

ENDNOTES

1. List of annotations for Planning Scheme amendments

Revision No. 1

Adopted 22 February 2011

Commenced 22 February 2011

Division/ Schedule/ Policy	Notes
PART 1 - INTRODUCTION AND INTERPRETATION	
Division 2 – Planning Scheme Structural Elements Section 1.9 Planning scheme identifies bushfire prone areas	Amended Item (2) and related footnote, and inserted Item (3) to clarify that nominated bushfire risk levels in the planning scheme maps are not representative of bushfire hazard classifications under the BCA.
Division 2 – Planning Scheme Structural Elements Section 1.12 Planning Scheme identifies alternative provisions	Amended Item (1) to replace reference to “Standard Building Regulation 1993” with “Building Regulation 2006” and inserted “(qualitative statement and quantifiable standards)”. Amended Items (2) and (3) to replace “SBR” with “BR”. Amended Item (3) to identify Council as a concurrence agency for an application for Building Works for any non-compliance with a BR alternative provision.
Division 2 – Planning Scheme Structural Elements Section 1.15 Codes	Amended Item (2)(n) to replace reference to “Detached Dwelling and Domestic Storage Code” with “Detached Dwelling, Domestic Storage and Building Works Code”.
PART 3 – COASTAL TOWNS PLANNING AREA	
Division 2 – Assessment tables for the Coastal Towns Planning Area	Replaced all references to “Standard Building Regulation 1993” with “Building Act 1975”.



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Table 3.1 Assessment table – making a material change of use of premises – Business Zone (Coastal Towns Planning Area)	Replaced all references to “Detached Dwelling and Domestic Storage Code” with “Detached Dwelling, Domestic Storage and Building Works Code”. Replaced reference to “SBR” with “BR”.
Division 2 – Assessment tables for the Coastal Towns Planning Area Table 3.2 Assessment table – making a material change of use of premises – Community Zone (Coastal Towns Planning Area)	Replaced all references to “Detached Dwelling and Domestic Storage Code” with “Detached Dwelling, Domestic Storage and Building Works Code”. Replaced reference to “SBR” with “BR”. Inserted new assessment category to make Tourist Park ‘In other locations’ impact assessable.
Division 2 – Assessment tables for the Coastal Towns Planning Area Table 3.3 Assessment table – making a material change of use of premises – Industrial Zone (Coastal Towns Planning Area)	Replaced reference to “Detached Dwelling and Domestic Storage Code” with “Detached Dwelling, Domestic Storage and Building Works Code”. Replaced reference to “SBR” with “BR”.
Division 2 – Assessment tables for the Coastal Towns Planning Area Table 3.4 Assessment table – making a material change of use of premises – Urban Residential Zone (Coastal Towns Planning Area)	Inserted new assessment category to make Low-scale business ‘If a Display Home or Estate Sales Office’ self-assessable, or code assessable if the acceptable solutions are not met. Replaced all references to “Detached Dwelling and Domestic Storage Code” with “Detached Dwelling, Domestic Storage and Building Works Code”. Replaced reference to “SBR” with “BR”.
Division 2 – Assessment tables for the Coastal Towns Planning Area Table 3.5 Assessment table – development other than making a material change of use (Coastal Towns Planning Area)	Amended triggers for building work and minor building work to clarify level of assessment and applicable codes.
Division 3 – Coastal Towns Planning Area Code Section 3.3.4, Table 3.6 Specific outcomes and probable solutions – effects of use in the Coastal Towns Planning Area	Deleted PS.10.1(i) to remove inconsistency with setback requirements in the Business Zone Code and Coastal Towns Planning Area Code.
Division 3 – Coastal Towns Planning Area Code Section 3.3.4, Table 3.7 Specific outcomes and probable solutions – works in the Coastal	Amended PS.56.2 to refer to a 6.0m height limit consistent with Table 3.19.

