



TITLE:

**MACKAY CITY PLANNING
SCHEME**

AMENDMENTS 2 OF 2007:

**AMENDMENTS TO THE FRAME, HINTERLAND AND OFF-
SHORE ISLANDS LOCALITIES, ZONES, CODES,
OVERLAYS, ASSESSMENT CATEGORIES AND CRITERIA,
MAPS, REZONINGS AND OTHER PARTS OF THE
PLANNING SCHEME.**

DATE ADOPTED BY COUNCIL:

25 March 2009

DATE AMENDMENT TOOK EFFECT:

24 April 2009

SIGNATURE:

FULL NAME:

Dan McKinlay

TITLE:

ACTING CHIEF EXECUTIVE OFFICER
MACKAY REGIONAL COUNCIL



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**(INCLUDING MODIFICATIONS MADE AS A RESULT OF
PUBLIC SUBMISSIONS)**

25 MARCH 2009 (DATE OF ADOPTION)

Effective from 24 April 2009

Amendments 2 of 2007

Amendments to the Frame, Hinterland and Off-Shore Islands Localities, Codes, Overlays and other Parts of the Planning Scheme.

Detail of the amendments of the Planning Scheme Document are shown in the following attachments:

- Scheme Amendments 2 of 2007- Attachment A:
Detail of Amendments 2 of 2007
- Scheme Amendments 2 of 2007 - Attachment B:
Heavy Vehicle Parking Code
- Scheme Amendments 2 of 2007 - Attachment C:
Residential Storage Sheds Code (Division 21)
- Scheme Amendments 2 of 2007- Attachment D:
Development on Steep Land Overlay Code
- Scheme Amendments 2 of 2007 - Attachment E:
Road Hierarchy Information Maps
- Scheme Amendments 2 of 2007- Attachment F:
Constructed Lakes (Environment and Infrastructure Code)
- Scheme Amendments 2 of 2007- Attachment G:
High Impact Activity Information Maps and Key Resource Area Maps (Environment and Infrastructure Code)
- Scheme Amendments 2 of 2007 - Attachment H:
Planning Scheme Notations (Part 11)
- Scheme Amendments 2 of 2007 – No Attachment:
Liveable Neighbourhood Code - (TO BE CONSIDERED AS A SEPARATE ITEM)
- Scheme Amendments 2 of 2007 - Attachment J:
Reconfiguration of Lot Code
- Scheme Amendments 2 of 2007 - Attachment K:
Flood and Inundation Overlay Map - Self-Assessable Category for Dwelling House
- Scheme Amendments 2 of 2007- Attachment L:
Public Transport Infrastructure (Retail and Commercial Code)
- Scheme Amendments 2 of 2007- Attachment M:
Assessment Categories and Criteria for Other Development and related notes (Tables 5-2, 6-2 and 7-2)
- Scheme Amendments 2 of 2007- Attachment N:
Rezoning
- Scheme Amendments 2 of 2007- Attachment O:
Commercial/ Service & Residential Interface Map

The amendments made as part of the Planning Scheme Amendments 2 of 2007 are grouped into 23 areas requiring amendments to various parts and sections of the Planning Scheme, including all Localities except the City Centre Locality, various Zones, Codes, Overlays and Maps.

The following summarises the individual amendments covered by Planning Scheme **Amendments 2 of 2007**:

1. Multiple Dwellings Code

Amendments relating to the Multiple Dwelling Code are as follows:

- An increase in the building height provisions associated with this use to provide more flexibility in higher density residential design.
- Correction of references to minimum lot areas for this use in the Rural Zone, in accordance with the Reconfiguring of a Lot Code.
- Reference to Accommodation Units instead of dwelling units.
- Density provisions for "Rooming Units".
- Correction of an anomaly relating to requirements for maximum individual garbage bins (including recycling bins) for each complex.
- Correcting numbering of a Specific Outcome.

2. Heavy Vehicle Parking Code

- Amendment to the Code provisions to provide further direction on the desired outcome to maintain residential amenity.

3. Industry

- Amendments to the Reconfiguration of Lot Code, Industry Code and Industry (High Impact) and Industry (Low Impact) zones to increase the minimum lot areas within the mentioned zones to accommodate all ancillary activities on-site including landscaping, parking and commercial vehicle parking and manoeuvring arrangements.
- A correction to a provision relating to Minimum Floor Levels for Industrial Development in accordance with the Environment and Infrastructure Code.

4. Reconfiguration of a Lot Code

- Removal of a requirement relating to a density of one Dwelling Unit per 400m² in certain residential zones to allow possible subdivision of 800m² lots.
- Note: Further amendments to the ROL Code are also proposed in item 21 below.

5. Urban Residential Zone

- Removal of a requirement relating to a density of one Dwelling Unit per 400m² to correlate with the amendment in item 4 above.

6. Urban Expansion Zone

- Removal of a conflicting provision making development within this zone impact assessable.

7. Shops and Shopping Centres

- An amendment to make Shops impact assessable above 2500m² to match the intent of the definitions for Shop and Shopping Centre.

8. Dwelling Houses & Residential Storage Sheds

- Removal of provisions relating to side and rear setbacks for dwelling houses and residential storage sheds and reference to these provisions within the Queensland Development Code.
- Corrections of front setbacks requirements where not correlating to the road hierarchy.
- Replacement of a Specific Outcome relating to Open Space provisions for small lots to provide clarity.
- Amendments to separate requirements for Dwelling House and Residential Storage Sheds by creating separate Codes for each of the uses.

9. Residential Storage Sheds (Assessment Categories)

- Amendments to Assessment Category Tables in the four Localities to provide more flexibility for areas of residential storage sheds, depending on zones and lot areas.

10. Residential Storage Sheds & the Overlays

- Amendments to Overlay Codes resulting from the split in the creation of separate *Dwelling House* and *Residential Storage Shed* Codes described in item 8, to allow the same assessment criteria for dwelling houses and residential storage sheds in the Overlays indicated below:
 - Coastal Management & Biodiversity Overlay
 - Steep Land Overlay
 - Good Quality Agricultural Land Overlay
 - Landscape Character Overlay
 - Acid Sulphate Soils Overlay
- Amendment to make Residential Storage Sheds 'exempt development' in the Flood and Inundation Management Overlay Code.

11. Steep Land Overlay

- An amendment to refer to the Building Code of Australia for building applications, which is especially relevant where the use is exempt development.
- An amendment to make Industry uses Impact Assessable where located on steep land.
- Amendments to the Code provisions to reflect the intent of the State Planning Scheme Policy (SPP). The Planning Scheme currently takes a more restrictive approach than required in the State Planning Policy. The SPP 1/03 (Mitigating the Adverse Impacts of Flood, Bushfire and Landslide) ensures that the natural hazards of flood, bushfire and landslide are adequately considered when making land use planning decisions. In natural hazard management areas, development that achieves the relevant Specific Outcomes of the SPP is compatible with the nature of the natural hazard. Development applications should demonstrate such achievement.

12. Bushfire Overlay

- Correction of a numbering error in the Division numbers for Bushfire and subsequent Overlay Codes.
- Inclusion of a notation in the assessment table to draw building certifiers to the fact that the Building Code applies in relation to bushfire protection even though a use such as Dwelling House is exempt from the Overlay Code.

