

**PROPOSED AMENDMENT NO. 4 – MARANOA PLANNING SCHEME (ADMINISTRATIVE AMENDMENT 2021)**

Planning Scheme Part	Amendment	Rationale	Administrative Amendment Category
Part 1 – About the Planning Scheme	<ul style="list-style-type: none"> <li>• Renumbering of references to Development codes to align with codes.</li> <li>• Correction of Policy titles and numbering.</li> <li>• Update Council Administration Centre address details.</li> </ul>	Correction of numbering, titling etc.	iv. a factual matter incorrectly stated in the instrument; vi. inconsistent numbering of provisions in the instrument; vii. cross-references in the instrument;
Part 3 – Strategic Framework	<ul style="list-style-type: none"> <li>• Amend text to align references to long-term infrastructure planning with LGIP</li> <li>• Correct text referring to incorrect infrastructure type e.g. reference to sewerage and water network under transport network provisions.</li> <li>• Update terminology used to describe mining and extractive resources as per advice from DNRME regarding appropriate descriptor of resource activities occurring in Maranoa.</li> <li>• Amend content relating to the Maranoa Economic and Community Plan to accurately describe and refer to content of the current adopted plan.</li> </ul>	Amendments relating to LGIP align the planning scheme text to the LGIP text which plans for a 10-15 year period of urban growth.	i. an explanatory matter about the instrument; iv. a factual matter incorrectly stated in the instrument; vii. cross-references in the instrument;
Part 5 – Tables of Assessment	Correct terminology of “Car park” to align with land use definition of “Parking station” in Schedule 1 – Definitions in the following tables: <ul style="list-style-type: none"> <li>• Table 5.5.5 – Principal Centre Zone</li> <li>• Table 5.5.8 – Industry Zone</li> <li>• Table 5.5.9 – Community Facilities Zone</li> <li>• Table 5.5.10 – Recreation and Open Space Zone</li> </ul> Delete duplication of land use from the following tables (i.e. remove “Car park” from assessment table where otherwise identified as “Parking station”): <ul style="list-style-type: none"> <li>• Table 5.5.4 – Township Zone</li> </ul>	Correct inconsistency in terminology and achieve alignment with land use definitions in Schedule 1.	iv. a factual matter incorrectly stated in the instrument
Part 5 – Tables of Assessment	Amend the Assessment Benchmarks for “Emergency services” in Table 5.5.3 to: <i>Acceptable outcomes of the Rural General Residential Zone Code</i>	Correction of drafting error. Table incorrectly refers to “Rural Residential Zone Code”.	iv. a factual matter incorrectly stated in the instrument
Part 6 – Zone Codes	Correct terminology of “Car park” to align with land use definition of “Parking station” in Schedule 1 – Definitions in the following Code tables: (included in “Other Activities – additional requirements” section of table) <ul style="list-style-type: none"> <li>• Industry Zone Code</li> <li>• Township Zone Code</li> <li>• Principal Centre Zone Code</li> <li>• Community Facilities Zone Code</li> <li>• Recreation and Open Space Zone Code</li> </ul>	Correct inconsistency in terminology and achieve alignment with land use definitions in Schedule 1.	iv. a factual matter incorrectly stated in the instrument

<p>Part 6 – Zone Codes</p>	<p>Amend Acceptable Outcomes of the following codes:</p> <ul style="list-style-type: none"> <li>• Rural Zone Code</li> <li>• Rural Residential Zone Code</li> <li>• General Residential Zone Code</li> <li>• Township Zone Code</li> <li>• Principal Centre Zone Code</li> <li>• Major Centre Zone Code</li> <li>• District Centre Zone Code</li> <li>• Industry Zone Code</li> <li>• Community Facilities Zone Code</li> <li>• Recreation and Open Space Zone Code</li> </ul> <p>as follows:</p> <p><b>Acceptable Outcome</b></p> <p><i>All uses provide vehicle parking <del>and service vehicle manoeuvring</del> in accordance with Schedule 7, Parking Standards.</i></p> <p>Insert Additional Acceptable Outcome:</p> <p><i>All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</i></p> <p>Amend Acceptable Outcome numbering accordingly.</p>	<p>Schedule 7 prescribes parking requirements for various vehicle types. Manoeuvring standards are prescribed by Australian Standards.</p>	<p>iv. a factual matter incorrectly stated in the instrument;</p> <p>vi. inconsistent numbering of provisions in the instrument;</p>
