

Explanatory Statement

Information presented in the tables below outline the changes contained within the proposed amendment to the Bundaberg Regional Council Planning Scheme - Amendment No. 5 (Major Amendment) as publically notified from Monday, 16 September 2019 until Monday, 21 October 2019.

Submissions must be received by Council no later than 4:45pm on Monday, 21 October 2019 and can be made to Bundaberg Regional Council by post, delivered in person, or via email to development@bundaberg.qld.gov.au.

Proposed changes to the Bundaberg Regional Council Planning Scheme are identified in the following tables:

- Table 1 - List of Proposed Amendments
- Table 2 - List of Proposed Zoning Amendments
- Table 3 - List of Proposed Mapping Amendments

Table 1 - List of Proposed Amendments

Issue in Brief	Relevant Section	Description
Bundaberg State Development Area (SDA)	Part 1 - About the Planning Scheme	Amendments to support the inclusion of land regulated by the <i>Bundaberg State Development Area Development Scheme 2017</i> and Strategic Port Land (excluding some water lease areas in the town reach of Burnett River) in the Special purpose zone.
	Part 3 – Strategic Framework	<ul style="list-style-type: none"> • Amendments to the Strategic intent (s 3.2) and Strategic outcomes for the Settlement pattern theme (s 3.3.6) and Economic development theme (s 3.4.1, 3.4.2 and 3.4.3) to reflect the importance of the Bundaberg SDA and align with the <i>Bundaberg State Development Area Development Scheme 2017</i>. • Include additional detail at s 3.3.1(f) (Strategic outcomes - Settlement pattern theme) to minimise conflicting land uses as a result of future development within the Bundaberg State Development Area. • Remove references to the Fairymead future urban area (employment) to now reflect its location within the Bundaberg SDA. Include detail that recognises current rural activity and productive agricultural uses, as well as environmental protection values and flood characteristics within this area.
	Part 6 – Zones (and associated changes to Part 5 Tables of assessment)	<ul style="list-style-type: none"> • Insert a new zone code for the Special Purpose zone, and associated assessment tables, to support the inclusion of land regulated by the <i>Bundaberg State Development Area Development Scheme 2017</i> and Strategic Port Land (excluding some water lease areas in the town reach of Burnett River) in the Special purpose zone.

Issue in Brief	Relevant Section	Description
	Part 7 – Local plan codes	Insert additional overall outcome to ensure development within the Central coastal urban growth area local plan does not prejudice or constrain development of the Bundaberg SDA, Port of Bundaberg and Strategic Port Land.
	Part 9 – Development codes	<ul style="list-style-type: none"> • Insert assessment criteria in the Reconfiguring a Lot Code to require lot layout and configuration to <ul style="list-style-type: none"> - be consistent with an approval given by the Coordinator-General or the intent of the SDA Development Scheme; and - ensure development maintains the productive use of rural land until required for industry purposes and maintains the productive use of rural land outside the SDA. • Amend Table 9.3.4.3.2 (Minimum lot size and dimensions), to include minimum requirements for land in the Special purpose zone.
Amendments to the Dwelling house code (including Secondary dwellings)	Part 5 – Tables of Assessment	<ul style="list-style-type: none"> • Amend tables of assessment to trigger concurrence agency assessment for secondary dwellings where non-compliant with the specified assessment benchmarks. This applies to residential zones, being the Low density residential zone, Medium density residential zone, High density residential zone and Rural residential zone. • Changes to the Table of Assessment – Overlays (Table 5.9.1) so that Dwelling houses do not inadvertently trigger assessment against overlays now that Dwelling houses are accepted subject to requirements (for secondary dwelling outcomes).
	Part 9 – Development codes	<ul style="list-style-type: none"> • Amend the acceptable outcomes (requirements for accepted development) for secondary dwellings in the Dwelling house code to ensure they are designed and used in conjunction with and subordinate to the dwelling house, and that a dwelling house that includes a secondary dwelling is designed to have the appearance of a single dwelling rather than a dual occupancy. Other requirements for accepted development include – <ul style="list-style-type: none"> - minimum lot size of 800m² in the Low density residential zone - secondary dwelling not to exceed 60m². • Include acceptable outcomes regarding servicing requirements for a dwelling house, including a single point of connection to services (where available to the lot), and requirements for water supply and sewerage in unserviced areas.
Dual Occupancy code	Part 9 - Development codes	<p>Minor changes to the Dual occupancy code to clarify outcomes sought for dual occupancy development, including –</p> <ul style="list-style-type: none"> • overall density provisions (to support the minimum lot size of 800m² for dual occupancy development in the Low density residential zone); • clarification of fencing requirements, and provisions relating to the appearance of dual occupancy development, hatchet shaped lots, alternative setbacks for approved development footprint plans, visual privacy, safety and security, bin storage and vehicle parking and access.

