



MINUTES

of the

SPECIAL GENERAL MEETING

CHAIRMAN: Cr R Dyne (Mayor)

**Held in the Boardroom
Town Hall
2 Caledonian Hill
Gympie Qld 4570**

**On Wednesday 12 June 2013
At 12.00 pm**

Gympie Regional Council **SPECIAL GENERAL**

*Mayor RJ Dyne (Chairman),
Crs AJ Perrett, MW Curran, RA Gâté, LJ Friske,
IT Petersen, MA McDonald, WW Sachs and JA Walker*

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The meeting commenced at 12.00 pm.

PRESENT: Mayor Cr R.J. Dyne (Chairman), Cr A.J. Perrett, Cr M.W. Curran, Cr I.T. Petersen, Cr L.J. Friske, Cr R.A. Gâté, Cr M.A. McDonald, and Cr J.A. Walker.

Also in attendance were Chief Executive Officer (Mr B.J. Smith), Director Corporate Governance/Deputy CEO (Mr C. Manson), Director Engineering Services (Mr B. Fredman), Director Planning and Development (Mr M. Hartley), Manager Planning Strategy and Major Projects (Mrs K. Toomey), Planning Officer – Development Assessment (Mr M. Matthews), Planning Assistant – Technical Officer – Planning (Mr S. Capell), Administration Officer (Mrs L. Bishop), GIS Manager (Mr D. Perry), GIS/Assets Officer (Mrs T. Johnston) and Minutes Clerk (Miss A. Dunkley).

In attendance from the Department of State Development, Infrastructure and Planning were Michelle Riley, Manager – Wide Bay Burnett – Regional Services (South) and Megan Rosenberg, Principal Planner – Wide Bay Burnett – Regional Services (South).

DECLARATIONS OF INTEREST BY COUNCILLORS

SECTION 1: APOLOGIES / LEAVE OF ABSENCE

SG01/06/13 Moved: Cr R.A. Gâté

Seconded: Cr A.J. Perrett

That the apology from Cr W.W. Sachs be accepted.

Carried

SECTION 2: PLANNING & DEVELOPMENT

2/1	Adoption and Commencement of the Gympie Regional Council Planning Scheme, Planning Scheme Policy 1: Development Standards, Infrastructure Charges Resolution, Amenity and Aesthetics Resolution and the designation of a Natural Hazard Management Area (Flood).
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PORTFOLIO: Planning & Development

DIRECTORATE: Planning & Development

AUTHOR: Director Planning and Development

DOC ID:

LINK TO CORPORATE PLAN:

2. ECONOMIC DEVELOPMENT

2.3 *Planned development for a growing community.*

LINK TO OPERATONAL PLAN:

2. ECONOMIC DEVELOPMENT

2.3.3 Strategic and Regional Planning – *Planning Scheme*

1. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

Following extensive community consultation and public notification of the proposed planning scheme in late 2012, Council made amendments to the draft document in response to submissions and referred it to the Deputy Premier on 26 March, 2013 for his approval to adopt.

On 16 May, 2013 the Deputy Premier advised Council that it may adopt the proposed planning scheme. A copy of the Deputy Premier's advice has been included in the Attachment.

2. REPORT

The Deputy Premier's approval for Council to adopt the planning scheme is unconditional, meaning that no further changes to the document are required to be made prior to adoption. The entire planning scheme, including the planning scheme maps, is accessible at the following link: <http://www.gympie.qld.gov.au/gympie-regional-council-planning-scheme>

In approving Council's adoption of the planning scheme, the Deputy Premier has also identified a number of State Planning Instruments reflected in the document. These include:

- Wide Bay Burnett Regional Plan
- Temporary State Planning Policy 2/12 Planning for prosperity
- State Planning Policy 5/10 Air, noise and hazardous materials
- State Planning Policy 3/10 Acceleration of compliance assessment
- State Planning Policy 2/07 Protection of extractive resources
- State Planning Policy 1/07 Housing and residential development
- State Planning Policy 2/02 Planning and managing development involving acid sulfate soils
- State Planning Policy 1/03 Mitigating the adverse impacts of flood, bushfire and landslide (in relation to flood and bushfire)
- Queensland Planning Provisions, version 2.0

State Planning Instruments not reflected in the planning scheme include:

- The Coastal Protection State Planning Regulatory Provision
- State Planning Policy 1/12 Protection of Queensland's strategic cropping land
- State Planning Policy 4/11 Protecting wetlands of high ecological significance in Great Barrier Reef catchments
- State Planning Policy 4/10 Healthy waterways
- State Planning Policy 1/03 Mitigating the adverse impacts of flood, bushfire and landslide (in relation to landslide only)

Those State Planning Instruments not reflected in the planning scheme will continue to apply in their own right in the assessment of development applications.