<p>Part 6 – Zone Codes</p>	<p>Remove notes from the Zone code tables that refer to the Categories of assessment for different uses.</p> <p><i>e.g. Note: Accommodation activities (Dual occupancy, Dwelling house, Dwelling unit, Home based business, Non-resident workforce accommodation, Rural worker’s accommodation, Short-term accommodation, Tourist park) are code assessable, accepted development subject to requirements or accepted development in the Rural Zone.</i></p>	<p>Categories of assessment are clearly defined in Part 6 – Categories of Assessment. The additional notes cause confusion interpreting the scheme, particularly when there are certain exceptions or parameters around a Category of assessment for development. e.g. a use may be Code assessable in a particular zone, however the site could be affected by an Overlay that changes the level of assessment to Impact. These notes fail to recognize these situations.</p>	<p>i. an explanatory matter about the instrument</p>
<p>Part 6 – Zone Codes</p>	<p>Amend Rural zone code:</p> <p><b>AO 20.1</b></p> <p><i>No direct access to State Controlled Roads is permitted except at <del>where the site access is existing intersections</del> or where the development site has frontage only to a State Controlled Road/s.</i></p> <p><b>AO 33.1</b></p> <p><i>Where business activities are adjoining land used or proposed to be used for accommodation purposes and visible from the adjoining property/ies., <del>are to be fenced</del> fencing is provided along the common boundaries.</i></p> <p><i>Where the Business activities are on lots equal to or greater than the minimum lot size, the fence may be terminated 50 metres along the boundary after the outer limit of the use.</i></p> <p><i>The constructed fence is to consist of a solid structure not more than 25% transparent to a height of 2 metres.</i></p>	<p>Amendments provide clarification of desired outcome.</p>	<p>iii. a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument;</p>
<p>Part 6 – Zone Codes</p>	<p>Amend Principal centre zone code Table 6.2.5.4.1 – PO 3 to remove the word ‘commercial’:</p> <p><b>PO 3 Density and site coverage</b></p> <p><i>The density of uses in the Principal Centre Zone does not impact adversely on the <del>commercial</del> amenity of adjoining General Residential Zone areas.</i></p>	<p>Correction of drafting error.</p>	<p>iv. a factual matter incorrectly stated in the instrument</p>

Part 6 – Zone Codes	Amend Industry zone code Table 6.2.8.3.1 – Overall Outcome (b) to remove inaccurate wording: <i>(b) development is sited having regard to its servicing capabilities in terms of transport, water, sewerage, electricity, gas, telecommunications infrastructure, proximity to sea and airports, road and rail, other associated industries and workforce;</i>	Correction of drafting error.	iv. a factual matter incorrectly stated in the instrument
Part 6 - Zone Codes	Amend all Zone codes to remove the word “The” from the Code titles. e.g. “ <del>The</del> General Residential Zone Code”	Achieves consistent referencing throughout the scheme.	ii. the format or presentation of the instrument; iii. a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument;
Part 7 - Local Plans	Update Local Plan code titles to ensure all regional townships are captured as follows: <ul style="list-style-type: none"> <li>• <i>Mitchell and District Local Plan Code</i></li> <li>• <i>Roma and District Local Plan Code</i></li> <li>• <i>Yuleba and District Local Plan Code</i></li> </ul> Amend Acceptable Outcomes with the Local Plan codes to reference current adopted Local Plans and Objective numbering.	Correction of document titling. Maranoa Regional Council Local Plans (external to planning scheme) updated in 2018, post adoption of the planning scheme.	iv. a factual matter incorrectly stated in the instrument;