Issue in Brief	Relevant Section	Description
		<ul style="list-style-type: none"> include acceptable outcomes regarding servicing requirements, including connection to services (where available to the lot), and requirements for water supply and sewerage in unserviced areas.
Dwelling houses and Dual occupancy provisions for 'approved development footprint plan'	Part 9 – Development codes	<ul style="list-style-type: none"> Changes to the Dwelling house code and Dual occupancy code to allow siting in accordance with an approved development footprint plan (building envelope) – including alternative setbacks and building height provisions to the Queensland Development Code (QDC). This will allow development footprint plans associated with subdivisions to be utilised, also prompting building certifiers to check if a development footprint plan exists on the subject site, and will avoid unnecessary referrals where development is non-compliant with QDC requirements (but is in accordance with an approved development footprint plan). Changes to the Reconfiguring a lot code to include additional provisions for designation of development footprint plans where required to address specific development constraints (e.g. flooding, steep land) or other outcomes (e.g. small lots, reduced setbacks to secondary frontages, etc).
	Schedule 1 - Definitions	Definition for 'Development footprint plan' added to administrative definitions table.
Backpacker accommodation in Medium density residential zone	Part 5 – Tables of Assessment	Amendments to the Table of assessment for the Medium density residential zone (Table 5.4.2) to make Non-resident workforce accommodation and Short term accommodation accepted subject to requirements where providing accommodation for not more than 5 residents in an existing dwelling house (i.e. consistent with the current requirements for Rooming accommodation). This recognises that Backpacker accommodation can potentially fall under one of these use terms depending on the nature of the activity (e.g. duration of stay).
Building form and urban design - Principal centre (Bundaberg CBD)	Part 3 – Strategic Framework	Include additional detail for the activity centres network (s 3.4.2) to recognise that population density and building height within the Bundaberg CBD Principal activity centre is generally highest in the core and riverfront precincts, but that building siting and design should seek to retain views to Burnett River and be sympathetic to heritage streetscape character.
	Part 6 – Zone codes	Include additional outcomes in the Principal centre zone code to ensure new development in the Bundaberg CBD respects existing heritage features and character values, and enhances walkability in the CBD by providing a continuation of awnings over the footpath. These additional outcomes support existing outcomes in the Business uses code and the Heritage and neighbourhood character overlay code.
Building height – Community facilities zone	Part 6 – Zone codes	Include outcomes in the Community facilities zone code to ensure that building height is of a character, scale and intensity consistent with development in the surrounding area. This recognises that building height on Community facilities zoned land will vary depending on its context (e.g. Bundaberg CBD compared to a rural area).

Issue in Brief	Relevant Section	Description
Amendments to reflect Regulated Requirements and State Planning Policy	Various Parts	<ul style="list-style-type: none"> Align with wording and terminology used in the July 2017 version of the State Planning Policy, including replacing references to 'SPP interactive mapping system (plan making)' with 'SPP interactive mapping system'. Amend zone name of the 'Limited development (constrained land) zone' to 'Limited development zone' in accordance with the regulated requirements.
	Part 6 – Zone codes	<ul style="list-style-type: none"> Amend purpose statements for the zone codes to align with the purpose statements prescribed in the Planning Regulation, except for particular zones, including but not limited to the centre zones, as it is considered necessary and desirable (having regard to local circumstances including the structure of the centres hierarchy and planning scheme generally) to retain local context. Associated amendments to overall outcomes where made necessary through the use of regulated purpose statements.
	Schedule 1 - Definitions	<ul style="list-style-type: none"> Amend use definitions to align with the definitions prescribed in the Planning Regulation. Update administrative definitions to align with the definitions prescribed in the Planning Regulation.
Transport and parking requirements	Part 5 - Tables of assessment	<ul style="list-style-type: none"> Incorporate additional trigger for particular business, industry and community activities that are accepted subject to requirements, to also require compliance with amended AO1.5 of the Transport and parking code. Also incorporate additional trigger for particular industry uses that are accepted subject to requirements, to require compliance with amended AO4.3 of the Transport and parking code.
	Part 6 – Zone codes	Incorporate an additional overall outcome in the Major centre zone code to encourage pedestrian activity and reducing vehicle trips within the centre.
	Part 9 – Development codes	<ul style="list-style-type: none"> Minor wording changes to AO4.3 in the Industry uses code to clarify the requirement for the layout and design of development to provide the manoeuvring and parking of all vehicles associated with the use to be accommodated onsite, including the loading and unloading of goods. Rewording of PO1 and supporting AO1.5 and AO1.6 of the Transport and parking code - <ul style="list-style-type: none"> Amend PO1 to ensure vehicle access, on-site circulation systems and parking and service areas minimise adverse impacts on the transport network. Amend AO1.5 to require that development provides for manoeuvring and parking of all vehicles associated with the use to be accommodated on the site – this is intended to ensure that vehicle movements inherent in any use (e.g. transport depots) are able to be catered for on-site and is in addition to the minimum on-site parking rates nominated in the code. Include new AO1.6 for assessable development within a commercial zone to encourage inter-connectivity with the internal vehicle circulation, pedestrian movement, and car parking areas of adjacent development, enabling the sharing of access and merging of customer car parking where appropriate, and to reduce impacts on the external road network.

Issue in Brief	Relevant Section	Description
High impact industry potential impacts and Special Industry, including composting and soil conditioning uses	Part 5 – Tables of assessment	<ul style="list-style-type: none"> Amend the Table of assessment - High impact industry zone (Table 5.4.10) to increase the level of assessment for High impact industry use from code to impact assessment, given their greater potential for off-site impacts. Amend the Table of assessment - Rural zone (Table 5.4.17) – to make a Special industry that is composting non-putrescible vegetative waste code assessable in the Rural zone. This seeks to facilitate such uses in a rural zone, rather than within an urban area.
	Schedule 1 - Definitions	Change the industry threshold for 'manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste' from High impact industry to Special industry.
Residential care facilities and Retirement facilities in the Community facilities zone.	Part 5 – Tables of assessment	Amend the Table of assessment - Community facilities zone (Table 5.4.14) to make Residential care facilities and Retirement facilities code assessable within the Community facilities zone. These uses are currently impact assessable, as they are not otherwise specified in the table of assessment. These uses are code assessable in the Low density residential zone. There is sufficient assessment criteria in the zone code and corresponding use codes to avoid such uses being sited in inappropriate areas (e.g. in rural or remote areas).
Renewable energy facilities not triggering assessment against the nuisance code.	Part 5 – Tables of Assessment	Amend Table of assessment - Rural zone (Table 5.4.17) to add requirement for assessment against the Nuisance code for Renewable energy facilities. This is to address the potential for glint and glare impacts of solar panels.
Cane Rail Corridor	Part 5 – Tables of Assessment	Amend the Table of Assessment – Overlays (Table 5.9.1) for the 'Infrastructure overlay – State controlled road, railway or cane rail corridors' to avoid triggering material change of use within a cane railway corridor buffer where noise impacts on the sensitive land use and impacts on the infrastructure corridor have been previously addressed as part of a previous approval, such as a reconfiguring a lot approval.
Heritage and Character areas	Part 5 – Tables of Assessment	<ul style="list-style-type: none"> Amend the Table of assessment – Overlays (Table 5.9.1) for the Heritage and neighbourhood character overlay to trigger code assessment for material change of use and building work on premises adjoining a heritage place, where involving building work that is visible when viewed from the street or adjoining heritage place. This seeks to ensure development adjacent to a heritage place does not adversely affect the heritage place. The table of assessment currently only requires assessment of material change of use that is already assessable development. The Heritage and neighbourhood character overlay code contains suitable assessment benchmarks. Amend the Table of assessment – Overlays (5.9.1) to trigger code assessment for operational work involving placing an advertising device on or adjoining a heritage place. The current table of assessment only requires assessment for advertising devices that are already assessable development.

