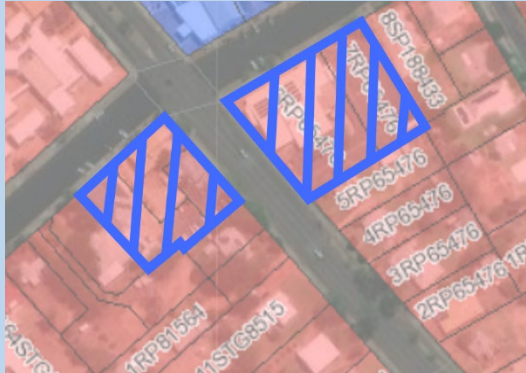


Item No.	Planning Scheme Part	Issue	Proposed Amendment Outcome
1.	Climate Change	<p>Strategic Framework – Council recognises Climate Change may affect how planning is undertaken in the region and will meet the minimum State requirements.</p> <p>Flood</p> <ul style="list-style-type: none"> Consider Climate Change outcomes as part of Flood Mapping review. Flood Hazard Overlay Code – Overall Outcome which mentions climate change. <p>Bushfire</p> <ul style="list-style-type: none"> Council uses State Bushfire Mapping – State mapping would need to reflect Climate Change risks. Policies are in line with most recent version of State Planning Policy for natural hazard risks. 	<p>Incorporate climate change policy as per Council resolution from October 2020.</p> <ul style="list-style-type: none"> Strategic Framework - Section 3.2.3 – Avoiding the Impacts of natural and other hazards <i>Further, Council recognises climate changes may affect how future planning is undertaken in the region.</i> Flood Hazard Overlay Code – Section 7.4.3.4 <i>The code must be considered together with other relevant planning scheme codes that are applicable to the subject development. Further, Council recognises climate changes may affect how future planning is undertaken in the region</i>
2.		<p>Boundary Fences</p> <p>Maximum height before triggering a development application (under ancillary building/structures?)</p>	<p>Building Act triggers approval for any fence over 2m high or over 1m high on a corner.</p> <p>Outcome:</p> <ul style="list-style-type: none"> Introduce criteria in Centre Zone Code re: height, placement and material used for fencing on street frontages in the commercial area. Council wants to maintain a high level of amenity and do not want to see chain mesh security fences. <div> <div> <p>P010</p> <p><i>Centre Zone streets rely on pedestrian traffic for their continued vibrancy. Businesses in the zone depend on this vibrancy for their custom, and development encourages this vibrancy. Active frontages provide interest and assist in the maintenance and development of the town's centre as a social space.</i></p> </div> <div> <p>A010.1</p> <p><i>Fencing along the primary road frontage is:</i></p> <ul style="list-style-type: none"> Less than 1.5m in height Constructed of high quality materials consistent with the locality Maintains visibility to the roadway <p>Editor's Note: Chain mesh security fences are not supported by Council for the primary road frontage.</p> </div> </div>
3.	Part 5 – Tables of Assessment	<p>Outbuildings in the General Residential Zone</p> <p>General Residential Zone</p> <p>Need to amend the Tables of Assessment to include the General Development Code as an Assessment Benchmark to ensure outbuildings exceeding 80m2 are subject to a planning application. (Code) – Error in drafting.</p>	<ul style="list-style-type: none"> Council to amend shed size limits in residential zones – General Residential, Rural Residential, Township <div> <div> <p>P024</p> <p><u>Ancillary buildings and structures are subordinate in use and size to the primary use of the premises.</u></p> </div> <div> <p>A024</p> <p><u>Domestic outbuildings and ancillary structures do not exceed the lesser of the following:</u></p> <ul style="list-style-type: none"> A cumulative floor area of 300 m²; or 15% of the site area. <p><u>Note: Where the site is mapped within the Flood Hazard Overlay, the provisions of the Overlay Code prevail.</u></p> </div> </div>
4.	Part 5 – Tables of Assessment	<p>Level of Assessment for Outbuildings in flood and bushfire hazard areas</p> <p>Consider lowering the level of assessment for domestic outbuildings in flood and bushfire hazard areas. Domestic outbuildings are included in the definition of a “Dwelling house”. A “Dwelling house” in these hazards areas is currently impact assessable and therefore the same applies to outbuildings.</p>	<ul style="list-style-type: none"> Introduce a Table of Assessment for Overlays to distinguish between outbuildings and dwellings, Distinguish between outbuildings and dwellings in the tables of assessment <p><i>Table 5.8.1 added to Planning Scheme</i></p>

