

Integrated Planning Act 1997

## **PLANNING SCHEME FOR BUNDABERG CITY**

### **Adoption**

The local government for Bundaberg City adopted this planning scheme on 5 February 2004

### **Commencement**

This planning scheme took effect on 15 March 2004

### **State planning policies**

The Minister for Local Government and Planning has identified the following State planning policies as having been appropriately reflected in the planning scheme—

1. State Planning Policy 1/92 Development and the Conservation of Agricultural Land;
2. State Planning Policy 1/02 Development in the Vicinity of Certain Airports and Aviation Facilities;
3. State Planning Policy 2/02 Planning and Managing Development involving Acid Sulfate Soils;
4. State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landside; and
5. State Coastal Management Plan

# 1.0 Desired Environmental Outcomes and Interpretation

This section is divided into two main parts, including:

- (a) Desired Environmental Outcomes and Performance Indicators; and
- (b) Definitions of particular words used in this planning scheme as follows:
  - land use categories; and
  - explanatory definitions.

## 1.1 Desired Environmental Outcomes (DEOs) and Performance Indicators

1. Desired Environmental Outcomes identified in this section express the ecological, economic and social outcomes sought by the Planning Scheme.

### **DEO 1      NATURAL ENVIRONMENT AND RESOURCES**

Bundaberg's ecosystems and natural resources are protected and managed so that their biological diversity and life supporting capacities are conserved, enhanced or restored for present and future generations.

#### *Performance Indicators*

##### **1.1 Environmental Management**

- (a) Ecological condition and level of protection of areas of environmental value remain unchanged or improved.
- (b) No reduction in the range and numbers of native species of flora and fauna identified within the City's ecosystems as a result of approved development.
- (c) Levels of pollutants measured entering the natural environment as a result of approved development are within limits acceptable to the community.
- (d) No measurable increase in the production of Acid Sulfate Soils as a result of approved development.

##### **1.2 Non Urban Resources**

- (a) Operational capability and viability of the City's rural industries is maintained.

### **DEO 2      ECONOMIC DEVELOPMENT**

Bundaberg has a strong, diverse and efficient economy that is based on the sustainable use of natural resources and forms of development acceptable to the community.

#### *Performance Indicators*

##### **2.1 Business and Industry Growth**

- (a) Adequate supply of suitable serviced business and industry land to satisfy demand.
- (b) An increase in the number and dollar value of completed projects by location and type.
- (c) An increase in the number, size and diversity of businesses and industries by sector and location.

### **DEO 3     INFRASTRUCTURE**

Infrastructure required to support Bundaberg's community well-being and economic development is supplied in a coordinated, efficient and sustainable manner.

#### *Performance Indicators*

#### **3.1   Sequencing**

- (a) Provision of sequential, cost effective infrastructure to service all urban development.
- (b) Full costs of the provision of infrastructure provided to 'out of sequence' developments are recovered.

#### **3.2   Urban Growth**

- (a) An increase in the number and location of serviced, flood-free residential and industrial allotments.

#### **3.3   Transport**

- (a) An increase in the number of bus stops within 400m of residential allotments.
- (b) An increase in the extent, connectivity and useability of the City's walking, cycling and public transport network.
- (c) The safety and efficiency of the City's road network is enhanced or maintained.

### **DEO 4     BUILT ENVIRONMENT**

Bundaberg's built environment achieves set standards of amenity, energy efficiency and safety.

#### *Performance Indicators*

#### **4.1   Amenity**

- (a) A reduction in the number of complaints received in relation to incompatible land uses from development approved during the life of the scheme.
- (b) A reduction in the loss of buildings, structures or places identified as having heritage character.
- (c) Urban character, in terms of road construction, street plantings and building bulk, height and setback, of each locality within the City is maintained or enhanced.

#### **4.2   Energy Efficiency**

- (a) An increase in the number of building approvals incorporating the design principles of the Australian Greenhouse Office's guideline 'Your Home, Your Future, Your Lifestyle'.

#### **4.3   Traffic Safety**

- (a) The safe operation of the City's transport network is maintained or enhanced.

### **DEO 5     RESIDENTIAL COMMUNITIES**

Bundaberg's residential communities provide a choice in housing locations and lifestyles. These communities are well serviced and have high levels of safety, amenity and accessibility for all people.

