



Subject:

RE: RPI25/004 - Objection to Assessment Application for a Regional Interests Development Approval by Arrow Energy Pty Ltd and Arrow CSG (Australia) Pty Ltd

Date:

Friday, 6 June 2025 3:43:38 PM

Attachments:

[10455-7-SK2.pdf](#)
[image002.png](#)
[image003.png](#)

Hi [REDACTED]

Thanks for your email submission regarding the RPI25/004 application.

Please note for any future correspondence, please email RPIAct@dsdilgp.qld.gov.au in the first instance.

Kind regards,



Appeals and Regional Interests

Department of State Development, Infrastructure and Planning

Level 13, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
statedevelopment.qld.gov.au



From: [REDACTED]

Sent: Friday, 6 June 2025 11:16 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: Objection to Assessment Application for a Regional Interests Development Approval by Arrow Energy Pty Ltd and Arrow CSG (Australia) Pty Ltd

“Without prejudice”

Hi [REDACTED]

Thank you for your email concerning the RPI25/004 application regarding a proposal to construct a single “tie-in” to the pipeline which can deliver treated CSG water from their reverse osmosis water treatment plant at Daandine within Petroleum Lease PL230.

[REDACTED], has developed and intends to expand its cattle feedlot on [REDACTED] at [REDACTED] to 24,000 scu (standard cattle units) from its current 15,400 scu in the location shown on the attached aerial photomap.

You might see that the feedlot pens extend into the western part of PL230 and the location of [REDACTED] water bore into the Hutton Sandstones, RN172866 which was constructed from

monies paid [REDACTED] in 2018 as part of a make good agreement for significant impairment of [REDACTED] access to the better quality groundwater of the Walloon Coal Measures. You might also see the path of a water supply pipeline from untreated water from an aggregation pond to the east of the feedlot and a pipeline extending further east to the holding pond for Arrow's Daandine Water Treatment Plant and another pipeline extending in a SE direction past Kumbarella Lane into land in which likely provides irrigation water to Arrow's "Theten" irrigation farm and, it would be expected, to the proposed tie-in to supply other irrigators as part of Arrow's overall Condamine Alluvials Substitution Scheme (CASS).

You might also see another pipeline along the eastern boundary of [REDACTED] Lot 125 on DY316 leading to the Braemar gas-fired power stations which delivers untreated water from PL230 to reverse osmosis plants at each power station.

[REDACTED] Lot 118 on DY237 and is developing it for regenerative grazing using manure from the feedlot to supplement further grazing of effluent-irrigated paddocks on Lot 125 on DY316 within QGC's PL273.

The water supply from Arrow Energy into [REDACTED] feedlot water supply dam commenced in 2004 and a new pipeline from the pond at Daandine to [REDACTED] water supply dam was constructed by Arrow in 2005 – prior to the sale of Arrow Energy NL to Shell/Petrochina. The supply of up to 547.5 ML per year of associated water from PL230 to [REDACTED] feedlot water supply dam was formalised in 2010 with a Water Usage Deed between Arrow (Daandine) Pty Ltd.

The Water Usage Deed included provisions for Arrow to supply and for [REDACTED] to accept a minimum delivery to the feedlot dam of 200 ML/yr - sufficient to provide drinking water for more than 8000 scu of cattle in the feedlot – the balance to date being obtained from runoff into the 340 ML feedlot water supply dam.

[REDACTED] Arrow are currently in dispute with regard to the supply of untreated water to the feedlot and with regard to "making good" the depressurisation of RN172866 by overly deep and "unplugged" gas wells on PL230, PL273 and PL194.

[REDACTED] has requested Arrow to supply the agreed 200 ML/yr minimum as treated water from its Daandine Water Treatment Plant and Arrow's refusal is also subject to the current dispute between the parties.

It is considered that the supply of treated water to new landholders conflicts with the priorities expressed in the Queensland Government's *Coal seam gas water management policy, 2012* and is identified in Arrow's recent *Surat Gas Project Updated CSG WMMP Annual Reports*.

From a regional planning perspective, it is considered that Arrow should be required to recognise that the lands comprising Daandine Water Treatment Plant, the gas-fired power stations, [REDACTED] Feedlot and the eastern part of Lot 118 on DY237 lie within a *Special Industry Investigation Area* by the Western Downs Regional Council in its *Strategic Plan* for industrial and intensive livestock use.

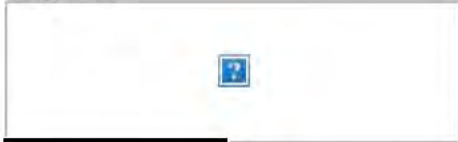
There are also proposals for large scale batteries to be installed in this area due to proximity to the Braemar Sub-station on the Interconnector to the National Grid and these could be supplied with treated water from Arrow's RO plant which also lies within the Special Industry Investigation Area.

It is requested that your agency considers the above and will delay approval of Arrow's request until we have the time to prepare a formal objection to this proposal and to Arrow's

overall proposal as detailed on their web-site page *Beneficial water network* which states that more than 7000 megalitres of treated water will be returned to farmers each year via 146 kilometres of pipeline.

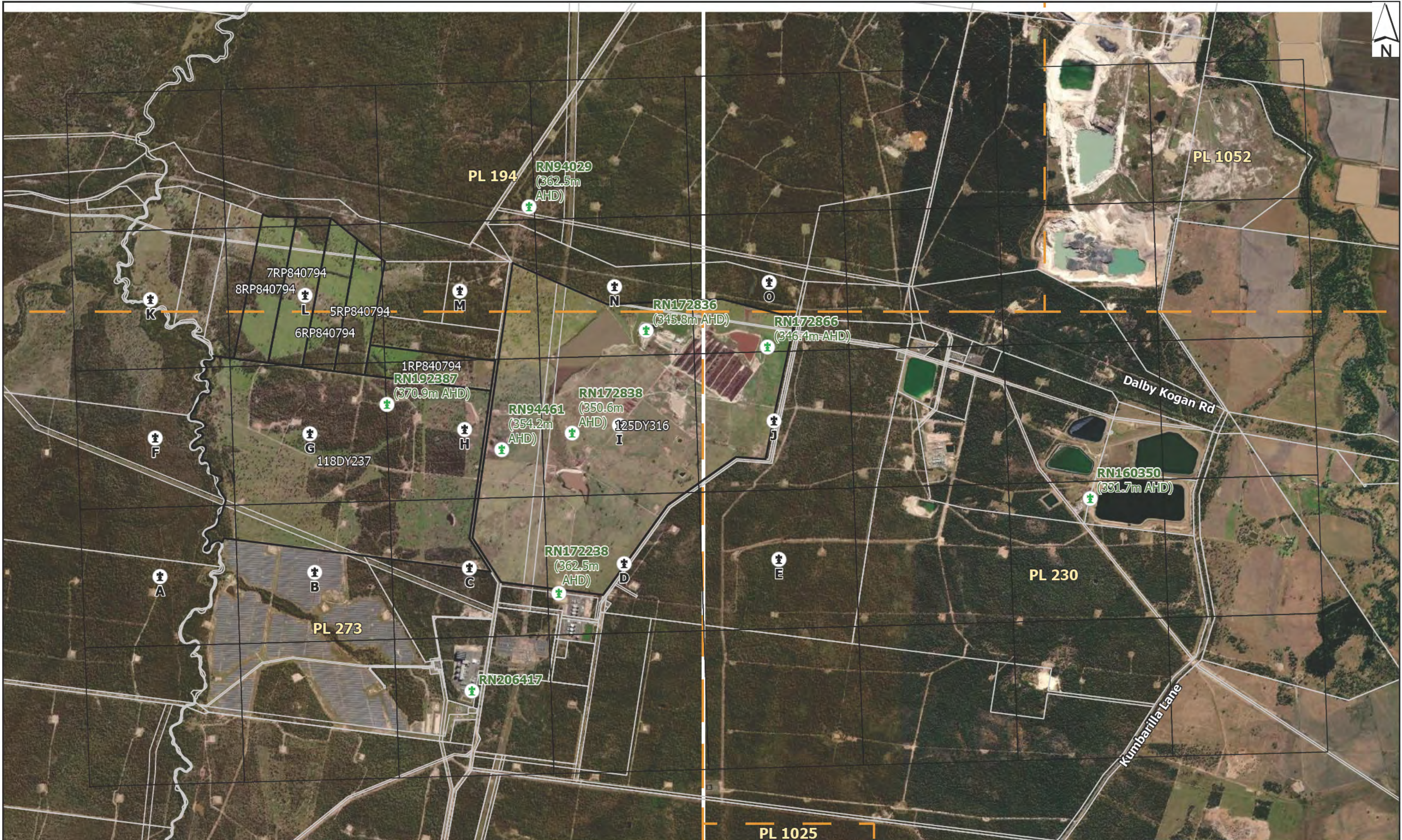
I would appreciate being able to meet with you with respect to the above prior to your department deciding the application.