5.	Part 6 – General Residential Code	<p>Minimum setback requirements for dwellings and outbuildings</p> <p>Boundary setbacks are currently not specified. Consider including setbacks for dwellings and outbuildings in line with QDC requirements in all zones.</p> <p><u>Current AO in General Residential Zone Code:</u></p> <p><i>AO7.1 Residential buildings do not exceed the site coverage thresholds as follows:</i></p> <ul style="list-style-type: none">• <i>Dwelling House – 50%</i>• <i>Dual occupancy – 40%</i>• <i>Site coverage of outbuildings not to exceed 15% of the remaining area.</i> <p><i>For Dual Occupancies:</i></p> <p><i>AO7.2 Setback is not less than 6m from any road frontage; or</i></p> <p><i>AO7.3 Setback is within 20% of the existing setbacks of adjoining properties; and</i></p> <p><i>AO7.4 Side boundary clearances of not less than 1.5m and rear boundary clearance of not less than 6m from property boundaries.</i></p>	<ul style="list-style-type: none">• Amend AOs in General Residential Zone Code to require setbacks for Dwellings to comply with QDC (i.e. 6m to front boundary, 1.5 side and rear boundaries) <p>Where for a Dwelling House</p> <p>A08.2</p> <p><i>The Queensland Development Code setbacks apply to all buildings and structures on lots greater or less than 450m² as applicable.</i></p> <p>For all other uses:</p> <p>A08.3</p> <p><i>Setback is not less than 6 m from any road frontage;</i></p> <p>OR</p> <p>A08.4</p> <p><i>Setback is within 20% of the existing setbacks of adjoining properties;</i></p> <p>AND</p> <p>A08.5</p> <p><i>Side boundary clearances of not less than 1.5 m and rear boundary clearance of not less than 3 m from property boundaries.</i></p> <ul style="list-style-type: none">• Provisions duplicated in Township Zone									
6.	Part 5 – Tables of Assessment –	<p>Assessment benchmarks for development in the General Residential Zone</p> <p>Add the relevant zone code to each of the accepted development assessment benchmarks</p> <p>For e.g – See text in red below</p> <table><caption>Table 5.5.2—General residential zone</caption><tr><th>Category of development and assessment</th><th>Use term</th><th>Assessment benchmarks for assessable development and requirements for accepted development</th></tr><tr><td colspan="3">Accepted development</td></tr><tr><td></td><td><ul style="list-style-type: none">• Park.• Home-based business:<ul style="list-style-type: none">(a) where a maximum of 80m² GFA(b) does not include bed and breakfast style accommodation(b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving building work.• Major electricity infrastructure - If provided by a public sector entity or BSC.• Substation – If:</td><td><ul style="list-style-type: none">• Flood hazard overlay code.<p>General Residential Zone</p></td></tr></table>	Category of development and assessment	Use term	Assessment benchmarks for assessable development and requirements for accepted development	Accepted development				<ul style="list-style-type: none">• Park.• Home-based business:<ul style="list-style-type: none">(a) where a maximum of 80m² GFA(b) does not include bed and breakfast style accommodation(b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving building work.• Major electricity infrastructure - If provided by a public sector entity or BSC.• Substation – If:	<ul style="list-style-type: none">• Flood hazard overlay code. <p>General Residential Zone</p>	<ul style="list-style-type: none">• List the General Residential Zone Code as an assessment benchmark for development in this zone.• List the Rural Zone Code as an assessment benchmark for development in this zone.• List the Rural Residential Zone Code as an assessment benchmark for development in this zone.• List the Township Zone Code as an assessment benchmark for development in this zone.• List the Industry Zone Code as an assessment benchmark for development in this zone. <p>List the Recreation and Open Space Zone Code as an assessment benchmark for development in this zone.</p> <p>N/A for Accepted Development</p>
Category of development and assessment	Use term	Assessment benchmarks for assessable development and requirements for accepted development										
Accepted development												
	<ul style="list-style-type: none">• Park.• Home-based business:<ul style="list-style-type: none">(a) where a maximum of 80m² GFA(b) does not include bed and breakfast style accommodation(b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving building work.• Major electricity infrastructure - If provided by a public sector entity or BSC.• Substation – If:	<ul style="list-style-type: none">• Flood hazard overlay code. <p>General Residential Zone</p>										
