

26 November 2019

Kirsty Chessher-Brown
CEO, UDIA Queensland
GPO Box 2279
Brisbane QLD 4001

Dear Ms Chessher-Brown

RE: Proposed Amendments to the Bundaberg Regional Council Planning Scheme;

I refer to your submission regarding the proposed amendments to the Bundaberg Regional Council Planning Scheme. Council thanks you for your interest and feedback.

Council finalised its review of the submissions and any changes to the planning scheme amendments at its Ordinary Meeting held 19 November 2019. Please find enclosed details of how Council has dealt with your submission.

Consultation reports for both proposed amendments are also enclosed, providing a summary of the submissions made to Council about the planning scheme amendments and responses to matters raised.

Council has sent the proposed planning scheme amendments, with changes in response to submissions, to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) and to the Planning Minister, for approval to adopt.

Should you require further clarification or have questions about how Council has dealt with your submission, please contact Council's Manager Strategic Planning, Evan Fritz, or Council's Strategic Planning team on 1300 883 699.

Yours faithfully



Evan Fritz
Manager Strategic Planning

Encl.

- *Responses to Submission*
- *Consultation Reports*

Our Reference: Planning Scheme Amendment
Contact Person: Evan Fritz

Response to Submission

Details of how Council has dealt with your submission to the
**Proposed Amendment to the Bundaberg Regional Council Planning Scheme
(Amendment No.5 - Major Amendment)**

Submitter Details:	
Submitter Name:	Kirsty Chessher-Brown CEO, UDIA Queensland
Submitter Address:	GPO Box 2279 Brisbane QLD 4001 Via email: RTily@udiaqld.com.au
Property Subject to Submission:	
Property Address:	N/A
Property Description:	N/A
Summary of Submission:	
<p>Submission supports the following aspects:</p> <ul style="list-style-type: none">• Greater recognition of the Bundaberg State Development Area.• Improved provisions around pedestrian connectivity, built form and design within the Centre zones. <p>Concerns summarised below:</p> <p>Local Heritage - adjoining properties Concern regarding heritage and neighbourhood character overlay triggering code assessment for Material Change of Use and Building Work applications where adjoining local heritage property.</p> <p>Increase in level of assessment and lack of guidance/specific criteria around development adjoining heritage in the overlay code will cause a number of dwellings (MCU and BW) to unnecessarily become code assessable, also increasing the cost/time of delivering and the final purchase of these dwellings (passed onto the purchaser).</p> <p>Potential homebuyers required to undergo a formal application to council, engaging consultants/designers to ensure dwelling house does not offend the existing character and heritage, costing additional \$7000-\$9000 (in total with Council fees) as part of overall costs.</p> <p>Council could provide greater certainty/direction on how future development can comply with the overlay code where the level of assessment remains code assessable - more tangible benchmarks giving the industry greater foresight to avoid misinterpretation/confusion.</p> <p>Recommends Council refrain from escalating level of assessment in residential areas (adjoining local heritage) and draft tangible benchmarks for future development to comply with for Accepted development, subject to requirements.</p> <p>Secondary Dwellings Concerns regarding additional requirements for secondary dwellings:</p> <ul style="list-style-type: none">• Changes onerous, reducing the ability to provide secondary dwellings.• Secondary dwellings are to function ancillary and in support of the primary dwelling house and will meet this function without any changes required.• Submission does not support the inclusion of AO9 requiring a minimum lot size in the Low density residential zone, reduction of maximum gross floor area to 60m², and to be interconnected to the main dwelling via door, breezeway or hallway.• Additional provisions create unnecessary applications for siting relaxation for secondary dwellings and will incur additional cost/time.	

- Potential conflict AO9.4 (a)(i) with fire separation requirements of the Building Codes Australia, defining a secondary dwelling to be a separate dwelling.

Secondary dwellings play important role in enabling families to accommodate changing demographics and offer residents ability to age in place.

Bundaberg has a growing aging population where housing choice will be fundamental. Secondary dwellings should remain accessible, easy to deliver, affordable options to cater for changing households.

Recommends refraining from including onerous requirements to prescribe minimum lot sizes and reducing the maximum GFA in order to reduce costs and enable greater housing choice.

Other Matters

- Non-resident workforce accommodation categorised as accepted subject to requirements with no requirements listed.
- AO9.4 (a)(i) conflicts with (a)(ii) as the requirement for interconnection will result in a breezeway being required where the secondary dwelling is free-standing, which may be up to 20m in length. Provision should include 'Or; after (a)(i).
- Incorrect referencing to Plumbing and Drainage Act 2018.
- Language within Overall Outcomes of the Low density residential zone which appear to weaken support for Dual occupancies.

Council Response to Submission:

The support for greater recognition of the Bundaberg State Development Area, and improved provisions around pedestrian connectivity, built form and design within the Centres zones is noted.

Local Heritage - adjoining properties

In response to concerns raised with the proposal to trigger assessment of dwelling houses on land adjoining a local heritage place, Council has decided not to proceed with this aspect of the proposed amendment to the Tables of Assessment for the Heritage and neighbourhood character overlay.

Further, Council has undertaken a review of the proposed local heritage sites and where practical removed the adjoining site mapping. Examples being, properties adjoining Baldwin Swamp and the Gin Gin Homestead have been removed from the adjoining property designation.

Secondary Dwellings

The proposed amendment still allows for secondary dwellings to occur as accepted development, subject to requirements, while reinforcing the need for the secondary dwelling to be subservient to the Dwelling house and that they form part of a single household. This seeks to clearly distinguish the difference between a Dwelling house incorporating a secondary dwelling and Dual occupancies, and avoid secondary dwellings being developed for use as Dual occupancies.

Other Matters

The error within the assessment table for the establishment of Non-resident workforce is noted.

The missing 'or' after AO9.4(a)(i) is noted.

The referencing to the Plumbing and Drainage Act 2018 is noted.

The changes to the Overall outcomes of the Low density residential zone is to provide clearer direction to the intended land uses established within this zone.

Response to Submission

Details of how Council has dealt with your submission to the
**Proposed Amendment to the Bundaberg Regional Council Planning Scheme
(Amendment No.6 - Qualified State Interest Amendment)**

Submitter Details:	
Submitter Name:	Kirsty Chessher-Brown Chief Executive Officer, UDIA Queensland
Submitter Address:	GPO Box 2279 BRISBANE QLD 4001 Via email: kchessher-brown@udiaqld.com.au RTily@udiaqld.com.au
Summary of Submission:	
Provides in principle support for the amendments.	
Council Response to Submission:	
The submitter's support for the proposed amendment is noted.	