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Towns Planning Area	
Division 4 – Business Zone Code Section 3.4.5, Table 3.9 Specific outcomes, probable solutions and acceptable solutions – works in the Business Zone	Amended PS.73.4 by correcting name of referenced policy to “Landscaping and Landscape Plans Planning Scheme Policy”.
Division 4 – Business Zone Code Section 3.4.5, Table 3.10 Probable solutions or Acceptable solutions – development parameters – Business Zone	Amended solution for Height of works by replacing “ceiling of the top most habitable room” with “top most ceiling”.
Division 6 – Industrial Zone Code Section 3.6.5, Table 3.16 Specific outcomes, probable solutions and acceptable solutions – works in the Industrial Zone	Corrected typographical error – SO.113 deleted given that it had no related specific outcome.
Division 7 – Urban Residential Zone Code Section 3.7.3 Purpose of the Code	Corrected typographical error – Item (2)(b)(iv) should not have been numbered.
Division 7 – Urban Residential Zone Code Section 3.7.5, Table 3.17 Specific outcomes and probable solutions – effects of use in the Urban Residential Zone	Specific outcomes SO.114 to SO.126 (and related probable solutions) renumbered as SO.113 to SO.125. Amended PS.121.2 (renumbered as PS.120.2) to clarify that a 100m separation distance is required between dual occupancy or Higher-density Housing in a sewered area, and that a separation of 160m is required in a non-sewered area. SO.127 and related probable solutions deleted and replaced with new SO.126 (for Display Homes) and SO.127 (for Estate Sales Offices), and related probable solutions.
PART 4 – RURAL PLANNING AREA	
Division 2 – Assessment tables for the Rural Planning Area Table 4.1 Assessment table – making a material change of use of premises – Community Zone (Rural Planning Area)	Replaced all references to “Detached Dwelling and Domestic Storage Code” with “Detached Dwelling, Domestic Storage and Building Works Code”. Replaced references to “SBR” with “BR”. Inserted new assessment category to make Tourist Park impact assessable in the Community Zone (Rural Planning Area).
Division 2 – Assessment tables for the Rural Planning Area Table 4.2 Assessment table – making a material change of use of premises – Hinterland Residential Zone (Rural Planning	Replaced references to “Detached Dwelling and Domestic Storage Code” with “Detached Dwelling, Domestic Storage and Building Works Code”. Replaced references to “SBR” with “BR”.



Division/ Schedule/ Policy Area)	Notes
Division 2 – Assessment tables for the Rural Planning Area Table 4.3 Assessment table – making a material change of use of premises – Rural Zone (Rural Planning Area)	Replaced references to “Detached Dwelling and Domestic Storage Code” with “Detached Dwelling, Domestic Storage and Building Works Code”. Replaced references to “SBR” with “BR”.
Division 2 – Assessment tables for the Rural Planning Area Table 4.4 Assessment table – Development other than making a material change of use (Rural Planning Area)	Amended triggers for building work, minor building work and building work for a farm shed, to clarify level of assessment and applicable codes. Amended level of assessment for Advertising devices ‘located in an area identified in Schedule 7’ (ie. Advertising Devices Exclusion Areas) from code to impact assessment. Inserted additional qualification for Reconfiguring a lot to make ‘creating an access easement’ code assessable. Amended trigger for impact assessable Reconfiguring a lot to clarify the trigger. Inserted footnote “# Inconsistent development refer to Section 4.6.4”
Division 3 – Rural Planning Area Code Section 4.3.4, Table 4.6 Specific outcomes and probable solutions – works in the Rural Planning Area	Inserted new specific outcome SO.152A for Advertising devices and renumbered PS.152.4 to PS.152A.1.
PART 5 – NATURAL FEATURES OR RESOURCES OVERLAYS	
Division 1 – Assessment tables Table 5.1 Assessment table – making a material change of use of premises – Natural Features or Resources Overlays	Inserted new assessment category for Detached dwellings (subject to nominated qualifications) under the heading “Extractive and mineral resources on Map Series SRER (SRER 1 to SRER 16)”. Inserted new assessment category for Detached Dwelling and Domestic Storage if within a Sea Turtle Sensitivity Area or the Mon Repos Conservation Park. Inserted “Domestic Storage” in the exceptions “If within a landslide risk area” under the heading “Natural Hazard Areas on Map Series NFA 4 (NHA 4.1 to 4.16)”.
Division 1 – Assessment tables Table 5.2 Assessment table – development other than making a material change of use –	Replaced “Woongarra Marine Park” with “Great Sandy Marine Park”. Amended and/or clarified the level of