Issue in Brief	Relevant Section	Description
		<ul style="list-style-type: none"> Amend the Table of assessment – Overlays (5.9.1) to avoid triggering assessment of a material change of use involving building work in a neighbourhood character area where the building work is only a change of classification to an existing building.
	Part 8 – Overlays and Part 9 – Development codes	Move performance outcome PO15 and supporting acceptable outcomes for advertising devices from the Heritage and neighbourhood character overlay code to the Advertising devices code so that they apply to development that is accepted subject to requirements.
	Throughout the planning scheme	Amend reference to SPP interactive mapping system for Queensland heritage places, to instead include editor’s note referring to the Queensland Heritage Register for Queensland heritage places and the Australia Heritage Database for places of national heritage significance.
Infrastructure Overlay – Major electricity infrastructure	Part 5 – Tables of Assessment	Amend the Table of assessment – Overlays (Table 5.9.1) for the ‘Infrastructure overlay – electricity substations and major electricity infrastructure’ to removal electricity powerlines of 66kV or less from Infrastructure overlay triggers.
Amendments to incorporate recommendations from the Burnett Heads Town Centre Local Plan	Part 6 – Zone codes	Amend the Local centre zone code to incorporate recommendations from the Burnett Heads Town Centre Local Plan into the planning scheme. This includes the addition of alternative building heights, setbacks and urban design outcomes for land included in the Local centre zone.
	Part 7 – Local plan codes	Amend the Central coastal urban growth area local plan code to incorporate recommendations from the Burnett Heads Town Centre Local Plan into the planning scheme. Amendment includes outcomes for the development of the Burnett Heads Harbour and adjacent foreshore including provisions to encourage a well-designed mixed-use development that is integrated into the broader Burnett Heads community. Additional outcomes relating to urban design, as well as transport/movement networks in the vicinity of the Burnett Heads town centre and the Boat Harbour development site.
Kalkie-Ashfield Local Plan	Part 7 – Local plan code	<ul style="list-style-type: none"> Changes made to the Kalkie-Ashfield local development area local plan code to reflect the expansion of the existing structure plan (Figure 7.2.2) to Kirbys Road, to include the area bound by Sauers Road, Rubyanna Road, McGills Road and Kirbys Road. Changes to existing content of the local plan code and the addition of new provisions to reflect changes to this structure plan. Additional requirements to buffering for the protection of land used for agricultural purposes to align with outcomes for the Central coastal urban growth area local plan. Provide detail for the location of gas pipeline infrastructure to the Port of Bundaberg.
Hughes and Seaview Bargara Masterplan area	Part 7 – Local plan codes	Changes to incorporate the Hughes and Seaview masterplan within the Central coastal urban growth area local plan code, moving this local structure plan from where it currently resides within the SC6.6 ‘Planning scheme policy for the Hughes and Seaview Bargara masterplan area’.
	Schedule 6 – Planning scheme policies	Delete the ‘Planning scheme policy for the Hughes and Seaview Bargara masterplan area’. This content is more suitably located within the Central coastal urban growth area local plan code.

Issue in Brief	Relevant Section	Description
Extractive industry sites	Part 3 - Strategic Framework	Additional specific outcome 3.3.11.1(f) requiring that sensitive land uses are protected from the impacts of former mining and extractive resource activities and related hazards.
	Part 7 – Local plan codes	Amend the Central coastal urban growth area local plan code and associated structure plan concept map to identify ex-extractive industry sites as future investigation areas and include provisions to protect these areas from unsuitable land uses and fragmentation, subject to further investigation to determine their suitability for urban development.
	Part 8 - Overlay codes	<ul style="list-style-type: none"> • Include additional Performance outcome and supporting Acceptable outcome regarding reconfiguring a lot within the transport route separation area for the southern section of Gooburrum Road to ensure that development within the transport route separation area maintains an acceptable level of amenity and provides for the safe and efficient functioning of the transport network. • Amend Performance outcome PO6 and supporting Acceptable outcome AO6.1 of the Extractive resources overlay code to ensure that development does not materially increase the number or intensity of sensitive and other incompatible uses within the transport route separation area, unless it can be demonstrated that the impacts can be adequately mitigated.
Reconfiguring a Lot code	Part 9 – Development codes	<ul style="list-style-type: none"> • Strengthen Performance outcome PO1 to ensure lot layouts and configurations are designed to readily allow for future likely uses to occur on site. • Changes to the Reconfiguring a lot code to include additional provisions for designation of development footprint plans where required to address specific development constraints (e.g. flooding, steep land) or other outcomes (e.g. small lots, reduced setbacks to secondary frontages, etc). • Amendments to incorporate provisions specific to the Special Purpose zone and the Bundaberg State Development Area. • Minor changes to separate buffering requirements for electricity infrastructure from requirements that address other possible land use conflicts, including agricultural buffers for lots adjacent to rural land.
Excavation and Fill material	Part 9 – Development codes	Additional Acceptable outcome (AO11.3) added to the Works, services and infrastructure code to require that filling and excavation material be sourced from and disposed to lawfully approved sites.
Work involving ‘incidental stormwater pipe and outlets’	Part 5 - Tables of Assessment	Amend note (9) to the Table of Assessment – Operational work (Table 5.7.1) to clarify that ‘incidental stormwater pipe and outlets’ includes a drainage easement (where the development has an approved a point of connection).
Local heritage - incorporate additional local heritage places (from the Stage 2 Heritage Study prepared by	Schedule 6 – Planning scheme policies	<p>Amend the ‘Planning scheme policy for the Heritage and neighbourhood character overlay code’ to include the following 12 additional local heritage places and associated place cards:</p> <ul style="list-style-type: none"> • Allan Brothers’ Slab hut (Kookaburra Park Eco Village, Gin Gin) (Part of 0GTP3530); • Baldwin Swamp (off Steindl St, Bundaberg East) (2RP194413 and others);

