1.6 Users Guide

1.6.1 What area is covered by the plan?

The Maryborough City Plan covers (with some exceptions) the whole of the City of Maryborough including urban and rural areas the Great Sandy Straits and south Fraser Island.

1.6.2 How do I use the plan to understand what will happen in my local area over the next 6 years?

The following key components of the Plan provide an overview of the preferred pattern of development, the desired environmental outcomes for the City and measures to achieve these outcomes. These components are:

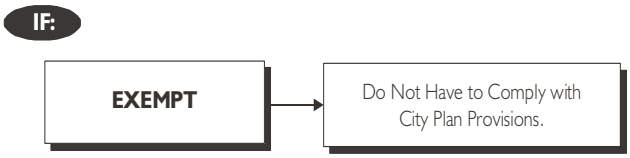
- the Vision (Part 1);
- the Strategies which establish the "bigger picture" for the City's future (Part 2);
- the Local Areas which provide information on the vision for each local area, the type of development application required and any relevant local area specific measures (Part 3); and
- the Development Codes (Part 4).

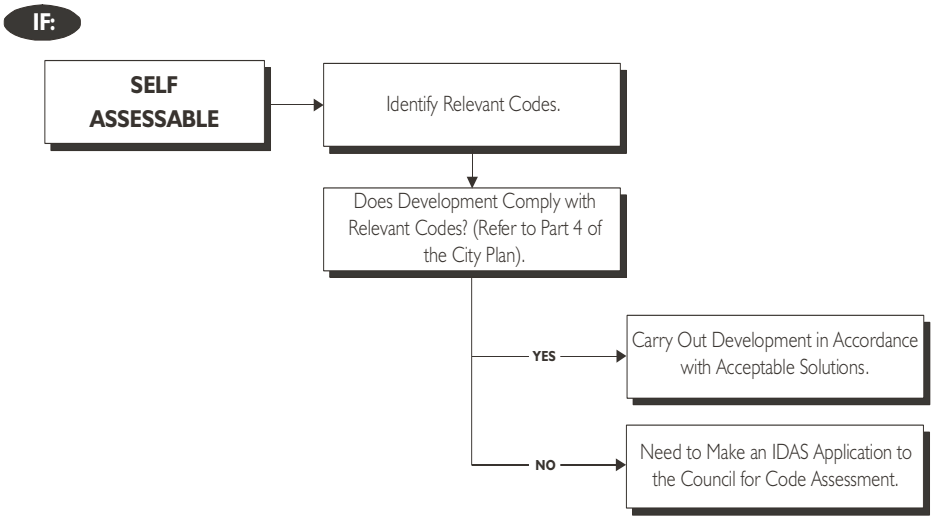
1.6.3 How do I use the City Plan to make a Development Application?

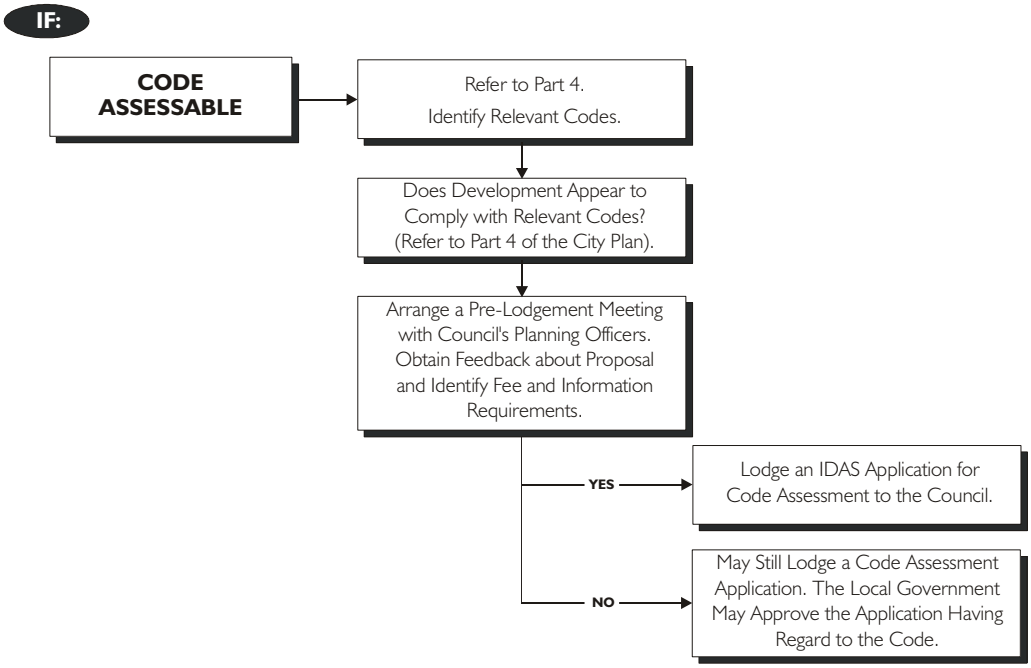
1. Refer to Part 3 of the City Plan and identify the Local Area in which development is to take place (refer to Map 3A);
2. Identify what precinct of the Local Area the land is located within (refer to relevant Local Area Map); and
3. Look at the Development Assessment Table associated with this Local Area to determine what level of assessment is required (Exempt, Self Assessable, Code or Impact). Refer to Definitions (Part 5) for guidance on the definitions of development activities.
4. The process associated with the different application types is represented in the following flowcharts.