Regards



[Redacted signature block containing multiple lines of blacked-out text]

The information contained in this email communication may be confidential. If you have received this email in error, please notify the sender by return email, delete this email and destroy any copy.



Legend

- OGIA Model Centroid
- Registered Water Bore
- Feedlot
- Petroleum Lease Boundary
- Adjoining Boundary

NOTES:

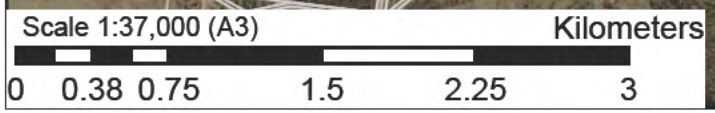
This drawing must not be used, copied or reproduced in whole or part for any purpose, other than which it was supplied without the prior consent of Cottrell Cameron & Steen Surveys Pty Ltd.

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95 Proctor Street Dalby Qld 4405

FEEDLOT		
LOCATIONS OF LEASE BOUNDARY AND BORE HOLES RELEVANT TO GROUND WATER IMPACT ASSESSMENT		
Scale: 1:37,000	Drawing No: 10455-7-SK2	
Issued: 27.02.2024	Datum: GDA94(H),Z56	Sheet 1 of 1



From: [REDACTED]
To: [Regional Planning Interests Act](#)
Cc: [REDACTED]
Subject: Objection to Application by Arrow Energy for Regional Interests Development Approval RPI 25/004 Arrow CASS Tie-in
Date: Monday, 9 June 2025 1:59:52 PM
Attachments: [Extracts from WDRC Strategic Plan industrial or feedlot uses at Kogan East.pdf](#)
[Extracts from WDRC Property Report re Lot 118 on DY237.pdf](#)
[Extracts from WDRC Property Report re Lot 125 on DY316.pdf](#)

Attention: Team Lead Regulatory Approvals, Arrow Energy

RPI Act Development Assessment Division

Department of State Development, Infrastructure and Planning

PO Box 15009

CITY EAST QLD 4002

Dear Assessor,

On Friday, June 6, I emailed your [REDACTED] outlining the specific reasons that [REDACTED] cattle feedlot operations on Lot 125 on DY316 are significantly constrained by Arrow Energy's proposal to allow yet another "tie-in" to their Condamine Alluvials Substitution Scheme through which treated water from their Daandine Water Treatment Plant on PL230 is inconsistent with the Water Usage Deed we hold with Arrow (PL230) and Cleanco (PL273) and requested your department to delay approval of Arrow's request until we have an opportunity to present to you a strong case for the abandonment of Arrow's overall scheme and for you to further consider the validity of the commercial arrangement that Arrow has with QGC (PL273) to send untreated water to QGC's David Pond and then to their Kenya East water treatment plant for delivery of treated water to other, mainly agricultural users with access to the Chinchilla Water Supply Pipeline.

It might be noted that Arrow's CASS could supply some 7000 ML/yr of treated water in exchange for their access to the aquifers of the Condamine Alluvials.

I would suggest that the value of production per megalitre of using such substituted water for broad acre irrigation farming is far less than the value added to feeder cattle in feedlots and to the gas-fired power stations and to the large-scale batteries being proposed to link into PowerLink's interconnector to the National Grid adjacent [REDACTED] feedlot property on Lot 125 on RP316 and [REDACTED] grazing property, Lot 118 on DY316, which is under consideration for development for a BESS and a solar farm.

I have attached extracts from the Western Downs Regional Council's Property reports for the feedlot property, Lot 125 on DY316 and for [REDACTED] property, Lot 118 on DY317 – both of which lie within a Special Industry Area created by the Western Downs Regional Council's *Strategic Plan*.

I have also attached extracts from the *Strategic Plan* which explain its purpose in assisting the growth of existing and potential thermal and renewable energy at Kogan East within the Special Industry Area and for which the only source of water is from groundwater bores or from what is left over from the David Stalk Water Supply pipeline.

I would be pleased to attend a meeting to discuss the above and make a more-detailed presentation.

I will also be seeking a meeting with the WDRC's Planning Assessment Team to advise them of the inconsistencies between their strategic planning and Arrow's Condamine Alluvials Substitution Scheme.

Yours sincerely,

[REDACTED]

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Search For a Property

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Address 220 Grahams Road KOGAN

Property Information
X
Summary

Planning Zones

Overlay - OM-002 - Biodiversity

Overlay - OM-003 - Bushfire Risk

Overlay - OM-006 - Infrastructure

Overlay - OM-007 - Extractive Industry

Overlay - OM-008 - Agricultural Land Classification

Overlay - OM-011 - Scenic Amenity

Overlay - OM-014 - Wetlands

Overlay - OM-015 - Road Hierarchy

Strategic Plan - SPM-001 - Settlement Pattern

Strategic Plan - SPM-002 - Natural Environment

Strategic Plan - SPM-003 - Community Identity And Landscape Character

Strategic Plan - SPM-004 - Economic Development and Natural Resources

Western Downs Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the site.

For more information and to determine if the mapping overlays are applicable, refer to the [Western Downs Planning Scheme 2017](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning laws and other controls that may impact on the existing or intended use of the site address mentioned in this report. For further information please contact Council's Planning Department on 1300 COUNCIL (1300 268 624).

Visit Council's website to apply for an [official property search or certificate](#)

This report should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Western Downs Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

Data must not be used for direct marketing or be used in breach of privacy laws.

Property Information

Property Address
[220 Grahams Road KOGAN](#)
Lot Plan(s)
[118DY237](#)
Area
517.30ha
Tenure
FH

[State Mapping](#)



☒ Selected Property

☐ Easements

☐ Property Boundary

Flood Information

This property is not within the extents of the flood study.

WDRG Planning Scheme

The table below provides a summary of the Zones and Overlays that apply to the selected property.