Part 8 - Overlays	Remove the word “The” from the Overlay Code titles in the Assessment Benchmarks tables contained in the relevant Overlay Codes: e.g. “ <del>The</del> Agricultural land overlay code”	Achieves consistent referencing throughout the scheme.	ii. the format or presentation of the instrument; iii. a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument;
Part 8 - Overlays	Part 8.2.7.4 – Infrastructure Overlay Code – Amend Note associated with PO 1 to remove reference to MinesOnLine Mapping System and replace with GeoResGlobe for spatial mining and exploration data: <a href="https://georesglobe.information.qld.gov.au/">https://georesglobe.information.qld.gov.au/</a>	Minesonline mapping is now obsolete and has been replaced by GeoResGlobe.	v. a redundant or outdated term in the instrument
Part 8 – Overlays	Amend Airport Environs Overlay Code Part 8.2.8.1 as follows: Insert additional text in the introduction to the Overlay code to clearly identify when the code applies: <b>8.2.8.1 Application</b> <i>This code applies to accepted development subject to requirements and assessable development:</i> <i>(a) subject to the Airport environs overlay shown on the overlay maps contained within Schedule 2 (Mapping);</i> Delete irrelevant text in the Purpose and Overall Outcomes of the Infrastructure Overlay Code as follows: <i>“railways (including cane railways); and”</i> Amend AO 1.1 and associated Note as follows: <b>AO 1.1</b> <i>The obstacle limitation surface (OLS) of the airport is not intruded upon by:</i> <i>(a) buildings;</i> <i>(b) structures (both freestanding or attached to buildings, including signs,</i>	Reference to the local overlay mapping has been unintentionally omitted from the Code Application.  Reference to cane railways is irrelevant.  Amended wording clarifies development requirements.	iii. a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument; iv. a factual matter incorrectly stated in the instrument; v. a redundant or outdated term in the instrument vii. cross-references in the instrument;

	<p><i>masts or antennae); or</i></p> <p>(c) <i>vegetation; or</i></p> <p>(d) <i>any temporary structures or equipment associated with the development construction.</i></p> <p>Replace "Note":</p> <p><i>Note: where proposed development is likely to intrude into the OLS of the airport, it is highly recommended that CASA and Airservices Australia be consulted prior to the lodgement of any development application to determine how compliance with performance outcome PO1 can be achieved.</i></p> <p><i>Note: Any development that may infringe the OLS of the airport, either during or post construction, will require referral to Airservices Australia and/or CASA for assessment. It is recommended to consult Airservices Australia and CASA prior to lodgement of any development application to determine how compliance with performance outcome PO1 can be achieved.</i></p>		
Part 9 – Development Codes	<p>Amend Reconfiguring a Lot Code Table 9.4.5.4.1 as follows:</p> <p>Delete Acceptable Outcome:</p> <p><b>AO 29.2</b></p> <p><i>Where access is via an easement, the access road within the easement is to be designed and constructed in accordance with the Capricorn Municipal Development Guidelines.</i></p> <p>Amend Acceptable Outcome as follows:</p> <p><b>AO 37.1</b></p> <p><i>Additional lots are not created within the Defined Flood Area (1% AEP Event).</i></p>	<p>The CMDG does not specify design standards for access easements. Standards can be determined on a case by case basis according to the lot configuration and intended use.</p> <p>The adopted flood hazard overlay incorporates various design events. (i.e. not all of the region’s urban flood hazard mapping is based on a 1% AEP event)</p>	<p>v. a redundant or outdated term in the instrument;</p> <p>iv. a factual matter incorrectly stated in the instrument;</p>
Part 9 - Development Codes	<p>Remove the word "The" from the Use Code titles in the Assessment Benchmarks tables contained in the relevant Use Codes:</p> <p>e.g. "The Accommodation activities code"</p>	<p>Achieves consistent referencing throughout the scheme.</p>	<p>ii. the format or presentation of the instrument;</p> <p>iii. a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument;</p>
