

Townsville City Plan Amendment Package 2017/04 Proposed Burdell Major Amendment

TOWNSVILLE CITY PLAN

Townsville City Plan is a legal document prepared by council under the *Sustainable Planning Act 2009* and subsequently aligned under the *Planning Act 2016*. A planning scheme guides and regulates the development of land.

WHAT IS AN AMENDMENT?

In order to keep planning schemes up-to-date, councils are able to amend their respective planning schemes via a statutory amendment process.

Amendment Package 2017/04 was initiated under the *Sustainable Planning Act 2009*. For more information on the amendment process under the *Sustainable Planning Act 2009* please refer to Statutory guideline 01/16 Making and amending local planning instruments at:
<http://www.dilgp.qld.gov.au/resources/planning/planning/statutory-guideline-01-16.pdf>.

LOCATION

The proposed planning scheme amendment relates specifically to the land parcels presently zoned Emerging community and which are identified in the North Shore Plan of Development at Burdell. Please refer to the attached maps.

BACKGROUND

Land located within the North Shore master planned area is presently managed under the North Shore Plan of Development which came into effect in 2007. As such, development applications within the Structure Plan Area have continued to be assessed and decided by council under the Plan of Development (POD). However, the POD has no approval provisions for reconfiguration of lot applications. Therefore, the reconfiguration of the land, at any point in time, is governed by the planning scheme provisions in force at that time (Townsville City Plan 2014). Under the current Townsville City Plan, the subject site is contained in the Emerging community zone. All reconfiguration in that zone (to

create lots less than 10 hectares) is impact assessable.

The proposed major amendment seeks to return the level of assessment for the reconfiguration of land to code assessment. Accordingly, future reconfigurations for standard house blocks on appropriately zoned residential land will be able to be lodged without triggering public notification (as intended by the original approval).

PROPOSED AMENDMENT

The proposed amendment includes:

- Part 5 Tables of Assessment: Table 5.6.1 – Reconfiguring a lot has been amended to make reconfigurations in the Burdell precinct code assessable.
- Part 6 Zones: 6.7.1 Emerging community zone: Section 6.7.1.2 Purpose has been amended to include overall outcomes for the Burdell precinct and Table 6.7.1.3 – Self-assessable and assessable development has been amended to include criteria for assessable development in the Burdell precinct.
- Part 9 Development codes: Table 9.3.4.3(c) – Minimum lot size dimensions has been amended to include reference to the Burdell precinct in the Emerging community zone. Schedule 2 Mapping: Zoning Map-ZM-026 and Precinct Map-PM-028 have been amended to include the Burdell precinct within the Emerging community zone.

PUBLIC CONSULTATION

The statutory requirements associated with making a major amendment to a planning scheme is that council is required to:

1. place an advertisement in the local newspaper (Townsville Bulletin);
2. ensure all relevant information relevant to the proposed amendment is available for public viewing; and
3. publicly notify the major proposed amendment for a period of 30 business days.

This enables members of the public the opportunity to review the proposed amendment and, if required, lodge a submission.

Public notification associated with the proposed amendment to the planning scheme will be undertaken between Monday 21 May 2018 and 5pm on Tuesday 3 July 2018. During this time, written submissions may be lodged to council.

Any person may make a submission regarding the proposed amendment. The requirements for making a properly made submission under the Sustainable Planning Act 2009 are as follows:

The submission must:

- (a) be in writing and signed by each person who made the submission;
- (b) be received on or before the last day of the consultation period;
- (c) state the name and mailing address of each person who made the submission;
- (d) state the grounds of the submission and the facts and circumstances relied on in support of the grounds; and be made to Townsville City Council, 103 Walker Street, Townsville, QLD, 4810.

WHERE CAN I VIEW THE AMENDMENT?

Copies of the proposed amendment to the planning scheme are available:

- a) for inspection and purchase at Townsville City Council's Customer Service Centre, ground floor, 103 Walker Street, Townsville or;
- b) to view and download from Council's website at www.townsville.qld.gov.au.

Further information regarding the proposed amendment can be obtained from Council's Land Use and Urban Design Team on 13 48 10.