[Planning Zones](#)

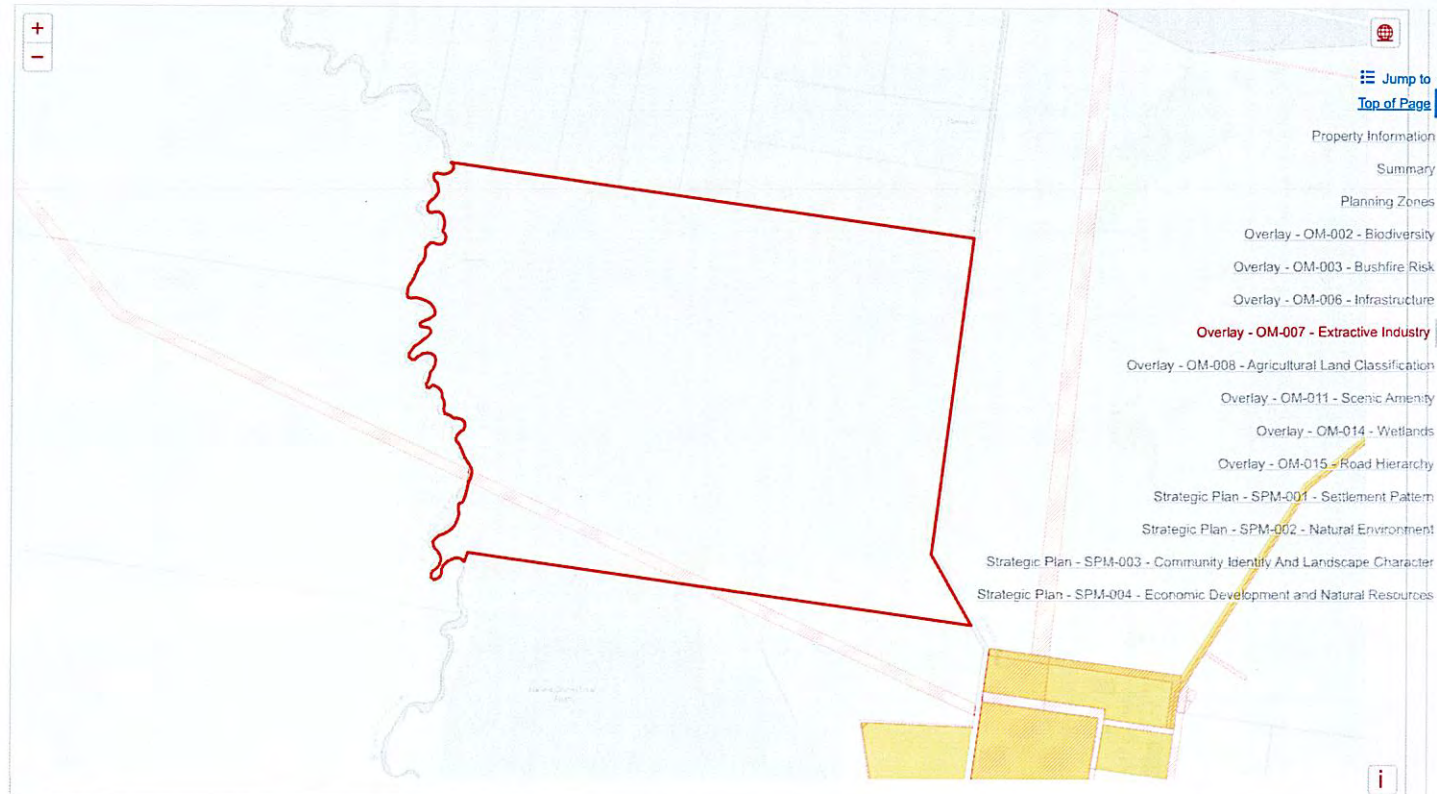
Applicable Zone

Rural Zone

More Information

[Part 5: Tables of assessment](#)

[Part 6: Zone Code](#)



 Selected Property	 Mixed Use	 Refer to Schedule 4	 Western Downs Health Precinct	 Precinct Boundary
Planning Zones				
 Community Facilities Zone				 Local Centre Zone
 District Centre Zone				 Major Centre Zone
 Low Density Residential Zone				 Medium Density Residential Zone
 Low Impact Industry Zone				 Medium Impact Industry Zone
 High Impact Industry Zone				 Recreation and Open Space Zone
 Rural Residential Zone Rural Residential 20000 Precinct				 Rural Residential Zone Rural Residential 4000 Precinct
 Rural Residential Zone Rural Residential 8000 Precinct				Rural Zone
 Rural Zone Rural 10 Precinct				 Rural Zone Rural 100 Precinct
 Township Zone				 Township Zone Mowbullan - Bunya Mountains Tourist Precinct
 Easements		 Property Boundary		

Overlay - OM-002 - Biodiversity

Overlay Layers

MSES Regulated Vegetation

MSES Wildlife Habitat

More Information

[Part 8: Overlay Codes](#)





Overlay Layers

Exploration Permit Coal

Exploration Permit Mineral

Petroleum Leases

Petroleum Pipeline License

More Information

[Part 8: Overlay Codes](#)

Overlay Layers

Roads

More Information

[Part 8: Overlay Codes](#)