Issue in Brief	Relevant Section	Description
Converge Heritage + Community)		<ul style="list-style-type: none"> • Bundaberg Walkers Foundry (4 Gavin St, Bundaberg North) (104CK1460 and others); • Bundaberg Hospital Complex (273 Bourbong St, Bundaberg) (80B158103); • CSR Sugar Mill Site (CSR Depot Rd & Old Creek Road, Childers) (2RP52303, 2RP14578 and 3RP52302); • Union Bank (former) (Spicy Tonight restaurant, cnr Quay St & Targo St, Bundaberg) (1RP220); • Pemberton Sugar Mill Site (1021B Elliott Heads Rd, Innes Park) (12SP228739); • Noakes Lookout (off Rankin Road, Childers) (part of 1RP158895); • Knockroe Sugar Mill Site (155 Knockroe Rd, North Isis) (3RP803372, part of 1RP803382 and part of 8RP814820); • Isis Central Sugar Mill (214 Kevin Livingston Dr, Isis Central) (7SP173087 and others); • Gin Gin Homestead (34593 Bruce Hwy, Gin Gin) (1BON1460); • Doolbi School Site (Isis Golf Club, 204 Goodwood Rd, Doolbi) (part of 69CK3055).
Standard well made application content for impact assessable development	Schedule 6 – Planning scheme policies	Minor changes to the ‘Planning scheme policy for information Council may request, and preparing well made applications and technical reports’ to better align with the Planning Act.
Building Height definition and Building in a Flood Hazard area	Part 8 – Overlay codes	Amend wording of AO3 of the Flood hazard overlay code to clarify maximum height of the building is to be not greater than 9.5m measured from ground level. This remains consistent with the current requirement, but is amended in response to changes made to the definition for building height under the regulated requirements.
	Schedule 1 - Definitions	Definition for ‘Ground level of the building’ added to the administrative definitions given amended definition for Building height under the regulated requirements.
General minor changes to improve function and fix minor errors	Part 5 – Tables of Assessment	<ul style="list-style-type: none"> • Amend the Table of assessment for the Rural Zone (Table 5.4.17) to correct the Intensive animal industry trigger to ‘involving the keeping of not more than’, rather than ‘less than’. This aligns with Environmentally Relevant Activity (ERA) triggers. • Adding notes to the Table of Assessment - Overlays (Table 5.9.1) to clarify that where an overlay specifies ‘no change’ to the category of development or assessment, in some instances the applicable overlay code does include acceptable outcomes for development that is ‘Accepted subject to requirements’.
	Part 6 Zone codes	Amend wording to AO5 of the Emerging community zone code to clarify the maximum building height is 2 storeys and 8.5m, unless otherwise specified in a local plan code. This avoids potential conflict between the building height provisions in the zone code and a local plan code.

Issue in Brief	Relevant Section	Description
	Schedule 1 - Definitions	Change wording in the administrative definition of 'major road' to include 'trunk collector road' to better align with Council's existing road hierarchy.
Other general spelling, formatting and grammatical errors	Throughout the planning scheme	Correct identified spelling, formatting and grammatical errors throughout the planning scheme.

Table 2 - List of Proposed Zoning Amendments

Property Description	Current zone	Proposed zone	Reason
4 Mezger Street, Kalkie Lot 32 SP283979	Community facilities (6 – Educational establishment)	Community facilities (6 – educational establishment, 11 – Residential care facility)	Split the annotations to reflect the 2 separate uses that are undertaken on the site.
2 Cummins Street, Bundaberg North Lot 11 SP271539	Industry	Community facilities	Reflects the recent construction of a Council owned flood levee.
160 Hughes Road, Bargara Lot 11 RP7268	Community facilities (14 – utility installation)	Community facilities (4 – Community use)	Typo.
Tantitha Street, Bundaberg Lot 141 AP17910	Principal centre (PCZ3)	Open space	Reflects the existing use and ownership.
7 William Street, Gin Gin Lot 24 G2313	Low density residential	Community facilities (14 – utility installation)	Reflect the existing use (water infrastructure) and ownership.
11 William Street, Gin Gin Lot 10 G23138	Low density residential	Community facilities	Reflect the existing use (telecommunications infrastructure) and ownership.
Causeway Drive, Bargara Part of Lot 211 SP270832 (part south of Causeway Drive)	Medium density residential	Low density residential	Zone the portion located on the southern side of Causeway Drive LDRZ to reflect the surrounding land uses and zones.
69 Norton Road, Moore Park Beach Lot 1 SP291185	Community facilities	Rural	Zoning error.
Greathead Road, Ashfield Lot 152 SP279718	Low density residential	Open space	Reflects the creation of a park and drainage reserve as part of a completed subdivision.
1 Peatey Street, Kepnock Lot 4 RP93423	Open space	Low density residential	Zoning error.
Mt Perry Road, Bundaberg North	Low density residential	Community facilities	Land resumed for drainage purposes.