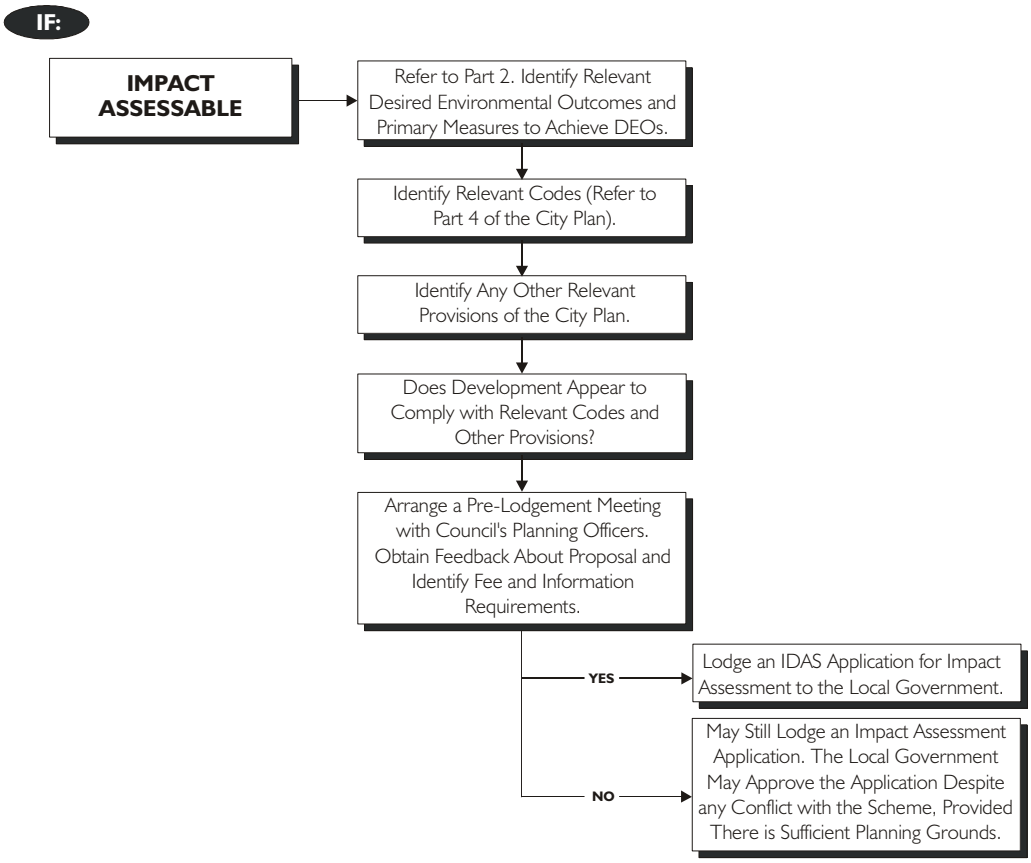
Note:

- **Exempt** development does not have to comply with the City Plan Provisions.
- **Self Assessable** development should comply with the acceptable solutions outlined in Codes. If development cannot comply with these solutions a Code Assessable application is required to be lodged with the Council.
- **Code Assessable** development requires the lodgement of a development application with the Council. Public notification is not required.
- **Impact Assessable** development requires that an application is lodged with the Council and such an application will require Public notification.