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Natural Features or Resources Overlays	assessment for building work, minor building work, shed on the same lot as an existing detached dwelling and building work to construct a farm shed.
Division 2 – Natural Features or Resources Overlays Code Section 5.3.3 Purpose of the code	Amended Item (2)(k) by replacing “Woongarra Marine Park” with “Great Sandy Marine Park”.
Division 2 – Natural Features or Resources Overlays Code Section 5.3.4, Table 5.6 Specific Outcomes and Probable Solutions – Biodiversity	Amended SO.193 and SO.194 by replacing “Woongarra Marine Park” with “Great Sandy Marine Park”. Inserted new acceptable/probable solution PS.197.1 relating to beach access in the Sea Turtle Sensitivity Area.
PART 6 – INFRASTRUCTURE OVERLAYS	
Division 1 – Assessment tables Section 6.2, Table 6.1 Assessment table – making a material change of use of premises – Infrastructure Overlays	Amended qualifications and inserted new assessment trigger for development within the alignment of, and on a lot fronting North-South Distributor Road. Amended assessment triggers for Detached Dwelling within 100m of a cane rail line.
Division 1 – Assessment tables Section 6.2, Table 6.2 Assessment table – development other than making a material change of use – Infrastructure Overlays	Amended level of assessment for minor building works triggering assessment by the Bundaberg Airport overlay. Amended qualifications and inserted new assessment category for development triggering assessment by the North-South Distributor Road. Inserted new assessment category for Building Work (other than minor building work) triggering assessment by the Pipeline licence under the <i>Petroleum and Gas (Production and Safety) Act 2004</i> .
Division 2 – Infrastructure Overlays Code Section 6.3.4, Table 6.3 Specific Outcomes, Probable Solutions and Acceptable Solutions	Amended SO.238 and inserted acceptable/probable solutions PS.238.1 and PS.238.2.
PART 8 – ASSESSMENT CRITERIA FOR SPECIFIC DEVELOPMENT	
Division 1 – Preliminary Section 8.1 Specific Development Codes	Replaced reference to “Detached Dwelling and Domestic Storage Code” with “Detached Dwelling, Domestic Storage and Building Works Code”.
Division 4 – Detached Dwelling, Domestic Storage and Building Works Code	Replaced all references to “Detached Dwelling and Domestic Storage Code” with “Detached



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	Dwelling, Domestic Storage and Building Works Code".
Division 4 – Detached Dwelling, Domestic Storage and Building Works Code Section 8.5.2 Purpose of the Code	Inserted Item (2)(e).
Division 4 – Detached Dwelling, Domestic Storage and Building Works Code Section 8.5.3, Table 8.3 Specific Outcomes and Probable Solutions	<p>Inserted new footnote to PS.256.1.</p> <p>Inserted new specific outcomes SO.256A to SO.256E and related headings, acceptable/probable solutions and footnote.</p> <p>Amended heading for SO.262 and SO.263 by replacing "For Sheds" with "For Sheds that are not attached to the principal dwelling (other than farm sheds)".</p> <p>Inserted "(BR alternative provision – qualitative statement)" under SO.262.</p> <p>Inserted "(BR alternative provision – quantifiable standard)" under PS.262.1.</p> <p>Inserted new acceptable/probable solution PS.263.2.</p> <p>Inserted new acceptable/probable solution PS.264.2.</p> <p>Inserted new specific outcome SO.264A and related acceptable/probable solutions PS.264A.1 and PS.264A.2 under the heading "For building work not associated with a material change of use or detached dwellings, domestic storage, farm shed or minor building works".</p>
Division 4 – Detached Dwelling, Domestic Storage and Building Works Code Section 8.5.3, Table 8.4 – Siting requirements for sheds and domestic storage (Quantifiable standards)	<p>Inserted "(Quantifiable standards)" in the heading.</p> <p>Replaced all references to "SBR" with "BR".</p> <p>Amended quantifiable standards for sheds and domestic storage in the Hinterland Residential Zone, Rural Zone and Community Zone.</p>
Division 4 – Detached Dwelling, Domestic Storage and Building Works Code Section 8.5.4 Qualitative statements and quantifiable standards	Replaced all references to "SBR" with "BR".
Division 4 – Detached Dwelling, Domestic Storage and Building Works Code Section 8.5.4, Table 8.5 Qualitative statements and quantifiable standards for dwellings	<p>Replaced all references to "SBR" with "BR".</p> <p>Amended quantifiable standards (road setbacks and side and rear boundary clearances) for dwellings on lots of 2000m² or</p>

