

Longreach Regional Council Planning Scheme

Proposed Planning Scheme Amendment – Major Amendment No. 2

Proposed and potential amendments

Below is a list of proposed and potential amendment topics which have so far come to Council’s attention for consideration:

Strategic topics

Topic	Purpose	Example amendment options
Integrating the Thomson River Master Plan (TRMP)	<p>The TRMP sets out a long-term vision and supporting strategies to guide investment and change within a defined area of land adjacent to the Thomson River at Longreach.</p> <p>A key component of this Major Amendment No. 2 is to reflect the adopted TRMP in the planning scheme to ensure that it facilitates and does not unnecessarily hinder achieving the intended vision.</p> <p>The TRMP applies to a defined area of land. The relationship between the TRMP area and surrounding land, as well as how it works in terms of other planning policy considerations (such as broader infrastructure networks and natural hazards risk and resilience) should be considered and addressed in the planning scheme.</p>	<p>Updating the strategic level objectives of the planning scheme to include the objectives of the TRMP, so the vision can be protected from incompatible future development and the development investment intended for the TRMP area can be efficiently facilitated.</p> <p>Reducing the development application and/or assessment requirements for development envisaged by the TRMP.</p> <p>Amending the zoning of land or incorporate a new precinct (eg. like the existing stables precinct in Longreach) for land within and/or around the TRMP area.</p> <p>Incorporating consultation findings from the TRMP project to ensure, where culturally appropriate to do so, heritage values and places identified by Traditional Owners are reflected/protected.</p>
Advancing Aboriginal knowledge, culture and tradition	<p>Council is committed to supporting the recognition, protection and promotion of Aboriginal and Torres Strait Islander knowledge, culture and tradition.</p> <p>It is also noted that, since the existing planning scheme was prepared and adopted, the <i>Planning Act 2016</i> has come into effect which now expressly recognises the role of Queensland’s land use planning and development assessment system (of which the planning scheme is a key component within the Longreach region) in valuing, protecting and promoting Aboriginal and Torres Strait Islander knowledge, culture and tradition (s5(2)(d)).</p>	<p>Inserting statements in 1.1 Introduction to:</p> <ul style="list-style-type: none"> acknowledging that the planning scheme applies to the land and waters of the Iningai, Malintji and Kuunkari peoples raise awareness that the cultural heritage duty of care under <i>Aboriginal Cultural Heritage Act 2003</i> applies to development activity separately from and in addition to the planning scheme. <p>Considering strategic statements in relation to designated ‘living on country’ areas, economic/educative development aspirations, identification of cultural sites/protection of country. Review assessment benchmarks and codes for consistency.</p> <p>Considering including or amending certain mapping.</p> <p>Considering including Aboriginal language and illustrations in the planning scheme document.</p>
Visitor accommodation	<p>Consider the need to change the way in which the planning scheme presently regulates:</p> <ul style="list-style-type: none"> Bush camping for tourism AirBnB/Stayz style use of residential buildings. <p>Consider how the planning scheme may assist to facilitated addressing market gap findings from CWQ Data Collection and Analysis report commissioned by RAPAD.</p>	<p>Updating the strategic level objectives of the planning scheme to make council’s position on various forms of tourist accommodation in various areas or contexts clear.</p> <p>Reducing the development application and/or assessment requirements for development to be encouraged in a particular area.</p> <p>Increasing the development application and/or assessment requirements for development to be discouraged in a particular area.</p>
Emerging technologies	<p>Consider the appropriateness of, and any need to change, the way in which the current planning scheme would apply to and regulate development associated with emerging technologies, for example:</p> <ul style="list-style-type: none"> Electric vehicle charging Solar power development Hydrogen development Development to support drone and aerospace/nautical technologies 	<p>Stating in the strategic level objectives, council’s willingness or otherwise to attract and accommodate development in certain emerging technologies.</p> <p>Articulate council’s preferred locational and aesthetic requirements for certain emerging technologies.</p> <p>Include specific development application and/or assessment requirements in relation to development involving certain emerging technologies.</p>
RAPAD Pathfinder payoff priorities	<p>To promote and facilitate the pathfinder priorities as they relate to the Longreach region:</p> <ul style="list-style-type: none"> Bring back the sheep Tourism growth Infrastructure connections Energy and water security Healthy aged care living Improve telecommunications 	<p>Reviewing the strategic level objectives of the planning scheme to ensure consistency with the RAPAD pathfinder payoff priorities, as they relate to the Longreach region.</p> <p>Considering opportunities to facilitate development which is compatible with and supports the payoff priorities through the planning scheme provision (revise development application and/or assessment requirements to reduce red tape where possible).</p>
Review availability of rural residential and rural lifestyle lots and consequently the prescribed minimum lot size in the Rural zone	<p>To test the demand and desire for increasing the diversity of the residential offering in the Longreach region, in particular increasing the availability of rural lifestyle lots for residential housing.</p> <p>Infrastructure/servicing costs (for developers, residents and council), infrastructure/servicing expectations and land management matters (such as fire and pest management) are relevant considerations.</p> <p>Consider parameters such as road, safe egress/access in natural hazard event, build on non-flood prone areas, onsite water and sewerage (in terms of minimum lot size, having regard to onsite septic setback</p>	<p>Identifying a rural living investigation precinct (eg. like the existing stables precinct in Longreach) within the Rural zone as land requiring further investigation for possible future rural living purposes. This would require further master planning to occur prior to development, to avoid ad hoc or inappropriate fragmentation of land.</p> <p>Include a geographical description or diagram (such as blob on strategic framework map or within code depending on level of assessment to be applied to such subdivision proposals) of areas identified as potentially appropriate for this type and scale of development. (What scale and parameters would you like to see/impose?)</p> <p>The planning scheme presently includes a Rural residential zone. Amend the provisions relating to this zone to offer increased choice, rather than making significance changes to the Rural zone. In conjunction, move some defined areas of land (based on sound land-use planning considerations) from the Rural zone into the</p>

