

Bundaberg City Council

BUNDABERG CITY PLAN



VERSION 2.00



BUNDABERG
CITY COUNCIL

ADOPTED
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Introduction

This part of the Bundaberg City Planning Scheme is declared to be extrinsic material under the Statutory Instruments Act 1992, section 15, that assists interpretation of provisions of this planning scheme. ***This section provides guidance about using the Planning Scheme. It is not part of the Planning Scheme.***

The following section is divided into four major components, including:

- (a) Users Guide;
- (b) Character of Bundaberg;
- (c) Vision for the City of Bundaberg; and
- (d) Advancement of Ecological Sustainability in the Planning Scheme.

The section outlines the structure of the Planning Scheme, its relationship to the Integrated Planning Act 1997 and contains the overall Vision for the City. It also provides information on how to use the Plan.

Users Guide

The following sub-section provides information on:

- (a) the structure of the Planning Scheme;
- (b) how to interpret the plan;
- (c) how to make a development application; and
- (d) supporting information.

THIS SECTION DOES NOT COMPRISE PART OF THE STATUTORY PLANNING SCHEME-EXPLANATORY ONLY

Plan Structure

The Planning Scheme is structured in Five Parts as follows:

Section	Description
<i>Introduction</i>	The Introduction outlines the structure of the Planning Scheme, its relationship to the Integrated Planning Act 1997 and contains the overall Vision for the City. It also provides information on how to use the Plan.
Part One <i>Interpretation</i>	Part One identifies Desired Environmental Outcomes (DEOs), measures to achieve the DEOs and Performance Indicators for the Strategies and provides explanatory Definitions to help in the interpretation of the Plan.
Part Two <i>City Planning Strategy</i>	Part Two describes the Strategies for the City.
Part Three <i>Development Assessment</i>	Part Three describes the division of Bundaberg into eight (8) Local Areas and the application of Overlays addressing natural resources and hazards, cultural heritage and facilities operations. A Vision and Development Assessment Table is provided for each Local Area and Overlay.
Part Four <i>Codes</i>	Part Four contains Codes to explain Council’s requirements for development in the City. Codes are other measures to achieve the DEOs.
Part Five <i>Policies</i>	Part Five outlines Planning Scheme Policies to assist in the implementation of the Plan.

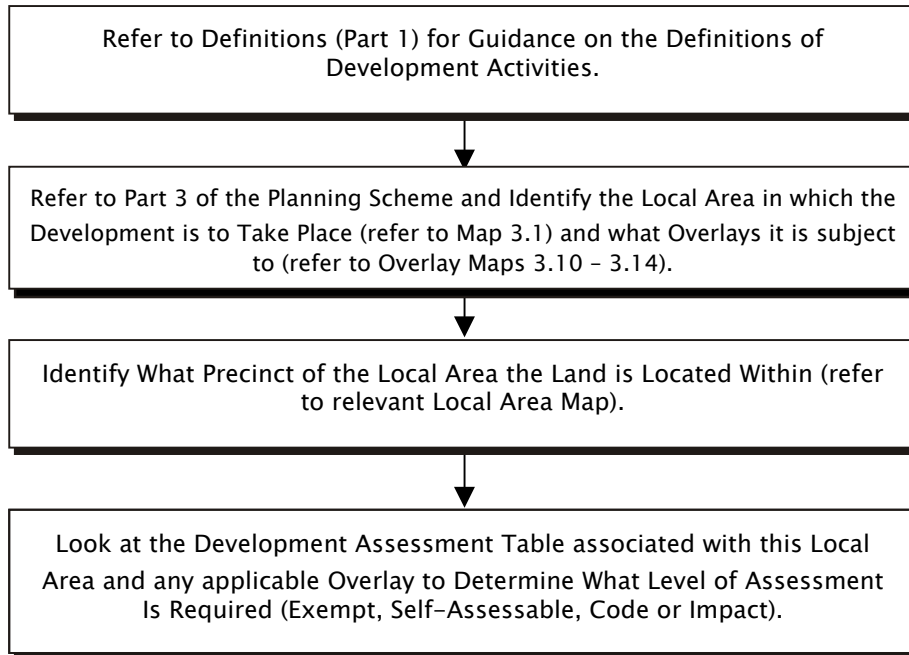
How do I use the plan to understand what will happen in my local area?

