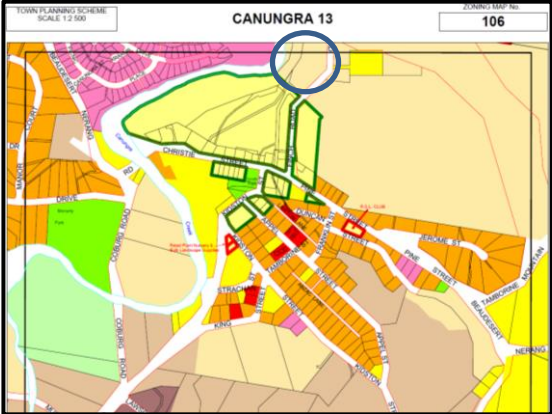


Attachment No. 1 - Assessment of Submissions Received in Response to Public Consultation of Beaudesert Shire Planning Scheme Amendment No. 6

No.	Summary of Submission	Assessment of Submission	Proposed Recommendation
1.	<p>A submission was received in response to the proposed zoning of Lot 161 on WD3984, Finch Road, Canungra.</p> <p>The amendments seek to exclude the site from the Emerging Communities Precinct of the Beaudesert and Canungra Townships Zone and include it within the Residential Precinct of the Canungra Township Zone. The submission objected to the proposed zoning and instead seeks inclusion of the site within the Mixed Use Precinct.</p> <p>The submission provided an overview of the site history, which is detailed below.</p> <ol style="list-style-type: none"> <li>1. Substantial investment has been made in relation to the site to establish a Public Worship and associated facilities, which was approved under the 1985 Town Planning Scheme for the Shire of Beaudesert (1985 Planning Scheme);</li> <li>2. The site was included in the Special Facilities Zone under the 1985 Planning Scheme and subsequently, changed to the Emerging Communities Precinct of the Beaudesert and Canungra Townships Zone under the current Planning Scheme;</li> <li>3. The submission noted that the change in zone from the 1985 Planning Scheme to the current Planning Scheme compromised the potential of the subject land in terms of its highest and best use and resulted in the loss of development potential previously afforded under the 1985 Planning Scheme.</li> </ol> <p>The submission asserts that the proposed inclusion of the site within the Residential Precinct would further compromise the site's potential and future use. The submission therefore seeks the inclusion of the site within the Mixed Use Precinct, which would partly compensate for the loss of development potential from the zoning change from the transition from the 1985 Planning Scheme to the current Planning Scheme.</p> <p>The submission also highlighted the below.</p>	<p>The amendments seek to implement the land use planning policy of the Canungra Local Planning Study and Land Use Plan (Local Planning Study), which was subject to a previous community engagement exercise.</p> <p>Under the Local Planning Study, the land immediately to the north of the Mixed Use Precinct adjacent to Finch Road predominantly had an 'Acre &amp; Semi-Acre Residential' designation. However, the current amendments have instead proposed to include this land within the higher-order zoning of 'Residential'.</p> <p>A sufficient allocation of land has been proposed within the Mixed Use Precinct under the Local Planning Study to cater for the needs of Canungra and its catchment for a substantial period. Inclusion of additional land within this Precinct is therefore not required to address the expected land demand needs of the population.</p> <p>The proposed Mixed Use Precinct in Canungra is required to be developed in accordance with an approved master plan. The intent of this master planning requirement is to ensure that the range of uses contemplated in the precinct intent, which includes commercial, service / light industry and residential, is adequately planned within the site to address potential land use conflict issues. The required master plan will also be expected to address interface issues with adjoining and nearby parcels such as the subject site, which will ensure that only those uses compatible with the intent of the Residential Precinct are permitted in proximity to site boundaries.</p> <p>The current allocation of Mixed Use Precinct proposed in the Canungra township is restricted to 1 allotment. This land title arrangement presents a significant opportunity to achieve an integrated and coordinated approach to the planning and development of the proposed Mixed Use Precinct. It is considered that the inclusion of additional smaller parcels within the Mixed Use Precinct will not yield this integrated</p>	<p>The submitter be advised that no change to Amendment No. 6 is proposed in response to the matters raised in the submission owing to the assessment outlined in Attachment No. 1.</p>

	<ol style="list-style-type: none"> <li>1. The site adjoins land proposed to be contained within the Mixed Use Precinct, which provides for a range of land uses and will be subject to master planning to ensure land use compatibility. The site is also adjacent to a Future Transport Route identified in the Infrastructure Overlay Map OV1.1 (i.e. future Canungra bypass). The submission raised concerns regarding potential interface and isolation issues with the proposed Mixed Use Precinct and future road alignment and maintained that the site will be undesirable for residential purposes.</li> <li>2. Inclusion of the site within the Mixed Use Precinct will ensure that the highest and best use for the land (and adjoining 2 parcels) is achieved.</li> <li>3. The continuation of the current use of the site for Public Workshop would remain consistent with the intent of the Mixed Use Precinct and would not result in conflict with surrounding uses.</li> </ol>	<p>outcome and potentially result in fragmented development along Finch Road.</p> <p>The submission has indicated that the 8,094m<sup>2</sup> site was included in the Special Facilities zoning under the 1985 Planning Scheme. However, upon review of the 1985 Planning Scheme zoning maps, the site was in fact characterised by a Special Purposes zoning. The intent of this Precinct was to "provide for areas of land uses or owned by federal, state or local government, for purposes such as municipal services, education, hospitals etc., as well as large parcels of privately-owned land use for religious and community purposes". The precinct provided for government and community uses.</p>  <p>It should be noted that any change in zoning from the 1985 to 2007 Planning Scheme does not represent a planning consideration for the current amendment package.</p>	
2	<p>A submission was received in response to the proposed zoning of Lot 3 on SP 113284, 55 Geiger Road, Canungra.</p> <p>The amendments seek to exclude the site from the Countryside Precinct of the Rural Zone and include it within the Park Living Precinct of the Canungra Township Zone. The submission objected to the proposed zoning and instead seeks the retention of the property within its existing zoning.</p> <p>The concerns raised in the submission regarding the proposed zoning change included:</p>	<p>The concerns raised in the submission are noted. It is not proposed to proceed with the zoning change as part of the current amendment package.</p> <p>It is also noted that access to the subject site (via Geiger Bridge) is restricted during a 1% AEP flood event, which is the Defined Flood Event adopted by Council for the region. Accordingly, it is recommended that additional rural residential lots not be created that could potentially be isolated during a Defined Flood Event.</p>	<p>The submitter be advised that the proposed zoning change will not be pursued as part of current amendment package and that the property will be retained within the Countryside Precinct of the Rural Zone.</p>

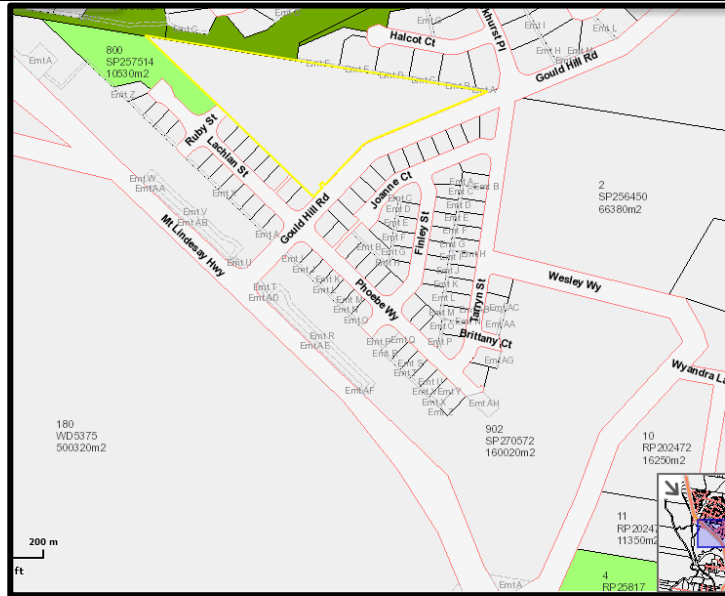
	<ol style="list-style-type: none"> <li>1. The property is located on the western side of Canungra Creek; and</li> <li>2. Living on the property for approximately 15 years with on-site water supply, sewage treatment and other infrastructure.</li> </ol>	<p>It is considered that the proposal not to proceed with the specific amendment will not result in an Amendment Package that is significantly different to the version released for public consultation as required under the Statutory Guideline.</p> <p>It is considered that the proposal not to proceed with the specific amendment does not result in an Amendment Package that is significantly different to the version released for public consultation as required under the Statutory Guideline.</p>	
3.	<p>A submission was received in response to the proposed zoning of (Part) Lot 5 on SP 125470, Lot 1 on RP807295, Lot 2 on RP865679 and Lot 3 on SP113284, 51 Geiger Road, Canungra.</p> <p>The amendments seek to exclude the site from the Countryside Precinct of the Rural Zone and include it within the Park Living Precinct of the Canungra Township Zone. The submission objected to the proposed zoning and instead seeks the retention of the site within the Countryside Precinct.</p> <p>The following concerns were raised regarding the proposed zoning change:</p> <ol style="list-style-type: none"> <li>1. The amendment is not considered to be advantageous to the residents of the property;</li> <li>2. Costs have previously been incurred to provide infrastructure to the properties such as water supply, sewage treatment, roads and electricity etc. The creation of additional properties has the potential to trigger the need for a reticulated water supply;</li> <li>3. Potential for increase in rates;</li> <li>4. No guarantees have been provided that additional lots can be created under the proposed amendments; and</li> <li>5. Potential restrictions of existing use rights such as carrying out Animal Husbandry and other associated agricultural pursuits may occur.</li> </ol>	<p>The concerns raised in the submission are noted. It is not proposed to proceed with the zoning change as part of the current amendment package.</p> <p>It is also noted that access to the subject site (via Geiger Bridge) is restricted during a 1% AEP flood event, which is the Defined Flood Event adopted by Council for the region. Accordingly, it is recommended that additional rural residential lots not be created that could potentially be isolated during a Defined Flood Event.</p> <p>It is considered that the proposal not to proceed with the specific amendment does not result in an Amendment Package that is significantly different to the version released for public consultation as required under the Statutory Guideline.</p>	<p>The submitter be advised that the proposed zoning change will not be pursued as part of current amendment package and that the property will be retained within the Countryside Precinct of the Rural Zone.</p>
4.	<p>A further submission was received in response to the proposed zoning of (Part) Lot 5 on SP 125470, Lot 1 on RP807295, Lot 2 on RP865679 and Lot 3 on SP113284, 51 Geiger Road, Canungra.</p> <p>The submission outlines concerns regarding the proposed exclusion</p>	<p>The concerns raised in the submission are noted. It is not proposed to proceed with the zoning change as part of the current amendment package.</p> <p>It is also noted that access to the subject site (via Geiger</p>	<p>The submitter be advised that the proposed zoning change will not be pursued as part of current amendment package and that the property will be retained</p>