Property Description	Current zone	Proposed zone	Reason
Lots 7 & 9 SP276332			
Daveys Drive, Branyan Lot 50 RP861344	Open space	Rural	Reflects the use of the land and ownership.
8 & 10 Walla Street, Wallaville Lot 2 RP157671 & Lot 3 SP227065	Low density residential	Community facilities (3 – Child care centre)	Reflects the use of the land.
33 Quay Street, Bundaberg West Lot 121 CP898251	Community facilities (13 – tourist park)	Open space	The tourist park has been discontinued and is being transitioned to a park.
55 & 59 Alexandra Street and 1 McGills Road, Bundaberg East Lots 7 SP261866, Lot 1 RP179904, Lot 5 RP55730, Lots 1 & 166 CK1271 and part of Lot 8 SP261866 (balance to remain in the Community Facilities zone)	Community facilities (14 – Utility installation)	Industry	Decommissioned wastewater treatment plant. Adjacent land to the south and south-east is included in the Industry zone.
57 Wyllie Street, Thabeban Lot 3 SP278871	Low density residential	Community facilities (7 – Emergency services)	Newly established emergency services facility.
132 Sylvan Drive, Moore Park Beach Lot 1 SP215840	Low density residential	Medium density residential	Reflect surrounding zones.
120 & 122 Sylvan Drive, Moore Park Beach Lots 1 & 2 SP261825	Low density residential	Medium density residential	Reflect surrounding zones.
123 Takalvan Street, Avoca Lot 1 RP175009	Specialised centre	Major centre	Reflects planning approval for a shopping centre.
130A Takalvan Street, Kensington Lot 2 SP134462	Specialised centre	Major centre	Reflects planning approval for a shopping centre.
22 Faircloth Crescent, Kensington Lot 5 SP295317	Specialised centre, part Sport and recreation	Major centre	Reflects zoning changes made to adjacent land.
Block surrounded by Faircloth Crescent & Takalvan Street, Kensington Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 B158135	Specialised centre	Major centre	Reflects zoning changes made to surrounding land.
1 Johanna Boulevard, Kensington Lot 1 RP867438	Specialised centre	Major centre	Reflects existing use for a cinema (Theatre) and zoning changes made to surrounding land.

Property Description	Current zone	Proposed zone	Reason
Block surrounded by Sauers Road, McGills Road, Kirbys Road & Rubyanna Road, Kalkie Lot 1 RP76219, Lot 1 RP899236 (part), Lots 4 & 5 RP214660, Lots 20 & 21 SP240500, Lot 3 RP103978, Lot 3 RP76219, Lot 2 SP236003, Lots 8 & 9 RP811774, Lot 1 RP102441, Lot 1 RP76220, Lot 1 RP157609, Lot 1 RP207110, Lots 1 & 2 SP160544, Lots 7 & 8 SP162040, Lot 11 SP172455, Lot 4 RP812667, Lots 1, 2, 3, & 4 SP291162, Lot 10 SP172455, Lots 20 & 22 SP291214, Lots 2 & 3 SP158809, Lot 19 & 20 SP298194, Lot 21 291213, Lot 1 RP68199	Rural	Emerging communities	Expansion of the city growth area to accommodate development pressure. Land is included in the urban footprint in the Wide Bay Burnett Regional Plan. Inclusion in the Emerging Community zone reflects the regional plan and avoids potential for development that might otherwise prejudice its future development for urban purposes, especially given the area can be readily serviced by the new Rubyanna wastewater treatment plant.
146 Buss Street and 3, 7, 11, 15-17 & 32 Marina Drive, Burnett Heads Lots 303 & 304 SP272224, Lots 306 & 326 SP297896, Lots 307, 308, 309, 310, 311, 312, 313, 314, 315 & 316 SP276366	Not Zoned	Industry	Removed from Strategic Port Land. Zoning most closely aligns with previous designations (Marine industry and Marine support/commercial) under the Port of Bundaberg Land Use Plan 2009 (and as identified in Table 1.7.1.1 of Council's Planning Scheme).
66 Strathdees Rd, Burnett Heads Lot 4 SP274161	Not Zoned	Special purpose	Removed from Strategic Port Land. Land is included in the Bundaberg State Development Area.
15, 35 & 43 Moffatt St, Rowlands Road, Canefield Dr, Hoffmans Road and 525 Rubyanna Road, Burnett Heads Lots 2, 3 & 7 RP7193, Lot 1 RP7194 (part), Lots 1 & 2 RP7199, Lot 4 RP106800, Lot 19 RP207126, Lot 4 SP201681, Lot 6 SP215893 (part), Lot 20 (part) & 23 SP234427, Lot 268 C37935, Lot 274 CK2906	Rural	Special purpose	Land is included in the Bundaberg State Development Area.
50, 56, 58, 60, 62, 64, 66, 68 & 70 Rowlands Road, Canefield Drive and 9 Creevey Road, Burnett Heads	Rural Residential	Special purpose	Land is included in the Bundaberg State Development Area.

