

# BUNDABERG REGIONAL COUNCIL PLANNING SCHEME - VERSION 5 FACTSHEET - AMENDMENT NO.5 (MAJOR 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.5 (Major Amendment). A factsheet outlining the changes made in Amendment No.6 (Mon Repos/ Sea Turtle 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)

## Contact Council

1300 883 699

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

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



## Description of Planning Scheme Changes

### Changes to Secondary Dwellings

The amendment includes additional outcomes in the Dwelling house code to clarify the intended use of Secondary dwellings, and to provide guidance on the design and appearance of a secondary dwelling in relation to the main dwelling house.

#### › Summary of changes:-

- › Dwelling house and secondary dwelling are to be occupied by members of the same household – must be related or have a functional nexus with the occupants of the primary dwelling.
- › A Dwelling house that includes a Secondary dwelling is to function and have the appearance of a single dwelling.
- › Where located in the Low density residential zone, minimum lot size of 800m<sup>2</sup> for development of a secondary dwelling.
- › Secondary dwelling is not to exceed 60m<sup>2</sup> (previously 80m<sup>2</sup>).
- › Dwelling house and secondary dwelling are to share a single letterbox and have a single connection to services.

Material change of use for a Dwelling house is accepted development subject to requirements. Non-compliance with the Acceptable outcomes trigger Council as a referral agency for building work in most cases.

For more information about secondary dwellings, view the Secondary Dwelling Factsheet.

### Changes to Dual Occupancy Code:

Clarification of intended outcomes for dual occupancy development, including refinements to existing acceptable outcomes and the incorporation of new provisions.

#### › Summary of changes:-

- › Clarification of requirements for fencing, bin storage, covered parking and dual occupancies on hatchet shaped lots.
- › Dual occupancy development in the Low density residential zone is to be consistent with the low density residential amenity and character of the area (up to 25 dwellings per hectare).
- › New outcomes for infrastructure and services, including requirements for water supply in unserviced areas and for on-site parking and maneuvering areas to allow vehicles to enter and leave the site in a forward motion where direct access is on a collector or trunk road.

For more information about dual occupancy development, view the Dual Occupancy Factsheet.

### Development Footprint Plans:

Additional outcomes in the Reconfiguring a Lot Code, Dwelling House code and Dual occupancy code to allow for siting of buildings in accordance with an approved Development Footprint Plan (building envelope).

This provides an alternative provision to the QDC and Planning Scheme setback requirements, also avoiding unnecessary referrals of building applications where a development footprint plan (building envelope) has been approved as part of a subdivision, for example, due to site constraints.

### Infrastructure and Services in the Dwelling House code:

Additional outcomes within the Dwelling House code, establishing requirements for water supply and sewerage in unserviced areas. These requirements are incorporated as acceptable outcomes for material change of use development, where non-compliance with one or more of the nominated acceptable outcomes triggers assessment against the Dwelling House code, with Council as a referral agency in most cases.

### Backpacker Accommodation in the Medium Density Residential zone:

Provisions extended for backpacker accommodation (Rooming accommodation) in the Medium density residential zone to include Short-term accommodation and Non-resident workforce accommodation for not more than 5 residents within an existing dwelling house. This clarifies intended outcomes for these forms of accommodation, and recognises the different length and purpose of stays.

### Aged Care Accommodation in Community Facilities Zone:

Level of assessment for Residential Care Facility and Retirement Facility in the Community Facilities zone reduced to code assessment (irrespective of annotation), avoiding triggering impact assessment against the planning scheme and requiring public notification.

### Zoning Changes:

Zoning changes to achieve the following: -

- » better represent intended land use outcomes for an area or site;
- » reflect an existing land use or development approval on the land;
- » correct mapping errors and cadastre changes; and
- » recognise the Bundaberg State Development Area and Strategic Port Land.

