

# BUNDABERG REGIONAL COUNCIL PLANNING SCHEME - VERSION 5 FACTSHEET - AMENDMENT NO.6 (MON REPOS/SEA TURTLE AMENDMENT)



Council adopted the Bundaberg Regional Council Planning Scheme (Version 5.0) at its Ordinary Meeting held 21 January 2020. The planning scheme amendment was gazetted on 31 January 2020 and takes effect from 10 February 2020.

Version 5.0 of the Planning Scheme incorporates planning scheme amendment No.5 (Major Amendment) and planning scheme amendment No.6 (Mon Repos/ Sea Turtle Amendment). This factsheet provides a summary of changes made as part of Amendment No.6 (Mon Repos/ Sea Turtle Amendment). A factsheet outlining the changes made in Amendment No.5 (Major Amendment) can be viewed [here](#).

The Bundaberg Regional Council Planning Scheme (V 5.0) is available on Council's website at [bundaberg.qld.gov.au](http://bundaberg.qld.gov.au).

## Repeal of Temporary Local Planning Instrument – TLPI 1/2018

At its Ordinary Meeting held 21 January 2020, Council repealed Temporary Local Planning Instrument (TLPI) 1/2018 – Protection of the Mon Repos Turtle Conservation Area. The repeal of TLPI 1/2018 was gazetted on 31 January 2020 and takes effect from 10 February 2020.

Version 5.0 of the Planning Scheme provides a longer-term policy response to the interim controls that were put in place through TLPI 1/2018, which was due to lapse on 16 March 2020.

## Description of Planning Scheme Changes

### › Zoning changes:

The amendment makes changes to the zoning of land on the seaward side of Shelley Street, Burnett Heads, from Dryden Street South to, and including, 174 Shelley Street (see Figure 1). Previously affected by TLPI /2018, this land has been rezoned from the Emerging community zone to the Rural Residential zone, Precinct RRZ1 (2,000m<sup>2</sup> minimum lot size area). This land has also been removed from the Central Coastal Urban Growth Area Local Plan in Figure 7.2.1 at Part 7 (Local Plans).

The Rural Residential zone provides for dwelling houses on relatively large residential lots where infrastructure and services may not be provided. Limited other low density residential uses (such as home based businesses) may be established in the zone where such uses do not disturb the rural residential amenity of the area.

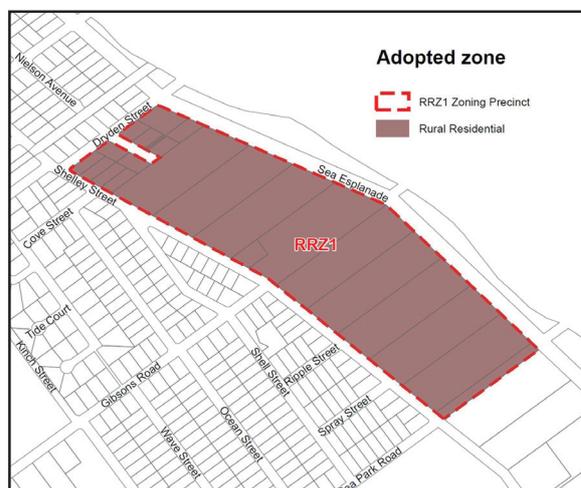
Precinct RRZ1 supports the reconfiguration of land for rural residential lots with a minimum lot size of 2,000m<sup>2</sup>. The zoning and precinct change is considered to facilitate future development of an appropriate density, scale and form to ensure a greater level of protection for the Mon Repos Regional Park (MRRP) from the effects of urban development.

## Contact Council

1300 883 699

190 Bourbong Street, Bundaberg  
(see website for other office locations)

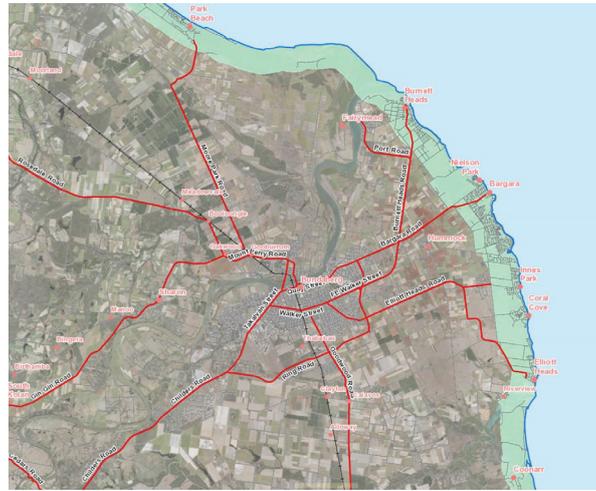
[bundaberg.qld.gov.au](http://bundaberg.qld.gov.au)



**Figure 1**  
Adopted zone  
and precinct

› **Sea turtle sensitive area overlay code:**

The Sea turtle sensitive area covers the entire coastline of the region, including Norval Park, Moore Park Beach, Burnett Heads, Nielson Park, Bargara, Innes Park, Coral Cove, Elliott Heads, Riverview, Coonarr and Woodgate Beach (see figure 2). The Sea turtle sensitive area is identified on the Coastal Protection Overlay Maps in Schedule 2 (Mapping).



**Figure 2**  
 Coastal Protection Overlay  
 - Sea turtle sensitive area

Version 5.0 of the Planning Scheme incorporates a Sea turtle sensitive area overlay code into Part 8 (Overlays). The code provides benchmarks for assessable development, generally as per those currently within Temporary Local Planning Instrument TLPI 1/2019 - Bargara Building Height and Sea Turtle Sensitive Area and the State's 'Sea Turtle Sensitive Area Code' model code for Local Government.

The purpose of the Sea turtle sensitive area overlay code is to ensure that development minimises harm to sea turtle nesting and sea turtle activity by avoiding adverse impacts generated from artificial lighting. The code provides siting, design, and domestic lighting provisions for assessable development in the sea turtle sensitive area.

› **Table of Assessment – Overlay:**

Table of Assessment – Overlays at Part 5 (Tables of assessment) has been amended to ensure that assessable development for Material Change of Use, Reconfiguring a Lot and Operational Work within the Sea turtle sensitive area requires assessment against the Sea turtle sensitive area overlay code.

› **Development Codes:**

**Nuisance Code**

Specific reference to Sea turtles have been removed in Performance Outcome PO8 and supporting Acceptable Outcomes A08.1 to A08.3 of the Nuisance code. These matters are now addressed in the Sea turtle sensitive area overlay code.

**Advertising Devices Code**

Changes to the Advertising devices code provide clearer direction for lighting associated with advertising when located within the Sea turtle sensitive area. This change incorporates additional requirements for advertising devices in a Sea turtle sensitive area in order to limit impacts on sea turtle nesting areas and avoid direct illumination of the beach, ocean, and sky at night.

**Further information**

To find out more about Version 5.0 of the Planning Scheme, please contact Council's Strategic Planning team on 1300 883 699.

Council's Strategic Planning team are also available to answer any questions that you may have about the recent amendments at Council's Development Counter, Level 6 Auswide Building, 16-20 Barolin Street, Bundaberg.

**Bundaberg Regional Council**

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