

TRAVESTON CROSSING DAM

Office of Urban Management Special Edition



Issue 10
July 2007

The Task Force has detected a feeling of 'What's next?' in recent meetings with communities affected by the proposed Traveston Crossing Dam.

The purpose of this special edition newsletter is to revisit the land use and infrastructure planning work

undertaken so far and to look toward the future.

This planning will benefit the Mary Valley region regardless of whether the proposed Traveston Crossing Dam is approved.

For more information please contact the Task Force on **1800 133 258** or visit our website **www.communityfutures.qld.gov.au** for the latest news or to view upcoming events in your region.

Major General Peter Arnison - Chair

LAND USE AND INFRASTRUCTURE PLANNING STUDY

The Office of Urban Management (OUM) and the Department of Local Government, Planning, Sport and Recreation (DLGPSR) are preparing a land use and infrastructure planning study for the Mary Valley region.

The study began in October 2006 and involves a broad land use analysis of the region and specific investigations into particular townships and localities affected by the proposed Traveston Crossing Dam.

The proposed dam would be constructed in two stages, with the first stage completed by 2011, with the second stage, if required, around 2035.

The land use and infrastructure planning study is considering both stages.

Twelve community consultation meetings have been held to identify the future land use and infrastructure planning options for Imbil, Kandanga, Carters Ridge and Federal.

There were also a number of meetings with the Friends of Kandanga and the Imbil Development Group to progress the plans.

The predominately rural areas outside of these townships and localities were not the focus of these meetings however the comments were recorded for the next stage of consultation.

We are studying the potential economic impacts on these areas' rural industries and these impacts will be considered as part of the land use and infrastructure planning study.

Residents will be able to comment on the proposals for the townships and localities and the broader Mary River Valley when the draft planning study is released for public consultation in July.

The community meetings considered planning options for the townships under a 'dam' or 'no dam' scenario and residents were informed that their attendance at the meetings did not imply an acceptance of the proposed dam.

The planning study will also take into account input from other government agencies and organisations, including Queensland Water Infrastructure (QWI), in relation to the proposed dam.

The proposed dam is a declared 'significant project' that requires preparation of an Environmental Impact Statement (EIS) in accordance with the State Development and Public Works Organisation Act 1971.

The project is also a controlled action under the Federal Government's Environment Protection and Biodiversity Conservation Act 1999, which requires both State and Federal Government approval.

The preliminary outcomes of the land use and infrastructure planning study for the Mary Valley will be provided to QWI for input to the EIS.

The planning study will provide a useful framework for the future growth and development of the region over the next 20 years regardless of the outcome of the environmental approval process.

INSIDE THIS ISSUE:

- Land use and infrastructure planning study
- What happened at the community meetings?
 - Kandanga
 - Imbil
 - Carters Ridge
 - Federal
- Concept Plans
- Rezoning & Subdivision
- Roads
- What's next?
- OUM timeline

Community discussion on the future of Kandanga Cemetery

When: Thursday 12 July 6pm – 8pm

Where: Kandanga Hall

As Kandanga Cemetery will be affected by the proposed Traveston Crossing Dam, the Community Futures Task Force has been examining the options available to relatives who have loved ones in the cemetery.

Please join us at the Kandanga Hall for a community discussion on the future of the cemetery.

For more information on the meeting or for a copy of the Kandanga Cemetery information sheet, please contact the Task Force on the telephone number below.

Light refreshments will be provided.

COMMUNITY FUTURES TASK FORCE 1800 133 258
www.communityfutures.qld.gov.au

Publications referred to in this newsletter are available from the Kandanga One Stop Shop or our website.

WHAT HAPPENED AT THE COMMUNITY MEETINGS?

Kandanga

Of all the townships and localities in the Mary Valley, Kandanga would be most affected if the proposed dam was constructed.

This was reflected in the strong attendance at the community meetings and residents' high level of interest in developing a future for the town that had strong community support.

Modelling shows that two thirds of the Kandanga township will not be affected by Stage 1 of the dam, which is scheduled for completion in 2011.

The Kandanga Hall, Bowls Club, pool, hotel, school, railway station and line are community facilities that will not be affected while the cemetery will not be affected at Full Supply Level in Stage 1.

