

# Land owner agreements and RIDA exemptions



## Resource activities in areas of regional interest

The [Regional Planning Interests Act 2014](#) (RPI Act) regulates resource activities in areas of regional interest, such as [priority agricultural areas](#) (PAAs) and the [strategic cropping area](#) (SCA). Under the RPI Act, resource activities in these areas need either:

- a [regional interests development approval](#) – often called a RIDA
- or an exemption.

A RIDA is an approval that allows a resource activity to take place in an area of regional interest. It will usually describe the approved activity, explain the reason for the decision and include conditions the resource authority holder must follow.

Some resource activities may be exempt from needing a RIDA under the RPI Act. However, this does not remove the need to comply with other legal requirements. Resource companies must still meet other approval and land access obligations, including requirements for a [resource authority](#), [environmental authority](#), and [land access](#).

A common question for land owners is whether an exemption applies when they have entered into a Conduct and Compensation Agreement (CCA), or another voluntary written agreement, with a resource authority holder.



Under [section 22 of the RPI Act](#), known as the land owner agreement exemption, a resource activity may be exempt in a priority agricultural area or the strategic cropping area if certain requirements are met.

This may include where the resource authority holder has entered into a [Conduct and Compensation Agreement](#) (CCA) or another voluntary written agreement with the land owner.

# Frequently asked questions

## 1. Does the RPI Act apply to deviated wells?

Deviated and directional drilling are used by the onshore gas industry in a range of settings across Queensland.

Deviated drilling, including surface and underground activities and associated infrastructure, would usually be considered a resource activity under the RPI Act if it is carried out under a resource authority, such as a petroleum lease.

**This means that a person must not construct or operate deviated well in an area of regional interest unless they have a RIDA, or an exemption under the RPI Act applies.**

If a deviated well starts from a [well head](#) on one property and crosses under the boundary of a neighbouring property, a RIDA or an exemption will be needed for the resource activities **on both properties**.

## 2. When does the land owner agreement exemption apply?

Section 22 of the RPI Act says that a resource activity may be exempt in a priority agricultural area or the strategic cropping area **if all of the following apply:**

- a. the resource authority holder is not the owner of the land
- b. the land owner has voluntarily entered into either:
  - a Conduct and Compensation Agreement with the resource authority holder has been entered into voluntarily (not through order of a court); and the resource authority holder has complied with the agreement
  - another written agreement with the resource authority holder, and the activity is consistent with that agreement
- c. the resource activity is not likely to have a significant impact on the priority agricultural area or strategic cropping area
- d. the resource activity is not likely to have an impact on land owned by someone else.

A Conduct and Compensation Agreement, or another voluntary written agreement, is not enough on its own. **All requirements must be met for the exemption to apply.**

## 3. Is an agreement about a deviated well relevant to the land owner agreement exemption?

Yes. A written agreement with a land owner for a deviated well **can be a voluntary agreement** for the purposes of the land owner agreement exemption under section 22 of the RPI Act.

Some parts of Queensland's onshore gas industry use deviated well agreements as part of their approach to managing deviated drilling in high-value agricultural areas.

However, the agreement is only one part of the exemption. All other requirements under section 22 must also be met.



## 4. When does a resource authority holder decide the exemption applies?

Before carrying out the resource activity, the resource authority holder must be satisfied that all requirements of the land owner agreement exemption have been met.

## 5. Can someone challenge a resource authority holder's use of the exemption?

Yes. If a person is concerned that a resource authority holder is carrying out a resource activity without a RIDA, or where an exemption does not apply, they can lodge a complaint with the Department of State Development, Infrastructure and Planning (DSDIP). This can be done by emailing [rpiact@dasilgp.qld.gov.au](mailto:rpiact@dasilgp.qld.gov.au).


A land owner can still raise a concern even if they have entered into a Conduct and Compensation Agreement or another voluntary written agreement with the resource authority holder.

If a complaint or allegation is made, DSDIP may investigate and may ask the resource authority holder to show why an exemption applies.

## 6. Where can I find additional information?

More information and RPI Act fact sheets are available on the Department of State Development, Infrastructure and Planning website: [Areas of regional interest](#).


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**Pre-existing Resource Authority Exemption**  
Regional Planning Interests Act 2014

Understanding pre-existing resource authority exemptions

The department's [Pre-existing Resource Authority Exemption](#) fact sheet explains what pre-existing resource authority exemptions apply to.



### For more information

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