



# Beaudesert Shire Planning Scheme 2007

Draft Amendment No. 6  
(Beaudesert & Canungra)

**POST CONSULTATION VERSION -  
For Minister's Approval for Adoption**

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## Introduction

### 1. Background

On the 30 April 2013 Council resolved in accordance with section 117(1) of the *Sustainable Planning Act 2009* to:

1. propose amendments to the *Beaudesert Shire Planning Scheme 2007* to incorporate the policies of the draft Beaudesert Growth Management Strategy, dated November 2012; and
2. prepare an amendment to the *Beaudesert Shire Planning Scheme 2007* to incorporate the policies of the final Canungra Local Planning Study and Land Use Plan.

Further, on the 29 April 2014, Council resolved to:

1. endorse the proposed Beaudesert Shire Planning Scheme 2007 Draft Amendment No. 6 as attached, and request that the Minister undertake a State Interest Review in accordance with section 117(1) of the *Sustainable Planning Act 2009*; and
2. seek approval from the Minister to publicly notify the proposed Beaudesert Shire Planning Scheme 2007 Draft Amendment No. 6 in accordance with section 117(1) of the *Sustainable Planning Act 2009*.

The amendments have progressed through the State Interest Review stage of the plan making process.

Council received State Interest Review comments from the Department of State Development, Infrastructure and Planning on the 27 May 2014. The matters raised in the review included the following policy elements of the State Planning Policy:

- *Agriculture*: Planning protects the resources on which agriculture depends and supports the long-term viability and growth of the agricultural sector;
- *Biodiversity*: Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity;
- *Water Quality*: The environmental values and quality of Queensland waters are protected and enhanced; and
- *State Transport Infrastructure*: Planning enables the safe and efficient movement of people and goods across Queensland and encourages land use patterns that support sustainable transport.

In order to reflect the above State Interests, minor changes to the proposed amendments were required to be made, however, some changes that required more resources or investigation have been put on hold for the new Scenic Rim Planning Scheme. The key

changes that were made to the amendment package as a result of the State interest review comments are outlined below.

- Replacement of the term 'high value cropping land' with 'agriculture' in the social outcomes of the Beaudesert and Canungra Township Zone Codes;
- Update of the agriculture land mapping in the Development Constraints Overlay of the Beaudesert Shire Planning Scheme 2007 with the more recent Agricultural Land Classification Class A and B mapping released as part of the State Planning Policy;
- Amendments to the Construction and Infrastructure Code of the Beaudesert Shire Planning Scheme 2007 to incorporate relevant provisions of the State Planning Policy Code: Water Quality to ensure development protects and enhances water quality; and
- Update of the alignment of the Beaudesert town centre bypass in the Infrastructure Overlay of the Beaudesert Planning Scheme 2007 with the corridor recently gazetted by the Department of Transport and Main Roads.

The State interests that were requested to be deferred as part of the implementation of Council's new planning scheme included:

- Updating the Nature Conservation Overlay of the Beaudesert Shire Planning Scheme 2007 (for the whole of the planning scheme area) with the environmental mapping released under the State Planning Policy. Given that the amendments were predominantly restricted to the Beaudesert and Canungra Urban Footprints and that the updated environmental mapping under the State Planning Policy is currently applied to applications via the interim SPP development assessment provisions, deferment of this matter until the new planning scheme was given.
- Incorporation of the water supply buffer area requirements in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012 in the Beaudesert Shire Planning Scheme 2007. Given that the amendments were predominantly restricted to the Beaudesert and Canungra Urban Footprints and the extent of amendments required to achieve compliance with the requirements in an IPA planning scheme, deferment of this matter until the new planning scheme was given. Notwithstanding, significant amendments to the planning scheme to adopt a number of provisions in the SPP Code: Water Quality has been made to ensure that development addresses water quality considerations.

On 24 October 2014, Council received correspondence from the Minister for State Development, Infrastructure and Planning advising that the amendments could proceed to public consultation without conditions.

Draft Amendment No. 6 was publicly notified in accordance with Section 117 of the *Sustainable Planning Act 2009* and Statutory Guideline 04/14 Making and Amending Local Planning Instruments (Statutory Guideline) from 31 October 2014 to 11 December 2014 for a total of 30 business days. An extension was provided upon request to a number of parties to the end of January 2015 who experienced difficulties in preparing submissions during the statutory consultation period.

A public notice to inform the community of the consultation process was placed in the Beaudesert Times, Fassifern Guardian and Tamborine Mountain News on two separate occasions. The consultation material was made available on Council's 'Have your say' web

page during the consultation period and hard copies of the notices and amendment packages were on display at relevant Council customer service centres. Correspondence was also issued to 172 land owners identified as being potentially affected by the draft Planning Scheme amendments.

Council received 15 written submissions in response to the consultation of the proposed amendments. The matters raised in each submission, a detailed assessment of these matters and the proposed recommendations including any changes to draft Amendment No. 6 are outlined in detail in Appendix IV.

The review of the submissions has resulted in the identification of a number of recommended changes to the amendment package. The recommended changes detailed in Appendix IV are broadly summarised below.

- Proposed exclusion of land at Geiger Road, Canungra from the Countryside Precinct of the Rural Zone to the Park Living Precinct of the Rural Zone is not recommended to be pursued under draft Amendment Package No. 6;
- Amendment to the Masterplan & Open Space Areas Map of the Beaudesert Township Zone to include areas of greenfield land of residential estates currently under development;
- Amendment to how the alignment of a Future Transport Route (i.e. Canungra bypass) is reflected in Infrastructure Overlay mapping;
- Clarification of the minimum lot size applicable to the Park Living Precinct in the Canungra Township Zone; and
- Clarification and reinforcement of the role and function of the Village Centre and Mixed Use Precincts of the Canungra Township Zone through the amendment of two Overall Outcomes (i.e. OO21 and OO45), a Specific Outcome of the Canungra Township Zone (i.e. SO24), a Specific Outcome of the Specific Assessment Criteria for the Mixed Use Precinct (i.e. SO4) and the Tables of Assessment and Consistent Development for Shops and Shopping Centres involving a supermarket in the Mixed Use Precinct.

As detailed in Appendix IV, it is not considered that the recommended changes to the draft amendment package are significantly different to the version released for community consultation. Accordingly, additional consultation of the changes being proposed to the draft Planning Scheme amendments is not considered to be warranted in this instance.

Furthermore, the proposed changes continue to appropriately reflect the relevant State Planning Instruments as nominated by the Minister under Step 2.1 of the amendment process stipulated by the Statutory Guideline.

The changes to the proposed amendments that have been made after public consultation have been shown in [blue](#) tracked changes.

The amendments are required to be undertaken in accordance with section 117(1) of the *Sustainable Planning Act 2009* (SPA) and supporting guideline, *Statutory Guideline 02/14 – Making and Amending Local Planning Instruments* (statutory guideline).

The amendments proposed as part of Amendment Package No. 6 are defined as 'Major Amendments' in accordance with the statutory guideline and therefore require a state interest review and public consultation.

## 2. Land Use Planning Undertaken for Beaudesert

Council prepared a draft Beaudesert Growth Management Strategy 2012-2031 (BGMS) to provide a long term strategic plan and comprehensive planning framework to manage the expected increase in population of Beaudesert from a small town of approximately 7000 people, into a modern country town of about 30,000 by 2031.

The draft BGMS provides policy direction and recommendations on the following areas:

- accommodation of future population growth and ensuring this growth is responsive to the rural setting and country town character;
- the capacity of the town centre to service the needs of a growing community;
- protection and management of environmental values including ecological corridors, waterways, native vegetation, biodiversity and scenic amenity; and
- identification of infrastructure networks to support future growth such as transport, community facilities and public open space networks.

*The South East Queensland Regional Plan 2009-2031* identifies Beaudesert as a Principal Rural Activity Centre that is intended to function as the highest order centre serving the Scenic Rim region.

A number of policies from the draft BGMS will be implemented through changes to the planning scheme strategic framework, desired environmental outcomes, codes and land use designations.

It should be noted that the zoning changes being proposed do not reflect the full extent of the 2031 Land Use Plan for Beaudesert shown in the draft BGMS. The planning scheme zoning amendments are intended to only reflect land that is expected to be required during the remaining life of the existing Beaudesert Shire Planning Scheme 2007 (Planning Scheme), based on development uptake and known demand. The remainder of the zoning changes contemplated under the draft BGMS are currently under review as part of the delivery of Council's new planning scheme.

## 3. Canungra Local Planning Study and Land Use Plan

The Canungra Local Planning Study and Land Use Plan presents an overall vision in which Canungra continues to be a 'thriving rural village' that maintains the Canungra lifestyle and village character whilst accommodating an expected population of 3000 residents. This overall vision is underpinned by the following six strategies:

1. Celebrate Canungra's heritage and rural village lifestyle – *by identifying and protecting local heritage and character.*
2. Christie Street improvements – *making Canungra's main street more attractive and managing transport issues.*
3. Land for small businesses and employment – *supporting local business and jobs.*
4. Walking trails and open space – *linking Canungra's main attractions and greenspace.*



5. Housing options, in a village setting – *promoting neighbourhood, street and building designs suited to Canungra.*
6. Canungra in 20 years – *a land use plan to manage Canungra's expected growth from 700 to 3000 people over the next 20 years.*

The planning strategies and land use plan will be implemented through changes to the planning scheme strategic framework, desired environmental outcomes, codes and land use designations.

#### 4. Summary of Planning Scheme Amendments

The proposed amendments to the Planning Scheme are summarised as follows:

- Separation of Canungra from the existing 'Beaudesert and Canungra Townships Zone' to create a separate 'Beaudesert Township Zone' and a 'Canungra Township Zone' and associated provisions;
- Removal of land from the Emerging Community Precinct and its inclusion in an appropriate zone (predominantly residential) provided that the land is:
  - in the Priority Infrastructure Area of Council's Priority Infrastructure Plans at Beaudesert; and
  - in the Urban Footprint of the *South East Queensland Regional Plan 2009-2031* in Canungra.
- Revision of the assessment tables and code provisions for development at Beaudesert and Canungra in recognition of land use intents identified in the draft BGMS and Canungra Local Planning Study, including the addition of a new Mixed Use Precinct, a Park Living Precinct and greater flexibility for the development of certain land uses such as Aged Persons Accommodation, Educational Establishments and Child Care Facilities;
- Inclusion of the requirement to undertake master planning for selected greenfield development as part of a Code Assessable development application;
- Revision of minimum lot sizes at Canungra and Beaudesert to reflect the intended pattern of development including:
  - the minimum lot size at Beaudesert in the Residential Precinct (Master Plan Area only) reduced from 600m<sup>2</sup> to 400m<sup>2</sup> and a maximum lot size of 1200m<sup>2</sup>;
  - a new average lot size at Canungra of 800m<sup>2</sup> with a minimum lot size of 600m<sup>2</sup> and a maximum lot size of 1200m<sup>2</sup> for village residential development in the Residential Precinct;
  - a new minimum lot size at Canungra of 2000m<sup>2</sup> for large lot residential development in the Residential Precinct;
  - a minimum lot size of 5000m<sup>2</sup> in the new Park Living Precinct at Canungra; and
- Consequential amendments throughout the planning scheme as required, including the removal of several properties from the Character Places Overlay Map at Beaudesert where the buildings on the site no longer reflect character values.