IF:
CODE ASSESSABLE
Refer to Part 4.
Identify Relevant Codes.
Does Development Appear to Comply with Relevant Codes? (Refer to Part 4 of the City Plan).
Arrange a Pre-Lodgement Meeting with Council's Planning Officers. Obtain Feedback about Proposal and Identify Fee and Information Requirements.
YES
Lodge an IDAS Application for Code Assessment to the Council.
NO
May Still Lodge a Code Assessment Application. The Local Government May Approve the Application Having Regard to the Code.


IF:
IMPACT ASSESSABLE
Refer to Part 2. Identify Relevant Desired Environmental Outcomes and Primary Measures to Achieve DEOs.
Identify Relevant Codes (Refer to Part 4 of the City Plan).
Identify Any Other Relevant Provisions of the City Plan.
Does Development Appear to Comply with Relevant Codes and Other Provisions?
Arrange a Pre-Lodgement Meeting with Council's Planning Officers. Obtain Feedback About Proposal and Identify Fee and Information Requirements.
YES
Lodge an IDAS Application for Impact Assessment to the Local Government.
NO
May Still Lodge an Impact Assessment Application. The Local Government May Approve the Application Despite any Conflict with the Scheme, Provided There is Sufficient Planning Grounds.

1.6.4 More information about the Plan

A Planning Study has been prepared which provides supporting data to the Plan. The Planning Study also provides references to other studies and resource material which may be relevant to a particular proposal. Other relevant information may become available during the life of this Planning Scheme. The data which forms the Planning Study has been compiled in the following format:

1.0 Background
2.0 Regional Framework
3.0 Statutory Framework
4.0 Existing Land Use
5.0 Physical Characteristics
6.0 Social Characteristics
7.0 Cultural Characteristics
8.0 Open Space and Recreation
9.0 Economic Characteristics
10.0 Transport and Access (existing and future)
11.0 Infrastructure
12.0 Consultation
13.0 Constraints and Opportunities
14.0 Strategy Development

1.6.5 Relationship to other Matters not addressed by City Plan

Development may require consideration of matters other than or in addition to, those required by the City Plan. Examples are:

- Schedule 8 approvals listed in the *Integrated Planning Act 1997* including building approvals and material change of use for environmentally relevant activities;
- Schedule 8 also identifies other approvals not yet part of the Integrated Development Approval System (IDAS) including those required by the *Transport Infrastructure Act* (development abutting or impacting upon a State-controlled road and advertising devices visible from a State-controlled road)
- Approvals under the *Sewerage Act* and the Interim Code of Practice for On Site Sewerage Facilities 1999;
- Development within road reserves eg footpath dining, which requires Department of Natural Resources authorisation;
- Approvals for development within an erosion prone area or a coastal management control district under the *Beach Protection Act 1968*;
- State Government approvals under the *Fisheries Act* for development which involves disturbance of Marine Plants and, or works within a declared Fish Habitat Area;
- Commonwealth government approvals in relation to:
  - World Heritage Properties Conservation Act 1983;
  - Environment Protection (Impact of Proposals) Act 1974;
  - Endangered Species Protection Act 1992; and
  - Australian Heritage Commission Act 1975.
- Council resolutions pursuant to the Standard Building Regulation in relation to minimum building levels and bushfire prone areas; and
- the requirement under the *Cultural Record (Landscape Queensland and Queensland Estate) Act 1987* that, should items of the Queensland estate be discovered while carrying out development, work must cease and the Cultural Heritage Branch of the Environmental Protection Agency be contacted.

1.6.6 How can the Plan be amended?

Council will review the Plan every five to seven years to ensure that its contents are still appropriate.

Upon commencement of Section 2.2.6 of the *Integrated Planning Act 1997* there is an opportunity for a person to request an independent review of the City Plan or a particular component. Note: the person requesting the review must pay the associated costs (refer to Section 2.2.6 of the *Integrated Planning Act* for details).

Further information on the City Plan may be obtained by contacting Council's Department of Environmental and Development Services on:

Phone: ***(07) 4123 8882***
Facsimile: ***(07) 4123 1470***
E-mail: ***council@maryborough.qld.gov.au***