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7 December 2020

Urban Development Institute of Australia
Queensland
GPO Box 2279
BRISBANE QLD 4001

Attn: Mr. Nathan Freeman

Email: Nathan.freeman@greensillfarming.com.au

Dear Mr. Freeman,

Proposed Planning scheme policy for agricultural buffers

I refer to your submission regarding the proposed Planning scheme policy for agricultural buffers. Council thanks you for your interest and feedback. Council received a total of eight submissions to the proposed policy during the public notification period.

At its meeting held on the 26 November 2020 Council adopted the policy with changes made as a result of submissions. The policy came into effect on the 4 December 2020. The adopted version can be downloaded from Council's website.

Details of how Council dealt with your submission are enclosed.

If you would like further clarification about the Planning scheme policy please contact Council's Senior Strategic Planner, Hugh Byrnes, of Council's Strategic Planning Section on 1300 883 699 or hugh.byrnes@bundaberg.qld.gov.au.

Yours faithfully



Michael Ellery
Group Manager Development

cc. rily@udiaqld.com.au

Encl. *Response to submission*

Our Reference: Planning scheme policy for agricultural buffers
Contact Person: Hugh Byrnes

Response to submission

Details of how Council has dealt with your submission to the proposed Planning scheme policy for agricultural buffer.

Submitter's details:	
Submitter's name:	Urban Development Institute of Australia Queensland
Submitter's address:	GPO Box 2279 Brisbane QLD 4001
Summary of submission:	
<ol style="list-style-type: none">1. Supports a localised approach that updates the current policy. Furthermore, agrees the current policy and implementation requires greater consistency.2. Stakeholder engagement: The submitter believes that not enough consultation has been undertaken with the development industry representatives.3. Covenant: The submitter believes the imposition of a covenant to be onerous on a developer and future landowners. The submitter argues that increased community education and property notes will achieve a better outcome.4. Recommends that Council improve the assessment benchmarks on vegetated buffers in the planning scheme to clarify where/how development conditions for buffers will be applied, and that Council continue to engage with industry on the design and establishment of buffers.	
Council response to submission:	
<ol style="list-style-type: none">1. The submitter's support for an updated and localised approach is noted.2. The local UDIA chapter was offered the same opportunities as representatives of the agricultural sector. Prior to the development of the proposed policy the Council's consultants met with the President of the UDIA Bundaberg Branch to discuss their concerns. The matters raised by the UDIA representative are included in the supporting report.3. Disagree, Council believes that a covenant is the best mechanism to protect and manage agricultural buffers and a covenant is the best and most upfront approach to inform potential landowners of their obligations associated with a buffer. Council's legal team has confirmed that a covenant can be used in this situation.4. While the assessment benchmarks in the planning scheme may benefit from review and refinement to reflect the new policy, the planning scheme and new policy will operate effectively until Council undertakes any such scheme amendment. As with all aspects of the planning scheme, Council will monitor performance of the new policy, and particularly whether agricultural buffers provided as part of development are better achieving the outcomes sought under the planning scheme and the State Planning Policy.	