A substantial portion of land in and around Kandanga has been purchased by QWI, some of which may potentially be on-sold for new residential, commercial and community facility development in the township.

Flooding and the relocation of infrastructure under Stage 2, including the bowls club, were pivotal issues.

Among the community's requests were a new public toilet facility, land to ensure the future of the Kandanga Cemetery, a retirement facility to complement the existing one, a new sewerage and water treatment plant and to relocate the fire station and refurbish the hall.

Residents were particularly concerned that people are selling up and leaving the Mary Valley.

Many residents want new subdivisions to be fast-tracked so that people have options and are able to make informed decisions about their future.

Imbil

Road access, block sizes, flooding and the protection of agricultural land were among the land use and infrastructure planning issues of most interest to Imbil residents.

At the community meetings residents said road access to neighbouring townships, Kenilworth, Gympie, the Sunshine Coast and Brisbane was important, as was safely accommodating the big trucks that use local roads.

Residents agreed the rural character of Imbil was an asset and that urban lot sizes should be at least 1000m².

Some residents said they had moved to Imbil to enjoy the open rural nature of the location and to avoid the medium to high-density living in areas outside the Mary Valley.

The community also wanted more facilities, especially for children and retirees, and more industrial land, which could potentially be situated near the sewerage works or waste transfer station.

Like Kandanga's residents, they urged that new subdivisions be allowed to proceed sooner rather than later in to encourage settlement, support businesses and provide options for people to stay in the Mary Valley.

Residents agreed that existing agricultural land should be left largely untouched.

Whatever plans there are for the community, Imbil residents have sought assurance that flooding in the township would not get worse if the dam went ahead.

Carters Ridge

The Carters Ridge residents raised concerns about local roads and requested improved community facilities and to retain the rural nature of their community.

Regardless of whether the proposed Traveston Crossing Dam proceeds, the community want their local roads to be upgraded and better maintained.

Of particular safety concern were the increasingly busy Kenilworth–Skyring and Happy Jack Creek Roads.

They also want roads aligned so they are not prone to flooding and so people can travel on them quickly and safely.

The community also expressed a desire for new and improved community facilities.

If the dam goes ahead, residents want a new community and commercial hub established, the Ridgewood Community Hall renovated and park lands protected.

They also want facilities, such as boat ramps, that would allow them to use the dam for recreation.

Residents want Carters Ridge to remain rural in character.

They suggested lot sizes should remain as they currently are, although some residents proposed that subdivisions be allowed on partially inundated farms that might be too small to remain viable.

Federal

The locality of Federal consists of a school and community hall which represent the heart of the surrounding community.

The community meetings focused largely on the proposed upgrade to the 'Curra to Cooroy' section of the Bruce Highway and the part-inundation of the school oval if the dam proceeds (at Stage 2).

Currently, Federal State School and Federal Hall are on the same side of the highway.

School teachers and students use the hall for assemblies and concerts, and parents use it as a day-care and playgroup venue.

Department of Main Roads representatives were on hand at most meetings to answer questions relating to the highway.

If the dam went ahead the highway would be rerouted between the two sites thereby potentially cutting the school off from the hall.

However, it is likely access could be maintained via an underpass.

The community expressed concerns over the effect of noise and fumes on the school, particularly during the construction phase of the highway.

Residents also said the amenity of Federal would be reduced as the highway would sit on a 15-metre-high embankment as it passed their hall and school.

The community expressed a desire that the school's sports oval be moved alongside the Federal Hall despite the fact it would not be impacted at Stage 1 of the proposed dam.

This in turn would necessitate the creation of a safe access route for the school community.

Residents also expressed concerns over highway access to the school and hall and the capacity of the hall's car park.

The community also wanted to know where a future rural fire station would be situated. It is noted that the land that had been set aside for it would be inundated at Stage 2 of the proposed dam (around 2035 if required).

Concept plans

At the last meetings in Imbil (May 2) and Kandanga (May 29), consultants ERM presented for comment a number of draft concept plans showing the potential locations of different land uses and infrastructure.

The plans represented a positive step forward for the respective communities, who to date had received numerous opportunities to raise points of view but had not seen any formal proposals.

The concept plans—aerial photographs of the townships showing individual lots and overlaid with potential new land uses, community infrastructure, roads and rail—were based on feedback recorded at previous meetings.