#### *Performance Indicators*

#### **5.1   Housing Diversity and Choice**

- (a) An increase in the number, type, density and location of serviced flood-free residential developments.

## 5.2 Services

- (a) The provision of local shopping facilities, community facilities and special use requirements is maintained or increased.

## 5.3 Safety and Amenity

- (a) A decrease in the number and severity of traffic accidents in residential areas.
- (b) A decrease in the number of complaints in relation to impacts on residential amenity.

## 5.4 Accessibility

- (a) An increase in the number of bus stops within 400m of residential allotments.
- (b) An increase in the extent, connectivity and useability of the City's walking, cycling and public transport network.
- (c) The safety and efficiency of the City's road network is enhanced or maintained.

## DEO 6 COMMUNITY FACILITIES AND SOCIAL INTERACTION

Bundaberg has a diverse range of cultural, recreational, open space and community facilities in equitable and accessible locations. These facilities respond to community needs and contribute to the ongoing enhancement of community identity and social interaction.

### *Performance Indicators*

### 6.1 Community Facilities

- (a) The area of parks and recreation areas or facilities for each locality is maintained or increased.
- (b) The provision of local shopping facilities, community facilities and special use requirements is maintained or increased.

## DEO 7 NATURAL AND CULTURAL HERITAGE

Areas and places of scenic value and cultural heritage significance to Bundaberg's residents, past, present and future are protected and managed to enhance the social wellbeing of the community.

### *Performance Indicators*

### 7.1 City Image and Heritage

- (a) The identification and protection of landmarks, buildings or places with cultural heritage values is maintained or enhanced.

### 7.2 Environment

- (a) Areas of environmental value are maintained.

## 1.2 Definitions and Terms

### 1.2.1 Roads, watercourses and reclaimed land

- (1) If a road, watercourse or reclaimed land in the Bundaberg City area is not shown as being covered by a precinct on the Local Area maps, the following applies: -
  - If the road, watercourse or reclaimed land is adjoined on both sides by land in the same precinct – the road, watercourse or reclaimed land has the same precinct as the adjoining land;
  - If the road, watercourse or reclaimed land is adjoined on one side by land in one precinct and adjoined on the other side by land in another precinct – the road, watercourse or reclaimed land has the same precinct as the adjoining land and the centreline of the road or watercourse is the boundary between the two precincts;
  - If the road, watercourse or reclaimed land is adjoined on one side only by land in a precinct – the entire road, watercourse or reclaimed land has the same precinct as the adjoining land.
- (2) To remove any doubt, it is declared that subsection (1) also applies to a closed road if the road is closed after the commencement of the Planning Scheme.
- (3) For the purposes of this Planning Scheme:
  - (a) road works conducted by or on behalf of a government entity;
  - (b) the declaration or opening of a State-controlled road and the conduct or construction of ancillary works and encroachments; as defined in the *Transport Infrastructure Act 1994* or the *Transport Infrastructure (State-controlled Roads) Regulation 1994*; and
  - (c) the dedication of land for road;

are exempt from assessment under this planning scheme.

### 1.2.2 Land Use Categories

Twenty-Four land use categories (including 'Other') are identified in this Planning Scheme. These categories are as follows:

- Agriculture;
- Animal Husbandry;
- Caretaker's Residence;
- Commercial Activity A;
- Commercial Activity B;
- Commercial Activity C;
- Community Activity;
- Community Infrastructure;
- Industry - Food Related;
- Industry - General;
- Industry - Light;
- Industry Service;
- Industry - Noxious, Offensive or Hazardous;
- Park;
- Recreation Indoor;
- Recreation Outdoor;
- Residential Single Unit;
- Residential Display Home;
- Residential Dual Occupancy;
- Residential Multi Unit
- Residential Special;