The following key components of the Plan provide an overview of the preferred pattern of development, the desired environmental outcomes for the City and measures to achieve these outcomes. These components are:

- Vision (contained within this part);
- Strategies which establish the "bigger picture" for the City’s future (Part 2);
- Local Areas and Overlays which provide information on the type of development application required and reference to applicable Codes for assessment of development (Part 3); and
- Codes (Part 4).

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How do I use the Planning Scheme to make a Development Application?



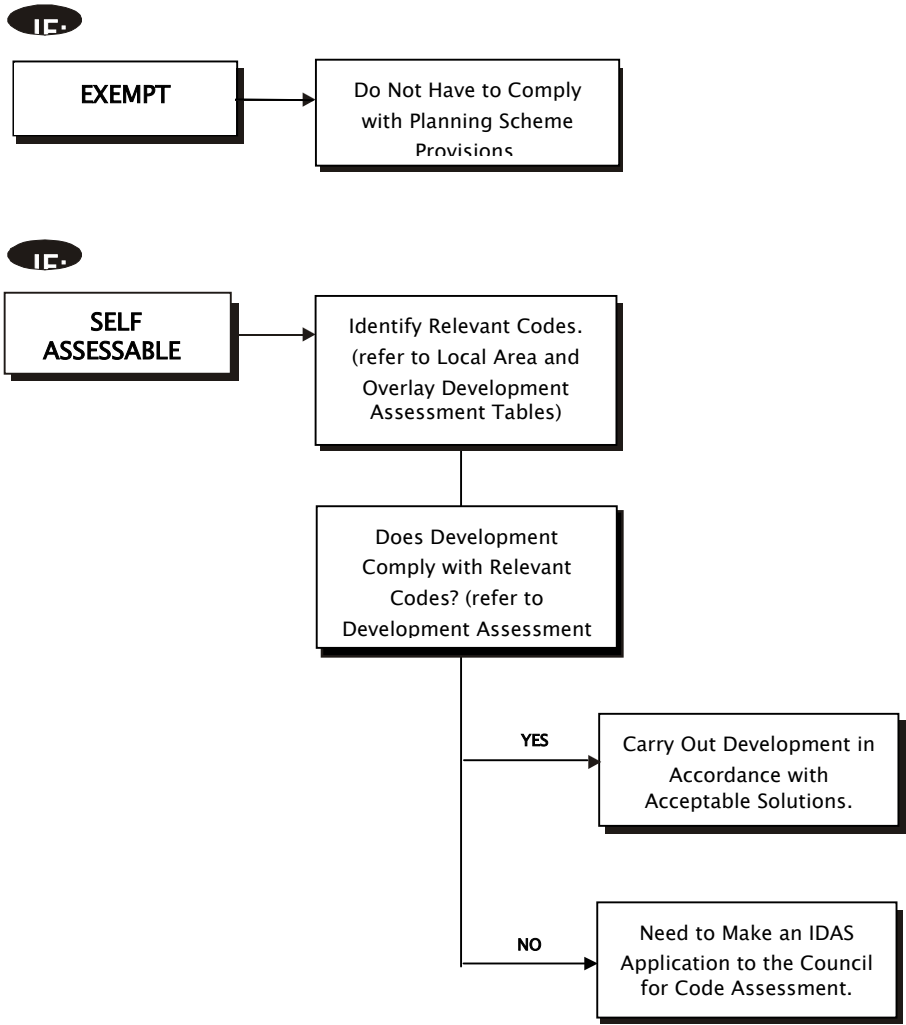
NOTE: **Exempt** development does not have to comply with the Planning Scheme Provisions.

Self Assessable development should comply with the acceptable solutions outlined in any applicable codes. If development cannot comply with these solutions a Code Assessable application is required to be lodged with the council.

