The Whitsunday Regional Council Planning Scheme 2017
Administrative and Planning Scheme Policy Development Manual amendment

Submission Analysis Report

October 2018

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Title	Version No.	Date	Author	Reviewer	Approved by
Draft Report	1	29 October 2018	Jonathan Cutting	Neil McGaffin	
Final Report					

1. Introduction

The Submission Analysis Report (SAR) identifies issues raised as a result of recent public consultation on the Whitsunday Planning Scheme 2017 Administrative and Planning Scheme Policy Development Manual amendment, which occurred from 2 October to 29 October 2018.

The objectives of the SAR are to:

- consider every properly made submission about the proposed Administrative and Planning Scheme Policy Development Manual amendment;
- identify changes to the proposed Administrative and Planning Scheme Policy Development Manual amendment as a result of public submissions;
- provide a framework to respond to submissions; and
- determine whether or not the proposed Administrative and Planning Scheme Policy Development Manual amendment is significantly different from the version that was displayed during public consultation.

2. Background

On 12 September 2018 Council resolved to make Administrative and Planning Scheme Policy Amendments and commence Public Consultation at the nearest practicable date.

The Planning Scheme Administrative and Planning Scheme Policy Development Manual amendment were developed and consulted in accordance with, the requirements of the *Planning Act 2016* (PA) and *Ministers Guidelines and Rules 2017 (MGR)*.

During the 20 business day consultation period, Council completed the following activities to ensure a high level of community involvement and awareness:

- production and distribution of newspaper advertisements and social media postings, refer to Appendix A;
- · display of public notices within each Council office;
- digital copies of the proposed Administrative and Planning Scheme Policy Development Manual amendment were available for inspection and purchase in each Council office; and
- utilisation of Council's Yoursay. Whitsunday website for online submissions and the display of Planning Scheme Administrative and Development manual amendments and consultation material.

3. Submission Summary

During the public consultation period, 2 submissions were received. Submission 1 was regarding Council contributing costs to dredging the Whitsunday Sailing Club boat harbour and was not relevant to the proposed amendments. Submission 2 made several relevant points to the proposed Development manual amendments; however, no significant changes were made as a result of this submission.

It should be noted that submission 2 was received after the consultation period ended as a result of the submitter having an issue lodging to the submissions email address provided within the complementary submission template form, as there was a minor spelling error in the submissions email address. The minor spelling error for the email address within the template form was not repeated in any other consultation material provided and it is not considered that this error prevented any other members of the community from making a submission.

A summary of the submissions and Council's suggested response is outlined within **Appendix B**.

4. Outcomes

In response to the submissions, no significant changes were made to the proposed amendments to the Planning Scheme or Development Manual. Minor administrative errors regarding formatting and references to a Standard drawing identified by submission 2 have been rectified. In accordance with Schedule 2 of the *Ministers Guidelines and Rules 2017*, these administrative amendments do not result in a 'significantly different' Local planning instrument from what was publicly consulted upon.

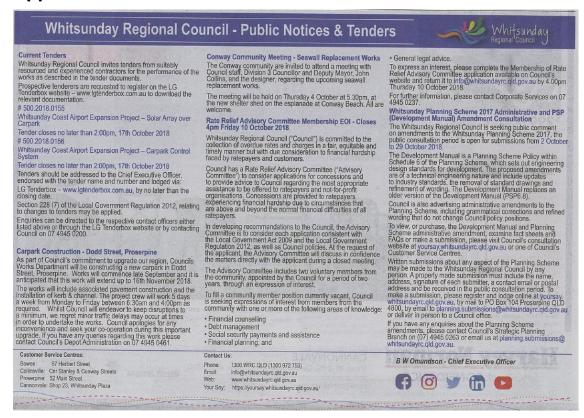
5. Compliance

Council has ensured full statutory and legislative compliance with its obligations, pursuant to the PA and MGR.

To provide the best service to our community, Council exceeded the minimum public consultation requirements for administrative amendments that do not require consultation under the MGR. Council also utilised social media platforms to build awareness for this consultation and create interest in upcoming major amendments to the Planning Scheme that will be happening in 2019.