They are also derived from information supplied by Queensland Water Infrastructure and other stakeholders.

While flooding was raised as a concern at the community meetings, the concept plans were prepared to ensure that any relocated or new infrastructure in their townships would be sited well above the one-in-100-year flood level.

The Imbil community was presented with three concept plans, while Kandanga residents were presented with six—three for Stage 1 and three for Stage 2.

The concept plans for this stage simply contained potential land use zonings that would help guide the preferred pattern of development in the future.

As Stage 2 would inundate parts of Kandanga, the plans showed how the potential land use zonings depicted in Stage 1 may look at this stage of the proposed dam's development.

Imbil and Kandanga residents were invited to comment on which concept plans—or components of them—they liked or did not like, and to offer alternative suggestions if they wished.

Among the proposals the community would like considered for Kandanga in Stage 2 is a new sports and recreation facility centred on the relocated bowls club and a new retirement village.

The Imbil concept maps featured more land for residential development and a separate road for trucks.

Planners were on hand to answer questions and residents were invited to jot down their thoughts on Post-It notes and attach them to the plans.

This feedback will be used to help the DLGPSR and their planning consultants, ERM, to develop a preferred draft plan for each of the townships.

Meanwhile, draft planning concepts will be prepared for the localities of Carters Ridge and Federal.

These plans and concepts will be incorporated into the broader draft land use and infrastructure planning study for the Mary Valley region, which will be released for public consultation in July.

Rezoning and subdivision

Residents see it as desirable that new subdivisions be allowed to proceed quickly to provide property owners who have sold the opportunity to remain in the community.

However, it was noted that there are a number of steps to go in the planning process before subdivisions can go ahead.

When the land use and infrastructure planning study is completed at the end of 2007, it is anticipated that the OUM and DLGPSR will work with the local councils towards amending their statutory planning schemes accordingly.

This will give the new land use zonings legal standing and allow subdivisions to proceed.

The timing and extent of these subdivisions would depend on market forces, i.e. people wanting to buy and develop the land. The local councils would remain the planning authorities.

Residents also asked what the basis was for the amendment to the Integrated Planning Act 1997 (IPA) that allows Queensland Water Infrastructure (QWI) to subdivide land without local planning approval.

The amendments to the IPA mean that a development permit for reconfiguration of a lot (ie. a subdivision approval) is not required from the local council for a plan related to the acquisition of land for a water infrastructure facility.

The IPA amendments were enacted to allow landholders the flexibility of selling only part of their land if only part of their property is impacted by the proposed dam.

It also facilitates earlier settlements of partial sales by removing the delays that would otherwise be associated with obtaining development approvals from the relevant local authorities.

This amendment also allows residents to remain on the portion of their land unaffected by the dam if they so choose.

The IPA amendments do not alter QWI's previously published Land Purchasing Policy.

Roads

The planning study project team is liaising closely with the Department of Main Roads and QWI. The draft land use and infrastructure planning study, due out at the end of July, will include proposed road alignments.

WHAT'S NEXT?

The feedback from the community workshops will be fed into the draft land use and infrastructure planning study, which will be released for public consultation in July.

The Office of Urban Management and the Department of Local Government, Planning, Sport and Recreation will consider public submissions before finalising the study in late 2007. Once the study has been finalised an implementation strategy will be developed.

This strategy will detail the ways outcomes, such as new land use zonings and subdivision provisions, can be put into affect.

This strategy will most likely be released in early to mid 2008.

OUM TIMELINE

Nov 2006–May 2007

Community township meetings land use and infrastructure planning issues, concerns and options