A further amendment is also proposed in this package to remove the former Laravale State School from the Community Facilities Precinct and include it within the Village Precinct of the Rural Zone. This amendment is in response to the disposal by Education Queensland of this public asset. This will enable a wider range of uses as consistent development on the land when a new owner contemplates the re-use of the site.

## 5. Structure of this amendment package

This report provides:

- (1) A summary of each amendment item stating which parts of the planning scheme are affected;
- (2) An explanation of the context and rationale for each amendment item;
- (3) References to parts of the planning scheme affected by amendments, as well as a 'snapshot' of the proposed changes using tracked changes; and
- (4) Representative maps showing details of planning scheme mapping changes to properties affected by proposed amendments.

The changes to the current Beaudesert and Canungra Townships Zone are provided in Appendices I and II and the changes to the Reconfiguring a Lot code are provided in Appendix III.

## 6. Planning Scheme Version

The proposed amendments amend the *Beaudesert Shire Planning Scheme 2007* dated 20 December 2013 (incorporating amendments No. 1, 2, 3, 4 and 8).

## Item 1: Amendments to Table of Contents and Divider Fronts

### Summary

Amendment to the Table of Contents and divider fronts to incorporate changes to the Beaudesert and Canungra Townships Zone.

### Explanation

In response to the draft Beaudesert Growth Management Strategy (BGMS) and Canungra Local Planning Study and Land Use Plan, significant changes are proposed to the land use provisions relating to Beaudesert and Canungra.

The planning scheme currently combines Canungra Township and Beaudesert Township into the one zone code. Amendments have been included to separate Canungra and Beaudesert into separate zone codes, being the 'Beaudesert Township Zone' and the 'Canungra Township Zone'.

As a result, the provisions for the Beaudesert Township Zone are proposed to be located in Chapter 3, Part 6 and the provisions for the Canungra Township Zone are proposed to be located in Chapter 3, Part 8.

The provisions applicable to the Canungra Township are proposed to be amended to reflect the Canungra Local Planning Study and the provisions applicable to the Beaudesert Township zone code will be reviewed and amended to reflect the certain outcomes of the draft BGMS.

An amendment to the Table of Contents and Divider Fronts in the planning scheme is therefore required.

### Text amendments

1. In Table of Contents, TOC-iii, amend contents for Chapter 2, Part 2, Division 2 to read as follows:

<b>Division 2</b>	<b>Vision and Strategic Issues</b>
2.2.4	Vision Statement
2.2.5	Broad Strategies for the Shire
2.2.6	Local Strategies for the Mount Lindesay Corridor Zone
2.2.7	Local Strategies for the Rural Zone
2.2.8	Local Strategies for the Kooralbyn Zone
2.2.9	Local Strategies for the Bromelton State Development Area Zone
2.2.10	Local Strategies for the Beaudesert <del>and Canungra</del> Townships Zone
2.2.11	Local Strategies for the Tamborine Mountain Zone
2.2.12	<u>Local Strategies for the Canungra Township Zone</u>
2.2.13	Strategy Map

2. In Table of Contents, TOC-viii, ix and x, amend contents for Chapter 3, Part 6 as follows:

#### Part 6 Beaudesert ~~and Canungra~~ Townships Zone

<b>Division 1</b>	<b>Preliminary</b>
3.6.1	Application of Assessment Provisions
3.6.2	Structure of Assessment Provisions

**Division 2 Assessment Tables**

- 3.6.3 Interpretation of Assessment Tables
- 3.6.4 Assessment Table for Material Change of Use
- 3.6.5 Assessment Table for Development not for a Material Change of Use

**Division 3 Consistent Development Table**

- 3.6.6 Interpretation of the Consistent Development Table
- 3.6.7 Consistent Development Table

**Division 4 Beaudesert ~~and Canungra~~ Townships Zone Code**

**Subdivision 1 Preliminary**

- 3.6.8 Compliance with the Beaudesert-~~and Canungra~~ Townships Zone Code

**Subdivision 2 General Assessment Criteria for the Beaudesert ~~and Canungra~~ Township Zone**

- 3.6.9 Purpose of the Beaudesert ~~and Canungra~~ Townships Zone Code
- 3.6.10 Overall Outcomes for the Beaudesert ~~and Canungra~~ Township Zone
- 3.6.11 Specific Outcomes and Prescribed Solutions for the Beaudesert ~~and Canungra~~ Township Zone

**Subdivision 3 Specific Assessment Criteria for the Town Centre Core Precinct**

- 3.6.12 Specific Outcomes and Prescribed Solutions for the Town Centre Core Precinct

**Subdivision 4 Specific Assessment Criteria for the Frame Precinct**

- 3.6.13 Specific Outcomes and Prescribed Solutions for the Frame Precinct

~~**Subdivision 5 Specific Assessment Criteria for the Minor Convenience Centre Precinct**~~

~~Specific Outcomes and Prescribed Solutions for the Minor Convenience Centre Precinct~~

**Subdivision 6 Specific Assessment Criteria for the Industry Precinct**

- 3.6.14 Specific Outcomes and Prescribed Solutions for the Industry Precinct

**Subdivision 7 Specific Assessment Criteria for the Residential Precinct**

- 3.6.15 Specific Outcomes and Prescribed Solutions for the Residential Precinct

**Subdivision 8 Specific Assessment Criteria for the Medium Density Residential Precinct**

- 3.6.16 Specific Outcomes and Prescribed Solutions for the Medium Density Residential Precinct

**Subdivision 9 Specific Assessment Criteria for the Rural Residential Precinct**

- 3.6.17 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

**Subdivision 10 Specific Assessment Criteria for the Emerging Community Precinct**

- 3.6.18 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

**Subdivision 11 Specific Assessment Criteria for the Countryside Precinct**

- 3.6.19 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

**Subdivision 12 Specific Assessment Criteria for the Active Recreation Precinct**

- 3.6.20 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

**Subdivision 13 Specific Assessment Criteria for the Passive Recreation Precinct**



- 3.6.21 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct  
**Subdivision 14 Specific Assessment Criteria for the Community Facilities Precinct**  
 3.6.22 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

3. In Table of Contents, TOC-xi, xii and xiii, include contents for Chapter 3, Part 8 to read as follows:

### **Part 8 Canungra Township Zone**

#### **Division 1 Preliminary**

- 3.8.1 Application of Assessment Provisions  
3.8.2 Structure of Assessment Provisions

#### **Division 2 Assessment Tables**

- 3.8.3 Interpretation of Assessment Tables  
3.8.4 Assessment Table for Material Change of Use  
3.8.5 Assessment Table for Development not for a Material Change of Use

#### **Division 3 Consistent Development Table**

- 3.8.6 Interpretation of the Consistent Development Table  
3.8.7 Consistent Development Table

#### **Division 4 Canungra Township Zone Code**

##### **Subdivision 1 Preliminary**

- 3.8.8 Compliance with the Canungra Township Zone Code

##### **Subdivision 2 General Assessment Criteria for the Canungra Township Zone**

- 3.8.9 Purpose of the Canungra Township Zone Code  
3.8.10 Overall Outcomes for the Canungra Township Zone  
3.8.11 Specific Outcomes and Prescribed Solutions for the Canungra Township Zone

##### **Subdivision 3 Specific Assessment Criteria for the Village Centre Precinct**

- 3.8.12 Specific Outcomes and Prescribed Solutions for the Village Centre Precinct

##### **Subdivision 4 Specific Assessment Criteria for the Residential Precinct**

- 3.8.13 Specific Outcomes and Prescribed Solutions for the Residential Precinct

##### **Subdivision 5 Specific Assessment Criteria for the Rural Residential Precinct**

- 3.8.14 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

##### **Subdivision 6 Specific Assessment Criteria for the Emerging Community Precinct**

- 3.8.15 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

##### **Subdivision 7 Specific Assessment Criteria for the Countryside Precinct**

- 3.8.16 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

##### **Subdivision 8 Specific Assessment Criteria for the Active Recreation Precinct**

- 3.8.17 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

##### **Subdivision 9 Specific Assessment Criteria for the Passive Recreation Precinct**

- 3.8.18 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

**Subdivision 10            Specific Assessment Criteria for the Community Facilities Precinct**

3.8.19            Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

**Subdivision 11            Specific Assessment Criteria for the Mixed Use Precinct**

3.8.20            Specific Outcomes and Prescribed Solutions for the Mixed Use Precinct

**Subdivision 12            Specific Assessment Criteria for the Park Living Precinct**

3.8.21            Specific Outcomes and Prescribed Solutions for the Park Living Precinct

4. On the divider front for Chapter 3, amend the parts to show the Beaudesert Township Zone as Part 6 and the Canungra Township Zone as Part 8 to read as shown below:

**Assessment Provisions for Zones and Precincts**

<b>Part 1</b>	Preliminary
<b>Part 2</b>	Mt Lindesay Corridor Zone (ML Zone)
<b>Part 3</b>	Rural Zone (RL Zone)
<b>Part 4</b>	Kooralbyn Zone (KN Zone)
<b>Part 5</b>	Bromelton State Development Area Zone (BSDA Zone)
<b>Part 6</b>	Beaudesert <del>and Canungra</del> Townships Zone (BT <del>C</del> Zone)
<b>Part 7</b>	Tamborine Mountain Zone (TM Zone)
<b><u>Part 8</u></b>	<u>Canungra Township Zone (CT Zone)</u>

5. On the divider front for Chapter 3, Part 6 – Beaudesert and Canungra Townships Zone, amend the name of the zone to ‘Beaudesert Township Zone’ to read as shown below:

<b>Part 6</b>	<b>Beaudesert <del>and Canungra</del> Townships Zone</b>
<b>Division 1</b>	Preliminary
<b>Division 2</b>	Assessment Tables
<b>Division 3</b>	Consistent Development Table
<b>Division 4</b>	Beaudesert <del>and Canungra</del> Townships Zone Code

6. Create a new divider front for Chapter 3, Part 8 – Canungra Township Zone as shown below:

<b><u>Part 8</u></b>	<b><u>Canungra Township Zone</u></b>
<b><u>Division 1</u></b>	<u>Preliminary</u>
<b><u>Division 2</u></b>	<u>Assessment Tables</u>
<b><u>Division 3</u></b>	<u>Consistent Development Table</u>
<b><u>Division 4</u></b>	<u>Canungra Township Zone Code.</u>

**Map amendments**

Not applicable.

## Item 2: Amendment to Chapter 1 to Reflect Changes to Zones and Precincts

### Summary

Amendment to Chapter 1 to reflect new zone names for Beaudesert and Canungra and include new precincts for the Canungra Township Zone.

### Explanation

As a result of the draft Beaudesert Growth Management Strategy (BGMS) and the Canungra Local Planning Study and Land Use Plan, the provisions for the Beaudesert Township Zone are proposed to be located in Chapter 3, Part 6 and the provisions for the Canungra Township Zone are proposed to be located in Chapter 3, Part 8.

Given that land in the existing Minor Convenience Centre Precinct currently only applies to Canungra, and no further land is proposed to be included in this precinct at Beaudesert, this precinct will be deleted from the Beaudesert Township Zone.

In the Canungra Township Zone, precincts of the existing Beaudesert and Canungra Townships Zone that do not include land in Canungra are deleted. These precincts are the Town Centre Core, Industry and Medium Density Residential precincts. It is proposed to rename the existing Minor Convenience Centre Precinct to 'Village Centre Precinct' and to add a new Mixed Use Precinct and Park Living Precinct.

In order to reflect these changes, amendments to Chapter 1, Part 2 – Structure of Planning Scheme are required.