13. Flooding Overlay

- Amendments to the assessment tables and Flood and Inundation Overlay Map to introduce a 'self-assessable' area relating to dwelling houses to an established area in South Mackay.
- Introduction of acceptable solutions relating no non-habitable rooms and filling within the footprint of a building within established areas.
- Changing the location of the Note referring to the relevant Planning Scheme Policy.
- Correction of an anomaly made in translation from the Transitional Planning Scheme Policy for building floor levels considering "wave effects" in the foreshore area.
- Provision of greater flexibility for filling within the building footprint.

14. Character/ Heritage Protection Overlay

- Amendments to clarify when Building Work is treated as a Material Change of Use.

15. Road Hierarchy

- Amendments to the Road Hierarchy Information Maps pertaining to the hierarchy of roads between Golflinks Road and Rosewood Drive; alignment of Wallman's Road; and amendments to alignments and hierarchy of roads in Paget to accommodate recent developments.

16. Constructed Lakes

- Introduction of a new section on Constructed Lakes within the Environment and Infrastructure Code.

17. High Impact Areas

- An amendment to a Specific Outcome relating to references to applicable High Impact Activity Maps.
- Replacement of Key Resource Area Maps relating to recent amendments to maps within State Planning Policy (SPP) 2/07 (amendments to mapping in accordance with SPP 2/07).
- Amendments to Acceptable and Probable solutions relating to High Impact Activity Area descriptions and buffer distances.
- Insert an information note (footnote) in S4.1 of the Extractive Industries Code to reference the EPP Guidelines.

18. Notations

- Introduction of a new Part (Part 11) to Planning Scheme to deal with Planning Scheme Notations, including:
 - Listing of Planning Scheme Amendments (history)
 - Recording certain approvals as required in terms of Section 3.5.27 of IPA, including:
 - Approval inconsistent with the Planning Scheme
 - Preliminary approval under the IPA, section 3.1.6 overriding the Planning Scheme
 - Decision to apply the superseded Planning Scheme.

Note – The insertion of this Part of the Planning Scheme as part of the scheme amendments will allow the structure of the notations to be created. The tables will be populated separately.

19. Various Rezonings

The following rezonings are proposed:

- Rezoning of a lot in North Mackay, from part Urban Residential and part Commercial to Commercial zone.
- Rezoning of a portion of lot in Blacks Beach from Rural to Open Space.
- Rezoning of a lot east of Paget from Open Space to the Rural zone.
- Rezoning of several lots in Glenella from Rural to the Urban Residential zone to recognise development that has occurred.
- Rezoning of two lots in Paget from Rural to Industry (High Impact) to recognise recent development.
- Correct an anomaly of a lot in Paget zoned Industry (High Impact) to Open Space.
- Rezoning of lots in Mackay City Centre from Higher Density Residential and Mixed Use zones to Commercial zone.

20. Water Sensitive Urban Design & Water Quality

- Introduction of Water Sensitive Urban Design Principles to the Planning Scheme, which deals with the interactions between the urban built form (including urban landscapes) and the urban water cycle as defined by the three urban water streams being potable water, wastewater and stormwater. The introduction of the Water Sensitive Urban Design Principles require improvements to the Environment & Infrastructure Code, Operational Works (Earthworks) Code and Coastal Management and Biodiversity Overlay Code.

21. Liveable Neighbourhoods

NOTE: The proposed code is held in abeyance - submissions received on this matter will be considered separately.

22. Public Transport Infrastructure at Shopping Centres

- Introduction of a new section in the Retail and Commercial Code on Public Transport Infrastructure at shopping centres with a 10,000 m² GFA.

23. Assessment Categories and Criteria for Other Development

- Division 4 (of Part 5, Part 6 and Part 7) – Assessment Categories and Relevant Assessment Criteria for Other Development: and other amendments to categories, criteria and related notes.

Scheme Amendments 2 of 2007 - Attachment A: Detail of Amendments 2 of 2007

FRAME, HINTERLAND AND OFFSHORE LOCALITIES, CODES, OVERLAYS, REZONINGS AND OTHER AMENDMENTS

No	Planning Scheme Reference	Reason for Amendment	Amendment
1	<p>MULTIPLE DWELLINGS CODE Part 9, Div 16 – Multiple Dwellings, Accommodation Units and Dual Occupancy Code Table 9-15 and S1.1</p>	<ul style="list-style-type: none"> This amendment is made to match provisions contained in the Reconfiguring of a Lot Code. This is consistent with the definition for Accommodation Units. The Higher Density Residential Zone now includes a density provision for “Rooming Units” This amendment provides more flexibility in higher density residential design. Building height is still subject to streetscape and amenity issues. This amendment corrects the correlation between the Specific Outcome and Acceptable Solution requirements for maximum individual garbage bins (including recycling bins) for each complex. Amendment to correct an anomaly- Numbering under the Specific Outcome start with ‘P’, while Probable or Acceptable Solutions start with ‘S’. 	<ul style="list-style-type: none"> (iv) Change 60 ha to <i>100 ha</i> for the Rural Zone. (ii) (b) Change “Dwelling Unit” to “<i>Rooming Unit</i>”. (iii) Delete existing sentence and insert the following:- “<i>where in the Higher Density Residential zone: a) 1 Dwelling Unit per 200m² for Dual Occupancy and Multiple Dwelling Units; and b) 1.5 Rooming Units per 200m² for Accommodation Units</i>”. Building Appearance S1.2. Amend the maximum building height for Multiple Dwellings and Accommodation Units from 8.5m to <i>12m (to apex)</i> to allow up to 3 storey development and additional height to accommodate pitched roofs. Delete the number 10 in P2 under Service Facilities and replace with 12. Table 9-15 Building Density S1.1 and S1.2 delete ‘S’ and replace with ‘P’.

No	Planning Scheme Reference	Reason for Amendment	Amendment
2	HEAVY VEHICLE PARKING CODE Part 9, Div 11	<ul style="list-style-type: none"> Amendments to the Code to clarify the desired outcomes. The new Code provides firm direction on the desired outcome in terms of the maintaining residential amenity. 	<ul style="list-style-type: none"> Delete the existing Heavy Vehicle Parking Code and insert the proposed new Heavy Vehicle Parking Code attached as Attachment B. Amend the wording of the definition for Heavy Vehicle Parking in Table 12-2 "<i>Use Definition</i>" in Part 12 – Schedules to read as follows: "<i>means premises used for the parking of the smallest vehicle classification of either a medium rigid vehicle (MRV) as described in AS2890-2; or a Heavy Vehicle (Class 3 vehicle and higher) as described in the Austroad Vehicle Classification System for a period longer than is necessary for loading and unloading for an occasional service</i>".