	<p>of the site from the Countryside Precinct of the Rural Zone and inclusion within the Park Living Precinct of the Canungra Township Zone for the reasoning summarised below.</p> <ol style="list-style-type: none"> <li>1. Proposed zoning provides limited benefits;</li> <li>2. The costs associated with the requirement for new titles to be serviced by a reticulated water supply;</li> <li>3. Potential implications on land valuation and potentially rates payable;</li> <li>4. Land use restrictions associated with the proposed Park Living Precinct (i.e. animal husbandry and agricultural activities);</li> <li>5. Existing properties on the site are currently self-sufficient in terms of infrastructure provision.</li> </ol> <p>The submission outlines that the current titling arrangement has allowed residents to stay on the property longer, enabling relatives to assist in providing required care and farm management.</p>	<p>Bridge) is restricted during a 1% AEP flood event, which is the Defined Flood Event adopted by Council for the region. Accordingly, it is recommended that additional rural residential lots not be created that could potentially be isolated during a Defined Flood Event.</p> <p>It is considered that the proposal not to proceed with the specific amendment does not result in an Amendment Package that is significantly different to the version released for public consultation as required under the Statutory Guideline.</p>	<p>within the Countryside Precinct of the Rural Zone.</p>
5.	<p>A submission was received in response to the proposed zoning of Lot 1 on RP32089, Lot 155 on WD2761 and Lot 3 on SP161073, 28 Finch Road, Canungra. The amendments seek to exclude Lot 3 on SP161073 from the Emerging Communities Precinct of the Beaudesert and Canungra Township Zone and include it within the Residential Precinct of the Canungra Township Zone. Lot 1 on RP32089 and Lot 155 on WD2761 were proposed to be excluded from the same zoning and included in the Passive Recreation Precinct of the Canungra Township Zone.</p> <p>Whilst the submission did not object to the proposed zoning change, the below matters were raised.</p> <p>Implications of the proposed zoning change on:</p> <ul style="list-style-type: none"> <li>• An existing private cemetery located within Lot 3;</li> <li>• The alignment of a sewage pipe that traverses the site;</li> <li>• Current standard of Finch Road, which is currently a gravel track; and</li> <li>• Land valuation and subsequently, rates payable.</li> </ul>	<p>A response to the matters raised in the submission is detailed below.</p> <p><i>1. Existing Private Cemetery</i></p> <p>The Planning Scheme does not include regulation regarding development of land that contains private cemeteries. However, separate legislation exists that outlines how private cemeteries are required to be managed. The inclusion of private cemeteries in the public land of a residential development represents current best practice.</p> <p><i>2. Alignment of Sewage Infrastructure</i></p> <p>The proposed change in zoning in itself does not have any implications on the current alignment of the sewerage network. However, should the property be developed for urban residential purposes, the current alignment will be required to be considered in the detailed design. The asset owner, being Queensland Urban Utilities (QUU), will be involved in the development assessment process and will advise of the requirements of their infrastructure (i.e. whether realignment of the network is required or whether the current alignment has to be factored into the development's design).</p>	<p>The submitter be advised that no change to Amendment No. 6 is proposed in response to the matters raised in the submission owing to the assessment outlined in Attachment No. 1. The submitter be provided with a response to the queries raised in their submission.</p>

		<p>It is likely that the costs of any realignment of the infrastructure will be borne by the developer. QUU are available for pre-lodgement meetings to advise of their requirements prior to the undertaking of any detailed design.</p> <p><i>3. Current Standard of Finch Road</i></p> <p>The proposed change in zoning in itself does not trigger any requirements regarding the current condition of Finch Road. However, should the property be developed for urban residential purposes, upgrades of Council's infrastructure networks triggered by the demand expected to be created by the development may be required such as improved access arrangements. Council officers are similarly available for pre-lodgement meetings to provide applicants with a general understanding of the potential cost implications likely to be triggered by a development prior to the submission of an application. Infrastructure charges are also applied by Council on a per lot basis, which is a payment for the upgrade of trunk infrastructure networks required to cater for additional demand generated by new developments.</p> <p><i>4. Implications on Land Valuation and Rates</i></p> <p>The concerns raised in the submission are noted. Zoning represents one of a number of considerations taken into account in land valuation. How zoning is considered in a land valuation exercise does vary, with other factors such as recent sales data may represent a greater influence in a locality.</p> <p>The subject property is currently contained within an Urban Footprint under the SEQ Regional Plan and has a non-rural zoning under the current planning scheme (i.e. Emerging Communities Precinct). A residential rating category is currently applied to the property.</p> <p>A key intent of the amendment package is to reflect the outcomes of the local planning studies undertaken for Canungra and Beaudesert, in particular for those properties contained within the Emerging Communities Precinct. The Emerging Communities Precinct represents an interim zoning and is effectively a "holding" zone until such time that Council undertakes the necessary planning investigations. Accordingly, the current Amendment Package seeks to update this holding zone with the most appropriate use for the</p>	
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		<p>site identified during the local planning process.</p> <p><i>Proposed Zoning of Lot 1 on RP32089 and Lot 155 on WD2761</i></p> <p>The above lots are proposed to be included in the Passive Recreation Precinct of the Canungra Township Zone. It is not proposed to proceed with the zoning change of these 2 lots as part of the current amendment package. Further consideration of land proposed to be included in recreational zonings will be undertaken as part of the development of the new planning scheme. Accordingly, the lots will remain in the Emerging Communities Precinct whilst the <i>Beaudesert Shire Planning Scheme 2007</i> remains in effect.</p>	
6.	<p>A submission was received in response to the proposed inclusion of a Cottage Tourist Facility Precinct in part of the Canungra Township Zone.</p> <p>The submission supports the inclusion of the proposed Cottage Tourist Facility Precinct and cites that it represents an incentive to maintain existing cottage-style and character houses in the precinct. The submitter, who owns a property in the proposed Precinct, will seek to undertake a Cottage Tourist Facility use should the planning scheme amendment be pursued.</p>	<p>The support outlined in the submission for the draft planning policy is noted. No change to the draft Planning Scheme amendments is proposed in response to the submission.</p>	<p>The submitter be advised of Council's decision regarding the progression of draft Amendment No. 6.</p>
7.	<p>A submission was received in response to the proposed zoning of Lot 19 on WD3427, 138 Lamington National Park Road, Canungra. The amendments seek to exclude the property from the Emerging Communities Precinct of the Beaudesert and Canungra Townships Zone and include it within the Park Living Precinct of the Canungra Township Zone.</p> <p>The submission outlines concerns regarding the potential implications of the proposed zoning on land valuation and subsequently, rises in rates payable.</p>	<p>The concerns raised in the submission are noted. Zoning represents one of a number of considerations taken into account in land valuation. How zoning is considered in a land valuation exercise does vary, with other factors such as recent sales data may represent a greater influence in a locality.</p> <p>The subject property is currently contained within an Urban Footprint under the SEQ Regional Plan and has a non-rural zoning under the current planning scheme (i.e. Emerging Communities Precinct). A residential rating category is currently applied to the property.</p> <p>A key intent of the amendment package is to reflect the outcomes of the local planning studies undertaken for Canungra and Beaudesert, in particular for those properties contained within the Emerging Communities Precinct. The Emerging Communities Precinct represents an interim zoning and is effectively a "holding" zone until such time that Council</p>	<p>The submitter be advised that no change to Amendment No. 6 is proposed in response to the matters raised in the submission owing to the assessment outlined in Attachment No. 1. The submitter be provided with a response to the concerns raised in their submission.</p>