### Text amendments

1. In Chapter 1, Part 2 – Structure of Planning Scheme, Division 4 – Planning Scheme Maps, amend Table 1.2.5 to read as shown below:

**Table 1.2.5 Zones and Precincts**

Column 1 Zones	Column 2 Precincts	Column 3 Section
Beaudesert <del>and</del> Canungra Townships.	Town Centre Core. Frame. <del>Minor Convenience Centre</del> Industry. Residential. Medium Density Residential. Rural Residential. Emerging Community. Countryside. Active Recreation. Passive Recreation. Community Facilities.	3.6.1

and insert the following details for the Canungra Township Zone at the end of the table:

<u>Canungra Township.</u>	<u>Village Centre.</u> <u>Residential.</u> <u>Rural Residential.</u> <u>Emerging Community.</u> <u>Countryside.</u> <u>Active Recreation.</u> <u>Passive Recreation.</u> <u>Community Facilities.</u> <u>Mixed Use.</u> <u>Park Living</u>	<u>3.8.1</u>
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2. In Chapter 1, Part 2 – Structure of Planning Scheme, Division 5 – Assessment Tables, amend Table 1.2.8 as to read as shown below:

**Table 1.2.8 Assessment Tables for Zones and Precincts**

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>Zones</b>	<b>Precincts</b>	<b>Assessment Tables for Material Change of Use</b>	<b>Assessment Tables for Development not being a Material Change of Use</b>
Beaudesert <del>and Canungra</del> Townships.	Town Centre Core. Frame. <del>Minor Convenience Centre</del> Industry. Residential. Medium Density Residential. Rural Residential. Emerging Community. Countryside. Active Recreation. Passive Recreation. Community Facilities.	3.6.4	3.6.5

and insert the following details for the Canungra Township Zone at the end of the table as shown below:

<u>Canungra Township</u>	<u>Village Centre.</u> <u>Residential.</u> <u>Rural Residential.</u> <u>Emerging Community.</u> <u>Countryside.</u> <u>Active Recreation.</u>	<u>3.8.4</u>	<u>3.8.5</u>
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	<a href="#">Passive Recreation.</a> <a href="#">Community Facilities.</a> <a href="#">Mixed Use.</a> <a href="#">Park Living.</a>		
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3. In Chapter 1, Part 2 – Structure of Planning Scheme, Division 6 – Consistent Development Tables, amend Table 1.2.12 as shown below:

**Table 1.2.12 Consistent Development Tables**

<b>Column 1 Zones</b>	<b>Column 2 Consistent Development Table</b>
Mt Lindesay Corridor.	3.2.7
Rural.	3.3.7
Kooralbyn.	3.4.7
Beaudesert <del>and Canungra</del> Township.	3.6.7
Tamborine Mountain.	3.7.7
<a href="#">Canungra Township.</a>	<a href="#">3.8.7</a>

### Map amendments

Not applicable.

### Item 3: Amendment to Desired Environmental Outcomes to Include New Environmental Outcomes for the Beaudesert Township Zone and Canungra Township Zone

#### Summary

Inclusion of new 'environment' Desired Environmental Outcomes (DEOs) to reflect and give effect to the policy outcomes, directions and recommendations of the draft Beaudesert Growth Management Strategy (BGMS) and Canungra Local Planning Study and Land Use Plan.

#### Explanation

There are outcomes being sought by the draft BGMS and Canungra Local Planning Study and Land Use Plan that will be influenced by development within and outside of the Beaudesert Township and Canungra Township zones.

This is particularly relevant to the maintenance of landscape character, scenic amenity and ecological corridors that traverse across a number of zones and surround and/or extend beyond the localities.

New additional DEOs for the environment that are specific to development in Beaudesert and Canungra are proposed in order to better reflect the intent and outcomes in the draft BGMS and the Canungra planning study.

#### Text amendments

In Chapter 2 – Desired Environmental Outcomes and Strategic Framework, Part 1, Division 2, section 2.1.3 (1) include additional Desired Environmental Outcomes for 'environment' after (h) as shown below:

##### *Desired Environmental Outcome Specific to the Beaudesert Township Zone*

- (i) the unique rural setting, landscape character, scenic amenity and identity of Beaudesert is protected by ensuring significant natural landform, landscape, vegetation and environmental features are retained in a natural state and protected from development impacts. Spring Creek, Waters Creek and Fishers Gully are significant waterways and ecological corridors providing important east-west linkages for wildlife movement and they also function as intra-urban breaks between the urban areas.

##### *Desired Environmental Outcome Specific to the Canungra Township Zone*

- (i) the unique rural village setting of Canungra is protected by ensuring significant natural landform, landscape, vegetation and environmental features are retained in a natural state and protected from development impacts. Such significant features include Canungra Creek and its riparian corridor, the escarpment to the east leading to Tamborine Mountain and the steep forested land to the west of the village.

#### Map amendments

Not applicable.

#### **Item 4: Amendment to Desired Environmental Outcomes to Include New Economic Outcomes for the Beaudesert Township Zone and the Canungra Township Zone**

##### **Summary**

Inclusion of new 'economic' DEOs to reflect and give effect to the policy outcomes, directions and recommendations of the draft Beaudesert Growth Management Strategy (BGMS) and the Canungra Local Planning Study and Land Use Plan.

##### **Explanation**

New additional DEOs specific to development in the Beaudesert Township Zone and the Canungra Township Zone are proposed to be included to better reflect the intent and outcomes for economic development and the appropriate development of commercial activities.

The rationale for the proposed amendments to existing outcomes and inclusion of new outcomes are summarised as follows:

- amendment to DEO (j)(i) to better reflect the role of Beaudesert as the principal rural activity centre for the Scenic Rim region;
- amendment to DEO (j)(iii) to recognise that a future local centre will be developed at Kerry Road and Beaudesert-Nerang Road to the east of existing Beaudesert town;
- amendment to DEO (m)(ii) to reflect the role and type of industrial development in Beaudesert being low impact, service and general industries, with higher impact industries relocating over time to the Bromelton State Development Area;
- inclusion of a new set of additional 'economic' DEOs that apply specifically to the Beaudesert Township Zone and the Canungra Township Zone in respect of:
  - avoiding further expansion of urban development outside of the Urban Footprint designation and where also identified for an urban purpose precinct under the planning scheme;
  - recognising that land in the Emerging Community Precinct is not expected to be required for urban development for the life of the planning scheme and that development does not fragment or compromise the long-term urban development potential of this land;
  - ensuring development uses land and infrastructure efficiently with a particular focus on 'greenfield' residential areas;
  - requiring development to be 'master planned' and incorporate a mix of lot sizes, housing types and densities;
  - clearly specifying that business activities do not locate out-of-centre, unless there is a demonstrated public need;
  - recognising the prominence of the Town Centre Core and preferred location for large retail developments;
  - clearly specifying that development is to provide land for infrastructure networks, facilities and corridors;
  - ensuring development prioritises the design of the public realm and achieves quality urban design outcomes; and

- ensuring development provides orderly, sequenced and timely expansion of infrastructure, in accordance with Council's priority infrastructure plan.

### Text amendments

In Chapter 2 – Desired Environmental Outcomes and Strategic Framework, Part 1, Division 2, amend the Desired Environmental Outcomes for 'economic development' after the existing point (2)(j) as shown below:

- (2) *Economic—Development —*
- (a) protects both the urban and the rural economic bases of the Shire; and
  - (b) protects and maximises opportunities for rural diversification in areas intended for such development; and
  - (c) is undertaken in a manner that ensures areas intended for urban development beyond the life of the Planning Scheme are protected from uses which would be incompatible with its long term use but are protected from premature development; and
  - (d) protects the continuation of lawful but non-conforming uses or approved uses of limited duration, but only where there is a proven overwhelming community and economic need for such uses; and
  - (e) protects and maximises the availability of regionally and locally significant extractive and mineral resources in areas appropriate for such development and avoids conflicts with their extraction, processing and transportation; and
  - (f) provides local employment opportunities through Home Based Businesses which are compatible with residential amenity and protect the natural values and character of the local area; and
  - (g) promotes tourism in a manner that encourages the efficient use of infrastructure and protects the natural values and character of the local area; and
  - (h) provides for an efficient, safe, well located and legible transport network that is an integral part of the Shire's land use pattern and which supports the social and economic needs of the community; and
  - (i) provides for the efficient use and safe operation of existing and planned future infrastructure including water supply, sewerage, the transport network, stormwater, parks and energy infrastructure; and
  - (j) maintains and consolidates the existing and planned structure of urban centres which provide that—
    - (i) Beaudesert is the principal rural centre of the Shire and development enhances its role and function as the primary retail, administrative, commercial, business, entertainment, governance and civic centre for the Scenic Rim region; and
    - (ii) retail, business, industry, community services and recreational activities which provide local employment opportunities are located in ~~Jimboomba, Logan Village, Greenbank,~~ Canungra, North Tamborine, Eagle Heights; and
    - (iii) local convenience services are located at ~~Spring Mountain Drive, Woodhill, Homestead Drive, St Aldwyn Road, John Collins Drive,~~ Tamborine, and within the Shire's rural villages. Future local centres will be developed along Kerry Road in the southern part of Beaudesert and at Beaudesert-Nerang Road to the east of Beaudesert; and



- (k) maintains and enhances the distinctive character of the Shire's rural townships and villages; and
- (l) is of a scale, form and intensity appropriate for the locality and is only developed at a greater scale, form or intensity where it can be demonstrated that there is both an overwhelming community need and an overwhelming economic need for the development; and
- (m) supports industrial development areas at—
  - (i) Bromelton which is designated for major or regionally significant industrial and export orientated uses; and ancillary support/services uses; and
  - (ii) Beaudesert which is the preferred location for ~~major~~lower impact service industries and warehouse uses, with existing higher impact industries and incompatible uses relocating over time to the Bromelton State Development Area; and
- (n) supports existing industrial development which—
  - (i) promotes economic growth; and
  - (ii) minimises the adverse effects on the existing and future amenity of the surrounding area; and
  - (iii) promotes the efficient use of infrastructure; and
  - (iv) protects industrial areas from incompatible land uses.
- (o) protects and enhances existing and planned community infrastructure and associated facilities throughout the Shire.
- ~~(e)~~(p) Development in the Beaudesert Township Zone and the Canungra Township Zone:
  - (i) does not include the further expansion of urban development outside of those areas included in the Urban Footprint designation under the South East Queensland Regional Plan and identified for urban purposes under the planning scheme. Urban development does not occur outside land identified for such a purpose; and
  - (ii) involving land included in the urban footprint designation under the SEQ Regional plan and identified in the Emerging Community Precinct is potentially suitable for urban development during the life of the planning scheme and only then, if there is a demonstrated need for additional land to accommodate population growth. Not all land in the Emerging Community Precinct will be suitable for urban development due to environmental values or other constraints; and
  - (iii) ensures the long term urban development potential of land identified as Emerging Community Precinct is maintained and protected. Development involving uses that would compromise its long term urban development potential or result in its fragmentation, is avoided; and
  - (iv) development demonstrates the achievement of residential density targets through master planning, orderly development and incorporates a mix of lot sizes and dwelling types including detached houses, dual occupancy, multi-unit dwellings and townhouses; and
  - (v) master planning ensures that residential development is integrated with existing residential areas to maximise connectivity, provide cohesive land use patterns and deliver consistent character at the neighbourhood, street, and lot scale;
  - (vi) in the Residential and Medium Density Residential Precinct is distinctively different in character and form, providing a range of accommodation styles to suit lifestyle

choices. Development does not deviate from the 'modern country town' character of Beaudesert or the 'rural village' character of Canungra; and

~~(vi)~~ (vii) involving business activities do not locate in an out-of-centre location unless an overwhelming community need is demonstrated and the role, function and viability of other centres is maintained; and

(viii) concentrates the highest form and intensity, and widest range of retail, commercial, business, entertainment, education, community services and mixed use development including medium density residential, in the Beaudesert Town Centre Core Precinct; and

(ix) involving a department store, discount department store or other medium to large scale retail development locates in the Town Centre Core Precinct at Beaudesert and not in any other centre; and

(x) involving large box type designs with car parking dominating the street or not providing human scale qualities in building design, are avoided; and

(xi) provides for a highly connected town through appropriate forms of transport including public transport, active transport being walking and cycling and an efficient road network, linking residents to key destinations and recreation areas of Beaudesert and Canungra.

