services to be provided under Schedule 1, but does not make provision for infrastructure charges.

2.5 Relationship of land uses with Regulated Infrastructure Charges Schedules (RICS)

A PIPRICS requires consideration of the relevant land uses within the planning scheme against the classes of land use for which regulated infrastructure charges may apply. Table 1 below details the land uses defined under the Blackall planning scheme relevant for the classes of land uses in the template.

Table 1
Land uses to which regulated infrastructure charge rates apply

Land use within the planning scheme	Classes of land use to which regulated infrastructure charge rates apply
Detached House, Dwelling Unit, Caretakers Residence, Home Occupation.	Residential (single dwelling units)
Accommodation Building, Multiple Dwelling, Visitor Accommodation	Residential (multiple dwelling units)
Catering Premises, Child Care Centre, Commercial Premises, Hotel, Professional Office, Tourist Facilities	Commercial
Shop	Retail
Industry, Noxious Industry, Service Station, Storage Facility, Transport Terminal	Industrial

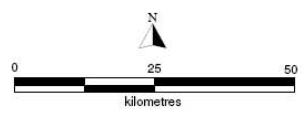


MAP 2 BLACKALL PLANNING SCHEME STRUCTURE

- COMMERCIAL
- INDUSTRIAL
- MIXED USE
- OPEN SPACE AND REC
- RURAL
- URBAN

Detailed zoning map and PIA - refer to Map 3

Disclaimer:
The base for this map is derived from information contained in the Queensland Digital Cadastral Data Base. This publication is copyright to Council. The accuracy of this information in this map is not guaranteed. No liability can be accepted for error, misdescription or omission from this map.



Approx Scale @ A3 1:700 000
Geocentric Datum of Australia 1994



9786 - Blackall zoning map

2.6 Relationship with Regional Plans

The Blackall planning scheme area is included in the Central West Regional Plan.

The Regional Policy for Urban Development requires that land for new urban development be identified, planned and addresses issues such as services and infrastructure.

3. Priority Infrastructure Area

3.1 Purpose

The Priority Infrastructure Area (PIA) identifies that area which is either currently developed, approved for development, or will accommodate future urban development (i.e. residential, retail, commercial and industrial) in the area of the Blackall planning scheme up until the year 2021.

As such, it is intended for the PIA to encourage urban growth in areas where adequate infrastructure exists, or can be provided efficiently.

3.2 The Priority Infrastructure Area

To this end, it is intended to limit the PIA to the urban area/s of the Shire where:

- growth is expected to occur; and
- the Council already provides trunk infrastructure, or
- where new trunk infrastructure can be provided in an efficient and cost effective manner.

As such, the PIA is limited to the existing area of the town of Blackall. The proposed PIA is shown on Map 3.