7.		<p>Temporary Uses</p> <p>Consider including provision for temporary uses not requiring planning – Refer to Maranoa Planning Scheme Part 1.7 Local Government administrative matters – Temporary uses not assessable under the planning scheme.</p>	<ul style="list-style-type: none">• Temporary residence as noted above – consider local law option.• Temporary Use notation added in Section 1.7.2 <p>1.7.2 Temporary uses not assessable under this planning scheme</p> <p>(1) Council may determine that a temporary use that is unlikely to create a significant detrimental impact on the amenity of nearby land is not a material change of use of premises and is therefore not development as defined under the Act. Such activities include, but are not necessarily limited to, the following:</p> <ul style="list-style-type: none">a) school fetes;b) travelling circuses;c) temporary accommodation (within caravans, motorhomes, tents or similar) where associated with an event or temporary use; andd) promotional activities.									

8.	Part 6.2.3 - Industry Zone Code Part 6.2.1 – Centre Zone Code	Access/manoeuvring/Car Parking Provisions Provisions for sealing accesses, manoeuvring and car parking areas in the Centre & industry zones.	<ul style="list-style-type: none"> PO & AO11 added to Centre Zone Code and Industry Zone Code for driveways and parking areas to be sealed. <div> <div> P011 <i>Vehicle access is provided to an appropriate standard and parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.</i> </div> <div> A011.1 <i>Access driveways are to be constructed to an all-weather standard from the property boundary and connect to the existing road network via a crossover designed and constructed in accordance with Council's Standards.</i> </div> <div> A11.2 <i>All car parking, access and manoeuvring areas are to be constructed with an all-weather surface.</i> </div> </div>
9.	Part 5 – Table of Assessment - Rural Zone	Level of Assessment for Intensive Animal Industry in the Rural Zone Consider reducing the level of assessment for intensive animal industries from Impact to Code. Potential to set parameters for code assessment such as minimum lot size or separation distances?	<ul style="list-style-type: none"> Rural Activities Code created – refer Section 7.3.3 Level of assessment reduced to Code in Rural Zone
10.		Reconfiguring a Lot Consider minimum lot size and if Council wants to allow smaller lots closer to town or in certain areas.	Completed <ul style="list-style-type: none"> Strategic Framework – section 3.2.2.1 – notation added <i>Small -lot rural or rural residential development is concentrated in locations close to St George that have reasonable access to urban conveniences and minimises the need to extend and upgrade trunk infrastructure. Residents that choose to live in Rural residential areas understand and acknowledge that the levels of service and access to facilities are not comparable to levels of service in the Urban area.</i> New Overall Outcome of ROL Code to support small rural lots <i>Small-lot rural or rural residential development is concentrated in locations close to St George that have reasonable access to urban conveniences and minimises the need to extend and upgrade trunk infrastructure.</i> Minimum lot size reduced to 1,000ha
11.	Centre Zone Code	Site coverage for commercial development Conflict between allowable site cover in Centre Zone Code and General Development Code. Need to amend so both site coverages are the same. <u>General Development Code -</u> AO1 Total development on the site has a maximum site cover as follows: <ul style="list-style-type: none"> 50% Township zone 90% Centre zone 85% General residential zone 40% Industry zone. <u>Centre Zone Code –</u> AO7.2 Site cover of buildings does not exceed 85% of the site area , with the remainder to be used for landscaping, access and car parking areas.	Outcome: <ul style="list-style-type: none"> Amend General Development Code and Centre Zone Code to allow 100% site cover in the CBD i.e. defined area of Victoria Street in St George running from Henry St to Scott/Grey Street and also including to St George Terrace and Beardmore Place. All other areas of Centre Zone = 90% site cover. A07.1 Where located in the St George CBD, defined as: <ul style="list-style-type: none"> Victoria Street and St Georges Terrace between Scott and Grey Streets; Henry Street and Grey Street between St Georges Terrace and Victoria Street; Beardmore Place No Acceptable Outcome OR In all other areas <i>Site cover of buildings does not exceed 90% of the site area, with the remainder to be used for landscaping, access and car parking areas.</i> <ul style="list-style-type: none"> Increase maximum site cover in the Industry Zone to 85%.