(xii) provides orderly, sequenced and timely expansion of infrastructure including water supply, sewerage, transport networks, stormwater, parks, community services and facilities to support community need and cost effective investment, in accordance with the local government's infrastructure plans.

## Map amendments.

Not applicable.

## Item 5: Amendment to Desired Environmental Outcomes (DEOs) to Include New Social Outcomes for the Beaudesert Township Zone and Canungra Township Zone

### Summary

Inclusion of new 'social' DEOs to reflect and give effect to the policy outcomes, directions and recommendations of the draft BGMS and Canungra Local Planning Study.

### Explanation

New additional DEOs specific to development in the Beaudesert Township Zone and Canungra Township Zone are proposed to be included to better reflect the intent and outcomes for social development. The rationale for the proposed amendments to existing outcomes and inclusion of new outcomes are summarised as follows:

- amendment to DEO (a) to include reference to 'lot sizes';
- amendment to DEO (a)(i) to include reference to 'lifestyle choice';
- inclusion of new DEO (a)(v) to ensure that opportunities for the efficient use of infrastructure are maximised;
- inclusion of new DEO (c) to ensure development avoids land use and interface conflicts between incompatible uses; and
- revision of DEO (d) to clarify that places, buildings and features of historical, cultural or character significance are maintained for future generations.

### Text amendments

In Chapter 2 – Desired Environmental Outcomes and Strategic Framework, Part 1, Division 2, amend the Desired Environmental Outcomes for 'social' as shown below:

- (3) *Social*—Development provides that—
- (a) a diverse range of lot sizes, housing types and densities are provided which—
- (i) cater for the community's lifecycle needs and provide lifestyle choice; and
- (ii) are located in areas intended for such development; and
- (iii) maintains and enhances existing local residential amenity; and
- (iv) maintains and enhances the integrity and character of the individual neighbourhoods or localities in which the development is proposed; and
- (v) maximises opportunities for the efficient use of infrastructure and access to a range of services and community facilities; and
- (b) adverse effects of natural or other hazards including flooding, bushfire, slope stability, contaminated sites and sites producing significant levels of emissions are minimised; and
- (c) land use and interface conflict between incompatible uses such as industry, agriculture and residential uses are avoided;
- (~~e~~)(d) the important values of historical and culturally significant features are maintained and protected places, buildings and features of historical, cultural or character significance are protected and maintained for future generations; and

~~(d)~~(e) the health and safety of the people, the amenity and sense of community they enjoy, and the integrated public open space network provided for social interaction, recreation and tourism activities are maximised; and

~~(e)~~(f) the health and safety of people, property and the community is maintained and enhanced including minimising the opportunity for crime and incorporating best practice crime prevention principles and processes.

### Map amendments

Not applicable.

## Item 6: Amendment to the Strategic Framework to Include New Policy for Beaudesert and Canungra

### Summary

Amendments to the Strategic Framework to include new policy specific to the growth and development of Beaudesert and Canungra.

### Explanation

Amendments to the Strategic Framework are proposed that seek to reflect and articulate the intent and policy direction of the draft Beaudesert Growth Management Strategy (BGMS) and Canungra Local Planning Study and Land Use Plan. The proposed amendments include:

- (a) amended local strategies for the Beaudesert Township Zone to include a new outcome relating to Beaudesert's role as a principle activity centre and elaboration of the tourism potential of the town; and
- (b) the relocation of existing outcomes for the Canungra Township Zone to a separate section and the addition of a new reference to the expansion of commercial activity into land to the east of the township at Finch Road.

### Text amendments

1. In Chapter 2 – Strategic Framework, Division 2 – Vision and Strategic Issues, Section 2.2.10, amend the local strategies for the Beaudesert and Canungra Townships Zone and add a new section 2.2.12 for 'Local Strategies for the Canungra Township Zone' as shown below:

#### 2.2.10 Local Strategies for the Beaudesert ~~and Canungra~~ Townships Zone

- (1) Beaudesert functions as the principal administrative centre for the Local Government area and provides a range of retail, commercial and industrial services whilst maintaining a rural country town character.
- (2) Development is appropriately located in the Beaudesert ~~and Canungra~~ Townships Zone to ensure appropriate access to infrastructure and to protect the amenity and character of the surrounding area.
- (3) Places of historical significance in the Beaudesert ~~and Canungra~~ Townships Zone are protected.
- ~~(4) The tourism potential and role of Canungra as a gateway to the World Heritage listed Lamington National Park is not compromised by incompatible development which impacts on the rural character, landscape values and amenity of the surrounding area.~~
- ~~(1) \_\_\_\_\_ The existing character of Canungra is protected by consolidating Retail, Commercial and Tourism Uses in the existing business area before developing areas identified for the future expansion of the business area such as west of Finch Road and north of the existing business area.~~
- ~~(5)~~(4) Development in the Beaudesert ~~and Canungra~~ Townships Zone is located, designed and managed to respect the topography of the area, avoid areas which are subject to natural hazards including bushfire and landslide, preserve the road corridors identified for the future bypass and have regard to the availability of an adequate water supply and the capacity of land for effective effluent disposal.

~~(6)~~(5) The rural character and the significant environmental and landscape values of the Beaudesert ~~and Canungra~~ Townships Zone are protected particularly in areas adjacent to the major traffic routes.

~~(7)~~(6) The tourism potential of the Beaudesert ~~and Canungra~~ Townships Zone which includes opportunities for small-scale tourist ~~and visitor a~~Accommodation ~~u~~Uses ~~and conference facilities,~~ will be driven by development in the Bromelton State Development Area. ~~Wineries and Cottage Tourist Facilities is encouraged in locations which protect the viability of the existing Rural Uses, rural character, environmental values and amenity of the local area.~~

### **2.2.12 Local Strategies for the Canungra Township Zone**

- (1) Development is appropriately located in the Canungra Township Zone to ensure appropriate access to infrastructure and to protect the amenity and character of the surrounding area.
- (2) Places of historical significance in the Canungra Township Zone are protected.
- (3) The tourism potential and role of Canungra as a gateway to the World Heritage listed Lamington National Park is not compromised by incompatible development which impacts on the rural character, landscape values and amenity of the surrounding area.
- (4) The existing character of Canungra is protected by consolidating Retail, Commercial and Tourism Uses in the existing business area and master planning is undertaken for development at the eastern side of Finch Road to accommodate any further expansion of commercial activity in the Mixed Use Precinct.
- (5) Development in the Canungra Township Zone is located, designed and managed to respect the topography of the area, avoid areas which are subject to natural hazards including bushfire and landslide, preserve the road corridors identified for the future bypass and have regard to the availability of an adequate water supply and the capacity of land for effective effluent disposal.
- (6) The rural character and the significant environmental and landscape values of the Canungra Township Zone are protected particularly in areas adjacent to the major traffic routes.
- (7) The tourism potential of the Canungra Township Zone which includes opportunities for small-scale Tourist Accommodation Uses and Wineries is encouraged in locations that protect the viability of the existing Rural Uses, rural character, environmental values and amenity of the local area.

### **Map amendments**

Not applicable.

## Item 7: Amendment to Planning Scheme Maps to Include the Former Laravale School Site in the Village Precinct of the Rural Zone and Amendment to the Consistent Development Table

### Summary

1. Amendment to remove Lot 1 on RP7612, Lot 1 on RP69706 and Lot 1 on RP87083 from the Community Facilities Precinct and include within the Village Precinct of the Rural Zone.
2. Amendment to the Consistent Development Table in the Rural Zone to make an Educational Establishment consistent development in the Village Precinct.

### Explanation

1. The Laravale State School ceased operating in 2010 and the land is no longer required by Queensland Education for education purposes.

The site of the former school located on Lot 1 RP7612, Lot 1 RP69706 and Lot 1 RP87083 at 77 Christmas Creek Road, Laravale is currently included in the Community Facilities Precinct of the Rural Zone. Given the land is no longer being used for government purposes and there is potential for the site to be adapted to accommodate a future use, it is proposed to include the land in the Village Precinct to enable the development of a wider range of uses as consistent development. The existing Community Facilities Precinct is not flexible in relation to accommodating the re-use of the site because most uses (including a dwelling and commercial activities) are inconsistent development in this precinct.

2. Consistent development in the Village Precinct currently includes the following land uses:

- |                     |                                 |   |
|---------------------|---------------------------------|---|
| - Bed and Breakfast | - Cottage Tourist Facility      | - Food Establishment / Reception Centre |
| - General Store     | - Home Based Business           | - Hotel/Club                            |
| - House             | - Industry - Low Impact/Service | - Market                                |
| - Produce Store     | - Public Worship                | - Retail Plant Nursery                  |
| - Retail Showroom   | - Service Station               | - Shop                                  |
| - Shopping Centre   | - Telecommunications Facilities | - Tourist Cabins                        |
| - Tourist Facility  | - Warehouse/Storage Facility    |   |

It is proposed to include an Educational Establishment as consistent development in the Village Precinct of the Rural Zone. This would accommodate any future expansion of the former Laravale School site for a school and provide for the consistent development of an



Educational Establishment in the Village Precinct generally. It is noted that an Educational Establishment would remain impact assessable development.