- Special Use;
- Utilities; and
- Other

**Table 1.1**  
**Land use categories**

<b>Definitions</b>	
<b>Agriculture</b>	Means the commercial growing of crops, flowers, fruit, pastures, plants, trees or vegetables.
<b>Animal Husbandry</b>	Means the commercial keeping or stabling of any animal, bird, fish, insect or reptile, including the use of land for aquaculture, feedlots, hatcheries, holding yards, kennels, piggeries, poultry farms or other breeding establishments.  Grazing means the Feeding of livestock using natural or improved pastures.
<b>Caretaker's Residence</b>	Means a dwelling unit used for caretaking purposes in connection with another use on the same site.
<b>Commercial Activity A</b>	Means premises used as a government, statutory authority, business or professional office or studio, computer services, medical or dental centre, veterinary clinic or similar activity
<b>Commercial Activity B</b>	Means premises used for:  (a) retailing or hiring of goods, or (b) meals or refreshments  having a <b>total use area up to and including 750m<sup>2</sup></b> , including:  Café Fast food outlet Kiosk Restaurant - including any area used for the purposes of outdoor dining Retail Plant Nursery - does not include the storage of soils, gravel, pavers or other landscaping supplies Shop Snack bar Video store
<b>Commercial Activity C</b>	Means premises used for:  (a) retailing or hiring of goods, or (b) meals or refreshments  having a <b>total use area exceeding 750m<sup>2</sup></b> , including:  Bulky goods retail Convention centre Department store Hotel Major shopping complex Sales or hire premises Shop Showroom Supermarket Tourist attraction - without accommodation

<b>Definitions</b>	
<b>Community Activity</b>	<p>Means the use of premises for the provision of services or activities to the community, including:</p> <ul style="list-style-type: none"> <li>Child-care centre</li> <li>Community-care services</li> <li>Community hall</li> <li>Cultural, educational or religious purposes</li> <li>Unlicensed club</li> <li>Youth centre</li> </ul>
<b>Community Infrastructure</b>	<p>Means the use of premises for:</p> <ul style="list-style-type: none"> <li>Aeronautical facilities</li> <li>Council Community Infrastructure</li> <li>Electricity supply</li> <li>Emergency services - ambulance, fire services, police, state emergency</li> <li>Facilities for the storage of valuable records or items of cultural or historic significance</li> <li>Hospital - hospice, nursing home, sanatorium</li> <li>Railway lines, stations and associated facilities</li> <li>Sewerage</li> <li>State-controlled roads</li> <li>Telecommunications</li> <li>Water supply</li> </ul>
<b>Industry - Food Related</b>	<p>Means any industry involved in the processing, packaging, storage, handling or distribution of foodstuffs. The term includes uses that are a natural and ordinary consequence of providing associated logistical support, testing services, research and training facilities, or products specifically for food-related industries. The term does not include vehicle maintenance workshop, fuel and gas storage, waste processing and power generating facilities.</p>
<b>Industry - General</b>	<p>Means the use of premises for:</p> <ul style="list-style-type: none"> <li>- Any manufacturing process whether or not such process results in the production of a finished article, or</li> <li>- The breaking up or dismantling of goods or any article for trade, sale, or gain or ancillary to any business, or</li> <li>- Repairing and servicing of articles including machinery, buildings or other structures, or</li> <li>- The storage of goods or other ancillary use associated with any of the above operations.</li> </ul> <p>The term does not include Industry – Food Related, Industry – Light, Industry – Noxious, Offensive or Hazardous or Utility as herein defined.</p>



<b>Definitions</b>	
<b>Industry - Light</b>	<p>Means the use of premises for:</p> <ul style="list-style-type: none"> <li>- a business purpose providing a direct service to the public, or</li> <li>- industrial activity involving the manufacturing, assembling, or repairing of products</li> </ul> <p>with a <b>maximum gross floor area of 500m<sup>2</sup></b>, including:</p> <p>Bakery product manufacturing                      Bulk Garden Supplies                      Car washing station                      Cleaning contractor's establishment                      Clothing manufacture                      Contractors yard                      Dry-cleaning                      Electrical goods manufacture, maintenance or repair                      Engraving and trophy manufacture                      Funeral parlour                      Furniture repair                      Household equipment manufacture, maintenance or repair                      Ice works                      Laboratory services                      Laundromat                      Locksmith                      Office equipment manufacture, maintenance or repair                      Picture framing                      Printing and publishing                      Security Services                      Service station                      Sporting and recreational goods, manufacture, maintenance or repair                      Storage sheds                      Transport depot                      Tyre fitting and repair                      Upholstering                      Vehicle repair workshop                      Warehouse</p>
<b>Industry - Service</b>	<p>Means the use of premises for:</p> <ul style="list-style-type: none"> <li>- any premises as defined below as having a purpose of providing a direct service to the public,</li> </ul> <p>with a <b>maximum gross floor area of 200m<sup>2</sup></b>, limited to:</p> <p>Bakery product manufacturing                      Dry-cleaning                      Laundromat                      Locksmiths                      Security Services</p>
<b>Industry - Noxious, Offensive or Hazardous</b>	<p>Means the use of premises for any industry, which is likely to be noxious, hazardous or offensive to persons or property not associated with the industry due to the process involved, the method of manufacture or the nature of goods or materials used, manufactured or stored, including:</p> <p>Abattoir                      Chemical manufacture                      Crushing mill                      Distillery</p>