		<p>undertook the necessary planning investigations. Accordingly, the current Amendment Package seeks to update this holding zone with the most appropriate use for the site identified during the local planning process.</p>	
8.	<p>A submission was received in relation to the exclusion of the Scenic Rise residential estate in Beaudesert from the Masterplan &amp; Open Space Areas Map, which is proposed to be triggered under the Beaudesert Township Zone Code.</p> <p>Whilst the submission commends the diversity of housing types potentially afforded under the draft Planning Scheme amendments to meet the needs of different demographic groups in Beaudesert, concerns were raised regarding the omission of certain lands from the proposed Masterplan Area, in particular the Scenic Rise residential estate currently under development. The Masterplan Area contemplates the ability to create lots less than 600m<sup>2</sup> in the Residential Precinct of the Beaudesert Township Zone, where the creation of such titles are considered as part of an overall master planning exercise.</p> <p>The submission notes that the proposed exclusion of the Scenic Rise estate is inconsistent with the intent of the draft Planning Scheme amendments in providing for an increase in housing diversity to meet the needs of the community. Applying the Masterplan Area to only greenfield sites under the draft amendment package was identified in the submission as being unreasonable for those sites currently under development with balance lands available. The submission notes that requirements of the application process under the master planning provisions would ensure that an appropriate mix of lot sizes are achieved.</p> <p>The submission therefore seeks the inclusion of part of the undeveloped land in the Scenic Rise estate identified in the below diagram in the Masterplan Area under the draft Amendment Package to provide for a diversity in housing types for the northern area of the Beaudesert locality.</p>	<p>The intent of the Masterplan &amp; Open Space Areas Map and associated provisions of the draft Amendment Package was to trigger the requirement for master planning for urban residential development on greenfield land in the Beaudesert and Canungra localities.</p> <p>The master planning process provided the opportunity to consider a range of housing types and lot sizes (i.e. 400 to 1,200 m<sup>2</sup> lots) than that typically afforded in the Residential Precinct, provided that the development sought to achieve the following outcomes:</p> <ul style="list-style-type: none"> <li>• Diversity in housing and lot types considered holistically across the development site;</li> <li>• Best practice site planning and development layout applied;</li> <li>• Dispersal of density throughout the site as opposed to a concentration in one or two areas;</li> <li>• Efficient use of infrastructure;</li> <li>• Orderly staging of development; and</li> <li>• Integration of urban residential development with adjoining land or other master planned areas.</li> </ul> <p>The consideration of smaller lots as part of a greenfield development provides the ability to plan for these smaller lot sizes holistically. It also provides a mechanism to ensure that a development layout appropriately integrates areas of higher density and the most appropriate locations in a development site for smaller housing types is identified (i.e. in association with areas of public open space or local centre activities).</p> <p>The resultant subdivision pattern of applying smaller lot sizes across the established residential areas of Beaudesert and Canungra (where lot sizes are substantially larger than the current minimum size of 600m<sup>2</sup>) requires further policy consideration prior to applying a blanket smaller lot size.</p> <p>Residential estates currently under development were purposefully excluded from the Masterplan Area as they were progressively being developed in accordance with existing Development Approvals. However, there is no objection to</p>	<p>The submitter be advised that the Masterplan &amp; Open Space Areas Map will be amended to include part of the subject greenfield land within the Masterplan Area owing to the assessment outlined in Attachment No. 1.</p>



the principle of applying the Masterplan Area to the balance lands of residential estates, provided that a reconsideration of the development of these areas are undertaken in accordance with the draft master planning provisions. Accordingly, the submitter's request to include part of the Scenic Rise estate in a Masterplan Area is supported and will not result in an Amendment Package that is significantly different to the version released for public consultation as required under the Statutory Guideline.

A local government is required to consider whether any change is significantly different in terms of its intent, extent and effect on both the land use outcomes as well as assessment requirements of individuals. In making such a determination, the local government is required to consider if the change has affected or altered the following:

- *A material planning issue, such as a policy position;*

*Response*

The proposed change does not represent a material planning issue. The change only seeks the continuation of the policy proposed for greenfield land in Beaudesert, being a range of lot sizes between 400m<sup>2</sup> to 1,200m<sup>2</sup>. Significant population growth is projected in the Scenic Rim region, with the majority of this growth being planned in the Beaudesert locality. Accordingly, a density that ensures that this projected population can be accommodated is therefore critical. The change is not expected to have a significant impact on the site's density having regard to the ability to construct Dual Occupancies as self-assessable development and the requirement for Masterplan Areas to provide for a range of lot sizes between 400m<sup>2</sup> to 1,200m<sup>2</sup> and not the minimum size of 600m<sup>2</sup> currently applicable to the Residential Precinct.

- *A significant proportion of the area or land owners covered by the proposed planning scheme;*

*Response*

The proposed change relates to a relatively small area of land to which the draft Planning Scheme amendments apply and only concerns one land owner. Future owners of the residential lots will have the opportunity to review the lot sizes being created in the stage of the residential estate.

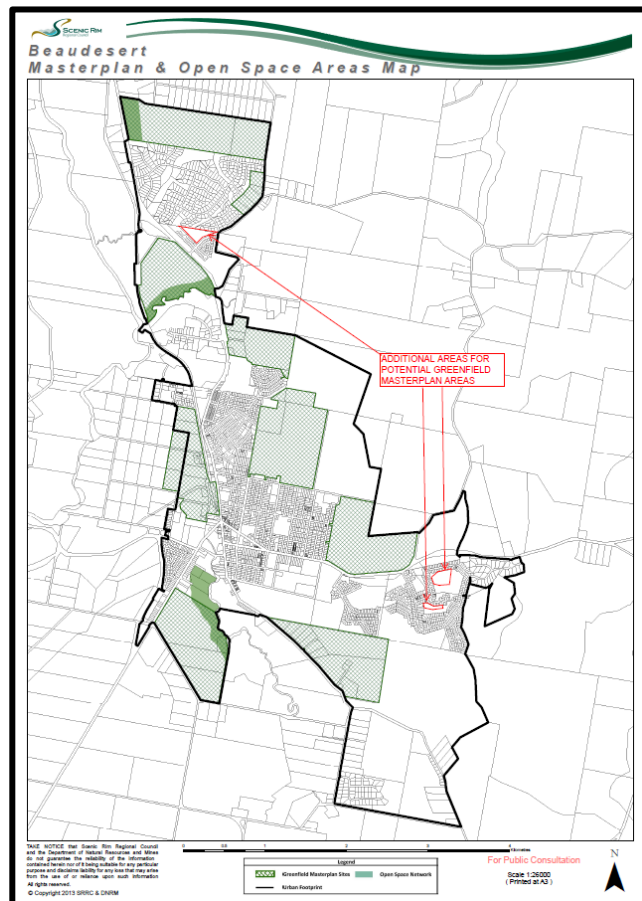
- *A matter which is of widespread public interest*



		<p><i>throughout the local government area and would be likely to generate multiple public submissions;</i></p> <p><i>Response</i> No submissions were received during the consultation period of draft Amendment Package No. 6 regarding the range of lot sizes contemplated for the greenfield land in Beaudesert. Given that the proposed change seeks to continue this policy position to additional greenfield land under single ownership, it is considered that the change is unlikely to generate multiple public submissions.</p> <ul style="list-style-type: none"> <li><i>The level of assessment, or</i></li> </ul> <p><i>Response</i> The proposed inclusion of the site in the Masterplan Area will not result in a change of assessment level for Reconfiguration of a Lot (i.e. Reconfiguration of a Lot in the Residential Precinct is Code Assessable development regardless of proposed lot size).</p> <ul style="list-style-type: none"> <li><i>The proposed planning scheme so that it is quite different to that which was released for public consultation.</i></li> </ul> <p><i>Response</i> The proposed inclusion of part of the Scenic Rise estate in the Masterplan Area does not result in a change in the underlying zoning of the site (i.e. the site's Residential Precinct will be retained). Allowing for a variation of lot sizes from 400m<sup>2</sup> to 1200m<sup>2</sup> does not represent an introduction of a new policy position; it seeks to replicate the land use policy being contemplated for other greenfield land in Beaudesert. The proposed change will only apply to one parcel of land under single ownership. Future residents of the resultant development created under the master planning provisions will be aware of the lot sizes being contemplated in the stage.</p>	
9.	<p>A submission was received in relation to the exclusion of the Brookland Ridge residential estate in Beaudesert from the Masterplan &amp; Open Space Areas Map, which is proposed to be called up in the Beaudesert Township Zone Code. The matters raised were similar to those identified in Submission No. 8 above.</p> <p>Whilst the submission similarly commends the diversity of housing being encouraged under the draft Planning Scheme amendments, the following concerns were raised in the submission:</p>	<p>As discussed in the assessment of Submission No. 8 above, residential estates currently under development were purposefully excluded from the Masterplan Area as they were progressively being developed in accordance with existing Development Approvals. However, there is no objection to the principle of applying the Masterplan Area to the greenfield balance of residential estates, provided that a reconsideration of the development of these areas are undertaken in accordance with the draft master planning provisions.</p>	<p>The submitter be advised that the Masterplan &amp; Open Space Areas Map is amended to include part of the subject greenfield land within the Masterplan Area owing to the assessment outlined in Attachment No. 1.</p>

1. The Masterplan & Open Space Areas Map does not include residential estates currently under development, which have balance areas of greenfield land available;
2. The exclusion of "live" master planned subdivisions from the Masterplan Areas prevent the opportunity to supply the diversity of housing sought by Council as part of developments currently delivering product to the market.