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Property Information

Summary

Planning Zones

Overlay - OM-002 - Biodiversity

Overlay - OM-003 - Bushfire Risk

Overlay - OM-006 - Infrastructure

Overlay - OM-007 - Extractive Industry

Overlay - OM-008 - Agricultural Land Classification

Overlay - OM-011 - Scenic Amenity

Overlay - OM-014 - Wetlands

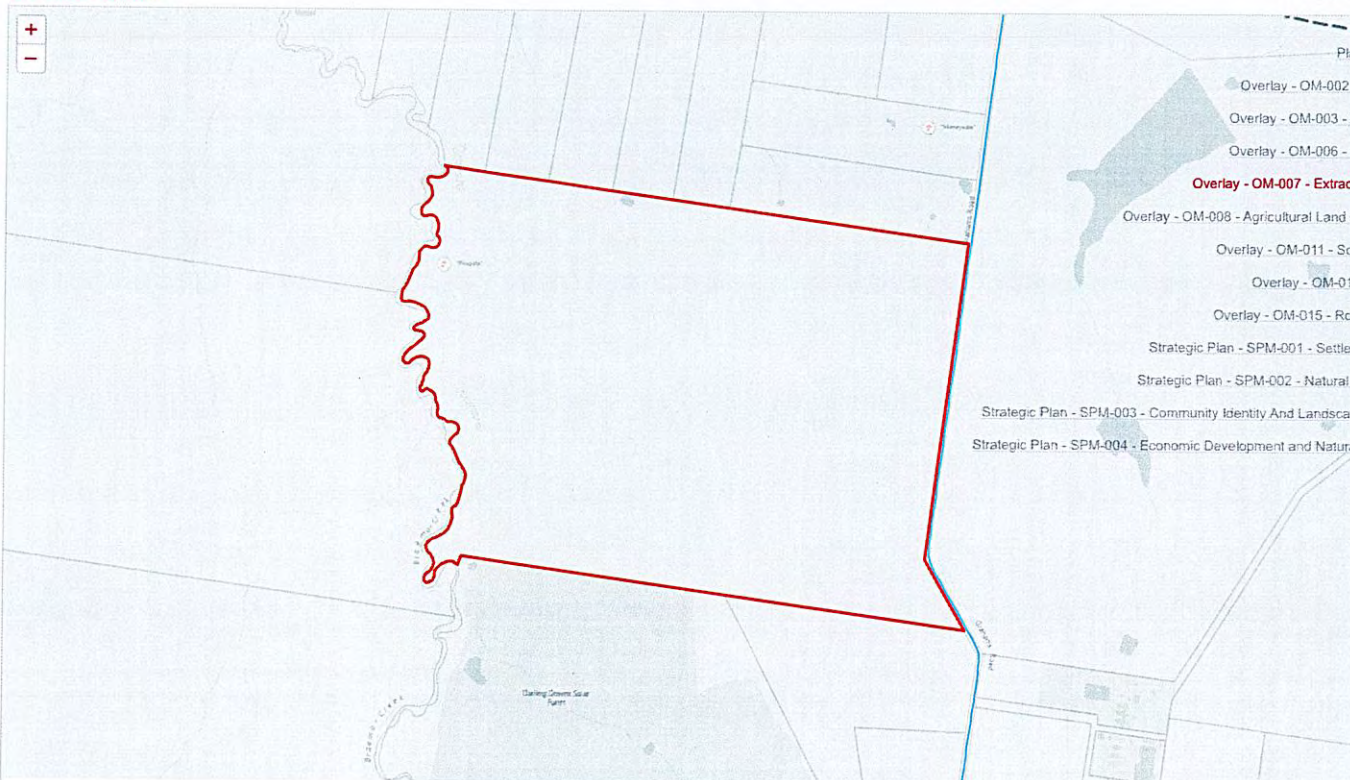
Overlay - OM-015 - Road Hierarchy

Strategic Plan - SPM-001 - Settlement Pattern

Strategic Plan - SPM-002 - Natural Environment

Strategic Plan - SPM-003 - Community Identity And Landscape Character

Strategic Plan - SPM-004 - Economic Development and Natural Resources



 Selected Property

 Property Boundary

Proposed Roads

 Proposed Collector Proposed Feeder

Roads

 Access Arterial Collector Feeder State Controlled Arterial Unformed

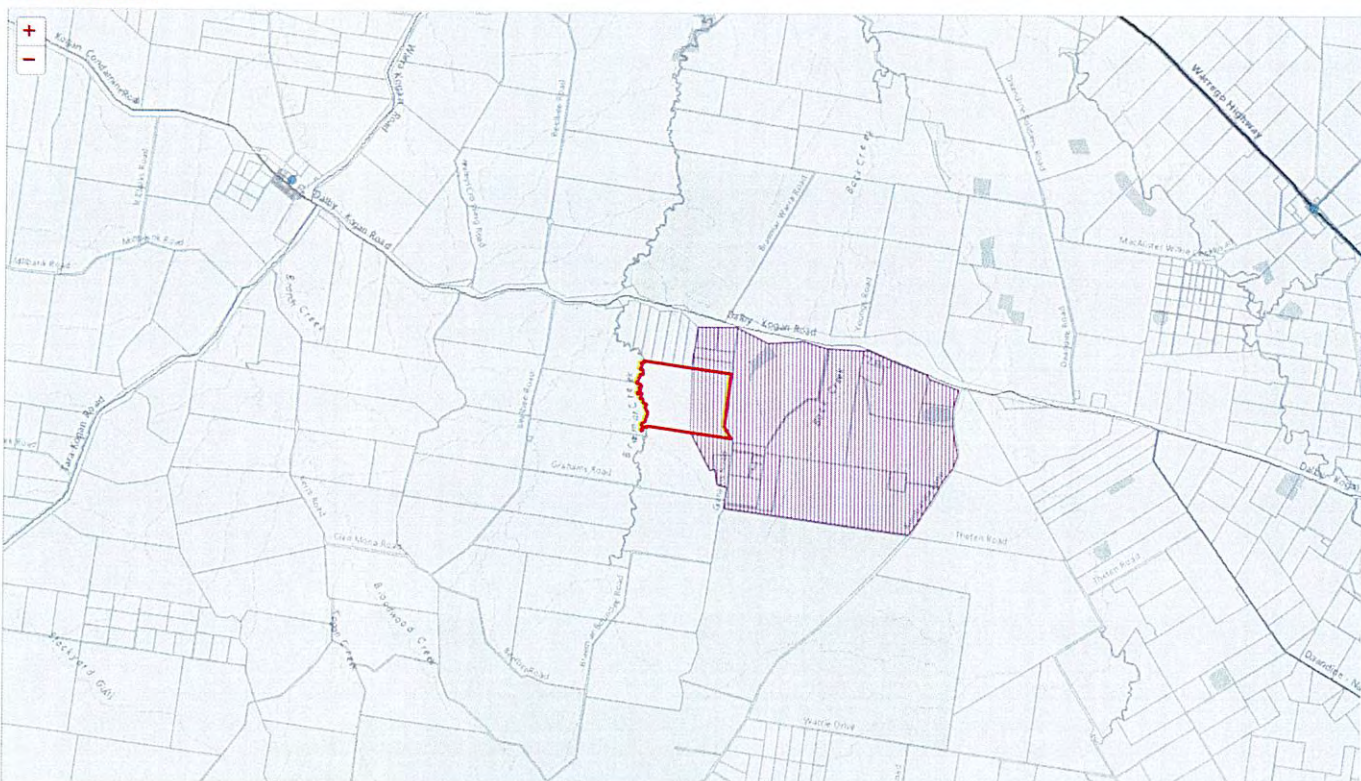
Strategic Plan - SPM-001 - Settlement Pattern

Strategic Plan Layers

Special Industry Area

More Information

[Part 3: Strategic Plan](#)



 Selected Property

+ Airport Enterprise Area

+ Landing Ground

Activity Centres

● Major Centre

● Local Centre

● District Centre

● Rural Settlement

Major Roads

 Highways Main Road

Western Downs Property Report

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Overlay - OM-002 - Biodiversity

Overlay - OM-003 - Bushfire Risk

Overlay - OM-006 - Infrastructure

Overlay - OM-007 - Extractive Industry

Overlay - OM-010 - Stock Routes

Overlay - OM-011 - Scenic Amenity

Strategic Plan - SPM-001 - Settlement Pattern

Strategic Plan - SPM-002 - Natural Environment

Strategic Plan - SPM-003 - Community Identity And Landscape Character

Property Information

Property Address

[1933 Dalby-Kogan Road KOGAN](#)

Lot Plan(s)

[125DY316](#)

Area

725.50ha

Tenure

FH

[State Mapping](#)



☒ Selected Property

☐ Easements

☐ Property Boundary

Flood Information

This property is not within the extents of the flood study.

WDRC Planning Scheme

This table below provides a summary of the Zones and Overlays that apply to the selected property.