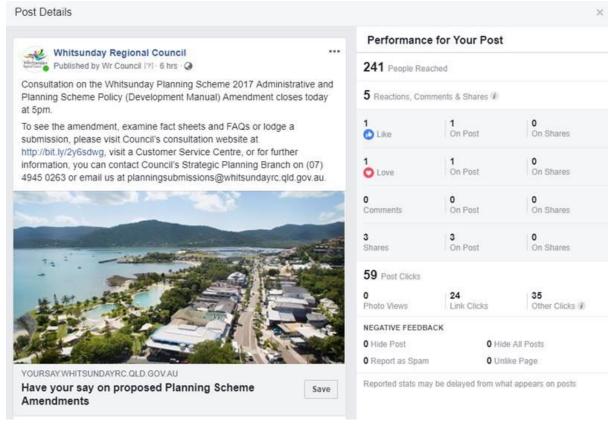
Council may now move forward in the Administrative and Planning Scheme Policy Amendments approval process and proceed to adopt the proposed amendments via Council resolution and gazettal.

Appendix A - Consultation Matters



The above advertisement (the Notice) appeared in the Whitsunday Times (26 September 2018 & 24 October 2018); and the Bowen Independent (27 September 2018 & 25 October 2018).

The Facebook posts below appeared on Council's Facebook page over the duration of the Public Consultation Period (2 October, 15 October and 29 October 2018).



Post Details



Whitsunday Regional Council

Published by Wr Council (?) - October 15 at 10:00 AM - 🥥

Consultation on the Whitsunday Planning Scheme 2017 Administrative and Planning Scheme Policy (Development Manual) Amendment will close on the 29 October.

You can lodge a submission at http://bit.ly/2y6sdwg or for further information, you can contact Council's Strategic Planning Branch on (07) 4945 0263 or email us at planningsubmissions@whitsundayrc.qld.gov.au.



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Have your say on proposed Planning Scheme Amendments

Save

Performance for Your Post

1,634 People Reached

7 Likes, Comments & Shares ®

4 Likes	4 On Post	0 On Shares
1 Comments	1 On Post	On Shares
2 Shares	2 On Post	On Shares

45 Post Clicks

0	22	23
Photo Views	Link Clicks	Other Clicks

NEGATIVE FEEDBACK

0 Hide Post	O Hide All Pos		
O Report as Snam	O Unlike Page		

Reported stats may be delayed from what appears on posts

Post Details



Whitsunday Regional Council

Published by Wr Council [7] - October 2 at 9:23 AM - Q

The Whitsunday Regional Council is seeking public comment on amendments to the Whitsunday Planning Scheme 2017, the public consultation period is open for submissions from 2 October to 29 October 2018.

Council is making administrative amendments to the Planning Scheme and introducing the Development Manual to replace an older version of the Development Manual (PSP6.8).

To view the Development Manual and Planning Scheme administrative amendment, examine fact sheets and FAQs or... See More



YOURSAY.WHITSUNDAYRC.QLD.GOV.AU

Have your say on proposed Planning Scheme Amendments

Performance for Your Post

2.630 People Reached

22 Reactions, Comments & Shares (f)

D Like	2 On Post	7 On Shares
1 • Wow	On Post	1 On Shares
3 Comments	On Post	3 On Shares
9 Shares	9 On Post	0 On Shares

179 Post Clicks

0	55	124
Photo Views	Link Clicks	Other Clicks (1)

