



The Bundaberg Regional Council Planning Scheme has been prepared to help manage future land use and development in the Bundaberg Region.

## What is a Planning Scheme?

A planning scheme is a local categorising instrument prepared under state planning legislation that manages and guides the way land, buildings and structures can be used and developed within a Council area.

The planning scheme applies to development across the Bundaberg Region, including:

- » *Making a Material Change of Use i.e. starting a new use, re-establishing a use that has been abandoned or expanding an existing use;*
- » *Reconfiguring a lot, i.e. subdividing land or altering property boundaries;*
- » *Carrying out certain building work (e.g. building a dwelling house or altering, moving or demolishing a heritage place); and*
- » *Carrying out operational work, including engineering or landscaping works, excavation and filling, vegetation clearing and placing an advertising device;*

The planning scheme only applies to new development – it does not affect existing lawful uses or development approvals.

## Will the Planning Scheme affect me?

The planning scheme potentially affects anyone that lives, has a business or owns property in the Bundaberg Region. The planning scheme can affect what development you can do on your land, what your neighbour can do and what can happen in your street and neighbourhood.

The planning scheme identifies preferred locations for different types of land uses and development. Under the planning scheme, most properties within the Bundaberg Region are included in a zone. The planning scheme identifies what land in each zone is able to be used for and sets out development requirements for such things as lot sizes, building heights and floor areas. Zones organise compatible land uses such as residential zones for housing or industry zones for industrial activities. A zone can also have precincts that provide further detail about the types of development intended for particular locations.

If you're wondering how the planning scheme may affect you, but you're not sure where to start, begin by focusing on your property to find out if the planning scheme may change the way you are able to use or develop your land.

## Why did Council prepare the Planning Scheme?

The Bundaberg Regional Council Planning Scheme replaced the four planning schemes in place since amalgamations in 2008: Bundaberg City Plan 2004, Burnett Shire Planning Scheme 2006, Isis Shire Planning Scheme 2007 and Kolan Shire Planning Scheme 2006.

The planning scheme reflects a unified vision for the region and caters for future growth and provides a consistent set of rules for development across the region. The planning scheme was also prepared in response to State Government requirements, including the Sustainable Planning Act 2009, Queensland Planning Provisions (QPP), State Planning Policy and the Wide Bay Burnett Regional Plan.



## Key parts of the Planning Scheme

Key parts of the planning scheme include:

- » **Strategic framework** – outlines the overall vision and strategy for planning and development in the Bundaberg Region (including relevant mapping) and sets the higher level policy direction for the rest of the planning scheme.
- » **Local Government Infrastructure Plan** – outlines Council's plans for the provision of trunk infrastructure to service development in a coordinated, orderly and efficient way.
- » **Tables of Assessment** – identifies whether a development proposal includes assessable development requiring an application for either code or impact assessment against the planning scheme, whether the proposal also includes accepted development that is subject to requirements and the benchmarks of the planning scheme that apply.
- » **Zones** – most properties within the Bundaberg Region are included in a zone. The zone codes outline the land use intent and development outcomes sought in each zone.
- » **Local Plans** – the local plans manage proposed development in major urban growth areas – Kalkie-Ashfield and the central coastal area (between Burnett Heads and Elliott Heads).
- » **Overlays** – the planning scheme maps areas with particular constraints or other features that need to be considered where development is proposed, such as natural hazards (bushfire, flooding or landslide), environmental or heritage values, natural resources (agricultural land, quarries) and infrastructure (e.g. airport, railway). Overlay codes outline development outcomes sought for land subject to a mapped overlay.
- » **Development Codes** – provide benchmarks for assessable development and requirements for accepted development. There are codes relating to particular uses (e.g. dwelling house code) and codes relating to particular types of development (e.g. Reconfiguring a lot code).
- » **Definitions** – defines the various terms used in the planning scheme, including standard land use definitions and administrative definitions.
- » **Mapping** – strategic framework maps, zoning maps, overlay maps and local government infrastructure plan maps are provided across the region (where applicable).
- » **Planning Scheme Policies** – there are a number of planning scheme policies that support the planning scheme, including policies relating to development works and for heritage and neighbourhood character.