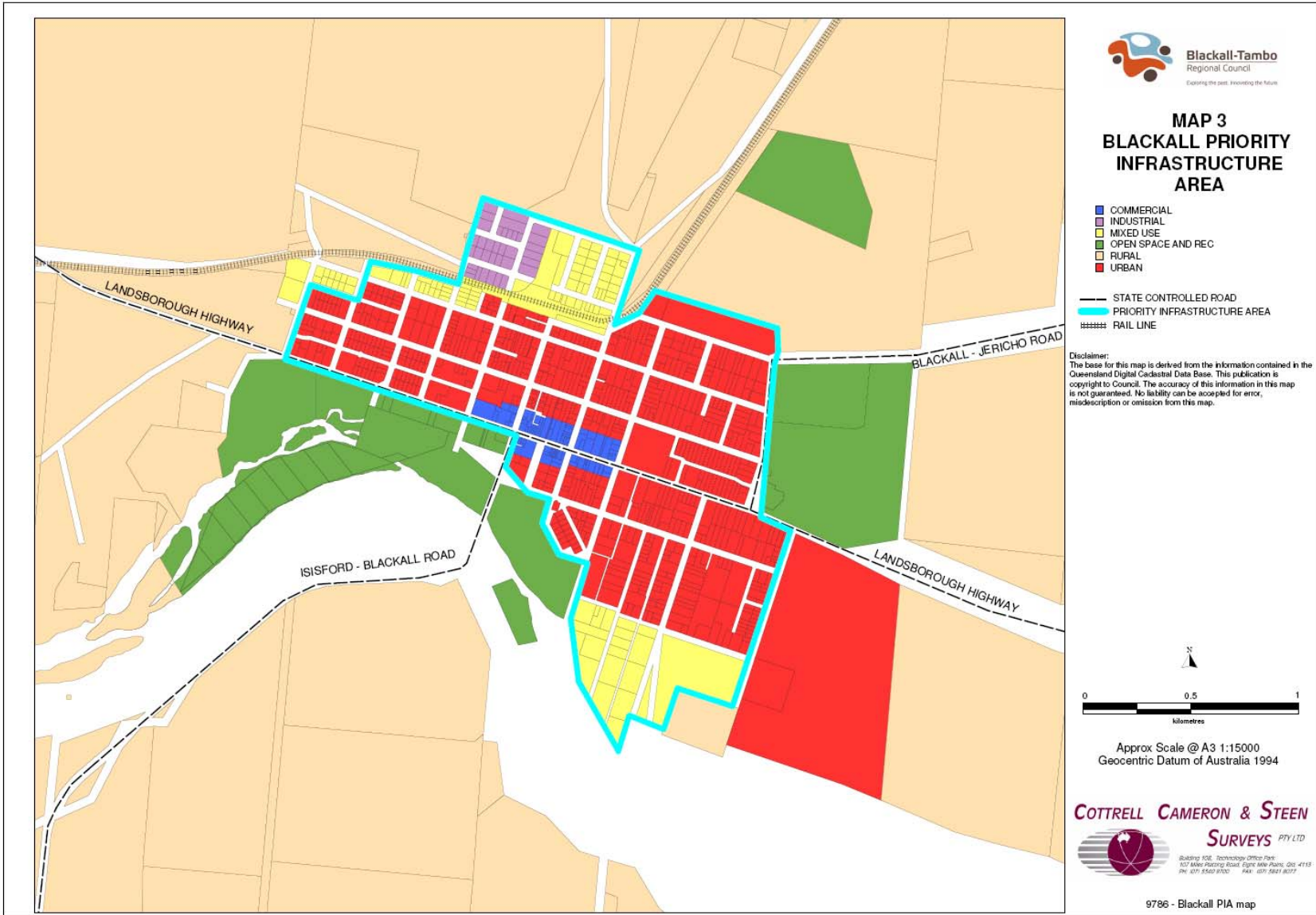
The Council is committed to planning to service all premises within the PIA with all networks of trunk infrastructure. A schedule of the trunk infrastructure networks, systems and elements provided by the Council is in Attachment 1.

3.3 Development outside the PIA

Development which falls completely or partly outside of the PIA will be deemed inconsistent with the planning assumptions. Such development will be subject to an additional trunk infrastructure cost assessment and additional cost conditions may be imposed if development is approved.

3.4 Non-trunk infrastructure

A condition about non-trunk infrastructure may be imposed under the provisions of the *Sustainable Planning Act, 2009*.



4. Planning Assumptions

4.1 Purpose

The planning assumptions describe the type, scale, location and timing of future urban development and provide a logical and consistent basis for the planning of all trunk infrastructure networks covered by the proposed Blackall planning scheme. Together with the planning assumptions for the area if the Tambo planning scheme, the assumptions describe the type, scale, location and timing of future urban development for the PIP for the new planning scheme for the area of the Blackall – Tambo Regional Council.

4.2 Population and housing projections

Table 2 below details the projected population (medium series recommended by PIFU) for the period between 2006 and 2021 for the area of the planning scheme. The projections provides an indication of the extent of expected population growth/decline and its likely consequences for future housing demand both inside, and outside the proposed PIA for the Blackall planning scheme PIP.

The projections suggest that Blackall planning scheme area and the PIA should experience a small negative growth in population between 2006 and 2021, reflected in a minor decline in the demand for housing.

However, the Population and Forecasting Unit (PIFU) advise it is likely that occupancy rates will decline faster, due to an ageing population in Blackall. As a result, the number of households is not likely to decline with the declining population. Dwellings stock is also not likely to decline significantly and it is possible the construction of new dwellings and renovation of old dwellings may be needed.

4.3 Employment and non-residential floor space projections

Employment projections inform the assumptions about future retail, commercial and industrial floor space requirements.

Table 3 below provides an indication of the likely employment and required floor space situation in the area of the Blackall planning scheme over the period of the PIP. It is evident that there will probably be a small decline in non-residential employment and development within the area over the PIP planning horizon.