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	more. Amended qualitative statement and quantifiable standards for Building Height.
Division 7 – Dual Occupancy Code Section 8.8.3, Table 8.7 Specific outcomes and probable solutions – Dual Occupancy	Clarified probable solutions by inserting new probable solution PS.274.3 and renumbering existing PS.274.3 to PS.274.4. Amended probable solution PS.275.1 by amending item ii, inserting new items iv and v and renumbering existing items iv and v to vi and vii. Amended SO.281 and inserted new PS.281.1.
Division 10 – Higher-density Housing Code Section 8.11.3, Table 8.10 Specific outcomes and Probable solutions – all Higher-density Housing	Amended probable solutions PS.328.1 and PS.328.2 to delete reference to the 'Contributions to parks, open space and nature conservation Planning Scheme Policy'.
Division 10 – Higher-density Housing Code Section 8.11.3, Table 8.12 Specific outcomes and Probable solutions – Retirement Villages and Aged Persons Accommodation	Amended probable solutions PS.334.1, PS.334.2 and PS.335.1.
Division 10 – Higher-density Housing Code Section 8.11.3, Table 8.13 Specific outcomes and Probable solutions – Multiple Dwellings	Amended probable solution PS.342.1.
Division 11 – Home-based Business Code Section 8.12.3, Table 8.16 Specific outcomes and solutions – Home-based Business	Amended PS.351.1 by replacing "commercial guest" with "visitor" and inserting footnote to clarify the term 'Visitor accommodation'. Amended PS.354.1 item iv by replacing "a Bed & Breakfast or Farm Stay" with "visitor accommodation". Amended PS.354.1 item v by replacing "a Bed & Breakfast" with "visitor accommodation". Amended PS.356.1 by replacing "commercial quest" with "visitor".
Division 13 – Reconfiguring a Lot Code Section 8.14.3, Table 8.19 Specific outcomes and probable solutions – Reconfiguring a Lot	Amended probable solutions PS.373.1 and PS.387.1.
Division 16 – Vehicle Parking and Access Code Section 8.17.3, Table 8.23 Specific outcomes and solutions – Vehicle Parking and Access	Amended PS.423.3 by including correct reference to the 'Landscaping and Landscape Plans Planning Scheme Policy'.
SCHEDULES	
Schedule 1 – Cultural Heritage Features	Amended real property descriptions for items NI 5, NI 6, NI 15 and NI16.
Schedule 3 – Flood Levels	Amended 'Planning Scheme Map Schedule 3'