To ensure the new planning scheme operates effectively from day one, Council also needs to make a series of complementary resolutions. These are discussed as follows.

Planning Scheme Policy 1: Development Standards: This policy contains the design standards for physical works triggered by codes in the planning scheme, and needs to be formally adopted by Council. This is a companion document to the planning scheme and is available at the link mentioned above.

Infrastructure Charges Resolution: With the adoption of the new planning scheme, the existing infrastructure charging regime (i.e. reliance on the formulae contained in Council's various planning scheme policies) falls away. Accordingly, Council will need to adopt a new Infrastructure Charges Resolution to coincide with the commencement of the new scheme.

The philosophy of infrastructure charging was discussed at length with Councillors at a Workshop earlier this year. It was agreed that the infrastructure charge for commercial/industrial/retail development should be set at 50% of the State's cap established in the relevant State Planning Regulatory Provision, the charge for residential development should remain essentially as existing, and that a lesser (or no) charge should be applied to particular community uses/facilities required in response to population growth.

An appropriate Infrastructure Charges Resolution, containing charge amounts reflecting Council's agreed policy approach, has been included in the Attachment.

Amenity and Aesthetics Resolution: Because the new planning scheme makes Class 1 and 10 buildings (dwellings and domestic outbuildings) exempt development in most circumstances, amenity and aesthetics considerations will no longer be regulated via this mechanism. To ensure Council continues to be the decision maker for certain domestic structures (removal houses, railway carriages, large domestic sheds, dwellings sited beyond a nominated building envelope etc.), Council will need to pass a resolution outlining the circumstances under which Council will make an amenity and aesthetics determination. The effect of such a resolution is that building certifiers would need to refer applications for the types of structures mentioned to Council for an amenity and aesthetics determination before issuing a building permit.

The use of an amenity and aesthetics resolution process instead of the planning scheme to regulate alternative siting and particular design characteristics of Class 1 and 10 buildings and structures is far more efficient and user friendly. It avoids the administrative burden of needing to lodge a formal development application and requires Council to decide referrals within five days.

A suggested Amenity and Aesthetics Resolution has been included in the Attachment.

Natural Hazard Management Area (Flood) Resolution: To ensure flooding is appropriately considered in the assessment of development not regulated by the planning scheme, Council needs to make a resolution under section 13 of the *Building Regulation 2006* designating natural hazard management areas in relation to flood. The relevant areas are those covered by the Flood Hazard Overlay maps in the planning scheme. These maps – and the planning scheme proper – include appropriate wording giving effect to such a resolution.

A suitably worded resolution has been included in the recommendation.

Fees and Charges: A new schedule of fees and charges is required to reflect the new land use definitions and assessment levels in the planning scheme. A schedule has been prepared and will be adopted separately through the Budget process.

3. BUDGET IMPLICATIONS

The planning scheme establishes a number of new areas for significant residential, industrial and commercial growth over the next 15 – 20 years, and will need to be used to inform the direction of future capital expenditure on infrastructure in these areas.

4. CONSULTATION

Extensive consultation has occurred throughout the scheme preparation process, including multiple workshops with Councillors, community participation during the statutory notification period, and consultation with relevant staff across the organisation.

5. CONCLUSION

The commencement date for the planning scheme, planning scheme policy and associated resolutions is intended to be 1 July. This will allow for statutory notification (in the Gazette, the Gympie Times and Council's web page) and adoption of the fees and charges to occur between adoption and commencement.

Adoption and commencement of the new planning scheme is the culmination of a significant body of work in recent years. It will be the first planning scheme prepared under the *Sustainable Planning Act 2009* to commence in the Wide Bay Burnett region and only the third such planning scheme in the state (behind Toowoomba and Southern Downs).

The new planning scheme is very different to the three planning schemes currently administered by Council in terms of strategic direction, structure and conciseness. The document embraces significant regulatory reform and contains a strong policy framework.