**Table 2
Existing and Projected Population and Housing Demand**

Location/ Area	Dwelling Type	Existing and Projected Population				Average Household Size				Existing and Projected Dwelling Units			
		2006 Existing	2011 1-5 yrs	2016 6-10 yrs	2021 11-15 yrs	2006 Existing	2011 1-5 yrs	2016 6-10 yrs	2021 11-15 yrs	2006 Existing	2011 1-5 yrs	2016 6-10 yrs	2021 11-15 yrs
Blackall Urban Area	Single Dwelling	1,109	1,044	1,060	1,069	2.46	2.45	2.45	2.45	451	426	433	437
	Multiple Dwelling	66	62	63	64	1.40	1.40	1.40	1.39	47	45	45	46
	Other	57	54	55	55	1.74	1.73	1.73	1.73	33	31	32	32
	Total	1,233	1,161	1,178	1,188	2.32	2.32	2.31	2.31	532	501	510	515
Outside PIA	Single Dwelling	282	265	269	271	2.46	2.45	2.45	2.45	115	108	110	111
	Multiple Dwelling	17	16	16	16	1.40	1.40	1.40	1.39	12	11	11	12
	Other	15	14	14	14	1.74	1.73	1.73	1.73	8	8	8	8
	Total	313	295	299	302	2.32	2.32	2.31	2.31	135	127	129	131
Total for area of Planning Scheme	Single Dwelling	1,391	1,309	1,329	1,340	2.46	2.45	2.45	2.45	566	534	542	548
	Multiple Dwelling	83	78	79	80	1.40	1.40	1.40	1.39	59	56	57	57
	Other	72	68	69	69	1.74	1.73	1.73	1.73	41	39	40	40
	Total	1,546	1,455	1,477	1,489	2.32	2.32	2.31	2.31	666	628	639	645

**Table 3
Existing and Projected Employment and Non-Residential Demand**

Location/ Area	Non Residential Development Category	Estimated Employment (employees)				Average Floor Space Conversion Rate (m2 GFA /employee)	Estimated Floor space (m ² GFA)			
		2006 Existing	2011 1-5 yrs	2016 6-10 yrs	2021 11-15 yrs		2006 Existing	2011 1-5 yrs	2016 6-10 yrs	2021 11-15 yrs
Blackall Urban Area	Commercial	263	247	251	253	20	5,253	4,945	5,017	5,060
	Retail	92	87	88	89	25	2,307	2,172	2,204	2,222
	Industry	116	109	111	112	110	12,753	12,005	12,181	12,285
	Community	63	59	60	60	NA	NA	NA	NA	NA
	Other[#]	0	0	0	0	NA	NA	NA	NA	NA
	Total	534	502	510	514	NA	20,313	19,122	19,402	19,567
Outside PIA	Commercial	0	0	0	0	20	0	0	0	0
	Retail	0	0	0	0	25	0	0	0	0
	Industry	0	0	0	0	110	0	0	0	0
	Community	0	0	0	0	NA	NA	NA	NA	NA
	Other [#]	282	265	269	271	NA	NA	NA	NA	NA
	Total	282	265	269	271	NA	0	0	0	0
Total for Area of Planning Scheme	Commercial	263	247	251	253	20	5,253	4,945	5,017	5,060
	Retail	92	87	88	89	25	2,307	2,172	2,204	2,222
	Industry	116	109	111	112	110	12,753	12,005	12,181	12,285
	Community	63	59	60	60	NA	NA	NA	NA	NA
	Other [#]	282	265	269	271	NA	NA	NA	NA	NA
	Total	815	767	779	785	NA	20,313	19,122	19,402	19,567

5 State Infrastructure Providers

Under the *Sustainable Planning Act, 2009* State infrastructure means any of the following:

- State school infrastructure;
- Public transport infrastructure;
- State-controlled roads infrastructure; and
- Emergency services infrastructure.

The following State agencies provide infrastructure in the area of the Blackall planning scheme:

- 1) Department of Transport and Main Roads.
- 2) Department of Education.
- 3) Department of Emergency Services.

Attachment 1: Schedule of Trunk Infrastructure networks, systems and elements

Water Supply Network				
<i>Bulk Supply</i>				
Element	Blackall		Tambo	
	Yes	No	Yes	No
Water sources (dams, groundwater, bulk supply mains)	Groundwater – artesian bore		Groundwater – artesian bore	
Raw water mains		No		No
Water treatment plants (incl. recycled water treatment plants)		No		No
Associated monitoring systems.	Yes-Telemetry system		Yes-Telemetry system	
<i>Distribution</i>				
Pump stations		No – pressure on-demand system		No – pressure on-demand system
Rechlorination facilities		No		No
Reservoirs		No		No
Distribution mains generally ≥150 mm diameter	Yes		Yes	
Monitoring systems associated with the above elements.		No		No
Sewerage Network				
<i>Reticulation</i>				
Pump stations	2		1	
Rising mains generally ≥150mm diameter;		No		No