<b>Definitions</b>	
	<p>Electroplating works                      Flammable fuels manufacture and/or processing                      Metals manufacture and/or processing                      Poultry abattoir or dressing house                      Stone crushing and screening</p>
<b>Park</b>	<p>Means a use for a variety of activities and pursuits in an outdoor location, without charge to the public</p>
<b>Recreation Indoor</b>	<p>Means the use of premises for any recreational activity or leisure pastime which is conducted indoors, including:</p> <p>Amusement centre                      Cinema                      Gymnasium                      Indoor sports centre                      Licensed club                      Nightclub                      Skating rink                      Tenpin bowling centre                      Theatre</p>
<b>Recreation Outdoor</b>	<p>Means the use of premises for any recreational activity or leisure pastime which is conducted outdoors, including:</p> <p>Circus                      Outdoor sporting activities                      Permanent exhibition or fair                      Public swimming pool                      Racecourse or track                      Showgrounds                      Stadiums</p>
<b>Residential Unit</b>	<p><b>Single</b> Means any premises used as a single dwelling unit on a single lot for exclusive and self-contained accommodation by a domestic group or individual(s), including:</p> <p>Detached house - a single dwelling unit on one site.                      Home occupation - an occupation or profession conducted in or under a house by a permanent resident of the house.                      Relatives unit - a dwelling unit ancillary to a house used for occupation by a relative of the occupiers of the house.</p> <p>The term includes such outbuildings as are incidental to and necessarily associated with the use. The term does not include a caravan, relocatable home or caretaker's residence.</p>
<b>Residential Home</b>	<p><b>Display</b> Use of dwelling unit for display to the general public as being available for construction, for the promotion or sale of lots and/or dwellings within a residential estate, or promotion of a lottery in which the premises is a prize.</p>
<b>Residential Occupancy</b>	<p><b>Dual</b> A development comprising two dwelling units on one site.</p>
<b>Residential Multi Unit</b>	<p>Means any premises catering for medium density or short term residential accommodation on a single lot, including:</p> <p>Accommodation units - multiple dwelling units in an integrated development for residential use by several separate domestic groups or individual(s).</p> <p>Backpackers hostel - premises containing rooming units for overnight or short-</p>

<b>Definitions</b>	
	<p>stay accommodation for tourists and travellers.</p> <p>Bed &amp; Breakfast establishment - a detached house providing overnight accommodation for tourists and travellers.</p> <p>Group housing - two or more dwelling units where each unit is located on a lot shown on a Community Titles Plan.</p> <p>Motel - premises providing overnight or short-stay accommodation and meals for travellers and the vehicles used by them.</p> <p>Retirement village - any development used as permanent residential accommodation for retired or aged persons consisting of self-contained dwelling units, serviced hostel units and/or nursing home accommodation together with ancillary facilities provided for use by residents or staff of the facility.</p> <p>The term does not include a caravan park or relocatable/manufactured home park</p>
<b>Residential Special</b>	<p>Means any of the following:</p> <p>Caravan Park - use of premises for the parking/siting of two or more caravans or relocatable/manufactured homes for the purpose of providing accommodation. The term includes any ancillary buildings catering for the exclusive use of guests of the caravan park.</p> <p>Tourism Facility - premises which are managed as one entity and used primarily for the attraction, accommodation and entertainment of tourists where some facilities are open to public use.</p>
<b>Special Use</b>	<p>Means the use of premises for public purposes of a particular form of development, including:</p> <p>Cemetery                      Crematorium                      Institution                          For mentally or physically disabled persons                      Prison                      Reformatory</p>
<b>Utilities</b>	<p>Means the use of premises, not having the appearance of an office, for the purposes of any installation or undertaking for:</p> <p>Gas supply                      Postal services                      Public transport (except where defined as Community Infrastructure)                      Road construction and/or maintenance                      Stormwater drainage                      Waste disposal</p>
<b>Other</b>	<p>Any other use not elsewhere defined in this Planning Scheme</p>