Road testing to date indicates that the planning scheme responds well to development and will achieve the overall project objective (i.e. an efficient, workable and easy to understand planning scheme addressing local planning issues and reflecting community expectations). Its performance over the first 6 – 12 months will however be closely monitored and any areas needing increased policy rigor or clarification will be reported to Council with recommendations for amendments as necessary.

6. ATTACHMENTS

ATTACHMENT 1 - Correspondence dated 16 May 2013 from the Deputy Premier approving Council's adoption of the planning scheme.

ATTACHMENT 2 - Gympie Regional Planning Scheme 2013
(<http://www.gympie.qld.gov.au/gympie-regional-council-planning-scheme>)

ATTACHMENT 3 - Planning Scheme Policy 1: Development Standards
(<http://www.gympie.qld.gov.au/gympie-regional-council-planning-scheme>)

ATTACHMENT 4 - Infrastructure Charges Resolution

ATTACHMENT 5 - Amenity and Aesthetics Resolution

SG02/06/13 Moved: Cr I.T. Petersen

Seconded: Cr A.J. Perrett

That Council resolve to adopt the following, with a commencement date of 1 July 2013:

- 1. Gympie Regional Council Planning Scheme;**
- 2. Planning Scheme Policy 1: Development Standards;**
- 3. Infrastructure Charges Resolution;**
- 4. Amenity and Aesthetics Resolution; and**
- 5. A Natural Hazard Management Area (flood) pursuant to section 13 of the Building regulation 2006, the designated areas being the areas affected by the Flood Hazard Overlay maps in the planning scheme.**

Carried

SECTION 3: ATTACHMENTS

Attachment 1 – Refer Item 2/1 - Correspondence dated 16 May 2013 from the Deputy Premier approving Council's adoption of the planning scheme

Attachment 2 – Refer Item 2/1 - Gympie Regional Planning Scheme 2013

Attachment 3 – Refer Item 2/1 - Planning Scheme Policy 1: Development Standards

Attachment 4 – Refer Item 2/1 - Infrastructure Charges Resolution

Attachment 5 – Refer Item 2/1 - Amenity and Aesthetics Resolution

There being no further business the meeting closed at 12.11pm

Confirmed this NINETEENTH day of JUNE 2013

Cr R.J. Dyne
CHAIRMAN

Gympie Regional Council



ATTACHMENT 1

Refer Item 2/1

Correspondence dated 16 May 2013 from the
Deputy Premier approving Council's adoption of
the planning scheme

of the

SPECIAL GENERAL MEETING

**On Wednesday 12 June 2013
At 12.00 pm**



Department of
**State Development,
Infrastructure and Planning**

Our ref: MC13/1125
BS 280313
Your ref: 6-6-10-0023 Vol 3 - BJS:AMD:SL001451

16 MAY 2013

Mr Bernard Smith
Chief Executive Officer
Gympie Regional Council
PO Box 155
GYMPIE QLD 4570

GYMPIE REGIONAL COUNCIL	
FILE ID 6-6-10-23	ACTION
DOC ID	ORDIN
	W/SHOP
	BUDGET
X REF	REFER
	1 MIKE H
	2 PLAN STRAT
	3 MAYOR
	4

copy received for Mayor also.

Dear Mr Smith

I refer to the draft Gympie Planning Scheme submitted on 26 March 2013 for approval to adopt.

I am pleased to advise that the Honourable Jeff Seeney MP, Deputy Premier, Minister for State Development, Infrastructure and Planning, has written to Councillor Ron Dyne, Mayor, Gympie Regional Council, confirming that the proposed Gympie Regional Council planning scheme may proceed to adoption.

A copy of the advice about the extent to which the planning scheme reflects state planning instruments is contained in Attachment 1. Please note that the state planning instruments that are not appropriately reflected in the scheme will continue to apply for development assessment purposes.

Please also be aware that current planning reforms may have an impact on the direction and further development of the scheme and the scheme will need to comply with the version of the Queensland Planning Provisions (QPP) current at the time of adoption. It is also important to note that, under the *Sustainable Planning Act 2009*, any future versions of the QPP will prevail to the extent of any inconsistencies with the adopted scheme.

The Department of State Development, Infrastructure and Planning has been cognisant of planning reform matters throughout its consideration of the draft scheme and Council will be provided with timely information about any relevant reforms.