			<p>P01 <i>The size and bulk of new buildings associated with development maintains and enhances the intended local character of the zone by avoiding over-development of the site, and allowing for development at a consistent scale, siting and intensity to nearby development.</i></p>	<p>A01 <i>Total development on the site has a maximum site cover as follows:</i></p> <ul style="list-style-type: none">▪ 50% Township zone▪ 90% Centre zone▪ 85% General residential zone▪ 85% Industry zone. <p><i>Editor's Note:</i> <i>Where there is a conflict between the relevant Zone Code and A01, the Zone Code prevails.</i></p>		
12.	Part 7.3.1 General Development Code Table 7.3.1.2	<p>Car parking requirements for Low Impact Industry</p> <p>Prescribed parking for low impact industry – Discussion regarding numbers required</p> <p><u>Current provision:</u></p> <p><i>Industrial uses - 1 space per 50m2 of gross floor area for the first 1,000m2 and 1 additional space per 100 m2 of gross floor area exceeding 1000m2.</i></p>	<p>Outcome:</p> <table><tr><td>Industrial Uses:</td><td>1 space per 100 m² of gross floor area</td></tr></table>		Industrial Uses:	1 space per 100 m² of gross floor area
Industrial Uses:	1 space per 100 m² of gross floor area					
13.	Part 6 Centre Zone Code	<p>Dwellings in the Centre Zone</p> <p>Consider including “Dwelling” as Code Assessment. Currently would be impact Assessment, Reason – a caretaker’s residence is similar to dwelling.</p>	<p>Outcome:</p> <ul style="list-style-type: none">• Keep Dwellings as Impact assessable in the Centre Zone.• Make Dwelling Unit a Code assessable use in the Centre Zone (allowing for ‘shop top’ living) <p>Caretaker accommodations already code. Dual occupancies and Multiple dwellings are already Code where on lots over 1000m² in the Centre Zone.</p>			
14.	Part 5 – Table of Assessment – Rural Zone	<p>Level of Assessment for Extractive Industry in the Rural Zone</p> <p>Currently Code for “under 5000t and associated with rural activities occurring on the same site”.</p> <p>Potential to reword to allow landholders with split land / properties utilise the gravel for other properties.</p>	<p>Outcome:</p> <ul style="list-style-type: none">• Make 5,000t extractive remaining on site Accepted development in the Rural Zone.• Make less than 5,000t extraction as Code Assessable in the Rural Zone• Keep extractive above 5,000t as Impact. <p><i>Exemption certificates can be given where a property owner wants to transport extracted material to another property within their landholding, and not transporting on Council roads</i></p>			
15.	Part 5 – Tables of Assessment	<p>Operational Works - Earthworks</p> <p>Urban purposes that involve disturbing more than 2,500m2 of land (vague) further define like Maranoa Planning Scheme i.e. accepted works for purposes of infrastructure including car parking, access, turnout etc.</p> <p>Consider changing the OP works trigger for earthworks 1m.</p>	<p>Outcome:</p> <ul style="list-style-type: none">• Make excavation and filling Accepted development in Rural Zone <p>For Urban Areas - Make trigger for Operational Works application in an Urban Zone as more than 80m³ of cut and/or fill, OR 50mm change in height of ground level, whichever is greater.</p>			
16.	Part 5 – Tables of Assessment – Industry Zone AND Schedule 1 - Definitions	<p>St George Airport land</p> <p>Include definition for Air services in scheme, make level of assessment in Industry Zone in Airport ‘Accepted development subject to requirements’ or ‘Code Assessable’</p>	<p>Outcome:</p> <ul style="list-style-type: none">• Introduce definition of Air Services as per regulated requirements• Make Air Services Code assessable in Industry Zone <p>Change Zone of Dirranbandi Airport to Industry Zone.</p>			

