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PUBLIC NOTICE

AMENDMENTS TO THE BUNDABERG REGIONAL COUNCIL PLANNING SCHEME AND PLANNING SCHEME POLICIES (AND ASSOCIATED REPEAL OF TLPI AND PLANNING SCHEME POLICY)

Notice is given that on 21 January 2020, Bundaberg Regional Council adopted amendments to the Bundaberg Regional Council Planning Scheme 2015 and Planning Scheme Policies (the planning scheme). The amendments will commence as version 5.0 of the planning scheme on 10 February 2020.

The purpose and general effect of the amendments are as follows –

Amendment No 5 (Major Amendment)

This amendment makes ongoing improvements to the planning scheme, including:

- minor changes to codes and levels of assessment to reflect desired intent and community expectations, including for Secondary dwellings and Dual occupancy development;
- zoning changes to recognise current land use, future development intent and correct errors;
- local planning for the Burnett Heads town centre, the Kalkie-Ashfield local development area, and part of Bargara (between Hughes and Seaview Roads);
- changes to address State interests, including regulated requirements and the Bundaberg State Development Area;
- changes to overlays, and the inclusion of additional local heritage places, including associated changes to SC6.2 Planning Scheme Policy for the Heritage and Neighbourhood Character Overlay Code;
- other changes to improve the operation and efficiency of the planning scheme.

Amendment No 6 (Mon Repos/Sea Turtle Amendment)

This amendment seeks to provide a greater level of protection for the Mon Repos Conservation Park and sea turtles from the effects of urban development and responds to the ministerial direction notice given to Council on 19 February 2017. This amendment includes:

- a Sea turtle sensitive area overlay code to ensure assessable development in coastal areas avoids adverse impacts on sea turtles, including impacts from artificial lighting;
- zoning changes to include land at Shelley Street, Burnett Heads (currently included in the Emerging community zone) in the Rural residential zone – Precinct RRZ1 (2000m² minimum lot size area);
- changes to other parts of the planning scheme, including the Advertising devices code and Nuisance code.

Repeal of TLPI and Planning Scheme Policy

Notice is also given that on 21 January 2020, Council resolved to repeal the following instruments, effective from 10 February 2020 –

- SC6.6 Planning Scheme Policy for the Hughes and Seaview Bargara Masterplan Area; and
- Temporary Local Planning Instrument (TLPI) 1/2018 – Protection of the Mon Repos Turtle Conservation Area.

The repeal of the above instruments recognises that –

- Amendment No 5 incorporates planning undertaken for the Hughes and Seaview Bargara masterplan area within the Central Coastal Urban Growth Area Local Plan Code and other parts of the planning scheme; and
- Amendment No 6 provides a longer-term policy response to the interim controls put in place through TLPI 1/2018, which was due to lapse on 16 March 2020.

Further Information

From the date of commencement, the amended planning scheme will be available for viewing and download at bundaberg.qld.gov.au and will be available for inspection and purchase at Council's Development counter at Level 6 Auswide Building, 16-20 Barolin Street, Bundaberg.

For more information visit Council's website or contact Council's Strategic Planning section on phone 1300 883 699, email development@bundaberg.qld.gov.au or enquire in person at Council's Development counter (Level 6 Auswide Building).

Stephen Johnston
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