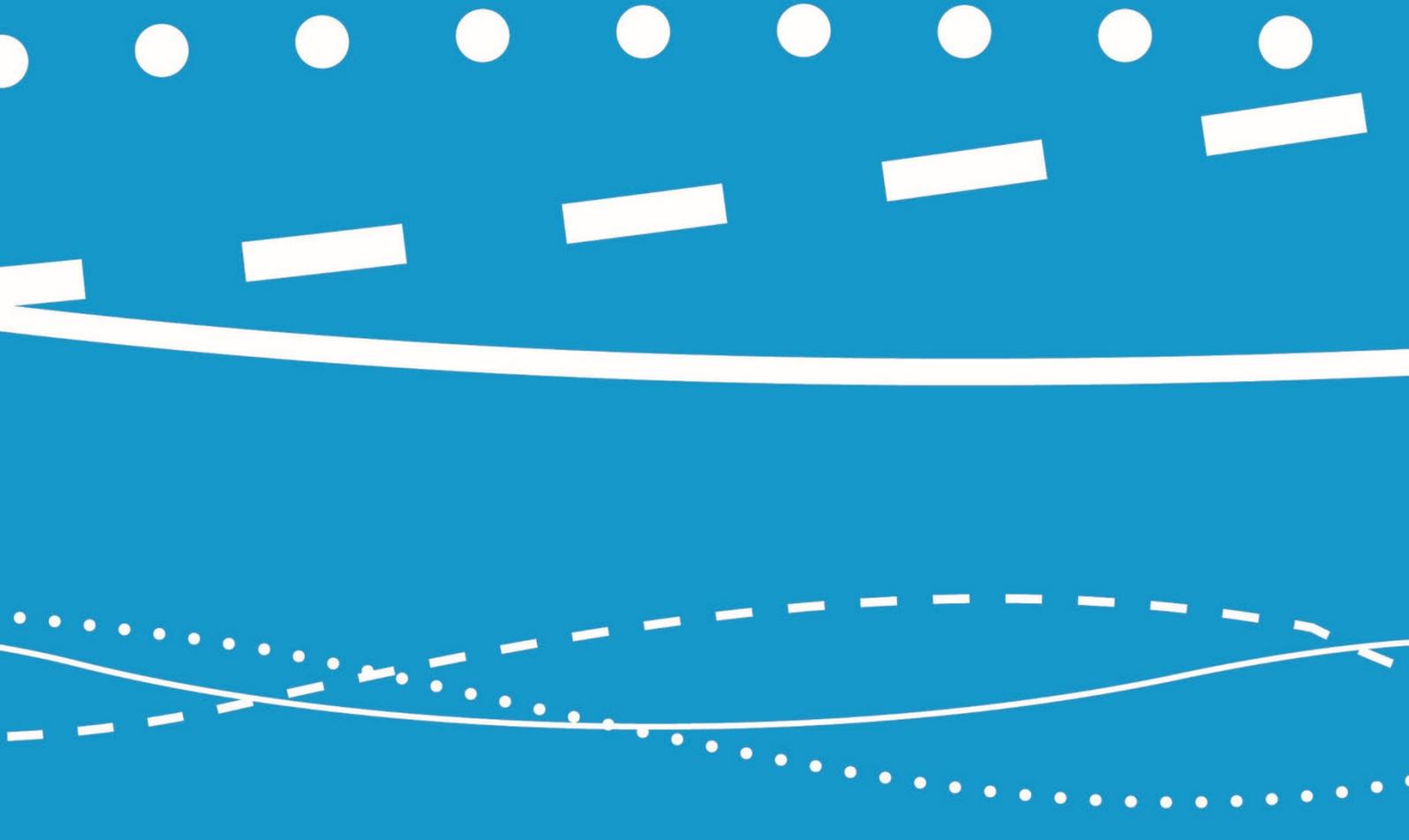




NEWSLETTER

Planning & Development



Planning & Development Newsletter

Welcome to the first edition of the Whitsunday Regional Council Planning & Development Newsletter. The Newsletter will be issued to anyone who has an interest in development in the Whitsunday Region.