Gravity sewers generally $\geq 150\text{mm}$ diameter	Yes		Yes	
Odour and corrosion control systems; and		No		No
Monitoring systems associated with the above elements.	Yes-Telemetry system		Yes-Telemetry system	
Sewerage Treatment				
Sewerage Treatment Plants	Yes			No
Storage Facilities	Oxidation ponds		Oxidation ponds	
Release Systems	Discharge licence		Discharge licence	
Monitoring systems associated with the above elements.		No		No
Transport Network				
Local Government and State Controlled Roads				
Arterial, sub-arterial and major collector roads – including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve.	National Highway & yes to remainder		National Highway & yes to remainder	
Public Transport				
Bus stops and shelters.		None by Council - bus stop (BP roadhouse)	Yes - bus stop with shelter being constructed this financial year	
Off-Road Pathways				
Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges.		No	Coolibah Walk – approx 4km of bush track beside river	
Stormwater Management Network				
Quantity				
Natural waterways	Barcoo River		Barcoo River	
Overland flow paths/ channels	Yes			No
Piped drainage	Yes		Yes	
Regional detention and retention facilities		No		No

Quality				
Catchment level Stormwater Quality Infrastructure Devices (SQIDs)		No		No
Gross Pollutant Traps (GPTs)		No		No
Wetlands		No		No
Bio-retention Facilities		No		No
Recreation Facilities Network				
<i>Public Parks</i>				
Land, works and embellishments for local, district and LGA parks. May also include recreational trails.	Aquatic Centre Parks Sports Ground Skate Park		Swimming Pool Parks Sports Ground	
<i>Other Community Facilities</i>				
Land and basic works only	Town Common Show Ground Cemetery		Landfill Area Town Common Racecourse Show Ground Cemetery	

Attachment 2: Worksheet for planning assumptions data

1.0 POPULATION AND HOUSING INPUT DATA

1.1 Overall LGA Population Projections

2006 Estimated Residential Population (ERP): 1,546³

Applicable Growth Series for LGA: Medium

Estimated Growth Rate for LGA⁴

Time Period	Annual Average Rate of Growth
2006-2011	-1.20
2011-2016	0.29
2016-2021	0.17

Projected ERP for LGA

Year	Default ERP	Amended ERP
2006	1,546	
2011	1,455	
2016	1,477	
2021	1,489	

1.2 LGA Dwelling Structure

Dwelling Type	Dwellings	Unoccupied Private Dwellings	Persons	% Dwellings
Separate House	588	184	1,301	87.2
Semi-Detached	20	6	48	3.0
Flats, units, etc	5	2	11	0.7
Other dwellings	61	19	124	9.1
Not stated	0	0	0	0.0
Total dwellings	674	211	1,484	100.00

1.3 Sum Percentage Dwellings by PIP Dwelling Type in 2006

Dwelling Type	% Dwellings
Single Dwelling	87.2%
Multiple Dwelling	3.7%
Other	9.1%
ALL private dwellings	100.0%

1.4 Estimated Occupancy Rate by Dwelling Type over time

³ PIFU

⁴ PIFU

1.5.1 2006 POPULATION INSIDE THE PIA

Dwelling Type	Estimated Occupancy Rate (persons/dwelling)			
	2006	2011	2016	2021
Single Dwelling	1.69	1.68	1.68	1.68
Multiple Dwelling	1.80	1.79	1.79	1.79
Other	1.55	1.55	1.54	1.54
All Private Dwellings	1.68	1.67	2.67	1.69

Area	2006 ERP
Blackall	1,233

1.5 DISTRIBUTION OF GROWTH ACROSS LGA

Estimated Growth in Dwellings by Area (Inside and Outside PIA)

Area	Default Growth in Dwellings 2006-2021	Default % age of Total LGA Growth 2006-2021
Inside PIA - Blackall	-23	79.8
Outside PIA	-6	20.2
Planning Scheme Area	-29	100.00

2.0 EMPLOYMENT AND NON-RESIDENTIAL FLOOR SPACE PROJECTION INPUT

2.1 ABS Employment Data for Planning Scheme Area

Resident Employment Rates⁵

Total Residents Employed (2006 ABS Table B42c)	741
Total Population of LGA* (2006 ABS Table B01a)	1,455
Resident Employment Rate	50.9%

Containment Rates⁶

Labour Force Containment Rate	76.3%
Job Containment Rate	73.7%

Sum Percentage Employed in the LGA in each Non-Residential GFA Conversion Category⁷

⁵ ABS 2006 BCP Tables B01a, B42c

⁶ PIFU, worksheet "Employment Containment Rates"

⁷ PIFU, worksheet "LGA Jobs by Non-Res GFA Cat."

Non-Residential GFA Conversion Category	% Employed
Commercial	32.2%
Retail	11.3%
Industry	14.2%
Community	7.7%
Other	34.5%
<i>Total</i>	100.0%

Average Floor Space Conversion Rates (m2 GFA/ employee)

Non-Residential GFA Conversion Category	DEFAULT Average Floor Space Conversion Rate (m2 GFA /employee)
Commercial	20
Retail	25
Industry	110
Community	NA
Other	NA

At this time no future growth expected as a result of special projects.