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3227 8548
Website www.dsdipl.qld.gov.au
ABN 29 230 178 530

If you require any further information, Ms Fiona Bowden, Regional Director in Regional Services, Department of State Development, Infrastructure and Planning will assist and can be contacted on 4151 9743.

Yours sincerely

A handwritten signature in black ink, appearing to be 'DE', written over the words 'Yours sincerely'.

David Edwards
Director-General

Enc.

ATTACHMENT 1: ADVICE PROVIDED IN ASSOCIATION WITH APPROVAL OF THE GYMPIE REGIONAL COUNCIL PLANNING SCHEME FOR ADOPTION

State planning regulatory provision

The Minister has identified that the Coastal Protection State Planning Regulatory Provision is not appropriately reflected in the proposed planning scheme.

Regional plan

The Minister has identified that the following regional plan is appropriately reflected in the proposed planning scheme:

- Wide Bay Burnett Regional Plan

State planning policies

The Minister has identified that the following state planning policies are appropriately reflected in the proposed planning scheme:

- TSPP2/12 Planning for prosperity
- SPP5/10 Air, noise and hazardous materials
- SPP3/10 Acceleration of compliance assessment
- SPP2/07 Protection of extractive resources
- SPP1/07 Housing and residential development
- SPP2/02 Planning and managing development involving acid sulphate soils

The Minister has identified that the following parts of state planning instruments are appropriately reflected in the planning scheme:

- SPP1/03 Mitigating the adverse impacts of flood, bushfire and landslide (in relation to flood and bushfire only)

The Minister has identified that the following state planning policies are not appropriately reflected in the proposed planning scheme:

- SPP1/12 Protection of Queensland's strategic cropping land
- SPP4/11 Protecting wetlands of high ecological significance in Great Barrier Reef catchments
- SPP4/10 Healthy waterways
- SPP1/03 Mitigating the adverse impacts of flood, bushfire and landslide (in relation to landslide only)

Standard planning scheme provisions

The Minister has identified that the Queensland Planning Provisions dated 4 October 2010, version 2.0, are appropriately reflected in the proposed planning scheme.



ATTACHMENT 4

Refer Item 2/1

Infrastructure Charges Resolution

of the

SPECIAL GENERAL MEETING

**On Wednesday 12 June 2013
At 12.00 pm**

Gympie Regional Council Adopted Infrastructure Charges Resolution – 12 June 2013

This resolution is made under s648D of the *Sustainable Planning Act 2009* (SPA)

(1) Application to local government areas

It is noted that:

A copy of the details of this resolution must be attached to each copy of the Gympie Regional Council Planning Scheme under s648D(6) of the SPA.

Under s648D(7) of the SPA, the copy of the details of the resolution are not part of the Gympie Regional Council Planning Scheme.

(2) When resolution has effect

This resolution has effect on and from 1 July 2013;

(3) Priority infrastructure area

The priority infrastructure area for Gympie Regional Council is identified in the priority infrastructure plan in the Gympie Regional Council Planning Scheme.

(4) Comparison of planning scheme use categories and SPRP charge categories

To assist in applying the adopted infrastructure charges schedule in schedule 1 of the *State planning regulatory provision (adopted charges)* 2012, Table 1 provides a guide to the uses under the planning scheme that come within the uses mentioned in column 2 of the adopted infrastructure charges schedule.

Note: Where Council accepts an application under the superseded Cooloola Shire Council Planning Scheme, Kilkivan Shire Council Planning Scheme or Tiaro Shire Council Planning Scheme, the adopted infrastructure charges resolution shall apply where the amount of infrastructure charges calculated under the resolution is less than the calculated contribution amount which would have otherwise applied.