### Text amendments

In Chapter 3 - Assessment Provisions for Zones and Precincts, Part 3 - Rural Zone, Division 3 - Consistent Development Table, amend Table 3.3.7 to include an Educational Establishment as Consistent Development in the Village Precinct as shown below:

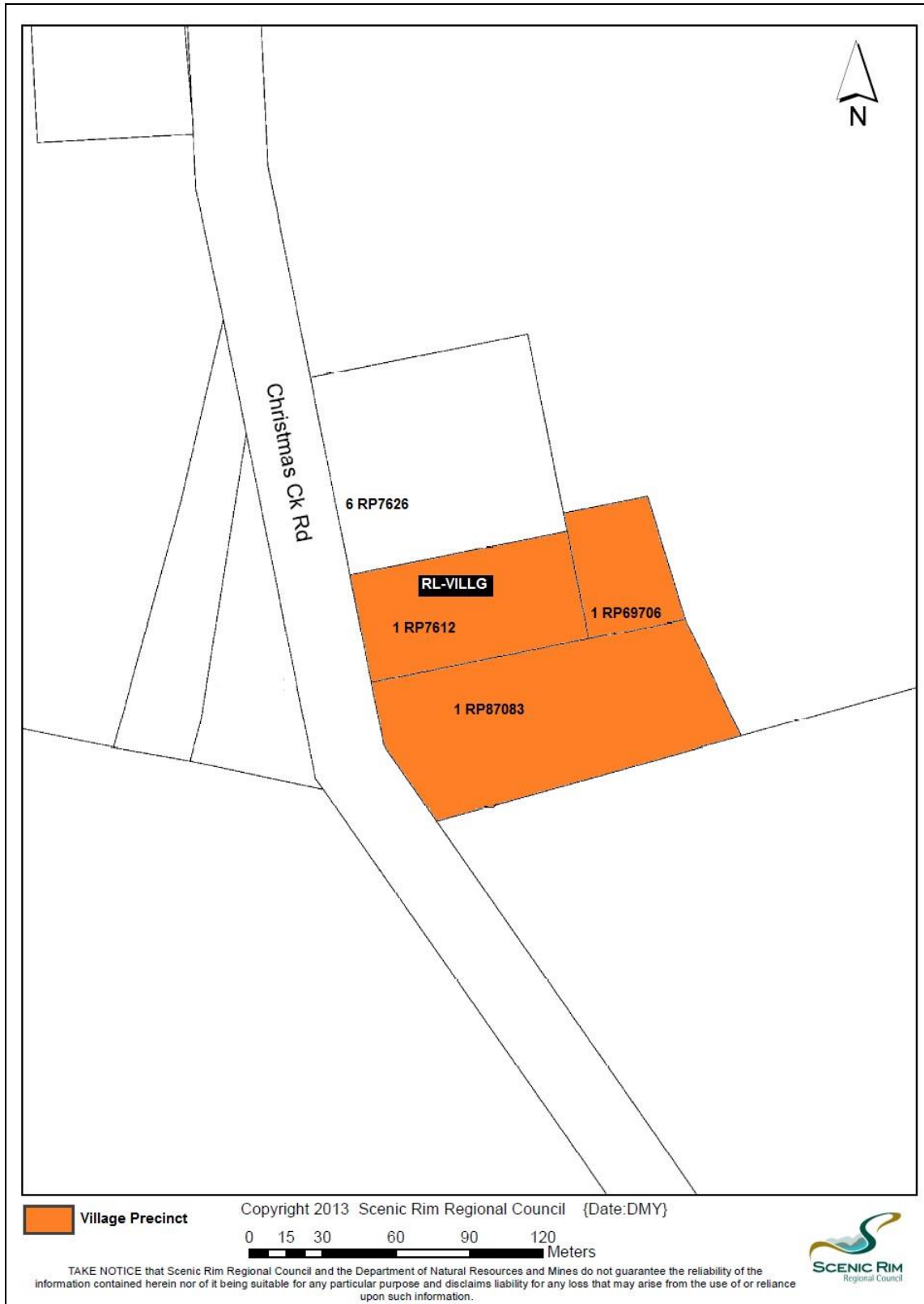
**Table 3.3.7 Consistent Development in the Rural Zone**

Column 1 Development	Column 2 Consistent Development
Educational Establishment.	Where in the— (a) Community Facilities Precinct; or (b) <u>Village Precinct.</u>

### Map amendments

On Zoning Map 28 (ZM28), remove Lot 1 RP7612; Lot 1 RP69706 and Lot 1 RP87083 from the Community Facilities Precinct and include within the Village Precinct of the Rural Zone.

Amendment to ZM28:



## Item 8: Amendment to Chapter 3 to Reflect the Separation of the Beaudesert and Canungra Townships Zone

### Summary

1. Amendment to Chapter 3 to separate the existing Beaudesert and Canungra Townships Zone into two separate zones; and
2. Amendments to the zone codes to implement the draft Beaudesert Growth Management Strategy (BGMS) and Canungra Local Planning Study and Land Use Plan.

### Explanation

In response to the draft BGMS and Canungra planning study adopted by Council, significant changes are proposed to the land use provisions relating to Beaudesert and Canungra. The planning scheme currently combines Canungra Township and Beaudesert Township into the one zone code. Amendments are proposed that divide Canungra and Beaudesert into two separate zone codes, being the 'Beaudesert Township Zone' and the 'Canungra Township Zone'.

As a result, the provisions for the Beaudesert Township Zone are proposed to be located in Chapter 3, Part 6 and the provisions for the Canungra Township Zone are proposed to be located in Chapter 3, Part 8.

This approach allows for the provisions applicable to the towns to be tailored to provide individual assessment criteria that implement the policies set by the draft BGMS and Canungra planning study.

The changes to the zone provisions are detailed as follows:

#### 1. BEAUDESERT TOWNSHIP ZONE CODE:

Section	Proposed Changes
<b>Zones and Precincts</b>	1. The renaming of the zone to the 'Beaudesert Township Zone'.
	2. The removal of the Minor Convenience Centre Precinct given no existing or proposed zoned land in Beaudesert will be included in this precinct.
<b>Assessment Tables</b>	1. Child Care Facility lowered to code assessable in the Town Centre Core Precinct (previously impact assessable).
	2. Community Care Facility lowered to code assessable in the Town Centre Core Precinct (previously impact assessable).
	3. Amendment to include that the maximum density for a Dual Occupancy is 1 dwelling per 300m <sup>2</sup> (for both self-assessable and assessable Dual Occupancies).
	4. Educational Establishment lowered to code assessable in the Town Centre Core and Frame Precincts (previously impact assessable).
	5. Equestrian Activities lowered to self assessable in the Countryside Precinct (previously code assessable).
	6. Food Establishment/Reception Centre now code assessable in the Industry

Section	Proposed Changes
	<p>Precinct where the use involves a café, restaurant or takeaway food premises (previously impact assessable).</p> <p>7. Hotel/Club lowered to code assessable in the Town Centre Core Precinct (previously impact assessable).</p> <p>8. Indoor Sports, Recreation and Entertainment lowered to code assessable in the Active Recreation Precinct where the use involves indoor sport facilities and lowered to code assessable in the Town Centre Core Precinct.</p> <p>9. Intensive Agriculture raised to impact assessable (previously code assessable) where in the Countryside Precinct and involving a wholesale plant nursery.</p> <p>10. Medium density residential lowered to code assessable in the Town Centre Core Precinct and code assessable in the Residential Precinct where the development accords with an approved master plan as part of a development approval.</p> <p>11. Passenger Terminal lowered to code assessable in the Community Facilities Precinct (previously impact assessable).</p> <p>12. Retail Plant Nursery raised to impact assessable in the Town Centre Core Precinct (previously code assessable).</p> <p>13. Roadside Stall made exempt in the Emerging Community Precinct where less than 5m<sup>2</sup> (otherwise code assessable).</p> <p>14. Temporary Estate Sales Office included as self assessable in the Emerging Community Precinct (previously impact).</p> <p>15. Tourist Facility included as code assessable in the Frame Precinct (previously impact).</p>
<p><b>Consistent Development Table</b></p>	<p>1. Aged Persons Accommodation included as consistent in the Town Centre Core Precinct.</p> <p>2. Child Care Facility included as consistent in the Town Centre Core and Medium Density Residential Precincts.</p> <p>3. Commercial Activity included as consistent in the Industry Precinct where the use is associated with an industry use on the same site.</p> <p>4. Community Care Centre included as consistent in the Town Centre Core Precinct.</p> <p>5. Dual Occupancy included as consistent development where the density does not exceed 1 dwelling per 300m<sup>2</sup>.</p> <p>6. Shop included as consistent in the Frame Precinct.</p> <p>7. Educational Establishment included as consistent in the Town Centre Core and Frame Precincts.</p> <p>8. Food Establishment/Reception Centre included as consistent in the Industry</p>

Section	Proposed Changes
	<p>Precinct where the use involves a café, restaurant or takeaway food premises.</p> <p>9. Medium Density Residential included as consistent in the Town Centre Core Precinct.</p> <p>10. Motel included as consistent in the Town Centre Core Precinct.</p> <p>11. Passenger Terminal included as consistent in the Community Facility Precinct.</p> <p>12. Public Park included as consistent in all precincts.</p> <p>13. Retail Showroom included as consistent in the Industry Precinct where the use involves the display of machinery or heavy vehicles or the use is associated with an industry use on the same land and utilises a maximum of 35% of the GFA of the building that houses the industrial use.</p> <p>14. Road included as consistent in all precincts.</p> <p>15. Temporary Activity included as consistent in all precincts.</p> <p>16. Intensive Agriculture included as consistent where a wholesale nursery in the Countryside Precinct. Inconsistent otherwise.</p>
<b>Overall Outcomes</b>	<p>1. New outcome describing the overall intent for development at Beaudesert, being the achievement of an integrated and well planned modern country town.</p> <p>2. New outcome for urban uses seeking to prevent the expansion of Beaudesert outside those areas zoned during the life of this planning scheme and ensure that natural features, such as waterways, vegetation, ridgelines, open space and other natural areas define the edge of the urban area.</p> <p>3. New outcomes that seek to reinforce the modern country town character and amenity of Beaudesert.</p> <p>4. New outcome that seeks to ensure that new development complements important character buildings.</p> <p>5. New outcomes to achieve buffer areas around ecologically significant areas.</p> <p>6. New economic development outcomes that seek to prevent out-of-centre and out-of-sequence development; the prevention of further high impact industry uses locating in Beaudesert (as these are intended to locate in Bromelton); and the encouragement of equine activities in the Countryside Precinct.</p> <p>7. New housing outcomes that seek to achieve housing diversity; best practice design; master planning for larger residential developments; and the efficient use of infrastructure.</p> <p>8. New outcome seeking to maximise safe operation and cost efficiencies of existing and proposed infrastructure.</p> <p>9. New 'landscape and scenic amenity' outcomes that seek to avoid development on prominent slopes, protect view corridors and avoid development on steep land.</p> <p>10. New 'transport and access' outcomes that seek to promote integrated transport</p>

Section	Proposed Changes
	<p>and pedestrian connectivity as well as protect existing or future transport corridors.</p> <p>11. New intent for the Town Centre Core Precinct which reinforces its role as the primary activity hub for the region. Residential uses above ground floor level are also encouraged.</p> <p>12. Revised outcome for the Industry Precinct that seeks to preclude further high impact industry from locating in Beaudesert (as this is intended to occur at Bromelton).</p> <p>13. Revised outcome for the Residential Precinct which emphasises variety of lot sizes and housing forms, encourages some attached housing and promotes integrated and well-planned neighbourhoods.</p> <p>14. Revised outcome for the Emerging Community precinct which seeks to ensure that out-of-sequence development is avoided and that land within this precinct is not required for urban purposes within the life of the planning scheme unless there is a demonstrated need for such development to occur.</p> <p>15. Revised outcome for the Passive Recreation Precinct that ensures that significant environmental values are maintained, protected and restored.</p> <p>16. Revised growth management outcomes that ensure that urban development does not occur outside the Priority Infrastructure Area and the Urban Footprint of the <i>South East Queensland Regional Plan 2009-2031</i>. The outcome states that land identified in the urban footprint and included in the Emerging Community Precinct is not required for development for the life of the planning scheme. Out-of-sequence development is not supported unless it can be demonstrated that there is a need for such development to occur and that infrastructure can be supplied.</p>
<p><b>Specific Outcomes and Prescribed Solutions</b></p>	<p>1. Amended SO1 to ensure that development provides for a range of uses and infrastructure that contributes to the maintenance and achievement of a modern country town.</p> <p>2. Amended SO7 to ensure that development contributes to community identity, urban design principles and image.</p> <p>3. New built form and streetscape outcomes for development in the Town Centre Core and Frame Precincts.</p> <p>4. New outcome for shopping centre development that seeks to avoid 'big box' designs.</p> <p>5. New outcome to provide that community services and facilities are co-located to increase efficiency and service delivery.</p> <p>6. New outcome to provide for the design of a future tertiary education facility.</p> <p>7. Deletion of environmental efficiency outcomes that conflict with the building assessment provisions under the <i>Building Act 1975</i>.</p> <p>8. New outcome seeking the protection and rehabilitation of ecological corridors.</p> <p>9. New outcome providing the ability to create addition ecological corridors through</p>