The submission requested the inclusion of the below greenfield balance areas of existing developments within the Masterplan Area.



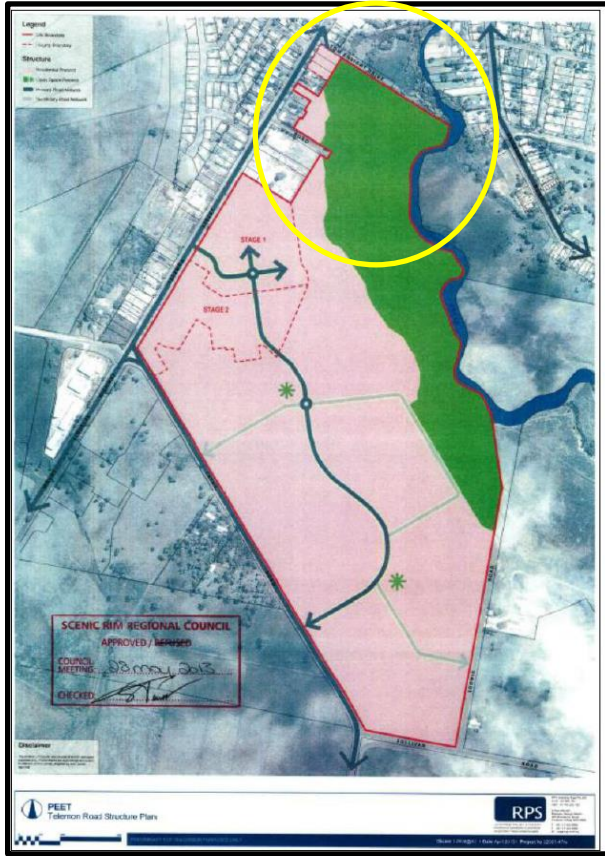
Accordingly, the submitter's request to include part of the Brookland Ridge estate in a Masterplan Area is supported and will not result in an Amendment Package that is significantly different to the version released for public consultation as required under the Statutory Guideline. Please refer to the reasoning supporting the requested amendment outlined in Submission No. 8 above.

<p>10.</p>	<p>A submission was received in response to the proposed zoning of Lot 2 on WD4284, Beaudesert - Nerang Road, Canungra. The amendments seek to exclude the property from the Emerging Communities Precinct of the Beaudesert and Canungra Townships Zone and include it within the Park Living Precinct of the Canungra Township Zone.</p> <p>Whilst the submission was generally supportive of the proposed inclusion of the site in the Park Living Precinct, the submission outlined the below concerns regarding the proposed zoning change.</p> <p>Concerns were raised regarding the proposed alignment of a Future Transport Route (i.e. proposed Canungra bypass) through the subject site. The submission seeks the removal of the proposed road corridor on the basis that there is no detailed design and subsequently definitive alignment of the future bypass, no timeframe of when the road would be constructed nor any commitment to the delivery of the infrastructure. The submission notes that unless the road is to be gazetted during the life of the planning scheme it should be removed from the statutory document.</p> <p>Concerns were also held regarding the requirement for a reticulated water supply to the properties, in particular should larger lot sizes than the minimum of 5,000m<sup>2</sup> be contemplated for the site. The submission seeks that a minimum lot size for the Park Living Precinct be included in the Planning Scheme amendments where a reticulated connection not be required (i.e. 1.25ha and greater). Should these larger parcels be re-subdivided to smaller lots at a later date, a reticulated water supply could be triggered as a requirement at this stage.</p> <p>A further submission was received in relation to the subject site, which sought confirmation of following in relation to the draft Planning Scheme amendments:</p> <ol style="list-style-type: none"> <li>1. Maximum lot size under the Park Living Precinct;</li> <li>2. On-site sewage treatment requirements;</li> <li>3. Impacts on land valuation;</li> <li>4. Range of activities that can be undertaken on the site under the Park Living Precinct.</li> </ol>	<p>The concerns raised in the submission are noted. A response to the matters raised and proposed recommendations are outlined below.</p> <p><i>Proposed Alignment of Future Transport Route (i.e. Canungra bypass)</i></p> <p>The draft Planning Scheme amendments propose a change in alignment of a Future Transport Route currently identified in the Infrastructure Overlay for the Canungra bypass. The revised alignment was identified (in conjunction with the Department of Transport and Main Roads) in the Canungra Land Use Planning Study. The proposed infrastructure is not recognised by Council as being as part of the future local road network, nor is it identified as a gazetted Future State Controlled Road by the Department of Transport and Main Roads. Until such time that a proposed Canungra bypass is fully investigated, approved by the Queensland government for protection, and gazetted accordingly, it will not be recognised as a relevant State interest.</p> <p>Additionally, detailed design work to accurately define a corridor and a timeframe of when a bypass may be constructed has not been identified. In the absence of detailed design of the proposed bypass, it would be difficult to assess how the alignment of the future road was to be considered in the assessment of a development application such as a subdivision against the Infrastructure Overlay. The role of the Infrastructure Overlay in relation to Future Transport Routes under the <i>Beaudesert Shire Planning Scheme 2007</i> is to ensure that development does not compromise the land required for the road corridor and requires that sensitive uses be setback from the alignment. The assessment of these outcomes is difficult in relation to the bypass having regard to the level of detail currently available for the proposed infrastructure.</p> <p>Accordingly, it is proposed to remove that part of the Future Transport Route that traverses private property (i.e. only retain the route located in existing road reserve) until such time that more certainty is obtained through a detailed investigation of the delivery of the bypass. A review of how Future Transport Routes are considered in the local government area will be undertaken as part of the delivery of the new planning scheme.</p>	<p>The submitter be advised that the Infrastructure Overlay Map will be amended to remove that part of the Future Transport Route proposed to apply freehold land owing to the assessment outlined within Attachment No. 1 and also be provided with a response to the other queries raised.</p>
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		Home Based Business, House and Roadside Stall.	
11.	<p>A submission was received in relation to the Boystown development site located at Telemon Street, Beaudesert, being Lots 7 and 152 on W312421, Lot 1 and 2 on RP7549, Lot 153 on W312421, Lot 2 on RP89883, Lot 135 on W312435, Lot 6 on RP54315 and Lot 3 on RP114435. The draft Planning Scheme amendments proposed to include that part of the site contained in the Community Facilities Precinct and the southern portion of site contained in the Countryside Precinct into the Residential Precinct of the Beaudesert Township Zone.</p> <p>The submission provides an overview of the development approvals issued for site, which provides for the use of the land for residential and open space purposes. The submission notes that part of the development site (outlined in the below map) was omitted from the Residential Precinct and also the Masterplan Area of the Masterplan &amp; Open Space Area Map.</p> <div data-bbox="392 683 911 1321" data-label="Image"> </div> <p>The submission requests the inclusion of the entire development site in the Residential Precinct and also the Masterplan Area of the Masterplan &amp; Open Space Area Map to reflect the full extent of the</p>	<p>The concerns raised in the submission are noted. A response to the matters raised and proposed recommendations are outlined below.</p> <p>That part of the Boystown site not captured under the current Planning Scheme amendment is currently contained within the Countryside Precinct of the Beaudesert and Canungra Townships Zone. This existing zoning reflects the limited development of the site for urban purposes due to the flooding constraints that applies to the site</p> <div data-bbox="1048 518 1697 1209" data-label="Image"> </div> <p>Whilst it is noted that part of the site has approval for residential development, this component represents a minor use of the overall site. The majority of the parcel has been approved for open space purposes in light of the constraints of the land. Accordingly, the inclusion of the entire parcel in the Residential Precinct is not considered the zoning that appropriately reflects the dominant use of the site.</p>	<p>The submitter be advised that no change to Amendment Package No. 6 is proposed in response to the matters raised in the submission owing to the assessment outlined Attachment No. 1.</p>

Development Approvals that currently exist over the Boystown site. The submission states that the current planning scheme amendments failure to capture the entire site, which is in conflict with the existing development approvals.