Property Description	Current zone	Proposed zone	Reason
Lots 1 to 12 RP207126			
Lutz St, Burnett Heads CK1098/144	Community facilities	Special purpose	Land is included in the Bundaberg State Development Area.
River Road, Gahans Road, Fairymead Road & Fairymead Access Road, Fairymead and Gooburrum Road, Gooburrum Lot 7 AP14310, Lot 110 C371026, Lots 1 & 2 RP109129, Lot 2 RP110578, Lots 1 & 2 RP141051, Lots 1 & 2 RP161283, Lot 1 RP22179, Lot 2 RP22180, Lot 3 RP224049, Lots 5, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22 & 25 RP41027, Lots 1 & 2 RP83072, Lots 1 & 2 RP90153, Lots 1, 3 & 4 RP90527, Lot 1 RP96028, Lot 2 RP904989 (part), Lot 4 SP203241, Lot 3 SP208283, Lots 5 & 74 SP208293, Lots 10 & 11 SP243433, Lot 2 SP247033, Lot 3 SP251492, Lots 100 & 101 SP271550 and Lot 5 W3755	Rural	Special purpose	Land is included in the Bundaberg State Development Area.
Bakers Road, South Kolan Lot 84 SP286441	Rural, part Rural Residential	Rural	Include whole of lot in Rural zone - realigns boundary of rural residential zone to align with the approval for Rural Residential subdivision over Lot 83 SP279751 (and the extent of cropping on Lot 84).
Watson Road, Bargara Lot 400 SP298188	Low density residential, part Emerging community	Low density residential zone	Reflects alignment of the Hughes Road extension and approval for residential subdivision.
Watsons Road, Bargara Lot 13 SP243449	Emerging community, part Low density residential	Emerging community, part Low density residential	Amend extent of split zone to reflect alignment of the Hughes Road extension.
21 Doughboy Road, Doughboy Lot 48 SP257668	Rural, part Rural residential	Rural	Reflects extent of rural residential subdivision/ corrects zoning error.
Parklands Dr, Branyan Lot 422 SP261830	Community facilities, part Rural	Community facilities	Reflects the creation of a drainage reserve as part of a completed subdivision.

Property Description	Current zone	Proposed zone	Reason
Kirbys Rd, Rubyanna Lot 20 SP261838	Rural, part Community facilities	Rural	Reflects use of land and reconfiguration of lots associated with the Rubyanna wastewater treatment plant
175 Rubyanna Road, Rubyanna Lot 21 SP261838	Rural, part Community facilities	Rural, part Community facilities (annotation 14)	Amend split zone to correctly show the location and extent of the Rubyanna wastewater treatment plant and access road.
52 Alexandra St, Bundaberg East Lot 22 SP291211 (part)	Not zoned (part)	Industry zone	Whole of lot included in Industry zone following realignment of road reserve (Jealous Road).
Parklands Dr, Branyan Lots 408, 409, 410 & 411 SP158801, Lot 92 RP811336, Lot 412 SP172480, Lot 413 SP182596, Lot 414 SP199553, Lot 415 SP228699, Lot 419 SP243448	Open space	Community facilities	Reflects purpose of reserves and primary use of land for drainage rather than open space.
Potters Road, Bargara Lot 15 SP108431	Community facilities	Community facilities (annotation 7)	Reflects use for emergency services (Bargara SES).
Snake Creek Rd, South Kolan Lot 10 SP215902	Community facilities	Rural	Aligns with tenure, ownership and use and is consistent with adjacent/surrounding zoning.
Rounds Road, Bucca Lot 16 SP259487	Community facilities	Community facilities (annotation 7)	Reflects use for emergency services (Bucca Rural Fire Brigade)
253 Rocky Point Road, Winfield Lot 7 SP199514	Rural	Community facilities (annotation 7)	Reflects use for emergency services (Winfield Rural Fire Brigade)
Park Dr, Moore Park Beach Lot 3 RP847129	Sport and recreation, part Community facilities	Sport and recreation, part Community facilities, part Open space	Zoning reflects use of land and extent of community facilities, sport and recreation facilities and park (open space). The Community Hall in the south-west corner is to be annotation 4 (community use). The balance Community Facilities land should be annotation 4 (community use) and 13 (tourist park).
Park Dr, Moore Park Beach Lot 80 CK3067	Community facilities (annotation 13)	Community facilities (annotation 4 and 13)	Aligns with zoning changes proposed to Lot 3 RP847129.
184 Barolin Street, Walkervale Lot 12 SP298214	Community facilities, part Low density residential	Community facilities	Reflects existing development and approved extensions for IWC and lot configuration.
611 Bargara Road, Bargara Lot 2 RP156602	Rural	Community facilities	Reflects existing approval and development for health care services. Aligns with Community facilities zoning on

Property Description	Current zone	Proposed zone	Reason
			surrounding land and Emerging community zoning on opposite side of Bargara Road.
234 Ashfield Road, Ashfield Lot 8 SP291215	Community facilities (annotations 3 and 6), and 6), part Emerging communities	Community facilities (annotations 3 and 6)	Reflects existing lot configuration and use of land. Annotation 3 (Child care centre) north of College Place and Annotation 6 (Educational establishment) south of College Place.
2, 4, 8 & 10 Victoria St and 12 Tomlinson St Lots 1, 2 & 3 RP67590, Lot 1 RP75829, Lot 5 SP178553, Lot 1 RP24797, Lot 1 RP24798, Lots 8, 9, 11, 13, 14, 15, 16 & 17 RP24799, Lots 2, 3 & 4 RP51580, Lot 160 B15886	Community facilities (annotation 4)	Community facilities (annotation 4 and 14)	Reflects existing use of land as part of the Bundaberg East Council depot, operations centre, workshop and water and sewerage infrastructure.
12 Tomlinson St, Bundaberg East Lot 25 RP24795	Industry	Community facilities (annotation 4 and 14)	Reflects existing use of land as part of the Bundaberg East Council depot.
128 Walker St, Norville Lot 19 RP45076	Community facilities (annotation 11)	Community facilities	Acknowledges property is not used for a residential care facility. Community facilities still considered to be appropriate zone having regard to the surrounding area.
36 Statesman Dr, South Bingera Lot 53 SP224114	Community facilities	Community facilities (annotation 7)	Reflects use for emergency services (Bingera Weir Rural Fire Brigade)
44 Callaghans Rd, Alloway Lot 260 CK3161	Community facilities	Rural	Reflects ownership and use as a dwelling on a small property within a rural area.
50 Jealous Road, Kalkie Lot 1 RP110073	Community facilities (annotation 4)	Limited development zone (Precinct LDZ1 - Limited residential)	Reflects use for low density residential purposes, but acknowledges most of the property is within a flood hazard area.
Innes Park Road, Innes Park Lot 38 on RP243390	Open space	Community facilities (annotation 14)	Reflects use for water supply infrastructure.
Old Wallaville Road, Wallaville Lot 143 SP278880	Community facilities (annotation 14)	Open space	Reflect use of land (Burnett Street Park and Currajong Creek Crossing Reserve).
Burnett St, Wallaville Lot 136 BON1453	Open space, part not zoned	Open space	Changes to cadastre.
17, 19, 24, & 26 Tranquil Avenue, Branyan	Emerging community	Rural residential	Reflects rural residential subdivision approval and development.