No	Planning Scheme Reference	Reason for Amendment	Amendment
3	INDUSTRY Part 9, Div 13 Part 5 Div 16 and 17 & Part 6 Div 16 and 17	<ul style="list-style-type: none"> The purpose of this amendment is to ensure that industrial lots have sufficient area to accommodate all ancillary activities on site, parking and commercial vehicle parking and manoeuvring arrangements. Amendment required correlating with above amendment. Include a "note" into Division 13 "Landscaping and Building Treatments" P1 to clarify that stormwater bioretention areas are not located within the 7.5% 	<ul style="list-style-type: none"> Amend minimum Lot area from 1500 sqm to 2500 sqm for Industry (Low Impact), and from 2500 sqm to 3500 sqm for Industry (High Impact). Amend the minimum, road frontage dimensions from 25m to 30m for Industry (Low Impact) and from 30m to 35m for Industry (High Impact). Amend P1(i) of the Industry (High Impact) zone (Div 16) to require a minimum of 3500 sqm site area (delete 2000 sqm) Amend P1(i) of the Industry (Low Impact) zone (Div 17) to require a maximum site area of 3500 sqm (delete 2000 sqm). Insert a note under P1 as follows: "Note – Stormwater bio-retention areas are not located

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		<p>total site area landscape provision or within the 2m or 5m front landscape strip.</p> <ul style="list-style-type: none"> Amend the Minimum Floor level for Industrial Development as stipulated in Overall Outcome 2(d) of Division 16 Industry (High Impact) & 17 Industry (Low Impact) Frame Locality, to correlate with the Environment and Infrastructure Code. 	<p><i>within the 10% (for premises on Arterial or Sub-Arterial Roads) or 7.5% (for other premises) total site area landscape provision or within the 5m (Arterial and Sub-Arterial Roads) or 2m (other roads) front landscape strip</i>.</p> <ul style="list-style-type: none"> Delete “ 1 in 50 years” and replace with “<i>1 in 100 years</i>”.

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4	RECONFIGURATION OF A LOT CODE Part 9, Div 19 – Table 9-19.1	<ul style="list-style-type: none"> Amendment to provide a density of 1 Dwelling Unit per 400m² when subdividing an 800m² lot into two lots. Amendment to encourage the retention of existing dwellings in residential character areas when redeveloping. 	<ul style="list-style-type: none"> Amend P2 Table 9-19.1, opposite “Urban Residential” Zone, by deleting the words “Average 500m²”. Amend S2 “Small lots in the Urban Residential Zone” to read as follows: “<i>Lots having areas less than 350m² form part of an integrated residential development of at least 4 lots, except where:</i> <ul style="list-style-type: none"> <i>the lot is located in a Residential Character Area; and</i> <i>there is an existing dwelling of character located on the existing residential lot;</i> <i>in which case, such a lot, less than 350m² will be considered, if the existing dwelling of character is retained</i>”.

No	Planning Scheme Reference	Reason for Amendment	Amendment
5	URBAN RESIDENTIAL ZONE Parts 5 & 6, Div 10 — Specific Outcome P2 Residential Density	<ul style="list-style-type: none"> This amendment is required as a result of the removal of the “Average 500m²” rule in 2 above. The proposed density is the same as the superseded scheme. 	<ul style="list-style-type: none"> Delete existing P2 and insert the following words:- “<i>The maximum density of Residential development in the Urban Residential Zone is 1 Dwelling Unit per 400m².</i>”

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6	URBAN EXPANSION ZONE Part 5, Div 13 – Urban Expansion Zone, Overall Outcome (2) (a) and Part 6, Div 12 – Urban Expansion Zone, Overall Outcome (2) (a)	<ul style="list-style-type: none"> This sentence conflicts with the Assessment Category Tables contained in Parts 5 & 6. 	<ul style="list-style-type: none"> Delete the last sentence relating to development in this zone being “<i>impact assessable</i>”.

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7	SHOPS AND SHOPPING CENTRES Assessment Category Tables 4-1, 5-1, & 6-1	<ul style="list-style-type: none"> This amendment is required to make Shops impact assessable above 2500m² to match the intent of the definitions for Shop and Shopping Centre. 	<ul style="list-style-type: none"> In the assessment tables under the listed use “Shop” insert after the last sentence: “<i>or has a GFA of greater than 2500m² which is Impact Assessable.</i>”

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8	<p>DWELLING HOUSES & RESIDENTIAL STORAGE SHEDS Part 12 – Table 12-2 Use Definitions, and Part 9 – Div 8 Dwelling House & Div 21 Residential Storage Sheds Code</p>	<ul style="list-style-type: none"> • These amendments will ensure that Council only control front setback requirements for dwelling houses and residential storage sheds/carports. Side and rear setbacks will be self assessable in accordance to the Queensland Development Code. • The potential development of residential storage sheds and dwellings with reduced setbacks may result in adverse impacts on sewers located on adjacent lots, as infrastructure on adjacent lots is not normally investigated. • These amendments seek to correct setbacks distances where not correlating to other road hierarchy. 	<ul style="list-style-type: none"> • Delete P4 (side and rear setback boundaries) and P5 (side and rear setback boundaries on lots 15m or less in width) and refer to Queensland Development Code (insert Notes under Table 9-7 and Dwelling Houses on Small Lots “<i>Note: Refer to Queensland Development Code Parts 11 and 12 for side and rear boundary clearances to buildings and structures.</i>” • Insert a new P4 and P5 with criteria to ensure underground infrastructure is protected and reference made to the Building Over Sewers Policy with the following: <p><i>P4 – Dwelling House: “Underground infrastructure is protected against the influence of any structures constructed over or adjacent to the infrastructure”.</i></p> <p><i>S4(i) – “The position and design of any dwelling house or structure meets the provisions of the Building Code of Australia and Building Over Sewer Policy”.</i></p> <p><i>S4(ii) “A minimum clear space of 3m wide continuous from the road frontage is provided between a dwelling house or structure and any underground infrastructure on the property, any adjacent properties or road”.</i></p> • S3.3: Amend Dwelling House setback in the Rural Zone where fronting a sub-arterial road from 10m to 20m. • S3.2 Delete “other” and replace with “<i>Collector</i>” road. Amend 20m setback for dwelling houses on other (amended to be Collector to 10m).

No	Planning Scheme Reference	Reason for Amendment	Amendment
		<ul style="list-style-type: none"> • Include a “note” within the code table under the existing heading of “Side and Rear Setbacks” for Dwelling Houses to refer to the QDC. • Replace P5 under Open Space for Small Lots to provide clarity. • Amendments to clarify the requirements for Dwelling House and Residential Storage Sheds by separating the two uses and clearly identifying when development is self-assessable. Criteria that were the same as the Queensland Development Code are deleted from the Code to avoid duplication. 	<ul style="list-style-type: none"> • That the following notation is added to Table 9.7 of Division 8 for Dwelling Houses on Small Lots: <i>“Note: Refer to Queensland Development Code Parts 11 and 12 for side and rear boundary clearances to buildings and structures”.</i> • Replace P5 with the following: <i>“Outdoor open space having suitable size and slope is available to allow residents to extend their living activities outside”.</i> • Amendments to the Dwelling House and Shed definitions are proposed, as follows: Dwelling House – delete <i>“and any ancillary buildings including sheds (separately defined) which do not exceed a total GFA of 60 sqm and do not exceed 4.5m in height above natural ground level to the apex of the roof.”</i> Replace the definition of Shed with Residential Storage Shed as follows: <i>Residential Storage Shed</i> <i>“means the use of a shed used for storage of domestic goods and equipment where associated with and ancillary to a ‘Dwelling House”.</i> • Separate the provisions for Residential Storage Sheds from the Dwelling House and Sheds Code and rename the Code as “Division 8 Dwelling House Code” and create a new Code named as “Division 21 Residential Storage Sheds Code” (Attachment C). Renumber other Codes in Part 9 as a result of the insertion and renumber Part 1, Division 3 1.13 to match the Division Numbers in

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			<p>Part 9. Delete references to Sheds in Division 8.</p> <p>Renumber subsequent Codes and sections to accommodate the new Code.</p>