Section	Proposed Changes
	development.
	10. New outcome providing for buffers to Ecologically Sensitive Areas.
	11. New economic development outcomes seeking to achieve employment opportunities in appropriate locations.
	12. New outcome providing for medium density housing above ground level in the Town Centre Core Precinct.
	13. New housing outcome seeking to achieve housing variety, a range of densities and lot sizes.
	14. New outcome requiring master planning to be undertaken on lots identified on the Beaudesert Masterplan and Open Space Areas map.
	15. New outcome ensuring that development does not adversely impact on the efficiency or effectiveness of existing or planned infrastructure.
	16. New scenic amenity outcome seeking to protect vegetated visually prominent areas in their natural state.
	17. New recreation outcome for the Spring Creek waterway corridor to be developed as a regionally significant park for sport and recreation and links to the south of Beaudesert to the Town Centre Core Precinct.
	18. New requirement for master plan areas to provide for well-designed local parks, where appropriate.
	19. Revised transport and access outcomes.
	20. Revised growth management outcome which seeks to promote the staging of development in accordance with infrastructure provision and population growth.
	21. New outcome for the Town Centre Core Precinct requiring buildings more than two storeys to have a podium with setbacks to a tower and for all commercial development to provide awnings over footpaths.
	22. Revised outcome for the Frame Precinct to ensure a range of professional and commercial uses that do not involve a high turnover.
	23. New outcome in the Frame Precinct seeking that development on land immediately adjoining the industrial precinct at Enterprise Drive does not impede on the continued operation of industrial development.
	24. Revised outcome in the Industry Precinct to allow commercial activities and retail showrooms.
	25. New outcome in the Industry Precinct ensuring that the expansion or establishment of high-impact industry uses does not occur.
	26. New outcome for the Residential Precinct to outline the intended character of residential development.
	27. New outcomes for the Emerging Community Precinct that provide for



Section	Proposed Changes
	development that does not compromise a future urban use.
	28. Minor revisions to outcomes to provide clarity where necessary.
<b>Tables and Figures</b>	Inclusion of a new Master Planning and Open Space Areas map to show land that is applicable to new assessment criteria in the Zone Code and in the Reconfiguring a Lot Code.

## 2. CANUNGRA TOWNSHIP ZONE CODE

<b>Zone and Precincts</b>	1. Amended zone name to Canungra Township Zone and deletion of references to Beaudesert and all provisions that related specifically to Beaudesert.
	2. Renaming of 'Minor Convenience Centre Precinct' to 'Village Centre Precinct'.
	3. Addition of new 'Mixed Use Precinct' and 'Park Living Precinct'.
	4. Separation of the greenfield land in the Residential Precinct into 'Village Residential' and 'Large Lot Residential Areas' identified on the Canungra Land Use Plan.
<b>Assessment Tables</b>	1. Reduction in the level of assessment from impact to code in the Village Centre Precinct for the following Uses (previously impact assessable in the Minor Convenience Centre Precinct): (a) Aged Persons Accommodation; (b) Community Care Centre; (c) Educational Establishment; (d) Hotel/Club; (e) Indoor Sports/Recreation and Entertainment; (f) Medium Density Residential; (g) Motel; (h) Service Station; and (i) Tourist Business.
	2. Amendments to table of assessment to make the following uses code assessable in the new Mixed Use Precinct: (a) Aged Persons Accommodation; (b) Child Care Facility; (c) Commercial Activity; (d) Community Care Centre; (e) Educational Establishment; (f) Food Establishment/Reception Centre; (g) Funeral Premises; (h) General Store (i) Indoor Sports, Recreation and Entertainment; (j) Industry-Low Impact/Service; (k) Medium Density Residential; (l) Motel; (m) Produce Store; (n) Retail Plant Nursery; (o) Retail Showroom; (p) Shop <a href="#">where not involving a supermarket</a> ; (q) Shopping Centre (where the GFA does not exceed 500m <sup>2</sup> <a href="#">and not involving a supermarket</a> );

	<p>(r) Service Station;  (s) Temporary Estate Sales Office;  (t) Tourist Business;  (u) Tourist Facility;  (v) Veterinary Surgery/Hospital;  (w) Warehouse/Storage Facility.</p> <p>3. Market included as code assessable at the Canungra Showground Site (previously impact assessable).</p> <p>4. Amendment to the tables of assessment to incorporate the new Park Living Precinct by providing the same use rights to the new Precinct as the Rural Residential Precinct. However, Reconfiguring a Lot in the new Park Living Precinct will be code assessable and the minimum lot size will be 5,000m<sup>2</sup>.</p>
<p><b>Consistent Development Table</b></p>	<p>1. Inclusion of the following uses as consistent development in the new Mixed Use Zone:</p> <p>(a) Aged Persons Accommodation;  (b) Child Care Facility;  (c) Community Care Centre;  (d) Commercial Activity;  (e) Convenience Restaurant;  (f) Educational Establishment;  (g) Food Establishment/Reception Centre;  (h) Hotel/Club;  (i) Indoor Sports/Recreation and Entertainment;  (j) Industry - Low Impact/Service;  (k) Market;  (l) Medium Density Residential;  (m) Motel;  (n) Passenger Terminal;  (o) Produce Store;  (p) Public Worship;  (q) Retail Plant Nursery;  (r) Retail Showroom;  (s) Service Station;  (t) Shop <a href="#">where not involving a supermarket</a>;  (u) Shopping Centre <a href="#">where not involving a supermarket</a>;  (v) Telecommunication Facility;  (w) Temporary Estate Sales Office;  (x) Tourist Facility;  (y) Veterinary Surgery/Hospital;  (z) Warehouse/Storage Facility.</p> <p>2. Amendment to the Consistent Development Table to make the following uses consistent development in the Village Centre Precinct (that were previously inconsistent uses in the Minor Convenience Centre Precinct):</p> <p>(a) Aged Persons Accommodation;  (b) Community Care Centre;  (c) Educational Establishment;  (d) Indoor Sports/Recreation and Entertainment;  (e) Medium Density Residential.</p> <p>3. Amendment of the Consistent Development Table to make a Cottage Tourist Facility Consistent where located in the Cottage Tourist Facility Area shown on the Canungra Land Use Plan.</p> <p>4. Amendment of the Consistent Development Table to make a Market, and Indoor</p>

	and Outdoor Sports, Recreation and Entertainment consistent development at the Canungra Showgrounds site.
<b>Overall Outcomes</b>	1. New Economic Development Outcome that seeks to provide for the growth of Canungra as a thriving rural village that protects and enhances Canungra's Heritage and Rural Village Lifestyle.
	2. New Housing Outcome that seeks to ensure that residential development in greenfield areas is undertaken in accordance with an approved master plan providing for— <ul style="list-style-type: none"> <li>(a) best practice site planning, development layout and building design;</li> <li>(b) the efficient use of infrastructure;</li> <li>(c) the sequencing and orderly staging of development;</li> <li>(d) the incorporation of best practice water sensitive urban design principles;</li> <li>(e) the integration with adjoining land or other approved master plans in the locality;</li> <li>(f) a range of housing types, sizes, styles, densities and lot sizes. In particular, master plans identify the location of lots intended for aged care housing development, attached housing types and lots intended for more than one dwelling;</li> <li>(g) dispersal of lots intended for two or more dwellings throughout the neighbourhood and not concentrated in one area.</li> </ul>
	3. New Housing outcome that seeks to ensure that attached housing has the appearance of detached housing and does not dominate the residential precinct.
	4. New outcome for the Village Centre Precinct which encourages an active streetscape with a vibrant mix of uses and reinforces the role of the precinct as the centre of Canungra.
	5. New outcome for the Mixed Use Precinct that seeks to provide for a range of uses <a href="#">that complements and protects the viability of the Village Centre Precinct</a> whilst protecting amenity.
	6. Amendment to the Residential Precinct outcome to include that the precinct also provides for Dual Occupancy and a small proportion of attached houses in the form of townhouses. Cottage Tourist Facilities in the Residential Precinct are also encouraged where located in the Cottage Tourist Facility Area on the Canungra Land Use Plan.
	7. Deletion of reference to structure planning from the Emerging Community Precinct Outcome.
	8. Amendment to the Passive Recreation Precinct Outcome to state that land within this precinct may also contain significant environmental values including vegetation, waterways, wetlands, ecological corridors and flood affected land. These values are maintained, protected and restored. Where compatible with environmental values, appropriate low impact nature based recreation opportunities such as walking and cycling may be supported.
	9. Amendment to Growth Management Outcome to: <ul style="list-style-type: none"> <li>(a) delete references to Major Development Areas and the need to undertake structure planning for greenfield sites;</li> <li>(b) provide a new outcome stating that the planning scheme allocates sufficient land to accommodate additional population growth for the life of this planning scheme. Further expansion of urban development does not occur outside the Urban Footprint in the <i>South East Queensland Regional Plan 2009-2031</i>.</li> </ul>

	<p>10. Provide a new outcome stating that development inconsistent with the timing and sequence of development in the Planning Scheme can occur only when Council determines that development should occur earlier and subject to key infrastructure being established or committed to establishment such that it would be in place in time to service the first population of the proposed community.</p>
	<p>11. Provide a new outcome stating that development in greenfield areas is undertaken in accordance with an approved master plan providing for—</p> <ul style="list-style-type: none"> <li>(a) best practice site planning, development layout and building design;</li> <li>(b) the efficient use of infrastructure;</li> <li>(c) the sequencing and orderly staging of development;</li> <li>(d) the incorporation of best practice water sensitive urban design principles;</li> <li>(e) the integration with adjoining land or other approved master plans in the locality;</li> <li>(f) where for residential development, a range of housing types, sizes, styles, densities and lot sizes. In particular, master plans identify the location of lots intended for aged care housing development, attached housing types and lots intended for more than one dwelling; and</li> <li>(g) dispersal of lots intended for two or more dwellings throughout the neighbourhood and not concentrated in one area.</li> </ul>
<p><b>Specific Outcomes and Prescribed Solutions</b></p>	<p>1. New specific outcome seeking to provide for a range of uses and infrastructure that contributes to the maintenance and establishment of a thriving rural village.</p>
	<p>2. New specific outcome providing that development involving Cottage Tourist Facilities occurs in the area shown on the Canungra Land Use Plan.</p>
	<p>3. New specific outcome seeking that development for commercial purposes incorporates signage that is in keeping with the rural village character of the Canungra Township Zone.</p>
	<p>4. New specific outcome seeking that new commercial and mixed use buildings are designed to complement the traditional building form and materials found in pre-1946 development in Canungra.</p>
	<p>5. Deletion of outcome relating to energy efficiency of buildings as this is a building assessment provision covered under the <i>Building Act 1975</i> and should therefore not be included in the planning scheme.</p>
	<p>6. New specific outcome requiring development involving a shopping centre with large floor areas only occurs within Canungra when the population is of a sufficient size to support it. Any such development is to be integrated with surrounding streets and buildings and its location, size, design and access supports the street-based design that is characteristic of Canungra.</p>
	<p>7. Deletion of the outcome relating to flood hazard as this is covered by the overlay code for flood hazard.</p>
	<p>8. New outcome for growth management requiring the preparation of master planning for greenfield sites.</p>
<p><i>Specific Outcomes and Prescribed Solutions for the Village</i></p>	<p>1. Amended outcome stating that the Village Centre Precinct exhibits a rural village character with predominantly commercial uses that service the needs of the residents of the Canungra Township Zone. The outcome also states that medium density residential development is also supported.</p>
	<p>2. Amended outcome seeking to ensure active streetscapes with a variety of uses</p>

<i>Centre Precinct (formerly named Minor Convenience Centre Precinct)</i>	that operated throughout the day and night.
<i>Specific Outcomes and Prescribed Solutions for the new Park Living Precinct</i>	3. Inclusion of new Specific Outcomes and Prescribed Solutions for the new Park Living Precinct that seek to provide for limited subdivision for rural residential purposes with lots that are connected to appropriate infrastructure.
<i>Specific Outcomes and Prescribed Solutions for the new Mixed Use Precinct</i>	1. Inclusion of new Specific Outcomes and Prescribed Solutions for the new Mixed Use Precinct that seek to provide for a range of uses <a href="#">that supports the Village Centre Precinct ensuring its continued viability</a> and provide for a high level of amenity and integration between uses and the adjacent Village Centre Precinct.