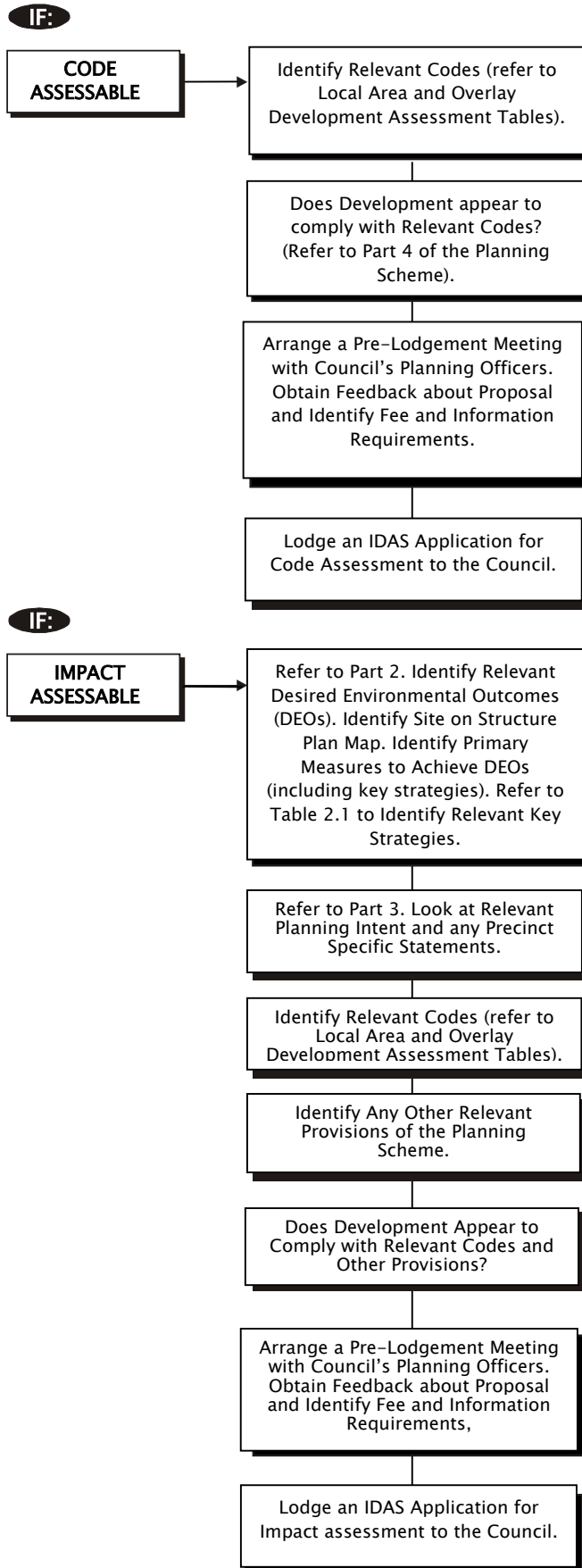
Code Assessable development requires the lodgement of a development application with the council. Public notification is not required.

Impact Assessable development requires that an application is lodged with the Council and such an application will require Public Notification.

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Documents not contained in Planning Scheme but referred to in Acceptable Solutions of Codes

- Soil Erosion and Sediment Control Engineering Guidelines for Queensland: The Institution of Engineers Australia-June 1996
- Guidelines for Planning and Design of Sewerage Schemes. Water Resources Commission. Department of Primary Industries, Volume 1, 1991
- On-Site Sewerage Code, Department of Natural Resources and Mines, July 2002
- On-Site Facilities Guidelines for Vertical and Horizontal Separation, Department of Natural Resources and Mines, June 2002
- Queensland Urban Drainage Manual Volumes 1 and 2. Water Resources Commission, Local Government Engineers Association & Brisbane City Council, 1992
- Queensland Streets-Design Guidelines for Subdivisional Works. Institute of Municipal Engineering Australia, Queensland Division, May 1993
- Austroads – Design Vehicles and Turning Templates, Standards Australia, 1995
- Manual for Uniform Traffic Control Devices, Queensland Transport
- Queensland Development Code, Department of Local Government and Planning, August 2002
- Lighting in the Vicinity of Airports – Advice to Designers, Civil Aviation Safety Authority, August 1999
- Planning Guideline: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, Department of Local Government and Planning, Department of Emergency Services, June 2003
- Planning Guideline: Planning and Managing Development involving Acid Sulfate Soils, Department of Local Government and Planning, Department of Natural Resources and Mines, August 2002
- Planning Guidelines: Separating Agricultural and Residential Land Uses, Department of Natural Resources, Department of Local Government and Planning, July 1997
- The Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Qld, Department of Primary Industries (Skerman), 2001
- The Separation Guidelines for Queensland Piggeries, Department of Primary Industries, 2001
- Roads Landscape Manual, Department of Main Roads, September 1997.