Planning & Development is one of five directorates within Council, with three branches: Strategic Planning, Development Assessment and Building & Plumbing. The directorate is managed by Neil McGaffin with around 20 staff, including planners, technicians, building and plumbing certifiers and administration support. We are currently located in temporary premises in Cannonvale and Bowen. We will happily meet with customers in Council's Bowen, Collinsville, Cannonvale and Proserpine Offices. All 'front counter' activities including receipting of payments are located at Council offices in the old Commonwealth Bank building, Main Street Proserpine; Whitsunday Plaza Cannonvale; Herbert Street Bowen; and Cnr Stanley and Conway Streets Collinsville.

Council is beginning the design phase for re-building the Proserpine office and we hope to return to Proserpine in late 2019.

Development Assessment

On the 30 June 2017 the *Whitsunday Planning Scheme 2017* commenced. This was a significant Council policy document, which unifies the entire Whitsunday Local Government area. Generally, the pattern of land use zones remained unchanged, but there are a number of changes to the Planning Scheme provisions. Council encourages all applicants to arrange a pre-lodgment meeting prior to preparing a development application. Council's Development Assessment officers are on hand to ensure the development assessment process runs smoothly.

Buildings over the accepted height limit

Any proposed building over the maximum height limit will require an Impact Assessment application to be made to Council. This will take approximately 4 months to process and must be approved before a building application can be approved. Applicants are encouraged to design buildings within the height limits or allow for a longer application time-frame.

Sheds over 4.5m in height

On application, Council will provide an 'exemption certificate' for sheds greater than 4.5 metres in height. There is no fee required for an exemption certificate, but the applicant must make the written request. A form is available from Development Assessment staff. This will be treated as an administration error in the coming months, negating the need for exemption certificates.

Superseded Planning Scheme Applications

Superseded Planning Scheme applications can no longer be lodged after 30 June 2018. This was 12 months following the commencement of the *Whitsunday Planning Scheme 2017*.

Boundary re-alignment

After 30 June 2018 boundary re-alignment applications will return to Impact Assessment in the *Whitsunday Planning Scheme 2017*. This will be amended to code assessment (subject to code compliance) within the Major Amendment package to be exhibited soon.

Defined flood and storm surge heights

If you have land located within Bowen, Town of Whitsunday or Proserpine urban areas, Council will soon be able to provide Q100 flood height data to assist development in meeting the Flood and Coastal overlay code by building habitable floors 300mm above the defined flood level (DFL). If identified within Planning Scheme Flood overlay mapping, please lodge an inquiry at info@whitsundayrc.qld.gov.au attention to Development assessment, identifying proposed building envelopes so that Council may provide you with a DFL.

Flood mapping informing DFL data will be adopted as part of the Flood overlay code in the major amendment to the Planning Scheme anticipated to occur mid-2019.

AirBnB (Short-term accommodation)

Council acknowledges that a number short-term letting establishments may be in conflict with the Planning Scheme and to date has only undertaken compliance in response to complaints. This will continue, but to assist residents to achieve compliance, Council is encouraging all operators to check with Council to see if an application is required. Circumstances differ from site to site, depending on the zoning of the site and previous development permits. Real estate agents are encouraged to supply Council with a list of their managed properties and we will check their status at no charge.

Should an application be required, between 8 October 2018 – June 2019, Council is offering reduced application fees and will assist applicants to achieve compliance. Where a development permit is not required, operators will be encouraged to prepare a Code of Conduct for their guests relating to noise, parking, bins and other amenity issues. All enquiries to info@whitsundayrc.qld.gov.au or call on 4945 0651.

To find out more information, please visit www.whitsunday.qld.gov.au/650/Airbnb-and-Short-Term-Rental-Accommodati.

New Erosion Control Policy

In September 2018, Council adopted a new Erosion and Sediment Control (ESC) Policy and supporting Program. The new Policy will apply to private and public development sites. The intent of the new Policy and Program is to support the implement ESC best practice on all development sites.

Council is holding a 1 day ESC course on the 8th of November (Bowen) and 9th of November (Airlie Beach). The 1-day course is designed for developers, builders, planners and engineers managing small development sites. Leading into the wet season, it will be important for all development sites to have appropriate ESC plans developed and ESC measures in-place. Towards the end of November Council will commence development site inspections to review ESC measures.

To attend the 1-day ESC course please contact Council on 07 4761 3623.

