

Bundaberg Regional Council PLANNING SCHEME DEVELOPMENT INFRASTRUCTURE AND THE LOCAL GOVERNMENT INFRASTRUCTURE PLAN



Council has prepared the Bundaberg Regional Council Planning Scheme to help manage future land use and development in the Bundaberg Region. This fact sheet has been prepared to provide a summary of the requirements in the planning scheme regarding development infrastructure and the Local Government Infrastructure Plan, which ensures that land use planning and development is aligned with and can be serviced by Council's trunk infrastructure.

What is Development Infrastructure?

Development infrastructure includes land and/or works for –

- » Water cycle management infrastructure, including infrastructure for water supply, sewerage and stormwater drainage;
- » Transport infrastructure, including roads, cycle ways and pathways;
- » Public parks infrastructure; and
- » Land for community facilities.

Development infrastructure can include non-trunk infrastructure and trunk infrastructure.

NON-TRUNK INFRASTRUCTURE is typically infrastructure works that are internal to a development site or are required to connect a development or premises to an external infrastructure network. Examples of non-trunk infrastructure include residential access streets and reticulation pipes for water supply and sewerage. The planning scheme and Planning Scheme Policy for Development Works detail Council's standards for such development infrastructure and works. Further information about the planning scheme policy is included below.



TRUNK INFRASTRUCTURE is generally development infrastructure that services a larger catchment. Council has prepared a Local Government Infrastructure Plan to ensure such infrastructure is provided in a coordinated and efficient manner. The Planning Act 2016 also seeks to ensure through the planning for trunk infrastructure, and infrastructure charges provisions, that the costs of trunk infrastructure are fairly apportioned to development serviced by such infrastructure.

What is a Local Government Infrastructure Plan?

A Local Government Infrastructure Plan (LGIP) seeks to –

- » integrate and coordinate land use and infrastructure planning; and
- » ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.

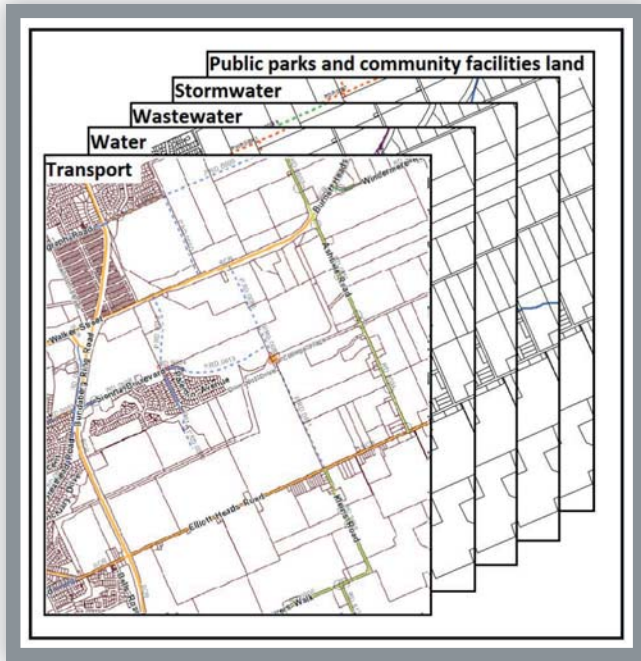
Council's LGIP is included at Part 4 (Local Government Infrastructure Plan) of the planning scheme. The collective parts of the LGIP are summarised further below.

PLANNING ASSUMPTIONS

A good understanding of future demands on trunk infrastructure is required to ensure that new infrastructure is provided in a timely and efficient manner. The future population, employment, dwelling, commercial and industrial demand was calculated using the latest State Government forecasts, development approvals, census information and various supporting studies.

PRIORITY INFRASTRUCTURE AREA

Council has defined a Priority Infrastructure Area (PIA) in order to utilise existing spare capacity and to maximise the return on investment in new trunk infrastructure. This is important to maintain the financial sustainability of Council's capital works program. The PIA will service the next 10 years of urban development growth. Developers who choose to develop within the PIA (i.e., consistent with the planning assumptions and zoning of the land) will have greater certainty about the cost of infrastructure charges and trunk infrastructure conditions.



DESIRED STANDARDS OF SERVICE

Council has detailed Desired Standards of Service (DSS) for its trunk infrastructure. The DSS provide the development industry with a clear understanding of the relevant planning and design standards that Council requires for trunk infrastructure. While these DSS have been established to reflect the community's expectations of Council services, they also provide a balance between affordability, efficiency and the regulatory requirements on infrastructure provision.

The DSS also inform and align with the standards for infrastructure and works detailed in the Planning Scheme Policy for Development Works (included at Schedule 6 of the planning scheme).

PLANS FOR TRUNK INFRASTRUCTURE

The Local Government Infrastructure Plan concludes with Plans for Trunk Infrastructure (PFTI) for each of Council's trunk infrastructure networks (i.e., transport, water, wastewater, stormwater and public parks and land for community facilities). These PFTI clearly state Council's trunk requirements, and estimated costings for these works, for the next 20 years. These plans form the basis for infrastructure charges, conditions, and offsets for trunk development infrastructure.

Planning Scheme Policy – Development Works

This planning scheme policy seeks to provide a uniform standard for infrastructure and works associated with development across the Bundaberg Region. As such, the planning scheme policy applies primarily to operational works and the engineering and civil works aspects of other types of development. While the planning scheme policy provides standard provisions, the policy still provides some flexibility and does not prevent or discourage alternate solutions for individual development sites.

Matters covered in the planning scheme policy include:-

- » Roads, driveways, pathways and cycleways;
- » Water and wastewater;
- » Stormwater;
- » Open space, public parks and land for community facilities;
- » Electricity supply, lighting and telecommunications;
- » Earthworks;
- » Landscaping;
- » Environmental requirements; and
- » Construction.

This planning scheme policy is intended to be read in association with the relevant codes in the planning scheme, including the Works, services and infrastructure code, Transport and parking code, Landscaping code and Reconfiguring a lot code.

CONTACT US

Should you wish to find out more about the planning scheme, please contact Council's Strategic Planning team.



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