Relationship to other Matters not addressed by the Planning Scheme

Development proposals may require consideration of matters other than or in addition to those required by the Planning Scheme. **Examples are:**

- Schedule 8 approvals listed in the *Integrated Planning Act 1997* including building approvals and material change of use for environmentally relevant activities;
- Schedule 8 also identifies other approvals not yet part of the Integrated Development Assessment System (IDAS);
- Approvals under the *Sewerage and Water Supply Act* and the *On Site Sewerage Code – July 2002*;
- Development within road reserves eg footpath dining, which requires Department of Natural Resources and Mines authorisation;
- Approvals for development within an erosion prone area under the *Beach Protection Act 1968*;
- State Government approvals under the *Fisheries Act* for development which involves disturbance of Marine Plants and, or works within a declared Fish Habitat Area;
- Commonwealth government approvals in relation to:
 - *Environment Protection (Impact of Proposals) Act 1974*;
 - *Endangered Species Protection Act 1992*; and
 - *Australian Heritage Commission Act 1975*.
- Council resolutions pursuant to the Standard Building Regulation in relation to minimum building levels and bushfire prone areas;
- Requirements for specific types of development under the *Cultural Record (Landscape Queensland and Queensland Estate) Act 1987*;

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- Requirements associated with the allocation of resources or the conduct of works within the bed and banks of watercourses as required under the *Water Act 2000*;
- Clearing of remnant native vegetation under the *Vegetation Management Act 1999*;
- Approvals/ consents from the State in relation to the development of State-owned land under the *Land Act 1994* or *Forestry Act 1959*; and
- Requirements for specific types of development under the *Environment Protection and Biodiversity Conservation Act 1999*.

Further information on the plan may be obtained by contacting Council's Planning and Development Services on:

Phone: (07) 4153 9933

Facsimile: (07) 4152 4470

Character of Bundaberg

The City of Bundaberg is one of the largest commercial, administrative and cultural centres in the Wide Bay-Burnett region. Situated on the Burnett River, some 15 kilometres inland, the City is well located in relation to major port, road and rail infrastructure. While Bundaberg's administrative role is regional, it also has significant rural industries such as sugar, beef cattle, dairying, fruit and vegetable crops.

Bundaberg experiences a sub-tropical climate and the topography is generally flat and low lying creating ideal walking and cycling conditions. The City provides a wide range of lifestyle opportunities ranging from low density housing in the outer suburbs to more densely developed inner city areas. A wide variety of community services are provided ranging from an arts centre, theatre, swimming pools, parks and gardens. The City has some isolated areas of remnant vegetation generally associated with the river, local creeks and various reserves.

Vision for the City of Bundaberg

The following Vision Statement expresses the preferred future for the City of Bundaberg and provides the guiding principles from which the Desired Environmental Outcomes are derived. The Community's and Council's vision is that:

"The City of Bundaberg will be a key centre in the Wide Bay-Burnett Region in which the cultural, economic, physical and social wellbeing of people and communities is maintained and areas of ecological value are protected.

This vision will be promoted by:

- *achieving economic well-being through recognising and developing the opportunities afforded by the City's strategic role in the northern Burnett region;*
- *providing for a wide range of conveniently located employment opportunities and commercial services;*
- *creating and maintaining well-serviced and visually attractive local areas with well designed, safe and appropriate development that responds to climatic influences;*
- *maintaining a pleasant and healthy environment for people who live in and visit the City;*
- *maintaining a commercially and socially viable, attractive and vibrant City Centre supported by a network of lower order centres;*
- *providing a wide range of community and recreation facilities in a cost effective manner;*
- *developing new urban areas in a manner which is cost effective with regard to the provision of engineering and social infrastructure;*
- *promoting an overall sense of community and identity;*
- *providing opportunities for a range of accommodation types;*
- *protecting or enhancing areas and places of special aesthetic, architectural, cultural, historic, scientific, social or spiritual significance;*
- *protecting ecological processes and natural systems for present and future generations;*

