

Proposed Amendment Package 2 to the Planning Scheme

Item	Planning Scheme Section	Proposed Change
Bushfire		
1.	Bushfire Hazard Overlay Mapping	Amended the Bushfire Hazard Overlay Mapping to reflect current data from State government. Also added the following note in the legend: For the purposes of section 12 of the Building Regulation 2006, land identified within the Bushfire Hazard Overlay is designated as a bushfire prone area.
2.	Bushfire overlay sections in zone codes	Terminology amended throughout the planning scheme to reflect new State Government Bushfire Hazard terminology i.e. Very High, High or Medium Potential Bushfire Intensity, and Potential Impact Buffer (previously medium and high risk areas).
3.	Section 1.6 Building work regulated under a planning scheme	Added: For the purposes of section 12 of the <i>Building Regulation 2006</i> , land identified within the Bushfire Hazard Overlay is designated as a bushfire prone area.
Dual Occupancy		
4.	Table 8.4 – Vehicle Parking requirements	Amended Dual occupancy and Multiple dwelling vehicle parking requirements in Table 8.4 to require a minimum of 2 car parking spaces where 3 or more bedrooms are proposed.
5.	Minimum lot size for dual occupancies	Increased minimum lot size from 750m ² to 800m ² , and add 'exclusive of any access strip.' Amended AO to reflect this. PO also amended.

6.	Private Open Space and Communal Space	Amended PO to require each dwelling to have sufficient open space of suitable area, dimensions and configuration to encourage outdoor use. Amended AO to specify that the total private open space area (40m ²) is not to be made up of more than two parts.
7.	Township Zone Code	New AO and PO added to the Township Zone Code in the Dual Occupancy section that requires Dual Occupancies to be dispersed.
Advertising Devices		
8.	Sections within each zone code relating to Advertising Devices	New Advertising Devices Code drafted and added. Advertising device sections that are replicated in each zone code have been deleted.
Home based business		
9.	Sections within each zone code relating to Home based business.	New Home Based Business Code drafted and added. Home based business sections that are replicated in each zone code have been deleted.
10.	Table 5.9 District Centre zone (level of assessment table)	Amended the assessment table for the District Centre zone to reduce the level of assessment for home based business from 'impact assessable' to 'accepted subject to requirements'.
Design Standards		
11.	Table 5.29 Operational Work (excluding advertising device) table of assessment.	Amended Table of assessment for Operational Work: -clarified 'accepted development' where filling or excavating for a dam. Added as 'accepted development' filling or excavating if not exceeding 50m ³ of material, filling or excavating on a rural zone and associated with a rural activity, retaining walls less than 1m and with no surcharge. -included as 'accepted development subject to requirements': work for a driveway or carpark where not impacting on Council infrastructure and filling or excavating not more than 500m ³ in the rural zone and not more than 50m ³ otherwise. -added as 'code assessment': retaining walls greater than 1m or where retaining any surcharge if in conjunction with bulk earthworks, MCU or RAL.
12.	Throughout the entire scheme.	General amendments made to provide clarity around intended outcomes, assist with ease of use and interpretation, reduce duplication, provide consistency in the relationship between tables of assessment, various codes and planning scheme policy.

13.	Zone codes	References to infrastructure removed from zone codes as this was generally repeated in the Infrastructure and Operational Work Code. Tables of assessment for zone codes amended to include the Infrastructure and Operational Work Code to ensure these infrastructure provisions are called up.
14.	Infrastructure and Operational Work Code	Amendments made to the Code including: - construction section added to deal with air, noise, lighting emissions, traffic management etc. during construction. - access provisions clarified and now include AOs that reference standards in the Planning Scheme Policy i.e. sealed driveways for rear (hatchet shaped) lots. - infrastructure and servicing provisions i.e. water, sewerage, stormwater, telecommunications, electricity specifically tailored for Reconfiguring a Lot and Material Change of Use developments. - new provisions relating to cut and fill batters and retaining walls.
15.	Infrastructure and Operational Work code AO4.1 "Development does not occur within 2m horizontally of any part of an underground water supply, sewerage...etc."	Deleted reference to 2m. AO amended to reference the Queensland Development Code (QDC) <i>Building over or near relevant infrastructure</i> and Planning Scheme Policy 1. Diagram included (reproduced from QDC) to demonstrate.
16.	Table 8.4 Minimum vehicle parking requirements	Amended minimum parking requirements for Health care services and Child care centres, Club and Industry. Added in minimum car parking requirements for Community use.
17.	Table 8.4 Minimum vehicle parking requirements	Defined what is meant by a "bus". Standard Service Vehicle Definitions included in the parking table.
18.	Areas in the Planning Scheme that state 'must have access to a sealed road'	Administrative definitions included for 'road frontage' and 'sealed road'.

19.	Planning Scheme Policy SC6.1.10.1.1 Application of WSA Codes	<p>Amended current references of WSA Codes to instead reference the newly adopted WBBROC Design & Construction Code.</p> <p>The Wide Bay Burnett Regional Organisation of Councils (WBBROC) has developed a regional Design and Construction (D&C) code for new Water and Sewerage infrastructure. Once implemented, it will provide the development industry with a clear single reference for water and sewerage infrastructure covering the Wide Bay Burnett region with the aim of reducing the time/cost of designing and gaining planning approval for water and sewerage service infrastructure required in new developments.</p>
20.	Planning Scheme Policy	<ul style="list-style-type: none"> • Specific reference and detail required for stormwater, earthworks, access, roads, retaining walls, intersections added and amended • Provide for adequate design life, minimise ongoing maintenance and reduce potential of failure • Policy wording catching up with council processes, design standards, and SPP changes • Uncompleted works bonds no longer accepted • Incorporated Inspection and Test Plan and standard Council forms • WBBROC standards adopted reference added into policy • Updated list of standard drawings. The standard drawings will no longer sit within the planning scheme, rather they will be available via web link on Council's website.
21.	Planning Scheme Policy	Deemed to comply table added in for detention basins.
22.	Planning Scheme Policy	Table SC6.11 in PSP 1 amended to include minimum flood levels previously contained in tables at the end of each zone code. Table SC6.11 is contained in the flooding section of the policy for ease of use.
Secondary Dwellings		
23.	Zone Codes for Secondary dwellings (GFA)	<p>Added new AO, PO and OO to the following codes that increases GFA from 60m² to 70m²:</p> <ul style="list-style-type: none"> • Rural Zone Code • Rural Residential Zone Code • Township Zone Code • Residential Living Zone Code • Residential Choice Zone Code • Character Residential Zone Code