	requirements), availability of communications and electricity infrastructure.	Rural residential zone.
Tiny houses and liveable shipping container conversions		Including a statement in the strategic framework such as: <i>Residential block sizes should continue to be generous, consistent with existing surrounding properties, whilst allowing scope for innovation in lot sizes to accommodate infrastructure efficiency, changing community attitudes and needs of the future residents. Innovative development design and selection of construction materials, which offers protection to occupants from the region's climatic conditions, while providing for a high level of street appeal and neighbouring amenity are also encouraged.</i>

Use specific topics

Topic	Purpose	Example options
Review industry threshold definitions, for instance specifically including and addressing chiller boxes used in connection with macropod harvesting	<p>Consideration of public health, servicing and amenity impacts associated with chiller boxes (such as those used in connection with macropod harvesting) around residential and township areas. Proponents are referring to alleged historic approvals when seeking to install/use new chiller boxes.</p> <p>Electricity and water requirement and public health and amenity concerns are relevant considerations.</p>	<p>Adopting approach taken by neighbouring councils which included:</p> <ul style="list-style-type: none"> a strategic level statement: <i>Commercial-use chiller boxes for the storage of animal carcasses (for example, associated with macropod harvesting) and commercial or retail food manufacturing are recognised as valuable local economic contributors; however, these uses are considered inconsistent with established residential and accommodation uses and within the [Township and Residential zones]. Chiller boxes and food manufacturing facilities should be located where they can be serviced by reliable electricity and water sources suited to the purpose. When determining the appropriateness of a location for chiller boxes and food manufacturing facilities, consideration will be given to the hours of operation and extent to which associated noise and light impacts beyond the site are avoided or mitigated. It is preferred that chiller boxes are installed in a way that they can be readily unsecured and removed from the site if necessary, in response to an incident to protect public health and safety.</i> amending the Low Impact Industry threshold definition to specifically include: <i>(7) Involving commercial use chiller box/es used for the storage of animal carcasses (for example, associated with macropod harvesting).</i> adding a specific assessment criteria in zone codes in relation to requirements for commercial-use chiller boxes for the storage of carcasses. <p>Considering whether commercial-use chiller boxes in the Rural zone should remain impact assessable, requiring a development application which is publicly notified and which people can make submissions to council about or be treated the same as if they were in the Township zone.</p>
Car parking requirements for new development in the main commercial areas of Longreach	<p>Some changes of use can occur within existing buildings in the Centre Zone in Longreach without the need for a development approval. This is typically a reasonable planning approach to ensure ongoing active use of buildings in a town's main commercial area. A consequence however is that some accepted re-uses of buildings may contribute to increased demand for car parking, but as a development approval is not required, there is no way for council to require the developer to provide additional on-site car parking.</p> <p>For example, presently there are existing buildings in the centre of Longreach which can be reused for short-term accommodation without requiring a development application for the material change of use or needing to provide additional on-site car parks</p> <p>Note: This does not mean that they do not require a building work approval or change to the building classification to address fire safety and other matters – but those processes do not give scope for requiring on-site car parking.</p> <p>Any changes made to the planning scheme, will not affect lawful uses occurring prior to its amendment.</p>	<p>Reviewing the types of re-uses which are allowed without requiring a development approval and assessment against requirements for on-site car parking. Consider changing certain uses from “accepted” to “accepted subject to requirements” and identify requirements such as:</p> <p><i>Where a change of use of existing premises is proposed and there is no increase in the gross floor area, the existing number of on-site car parks is retained or increased. Where the requirement could not be met, a development application would then be required to allow the circumstances of the proposal to be assessed by council.</i></p> <p>Note: An alternate option to amending the planning scheme, is to review the car parking management strategy within the centre of Longreach (ie. time limits applied to parks in certain areas etc to moderate behaviours).</p>