July 2007

Draft land use and infrastructure planning study finalised

Late July 2007

Draft land use and infrastructure planning study released for public comment

Late 2007

FINAL land use and infrastructure planning study released

Early to mid-2008

Implementation strategy for land use and infrastructure planning study released

2011

Completion of Stage 1 of proposed Traveston Crossing Dam

2035

Completion of Stage 2 of proposed Traveston Crossing Dam

CALENDAR OF EVENTS

Date	Time and Location	Events	Contact
July			
Mon 2	1:00pm - 2:00pm, Executive Building, 100 George Street, Brisbane	Community Futures Task Force Meeting attended by Mayors from Coolooloa, Maroochy, Noosa, Boonah and Beaudesert Shires and relevant Directors-General	Community Futures Task Force ph 1800 133 258
Thu 5	9.00 - 9.30 am, by telelink	Regional Services Forum comprising Qld Government Agencies	Department of Communities ph 07 5459 8600
Tue 10	School Term 3 commences		
Thu 12		Chair of the Community Futures Task Force to visit Coolooloa Shire Council, Borumba Dam and Kandanga One Stop Shop	Community Futures Task Force ph 1800 133 258
Thu 12	6pm - 8pm Kandanga Hall	Community discussion on the future of Kandanga Cemetery	Community Futures Task Force ph 1800 133 258
Tue 17	tba	Living Works suicide awareness and prevention program	Lifeline ph 07 5484 3299
Wed 18	tba	Living Works suicide awareness and prevention program	Lifeline ph 07 5484 3299
August			
tba	tba	Draft Land Use Plan and Infrastructure Delivery program for the Traveston area	Office Of Urban Management ph 1800 021 818
Sat 4	tba	Community Archive Workshop	For bookings contact Cate at Qld State Archives ph 3131 7760
Mon 6	1:00pm - 2:00pm, Executive Building, 100 George Street, Brisbane	Community Futures Task Force Meeting attended by Mayors from Coolooloa, Maroochy, Noosa, Boonah and Beaudesert Shires and relevant Directors-General	Community Futures Task Force ph 1800 133 258
Thu 9	10:00am - 11:30am, Imbil RSL Hall, Mary Valley	Public Trustee of Queensland and Local Area Coordination, Disability Services Queensland workshop for the community on Enduring Power of Attorney, Will Making and Guardianship and Administration	Disability Services Queensland ph 07 5482 5799
Thu 9	1:00pm - 2:30pm, Community Place, Gympie	Public Trustee of Queensland and Local Area Coordination, Disability Services Queensland workshop for the community on Enduring Power of Attorney, Will Making and Guardianship and Administration	Disability Services Queensland ph 07 5482 5799
Thu 9	tba	Living Works suicide awareness and prevention program	Lifeline ph 07 5484 3299
Fri 10	tba	Living Works suicide awareness and prevention program	Lifeline ph 07 5484 3299
Mon 20	1:00pm - 2:00pm, Executive Building, 100 George Street, Brisbane	Community Futures Task Force Meeting attended by Mayors from Coolooloa, Maroochy, Noosa, Boonah and Beaudesert Shires and relevant Directors-General	Community Futures Task Force ph 1800 133 258
September			
Mon 3	1:00pm - 2:00pm, Executive Building, 100 George Street, Brisbane	Community Futures Task Force Meeting attended by Mayors from Coolooloa, Maroochy, Noosa, Boonah and Beaudesert Shires and relevant Directors-General	Community Futures Task Force ph 1800 133 258
Mon 17	1:00pm - 2:00pm, Executive Building, 100 George Street, Brisbane	Community Futures Task Force Meeting attended by Mayors from Coolooloa, Maroochy, Noosa, Boonah and Beaudesert Shires and relevant Directors-General	Community Futures Task Force ph 1800 133 258

TRAVESTON CROSSING CONTACT NUMBERS

Kandanga One Stop Shop	07 5488 4929
Counselling Services	
1. Crisis counselling (Lifeline) 24/7	13 11 14
2. Lifeline at Kandanga	07 5488 4929
Community Futures Task Force	1800 133 258
QLD Water Infrastructure Pty Ltd	1800 225 384
Department of State Development	1300 363 711

Department of Primary Industries and Fisheries	13 25 23
Queensland Rural Adjustment Authority	1800 623 946
Department of Main Roads	1800 180 566
Department of Natural Resources and Water	1800 243 585
Office of Urban Management	1800 021 818
Department of Local Government, Planning, Sport and Recreation	(07) 3234 1870

CONTACT THE TASK FORCE

Phone: 1800 133 258
Fax: 3224 5310
Email: info@communityfutures.qld.gov.au
Website: www.communityfutures.qld.gov.au
Post: PO Box 15637
 City East QLD 4002

KEY WEBSITES

Links to additional departmental websites can be found at

- www.communityfutures.qld.gov.au
- www.qldwi.com.au
- www.qraa.qld.gov.au
- www.oum.qld.gov.au
- www.deh.gov.au