The southern portion of the Boystown site was included in the Residential Precinct to reflect the dominant use of the site for this purpose and to also remove the Community Facilities Precinct that applies to a portion of the site, reflective of its' historic use. Furthermore, the first two stages of the Boystown development is contained within that part of the site proposed to be included in the Residential Precinct. Further consideration of the most appropriate zoning of the balance of the Boystown land will be considered as part of the delivery of the new planning scheme.

12.

A submission was received from Seqwater who are responsible for providing bulk water supply, flood mitigation services, catchment health management and recreation facilities in South East Queensland.

The submission highlights that the provision of a reliable bulk water supply represents a State interest, which includes the requirement to protect drinking water catchment water quality and bulk water supply assets.

The intent of the draft Planning Scheme amendments (in part) is to implement the recommendations of local planning studies recently undertaken for Beaudesert and Canungra. A number of sites proposed for zoning changes are currently contained within the Emerging Communities Precinct under the Beaudesert and Canungra Townships Zone of the current Planning Scheme, which represents a "holding" zone until such time that detailed planning exercises has been undertaken to inform the preferred use.

The submitter be advised of the two changes proposed to Amendment No. 6 in response to the matters raised in the submission.

The submission notes that many provisions of the *Beautesert Shire Planning Scheme 2007* is not consistent with current State Planning Policy requirements or best practice due to the age of the local planning instrument.

Whilst the submission states that it is reasonable to defer the reflection of the State interest to the delivery of the new Planning Scheme, Seqwater seek Council's consideration to incorporate some aspects of the requirements due to the extent of the changes being proposed under the amendment package.

The submission raises concerns regarding the proposal to zone areas in the Canungra Urban Footprint upstream of the Canungra water treatment plant raw water intake for rural residential purposes. Monitoring results of raw water quality of the creek system indicate consistent elevated minimum E. coli levels, which may be attributed in part to on-site waste water treatment systems.

The submission requests Council's consideration of whether there is an overriding need for additional rural residential development in the Canungra Urban Footprint, in particular given the release of additional land downstream of the intake within the Priority Infrastructure Area for urban residential purposes. It further requests that should rural residential development be pursued, appropriate assessment processes and management measures are applied to ensure that the right level of treatment is achieved.

The submission recommends that the planning scheme provide effective control over development proposed in drinking water catchments via the implementation of the *Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012*.

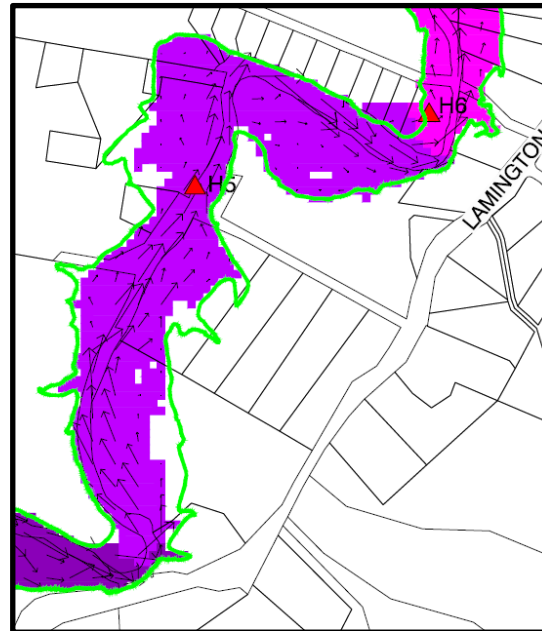
The submission requests Council give further consideration to the management of existing on-site wastewater treatment systems due to the outcomes of investigations highlighting significant levels of system failure and poor management and monitoring practices.

The submission requested Council's consideration of the below detailed matters.

1. The submission requests that the three sites upstream of the raw water intake be included in the Countryside as opposed to the Park Living Precinct. The submission identifies that the sites will require treatment systems to be installed and

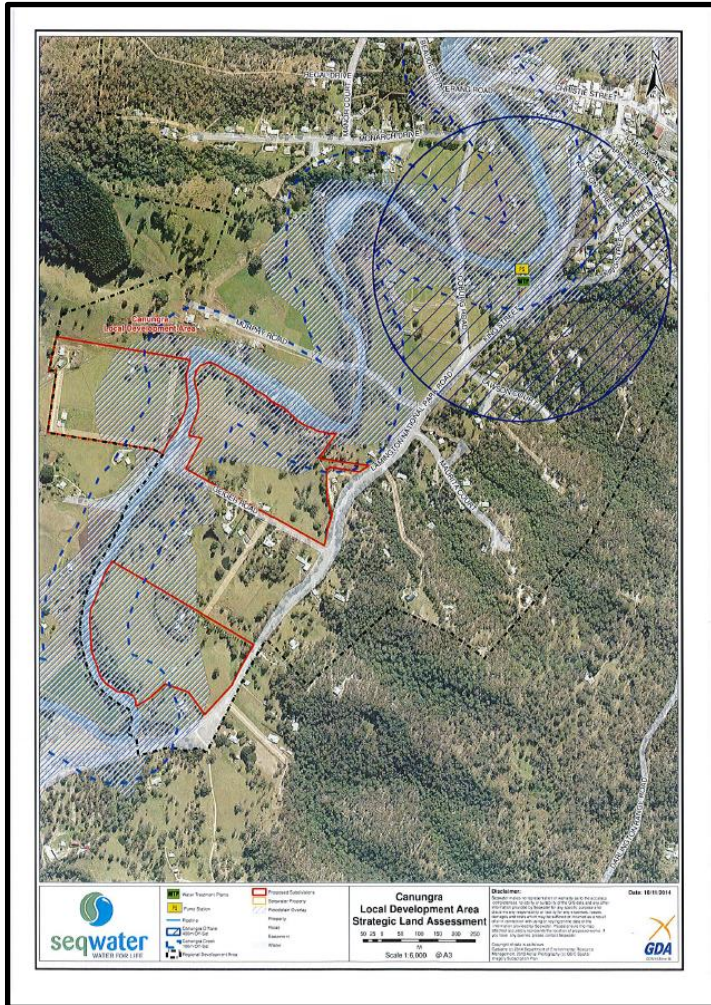
The preferred land use intent of the parcels located on the eastern side of Canungra Creek upstream of the raw water intake identified as being for rural residential purposes. Please note that the proposed zoning change of the land on western side of Canungra Creek to the Park Living Precinct is no longer being pursued as part of this amendment package.

The proposed Parking Living lots upstream of the raw water intake are contained within the Urban Footprint of Canungra. The 1% AEP flood event characterises both sites (please refer to below) and will naturally limit the intensity of development in proximity to Canungra Creek and also the number of lots that can be created.



Council's Temporary Local Planning Instrument, which will be implemented prior to the commencement of the draft Planning Scheme amendments, does not support the creation of lots with building envelopes below the 1% AEP flood event. On-site waste water treatment and disposal for each individual lot

maintained to Seqwater standards to protect drinking water supplies and identifies the land as having significant constraints due to the proximity to Canungra Creek. Seqwater does not support treatment systems including disposal areas below the 1% AEP flood level.



2. Confirmation of the minimum lot size in the Park Living Precinct of the Canungra Township Zone was requested due to the reference to an average size of 5,000m<sup>2</sup> in the qualification

will be required to be contained within the building envelopes approved under the Reconfiguration of a Lot applications.

The on-site treatment of wastewater for each lot will be assessed as part of individual Plumbing and Drainage applications, which are required to take into consideration separation distances to watercourses.

In light of the above provisions combined with the characteristics of the two sites, it is considered that the utilisation of the Urban Footprint land for rural residential purposes will have a negligible impact on the raw water quality of the creek system.

Responses to the individual matters raised in the submission have been outlined below.

1. Having regard to the reasoning proposed above, it is considered that the retention of land on the eastern side of Canungra Creek in the Park Living Precinct will have a negligible water quality impact. It should be noted that Council does not support the creation of lots reliant upon on-site wastewater treatment systems below the 1% AEP flood event.

2. The minimum lot size in the Park Living Precinct is proposed to be 5,000m<sup>2</sup>. Reference to the term 'average' in the Reconfiguring a Lot Code Table 5.4.6B will be deleted to avoid further confusion.

3. It is not considered necessary to elevate the assessment level of a Dual Occupancy in the Countryside, Rural Residential or Park Living Precincts of the Canungra Township Zone. The appropriateness of an on-site wastewater treatment proposal will be assessed as part of a Plumbing and Drainage application. On-site treatment and disposal is required to be contained within a Building Envelope approved as part of a Reconfiguration of a Lot application.