### Text amendments

1. In Chapter 3, Part 1 – Preliminary, Division 1, amend Table 3.1.1 as shown below:

**Table 3.1.1 Zones and Precincts**

Column 1 Zones	Column 2 Precincts	Column 3 Section
Beaudesert <del>and Canungra</del> Townships.	Town Centre Core. Frame. <del>Minor Convenience Centre.</del> Industry. Residential. Medium Density Residential. Rural Residential. Emerging Community. Countryside. Active Recreation. Passive Recreation. Community Facilities.	3.6.1

and insert the following details for Canungra at the end of Table 3.1.1:

<a href="#">Canungra</a>	<a href="#">Village Centre</a>	<a href="#">3.8.1</a>
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<u>Township.</u>	<u>Mixed Use</u> <u>Residential.</u> <u>Rural Residential.</u> <u>Emerging Community.</u> <u>Countryside.</u> <u>Active Recreation.</u> <u>Passive Recreation.</u> <u>Community Facilities.</u> <u>Park Living</u>	
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2. Amend the existing Beaudesert and Canungra Townships Zone by removing all provisions exclusive to Canungra and inserting new provisions for Beaudesert to implement (in part) the draft Beaudesert Growth Management Strategy (Refer to **Appendix I**).

3. Include a new Canungra Township Zone in Chapter 3 by transferring all existing provisions applicable to Canungra from the existing Beaudesert and Canungra Townships Zone to a new zone exclusively for Canungra and to implement the outcomes of the Canungra Local Planning Study and Land Use Plan (Refer to **Appendix II**).

### Map amendments

Not applicable.

## Item 9: Amendment to the Development Constraints Overlay Code

### Summary

Amendment to the Development Constraints Overlay Code to update reference to the Beaudesert and Canungra Township Zones.

### Explanation

The Development Constraints Overlay Code currently references the Beaudesert and Canungra Townships Zone in S2.1. An amendment to this reference is required to reflect the proposed separation of the zone into two separate zones.

### Text amendments

In Part 4 – Development Constraints Overlay, Division 3 – Development Constraints Overlay Code, Subdivision 2 – Assessment Criteria for Development Constraints, amend S2.1 in Table 4.4.8 as shown below:

**Table 4.4.8 Specific Outcomes and Prescribed Solutions for the Development Constraints Overlay**

Column 1 Specific Outcomes	Column 2 Solutions
<b>Natural Hazards Management – Flood</b>	
SO2 Development is sited to enable access in the event of a flood.	S2.1 Development ensures that all buildings have a trafficable access to a public road during the DFE, where located in the— <del>(a) Mt Lindesay Corridor Zone;</del> <del>or</del> <del>(b)</del> <u>(a)</u> Rural Zone, where in the— (i) Village Precinct; or (ii) Rural Residential Precinct; or (iii) Rural Industry Precinct; or (iv) Active Recreation Precinct; or (v) Community Facilities Precinct; or <del>(e)</del> <u>(b)</u> Kooralbyn Zone; or <del>(d)</del> <u>(c)</u> Bromelton State Development Area Zone; or <del>(e)</del> <u>(d)</u> Beaudesert <del>and Canungra</del> Townships Zone; or <del>(f)</del> <u>(e)</u> Tamborine Mountain Zone; <del>or</del> <u>(f)</u> <u>Canungra Township Zone.</u>

### Map amendments

Not applicable.



## Item 10: Amendments to the Motel Use Code

### Summary

Amendment to the Motel Use Code to update references to precincts and zone names resulting from the separation of the Beaudesert and Canungra Townships Zone.

### Explanation

The Motel Use Code currently references the Beaudesert and Canungra Townships Zone in S2.2. An amendment to this reference is required to reflect the proposed separation of the provisions for Canungra into a separate zone.

### Text amendments

In Chapter 5, Part 2 – Use Codes, Division 19 – Motel Code, amend S2.2 in Table 5.2.28 as shown below:

**Table 5.2.58 Specific Outcomes and Prescribed Solutions for a Motel**

Column 1 Specific Outcomes	Column 2 Probable Solutions
SO2 Development is easily accessed from major roads and located in townships or rural villages.	S2.1 Development has access via a collector road, distributor road or sub-arterial road.  S2.2 Development is located in the— <del>(a) Mt Lindesay Corridor Zone, where in the Frame Precinct or Mixed Use Precinct; or</del> <del>(b)</del> (a) Rural Zone, where in the Village Precinct; or <del>(c)</del> (b) Kooralbyn Zone, where in the Business Precinct or Residential Precinct; or <del>(d)</del> (c) Beaudesert and Canungra Townships Zone, where in the Frame Precinct, or Medium Density Residential Precinct; or (d) <u>Canungra Township Zone, where in the Village Centre or Mixed Use Precincts.</u>

### Map amendments

Not applicable.

## Item 11: Amendment to the Tourist Cabin Code

### Summary

Amendment to the Tourist Cabin Use Code to update reference to the Beaudesert and Canungra Townships Zone.

### Explanation

The Tourist Cabin Use Code currently references the Beaudesert and Canungra Townships Zone in S2.3. An amendment to this reference is required to reflect the proposed separation of the zone into two separate zones.

### Text amendments

In Chapter 5, Part 2 – Use Codes, Division 32 – Tourist Cabin Code, amend S2.3 in Table 5.2.97 as shown below:

**Table 5.2.97 Specific Outcomes and Prescribed Solutions for a Tourist Cabin**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
SO2 Development has a sufficient area to accommodate the development while retaining the predominantly natural character and amenity of the site and surrounding area.	S2.1 Development other than in the Tamborine Mountain Zone has a minimum site area of 10 hectares. S2.2 Development provides that each cabin has a maximum gross floor area excluding verandahs of 100m <sup>2</sup> . S2.3 Development other than in the Beaudesert <del>and Canungra</del> Townships Zone, <u>the Canungra Township Zone</u> and the Tamborine Mountain Zone has an accommodation density in accordance with Table 5.2.97A (Tourist Cabin accommodation density).

### Map amendments.

Not applicable.

## Item 12: Amendment to the Construction and Infrastructure Code

### Summary

Amendment to the Construction and Infrastructure Code to update reference to the Beaudesert and Canungra Townships Zone.

### Explanation

The Construction and Infrastructure Code currently references the Beaudesert and Canungra Townships Zone in S139.1. An amendment to this reference is required to reflect the proposed separation of the zone into two separate zones.

### Text amendments

In Chapter 5, Part 3 – Works Codes, Division 3 – Construction and Infrastructure Code, amend S139.1 in Table 5.3.9 as shown below:

**Table 5.3.9 Specific Outcomes and Prescribed Solutions for Construction and Infrastructure**

Column 1 Specific Outcomes	Column 2 Probable Solutions
<b>Access in Floodable Areas</b>	
<i>Safety</i>	
SO139 Development is sited to enable access in the event of a flood in non-rural areas.	S139.1 Development ensures that all Buildings have a trafficable access to a Major Transport Route during the DFE, where located in the— <del>(a) Mt Lindesay Corridor Zone;</del> or <del>(b)</del> (a) Rural Zone, where in the— (i) Village Precinct; or (ii) Rural Residential Precinct; or (iii) Rural Industry Precinct; or (iv) Active Recreation Precinct; or (v) Community Facilities Precinct; or <del>(e)</del> (b) Kooralbyn Zone; or <del>(d)</del> (c) Bromelton State Development Area Zone; or <del>(e)</del> (d) Beaudesert and Canungra Townships Zone; or <del>(f)</del> (e) Tamborine Mountain Zone; or <del>(g)</del> (f) Canungra Township Zone.

### Map amendments

Not applicable.

## Item 13: Amendment to the Dual Occupancy Code

### Summary

Amendment to the Dual Occupancy Code to update references to the Beaudesert and Canungra Townships Zone.

### Explanation

The Dual Occupancy Code currently references the Beaudesert and Canungra Townships Zone in Table 5.2.109A. An amendment to this reference is required to reflect the proposed separation of the zone into two separate zones.

### Text amendments

In Chapter 5, Part 2 – Use Codes, Division 36 – Dual Occupancy Code, amend Table 5.2.109A as shown below:

**Table 5.2.109A Building, Vehicular Access and Parking Area Setbacks Requirements for Dual Occupancies**

Zone	Precinct	Front Setback		Side Setback	Rear Setback
		Primary Street Frontage	Frontage that does not provide vehicular access to the development		
Rural	Village	6 metres	4.5 metres	#	#
	Rural Residential	10 metres*	6 metres*	6 metres	#
	Countryside	10 metres	4.5 metres	10 metres	#
	Equestrian	10 metres	4.5 metres	#	#
	Future Dam	10 metres	4.5 metres	#	#
Kooralbyn	Residential	6 metres	4.5 metres	Single Storey – 2 metres Double Storey – 3 metres	#
	Rural Residential	10 metres*	6 metres*	6m	#
	Emerging Community	6 metres	4.5 metres	#	#
Beaudesert & Canungra Township	Residential	6 metres	4.5 metres	Single Storey – 2 metres Double Storey – 3 metres	#
	Medium Density Residential	6 metres	4.5 metres	Single Storey – 2 metres Double Storey – 3m metres	#
	Rural Residential	10 metres*	6 metres*	6 metres	#
	Emerging Community	6 metres	4.5 metres	#	#
	Countryside	10 metres	4.5 metres	10 metres	#
Tamborine Mountain	Cottage Tourist Facility	~	~	#	#
	Village	6 metres^	4.5 metres^	#	#
	Residential	6 metres^	4.5 metres	Single Storey – 2 metres Double Storey – 3	#
	Park Living	10 metres	10 metres	6 metres	#
	Rural Character	10 metres	10 metres	#	#
	Countryside	10 metres^	4.5 metres	10 metres	#

Zone	Precinct	Front Setback		Side Setback	Rear
	Escarpment Protection	10 metres <sup>^</sup>	4.5 metres	#	#
<b>Canungra Township</b>	<u>Residential</u>	<u>6 metres</u>	<u>4.5 metres</u>	<u>Single Storey – 2 metres</u> <u>Double Storey – 3 metres</u>	#
	<u>Rural Residential</u>	<u>10 metres*</u>	<u>6 metres*</u>	<u>6 metres</u>	#
	<u>Park Living</u>	<u>10 metres*</u>	<u>6 metres*</u>	<u>6 metres</u>	#
	<u>Emerging Community</u>	<u>6 metres</u>	<u>4.5 metres</u>	#	
	<u>Countryside</u>	<u>10 metres</u>	<u>4.5 metres</u>	<u>10 metres</u>	#

# The distance specified in the Queensland Development Code

\* Or setbacks that are generally consistent with the setbacks of existing residential development in the immediate area.