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	by replacing the term "Average Middle Thread Distance" in the title block with "Approximate Middle Thread Distance".
Schedule 9 – Dictionary Section 9.1.3 Defined uses for uses listed in the assessment tables	Amended definitions for 'Extractive Industry', 'General Agriculture' and 'Rural Industry'.
Schedule 9 – Dictionary Section 9.1.6 Administrative terms	Deleted definition for "Building setback line". Amended definition for "Setback". Inserted new definitions for "Farm shed" and "Minor building work".
MAPS	
Coastal Towns Planning Area Land Use Zoning Maps CTPA Series, CTPA – Key	Amended to reflect changes to the boundary of the Coastal Towns Planning Area, specifically in Burnett Heads and Elliott Heads.
Coastal Towns Planning Area Land Use Zoning Maps CTPA Series, CTPA 2 – Burnett Heads	Lot 1 on CK1326, Lots 18 to 20 on CK1326, Lots 222 & 223 on RP7181, Lots 68 to 83 on RP7181, Lots 87 to 106 on RP7181 and Lots 174 to 197 on RP7181 (Burnett Shores subdivision) excluded from the Rural Zone (Rural Planning Area) and included in the Urban Residential Zone (Coastal Towns Planning Area). Lot 155 on RP7200 excluded from the Community Zone and included in the Urban Residential Zone.
Coastal Towns Planning Area Land Use Zoning Maps CTPA Series, CTPA 5 – Innes Park	Lot 249 on CK 2905 excluded from the Urban Residential Zone and included in the Community Zone.
Coastal Towns Planning Area Land Use Zoning Maps CTPA Series, CTPA 6 – Elliott Heads / Riverview	Lots 6 & 7 on RP89911 and Lots 8 to 10 on RP7353 (western side of Saunders Street) excluded from the Rural Planning Area and included in the Coastal Towns Planning Area.
Rural Planning Area Land Use Zoning Maps RPA Series, RPA 9 – Shire	Lot 1 on CK1326, Lots 18 to 20 on CK1326, Lots 222 & 223 on RP7181, Lots 68 to 83 on RP7181, Lots 87 to 106 on RP7181 and Lots 174 to 197 on RP7181 (Burnett Shores subdivision) excluded from the Rural Zone (Rural Planning Area) and included in the Urban Residential Zone (Coastal Towns Planning Area).
Rural Planning Area Land Use Zoning Maps RPA Series, RPA 12 – Shire	Lot 1 on CK1679 included in the Rural Zone (not previously zoned).

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Rural Planning Area Land Use Zoning Maps RPA Series, RPA 13 – Shire	Lots 6 & 7 on RP89911 and Lots 8 to 10 on RP7353 (western side of Saunders Street) excluded from the Rural Planning Area and included in the Coastal Towns Planning Area.
Rural Planning Area Land Use Zoning Maps RPA Series, RPA 23 – Sharon Bonna	Lot 1 on CK1679 included in the Rural Zone (not previously zoned).
Natural Features or Resources Overlay SRER Series, Soil Resources and Extractive Resources, SRER5	Good Quality Agricultural Land (GOAL) overlay excluded from parts of Moore Park Beach included in the Coastal Towns Planning Area.
Natural Features or Resources Overlay WRB 1 Series, Water Resources and Biodiversity	WRB Key Map and WRB 1.1 to WRB 1.16 amended to replace “Woongarra Marine Park” (in the title block) with “Great Sandy Marine Park”. WRB 1.9 amended to include lots adjacent to Oaks Beach, Burnett Heads in the Sea Turtle Sensitive Area.
Natural Features or Resources Overlay WRB 2 Series, Water Resources and Biodiversity, WRB 2.9	‘May Contain Wetlands’ layer excluded from lots adjacent to Bargara Road and Hughes Road, Bargara (including Beach Milieu subdivision).
Natural Features or Resources Overlay WRB 3 Series, Water Resources and Biodiversity, WRB 3.9	‘Local Biodiversity Significant Area’ excluded from lots adjacent to Hughes Road, Bargara (Beach Milieu subdivision).
Infrastructure Overlay Infrastructure 1 Series	INFRA 1.3, 1.6, 1.7, 1.11, 1.12 and 1.15 amended to reflect correct/updated mapping for the ‘Petroleum Pipeline’ (petroleum gas pipeline). INFRA 1.3, 1.4, 1.7, 1.8, 1.12, 1.15 and 1.16 amended to show the North Coast Rail Line.