Property Description	Current zone	Proposed zone	Reason
Lots 1, 2, 3 & 4 SP289062			
Lutz Street, Burnett Heads Lot 1 SP296679	Open space	Community facilities (14 – Utility installation)	Creation of a lot for the Burnett Heads sewerage pump station.
9 Deering Place, Innes Park Lot 62 SP301497	Low density residential, part Emerging community	Low density residential	Recognise lot configuration and remove split zoning.
Deering Place, Innes Park Lot 209 SP301497	Emerging community, part Low density residential	Open space	Land dedicated as open space as part of residential subdivision (Coral Waters Estate).
Deering Place, Innes Park Lot 200 SP195771	Emerging community	Open space	Land dedicated as open space as part of residential subdivision.
4 Aquarius Dr, Bargara Lot 111 SP298177	Low density residential, part Open space	Low density residential	Recognise lot configuration arising from excision of surplus open space for amalgamation with residential lot.
Bruce Highway, Booyal Lot 81 SP280896 and Lot 3 AP19360	Environmental management and conservation, Rural	Environmental management and conservation, Rural	Zoning to reflect realignment of boundaries between Lot 81 (Rural zone) and Lot 3 (Environmental management and conservation). Lot 81 forms part of the proposed Cordalba to Booyal cane railway corridor.
22 Moodies Road, Bargara Lot 201 SP286415	Low density residential	Community facilities (14 – Utility installation)	Reflects the establishment of wastewater infrastructure as part of a subdivision.
Moodies Road, Bargara Lot 200 SP286415	Low density residential	Open space	Reflects the creation of a park and drainage reserve as part of a completed subdivision.
One Mile Crossing Estate, Kalkie Lots 101, & 102 SP279722, Lots 105 & 106 SP265725	Low density residential	Community facilities	Reflects the creation of drainage reserves as part of a completed subdivision.
Ganggajang Way, Kalkie Lots 301, & 302 SP283986	Low density residential	Open space	Reflects the creation of a park and drainage reserve as part of a completed subdivision.
Barolin Esplanade, Coral Cove Lot 531 SP286427	Open space	Community facilities (annotation 14)	Coral cove sewerage pump station.
4 Mezger Street, Kalkie Lot 32 SP283979 St Lukes/ Meilene	Community facilities (annotation 6)	Community facilities (annotations 6 and 11)	Reflects existing use of land. Annotation 6 (Educational establishment) for St Lukes school west of internal road and Annotation 11 (Residential care facility) for Meilene aged care facility east of internal road.
2, 4, 6, & 8 Harbour Esplanade, 1 Somerville Street, Burnett Heads	Medium density residential	Local centre	Reflect the Burnett Heads Town Centre Local Plan.

Property Description	Current zone	Proposed zone	Reason
Lot 1 RP113565, Lots 8, 9, 10, & 11 BH2774			
Targo Street, Bundaberg Lot 2 SP134444	Community facilities (4 – Community use)	Open space	Reflects the use of the land.
Greathead Road, Kepnock Lot 1 SP302621	Low density residential	Community facilities	Reflects the creation of drainage reserve as part of a subdivision.
245 Avoca Road, Avoca Lot 10 SP178791	Low density residential	Community facilities	Reflects the creation of drainage reserve as part of a completed subdivision.
31, 33, 35, 37, & 39 Narooma Drive, Branyan Lots 1, 2, 3, 4, & 5 SP286406	Rural	Rural residential	Reflects lots created adjacent to existing Rural residential land.
Parklands Estate, Branyan Lots 427, 428, 429 SP305666, Lots 425, 426 SP286379	Rural residential (RRZ1)	Community facilities	Reflects the creation of drainage reserves as part of a completed subdivision.
31 Tanner Street, Bargara Lots 288 & 289 RP7232	Community facilities	Community facilities (7 – Emergency services)	Add annotation to represent the use of the land.
131 Frizzells Road, Woodgate Lot 501 SP293971	Low density residential	Community facilities	Reflects the purpose of the dedication to Council for sewerage pump station and other community facilities.
21 Bauer Street, Bargara Lot 1 SP182613	Community facilities (10 – Place of worship)	Local centre	Reflects the surrounding land uses and is supported by a submission from land owner.
Parklands Dr, Branyan Lot 420 SP243448	Rural Residential	Community facilities	Reflects the creation of a drainage reserve as part of a completed subdivision.
150 Bargara Road, Bundaberg East Lot 150 SP286407	Low density residential, part Limited development	Low density residential	Limited development zoning reflects access restriction strip over previous Lot 9 RP228994 which has been partly incorporated with Lot 150 and partly absorbed within Hillrose Court.
(Block surrounded by Tantitha Street, Bundaberg Creek, Quay Street and Bourbong Street, Bundaberg) 2A, 2, 4A, 4, 6, 10, 12, 14, 16, 18, 20A, 20B Quay Street, 2 & 4 Tantitha Street, 1, 7, 9, 15, 21, 31, 33, 35 & 37 Bourbong Street, 2, 4, 5 & 8 Walla Street and 3, 4, 5 & 6 Toonburra Street, Bundaberg Lots 24, 25, 28, 35, 46, 52, 53 & 54 B1583, Lots 1 & 2 RP104433, Lots 6 &	Principal centre (Precinct PCZ3 – City centre frame)	Principal centre (Precinct PCZ2 – City centre riverfront)	Development outcomes sought for this area is more consistent with Precinct PCZ2 (City centre riverfront), i.e. increased levels of activity and uses that take advantage of the riverfront setting – particularly land along the southern side of Quay Street which overlooks the Riverside Parklands and Burnett River.