Table 1 - Planning scheme use categories and SPRP charge categories

SPRP Development categories	
Adopted infrastructure charge category	Planning scheme use category
Residential	caretaker's accommodation, dual occupancy, dwelling house, multiple dwelling
Accommodation (short term)	hotel, short-term accommodation, tourist park
Accommodation (long term)	community residence, hostel, relocatable home park, retirement facility
Places of assembly	club, community use, function facility, funeral parlour, place of worship
Commercial (bulk goods)	agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom
Commercial (retail)	adult store, food and drink outlet, service industry, service station, shop, shopping centre
Commercial (office)	office, sales office
Education facility	child care centre, community care centre, educational establishment
Entertainment	hotel (non-residential component), nightclub, theatre
Indoor sport and recreational facility	indoor sport and recreation
Industry	low impact industry, medium impact industry, rural industry, transport depot, warehouse, waterfront and marine industry
High impact industry	high impact industry, noxious and hazardous industries
Low impact rural	animal husbandry, cropping, permanent plantations, wind farm
High impact rural	aquaculture, intensive animal industries, intensive horticulture, wholesale nursery, winery
Essential services	emergency services, health care services, hospital, residential care facility, veterinary services
Specialised uses	air services, animal keeping, car park, crematorium, extractive industry, major sport, recreation and entertainment facility, motor sport, outdoor sport and recreation, port services, tourist attraction, utility installation
Minor uses	advertising device, home based business, landing, market, park, roadside stalls, telecommunications facility, temporary use
Other uses	A use not otherwise listed in column 2, including a use that is unknown because the development application does not specify a proposed use.

(5) Adopted infrastructure charges

Gympie Regional Council resolves to adopt the charges mentioned in table 2, column 3 for development for a use mentioned in table 2, column 2.

Council declares that an adopted infrastructure charge in table 2, column 3, applies to the whole of the local government area.

Table 2 - Adopted infrastructure charge.

Column 1	Column 2	Column 3
Adopted infrastructure charge category	Use	Adopted infrastructure charges
		Adopted infrastructure charge
Residential	<ul style="list-style-type: none">• Caretaker's accommodation• Dual occupancy• Dwelling house• Multiple dwelling	\$10,000 per 1 or 2 bedroom dwelling or \$12,000 per 3 or more bedroom dwelling
Accommodation (short term)	<ul style="list-style-type: none">• Hotel• Short-term accommodation• Tourist park	<ul style="list-style-type: none">• For a tent or caravan site in a tourist park \$1,000 per tent or caravan site;• For a cabin in a tourist park or dwelling in short-term accommodation \$5,000 per dwelling unit• For a suite, whether self-contained or not in short-term accommodation or a hotel \$2,500 per suite
Accommodation (long term)	<ul style="list-style-type: none">• Community residence• Hostel• Relocatable home park• Retirement facility	<ul style="list-style-type: none">• \$7,500 per dwelling unit or relocatable dwelling site in a relocatable home park or retirement facility• \$2,500 per suite in a hostel or community residence.
Places of assembly	<ul style="list-style-type: none">• Club• Community use• Function facility• Funeral parlour• Place of worship	Club or community use – nil charge Other uses – \$35 per m ² of GFA
Commercial (bulk goods)	<ul style="list-style-type: none">• Agricultural supplies store• Bulk landscape supplies• Garden centre• Hardware and trade supplies• Outdoor sales• Showroom	\$70 per m ² of GFA
Commercial (retail)	<ul style="list-style-type: none">• Adult store• Food and drink outlet• Service industry• Service station• Shop• Shopping centre	\$90 per m ² of GFA
Commercial (office)	<ul style="list-style-type: none">• Office• Sales office	\$70 per m ² of GFA

Column 1	Column 2	Column 3
Adopted infrastructure charge category	Use	Adopted infrastructure charges
		Adopted infrastructure charge
Education facility	<ul style="list-style-type: none"> • Childcare centre • Community care centre • Educational establishment 	Nil charge
Entertainment	<ul style="list-style-type: none"> • Hotel (non residential component) • Nightclub • Theatre 	\$70 per m ² of GFA
Indoor sport and recreational facility	<ul style="list-style-type: none"> • Indoor sport and recreation 	\$100 per m ² of GFA, court areas at \$10 per m ² of GFA
Industry	<ul style="list-style-type: none"> • Low impact industry • Medium impact industry • Rural industry • Transport depot • Warehouse • Waterfront and marine industry 	\$25 per m ² of GFA
High impact industry	<ul style="list-style-type: none"> • High impact industry • Noxious and hazardous industry 	\$35 per m ² of GFA
Low impact rural	<ul style="list-style-type: none"> • Animal husbandry • Cropping • Permanent plantations • Wind farm 	Nil charge
High impact rural	<ul style="list-style-type: none"> • Aquaculture • Intensive animal industry • Intensive horticulture • Wholesale nursery • Winery 	\$10 per m ² of GFA
Essential services	<ul style="list-style-type: none"> • Emergency services • Health care services • Hospital • Residential care facility • Veterinary services 	<p>Emergency services, hospital or residential care facility – nil charge</p> <p>Other uses – \$70 per m² of GFA</p>
Specialised uses	<ul style="list-style-type: none"> • Air services • Animal keeping • Car park • Crematorium • Extractive industry • Major sport, recreation and entertainment facility • Motor sport • Outdoor sport and recreation • Port services • Tourist attraction • Utility installation 	The maximum adopted charge is the charge (in column 3) for the charge category (in column 1) that the local government decides should apply for the use at the time of assessment.