Strategic Planning

Planning Scheme Amendments

The Strategic Planning team has been busy preparing a range of amendments to the *Whitsunday Planning Scheme 2017* for implementation in accordance with the *Ministers Guidelines and Rules* over the next 12 – 18 months.

Amendments include a Planning Scheme Policy Amendment (Development Manual) and an Administrative Amendment package, which is undergoing public consultation from 2 October to 29 October. Administrative amendments include minor grammatical and spelling fixes and changes to Class 10a building heights within the Dwelling house code to correct an error, for which Council currently provides exemption certificates.

Following this, Council will undertake informal stakeholder consultation on issues to be addressed in the Major Amendment package, such as the Airlie Beach Local Plan, Bowen Local Plan, Healthy waters code, Biodiversity waterways and wetlands overlay code and revised Flood overlay code. At this time, we will also accept comment on any other aspect of the Scheme in preparation for the Major Amendment, anticipated to undergo public consultation in mid-2019.

Local Government Infrastructure Plan

The Local Government Infrastructure Plan (LGIP) constitutes an amendment to the *Whitsunday Planning Scheme 2017*. The LGIP commenced on the 29 June 2018 and completes Part 4 and Schedule 3 of the Scheme. Council has recently received a revised Economic & Population Study for the Region, based on the 2016 Census, and resolved to amend the LGIP in accordance with the updated projections.

Infrastructure Charges

A suite of amendments to Infrastructure Charges documents commenced on 29 June 2018 to compliment the implementation of the LGIP.

These documents include:

- an Infrastructure Charges Resolution (No. 3) 2018 (the ICR), which guides the calculation of trunk infrastructure charges and adopts the charges prescribed by the *Planning Regulation 2017* (superseding the 2015 AICR);
- a new look Infrastructure Charges Notice (ICN), which will attach to Development Permits; and
- the introduction of an Infrastructure Charges Administration Policy (ICAP, specifically to govern trunk infrastructure spending in compliance with the *Planning Act 2016* and the LGIP.

Building & Plumbing

Building & Plumbing Applications – Let's work together

A comprehensive well-prepared application with good clear site plans, floor plans, construction details and supporting documentation/forms, can be turned around and approved substantially quicker than an application which is illegible, has irrelevant information or essential drawings, plans or documentation

missing. Checklist and guidance notes are attached to all application forms to help applicants ensure all information required is provided, so it is strongly recommended these are used. Good application submissions = quicker approvals – improved customer services = happy customer.

We are here to help

We are here to help, we want to approve your applications, be it related to your family home, community facility contributing to our region, or a commercial development providing services, goods and employment essential to sustainable economic development in the Whitsundays. We provide free pre-application lodgment meetings to assist applicants with any questions they may have in preparation of their applications, whether it be for mums and dads, local builders or multinational companies.

Inspection Time

Once you have your approval and it's all good to go, don't forget to book your inspections on time. Bookings for site inspections should be made at least 24hrs before they are needed, in order to ensure we are available for you. In the event of a rainy day, delays or unforeseen events where you are not ready for your pre-booked inspection, please let us know as soon as possible (at the latest, first thing in the morning), to ensure our time is utilised efficiently and no extra costs are incurred.

For booking a Pre-lodgment meeting, inspections, cancellations or any other enquiry related to Building & Plumbing Approvals, please call us on 1300 972 753.

Pool Safety

All pools and spas in Queensland must be fenced and registered on the pool safety register. If your pool isn't registered, you can be fined up to \$2,356.00. If you are a pool owner, you must ensure:

- Your pool is fenced
- Pool fences or barriers are well maintained; and
- Any damage to fences or barriers is fixed immediately.

Plumbing & Drainage Works

If you are supervising or performing regulated plumbing and drainage work, you must hold an occupational plumbers and drainers license under the *Plumbing & Drainage Act 2002*. Regulated work is defined by exclusion being any plumbing and drainage work that is not defined as 'minor work', 'notifiable work', or 'unregulated work', is therefore 'regulated work'.

Lodging Planning, Building & Plumbing Applications

Planning, Building and Plumbing applications can be lodged within Council one of two ways;

- In hard copy at any of Council's Customer Service Centers; or
- By emailing development.assessment@whitsundayrc.qld.gov.au

Please direct all telephone enquiries to Council's main switchboard on 1300 972 753.