[Planning Zones](#)

Applicable Zone

Rural Zone

More Information

[Part 5: Tables of assessment](#)

[Part 6: Zone Code](#)



☐ Selected Property	☒ Mixed Use	☐ Refer to Schedule 4	☐ Western Downs Health Precinct	☐ Precinct Boundary
Planning Zones				
☒ Community Facilities Zone	☐ Local Centre Zone			
☐ District Centre Zone	☐ Major Centre Zone			
☐ Low Density Residential Zone	☐ Medium Density Residential Zone			
☐ Low Impact Industry Zone	☐ Medium Impact Industry Zone			
☐ High Impact Industry Zone	☐ Recreation and Open Space Zone			
☐ Rural Residential Zone Rural Residential 20000 Precinct	☐ Rural Residential Zone Rural Residential 4000 Precinct			
☐ Rural Residential Zone Rural Residential 8000 Precinct	☐ Rural Zone			
☐ Rural Zone Rural 10 Precinct	☐ Rural Zone Rural 100 Precinct			
☐ Township Zone	☐ Township Zone Mowbullan - Bunya Mountains Tourist Precinct			
☐ Easements	☐ Property Boundary			

Overlay - OM-002 - Biodiversity

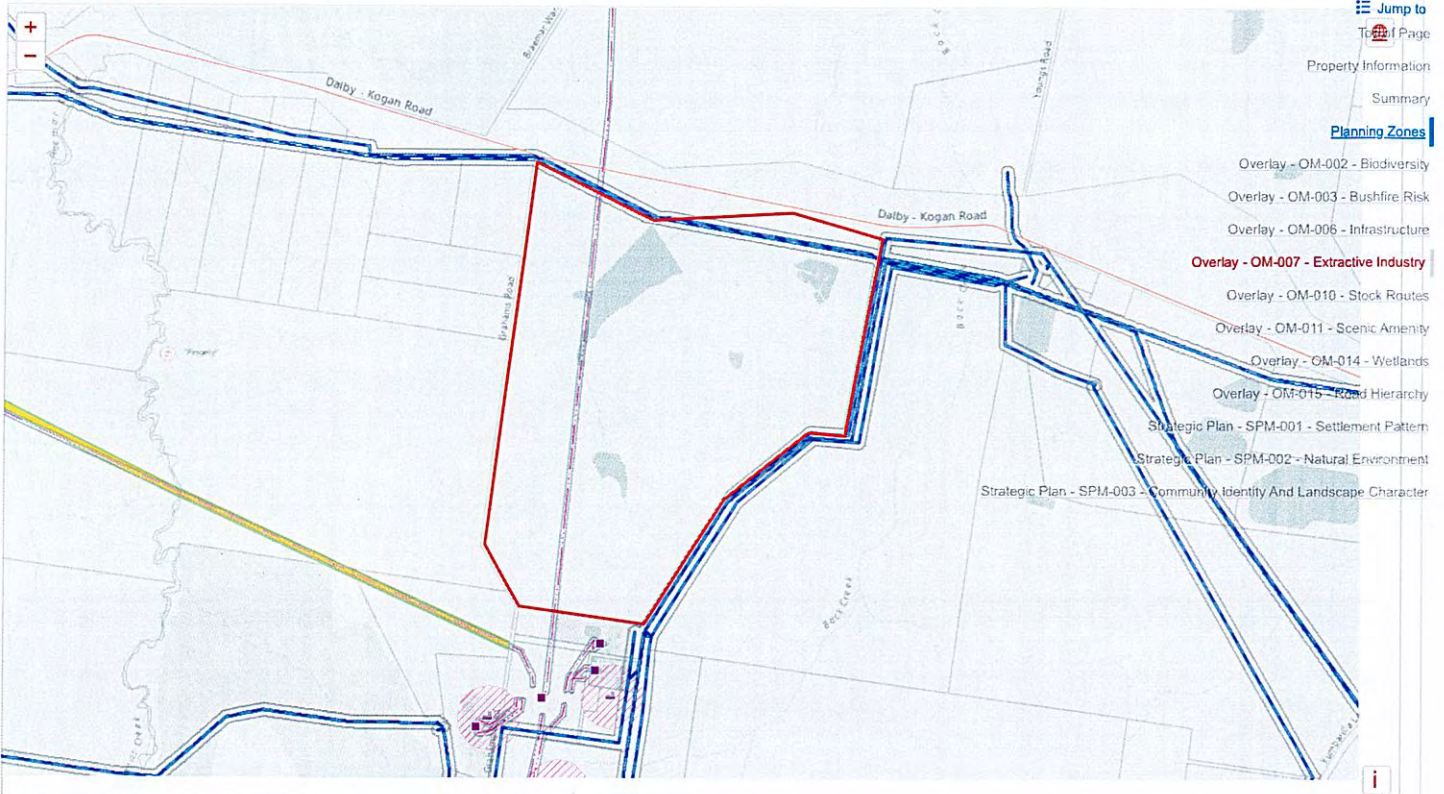
Overlay Layers

MSES Regulated Vegetation

More Information

[Part 8: Overlay Codes](#)





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[Property Information](#)

[Summary](#)

[Planning Zones](#)

Overlay - OM-002 - Biodiversity

Overlay - OM-003 - Bushfire Risk

Overlay - OM-006 - Infrastructure

Overlay - OM-007 - Extractive Industry

Overlay - OM-010 - Stock Routes

Overlay - OM-011 - Scenic Amenity

Overlay - OM-014 - Wetlands

Overlay - OM-015 - Road Hierarchy

Strategic Plan - SPM-001 - Settlement Pattern

Strategic Plan - SPM-002 - Natural Environment

Strategic Plan - SPM-003 - Community Identity And Landscape Character

 Selected Property	 Property Boundary	 Substation	 Power Station	 Waste Station	 Sewage Treatment Plant	 Water Treatment Plant	 Railway Station
Pipeline Licences							
 Gas Pipeline		 Petroleum Pipeline		 Water Pipeline		 High Voltage Electricity Line	
				 Highway Or Main Road		 Railway	
						 Future Railway	
						 Power Station Buffer	
 Waste Station Buffer		 Sewage Treatment Plant Buffer		 Railway Buffer		 Future Railway Buffer	
						 Major Electricity Infrastructure High Voltage Electricity Buffer	
 Water Treatment Plant Buffer		Pipeline Buffer					
		 Gas Pipeline Buffer		 Petroleum Pipeline Buffer		 Water Pipeline Buffer	
						 Major Electricity Infrastructure Transmission Corridor	

Overlay - OM-007 - Extractive Industry

Overlay Layers

Exploration Permit Coal

Exploration Permit Mineral

Petroleum Leases

Petroleum Pipeline License

More Information

[Part 8: Overlay Codes](#)

☐ Selected Property Property Boundary

Proposed Roads

-- Proposed Collector

-- Proposed Feeder

Roads

— Acce

SS — A

Arterial —

- Collecto

Feb — Feb

eder —.

