Summary of Draft Key Changes to the Planning Scheme – Amendment Package 1

This document summarises the key Package 1 changes to the *Fraser Coast Planning Scheme 2014*. Amendments are categorised under the 7 key themes detailed in the *Building Better Neighbourhoods Roadmap*. Words in bold identify the main section of the scheme the changes can be found. Given the integrated nature of a planning scheme other sections are also likely to have amendments supporting the key changes.



1. Updated **Strategic Framework** Settlement pattern theme to reflect findings from the *Housing Diversity and Land Supply Study* undertaken by Urbis and the introduction of more refined place types across the region.
2. Identification of the Tavistock Street Council administration site, the Hervey Bay TAFE site and part of central Maryborough as Infill catalyst area in the **Strategic Framework**.
3. Identification of Urban growth investigation areas, Rural Township investigation areas and Rural residential investigation areas in the **Strategic Framework** to safeguard future growth fronts and provide direction on prioritisation of Councils strategic land use planning activities.
4. Introduction of a **Low-medium density residential zone** within parts of the existing Hervey Bay and Maryborough urban area to encourage infill development opportunities and gentle density.
5. Changes to the minimum lot size for the Rural residential zone in the **Reconfiguring a lot code** to encourage better utilization of existing Rural residential zoned areas.
6. Changes to minimum lot sizes in the **Low, Medium and High density residential zones** to ensure lot sizes encourage a diversity of housing types.
7. Changes to the **Reconfiguring a lot code** requirements for small residential lots to improve clarity on acceptable locations and design.
8. Introduction of a **Township zone** to better support the unique characteristics and development opportunities within rural and coastal townships.
9. Changes to the "self assessable" requirements in the **Dwelling house code**, including requirements for secondary dwellings, boundary setbacks and shed heights to reduce the number of applications lodged with Council for non-compliance with acceptable outcomes.
10. Replace "**Dual occupancy code"** with **"Dual occupancy and triplex code"** to improve design outcomes and include self-assessable requirements for triplex development to encourage gentle density and housing diversity in well serviced locations.
11. Separation of **Development Code** requirements for **Relocatable home parks** and **Tourist parks** to reflect the modern form of these developments (E.g. Relocatable home parks as lifestyle villages).
12. Improvements to **Multi-unit residential uses code** to support improved diversity and flexible design outcomes.
13. Changes to building height requirements in the **Medium density zone codes** to improve viability of construction of multiple dwellings in these areas.
14. Revisions to the format of **zone codes** to improve clarity on the desired outcomes for different locations and respond to contemporary standards and guidelines.

IMPROVE THE LIVEABILITY OF OUR NEIGHBOURHOODS

15. New **Urangan South local plan code** to reflect development constraints in the locality.
16. Revisions to the **St Helens emerging community local plan code** to include dam failure impact area, additional buffer areas and reflect development which has progressed.
17. Removal of the **Granville emerging community local plan code** to reflect changes to development potential of the locality.
18. Removal of the **Kawungan North East emerging community local plan code** to reflect development which has substantially commenced.
19. Revisions to the **Nikenbah emerging community local plan code** to remove areas where development has occurred, and include additional buffers and provision of infrastructure.
20. Updates to **Doolong Flats/Ghost Hill emerging community local plan code** to remove areas where development has occurred, reflect outcomes from development approvals and identify alternative location for a major road connection, community facility and open space area.
21. Revisions to the **Reconfiguring a lot code** to reflect current State Planning Policy requirements and support best practice design outcomes.
22. Updated **Landscaping code** to improve its application across different development types and clarify the intended function.
23. Updated **Advertising devices code** to better regulate modern types of signage including moving and illuminated signs.
24. Separation of the **Heritage overlay** and the **Character overlay** to improve clarity of the intent of each overlay.
25. Refinements to requirements for development in the **Heritage overlay** to facilitate their adaptive reuse and reduce onerous triggering of applications where impacts on heritage values are negligible.
26. Changes to the **Character overlay code** and **mapping** to reduce onerous triggering of applications and improve clarity to support infill development and adaptive reuse.
27. Integration of Council strategies (e.g. Parks Strategy, Active Transport Strategy, Greening Fraser Coast Strategy) throughout the **Codes** and **Planning Scheme Policies**.
28. New **Planning Scheme Policy for place types and urban design principals** to provide guidance on the character intent for different zones, design principals for urban development, housing diversity and urban consolidation and medium-rise and high-rise buildings on the Fraser Coast.