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8	<p>RESIDENTIAL STORAGE SHEDS Part 9 Div 21 Residential Storage Sheds Code</p>	<p>The potential development of residential storage sheds and dwellings with reduced setbacks may result in adverse impacts on sewers located on adjacent lots, as infrastructure on adjacent lots is not normally investigated.</p> <ul style="list-style-type: none"> • Include a “note” within the code table under the existing heading of “Side and Rear Setbacks” for Residential Storage Sheds on Small Lots to reinforce the importance of providing the correct setback distance. 	<ul style="list-style-type: none"> • Insert a new “Residential Storage Sheds Code” (Attachment C). • Renumber subsequent Codes and sections to accommodate the amended Code. • Include additional criteria to ensure underground infrastructure is protected and reference made to the Building Over Sewers Policy with the following: <i>P1 (vi) – “Underground infrastructure is protected against the influence of any structures constructed over or adjacent to the infrastructure”.</i> <i>S1.7(i) – “The position and design of any structure meets the provisions of the Building Code of Australia and Building Over Sewer Policy”.</i> • <i>S1.7(ii) “A minimum clear space of 3m wide continuous from the road frontage is provided between a dwelling house or structure and any underground infrastructure on the property, any adjacent properties or road”.</i> • That the following notation is added to Table 9.23 of Division 21 for Residential Storage Sheds on Small Lots: <i>“Note: Refer to Queensland Development Code Parts 11 and 12 for side and rear boundary clearances to buildings and structures”.</i>

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		<ul style="list-style-type: none"> Where a carport or similar structure exists to provide covered car accommodation for the dwelling house, a credit in area is to be given. This credit is only applicable when no other car accommodation exists on site. 	<ul style="list-style-type: none"> Include an additional Acceptable/Probable Solution to Division 21 S2.1 (v), S2.2 (v), S2.3 (v) and S2.4 (v) as follows: <i>“where a carport, is provided in lieu of a garage as part of the dwelling to provide covered car accommodation, a credit in area of 18m² (6m x 3m) will be given”.</i> Include a notation that excludes 1 carport area where it is provided in lieu of a garage, as follows: <i>“Note – This credit does not allow an additional 18m² to be added to the size of a residential storage shed where a carport does not exist and is only applicable when no other covered car accommodation exists on site”.</i>
		<ul style="list-style-type: none"> The assessment criteria for assessing residential storage sheds is too complex. 	<ul style="list-style-type: none"> Amend the wording of Division 21 “Residential Storage Shed Dimensions”, S2.1 (i) and S2.2 (i) to show amended floor areas as follows: S2.1(i) a. – “not more than 10% of the area of the site or 85m², whichever is the lesser”; S2.2(i) a – “not more than 10% of the area of the site or 85m², whichever is the lesser” Amend the wording of Division 21 “Residential Storage Sheds on Small Lots (Less than 450 sqm)”, S1(i) as follows: <i>“a total floor area of all residential storage sheds (including carports and shed awnings) on an allotment is not more than 10% of the area of the site or 85m², whichever is the lesser”.</i>

No	Planning Scheme Reference	Reason for Amendment	Amendment
9	<p>RESIDENTIAL STORAGE SHEDS Parts 4,5, 6 & 7 – Assessment Category Tables 4-1, 5-1, 6-1 & 7-1 Residential Storage Shed</p>	<p>These amendments to the Assessment Category Tables are necessary to clearly set out in each Zone when a “Residential Storage Shed” is self-assessable or code or impact assessable. Residential Storage Shed is an ancillary use to dwelling house and is not therefore a use usually considered in industrial or commercial zones. In these zones it will be Impact Assessable.</p>	<ul style="list-style-type: none"> • Amend Assessment Table for Parts 4, 5 and 6 to refer to <i>Residential Storage Sheds</i> instead of <i>Sheds</i>. • In Table 4-1 (City Centre Locality), for the listed use “<i>Residential Storage Shed</i>”, change “<i>Code Assessable</i>” to “<i>Impact Assessable</i>” under the Commercial (Services) Zone. • In Tables 5-1 (Frame Locality) and 6-1 (Hinterland Locality), for the listed use “(<i>Residential Storage</i>) <i>Shed</i>”, delete “<i>Code Assessable</i>” and insert the following above words under the Higher Density Residential zone, Urban Residential zone, Urban Expansion zone and Village zone: “<i>Residential Storage Shed</i>” – “Self Assessable <i>except where the use is greater than 10% of the area of the lot or over 85m², whichever is the lesser, which is Impact Assessable</i>”. • Change “<i>Code Assessable</i>” to “<i>Impact Assessable</i>” under the Commercial zone and both Industry zones. • Under the Rural Residential Zone delete “<i>Code Assessable</i>” & under the Rural Zone delete “<i>Self-Assessable</i>” and insert:- “Self Assessable <i>except where the use is not complying with the acceptable solutions of the applicable code, which is Code Assessable</i>”. • In Tables 4-1, 5-1, 6-1 and 7-1, under the “Relevant Assessment Criteria”; opposite “<i>Dwelling House</i>” delete “<i>Dwelling House and Sheds Code</i>” and insert “<i>Dwelling House Code</i>”; opposite “<i>Shed</i>” delete “<i>Dwelling House and Sheds Code</i>” and insert “<i>Residential Storage Sheds Code</i>”.

No	Planning Scheme Reference	Reason for Amendment	Amendment
			<ul style="list-style-type: none"> In the last column (assessment criteria) also insert: <i>“For impact assessable development, ‘relevant assessment criteria’ are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.”</i>

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10	RESIDENTIAL STORAGE SHEDS & THE OVERLAYS Part 8 – Overlay Codes	<ul style="list-style-type: none"> Residential Storage Sheds become the same as Dwelling House and are exempt from this Code. Residential Storage Sheds become the same as Dwelling House and are exempt from this Code. Residential Storage Sheds become the same as Dwelling House and are exempt from this Code. Residential Storage Sheds become the same as Dwelling House and are exempt from this Code. Residential Storage Sheds become the same as Dwelling House and are exempt from this Code. Residential Storage Sheds become exempt development and falls within the ‘other category’. 	<ul style="list-style-type: none"> Div 3 - Coastal Management & Biodiversity Overlay - Add “Residential Storage Shed” to Table 8-3 Column 1. Div 9 – Steep Land Overlay - Amend Table 8-9 as follows:- in Column 1 after “Home Occupation” insert “Residential Storage Shed (where located within the Urban Residential, Urban Expansion and Rural Zones)”. Div 13 – Good Quality Agricultural Land Overlay – Add “Residential Storage Shed” to Table 8-13. Div 15 – Landscape Character Overlay – Add “Residential Storage Shed” to Table 8-15 Column 1. Div 17 – Acid Sulphate Soils Overlay – Add “Residential Storage Shed” to Table 8 -17 Column 1. Div 11 – Flood and Inundation Management Overlay – No amendment required, Residential Storage Shed will become exempt development (dwelling house remains code assessable development).