State Con

Controlled Arteries

Serial —

Unformed

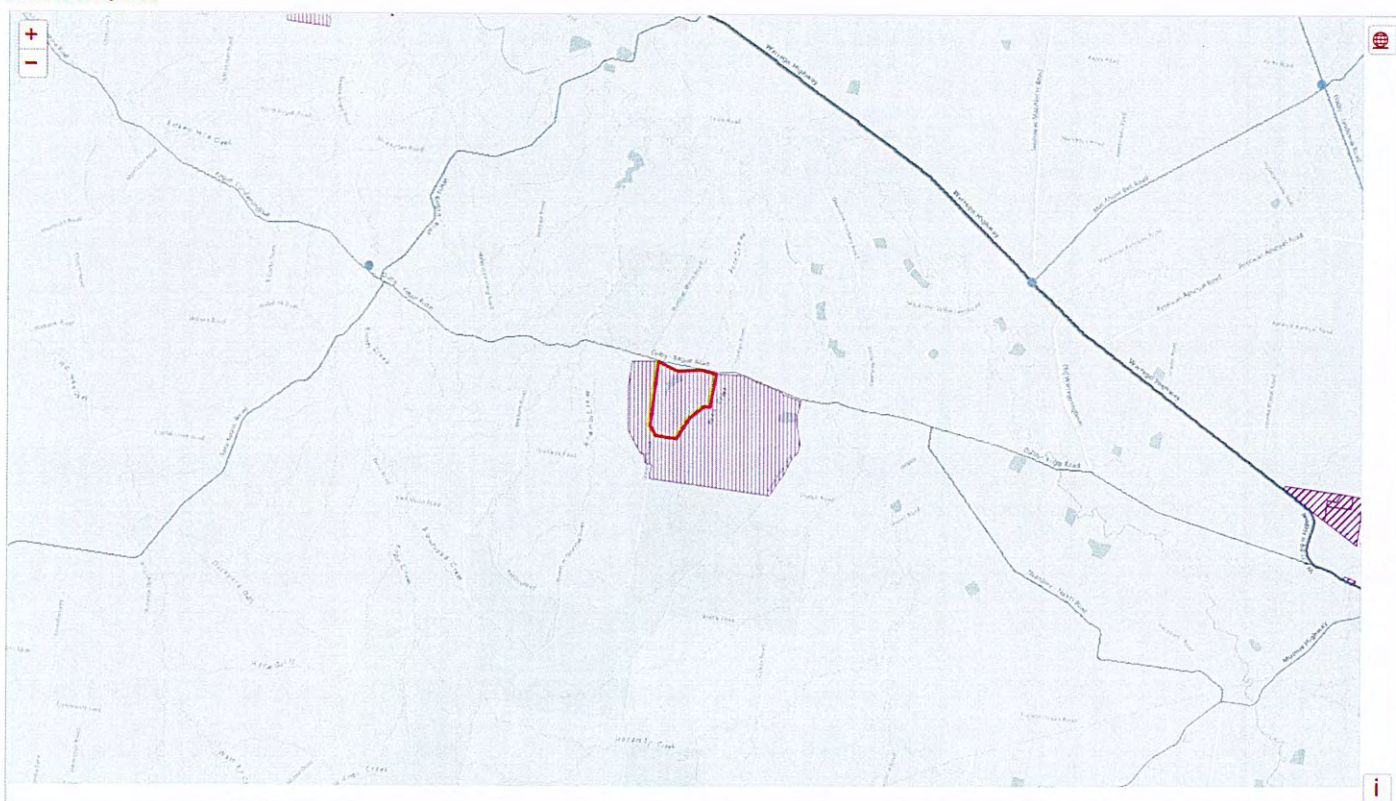
Strategic Plan - SPM-001 - Settlement Pattern

Strategic Plan Layers

Special Industry Area

More Information

Part 3: Strategic Plan



Part 3 Strategic plan

3.1 Preliminary

- (1) The strategic plan sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the Strategic plan is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic plan is structured in the following way:
 - (a) the strategic intent;
 - (b) the following five themes that collectively represent the policy intent of the Scheme:
 - (i) Livable Communities and Housing;
 - (ii) Environment and Heritage;
 - (iii) Economic Growth;
 - (iv) Infrastructure; and
 - (v) Safety and Resilience to Hazards.
 - (c) the strategic outcome(s) proposed for development in the planning scheme area of each theme;
 - (d) the element(s) that refine and further describe the strategic outcome(s);
 - (e) the specific outcomes sought for each, or a number, of elements;
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic plan in its entirety represents the policy intent for the planning scheme.

3.5 Economic growth

3.5.1 Strategic outcomes

- (1) The Western Downs supports a diversified and prosperous economy that builds on the existing economic strengths of the region including agriculture and forestry, energy and resource development, manufacturing, tourism and transport.
- (2) The Western Downs has an abundance of natural resources, including agricultural, extractive, minerals, coal seam gas, biological, energy and water resources. Natural resources including mineral and energy and extractive resources (MEER) are valued, protected and sustainably managed to ensure the benefits of the resources are equitably distributed across all parts of the region and future generations.
- (3) Traditional industries centered on natural resources development and rural production are adaptable and resilient in response to changing market demands and capitalize on the strategic location of the Western Downs to South East Queensland metropolitan markets and assist in responding to strategies to maintain local and national food security.
- (4) Rural production and supporting industries remain the predominant economic sector in the Western Downs through the protection and enhancement of ALC Class A and B land that is critical to the sustainability of the sector.
- (5) The growth of the resource sector is balanced with environmental protection, social responsibility and advancement in other sectors of the regional economy, fostering a skilled and locally based workforce to improve the economic resilience and employment capital in the region.
- (6) The industrial and manufacturing capacity of the Western Downs supports opportunities for growth in the primary production and resource sectors of the regional economy. Industrial development is consolidated in the easily urbanized and accessible locations to maximise the utilisation of transport and other infrastructure.
- (7) Business and commercial activities respect and reinforces the hierarchy of the Western Downs Activity centre Network. Employment generating activities and business services support the needs of the urban centres and Townships of the region, with clusters of business and industry sectors co-locating and achieving synergies and economies of scale that support economic expansion.
- (8) Tourism and recreation activity development capitalizes on the intrinsic natural assets of the Western Downs. Strategic tourism and recreation focus areas offer attractive urban and natural/rural settings that are protected to facilitate the provisions of attractions, services, facilities and accommodation needs for visitors; and
- (9) Home based business economic activity provides complementary employment opportunities and entrepreneurship.

3.3.9 Element - Industrial land use and development

- (1) The Western Downs accommodates a broad range of industrial and manufacturing activities in locations where the harmful impacts of industrial activities on community health can be managed.

3.3.9.1 Specific outcomes

- (1) Western Downs is responsive to the industrial needs of the resource, energy and agricultural sectors where the long-term health of the environment and wellbeing of communities is protected.
- (2) The location of industrial activities avoids or is appropriately separated from sensitive land uses to protect waterway health and the health, wellbeing, amenity and safety of the community from the impacts of air, noise and odour emissions and hazardous materials.
- (3) Industrial development incorporates best practice environmental performance and design to reduce the potential for noise, particulate and odour emissions, stormwater runoff and wastewater generation.
- (4) High Impact Industry and special industry uses that require separation distances from sensitive uses and that may have potential to generate off-site impacts are supported in Special Industrial Areas only as identified on **Strategic plan Map - Settlement Pattern**.
- (5) Renewable energy facilities are supported throughout the region where appropriately located in respect to nearby sensitive land uses, where off-site impacts can be appropriately mitigated and the viability of agricultural land is retained,
- (6) Industrial activities are not located in the Townships of Bell, Brigalow, Dulacca, Glenmorgan, Kaimkillenbun, Jimbour, Macalister, Drillham, Moonie, Mowbullen-Bunya Mountains and Warra as identified on **Strategic plan Map 1—Settlement Pattern**, except for where for low impact industry and service industries only that:
 - (a) solely meets the needs of the Township and its surrounding rural district; and
 - (b) is of a limited scale that is consistent with expectations for residential amenity and character in the Township.