**Table 1.2**  
**Explanatory Definitions**

<b>Definitions</b>	
<b>Act</b>	means the <i>Integrated Planning Act 1997</i> .
<b>Battle Axe / Hatchet Shaped Allotment</b>	is an allotment situated behind another lot and access to a street is via an access strip or access easement
<b>Council</b>	means Bundaberg City Council.
<b>Defined Flood Event (DFE)</b>	means the 2% Annual Exceedence Probability (AEP) Burnett River flood event and the 1% AEP local flood event, whichever is the higher.
<b>Development</b>	as defined in the <i>Integrated Planning Act 1997</i> .
<b>Dwelling unit</b>	means a self contained unit intended for the exclusive residential use of one household.
<b>Essential Community Infrastructure</b>	means emergency services and shelters, police facilities and hospitals, and associated facilities.
<b>GOAL</b>	means good quality agricultural land as defined in the State Governments Planning Guidelines - The Identification of Good Quality Agricultural Land.
<b>Gross Floor Area (GFA)</b>	means the sum of the floor areas (inclusive of all walls, columns and balconies) of all stories of every building located on a site excluding areas associated with the parking, loading and manoeuvring of motor vehicles.
<b>Noise Sensitive Place</b>	as defined in the <i>Environmental Protection (Noise) Policy. 1997</i> .
<b>Operational Airspace</b>	means the areas and vertical dimensions of the Obstacle Limitation Surface as identified on Map 4.3.
<b>Plot Ratio</b>	the ratio between the gross floor area of a building and the total area of the site.
<b>Recommended Flood Level (RFL)</b>	as defined in the <i>SPP 1/03 Guideline - Mitigating the Adverse Impacts of Flood, Bushfire and Landslide (Appendix 9)</i>
<b>Site</b>	means the area of land comprising the whole or part of one or more allotments, that is used for a purpose or conjointly for purposes.
<b>Site Coverage</b>	means the proportion of a site covered by a building, fixed structure, or outdoor storage area, but does not include un-roofed parking areas.