4. It is not considered necessary to include a requirement in the Zone Code (with no solution prescribed) to ensure that sufficient land area is made available for a Dual Occupancy proposing an on-site wastewater treatment solution. The appropriateness of an on-site wastewater treatment proposal will be assessed as part of a Plumbing and Drainage



	<p>column of the Reconfiguring a Lot Code Table 5.4.6B.</p> <p>3. A Dual Occupancy is requested to be a minimum of Code Assessable development in the Countryside, Rural Residential and Park Living Precincts of the Canungra Township Zone to enable a site specific assessment to be undertaken to ensure that the wastewater generated by the development can be adequately treated on-site.</p> <p>4. A Specific Outcome for the Canungra Township Zone is requested to be included requiring that sufficient land area is made available for a Dual Occupancy proposing on-site waste water treatment and disposal.</p> <p>5. An Overall Outcome for both the Beaudesert Township and Canungra Township zones is requested to be included requiring development provide for the maintenance and improvement of water quality in drinking water catchments, which is consistent with the State Planning Policy requirements.</p> <p>6. The intent of the Countryside, Rural Residential and Parking Living Precincts of the Canungra Township Zone are requested to be amended to recognise that land in close proximity to the Canungra drinking water intake may not be suitable for development including the creation of additional lots and that development must be compatible within its location in a water supply catchment.</p> <p>7. A new Specific Outcome for ecological sustainability in the Canungra Township Zone is requested that seeks development upstream of the intake to provide for the maintenance and improvement of water quality in the drinking water catchment. Reference to the Seqwater Development Guidelines may be referred to for guidance on how such an outcome can be achieved.</p> <p>8. A new Specific Outcome for ecological sustainability in the Beaudesert Township Zone is requested that seeks development provide for the maintenance and improvement of water quality in the drinking water catchment. Reference to the Seqwater Development Guidelines may be referred to for guidance on how such an outcome can be achieved.</p> <p>9. Amendment to Chapter 5, Part 3 - Construction and Infrastructure Code - Table B is requested to be amended to also apply the post construction stormwater design objectives</p>	<p>application.</p> <p>5. Council is currently in the process of drafting its new Planning Scheme, which will comply with State interest requirements under the State Planning Policy for water quality. In the interim, Council is conscious of its obligations in applying <i>Part E: Interim Development Assessment Requirements</i> of the State Planning Policy in the assessment of development applications to which the requirements apply (i.e. development outside an urban area). During this intervening period, Council is confident that the mechanisms in the existing planning scheme and draft amendments will deliver on the outcomes sought by Seqwater in ensuring that development contributes to the maintenance and improvement of water quality in drinking water catchments.</p> <p>6. The amendments requested to the intent of the Countryside, Rural Residential and Parking Living Precincts of the Canungra Township Zone are not supported. It is considered that there are sufficient mechanisms in the planning scheme to manage the proximity and compatibility of development in the vicinity of Canungra Creek (i.e. proposed ecological Specific Outcomes of the Zone Code being SO18 and 19, relevant Specific Outcomes of the Reconfiguration of a Lot Code, Catchment Management, Waterways and Wetlands Overlay Code, Development Constraints Overlay Code etc).</p> <p>7. and 8. Please refer to the response provided to 5 above.</p> <p>9. The requested change to Chapter 5, Part 3 - Construction and Infrastructure Code - Table B is supported.</p>	
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	for minimum reductions in mean annual load to development in the Canungra Urban Footprint.		
13.	<p>A submission was received in response to the proposed zoning of Lot 1 on RP 76067, 51 Brisbane Street, Beaudesert. The amendments seek to exclude the property from the Frame Precinct of the Beaudesert and Canungra Townships Zone and include it within the Town Centre Core Precinct of the Beaudesert Township Zone.</p> <p>Whilst the submission supported the inclusion of the site within the Town Centre Core Precinct, confirmation of the implications of any zoning changes on the existing Central Tyre &amp; Mechanical operation was sought. In particular, the following queries were raised:</p> <ul style="list-style-type: none"> <li>• Whether the amendments would impact the existing operation undertaken from the site;</li> <li>• Whether the amendments had any implications on other operators from carrying out the proposed business provided no expansions to the premises were proposed; and</li> <li>• Whether the amendments would impact the carrying out of an Industry - Low Impact / Service from the premises.</li> </ul>	<p>No change to draft Planning Scheme amendments are proposed as a result of the matters raised in the submission. However, the below responses are proposed to be provided to the submitter to respond to the queries raised.</p> <ul style="list-style-type: none"> <li>• The existing Central Tyre &amp; Mechanical operation has existing land use rights to carry out the activity. Use rights are binding to the land and not a particular operator. Therefore, the proposed zoning will not have any implications to the continuation of this lawful use by the current or any future operators.</li> <li>• The Central Tyre &amp; Mechanical operation is recognised as an 'Industry - Low Impact / Service' under the <i>Beaudesert Planning Scheme 2007</i>. Accordingly, the subject site is recognised as having existing use rights to undertake an 'Industry - Low Impact / Service' activity. However, the extent of these use rights is limited to the scale and intensity of the existing premises (i.e. existing building footprint).</li> </ul>	<p>The submitter be advised that no change to Amendment Package No. 6 is proposed in response to the matters raised in the submission owing to the assessment outlined in Attachment No. 1. The submitter be provided with a response to the queries raised in their submission.</p>
14.	<p>A submission was received in response to the proposed zoning of Lot 6 on SP161073, Finch Road, Canungra. The amendments seek to exclude the site from the Emerging Communities Precinct of the Beaudesert and Canungra Townships Zone and include it within the Mixed Use Precinct of the Canungra Township Zone. The submission was made by an entity with an interest in land situated on the southern side of Finch Road, being Lot 2 on RP200758. The draft Planning Scheme amendments propose the inclusion of this site in the Village Centre Precinct.</p> <p>The submission provides an overview of the development approval process undertaken in relation to the land on the western side of Finch Road for a supermarket-based shopping centre development. Whilst the submission supports the inclusion of the approved shopping centre site in the Village Centre Precinct, the submission highlights that importance of ensuring that the planning intent, location, extent and criteria of the Mixed Use Precinct supports the overall objectives of the Canungra township and the Village Centre Precinct. The submission further notes that without appropriate planning provisions the proposed Mixed Use Precinct site may:</p>	<p>The concerns raised in the submission are noted. A response to the matters raised and proposed recommendations are outlined below.</p> <p>The intent of the Mixed Use Precinct site is to accommodate a range of commercial and business activities that complements the Village Centre Precinct, in particular for development that creates employment opportunities in the township (i.e. service and light industries). The intent of the Mixed Use Precinct is not to compete with the role and function of the Village Centre Precinct in terms of accommodating core retailing activities.</p> <p>The draft Planning Scheme amendments sought to achieve this differentiation between the two precincts via imposing limitations on gross floor area of retailing activities. However, it is agreed that further regulatory measures should be implemented to ensure that the desired hierarchy of the two commercial precincts are achieved. Accordingly, the below amendments to the Table of Assessment and Consistent Development Table in relation to Shops and Shopping</p>	<p>The submitter be advised of the below changes proposed to Amendment Package No. 6 in response to the matters raised in the submission. The submitter be provided with the response to the balance of the queries raised in their submission.</p> <ol style="list-style-type: none"> <li>1. The following changes to the Assessment Table and Consistent Development Table for Shops and Shopping Centres in the Mixed Use Precinct where involving a supermarket be applied: <ul style="list-style-type: none"> <li>- Amend Assessment Table for a Code Assessable Shop in the Mixed Use Precinct to not involve</li> </ul> </li> </ol>