3.3.9.2 Land use strategies

- (1) Industrial land use and development is accommodated on land designated for industrial purposes within the Urban Area identified on **Strategic plan Map 1 – Settlement Pattern**.
- (2) Industrial land uses do not encroach upon or interfere with the significant environmental features identified on **Strategic plan Map 2 – Natural Environment**.
- (3) Industrial activities that service the needs of the resource sector are located in Dalby, Miles and Chinchilla where they have access to regional transport and infrastructure networks.
- (4) Industrial development within the Future Industrial Area identified on **Strategic plan Map 1 – Settlement Pattern** must be supported by detailed land use investigations that must demonstrate:
 - (a) need for additional industrial land;
 - (b) compatibility of the proposed use with the intent of the Future Industrial Area;
 - (c) mitigation or avoidance of impacts on sensitive receiving environments;
 - (d) mitigation or avoidance of all applicable natural hazards;
 - (e) where involving ALC Class A and B land:
 - i. there is no alternative land available that is not ALC Class A and B land; and
 - ii. overriding need for urban purposes represents a public benefit.
 - (f) suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance;
 - (g) infrastructure servicing arrangements and sequencing;
 - (h) consistency with the strategic plan.

- (5) The Industrial Investigation Area identified on **Strategic plan Map 1 – Settlement Pattern** indicates areas where the potential for future industrial areas beyond the life of the planning scheme is to be investigated. Industrial Investigation areas are not developed for industrial purposes unless the industrial land capacity of the relevant Urban Area and/or Future Industrial Area has a supply of less than 10 years and the land use test for urban development in the Future Industrial Area are otherwise met.

Note – The Industrial Investigation Area indicates potential future expansion areas, subject to further detailed land use investigation and is not intended to convey any real or implied land use rights or confirm intent for industrial development.

- (6) The Special Industrial Areas identified on **Strategic plan Map 1 – Settlement Pattern** indicates where future special industrial development is to be located. Development that is considered to be special industrial includes high impact industry uses, renewable energy facility and special industry as defined in **Schedule 1 - Definitions**.
- (7) It is acknowledged that parts of the strategic plan suggest that Special Industry land uses (which include manufacturing and storage of explosives) are encouraged to occur within the identified Special Industrial Areas. These statements should not be limit the use of other Rural land for Special Industry land uses as more appropriate locations with the LGA may exist to accommodate the manufacturing and storage of explosives. The Special Industrial Area (Kogan East) show on **Strategic plan Settlement Pattern Map 1.3** would not be supported for uses involving manufacturing and storage of explosives due to the adjacent Urban Areas zoning.
- (8) Industrial uses will not be supported where to be established on Rural Land that is considered to be non-productive agricultural land or of an allotment size that is economically unviable for agricultural production. Should development be proposed on allotments as describe above, overriding community need will need to be provided to justify and demonstrate that there is no suitably zoned land available for the use to operate.
- (9) Where development is not consistent with the purpose and intent of the zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

3.6.2 Element - Road network

- (1) The road network of the Western Downs provides a safe and efficient State and local road transport network that is designed to meet the local transport needs of the community and provides safe inter- regional transportation opportunities to facilitate positive economic growth.

3.6.2.1 Specific outcomes

- (1) The operational safety and efficiency of the road corridors identified conceptually on **Strategic plan Map 5—Access, Mobility and Infrastructure** are protected from the encroachment of incompatible land use and development, including, but not limited to the following:
 - (a) Warrego Highway;
 - (b) Leichhardt Highway;
 - (c) Dalby-Kogan Road;
 - (d) Chinchilla-Tara Road;
 - (e) Jackson-Wandoan Road;
 - (f) Warra-Kogan Road;
 - (g) Tara-Kogan Road; and
 - (h) Kogan-Condamine Road
- (2) Public access to the state-controlled network and development is provided without compromising the planned function, future planning, road safety and transport efficiency of the whole road network.
- (3) The road network is designed to support and maintain the Western Downs Activity centre Network identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure**.
- (4) The Warrego Highway is maintained as the major east-west transport route for the region and provides safe and efficient connections between Toowoomba, Dalby, Chinchilla, Miles and Roma. The Warrego Highway safely supports heavy vehicle traffic associated with rural activities and the resource sector including drive in/drive out workers.
- (5) The Leichardt Highway is maintained as a safe and efficient north-west arterial link. Primarily servicing the expansion of the resource sector and supporting industries around Wandoan and Miles. The capacity of the Leichardt highway safely accommodates heavy vehicles.
- (6) In Rural areas the road network provides rural communities with safe and convenient all-weather access to nearby Activity centres and Townships. Rural roads are a mix of gravel and sealed pavement types and accommodate larger freight and haulage vehicles as well as passenger vehicles in a safe and efficient manner.
- (7) Road freight transportation remains an important transport mode for moving the region's agricultural production to market. The road network provides a network of roads from the farm gate to the major transport routes that is safe and efficient for all road users.
- (8) Sensitive land uses are appropriately separated from freight routes identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure**.
- (9) In Urban areas, the road network supports an integrated network of walking and cycling paths that provide residents and visitors with convenient and safe access to employment and services.

3.6.2.2 Land use strategies

- (1) Industrial development is accessed within 500 metres of a freight route identified on **Strategic plan Map 5—Access, Mobility and Infrastructure**.
- (2) Future Warrego Highway bypasses of Dalby and Chinchilla are to be investigated in conjunction with an Urban Area growth options analysis of Dalby and Chinchilla.

3.6.9 Element – Infrastructure corridors

- (1) The Western Downs contains a number of infrastructure corridors that contain the existing and planned overland oil and gas pipelines, major electricity infrastructure and transport corridors that service the resource sector of the region.

3.6.9.1 Specific outcomes

- (1) Infrastructure corridors, including gas and oil pipelines, facilitate the safe and efficient transport of raw materials for distribution to local and international export markets.
- (2) Infrastructure corridors traverse Urban areas and Rural areas and are protected from encroachment by incompatible land uses.
- (3) Compatible infrastructure is co-located within existing infrastructure corridors where possible to minimise environmental impact.
- (4) Residential development and other sensitive land uses are appropriately separated from major public infrastructure corridors, including gas and oil pipelines identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure**.

3.6.9.2 Land use strategies

- (1) There are no land use strategies for this element.

3.6.3 Element – Water supply network

- (1) The water supply network services development located in the Local Government Infrastructure Plan area and Townships where within a water supply network service catchment.
- (2) Development external to water supply service catchments relies on site based water collection and treatment or where appropriate, transportation of an available potable water source.

3.6.3.1 Specific outcomes

- (1) The long term security of the water supply network in terms of its efficient operation and holding capacity is not compromised.
- (2) Urban water supplies in the Western Downs are safe and reliable. Urban areas have a modern and efficient reticulated water supply network that supports the health, safety and wellbeing of the community.
- (3) Development in Urban areas located within a Priority Infrastructure Area for water infrastructure is connected to the reticulated water supply network.
- (4) Development outside the Priority Infrastructure Area for water infrastructure is provided with sustainable and reliable potable water supply.
- (5) Development maintains an appropriate separation distances to water treatment plants identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure** and applicable overlay maps.

3.6.3.2 Land use strategies

- (1) There are no land use strategies for this element.

3.6.7 Element - Alternative energy production

- (1) As consensus on actions to combat climate change grows internationally, alternative energy production provides an opportunity to diversify the economic base of the region, and reduce reliance on non-renewable sources of energy.

3.6.7.1 Specific outcomes

- (1) Renewable energy infrastructure associated with wind, geothermal and solar is supported where natural environment values, landscape character values and natural resource management interests are protected.
- (2) Domestic scale renewable energy is supported to provide for localised energy consumption.

3.6.7.2 Land use strategies

- (1) There are no land use strategies for this element.