No	Planning Scheme Reference	Reason for Amendment	Amendment
11	<p>STEEP LAND OVERLAY Part 8, Div 9 & Div 10 – Development on Steep Land Overlay Code, Table 8-9</p>	<ul style="list-style-type: none"> This amendment is required to refer to the BCA for building applications, especially where the use is exempt development. This amendment will make Industry Impact Assessable where located on steep land. <p>In Queensland, SPP 1/03 (Mitigating the Adverse Impacts of Flood, Bushfire and Landslide) ensures that the natural hazards of flood, bushfire and landslide are adequately considered when making land use planning decisions. In natural hazard management areas, development that achieves the relevant Specific Outcomes of the SPP is compatible with the nature of the natural hazard. Development applications should demonstrate such achievement.</p> <p>Any adverse effects associated with Development on Steep Land is further minimised by the following:-</p> <ul style="list-style-type: none"> Building Act requirements for engineers to approve stability of foundations and footings; Professional responsibility of Building Certifiers, Building Designers and Engineers to design buildings to accommodate slope requirements; and Requirement for code assessment of Operational Works over 50m³ to be assessed by Council. 	<ul style="list-style-type: none"> Amend the “Note” at the top of Table 8-9 by making existing notation (1) and the adding a second notation as follows:- <i>“The Standard Building Regulation 1993, through the Building Code of Australia (BCA) addresses ‘landslip’ issues by providing that buildings must be designed to resist the most critical action effect resulting from various actions including landslip (BCA Vol 2, 3.11.3), which is identified according to the site classification system (BCA Vol 2, 3.2.4).”</i> Amend Table 8-9 column 1 to make Industry Impact Assessable where located on steep land. Amend Div 10 Assessment Criteria (Overall Outcomes, Specific Outcomes and Acceptable Solutions) of the Development on Steep Land Overlay Code to reflect the State Planning Policy 1/03. The new proposed Assessment Criteria is at Attachment D.

No	Planning Scheme Reference	Reason for Amendment	Amendment
12	<p>BUSHFIRE OVERLAY Part 8, Div 1 – Bushfire Management Overlay</p> <p>Code Table 8-1</p>	<ul style="list-style-type: none"> • Correction of a numbering anomaly - Division 1 refers to Preliminary. • Inclusion of this note has been advised by the DIP to draw attention to the fact that the Building Code still applies in relation to bushfire protection even though a use such as Dwelling House is exempt from the Overlay Code. 	<ul style="list-style-type: none"> • Change the Division Number for the Bushfire Management Overlay Code to #2 and renumber subsequent division numbers. Amend references within Part 1 accordingly. • Amend the “Note” at the top of Table 8-1 by making existing notation (1) and the adding a second notation as follows: <i>(2) “Land identified within the ‘High Risk Bushfire Hazard Area’ as indicated on the Bushfire Management Overlay Map, is designated a ‘bushfire prone area’ for the purposes of Section 55 of the Standard Building Regulation 1993, and the medium category bushfire protection provisions of the Building Code of Australia apply.”</i>

No	Planning Scheme Reference	Reason for Amendment	Amendment
13	<p>FLOODING OVERLAY Part 8, Div 11- Flood and Inundation Management Overlay Code Tables 8-11 & 8.43 and Overlay Maps</p>	<ul style="list-style-type: none"> • These amendments are required to clarify what uses and what premises are affected by the Code. 	<ul style="list-style-type: none"> • In Table 8-11, Column 1, Delete “Home Occupation” and “Family Day Care”; in Column 2, delete reference to Exempt and Insert the following: <i>“Self Assessable where complying with the Flood and Inundation Management Overlay Code and located on the “Self Assessable” Category of the Overlay Map.”</i> • In Table 8-11, Column 1, second row insert “Heavy Vehicle Parking”, “Roadside Stall” and “Stockyard” . • Amend the “Note” at the top of Table 8-11 by making existing notation (1) and adding a second and third notation as follows:- <i>(2) The Standard Building Regulation 1993, through the Building Code of Australia (BCA) addresses flooding in the Code and standards in respect of mitigating the effects of natural hazards.</i>

No	Planning Scheme Reference	Reason for Amendment	Amendment
		<ul style="list-style-type: none"> This amendment is required to refer to the Defined Flood Event (DFE) and defined minimum level as stipulated in the associated P1. 	<p>(3) For all categories of development, development must consider the applicable flood levels, including Q100 flood levels.</p> <ul style="list-style-type: none"> Insert in S1.2 (b) after all premises the following “listed in Table 8-11”. Amend S1.1 as follows: Insert after “DFE” the following “or the defined “Minimum Level”.
		<ul style="list-style-type: none"> Introduce the use of the term “Habitable Room” to clarify what type of development is affected by the Code. The changes mean that building work like small residential storage sheds and verandas won’t require a Development application to Council. Filling within the footprint of the building provides a more practical solution than the previous S1.3. (“Habitable Room” is defined in “19 Administrative Definitions”). 	<ul style="list-style-type: none"> Delete S1.3 in the table in Section 8.43 and replace with new S1.3 and S1.4 as follows: <ul style="list-style-type: none"> S1.3 Where new residential premises are proposed to be located on land in an existing area that is below the level of flooding, during the DFE, or the defined “Minimum Level”, the minimum building floor level is the greater of: <ol style="list-style-type: none"> at least 300mm above the DFE; or the defined “Minimum Level” for the location of the site. S1.4 Where existing residential premises, located on land below the level of flooding during the DFE, or the defined “Minimum Level”, are proposed to be extended by the addition of a Habitable Room (or rooms), the minimum building floor level of the new “Habitable Room” (or rooms) is the greater of: <ol style="list-style-type: none"> at least 300mm above the DFE; or the defined “Minimum Level” for the location of the site. “

No	Planning Scheme Reference	Reason for Amendment	Amendment
		<ul style="list-style-type: none"> • The notation does not control development, and should be moved below the table. • An error was made in translation from the Transitional Planning Scheme Policy for “wave effects”. It should read 600 mm not 400 mm. • These amendments provide greater flexibility for filling within the building footprint. • Amendment required to ensure dwelling houses are developed on the minimum level for self assessable development (where the Flood and Inundation Overlay code is not triggered). 	<ul style="list-style-type: none"> • Change the location of the Note referring to the relevant Planning Scheme Policy. • In S 1.2 (e), delete “400 mm” and insert “600 mm”. • Under Ground Levels, Operation Works & Hazardous Materials, insert in S1.2 after “not altered” the following “<i>outside the existing building footprint</i>” and insert a footnote explaining building footprint as: “<i>The building footprint is the actual area at natural ground level covered by the building or buildings.</i>” • Also insert new P3 and S3 as follows: “P3 <i>Where located on land identified in the Flood and Inundation Management Overlay Map, the existing ground level is not altered outside the footprint of a building by the excavation or filling of land.</i> S3 <i>No solution specified.</i>” • Insert Specific Outcome P7 as follows: <i>Building Floor Levels:</i> P7 <i>A Dwelling House is provided on a floor level which has flood immunity such that persons and property are not placed at unreasonable risk of injury or damage caused by flooding or inundation.</i> S7 <i>Building Floor Levels are provided in accordance with the minimum building floor levels as provided in Acceptable Solutions S1.1 to S1.5 of the Flood and Inundation Overlay code.</i>

No	Planning Scheme Reference	Reason for Amendment	Amendment
	Overlay Maps	<ul style="list-style-type: none"> The Overlay Maps trigger areas where sufficient information is not available. The Overlay does not trigger flooding not related to riverine flooding (e.g. Gooseponds). This amendment will trigger self assessable development for a dwelling house use in established areas in South Mackay currently subject to code assessment. 	<ul style="list-style-type: none"> Amend formatting and insert after the notation "<i>the flooding information is indicative only and should not be used for any other purpose other than for Planning Scheme interpretation</i>" the following: "<i>This information refers to riverine flooding only</i>". Insert a 'self assessable' category relating to <i>dwelling house</i> uses in South Mackay. The area delineated as a 'self assessable for dwelling house' category to be included on Flood and Inundation Maps 19, 20, 24 and 25 are shown at Attachment K.