PROTECT AND ENHANCE OUR UNIQUE AND NATURAL ENVIRONMENT

29. Introduce a new **Planning scheme policy for environmental assessments and management** providing guidance on compliance with the Biodiversity areas, waterways and wetlands overlay code.
30. New **Water quality and management code** and new sections in the **Planning scheme policy for development works** to include stormwater management and stormwater quality to reflect State Planning Policy requirements.
31. Integration of corridors methodology within the **Strategic Framework** and introduction of a **Planning scheme policy for waterway corridors**.
32. New **On-site sewage facilities code** and **Planning scheme policy for onsite sewage facilities** to address increasing risks to human and environmental health arising from unsewered lots across the region.
33. Additional requirements, including increases to the minimum lot sizes in the **Reconfiguring a lot code** for the creation of lots which are not connected to Municipal sewer and/ or water supply.



34. Updated **Strategic framework** contents to reflect State Planning Policy requirements for a risk-based approach to addressing natural hazards.
35. Updates to the **Bushfire hazard overlay code** to reflect the State Planning Policy risk-based framework.
36. New **Planning scheme policy for bushfire hazard** to provide guidance on compliance with the Bushfire overlay code.
37. Introduction of **Resilience precincts** for bushfire, coastal and flood to ensure new development does increase the number of people living in natural hazard areas.
38. Update the **Flood Hazard Overlay Map OM-008.1** and **OM-008.2** to reflect the Flood Hazard Area currently contained in the adopted Temporary Local Planning Instrument TLPI 01/24 – Flood Hazard Area.



39. New **Planning scheme policy for development works** to provide more detailed guidance on compliance with engineering requirements and bring it into line with current standards and best practice.
40. Replacement of the Infrastructure overlay code with the **Infrastructure, emissions and hazardous activities overlay code** and mapping to consider buffering and avoidance of more incompatible activities as required by the State Planning Policy.
41. Integration of elements of the Parks Strategy into the **Planning scheme policy for development works**, the **Strategic Framework** (local environmental parks) and the **Zone maps.**
42. New **Local Government Infrastructure Plan (LGIP)** to align with the changes to zoning and the Strategic Framework settlement pattern theme.



43. Updated **Strategic framework** contents and mapping to reflect a refreshed vision for economic opportunities in the region including identification of "**Industry Investigation Areas**" in Torbanlea and Aldershot.
44. Updated **Maryborough principal activity centre local plan code** and mapping to support activation of the centre.
45. Updated **Pialba principal activity centre local plan code** and mapping to reflect the latest Hervey Bay City Centre Master Plan.
46. Revisions to the **Tables of assessment** to encourage business and industry opportunities by minimising requirements for applications to Council for the right activities in the right zone.
47. Changes to **Industry thresholds** to align with emerging and innovative industry activities and processes.
48. Updates to the **Home-based business code** to address identified operational and nuisance issues while supporting innovative small-scale business.
49. Identification of the Hervey Bay TAFE site as a new **Mixed use zone** precinct to promote its potential as a future mixed use medical precinct.
50. Updated **Nature-based tourism code** to improve clarity and alignment with local law management requirements and continue to support establishment of nature-based accommodation and self-contained RV camping grounds.

51. Revisions to **K'gari (Fraser Island) and Great Sandy Straits overlay code** and **Tables of assessment** to better reflect the unique environmental constraints and tourism-based economy which should be considered for development on the island.
52. Changes to building height requirements to support activation of **Activity Nodes** and support functionality of other industrial and commercial buildings.



53. New online planning scheme drafting and viewing system.
54. Updates to **Strategic Framework**, **Zone codes** and **Development codes** to align with *Planning Act 2016* development assessment rules.
55. Removal of **Community facilities zone** annotations to simplify interpretation of appropriate uses.
56. Updated zoning of the Hervey Bay tourism nodes, from High density residential zone to **Mixed use zone (Esplanade activity nodes)** to better reflect the intent of the nodes and set the framework for future local area planning.
57. Changes to the **Limited development zone** to improve clarity on the reasoning for the limitations to development.
58. Full review of the levels of assessment of all uses to ensure the minimum level of assessment appropriate is applied.
59. New **Notes** and **Editors Note's** to clarify interpretation of the planning scheme.
60. Addition of illustrations within codes to assist with interpretation of the requirements.