<ul style="list-style-type: none"> <li>Expand the Canungra Town Centre Core;</li> <li>Compete with the Village Centre, reducing its compact form and viability; and</li> <li>Detract from the desired rural village character of the Canungra Township Zone.</li> </ul> <p><i>Part A.</i> The below concerns in relation to the draft Planning Scheme amendments were identified in the submission.</p> <ol style="list-style-type: none"> <li>The uses identified as Code Assessable development and Consistent Development in the Consistent Development Table of the Mixed Use Precinct is largely similar to the Village Centre Precinct other than the gross floor area threshold for a Code Assessable shopping centre in each precinct (i.e. 500m<sup>2</sup> GFA in the Mixed Use Precinct and 1,000m<sup>2</sup> in the Village Centre Precinct);</li> <li>Given the size of the Mixed Use Precinct and range of land uses, it has the potential to compete, undermine the role and potentially delay or prevent the development of the Village Centre Precinct. The removal of Shopping Centres from the Consistent Development Table of the Mixed Use Precinct and ensuring that planning provisions and development criteria distinguish the intents of both Precincts were identified as being warranted;</li> <li>Other than in the specific precinct intent statements, the draft Overall Outcomes do not distinguish between the Village Centre Precinct and Mixed Use Precinct;</li> <li>The draft Specific Outcomes for the Canungra Township Zone and for the Mixed Use Precinct does not provide any guidance as to how Overall Outcome 45 (below) is achieved or inconsistent development prevented; <p style="text-align: center;"><i>"The Mixed Use Precinct supports the Village Centre Precinct at Canungra without adversely impacting on the viability of the centre".</i></p> </li> <li>Specific Outcomes of the Canungra Township Zone does not include any criteria to distinguish between both Precincts;</li> <li>Specific assessment criteria for the Mixed Use Precinct does not provide any guidance on how Overall Outcome 45 (above)</li> </ol>	<p>Centres in the Mixed Use Precinct is proposed to ensure that the role of the Village Centre Precinct in accommodating the core retailing needs of the township such as convenience shopping in the form of supermarkets are achieved.</p> <ul style="list-style-type: none"> <li>Amend Assessment Table for a Code Assessable Shop in the Mixed Use Precinct to not involve a supermarket;</li> <li>Amend Assessment Table for a Code Assessable 500m<sup>2</sup> Shopping Centre in the Mixed Use Precinct to not involve a supermarket;</li> <li>Amend Consistent Development Table for a Shop in the Mixed Use Precinct to not involve a supermarket; and</li> <li>Amend Consistent Development Table for a Shopping Centre in the Mixed Use Precinct to not involve a supermarket.</li> </ul> <p>The proposed changes to Shop and Shopping Centre involving a supermarket in the Mixed Use Precinct is not considered to represent a change that results in an Amendment Package that is significantly different to the version released for public consultation as required under the Statutory Guideline having regard to the below.</p> <ul style="list-style-type: none"> <li><i>A material planning issue, such as a policy position;</i></li> </ul> <p><i>Response</i> It is not considered that the additional regulation proposed to be applied to Shops and Shopping Centres involving a supermarket in the Mixed Use Precinct represents a material planning issue as the policy of the draft planning scheme amendments sought to clarify the hierarchy and intent of the two commercial precincts through the inclusion of the following:</p> <ul style="list-style-type: none"> <li>Differentiation between both precincts of the GFA limitations proposed for Shops and Shopping Centres (i.e. lower thresholds applied in the Mixed Use Precinct);</li> <li>Inclusion of Overall Outcomes outlining the intent of the Mixed Use Precinct in supporting the Village Centre Precinct and requiring development not to adversely impact on the viability of the Village Centre Precinct; and</li> <li>Recognition in the Specific Outcomes of the Village Centre Precinct of its primary focus for retail and convenience and specialty shopping.</li> </ul>	<p>a supermarket;</p> <ul style="list-style-type: none"> <li>Amend Assessment Table for a Code Assessable 500m<sup>2</sup> Shopping Centre in the Mixed Use Precinct to not involve a supermarket;</li> <li>Amend Consistent Development Table for a Shop in the Mixed Use Precinct to not involve a supermarket; and</li> <li>Amend Consistent Development Table for a Shopping Centre in the Mixed Use Precinct to not involve a supermarket.</li> </ul> <ol style="list-style-type: none"> <li>Amendment to the Overall Outcomes 21 and 45 as outlined below.</li> </ol> <p><i>Overall Outcome 21</i> <i>"Development in the Village Centre and Mixed Use Precincts provides for the enhancement of employment and investment opportunities and the improved integration of residential and business activities, whilst maintaining amenity. <u>The core retailing needs of the Canungra Township zone including supermarket-anchored shopping centre development is located in the Village Centre Precinct</u>".</i></p> <p><i>Overall Outcome 45</i> <i>"Development within the Mixed Use Precinct provides <u>a supporting role to the Village Centre Precinct and accommodates</u> <del>for</del> a mixture of</i></p>
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	<p>is achieved;</p> <p>7. Specific Outcome 4 (below) of the Specific Assessment Criteria for the Mixed Use Precinct does not provide a reference to the Village Centre Precinct or how the Mixed Use Precinct should differ;</p> <p><i>“Development within the Mixed Use Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Canungra Township Zone”.</i></p> <p>8. The master planning requirements of the Zone Code only relates design and site layout rather than demonstration of overall planning principles and appropriate relationship and support of the Village Precinct; and</p> <p>9. No probable solutions are identified for Specific Outcome 24 of the Canungra Township Zone, notwithstanding that Retail Showrooms are proposed to be Code Assessable development in the Mixed Use Precinct. Guidance has not been provided on how the Specific Outcome will be readily enforced in relation to Retail Showrooms or any other large format retail such as shopping centre development as part of an Impact Assessable application.</p> <p><i>Larger commercial / retail uses with greater floor space needs only occur within Canungra when the population is of a sufficient size to support it. Any such development is integrated with surrounding streets and buildings and its location, size, design and access supports the street-based design that is characteristic of Canungra.</i></p> <p><i>Part B.</i> The submission requests Council’s consideration to the below recommendations to the draft Planning Scheme amendments.</p> <p>1. Planning intent, extent and code provisions of the Canungra Township Zone and the Mixed Use Precinct to ensure that the different roles of the Village Centre and Mixed Use Precincts are clearly defined and distinguished and that the role of the Village Centre Precinct is appropriately supported;</p> <p>2. Further consideration of the elements that should be contained in each Precinct including land uses that should only be in the Village Centre Precinct. Deletion of Shops and Shopping</p>	<p>The draft Planning Scheme amendments released for public consultation clearly articulates the role of the Village Centre Precinct in accommodating the township’s convenience retailing needs. The proposed changes do not seek to introduce new policy but further reinforces the role and function of both precincts. This land use intent was subject to two public consultation processes, being the release of the Canungra Local Planning Study (where the Mixed Use Precinct site was included in the Frame Precinct) and the draft Planning Scheme amendments.</p> <ul style="list-style-type: none"> <li><i>A significant proportion of the area or land owners covered by the proposed planning scheme;</i></li> </ul> <p><i>Response</i> The proposed change only relates to one parcel of land and hence one land owner. It should be noted that the Mixed Use Precinct retains the ability to undertake a range of retailing, commercial and business activities.</p> <ul style="list-style-type: none"> <li><i>A matter which is of widespread public interest throughout the local government area and would be likely to generate multiple public submissions;</i></li> </ul> <p><i>Response</i> The proposed changes are not considered of being of widespread public interest nor is likely to generate multiple public submissions;</p> <ul style="list-style-type: none"> <li><i>The level of assessment, or</i></li> </ul> <p><i>Response</i> Whilst the proposed changes is altering the level of assessment for Shops and Shopping Centres involving a supermarket, it is maintained that the changes are seeking to clarify and reinforce the development intent of both precincts as originally contemplated in the release of the draft planning scheme amendments for community consultation.</p> <ul style="list-style-type: none"> <li><i>The proposed planning scheme so that it is quite different to that which was released for public consultation.</i></li> </ul> <p><i>Response</i> As discussed above, it is not considered that the proposed changes are quite different to the draft Planning Scheme amendments released for community consultation as the</p>	<p><del>compatible land uses and integrates suitable commercial, residential, non-convenience retail and other development</del> <i>business uses in accessible locations so as to encourage walking and cycling. Development in <del>The</del> the Mixed Use Precinct integrates with and supports the Village Centre Precinct at Canungra without does not adversely impacting on the viability of the <del>centre</del> Village Centre Precinct. It does not contain convenience retailing in the form of supermarkets or supermarket-anchored shopping centre development ”.</i></p> <p>3. Amendment to Specific Outcome 24 of the Canungra Township Zone Code as outlined below.</p> <p><i>“Larger commercial/retail uses with greater floor space needs only occur within Canungra when the population is of a sufficient size to support it. Any such development is integrated with surrounding streets and buildings and its location, size, design and access supports the street-based design that is characteristic of Canungra.</i></p> <p><i>Note: The demonstration of compliance with the outcome is required to be supported by the submission of an Economic Needs Assessment Report prepared by a suitability qualified and experienced professional”.</i></p> <p>4. Amendment to Specific Outcome 4 of the Specific Assessment Criteria for the</p>
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	<p>Centres as Consistent Development in the Mixed Use Precinct is requested;</p> <p>3. Further consideration of the land uses identified as Consistent Development and the assessments level proposed for the Mixed Use Precinct, with Shops, Shopping Centres, Retail Showrooms, Food Establishment/Reception Centres, Service Stations, Tourist Businesses and Tourist Facilities requested to be identified as Impact Assessable development; and</p> <p>4. Amplification of 0045, SO24 and SO44 of the Canungra Township Zone and SO4 of the Mixed Use Precinct, and inclusion of Specific Outcomes, Probable Solutions and Specific Assessment Criteria to guide development in the Mixed Use Precinct and reinforce and support the role of the Village Centre Precinct.</p>	<p>changes are intent on clarifying and reinforcing policy previously outlined in the draft package.</p> <p><i>Response to Individual Queries</i></p> <p><i>Part A.</i> The below responses to the individual queries of the draft Planning Scheme amendments will be provided as part of the response to submissions.</p> <p>1. and 2. Whilst there is consistency between the Village Centre and Mixed Use Precincts for a large number of uses, the key differences between the precincts is that the Village Centre Precinct is intended to accommodate core retailing in the form of supermarket-based shopping centres. This intent is proposed to be clarified in the Tables of Assessment and Consistent Development Table of the Canungra Township Zone. Strengthening the planning scheme provisions to exclude supermarket - anchored shopping centre development will seek to ensure that only the Village Centre Precinct will perform this core function.</p> <p>3. No additional Overall Outcomes are proposed to be included in the Canungra Township Zone in response to the submissions. However, the below Overall Outcomes are proposed to be amended to further clarify the role and function of both precincts.</p> <p><i>Overall Outcome 21</i></p> <p><i>"Development in the Village Centre and Mixed Use Precincts provides for the enhancement of employment and investment opportunities and the improved integration of residential and business activities, whilst maintaining amenity. <u>The core retailing needs of the Canungra Township zone including supermarket-anchored shopping centre development is located in the Village Centre Precinct</u>".</i></p> <p><i>Overall Outcome 45</i></p> <p><i>"Development within the Mixed Use Precinct provides <u>a supporting role to the Village Centre Precinct and accommodates for</u> a mixture of compatible <del>land uses and integrates suitable</del> commercial, residential, <u>non-convenience</u> retail and <del>other development</del><u>business uses</u> in accessible locations so as to encourage walking and cycling.</i></p>	<p>Mixed Use Precinct as outlined below.</p> <p><i>"Development within the Mixed Use Precinct provides a benefit to and satisfies both a community need and <del>an</del> economic need of the residents of the Canungra Township Zone. <u>Development does not involve convenience retailing in the form of supermarkets or supermarket-anchored shopping centre development</u>".</i></p>
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Development in ~~The~~ the Mixed Use Precinct integrates with and supports the Village Centre Precinct at Canungra without does not adversely impacting on the viability of the ~~centre~~ Village Centre Precinct. It does not contain convenience retailing in the form of supermarkets or supermarket-anchored shopping centre development".