No	Planning Scheme Reference	Reason for Amendment	Amendment
14	CHARACTER – HERITAGE PROTECTION OVERLAY Heritage Overlay Part 8, Div 5 –Code, Tables 8-5 & 8-6	<ul style="list-style-type: none"> This amendment clarifies when Building Work is treated as a MCU. This category does not add value to the objective of the Overlay Code and is not consistent with IPA definitions. 	<ul style="list-style-type: none"> Amend the “Note” at the top of Table 8-5 by making existing notation (1) and the adding a second notation as follows:- “(2) Carrying out Building Work that substantially alters or proposes to demolish any part of a building listed in Schedule 4 for the purpose of changing the scale and intensity of the use, is a Material Change of Use as defined in Section 1.3.5 of the Integrated Planning Act 1997.” Table 8-6 – Delete the first row of the table dealing with Building Work.

No	Planning Scheme Reference	Reason for Amendment	Amendment
15	ROAD HIERARCHY Infrastructure Maps A & B	<ul style="list-style-type: none"> Council’s road hierarchy for Mackay City is referenced in the Engineering Guidelines Planning Scheme Policy and included in the Scheme under the Infrastructure Maps A and B. Department Main Roads have requested that Mackay City Council review the hierarchy of roads between Golflinks Road and Rosewood Drive, Rural View. Council commissioned Eppell Olsen to review this section of the system and the report has advised that the main connecting road should be classed as a Major Collector Road rather than part Major and Part Minor Collector Road. Council recently confirmed the alignment on Wallman’s Road. This amendment is required to confirm Council’s position on this alignment. These amendments are required to accommodate recent development within Paget. 	<ul style="list-style-type: none"> Amend Infrastructure Maps A and B (amendments indicated in Attachment E) to reflect that the proposed class of road running north-south from Golflinks Road and Rosewood Drive is to be Major Collector and include east-west linkages. Amend Infrastructure Maps A and B to reflect that the re-alignment of the eastern end of Wallmans Road. Amendments to alignment and hierarchy of roads in Paget Industrial Area.

No	Planning Scheme Reference	Reason for Amendment	Amendment
16	<p>CONSTRUCTED LAKES Part 9 Div 9 Environment and Infrastructure Code</p>	<ul style="list-style-type: none"> • A well-designed and sustainable lake system can add substantial value to the urban landscape. Lakes are primarily created for their visual amenity and recreational purposes however, they can also allow the community to understand, experience and engage with the water cycle. Past experience throughout Queensland has identified numerous problems with the sustainability of lake systems. In many cases the burden of rectifying these lakes systems and satisfying community expectations has been incurred by Councils. • Whilst constructed lakes are not encouraged, Council considers the application of a lake where the proponent can demonstrate the lake system is sustainable in terms of supporting the intended end uses, is appropriately managed and poses a minimal threat adjacent property and downstream. This amendment is required to ensure that lake systems in Mackay are designed to ensure long term sustainability as landscape and recreational assets. 	<ul style="list-style-type: none"> • Insert a new section on Constructed Lakes after Community Safety Design Principles and new definition in 9.40. Refer to Attachment F.

No	Planning Scheme Reference	Reason for Amendment	Amendment
17	<p>HIGH IMPACT AREAS Part 9 Div 9 Environment and Infrastructure Code & Figure 9-8.1, Figure 9-8.2 and High Impact Activity Information Maps</p>	<ul style="list-style-type: none"> This amendment is proposed to correct references to applicable High Impact Activity Maps (amended Maps attached as Annexure G). The State Planning Policy 2/07: Protection of Extractive Resources was adopted on 8 June 2007 and takes effect from 3 September 2007. Amendments of the Key Resource Areas (KRA23 The Cedars & KRA24 Farleigh) are made in the State Planning Policy and needs to be reflected in the Scheme. These amendments reflect recent land use changes to High Impact Areas (HIA) and provide consistency in approach to HIA buffer area requirements: <ul style="list-style-type: none"> Sewage Treatment Plants: Mount Basset Plant will be decommissioned. Bucasia Treatment Plant is 20,000 EP, and not referenced as an acceptable solution. These amendments provide flexibility for the development of Industry (High Impact) uses within the buffer areas of certain High Impact Areas. 'Quarries' is replaced with 'Extractive Industry' as quarries is not defined. The amendment more closely reflects the recommendations of SPP 2/07. 	<ul style="list-style-type: none"> Amend the first section of P1 as follows: <i>Land uses adjoining high impact activity activities, including activities as indicated on Figure 9-8.1; and Figure 9-8.2 "High Impact Activities" and Information Map "High Impact Activities", are designed and sited to manage adverse effects on site users by providing:"</i> Replace KRA23 and KRA24 maps in the Environment and Infrastructure Code. Amend Table 9-8.3 by deleting '1000m' buffer distance for KRA 23 & KRA 24 and inserting "Separation Area identified in Figure 9.8.2" for KRA 23 and "Separation Area identified in Figure 9.8.1" for KRA 24. <p>Amendments to Table 9-8-3:</p> <ul style="list-style-type: none"> Delete reference to Mount Basset Treatment Plant as a High Impact Area on Information Map. Include a 20,000 EP plant provision – 500m and include Bucasia Treatment Plant to HIA Information Map. Amend buffer requirement of 3,500 EP plant from 700m to 500m. Under Table 9-8-3 delete references to Quarries (Council and State Quarries other than KRAs); Slaughter Yard; Sugar Mill and Meatworks and insert new S2 as follows: <i>"S2 Land uses other than Industry (High Impact) uses, adjoining high impact activity areas are set back from those areas in accordance with Table 9-8.4.</i> <i>Table 9-8.4 Setbacks (measured from the boundary of the actual activity including ancillary site area for supporting activities or planned future expansion)</i>

No	Planning Scheme Reference	Reason for Amendment	Amendment	
			Extractive industry (other than KRAs) Slaughter Yard Sugar Mill Meatworks	1000m 1000m 1000m 1000m”
		Expand references to waste facilities to provide appropriate distances depending on function of waste facility, and provide flexibility for the development of Industry (High Impact) uses within the buffer areas of waste facilities.	<ul style="list-style-type: none"> Delete “Waste Facilities – 1km” in Table 9-8-3 and insert new Acceptable Solution S3 referring to waste facilities as indicated below, insert footnotes to refer to specific waste facilities and amend Information Maps: S3 Land uses other than industrial adjoining high impact activity areas are set back from those areas in accordance with Table 9-8.4. Table 9-8.5 Setbacks (measured from the boundary of the actual activity including ancillary site area for supporting activities or planned future expansion) 	Waste Facilities¹ 1000m Transfer Station² 300m Greenwaste Facility³ 300m
		Amend the buffer distances for the Mackay Southern Water Recycling / Sewage Treatment Plant from 1.7km to 1.0km.	<ul style="list-style-type: none"> Amend buffer distance for P2 Sewerage Treatment Plants PLANT Mackay Southern Water Recycling Facility 97,000 EP 	BUFFER DISTANCE 1.0km

¹ Including Paget Waste Facility and Hogans Pocket

² Including Bloomsbury, Calen, Seaforth & Kuttabul


³ Including Walkerston, Bucasia and Bayersville

No	Planning Scheme Reference	Reason for Amendment	Amendment
	Extractive Industry Parts 5 & 6 Assessment Category Tables		<ul style="list-style-type: none"> In Tables 5-1 (Frame Locality) and 6-1 (Hinterland Locality) for the listed use "Extractive Industry" delete reference to Code Assessable and insert the following words under the Rural zone: "Impact Assessable"
	Extractive Industries Code Table 9.9 S4.1	An information note (footnote) is required to refer to the EPP Guidelines for air quality, noise, ground vibration and dust.	<ul style="list-style-type: none"> Insert after 'boundaries' in S4.1 footnote 13 as follows: <i>"Developer may be required to demonstrate adherence to the EPP Guidelines for air quality, noise, ground vibration and dust."</i> Renummer subsequent footnotes.