Column 1	Column 2	Column 3
Adopted infrastructure charge category	Use	Adopted infrastructure charges
		Adopted infrastructure charge
Minor uses	<ul style="list-style-type: none"> • Advertising device • Home based business • Landing • Market • Park • Roadside stalls • Telecommunications facility • Temporary use 	Nil charge
Other uses	A use not otherwise listed in column 2, including a use that is unknown because the development application does not specify a proposed use.	The maximum adopted charge is the charge (in column 3) for the charge category (in column 1) that the local government decides should apply for the use at the time of assessment.

(6) Types of development

The types of development that may trigger the levying of an adopted infrastructure charge under this adopted infrastructure charges resolution are -

- Reconfiguring a lot; and
- Material change of use of premises.

(7) Adopted infrastructure charge for reconfiguring a lot.

The adopted infrastructure charge for reconfiguring a lot is the amount stated in Table 3 less any credit identified in section 8 below;

Table 3 - Adopted infrastructure charge for Reconfiguring a Lot.

Type of lot	Location	Adopted infrastructure charge
Residential	Gympie and surrounds, Cooloola Cove, Rainbow Beach and Tin Can Bay	\$16,000
	Goomeri, Imbil and Kilkivan	\$10,000
Rural Residential		\$14,000
Rural		\$9,000
Township		\$4,000
Industry	Gympie and surrounds, Cooloola Cove, Rainbow Beach and Tin Can Bay	\$12,500
	Goomeri, Imbil and Kilkivan	\$8,000
District centre and local centre	Gympie and surrounds, Cooloola Cove, Rainbow Beach and Tin Can Bay	\$17,500
	Goomeri, Imbil and Kilkivan	\$11,000
Specialised centre (Monkland Showroom Precinct)		\$12,500
Specialised centre (Gympie Medical Precinct)		\$16,000
Other		To be determined by Council at the time of assessment

(8) Credits

The credit for the premises is calculated as an amount which is the greater of the following:

- The amount of a previous adopted infrastructure charge paid for the development of the premises;
- Where an applicant can provide evidence of a previous financial contribution paid for trunk infrastructure for the premises, the amount of the financial contribution paid;
- Where the premises are subject to an existing lawful use, the amount stated for an adopted charge in Table 2 Adopted infrastructure charges¹. This allows the charge to be credited to take into account the existing usage of trunk infrastructure by the premises on the subject site.

So that there can be no doubt, where a credit exceeds the value of an adopted charge no refund will be paid by Council.

Where the water network or sewerage network is not available in the area of the proposed development, the adopted charge for the development is to be reduced by the relevant proportion of the adopted infrastructure charge allocated to the water network or sewerage network as shown below in Table 4 and 5.

Table 4 - Proportion of adopted infrastructure charge allocated to each network for Material Change of Use

Adopted infrastructure charge category	Network	Proportion of the adopted infrastructure charge
Residential	Park	10%
	Roads	30%
	Water Supply	30%
	Sewerage System	30%
Accommodation (short term)	Park	10%
	Roads	30%
	Water Supply	30%
	Sewerage System	30%
Accommodation (long term)	Park	10%
	Roads	30%
	Water Supply	30%
	Sewerage System	30%
Places of assembly (club and community use)	Nil	
Places of assembly (excluding club and community use)	Roads	30%
	Water Supply	30%
	Sewerage System	40%

¹ This means that if a lot is presently used for industry, the charge that may have been levied on the existing use as calculated using Table 2 is subtracted from the charge that is levied on the new use. A second example is where a lot is developed with a dwelling house which is proposed to be removed for the erection of dwelling units, the charge that is levied on the new development will be calculated using Table 2 minus the charge for an existing dwelling.