### Central Coastal urban growth area:

#### Hughes and Seaview Bargara Master Plan area

The Planning Scheme Policy for Hughes and Seaview Bargara masterplan area has been rescinded, with the content and masterplan area mapping instead incorporated within the Central coastal urban growth area local plan code and Figure 7.2.1 Central coastal urban growth area structure plan concept.

#### Burnett Heads Town Centre local plan

The Burnett Heads Town Centre Local Plan was adopted as a standalone document by Council at its meeting held 10 October 2017, guiding future decisions about servicing and planning in the area.

As per recommendations in the plan, the amendment incorporates planning outcomes from the local plan into the planning scheme, including outcomes for development of the Burnett Heads Boat Harbour and building height and design requirements in the Burnett Heads town centre.

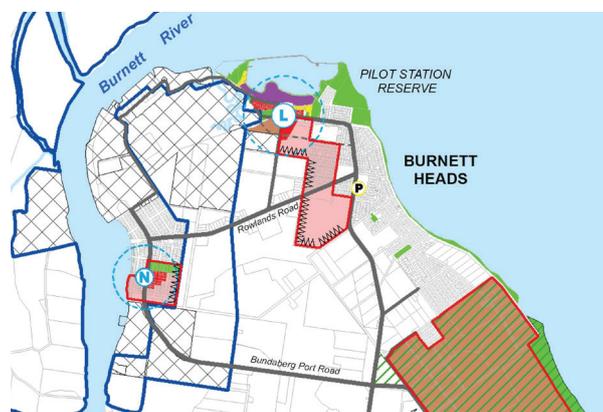


Figure 1 Central Coastal Urban Growth Area local plan

## Bundaberg State Development Area

Changes to reflect the designation of the Bundaberg State Development Area (SDA), aligning with the Bundaberg State Development Area Development Scheme 2017. While the development scheme regulates material change of use development within the SDA, Council is still responsible for assessing and deciding operational works and reconfiguring a lot applications. Therefore, changes have been made to the Strategic framework, Central coastal urban growth area local plan code and the Reconfiguring a lot code to respond to this policy change, as well as introducing the Special purpose zone to reflect the Bundaberg SDA.

While Strategic Port Land has not previously been zoned, this land has now also been included in the Special purpose zone, providing clarification about the role of the Port Authority for development regulated by the Port of Bundaberg Land Use Plan.

## Kalkie-Ashfield local development area local plan

Changes to the Kalkie-Ashfield local development area structure plan (Figure 7.2.2), particularly the northern portion of Kalkie including land between Sauers Road, Rubyanna Road, Kirbys Road and McGills Road. This area has been included in the Emerging Community zone to provide for the future growth of Bundaberg city, reflecting its urban footprint designation in the Wide Bay Burnett Regional Plan and proximity to urban services, including the Rubyanna wastewater treatment plant. The Kalkie-Ashfield local development area structure plan and local plan code have been amended to identify intended land use and development outcomes in this area.

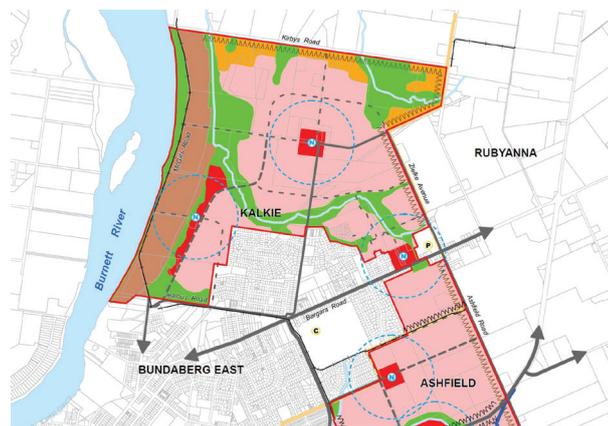


Figure 2 Kalkie-Ashfield local development area local plan

## Overlay Changes

### Infrastructure overlay – Powerlines (66kV and less)

Powerlines of 66kV and less excluded from the overlays table of assessment for major electricity infrastructure, avoiding overlay assessment for development adjacent to these lower-order transmission lines.