“ Council and the community’s vision is for the Bundaberg Region to be vibrant, progressive, connected and sustainable. ”

To achieve this vision, Council prepared the Bundaberg Regional Council Planning Scheme to help manage future land use and development in the Bundaberg Region. The planning scheme aims to strengthen the economy, support local communities, protect and sustainably manage the natural environment and provide targeted investments in infrastructure.

The planning scheme provides a framework for sustainable growth management with a time horizon of 2031.

## What is the purpose of the Planning Scheme?

The planning scheme is one of the key tools to assist Council and the community to achieve the above vision. In particular, the planning scheme seeks to strengthen the economy, support local communities, protect and sustainably manage the natural environment and provide targeted investment in infrastructure.

Some of the important outcomes that the planning scheme is seeking to achieve and support include:

### Accommodating growth

- » accommodating population growth in the Bundaberg Region for the next 16 years, recognising that the population is anticipated to grow from about 94,000 people (as at June 2013) to somewhere between approximately 120,000 and 140,000 people by 2031;
- » reinforcing Bundaberg City as the primary urban area for the region that will accommodate the majority of new urban growth through both infill/redevelopment and 'greenfield' development;
- » identifying the Kalkie-Ashfield area as major urban growth front at the eastern edge of Bundaberg City;
- » providing opportunities for additional urban settlement in the Central Coastal Growth Corridor (Burnett Heads to Elliott Heads) while protecting environmentally sensitive areas such as the Mon Repos turtle rookery and maintaining the distinct character and identity of the communities in this area;
- » reinforcing the role of Childers and Gin Gin as important rural service centres, with provision for additional growth;
- » where there is need, providing opportunities for other rural and coastal villages to be provided with additional services, facilities and residential development;



- » making provision for some additional rural residential living opportunities in appropriate locations;
- » identifying and preserving important infrastructure sites and corridors and ensuring the appropriate infrastructure is provided to meet the needs of the community.

## The economy and employment

- » identifying and protecting a network of activity centres, with the Bundaberg CBD being the principal activity centre supported and complemented by a series of lower order activity centres;
- » allocating sufficient and well-located industry land to support locally based employment opportunities and economic development and protecting this land from inappropriate development;
- » supporting the ongoing development of key activity nodes in the region including Bundaberg Airport, Port of Bundaberg and the Bundaberg State Development Area, Bundaberg West medical/health precinct and CQUniversity;
- » keeping regulation to a minimum for low risk development proposals (such as home based businesses, dwelling houses and dual occupancies); and
- » providing opportunities for appropriate tourism development and facilities.

## Natural resources and natural hazards

- » identifying and protecting natural resource areas such as agricultural land and extractive resource areas from inappropriate development that would limit or prevent such resources from being used for productive purposes;
- » facilitating rural and agricultural production and value adding;
- » ensuring that natural hazards such as flood, bushfire, landslide and storm tide inundation are taken into account when making land use and development decisions.

## Social and community

- » protecting the character and amenity of established residential areas and ensuring that new residential neighbourhoods are functional and promote community wellbeing;
- » buildings, places and areas of Indigenous and non-Indigenous cultural heritage and character significance are identified and protected from the adverse impacts of development.

## Environment and landscape character

- » ensuring that areas of environmental significance are identified and protected from the adverse impacts of development;

- » protecting the water quality of wetlands, watercourses, groundwater and coastal waters;
- » protecting and enhancing areas of high scenic amenity and landscape character.

The above provides a brief snapshot of just some of the matters being addressed in the planning scheme. You are encouraged to view the planning scheme or speak to a Council planner to find out more details (see below).

## Further information

To find out more about the planning scheme, please contact Council's Strategic Planning team.

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