17.		<p>Resilient residential precinct and Limited residential precinct</p> <p>Tie the statement above the above precinct in general residential zone to the Tables of assessment (i.e MCU general residential zone and reconfiguring a Lot code</p> <p>Consider more the detail in scheme about these precincts.</p>	<ul style="list-style-type: none"> Reconfiguring a Lot code updated to state no subdivision supported in Limited Residential Precinct Retain PO/AO16 & 17
18.	Part 5 – Tables of Assessment – Rural Zone	<p>Renewable Energy Facility definition</p> <p>Consider amending definition of Renewable energy facility to align with Planning Regulation definition. This use is currently Code assessable in the Rural Zone.</p> <p>Current definition: <i>Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.</i></p> <p>Planning Reg definition: <i>renewable energy facility—</i></p> <p><i>(a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but</i></p> <p><i>(b) does not include the use of premises to generate electricity or energy to be used mainly on the premises.</i></p>	<p>Council to adopt Planning Regulation definition of Renewable Energy Facility.</p> <p>Level of Assessment to be Code Assessable in the Rural Zone.</p> <ul style="list-style-type: none"> Council adopted all regulated requirements – zone purpose statement, use definitions and administrative definitions
19.	Schedule 2 – Mapping	<p>Industrial and Commercial zoned land</p> <p>Consider potential for additional industrial/commercial zoned land in town areas.</p>	<p>Rezoning Lot 6 & 7 on RP65476 and Lots 3, 4, 5 on SP276756 to Centre Zone (corner of Alfred & Grey Streets)</p> 
20.	Part 5 – Levels of Assessment Part 6 – Zones Part 7 – Development Codes	<p>Recognising Existing Lawful Uses in levels of assessment to support adaptive reuse and expansion of existing uses.</p> <p>Incorporate provisions into General Residential Zone Code and General Development Code to recognise existing lawful uses while protecting surrounding residential uses.</p>	<p>Outcome:</p> <ul style="list-style-type: none"> Health Care Services to Code in Residential and Centre Zone Child Care Centre to Code in Centre Zone Existing lawful uses: <ul style="list-style-type: none"> Commercial and Industry uses accepted development where changing from one to another Intensification of existing lawful uses Code Assessable <p>Provisions added in General Residential Zone Code for protecting amenity</p>
21.	AirBnB	<p>Where renting out rooms in a house being resided in – “Home Based Business”</p> <p>Where renting an entire Dwelling House – “Short Term Accommodation”</p>	<p>Introduce Short Term Accommodation as Accepted development in the Centre and General Residential Zone “Where no building work required”. Therefore, existing Dwellings can be Accepted development to be listed on AirBnB.</p>

22.	Administration	<ul style="list-style-type: none">• Italicise references to legislation.• Update references to superseded legislation.• Correct spelling errors.• Change hyphens to en dashes/em dashes and vice versa.• Amend text for measurement units e.g. change 15 metres to 15 m, hectares to ha etc.• Remove commas, add spaces for numbers e.g. 32,544 changed to 32 544 (removing commas and adding spaces over four figures and having no space for four figures).• Amend document styling including font styles, bold, font size etc. in accordance with Council corporate document style guide.	<p>Achieves consistency throughout document.</p> <p>Provides clarification of content.</p> <p>Removes redundant referencing.</p>
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