Schedule 2 - Index	<p>Update mapping index to reflect all amendments affecting the planning scheme mapping</p>	<p>The proposed amendments include various changes to the titling and numbering of the planning scheme mapping.</p>	<p>iii. a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument;</p> <p>vi. inconsistent numbering of provisions in the instrument;</p>
Schedule 7 - Parking Standards	<p>Amend the Minimum Service Vehicle Provision in Table SC7.1.1 for use type 'Non-resident workforce accommodation' to state:</p> <p>HRV</p> <p>All vehicles to enter and leave the premises in forward gear.</p> <p>Note: HRV = Heavy Rigid Vehicle</p> <p>Amend Schedule text to reference "vehicle parking spaces" rather than "car parking spaces" as follows:</p> <p><b>7.2 Minimum <del>car</del> parking requirements</b></p> <p><i>(a) The required number of <del>car</del> vehicle parking spaces may be reduced for development in the Principal centre zone and the Major centre zone where the applicant can satisfy Council</i></p>	<p>Correction of drafting error.</p> <p>The provisions of Schedule 7 relate to various vehicle types, not only cars.</p>	<p>iv. a factual matter incorrectly stated in the instrument;</p>

	<p><i>that less provision is justified having regard to the submission of a parking management plan and the use of shared parking.</i></p> <p><i>(b) Where development incorporates multiple uses, <del>car</del> vehicle parking will be calculated on each use within the development.</i></p> <p><i>(c) Minimum <del>car</del> vehicle park dimensions are to accord with Australian Standards for a four wheel drive vehicle.</i></p> <p><i>(e) The <del>car</del> vehicle parking requirements and standards contained in this schedule are in addition to any State and Commonwealth Government standards that require disabled parking spaces to be provided.</i></p>		
Throughout document	<ul style="list-style-type: none"> <li>• Italicise references to legislation.</li> <li>• Update references to superseded legislation.</li> <li>• Correct spelling errors.</li> <li>• Correct numbering of POs and AOs.</li> <li>• Correct table and heading numbering.</li> <li>• Amend e.g. to eg. as per Council corporate document style guide.</li> <li>• Change hyphens to en dashes/em dashes and vice versa.</li> <li>• Amend text for measurement units e.g. change 15 metres to 15 m, hectares to ha etc.</li> <li>• Remove commas, add spaces for numbers e.g. 32,544 changed to 32 544 (removing commas and adding spaces over four figures and having no space for four figures).</li> <li>• Change quotations from single to double where relevant.</li> <li>• Formatting edits and punctuation changes e.g. spacing, punctuation and capitalisation after "Note:".</li> <li>• Update/amend references to other documents e.g. replace Maranoa Community Plan with Maranoa Economic and Community Plan.</li> <li>• Amend document styling including font styles, bold, font size etc. in accordance with Council corporate document style guide.</li> </ul>	<ul style="list-style-type: none"> <li>• Changes to text for measurement units and formatting as per Australian Government Style Manual.</li> <li>• Australian Government Style Manual suggests single quotation marks when drawing attention to words and double quotation marks only when quotations within quotations.</li> <li>• Achieves consistency throughout document.</li> <li>• Provides clarification of content.</li> <li>• Removes redundant referencing.</li> </ul>	<ul style="list-style-type: none"> <li>i. an explanatory matter about the instrument;</li> <li>ii. the format or presentation of the instrument;</li> <li>iii. a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument;</li> <li>iv. a factual matter incorrectly stated in the instrument;</li> <li>v. a redundant or outdated term in the instrument;</li> <li>vi. inconsistent numbering of provisions in the instrument;</li> <li>vii. cross-references in the instrument;</li> </ul>