Building work specific topics

Topic	Purpose	Example options
Building work table of assessment at Section 5.6	<p>Users have experienced and reported challenges in reading and interpreting this table.</p> <p>A typographical error remains from the alignment amendment process, specifically the outdated reference to “self assessable”.</p>	<p>Using this table requires referring to codes and deciphering acceptable outcomes (AOs) relevant to the building work proposal. While not necessary for effective implementation, it may aid useability of this table if it is expanded to identify the specific AOs from each code which are relevant to building work in each zone.</p> <p>Other matters which could be considered with respect to the regulation of building work through a planning scheme include:</p> <ul style="list-style-type: none"> giving council referral jurisdiction with respect to building work proposals involving local heritage places (even if council chooses to not involve itself in regulating re-use or material changes of use of local heritage places) making certain building work ‘accepted subject to requirements’ or giving council referral jurisdiction with respect to specific developments involving buildings where council may decide to not involve itself at the material change of use stage (ie. an option when facilitating development in accordance with the Thomson River Master Plan).

Thresholds for shed sizes and policy position adopted for issuing exemption certificates	<p>Update the planning scheme to reflect the policy position taken by council in resolution 2020-11-317, to issue exemption certificates for sheds less than 180m² and 5.5m in height to the eaves in Low Density Residential Zone and Medium Density Residential Zone.</p> <p>Amenity/character and regulatory impacts need consideration.</p> <p>Amending the planning scheme will alleviate the need to issue exemption certificates to address this matter, the associated cost to council and the fees charged to property owners for these exemption certificates.</p>	Amending acceptable outcome AO1.2 in the Low Density Residential Zone Code and acceptable outcome AO1.2 in the Medium Density Residential Zone Code in relation to the area and height of domestic outbuildings.
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Operational works specific topics

Topic	Purpose	Example options
Reducing or removing the threshold (presently set at sites over 1200m ²) and clarifying when a development approval is required for operational work (other than landscaping, stockpiling, filling or excavation) associated with a material change of use (refer to Table 5.7.1. of the planning scheme)	<p>To require development approvals for operational works (other than landscaping, stockpiling, filling or excavation which are dealt with separately) associated with an assessable material change of use in more instances or regardless of the size of the site.</p> <p>The development application would be assessed against the Works Code. The Works Code calls up the 'Planning Scheme Policy 1 – Works', which includes requirements, such as the need to submit to council, designs & construction certificates certified by a Registered Professional Engineer of Queensland.</p> <p>It is not intended to change the way operational works for water supply connections, sewerage connections or driveway crossovers are dealt with.</p>	<p>Reviewing the table of assessment at Section 5.7.1 and:</p> <ul style="list-style-type: none"> removing the current threshold of “on a site with an area exceeding 1200m²” clarifying that it only applies when the operational works is “associated with an assessable material change of use” clarifying that this requirement does not affect operational works which are already identified as “accepted subject to requirements”. <p>Alternatively, considering other means of requiring design standards to be met and information to be provided to council for operational works associated with a material change of use on sites less than 1200m².</p>

Other minor/administrative amendments

The council is also maintaining a register of minor and administrative updates that can be included as part of this amendment package. For example, these include things like:

- correcting typographical and formatting errors in the document
- updating mapping to reflect particular development which has been approved and completed
- removing redundant or outdated references in the document.