		<ul style="list-style-type: none"> • Tourist Accommodation Zone Code
24.	Tables of assessment and Zone codes for Secondary dwellings (proximity to primary dwelling)	Amended existing wording requiring secondary dwellings to be 'attached' to either annexed to or located no further than 20m from the primary dwelling.
Reconfiguring a Lot		
25.	Reconfiguring a Lot Code	AO added to Code nominating a frontage to depth ratio of 3:1.
26.	Reconfiguring a Lot Code	Deleted AO5.7 'rear lots are only created where the site gradient is greater than 5%.'
27.	Reconfiguring a Lot Code	PO12 - Infrastructure section in RAL Code deleted as infrastructure provisions for RAL and MCU have now been included in the Infrastructure and Operational Work Code.
Categories of development and assessment – material change of use (Tables of Assessment)		
28.	Table 5.11 Specialised Centre zone (table of assessment)	Deleted 'dwelling house' from 'accepted development' in the 'Gympie Medical Precinct' section and raised the level of assessment to 'code assessment'.
29.	Table 5.18 Industry Investigation zone (table of assessment)	Amended the Industry Investigation zone assessment table to elevate the level of assessment for Animal keeping (Cattery or kennel) from 'accepted development' to 'code assessment'.
30.	-Table 5.4 Residential living zone -Table 5.24 Rural residential zone -Table 5.25 Township zone (tables of assessment)	A Dwelling house in the Residential Living zone, Rural residential zone and Township zone is already Accepted development. Amended wording to include 'where having lawful access to a Council maintained road or state-controlled road.'
31.	-Table 5.4 Residential living zone -Table 5.18 Industry investigation zone -Table 5.23 Rural zone -Table 5.24 Rural residential zone	Amended wording for a Dwelling house in the tables of assessment from 'site fronting a maintained road' to 'site has lawful access to a Council maintained or state-controlled road'.

	-Table 5.25 Township zone (tables of assessment)	
32.	-Table 5.12 Sport and Recreation zone -Table 5.13 Open Space zone -Table 5.19 Community purposes zone (tables of assessment)	Table of assessment amended for particular uses in the Open space zone, Community purposes zone and Sport and recreation zones.
33.	Table 5.10 Local Centre zone (table of assessment)	Amended table of assessment for Local centre zone to acknowledge 'health care services' as 'accepted development subject to requirements' where in an existing building for Tin Can Bay and Rainbow Beach only.
Miscellaneous		
34.	Township zone code – overall outcomes	Overall outcome (f), revised that 'development is provided with appropriate infrastructure and services'. Deleted reference to 'standard normally expected in isolated communities'.
35.	Township zone code – PO13 (open space)	PO13 (open space) was under the Advertising devices section of the code in error. This has been amended and PO13 moved to the correct Section 4 Dual occupancy heading.
36.	Schedule SC1.1.2 Industry thresholds	Industry thresholds (as provided in the Queensland Planning Provisions) have been included in SC1.1.2.
Caretaker's accommodation		
37.	Table 6.31 Rural zone code, section 2 (caretaker's accommodation), AO10.2	Amended Table 6.31 Rural zone code, section 2, AO10.2 to prescribe 15 metres minimum street frontage setback for Caretaker's accommodation to be consistent with the current 15m setback required for Dwelling houses.
38.	Caretaker's accommodation sections in zone codes	Additional AO added to strengthen use to caretake for legitimate non-residential use.
Temporary use		
39.	Temporary use	Draft section 1.7 to include provisions around what Council constitute as a 'Temporary use'.

	Section 1.7 – New section to be created as per QPP	<p><u>Proposed further changes following public consultation:</u> Whilst this proposed change is included in the public consultation version of the Planning Scheme, Council are proposing to make further minor changes to section 1.7 ‘temporary uses’ to correct a drafting error following the close of public consultation. The ‘temporary uses’ and qualifications on scope of activity and duration drafted in section 1.7 are proposed to stay as per the proposed amendments, with a change to how these uses are referenced to ‘irregular or infrequent uses’, rather than ‘temporary uses.’ Furthermore, it is proposed that ‘irregular and infrequent uses’ are then made ‘accepted development’ (i.e. not requiring a development approval and being exempt from the Planning Scheme), which continues to reflect the existing policy position established in the public consultation version of the Planning Scheme.</p>
Administrative terms and definitions		
41.	Short-term accommodation use definition - examples	‘Farm stay’ removed from the ‘examples include’ list for short-term accommodation.
42.	Administrative terms and definitions	<p>Administrative definitions added for:</p> <ul style="list-style-type: none"> • Agri-tourism • Direct access • High scenic amenity area • Industrial building • Lawful access • Minor operational work • Non-residential zone • Non-urban zone • Overland flow path • Road frontage • Scenic route • Suitably Qualified Person • Third party advertising device • Total use area

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| | | <ul style="list-style-type: none">• Urban zone• watercourse |
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