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- *providing integrated networks of pleasant and safe public areas for aesthetic enjoyment and cultural, recreational or social interaction; and*
- *developing strategies which will enable communities to meet their present needs while not compromising the ability of future generations to meet their needs.*

Advancement of Ecological Sustainability in the Planning Scheme

The Planning Scheme seeks to achieve ecological sustainability in Bundaberg. Ecological sustainability is defined by the *Integrated Planning Act 1997* (section 1.3.3) as being "a *balance that integrates-*

- (a) *protection of ecological processes and natural systems at local, regional, State and wider levels; and*
- (b) *economic development;*
- (c) *maintenance of the cultural, economic, physical and social wellbeing of people and communities.*

Protection Of Ecological Processes And Natural Systems

The protection of ecological and natural systems is promoted in the City through:

- identification of valuable features and suitable measures to protect these features;
- managing the process by which development occurs by identifying Desired Environmental Outcomes (DEOs) and measures to achieve the DEOs (precincts and codes eg Ecology Protection Code);
- addressing relevant local, regional and state issues identified in the whole of government review;
- identifying areas where particular development activities are not preferred;
- maintaining buffers around ecologically sensitive areas such as Baldwin Swamp;
- requiring relevant development activities to comply with the provisions of the Council's Engineering Design Planning Scheme Policy and the Queensland Urban Drainage Manual to protect water quality.

Economic Development

Economic development is promoted in Bundaberg through:

- seeking to maintain a commercially and socially viable and attractive City Centre supported by a network of lower order centres;
- allocation and protection of sufficient industrial, rural, commercial and residential land to fulfil projected future demand;
- allocating sufficient land for residential and tourist accommodation;
- protecting the quality of the natural environment for future generations;
- creating investor confidence by establishing certainty about the performance criteria to be met by development proposals while retaining some flexibility as to how these performance criteria may be met; and
- establishing a high quality built environment, which encourages further investment.

Social Wellbeing

Social wellbeing in Bundaberg is promoted through:

- protecting natural, physical and cultural resources for the enjoyment of future generations;
- developing Codes which identify appropriate standards of amenity, energy, health and safety in the built and natural environment;
- increasing a range of services provided in the City for all age groups through precinct provisions;

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- supplying infrastructure in a coordinated efficient and orderly way;
- providing opportunities for community involvement in development proposals which may have a detrimental impact on the environment;
- creating integrated networks of safe and attractive public areas;
- protecting or enhancing areas and places of special aesthetic, architectural, cultural, historic, scientific, social or spiritual significance;
- providing a range of housing choice;
- enhancement of a safe and efficient road network.

Elements of the Planning Scheme and their relationship to achieving Ecological Sustainability

1. The Planning Scheme will be used as a guide to assess development proposals and will be the Council's principal tool to ensure that the City's resources are being properly managed, both now and in the future. In accordance with the *Integrated Planning Act* the Planning Scheme seeks to achieve *ecological sustainability* in Bundaberg by:
 - (a) coordinating and integrating **core matters** including State and regional dimensions. Core Matters include land use and development, infrastructure and valuable features;
 - (b) identifying the **desired environmental outcomes** for the City and the principles which are intended to be observed in developing and using land;
 - (c) outlining the **measures** which facilitate the achievement of these desired environmental outcomes;
 - (d) including **performance indicators** to assess the achievement of the desired environmental outcomes; and
 - (e) including a **benchmark development sequence and an Infrastructure Charges Plan**.

These functions are further discussed in the following section.

Core Matters

The Planning Scheme integrates and co-ordinates core matters defined in the *Integrated Planning Act* as being land use and development, valuable features and infrastructure.