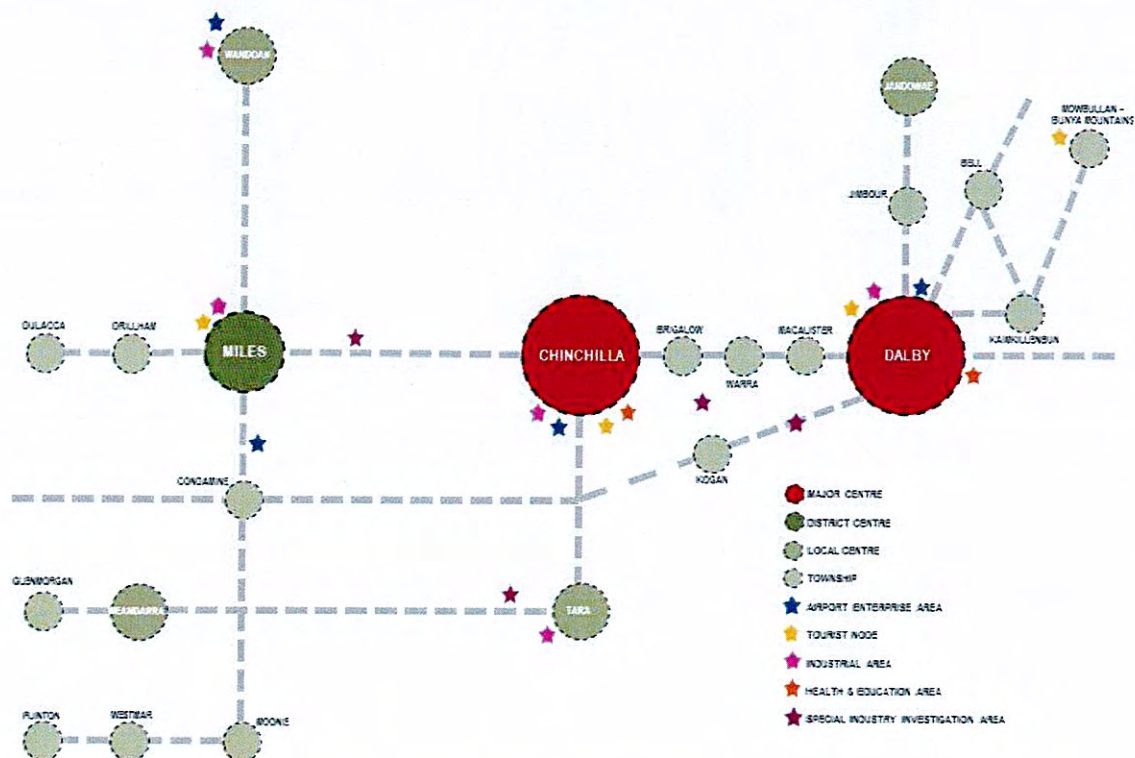
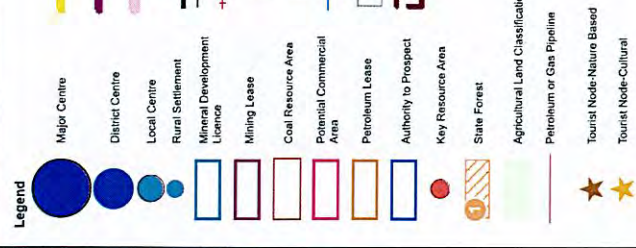
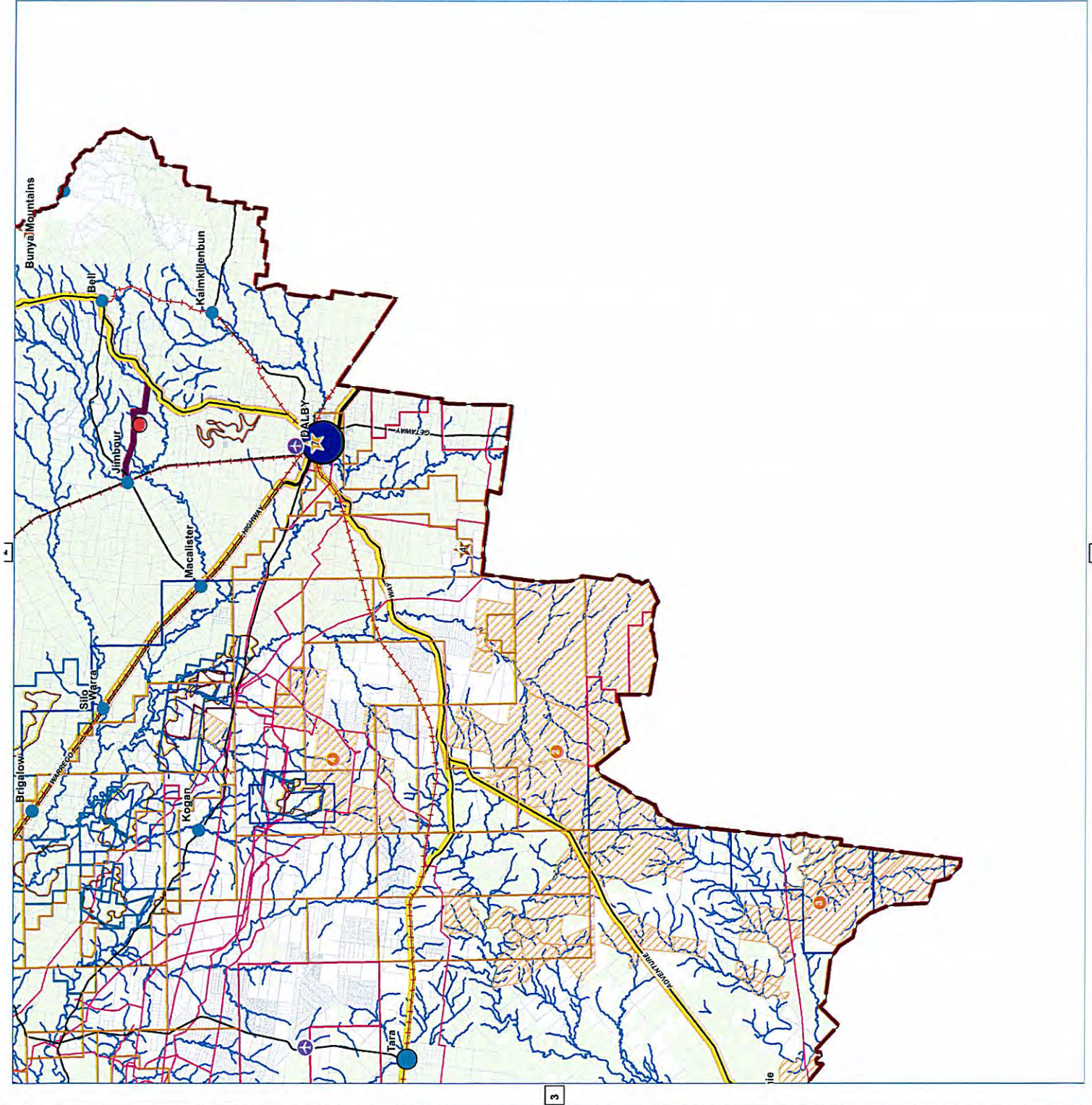


Figure 3.3.2 Western Downs activity centre network



Western Downs Regional Council
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Base data includes data supplied by Queensland Environmental Planning and Landscape Architecture (Vegetation Protection Analysis September 2010).

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