

## *Sustainable Planning Act 2009*

### TOWNSVILLE CITY COUNCIL PUBLIC NOTICE

#### **ADOPTION OF ADMINISTRATIVE AND MINOR AMENDMENTS TO THE TOWNSVILLE CITY COUNCIL PLANNING SCHEME**

#### **AMENDMENT PACKAGE 2015/01**

Notice is given under the *Sustainable Planning Act 2009* that on 28 July 2015, Townsville City Council adopted administrative and minor amendments (Amendment Package 2015/01) to the Townsville City Council planning scheme (Townsville City Plan) and associated planning scheme policies.

The purpose and general effect of the administrative amendments are to correct formatting and presentation, spelling and grammar and mapping errors.

The purpose and general effect of the minor amendments to the planning scheme are as follows:

- Part 1 – 1.7 Local government administrative matters – Inclusion of a new section 1.7.1 which reflects the declaration of a mall on Stokes Street, between Flinders Street and Ogden Street, as per council resolution on 9 June 2011 and in accordance with s80A(2) of the *Local Government Act 2009* and s58 of the *Local Government Regulation 2012*.
- Part 5 – Levels of assessment – Mixed use zone (Table 5.5.13) – Deletion of the existing site area threshold and Editor's note associated with a Car wash, Garden centre, Outdoor sales, Parking station and Service station.
- Part 5 – Levels of assessment – Bushfire hazard overlay (Table 5.10.1 – High hazard area) – Inclusion of a trigger relating to reconfiguration of a lot within those areas that are of High hazard.
- Part 5 – Levels of assessment – Building work in the Character residential zone – Inclusion of the phrase “unless on a rear lot” in (e) of Table 5.7.1 and inclusion of a definition of “Rear lot” in Schedule 1 Definitions - Administrative definitions.
- Part 5 – Levels of assessment – Flood hazard overlay (Table 5.10.1 Flood hazard overlay (High and medium hazard areas)) – Inclusion of Emergency services, Hospital, Special industry, High impact industry, Residential care facility, Retirement facility, Major electricity infrastructure or Air services uses as code assessable uses.
- Part 6 – Low density residential zone (Table 6.2.1.3) - Deletion of the word “Unit” from AO28.2 to ensure there is no confusion regarding a dwelling and dwelling unit.
- Part 6 – Rural zone code – Cungulla precinct (Table 6.6.1.3) - Inclusion of wording in AO3.2 to ensure that Class 10 buildings are nominated a setback.
- Schedule 2 – Overlay Map Coastal Protection – Coastal hazard areas (OM-03.1 and OM-03.2) – Refinement of mapping to reflect improved LIDAR information.
- Schedule 2 – Overlay Map Coastal Protection Coastal hazard areas (OM-03.1 and OM-03.2) – Expansion of area identified as “Inner City Area” to compliment the work completed on the Townsville City Waterfront Priority Development Area.
- Schedule 2 - Development Constraints Overlay Map – Flood hazard (OM-06.1 and OM-06.2) – Reduced flood hazard extents for some upper reaches of the flood hazard areas across Townsville following review to improve their accuracy.
- Schedule 2 – Development Constraints - Landslide hazard overlay map (OM-07.2) – Inclusion of additional land in the rural areas that contains a slope of greater than 23 degrees to reflect new LIDAR information.

The purpose and general effect of the minor amendment to the planning scheme policies is as follows:

- Schedule 6 - Development manual planning scheme policy – SC6.4.4.4 Attachment A - Design AEPs for arterial roads and major system design AEP figures have been updated.

The amendments (Amendment Package 2015/01) to the Townsville City Plan and planning scheme policies will commence on 28 August 2015.

From the date of commencement on 28 August 2015:

- (a) copies of the Townsville City Plan will be available for inspection and purchase at council's Planning and Development front counter, Level 1, Administration Building, 143 Walker Street, Townsville; and
- (b) the Townsville City Plan will be available to view and download from council's website [www.townsville.qld.gov.au](http://www.townsville.qld.gov.au).

Keith Parsons

**Acting CHIEF EXECUTIVE OFFICER**