Land Use And Development

The Planning Scheme addresses the location and relationship between various land uses by developing an overall Structure Plan for the City (**Map 2.1**). The Structure Plan indicates the broad pattern of land use taking into account the way they relate to the City's economy, transport system, its services infrastructure and its physical and social environment. The Structure Plan is further expressed in Part 3 by the identification of eight Local Areas which are divided into Precincts and include Development Assessment Tables that outline the level of assessment required for uses. Codes contained in Part 4 seek to ensure that development does not have a detrimental impact on the environment.

Valuable Features

Valuable features include resources or areas that are of ecological significance; areas contributing to amenity; areas or places of cultural heritage significance; and resources or areas of economic value. To the extent that the available information allows, these features have been identified and supported by DEOs and appropriate measures eg Ecology Protection Code, the protection of good quality agricultural land and the protection of mineral and extractive resources.

Infrastructure

The Planning Scheme co-ordinates and integrates infrastructure. Council will prepare an Infrastructure Charges Plan during the life of this plan. In the interim Council has adopted transitional planning scheme policies in relation to water supply and sewerage headworks and park contributions.

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Integration Between Different Levels Of Government

The plan integrates and co-ordinates State, regional and local policies, actions, programs and information relating to the advancement of ecological sustainability.

At the State level it incorporates State interests expressed in State Planning Policies, recognises major State land holdings and complies with the Integrated Planning Act and other State legislation. At the regional level the Planning Scheme reflects the preferred pattern of settlement and policies outlined in the Wide Bay 2020 Regional Growth Management Framework (RGMF). At the local level the Planning Scheme recognises links to Council documents such as the Corporate Plan.

Desired Environmental Outcomes (Deos)

Desired Environmental Outcomes (DEOs) express the ecological, social and economic outcomes sought by the Planning Scheme and provide the basis from which the Local Area Provisions, Codes and Planning Scheme Policies are derived. The DEOs which are expressed in Part 2 of the Planning Scheme are supported by a range of key strategies and primary measures which are important considerations in the assessment of impact assessable applications.

Part Two of the Planning Scheme also identifies forty-six Key Strategies, which further express the principles outlined in the Desired Environmental Outcomes. The weight given to each of these Key Strategies is different in each of the Local Areas and represents the balance that has been reached between the three aspects of ecological sustainability. Table 2.1 summarises the relative importance of the Key Strategies to the Desired Environmental Outcomes.

Measures To Achieve The Desired Environmental Outcomes (Deos)

Measures to achieve the DEOs (Part 1) form the major part of the content of the Planning Scheme. The primary measures to achieve the DEOs include:

- **City Strategies** (Part 2) which comprise key strategies, statements of preferred settlement pattern and development characteristics to be considered in the assessment of impact assessable development applications.
- **Development Assessment** (Part 3) provisions including statements of Planning Intent, Maps and Development Assessment Tables. Part 3 also identifies whether development is self, code or impact assessable;
- **Codes** (Part 4) which regulate development and activities; and
- **Planning Scheme Policies** (Part 5).

Other measures that will assist in achieving the DEOs (outside of the scope of the Planning Scheme) include the Council's Corporate Plan, the planning documents, operations and programs of other levels of Government, private sector investment and community endeavour.

Performance Indicators

Performance indicators are included in Part 1 to assist in the review of the performance of the Planning Scheme. They are not to be used in the assessment of development applications.

Benchmark Development Sequence

The Council may prepare a Benchmark Development Sequence during the life of the Planning Scheme.

Infrastructure Charges Plan

The Council will prepare one or more Infrastructure Charges Plans during the life of this plan.

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Achieving a Balance

The balance between the three aspects of ecological sustainability (ecological, economic and community wellbeing) is different in some of the Local Areas. For example, the Southern Industrial Local Area is the location of the major industrial uses in the City. In this Local Area, the balance between the three aspects of ecological sustainability recognises that industrial uses are vital to the economic and social well-being of the City. In Non Urban precincts of the City, the protection of good quality agricultural land is of highest priority due to its importance to the City's economy. The maintenance of the cultural, economic, physical and social wellbeing of people and communities is recognised as being of high priority in the residential areas of the City.

This balance is also illustrated through the contents of Table 2.1. This table identifies the relevance of different Key Strategies to the DEOs. From this table an indication can be gained as to the balance between the three aspects of ecological sustainability for each of the DEOs.