

# Planning Scheme

## Major Amendment 2

### Key Changes Proposed

Council is proposing changes to the planning scheme to update policy positions and provide improved development controls for a range of matters. These matters have been identified through the implementation of the planning scheme including in response to community feedback and changing Council directions. The proposed amendment also includes changes required to comply with Queensland Government policy and mapping updates.

Key improvements proposed in Major Amendment 2 include:

1. cutting red tape on new dwellings and sheds:
  - a. expanding the use of referral agency assessment for siting variations for new dwelling houses, including secondary dwellings and associated outbuildings
  - b. reducing side and rear setbacks in the General residential zone—Park residential precinct, Rural residential zone, and Emerging community zone for houses and sheds
  - c. redrafted sizing provisions for secondary dwellings and outbuildings that are easier to measure and will improve clarity and consistency across development
  - d. updating references and requirements to align with changes made to the *Planning Regulation 2017*
2. new provisions for holiday houses, where an existing dwelling is used as a self-contained, single tenancy unit for short-term accommodation, to be accepted development in anticipated zones
3. the introduction of specific benchmarks for small scale tourist parks and short-stay accommodation uses, for up to six accommodation units and ten tourist park sites, in the Rural zone to better facilitate as accepted development with appropriate standards
4. redrafted provisions for subdivision design that improves rigor in the assessment process, including for planned estates where lots less than 600m<sup>2</sup> can be proposed, and provide more certainty for developers and the community
5. redrafting home-based business provisions to align with changes to the *Planning Regulation 2017* that make more home-based businesses possible without planning approval
6. redrafted provisions for retirement facility, residential care facility and relocatable home parks, to ensure that these designs are more reflective of community expectations and the needs of future residents
7. introducing provisions for rooming accommodation
8. new provisions to encourage minor food production uses (such as a microbrewery) in the Centre zone
9. better assessment rules for undertaking code assessment, ensuring that all outcomes can be considered not just where development doesn't meet the provided examples (acceptable outcomes)
10. redrafting provisions for billboards to ensure that they are regulated under the planning scheme with fit-for-purpose benchmarks
11. updating our vegetation clearing exemptions to improve clarity about where vegetation is protected under Council's jurisdiction and better alignment with Queensland Government Legislation and neighbouring council areas
12. targeted zoning changes to reflect development approvals, public infrastructure projects, and to correct an error
13. updating overlay maps to align with the latest Queensland Government mapping for agricultural areas, air transport, koala habitat, watercourses, key resource areas, planned cycling infrastructure, heritage places, and stock routes
14. general minor and administrative updates to improve clarity and certainty throughout the planning scheme and on overlay maps