### Infrastructure overlay – Cane Railway

Overlay triggers for Cane railway corridors amended to exclude overlay assessment for dwelling houses, where potential impacts have already been considered and addressed as part of a previous development approval. The planned Cordalba to Wallaville Cane Railway corridor has also been incorporated into the Infrastructure overlay mapping, as currently identified in Council's Temporary Local Planning Instrument 2/2018 - Cordalba to Wallaville Cane Railway Infrastructure.

### Extractive Resources Overlay

Extractive resources overlay code reviewed to include amended setback and access requirements for development within the transport route separation area along the southern section of Gooburrum Road. This provides for rural residential development in this location, while ensuring development maintains an acceptable level of amenity and provides for the safe and efficient functioning of the transport network.

Overlay code outcomes have also been clarified to ensure that development does not materially increase sensitive or incompatible land uses within other transport route separation areas, unless it can be demonstrated that the impacts can be adequately mitigated.

Additional provisions also included in the Central coastal urban growth area local plan area for former Extractive industry sites to be protected from unsuitable land uses and fragmentation, and subject to further investigation to determine suitability for urban development.

## 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

190 Bourbong Street  
Bundaberg Qld 4670

PO Box 3130  
Bundaberg Qld 4670

1300 883 699

development@bundaberg.qld.gov.au

www.bundaberg.qld.gov.au

### Coastal Protection overlay

Coastal protection overlay mapping changes to better identify lots affected by a coastal setback line, which affects lots along the eastern side of Miller Street, Bargara and Theodolite Creek Drive, Woodgate.

### Heritage and neighbourhood character overlay

As per recommendations in Council's Stage 2 Heritage Study, 10 additional local heritage places are incorporated into the Heritage and neighbourhood character overlay and supporting Planning Scheme Policy, including:

- » Allen Brothers' Slab Hut
- » Union Bank (former)
- » Pemberton Sugar Mill Site
- » Noakes Lookout
- » Knockroe Sugar Mill
- » Gin Gin Homestead
- » Doolbi School Site
- » CSR Sugar Mill Site
- » Bundaberg Hospital Complex
- » Baldwin Swamp

Additionally, outcomes for advertising devices in a commercial neighbourhood character area have been moved from the overlay code to the Advertising devices code, so that these outcomes also apply to development that is accepted subject to requirements.

### Transport and Parking:

Additional benchmarks included for certain business, industry and community activities that are accepted development subject to requirements, including benchmarks for providing sufficient car parking spaces and manoeuvring areas on-site for any vehicles likely to be associated with the use.

### High Impact Industry and Soil Conditioning/Composting:

Level of assessment for High impact industry activities in the High Impact Industry zone changed to require code assessment.

Soil conditioning/composting removed from the High impact industry threshold and instead placed within the Special industry threshold in Schedule 1 of the planning scheme. This makes soil conditioning/composting impact assessable in the High impact industry zone, requiring assessment against the planning scheme and public notification.

The amendment also makes composting activities (where not involving putrescible waste) code assessable where located in the Rural zone.

### Other Changes:

Other changes include:

- » Changes to reflect regulated requirements in the Planning Regulation 2017, including changes to use and administrative definitions and zone purpose statements, where practical;
- » Changes to the Works, services and infrastructure code to require filling and excavation material to be sourced from and disposed to lawfully approved sites;
- » Change to assessment benchmarks for the Table of Assessment – Rural zone to ensure that renewable energy facilities trigger assessment against the Nuisance code to address potential glint and glare impacts of solar farms;
- » Minor changes to address spelling and terminology errors; and
- » Other changes to the planning scheme and planning scheme policies, including changes to improve the operation and function of the document.