NEGATIVE FEEDBACK

0 Hide Post	0 Hide All Posts
0 Report as Spam	0 Unlike Page

Reported stats may be delayed from what appears on posts

Appendix B – Summary of Issues Raised in Submissions and Council's Response

Submi ssion No.	Submission Topic	Point of Submission	Council Response	Plan Change?	Mapping Change?	Deferred for Future Action?
1	Whitsunday Sailing Club boat harbour dreading	Presently, the Whitsunday Sailing Club boat harbour requires dredging as at low tide one has to walk on mud to retrieve one's dinghy. With the money from development in the area, Council should contribute to dredge the boat harbour for improved use by members of the sailing club and young sailors whom use the club.	Thank you for contacting Council regarding this matter, however, this submission is not relevant to the proposed amendments to the Planning Scheme. Council is presently conducting preliminary investigations into required approvals, costs and areas for disposing of dredge spoil from the VMR boat ramp and sailing club for consideration in future annual budgets. For your information, infrastructure charges paid by developers may only be utilised to construct 'trunk infrastructure', that includes things such as major roads, major water, sewer, stormwater, parks and community facilities specified within the Local Government Infrastructure Plan's Schedule of Works.	No	No	No
2	Consultation Development Manual	 Concerned by the lack of contact with local engineers to make them aware of the proposed amendments to the Development Manual. Confused by the fact the proposal is known as V3.6. The previous Manual adopted with the new Planning Scheme last year was V1.3. New Section naming/numbering system appears to have errors, for example; it starts with AP (Application Procedures), then CP (Construction Procedures) then DP (Design Procedures), then unexpectedly to DG 	1. Noted, Council will endeavour to improve its consultation practices in the future. During this amendment process, Council met the consultation requirements of the <i>Minister's Guidelines and Rules 2017</i> for making amendments to a Local planning instrument Planning Scheme Policy. Consultation material included two public advertisements in local newspapers, before consultation and again prior to consultation period ending. There were also 3 Facebook posts to boost awareness of the consultation with links back to Councils	No	No	No

- (Design Guidelines) and finally SG (Specification Guidelines). The terminology "Guidelines" is that these are not "mandatory" but are for quidance only.
- 4. New definitions on page 18-19 have been added for Defects Liability, and On/Off Maintenance. The wording of the On Maintenance is "incorrect". The Maintenance Bond is a Defects Liability Bond, which is held for 12 month for "rectification of defects" in council infrastructure should any defect occur.
- 5. Two new documents should not be 3. included in the Development Manual. These two documents total 160 pages of 466 pages (over 1/3 of the total development manual). These documents are specifications for Sewage Pumping Stations, and Electrical Switchboards associated for Sewage Pumping Stations. In my experience, these specifications are unlikely to be used once in 10 years (via the Development Manual). They Development Approval condition, and not in the Development Manual.
- 6. As with previous versions, the forms formatting. Specifically Form 3, ITP (Appendix A), Table D1.1.
- 7. New section (Appendices WSA code) need to checked against the Body of the Document as a cursory glance has picked up Design D6.06 - should be DG6.1.
- 8. New Section DP1.10 Stormwater Quality Management. This section will

- Yoursay.Whitsunday consultation website.
- 2. Council elected to bring the version of the Development Manual in-line with the rest of the version Whitsunday Planning Scheme 2017 (V3.6). This is also the case for future amendments to the Local Government Infrastructure Plan in an effort to create less confusion between different parts of the Local planning instrument that previously had different version numbers.
- The Development manual provides standards, advice and quidelines for development applications in order to boost transparency in what Council expects within a well-made application. This includes design guidelines to assist applicants in achieving Council's design objectives. Whilst they are guidelines, they identify up-front preferences Council's and, conditioned in a development application, become mandatory.
- could be specified by council in a 4. This is Council's expectations and is put in this Development manual as definitions to clarify what is expected over the 12 month maintenance period.
- and document as a whole need proper | 5. These documents have been included within the Development manual to ensure that Council can condition a developer to meet these standards within a development application.
 - 6. Noted, this will be amended as an administrative error prior to adoption.
 - 7. Noted, this will be amended as an administrative error prior to adoption.

This section should be removed, and the "normal" approval process (DA Requirement/Condition) make the inclusion "mandatory". 9. No standard drawings have been	Quality is a standard practice. 9. The standard drawings have been taken out of the Development manual to enable Council to more readily	
included, and cross referencing to the body of the documents is not connected.	update drawings outside of the lengthy	