It should be noted that the proposed structure and content of the Canungra Township Zone has been drafted to remain consistent with the balance of the *Beaudesert Shire Planning Scheme 2007* (i.e. similar drafting relationship between Centre and Frame Precincts utilised).

4. Overall Outcome 45 has been clarified to confirm that it does include convenience retailing in the form of supermarkets or supermarket-anchored shopping centre development.

5. No Specific Outcomes regarding the relationship between the Village Centre and Mixed Use Precincts are proposed in the Canungra Township Zone. It is considered that the sufficient provisions have been included in the updated Zone Code to distinguish the relationship between the two precincts (i.e. amended Overall Outcomes, Tables of Assessment, Consistent Development Table and Specific Assessment Criteria for the Mixed Use Precinct).

6. Specific Outcome 4 of the Specific Assessment Criteria for the Mixed Use Precinct is proposed to be amended as outlined below to ensure a clear linkage and consistency in policy intent of Overall Outcome 45 and Specific Outcome 4.

*"Development within the Mixed Use Precinct provides a benefit to and satisfies both a community need and ~~an~~ economic need of the residents of the Canungra Township Zone. Development does not involve convenience retailing in the form of supermarkets or supermarket-anchored shopping centre development".*

7. Specific Outcome 4 of the Specific Assessment Criteria for the Mixed Use Precinct has been amended (as previously outlined above) to clearly distinguish between the function of the two commercial precincts.

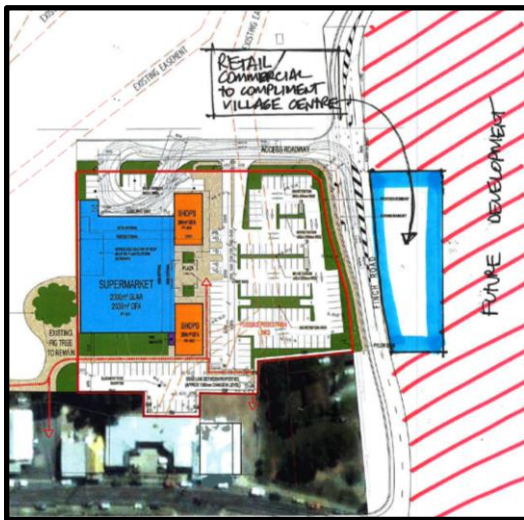
		<p>8. The intent of the master planning requirements of the Zone Code have been drafted to regulate the design and layout of a development site, in particular the siting of potentially incompatible uses. It is not intended to be utilised as a framework to assess the appropriateness of land uses in the context other precincts. No changes to the master planning provisions are proposed.</p> <p>9. No Probable Solutions are proposed to be included in relation to Specific Outcome 24. However, a note is proposed to be included that identifies that the demonstration of compliance with this outcome is required to be demonstrated through the submission of an Economics Needs Assessment prepared by a suitably qualified and experienced person.</p> <p><i>Consideration of Recommendations</i></p> <p><i>Part B</i></p> <p>1. A number of Overall Outcomes have been amended to provided further clarity of the roles of the Village Centre and Mixed Use Precincts;</p> <p>2. The deletion of Shops and Shopping Centres from the Table of Assessment and Consistent Development Table is not supported. A Shopping Centre under the current Planning Scheme "means the use of premises for 2 or more shops which form a single integrated complex and which function as an integrated unit. The term includes the use of such premises for any one or more of the following-</p> <p>(a). Commercial Activity; and  (b). Convenience Restaurant; and  (c). Food Establishment/Reception Centre; and  (d). Shop".</p> <p>Having regard to the potential combination of the above activities in the Mixed Use Precinct, it is not proposed to exclude Shopping Centre from the Consistent Development Table. However, the exclusion of convenience retailing in the form of supermarket developments has been omitted from Mixed Use Precinct, which is consistent with the development outcomes intended for this Precinct under both the draft amendment package and the Canungra Local Planning</p>	
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		<p>Study.</p> <p>3. With the exception of the clarification proposed regarding supermarket development, no additional changes are contemplated to the Assessment Table and Consistent Development Table for the draft Canungra Township Zone.</p> <p>4. Amendments have been proposed to Overall Outcomes 21 and 45, Specific Outcome 24 of the draft Zone Code and Specific Outcome 4 of the Mixed Use Precinct provisions to clarify the role and function of both the Village Centre and Mixed Use Precincts. No additional provisions are contemplated in response to the matters raised in the submission.</p>	
15.	<p>A further submission was received in response to the proposed zoning of Lot 6 on SP161073, Finch Road, Canungra. The submission was made on behalf of an entity with an interest in land situated on the southern side of Finch Road, being Lot 2 on RP200758, which is proposed to be included in the Village Centre Precinct.</p> <p>The submission provides an overview of the entities involvement with the land on the southern side of Finch Road for approximately 10 years and the process undertaken to obtain a Development Approval for the site in 2014 for a 2,000m<sup>2</sup> supermarket and 500m<sup>2</sup> of speciality shops. The submission notes the central and hence strategic location of the approved shopping centre site within the town centre of Canungra. The appropriateness of the site for a supermarket based shopping centre was identified in the submission as being acknowledged by both Council and the Court.</p> <p>The following concerns were raised in the submission regarding the proposed Mixed Use zoning of the land on the northern side of Finch Road, Canungra:</p> <ul style="list-style-type: none"> <li>• The land uses proposed as being consistent in the Mixed Use Precinct replicate those identified as consistent in the Village Precinct; and</li> <li>• Both the Village and Mixed Use Precincts can provide for both Shopping Centre and Shop land uses. The only discernible difference being a 500m<sup>2</sup> Shopping Centre is proposed to be Code Assessable in the Mixed Use Precinct, whilst a 1,000m<sup>2</sup> Shopping Centre is proposed to be Code Assessable in the Mixed Use Precinct.</li> </ul>	<p>The matters raised in the further submission regarding the proposed Mixed Use Precinct are noted. The matters identified in the submission have been assessed and responded to as part of Council's consideration of Submission No. 14 above.</p> <p>No additional changes are proposed to the Canungra Township Zone as a result of the further submission. Please refer to the assessment of Submission No. 14 above.</p>	<p>The submitter be advised of the changes proposed to Amendment Package No. 6 in response to the matters raised in Submission No. 14 above.</p>



The submission opposes the identification of a Shopping Centre as a potential use in the Mixed Use Precinct and seeks its exclusion and recognition as a prohibited use in the Precinct. The submission notes that the ability to undertake this use on the eastern side of Finch Road will segregate Canungra's retailing activity and will have major impacts on the approved shopping centre development and also the existing supermarket and retailing activities.

The submission notes that the establishment of shops, commercial and community services may be appropriate in the Mixed Use Precinct, only along the Finch Road frontage. The submission notes that this outcome may complement the existing town centre and represent a good long-term outcome for community, provided that the gross floor area is limited to 300 to 500m<sup>2</sup>. A preliminary design was included in the submission demonstrating this proposed outcome (included below).



The submission concludes seeking that Council give consideration to the function of the proposed Mixed Use Precinct in the context of potential impacts on existing and future retailing in the Village Centre precinct, reiterating that a Shopping Centre should be identified as prohibited in the Mixed Use Precinct and requiring that any Shop be limited to the frontage of Finch Road.