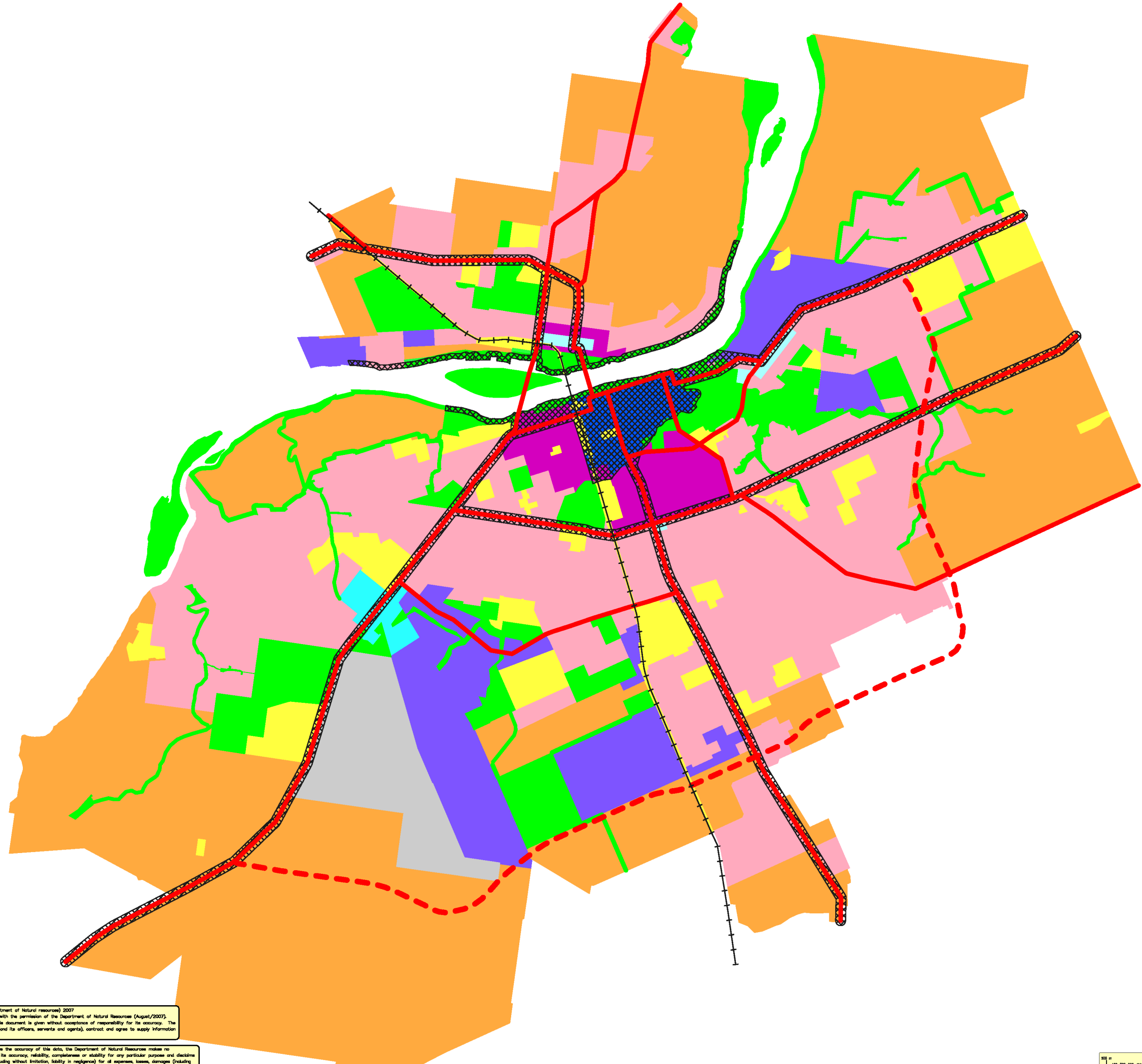
Definitions																	
<b>Site Population Density</b>	<p>means the equivalent population per dwelling unit. Densities are calculated as:-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%; text-align: center;">Classification</th> <th style="text-align: center;">Equivalent Population Per Unit</th> </tr> </thead> <tbody> <tr> <td>Dwelling House, Caretaker's Residence</td> <td style="text-align: center;">2.7</td> </tr> <tr> <td>Dual Occupancy Accommodation Units -</td> <td style="text-align: center;">4.0</td> </tr> <tr> <td>- 1 Bedroom unit</td> <td style="text-align: center;">1.5</td> </tr> <tr> <td>- 2 Bedrooms unit</td> <td style="text-align: center;">2.0</td> </tr> <tr> <td>- 3 Bedrooms unit</td> <td style="text-align: center;">2.7</td> </tr> <tr> <td>- 4 Bedrooms unit</td> <td style="text-align: center;">3.5</td> </tr> <tr> <td>Other</td> <td style="text-align: center;">As determined by the Assessment Manager</td> </tr> </tbody> </table> <p><b>Note:</b> These densities are used for the calculation of maximum number of dwelling units allowable per site. They are not indicative of densities used for Infrastructure Planning purposes.</p>	Classification	Equivalent Population Per Unit	Dwelling House, Caretaker's Residence	2.7	Dual Occupancy Accommodation Units -	4.0	- 1 Bedroom unit	1.5	- 2 Bedrooms unit	2.0	- 3 Bedrooms unit	2.7	- 4 Bedrooms unit	3.5	Other	As determined by the Assessment Manager
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Other	As determined by the Assessment Manager																
<b>Storey</b>	as defined in the Building Code of Australia.																
<b>Total Use Area</b>	<p>means the sum of the areas (exclusive of all walls and columns) of all storeys of a building which is used or intended for use for a particular purpose plus any other areas of the site which is also used or intended for use for the same purpose, provided that the term does not include:-</p> <p>the areas (inclusive of all walls and columns) of any liftwells, lift motor rooms, air conditioning and associated mechanical or electrical plant and equipment rooms;</p> <p>the areas of any staircases;</p> <p>the areas of any common foyer;</p> <p>the area of any public toilets;</p> <p>the areas of any staff toilets, washrooms, recreation areas and lunchrooms provided that such areas are not open to persons other than staff; and</p> <p>Car Parking areas provided in association with the particular purpose in which the land or building is used.</p>																



Structure Plan

Legend

- Existing Major Roads
- Proposed Roads
- Railway
- Airport
- City Center
- Community Facilities
- High Density Residential
- Industry
- Local Center
- Low Density Residential
- Non Urban
- Open Space
- Suburban Center
- City Image Area



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Amended 12 July, 2007

Map 2.1



Produced by Bundaberg City Council  
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