No	Planning Scheme Reference	Reason for Amendment	Amendment
18	NOTATIONS Part 11	<ul style="list-style-type: none"> A section in the Scheme is required to reference Planning Scheme Notations, including: <ul style="list-style-type: none"> Table listing Planning Scheme Amendments (history) Record certain approvals as required in terms of Section 3.5.27 of IPA, including: <ul style="list-style-type: none"> Approval inconsistent with the Planning Scheme. Preliminary approval under the IPA, section 3.1.6 overriding the Planning Scheme. Decision to apply superseded Planning Scheme. 	<ul style="list-style-type: none"> Introduce new Part (Part 11 of Scheme), currently blank as indicated in Attachment H.

No	Planning Scheme Reference	Reason for Amendment	Amendment
19	<p style="text-align: center;">VARIOUS REZONINGS</p> <p style="text-align: center;">Proposed New Zoning Maps attached as Annexure N</p>	<ul style="list-style-type: none"> • Zoning anomaly – whole lot should have been Commercial zone (previous zoning was Local Business). • The Superseded (Transitional) Planning Scheme showed this lot as zoned Rural. The Strategic Plan showed the land as having a ‘Tourism’ designation over the top portion and an ‘Open Space & Recreation’ designation over the balance (the spit portion). This lot was advertised as part of the 2006 proposed Planning Scheme as a split zone with the top portion zoned Urban Expansion and the bottom half zoned Rural. A submission was received from the owners during the public display period requesting a mixed zoning of Higher Density and Urban Residential over the top portion with the balance to be Open Space. Council did not agree with the suggested Higher Density zoning over the top portion and so resolved to leave the lot zoned as proposed. • However, as the Urban Expansion Zoning has some flexibility in relation to the final residential built form on the northern portion and no development is contemplated on the spit portion by Council or the current owners, it may be opportune to revisit Council’s previous decision and to recommend rezoning the spit portion of the lot “Open Space”. • It is noted that the spit portion is not suitable for rural activities as damage to the surrounding environmental areas could occur. The spit portion is also seriously affected by the Coastal Wetland Communities Overlay & 100m buffer, the Landscape Character Overlay and the Acid Sulphate Soils Overlay. 	<ul style="list-style-type: none"> • 47 Harbour Road, North Mackay – Lot 6 on RP 747934 – Current zoning:- Split zone – Part Urban Residential and part Commercial – Rezone whole lot to the Commercial Zone (Remove Split zone). • Lot 1113 on C124506, Blacks Beach Spit – Retain the northern portion of the lot in the Urban Expansion Zone and rezone the ‘spit’ portion of the lot from the Rural zone to the Open Space zone.

No	Planning Scheme Reference	Reason for Amendment	Amendment
		<ul style="list-style-type: none"> • Requested by owner – this lot east of Milton Street, Paget, is privately owned and should not be in a “public” zone. • This is a “catch up” zoning to recognise development in Glenella that has occurred since gazettal of the Scheme. • The previous lots were zoned “Rural” but will form part of an Industry (High Impact) Development in Paget is a “catch up” zoning to recognise development that has occurred since gazettal of the Scheme. • Zoning anomaly – this lot in Paget should be in Open Space zone. The lot is owned by the Crown (Reserves) and was zoned as Open Space in the Transitional Scheme. 	<ul style="list-style-type: none"> • Amend the zoning of Lot 2 on RP718493 from Open Space to the Rural zone. • Amend the zoning of all Lots contained on SP187694 and SP190933 from Rural to the Urban Residential zone. • Amend the zoning of Lots 1 and 2 on RP723398 (split zone over proposed Lot 8 and 9 on SP193948) from Rural to Industry (High Impact). • Amend the zoning of Lot 487 on CI3524 from Industry (High Impact) to Open Space.

No	Planning Scheme Reference	Reason for Amendment	Amendment
		<ul style="list-style-type: none"> The lots in question were historically used for industrial and transport terminal purposes. The former activities that took place there (gas works, goods yard) are now defunct. Environmental contamination of previous uses restrains the commercial and social viability of Medium Density Housing as applicable under the current High Density Residential Zone. Commercial redevelopment will be more appropriate development as it will encase previous contamination. The above amendment will make the Mixed Use zone in Keats Street superfluous, which require a change in zone for these lots. 	<ul style="list-style-type: none"> Amend the zoning of Lots 2 and 3 on RP899337 and Lots 18, 19 and 20 on SP129630 from High Density Residential zone to Commercial zone (indicated below). Amend the Commercial and Residential Interface Map by including lots zoned including lots zoned Commercial (including above amendments) on either side of the former industrial railway line between Gordon and Shakespeare Streets as Land subject to the Interface Zone. Include a footnote in Part 4, Division 16 (Commercial zone) under P3 as follows: <i>“Lots 18,19 and 20 on SP129630 and Lots 2 and 3 on RP899337 are subject to an approved Masterplan”.</i> The amended Interface Map is attached as Annexure O. Amend Lots 5-11 and 21-27 on RP701045, and Lots 12-14, 16 & 17 on RP710590 and Lot 19 on SP129630 from Mixed Use zone to Commercial zone (lots in question indicated below): 

No	Planning Scheme Reference	Reason for Amendment	Amendment
20	WATER SENSITIVE URBAN DESIGN & WATER QUALITY Part 9, Div 9 – Environment & Infrastructure Code Improvements	<ul style="list-style-type: none"> • These amendments will introduce Water Sensitive Urban Design (WSUD) principles to the Scheme. WSUD deals with the ‘interactions between the urban built form (including urban landscapes) and the urban water cycle as defined by the three urban water streams being potable water, wastewater and stormwater’ (Engineers Australia 2003, Australian Runoff Quality). • Lighting and overshadowing can also be an issue for the environment. • Amendment to ensure other pollutants that may result from development such as litter, nutrients, heavy metals etc are considered. • “On-Site Works” is renamed “Stormwater Management” as the section only relates to stormwater drainage. Amendment also requires that “Planning” as well design be considered. • Amendment to improve Specific Outcomes for potable water and wastewater by the addition of WSUD principles. • Amendment to introduce WSUD principles. 	<p>(ii) 9.38 Overall Outcomes</p> <ul style="list-style-type: none"> • Insert new outcome after (2) (b) as follows:- <i>“(c) development incorporates Water Sensitive Design (WSUD) principles.”</i>- Change subsequent numbering. • Add to (e) <i>“or adversely impact on the environment.”</i> • Amend (g) as follows:- delete the last sentence. <p>(iii) Table 9-8</p> <ul style="list-style-type: none"> • Under Infrastructure and On-site Works, change subheading of ‘On-site Works’ to ‘<i>Stormwater Management</i>’ and insert ‘<i>planned and</i>’ before ‘<i>designed</i>’ in the first paragraph of P5. • Under Infrastructure – Potable Water P3– add (i) to existing outcome and add new (ii) as follows:- <i>“The planning and design of potable water infrastructure considers Water Sensitive Urban Design (WSUD) such as water conservation initiatives”.</i> • Under Infrastructure – Wastewater P4 – add new (iii) as follows:- <i>“The planning and design of wastewater infrastructure considers Water Sensitive Urban Design (WSUD) such as wastewater management measures”.</i>