Adopted infrastructure charge category	Network	Proportion of the adopted infrastructure charge
Commercial (bulky goods)	Roads	50%
	Water Supply	25%
	Sewerage System	25%
Commercial (retail)	Roads	40%
	Water Supply	30%
	Sewerage System	30%
Commercial (office)	Roads	40%
	Water Supply	30%
	Sewerage System	30%
Education facility	Nil	
Entertainment	Roads	40%
	Water Supply	30%
	Sewerage System	30%
Indoor sport and recreational facility	Roads	40%
	Water Supply	30%
	Sewerage System	30%
Industry	Roads	50%
	Water Supply	30%
	Sewerage System	20%
High impact industry	Roads	50%
	Water Supply	30%
	Sewerage System	20%
Low impact rural	Nil	
High impact rural	Roads	60%
	Water Supply	20%
	Sewerage System	20%
Essential services (excluding health care services and veterinary services)	Roads	Nil
	Water Supply	
	Sewerage System	
Essential services (health care services and veterinary services)	Roads	40%
	Water Supply	30%
	Sewerage System	30%
Specialised uses	Roads	To be determined by Council at the time of assessment
	Water Supply	
	Sewerage System	
Minor uses	Nil	
Other uses	Park	To be determined by Council at the time of assessment
	Roads	
	Water Supply	
	Sewerage System	

Table 5 - Proportion of adopted infrastructure charge allocated to each network for Reconfiguring a Lot

Type of lot	Location	Network	Proportion of the adopted infrastructure charge
Residential		Park	10%
		Roads	30%
		Water Supply	30%
		Sewerage System	30%
Rural Residential		Park	10%
		Roads	90%
Rural		Roads	100%
Township		Park	10%
		Roads	50%
		Water Supply	40%
Industry		Roads	50%
		Water Supply	30%
		Sewerage System	20%
District centre and local centre		Roads	40%
		Water Supply	30%
		Sewerage System	30%
Specialised centre (Monkland Showroom Precinct)		Roads	50%
		Water Supply	25%
		Sewerage System	25%
Specialised centre (Gympie Medical Precinct)		Roads	40%
		Water Supply	30%
		Sewerage System	30%
Other		Park	To be determined by Council at the time of assessment
		Roads	
		Water Supply	
		Sewerage System	

(9) Indexing adopted infrastructure charges

The adopted charge for all development may be increased after the charge is levied and before it is paid to the local government.

The increase must be calculated using the following method. The charge increases will be in line with CPI and as adopted by Council with the Schedule of Fees and Charges.

(10) Dictionary

Words and terms used in this resolution have the meaning given in the SPA or the Queensland Planning Provisions.



ATTACHMENT 5

Refer Item 2/1

Amenity and Aesthetics Resolution

of the

SPECIAL GENERAL MEETING

**On Wednesday 12 June 2013
At 12.00 pm**

Gympie Regional Council

Adopted Amenity & Aesthetics Resolution– 12 June 2013

This resolution is made in accordance with Schedule 7 Table 1 Item 17 of the *Sustainable Planning Regulation 2009* (SPR) where building work for a building or structure may:

- (i) have an extremely adverse effect on the amenity, or likely amenity, of the locality; or
- (ii) be in extreme conflict with the character of the locality.

(1) Intent

The intent of this resolution is to ensure an aesthetically pleasing environment is maintained in cases where development, including a dwelling house (Class 1) or a domestic building or structure (Class 10), is exempt under the Planning Scheme and may have an adverse effect on the amenity or the future amenity of the proposed building's neighbourhood.

(2) Application to local government areas

All applications for building work within the Gympie Regional Council Local Government Area identified in section (4) below, whether lodged with Gympie Regional Council or a private building certifier, will require referral to Council as a concurrence agency prior to any development application for building work being determined by a building certifier.

Note: This referral process is a mandatory legislative provision and must be undertaken during the assessment of the development application for building work.

Once an assessment has been undertaken, Council will issue a response. The response shall be that either:

- *The proposal is supported without conditions; or*
- *The proposal is supported subject to certain conditions and these conditions must be included in the development permit for building work; or*
- *The proposal is not supported, in which case the private building certifier will be instructed to refuse the development application for building work.*

The building certifier cannot issue a decision in respect of the development application for building work until such time as the response from Council has been received.

