

Corridor protection

Fact sheet for land owners

The Department of Transport and Main Roads (TMR) is committed to supporting the Queensland Government's long-term vision for growth across the state through strategic transport planning, ensuring that the necessary infrastructure is in place to meet future needs.

Early planning underway for the Bruce Highway Western Alternative (BHWA) project will identify and protect a new transport corridor for the future Moreton Motorway.

Protecting a future transport corridor follows a structured planning process. This process involves a range of technical investigations and assessments and incorporates community and stakeholder feedback.

Once a planning alignment and proposed corridor have been identified, TMR prioritises engagement and discussions with individual land owners of each property within the proposed corridor. TMR considers feedback from potentially impacted land owners and this may inform refinements ahead of formal corridor protection. TMR also considers feedback from the broader community and other stakeholders.

What is a transport corridor?

A transport corridor is generally a defined lineal area of land that is used for one or more modes of transport. Transport corridors are not only used for motor vehicles, but can also be for rail, bus, cycling and walking.

A transport corridor for a new road, like the future Moreton Motorway, is called a future state-controlled road (FSCR). The corridor for a FSCR will usually include space for cycling and walking, and allowance bus infrastructure if needed.

What is corridor protection?

Corridor protection refers to the planning and notification process that reserves land for future transport purposes.

TMR's Approved Planning Policy guides this planning process. It provides a consistent and transparent statewide approach to TMR's transport planning including a framework for identifying and protecting the planning through the state and local government planning systems.



Key steps in early planning and corridor protection for the future Moreton Motorway.



Why is corridor protection important?

As the population grows, it is important to protect land for future transport needs before competing development occurs.

Protecting a corridor early restricts development from occurring within the transport corridor and helps limit incompatible land use from occurring adjacent to the corridor.

Protecting the transport corridor helps give land owners certainty and the ability to access early acquisition in cases of genuine hardship. It also helps councils, business, industry, and other stakeholders plan with more certainty, and to manage development more effectively.

What is a future land requirement?

If TMR has a future land requirement from a property it means that TMR planning has identified that the property (part or whole) is within a protected transport corridor where future transport infrastructure is proposed to be built.

When does a transport corridor become protected?

To complete the corridor protection process for a FSCR, TMR must first notify the relevant local government of its planning and intent to publish a notification of the FSCR in the Queensland Government Gazette (QGG).

The final step involves publishing the notification of the FSCR in the QGG at which time the corridor is protected.

What happens when the corridor is protected?

TMR will apply a planning overlay on the property which has a future land requirement. This overlay is not registered on the land title and does not affect property ownership. Once the overlay is applied, anyone that completes a TMR property search will be advised of the future land requirement.

A land owner can generally continue to use the property as they did before the future land requirement overlay was applied. However, some development proposals under the *Planning Act 2016* may need to be referred to the State Assessment and Referral Agency for assessment of state transport interests.

What is a TMR property search?

Prospective buyers are encouraged to undertake a TMR property search as part of their due diligence when purchasing a property. This search advises whether or not TMR has, or may have, a future land requirement on the property.

Property acquisition

Once the corridor has been protected, applications for early acquisition under TMR's *Early Acquisition Policy* can be made at the request of land owners facing genuine hardship.

The formal resumption process generally does not occur until 12 to 18 months prior to construction once more detailed planning and design has been completed, and the project has approved funding for construction. This process is governed by the *Acquisition of Land Act 1967*.



Scan for
further
information

To learn more about TMR's property acquisition and resumption, and property search processes, scan the QR code or visit www.tmr.qld.gov.au/community-and-environment/property-information

This fact sheet is intended to provide general information about the corridor protection process. You may wish to seek professional legal advice in your particular case.

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