No	Planning Scheme Reference	Reason for Amendment	Amendment
		<ul style="list-style-type: none"> • The Specific Outcome expanded to include fauna. • Improvements to clarify this provision. 	<ul style="list-style-type: none"> • Under On-site works (now Stormwater Management) P5 -delete (i), (ii),(iv), (vii) and insert new (i) as follows:- <i>(i) Water Sensitive Urban Design (WSUD) principles such as:</i> <ul style="list-style-type: none"> - <i>protect natural systems;</i> - <i>enhance natural waterway systems within urban development using natural channel design principles;</i> - <i>detention of stormwater instead of rapid conveyance;</i> - <i>minimise impervious areas;</i> - <i>utilisation of stormwater to conserve potable water;</i> - <i>integrate stormwater treatment into the landscape;</i> - <i>water efficient landscaping; and</i> - <i>protection of water related environmental values.</i> • Change (iii) to (ii), (v) to (iii), (vi) to (iv) & (viii) to (v). Add also new (vi):- <i>“ Fauna movement is provided for through bridges and culverts”.</i> • Under ‘Environmental Amenity - Lighting Management’ P1 – add:- <i>“or adversely impact on native fauna”</i> after <i>“adjacent premises”</i>. • Under ‘Water Quality P3 – add <i>“surface waters”</i> , delete (i) and insert the following:- <ul style="list-style-type: none"> <i>(i) providing a stormwater system that manages stormwater quantity and quality prior to discharging into receiving waters;</i> <i>(ii) providing non structural source control measures;</i> <i>(iii) providing structural source control measures;</i> <i>(iv) retaining or rehabilitating natural waterway</i>

No	Planning Scheme Reference	Reason for Amendment	Amendment
		<ul style="list-style-type: none"> It is proposed to remove the two footnote references and replace these by referring to Planning Scheme Policy 15.07 - Engineering Design Guideline D7 Soil and Water Quality Management which contains acceptable solutions for Erosion and Sediment Control. The document is also more specific than referencing two documents in the footnote. Improvements to provide further detail to this provision. 	<p><i>corridors such as natural channels, wetlands and riparian vegetation;</i></p> <ul style="list-style-type: none"> Change (ii) to (v) and so on. Under P5 (iii) add “<i>and sediment</i>” after ‘erosion’. Under ‘Sediment and Erosion Control’ – change heading to ‘Erosion and Sediment Control’ as this is commonly accepted terminology. Delete S1.1 & S1.2 and insert new S1 as follows: “<i>The control of Erosion and Sedimentation complies with Planning Scheme Policy 15.07 - Engineering Design Guideline D7 Soil and Water Quality Management</i>” Under ‘Landscaping’ P9 add: <i>(ix) minimise irrigation requirements through appropriate plant selection, mulching and water efficient irrigation systems.”</i>
	Part 9, Div 17 – Operational Works (Earthworks) Code Table 9-16	<ul style="list-style-type: none"> It is proposed reference should be made to Planning Scheme Policy 15.07 - Engineering Design Guideline D7 Soil and Water Quality Management as this deals with requirements for Erosion and Sediment Control Programs and Plans for land disturbing activities. 	<ul style="list-style-type: none"> Insert new S1.5 with the following words:- “<i>Filling or Excavation complies with the requirements of the Planning Scheme Policy 15.07 Engineering Design Guidelines, D7 Soil and Water Quality Management.</i>”
	Part 8, Div 4 – Coastal Management and Biodiversity Overlay-Overall Outcomes	<ul style="list-style-type: none"> The current outcome is too specific. i.e. “Development reflects water sensitive urban design principles to maintain natural water infiltration and flows and protect water quality.” However, WSUD is more than just infiltration and protecting water quality. It encompasses potable water, wastewater and stormwater. 	<ul style="list-style-type: none"> Replace existing (i) and insert the following:- “<i>(i) Development reflects water sensitive design principles</i>”.

No	Planning Scheme Reference	Reason for Amendment	Amendment
	Part 8, Div 4 – Coastal Management and Biodiversity Overlay-Specific Outcomes for Watercourses	<ul style="list-style-type: none"> • The Specific Outcomes for “Watercourses” are under a heading titled “Coastal Wetland Communities”, but they should be under a separate heading as they are important in their own right. Also S4 (ii) should be amended to refer only to non-tidal areas. • An additional Specific Outcome for watercourses is provided to ensure that watercourses are protected, whilst maintaining flood conveyance, water quality and habitat functions. • S2.3 amended to consider other pollutants than just sediment and nutrient loadings • Include a reference to the Engineering Design Guidelines as they address Soil and Water Quality. 	<ul style="list-style-type: none"> • Move Specific Outcomes relating to ‘Watercourses’ to be after ‘Coastal Hazards’ and insert its own heading. • S4 (ii) delete all words in brackets. • Add new P5 Specific Outcome as follows:- “<i>watercourses are protected, whilst maintaining flood conveyance, water quality and habitat functions</i>”. No solution specified. • Amend S2.3 by adding after ‘Specifically’ the following words:- “<i>heavy metals, litter, hydrocarbons</i>”. • Add new S2.4 as follows:- “<i>Development complies with the requirements of the Planning Scheme Policy 15.07 Engineering Design Guidelines, D7 Soil and Water Quality Management.</i>”

No	Planning Scheme Reference	Reason for Amendment	Amendment
21	LIVEABLE NEIGHBOURHOODS <u>PROPOSED AMENDMENT HELD IN ABEYANCE</u>	Working towards sustainable communities.	

No	Planning Scheme Reference	Reason for Amendment	Amendment
22	PUBLIC TRANSPORT INFRASTRUCTURE AT SHOPPING CENTRES	<ul style="list-style-type: none"> New or additional transport infrastructure will be required for expansion or new Shopping Centres above 10,000 m² GFA. A new section is provided in the Retail and Commercial Code to provide assessment criteria relating to Transport Infrastructure for large shopping centres. 	Part 9 Division 22 Retail and Commercial Code: Insert a new Heading "Public Transport Infrastructure" as indicated in Attachment L .

No	Planning Scheme Reference	Reason for Amendment	Amendment
23	ASSESSMENT CATEGORIES AND CRITERIA FOR OTHER DEVELOPMENT Part 5, 6 and Part 7 – Division 4, Tables 5-2, 6-2 and 7-2 : Assessment Categories and Criteria for Other Development	<ul style="list-style-type: none"> Amendments are made to level of assessment and descriptions for other development. Amendments are also made to refer to applicable local laws and detail on types of development and related assessment categories and criteria. 	<ul style="list-style-type: none"> Replace Tables 5-2, 6-2 and 7-2 Assessment Categories and Criteria for Other Development and related notes with new Tables and notes as shown at Attachment M.