The relevant fee is set out in Council's Fees and Charges Schedule.

(3) When resolution has effect

This resolution has effect on and from 1 July 2013.

(4) Category of building work

If the proposed building work will not meet the specific provisions contained in this section, then it is necessary for the proposal to be referred to Council to make an assessment against performance criteria contained in section (5).

- (a) a class 1 building which does not meet the following criteria:

Table 1 – Class 1

Zone	Street Frontage Setback/s	Side/Rear Boundary Setback/s	Height
Residential Living	Primary street – 6m Secondary street – 4.5m	Ground level – 1.5m Above ground level – 2m	2 storeys
Residential Choice	Primary street – 6m Secondary street – 4.5m	Ground level – 1.5m Above ground level – 2m	2 storeys

Zone	Street Frontage Setback/s	Side/Rear Boundary Setback/s	Height
Township	No closer than any building on adjoining sites otherwise 6m	Ground level – 1.5m Above ground level – 2m	2 storeys
Rural Residential	10m	6m	2 storeys
Industry Investigation if at Kybong	15m	10m	2 storeys
Rural	15m	10m	2 storeys
Specialised Centre (Gympie Medical Precinct)	Primary street – 6m Secondary street – 4.5m	Ground level – 1.5m Above ground level – 2m	2 storeys
Tourist Accommodation: ▪ Precinct A	Primary street – 6m Secondary street – 4.5m	Ground level – 1.5m Above ground level – 2m	2 storeys
Other	Not specified	Not specified	Not specified

- (b) the relocation and resiting of a dwelling house or shed that has been removed from another site;
- (c) any building of a 'steel kit' or prefabricated kit construction or similar, that would be classified as a Class 10a building that is to be converted to a Class 1 building;
- (d) a class 10 building which does not meet the following criteria:

Table 2 – Class 10a

Lot Size	Combined GFA (Class 10a)	Street Frontage Setback/s	Side/Rear Boundary Setback/s	Maximum Overall Height
Up to 600m ²	36m ²	Primary – 6m Secondary – 4.5m	Not specified	3.5m
601m ² up to 1,000m ²	54m ²	Primary – 6m Secondary – 4.5m	Not specified	4m
1,001m ² up to 4,000m ²	100m ²	6m	3m	5m
4,001m ² up to 20,000m ²	120m ²	10m	6m	5m
20,001m ² up to 40,000m ²	200m ²	15m	10m	Not specified
40,000m ² and above	Not specified	15m	10m	Not specified

- (e) shipping containers, railway carriages and the like, other than a temporary site office, on a lot.

(5) Assessment provisions

Council, as a concurrence agency, will determine the suitability of the proposed building or structure and where necessary provide reasonable and relevant conditions with regard to the amenity and aesthetic provisions identified below:

Table 3 – Assessment Criteria

Performance Criteria	
Class 1a (including relocation and resiting dwelling houses, or the reclassification of Class 10 buildings)	
PC1	Dwelling houses are of a size, bulk and form that is in keeping with the character of the area.
PC2	The location of the dwelling house provides for an acceptable streetscape and does not adversely impact upon the amenity of neighbouring properties.
PC3	Resiting or relocating of a dwelling house does not have an adverse impact on the amenity of the area for an extended period of time and has a reasonable standard of construction. <i>Note: In accordance with Schedule 7 Table 1 Item 25 of the SPR, Council may set a security bond, of no more than the value of the building work, for the performance of the work.</i>
Class 10 (Garages, Carports, Sheds and other structures)	
PC5	Buildings or structures are of a size, bulk and form that is in keeping with the character of the area.
PC6	The location of the building or structure provides for an acceptable streetscape and does not adversely impact upon the amenity of neighbouring properties.

PC7	Buildings or structures are designed and sited to visually integrate with the dwelling house and avoid dominating the street by minimising the: (i) width of the structure; and (ii) projection of the structure forward of the main face of the dwelling house.
Railway carriages, shipping containers and the like	
PC8	Railway carriages, shipping containers and the like do not detract from the visual character of the area and are sited behind an existing dwelling house on the land.

(6) Dictionary

Words and terms used in this resolution have the meaning given in the *Sustainable Planning Act 2009*, the Queensland Planning Provisions (Version 2.0) or the *Building Act 1975*.