Property Description	Current zone	Proposed zone	Reason
14 RP189148, Lots 1 & 2 RP215574, Lots 9 & 10 RP219531, Lots 1 & 2 RP274, Lots 2, 3, 4, 5 and 7 RP275, Lot 1 RP276, Lots 1, 2, 3 & 6 RP277, Lot 2 RP278, Lot 2 RP279, Lots 1 & 2 RP45464, Lot 1 RP57612, Lots 1, 2, 3 & 4 RP59595, Lot 3 RP62075, Lots 1 & 2 RP79008, Lot 1 RP94072, Lot 3 SP117729, Lot 1 SP131439, Lot 4 SP147968, Lot 4 SP164524 and Lot 1 SP187605			
Elliott Street, Gin Gin Lot 158 BON990	Rural	Open space	Gin Gin Nature Park.
76, 78, 80, 82, 84, 86, 88, 90, 92, 94 & 96 Princess Street and 2B Eastgate Street, Bundaberg East Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 RP24785 and Lots 19 & 20 RP845733	Low density residential	Specialised centre	Proposed by a land owner due to exposure to passing traffic and reduced residential amenity.
1 & 3 Rosewood Place, Bundaberg North Part of Lot 6 SP243445 and part of Lot 16 SP212172	Limited development (constrained land), Precinct LDZ1 (Limited residential); part Limited development (constrained land)	Limited development, part Low density residential	Submission from land owner.
Esplanade, Bargara Lot 27 SP286384	Not zoned	Open space	Reserve for Christsen Park.
Stepto St & Gerrard St, Bundaberg East Lot 199 SP298205 and Lot 199 SP298204	Industry	Open space	Acquired for new pathway along Bundaberg Creek, Baldwin Swamp.
308 Dalysford Road, Moolboolaman SP286435/5 and 52 H Bust Road, Dalysford SP286435/1371	Unzoned	RRZ3 (4ha minimum lot size area)	Unzoned land that is former road reserve which has been incorporated into lots SP286435/5 and SP286435/1371.
CK3498/237	Community facilities (Annotation 7 – Emergency services)	Open space	Land was a reserve for fire brigade, is now a reserve for park & recreation.

Property Description	Current zone	Proposed zone	Reason
Road Reserves (numerous)	Varies	Not zoned	Numerous amendments to zonings arising from road openings, including corner truncations and new roads created as part of development/ subdivision.
Various	-	-	Numerous amendments to zonings arising from minor shifts in the cadastre. By way of example, changes to the cadastre in the vicinity of the historic subdivision at Helmore Street, Miara.

Table 3 - List of Proposed Mapping Amendments

Feature	Description of Change Proposed zone	Reason
Coastal protection overlay map	Amend mapping to show 'Lots affected by coastal setback line'. This includes lots that have a coastal setback line that transects the properties, and properties that front a section of coastline affected by a coastal setback line (i.e. includes properties in Miller Street that have a coastal setback line to the east of the seaward property boundary).	Clarify intended trigger and operation of overlay.
Heritage and neighbourhood character overlay maps	Amend local heritage mapping to include 12 additional local heritage places (supports amendments to the Planning scheme policy for the Heritage and neighbourhood character overlay code).	Places are considered to be of local heritage significance and are proposed for inclusion as local heritage places in the planning scheme.
Infrastructure overlay – Gas pipeline	Inclusion of new gas pipeline from Kensington to Burnett Heads (Port of Bundaberg)	Ensure development does not compromise on-going operation of the gas pipeline.
Infrastructure overlay map	Amend gas pipeline alignment as per latest data (specifically change to alignment near Branyan) and change to terminology – retain 'gas pipeline buffer' but change map legend to refer to 'Gas pipeline (centreline of petroleum pipeline licences)'. Amend extent of Rubyanna treatment plant to align with Community facilities zoning and amend associated 'buffer' to 400m from the site boundary (excluding the access handle). Also, map this plant as 'Wastewater treatment plant' rather than 'Proposed Rubyanna wastewater treatment plant' designation, which is to be deleted.	Reflect latest data and correct terminology.
Infrastructure overlay map		Reflects final siting and construction of the Rubyanna wastewater treatment plant and associated 'buffer'.

Feature	Description of Change Proposed zone	Reason
Infrastructure overlay map	Amend Council's interactive mapping to exclude electricity powerlines 66kV or less.	Although mapped as major electricity infrastructure in the SPP interactive mapping system, electricity powerlines up to and including 66kV are not defined as major electricity infrastructure under the Planning Regulation 2017. Advice from Ergon Energy has confirmed it is not necessary to include these powerlines in overlay mapping or require buffering for development.
Infrastructure overlay map	Include proposed Cordalba to Wallaville Cane Railway and buffer area in the Infrastructure overlay map generally as per TLPI 2/2018.	Seeks to protect the proposed cane rail corridor and avoid potential land use conflict.
Strategic Framework maps SFM-001 and SFM-002	Replace 'Future Urban Area (Employment) for Port Related and Industry Uses with 'Bundaberg State Development Area'.	Reflect designation of Bundaberg State Development Area
Strategic Port Land	Update zone maps to reflect latest extent of Strategic Port Land.	Extent of Strategic Port Land at the Port of Bundaberg has changed from that shown in the current zone maps.
Central Coastal Urban Growth Area Structure Plan Concept (Figure 7.2.1) and Kalkie Ashfield Local Development Area Structure Plan Concept (Figure 7.2.2)	Amendments to Local Plan mapping, including changes to reflect additional local planning for the Burnett Heads town centre and the Planning scheme policy for the Hughes and Seaview Bargara masterplan area.	On-going refinements to the local plans and to reflect and progress recent local planning undertaken for these areas.