<sup>^</sup> The Precinct provisions in the Tamborine Mountain Zone Code may apply higher setback requirements.

~ Refer to the Precinct provisions in the Tamborine Mountain Zone Code

## Map amendments

Not applicable.

## Item 14: Amendments to the Reconfiguring a Lot Code

### Summary

Amendments to the Reconfiguring a Lot Code to implement the policy of the draft Beaudesert Growth Management Strategy (BGMS) and the Canungra Local Planning Study and Local Area Plan.

### Explanation

Various amendments to the Reconfiguring a Lot Code are proposed to reflect the new precincts, intents and minimum lot sizes proposed in the Beaudesert Township Zone and the Canungra Township Zone.

These changes are summarised as follows:

#### *Changes to Overall Outcomes*

- Amendment to overall outcome to include reference to reflect best practice site planning and development layout;
- Inclusion of new overall outcome to require the master planning of residential development to achieve integrated, well planned and diverse residential communities and accommodates detached and attached dwellings that vary in lot size, density and appearance;
- Inclusion of new overall outcome to require new development to integrate with surrounding development and the natural environment;
- Inclusion of new overall outcome to provide for the establishment, protection and enhancement of waterways, significant vegetation, ecological corridors, habitats and biodiversity;
- Inclusion of new overall outcome to protect the effectiveness and efficiency of infrastructure and associated corridors; and
- Inclusion of new overall outcome to require coordinated, logical and sequenced development and provision of infrastructure in accordance with the timing of Council's infrastructure plans.

#### *Changes to Specific Outcomes and Prescribed Solutions:*

- Deletion of provisions to allow rural residential subdivision in the Regional Landscape and Rural Production Area where involving a poultry farm. These provisions are not applicable to that part of the Beaudesert planning scheme area in the Scenic Rim local government area;
- Inclusion of a new specific outcome to provide that development does not create new residential lots within 30m of an infrastructure corridor;
- Inclusion of a new specific outcome that requires development to be setback from and provide a buffer to areas of ecological significance;

- Inclusion of a new specific outcome to require land for parks and areas of recreation, environmental or open space value will be transferred to public ownership after development and embellishment;
- Inclusion of a new solution requiring a local park to be provided at a rate of 0.75ha per 1000 people, as a minimum;
- Amendment to Table 5.4.6A Building Area Dimensions to include specific reference to the Beaudesert Township Zone;
- Amendment to Table 5.4.6B Lot Design Specifications to reflect revised lot sizes in the Residential Precincts of Beaudesert and Canungra;
- Inclusion of a new prescribed solution requiring development for houses on steep land to be able to provide a building envelope in accordance with the Building Area Dimensions shown in Table 5.4.6A. The building envelope must be located on land with an existing slope of less than 20% prior to any cutting, filling, retaining walls or earthworks.

### **Text amendments**

Refer to **Appendix III** for a 'marked up' copy of the ROL code showing changes proposed under the current amendment package.

### **Map amendments**

Not applicable.



## Item 15: Amendments to Schedule 5 – Planning Scheme Maps

### Summary

Deletion of Schedule 5, Table 1.1 - references to redundant Major Development Area Maps.

### Explanation

MDAs related to an earlier version of the SEQ Regional Plan and no longer exist. Further, the Local Development Area designations over Beaudesert and Canungra were repealed in early 2013. As such, the references to MDAs in Table 1.1 are proposed to be deleted under the current amendment package.

### Text amendments

**Table 1.1 Planning Scheme Maps**

Column 1 Type of Planning Scheme Map	Column 2 Planning Scheme Map Number	Column 3 Description of Planning Scheme Map	Column 4 Section
<del>Major Development Area Maps (MDA Maps).</del>	<del>MDA Map 1</del>	<del>Major Development Area – Bromelton.</del>	<del>Schedule 6</del>
	<del>MDA Map 2</del>	<del>Major Development Area – Flagstone.</del>	<del>Schedule 6</del>
	<del>MDA Map 3</del>	<del>Major Development Area – Greenbank Central.</del>	<del>Schedule 6</del>
	<del>MDA Map 4</del>	<del>Major Development Area – Yarrabilba</del>	<del>Schedule 6</del>
	<del>MDA Map 5</del>	<del>Major Development Area – Beaudesert.</del>	<del>Schedule 6</del>
	<del>MDA Map 6</del>	<del>Major Development Area – Canungra.</del>	<del>Schedule 6</del>

### Map amendments

Not applicable.

## Item 16: Amendments to Schedule 6 – Major Development Areas

### Summary

Deletion of table referring to Major Development Areas (MDAs) in Schedule 6.

### Explanation

Major Development Areas (MDAs) related to an earlier version of the South East Queensland Regional Plan and no longer exist. An amendment is proposed to delete the table in Schedule 6 referring to MDAs.

### Text Amendments

**Table 2.1 Major Development Areas**

Column 1 Location	Column 2 Zone/s	Column 3 Map Reference
<del>Bromelton</del>	<del>Bromelton Zone and Rural Zone</del>	<del>MDA 1</del>
<del>Flagstone</del>	<del>Mt Lindesay Corridor Zone</del>	<del>MDA 2</del>
<del>Greenbank Central</del>	<del>Mt Lindesay Corridor Zone</del>	<del>MDA 3</del>
<del>Yarrabilba</del>	<del>Mt Lindesay Corridor Zone</del>	<del>MDA 4</del>
<del>Beaudesert—north</del>	<del>Beaudesert and Canungra Townships Zone</del>	<del>MDA 5</del>
<del>Beaudesert—south</del>	<del>Beaudesert and Canungra Townships Zone</del>	<del>MDA 5</del>
<del>Beaudesert—central</del>	<del>Beaudesert and Canungra Townships Zone</del>	<del>MDA 5</del>
<del>Canungra</del>	<del>Beaudesert and Canungra Townships Zone</del>	<del>MDA 6</del>

### Map amendments

Remove Major Development Area Maps for Bromelton, Flagstone, Greenbank Central, Yarrabilba, Beaudesert and Canungra.

## Item 17: Amendment to Planning Scheme Maps to Amend the Zone Boundaries and Precincts at Beaudesert

### Summary

Various mapping changes at Beaudesert to amend precinct designations and include a new map showing areas requiring master planning.

### Explanation

Various changes are proposed to the precinct designations of land in the Beaudesert Township Zone. These changes are summarised as follows:

1. Land identified in the Emerging Community Precinct and within the Priority Infrastructure Area of the Priority Infrastructure Plan for Beaudesert and within the Urban Footprint for Canungra is proposed to be allocated to a precinct that reflects the intended use for the land. The land remaining in the Emerging Community Precinct is not expected to be required for urban purposes during the life of the planning scheme. In the majority of cases, land is proposed to be included in the Residential Precinct, however, some land will remain in the Emerging Communities Precinct or be included in the Countryside Precinct to reflect the constraints (e.g. flooding, slope, biodiversity etc.) affecting the land.
2. The Town Centre Core Precinct at Beaudesert will be expanded to include land that is currently included in the Frame Precinct. This includes land along the northern end of Brisbane Street to the Aldi shopping centre development; land to the west of the Council Chambers at Short and Helen Streets; and land to the south of Brisbane Street at Telemon Street and between Albert and William Streets.
3. Land to the north of the Beaudesert town centre at Brisbane Street (opposite Beaudesert High School) currently in the Industry or Emerging Community Precinct will be included in the Frame Precinct to ensure that the long term amenity of surrounding residential areas is protected and encourage the development of warehouse/bulky goods in this location.

### Text Amendments

Not applicable.

### Map amendments

1. Amend Zoning Maps ZM22 and ZM15 to reflect proposed precinct amendments as shown in the table below.

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 6 SP 132684	45 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 8 RP 111443	16 Brayford Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 7 RP 111443	14 Brayford Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 3 RP 119730	1C Tubber Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 2 RP 126683	4 Selwyn Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 1 RP 126683	149 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 1 RP 129201	151 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 2 RP 129201	153 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 2 RP 146284	162 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Industry	Beaudesert Township/Frame
Lot 1 RP 146284	164 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Industry	Beaudesert Township/Frame
Lot 1 RP 166161	58 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 3 RP 204529	47-49 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 3 RP 209927	145-147 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 5 RP 217537	Beaudesert Depot, 11-17 Short Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 2 RP 41440 and Lots 1 & 2 RP 88358	60 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 1 RP 61872	2 Duckett Street, BEAUDESERT QLD 4285	Beaudesert & Canungra	Beaudesert Township/Town Centre

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
		Township/Frame	Core
Lot 2 RP 70328	Beaudesert Motel, 163 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 3 RP 70328	1A Tubber Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lots 1-4 RP 72165	42-46 William Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 3 RP 817932	12-20 Short Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 4 RP 826421 and Lot A AP 17588	144-158 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Industry	Beaudesert Township/Frame
Lot 2 RP 888303	170-178 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Industry	Beaudesert Township/Frame
Lot 1 RP 897477	2C Telemon Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 2 RP 95120	Telemon Place, 1 Telemon Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 1 RP 95120	3 Telemon Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lots 2 and 3 RP 96421	166 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Industry	Beaudesert Township/Frame
Lot 1 RP 96421	160 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Industry	Beaudesert Township/Frame
Lot 16 SP 132684	12 Brayford Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 1 SP 163023	180-208 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Frame

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 1 SP 193498	Kerry Court Motel, 35-37 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 100 SP 219676	155-161 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 180 WD 5375 and Lot 1 SP 224392	Mt Lindesay Highway, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential and Beaudesert Township/Countryside
Lots 3, 4 & 5 RP111440	39-43 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 125 RP 7528	27-31 James Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential (part only)
Lot 10 RP 897229	80 Birnam Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
L4 SP122648, L6 SP255048	Woodleigh, 327 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 SP 169262	339-347 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
PtA Lot 3 RP193795	329-337 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
L24 RP155770, L2 RP7606 and L1 RP84194	Oaklands, 28 Alice Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential (part only)
Lot 7 RP 198174	Bundaleer, 159 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 4 RP 198174	163 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lots 5, 6 and 9 RP 213758 and Lot 3 RP 204975	197 - 187 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 7 RP 213758	199 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 8 RP 213758	205 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 RP 139375, Lot 2 RP 159459 and Lot 1 RP 119715	253-255 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 RP 118719	259 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 RP 159459	257 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lots 3 and 4 RP 186828	6605 Mt Lindesay Highway, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 RP 859701	99 Gould Hill Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 2 RP 859701	87 Gould Hill Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
PtZZ L1 RP113825	105 Gould Hill Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 12 RP 865522	17 Fields Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
L4 RP25759 and L3 SP224393	6794 Mt Lindesay Highway, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging	Beaudesert Township/Residential

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
		Community	
Lot 11 RP 865522	7 Fields Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 11 RP 897229	88 Birnam Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 5 SP 255047	305-309 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 43 SP 123966	6 Monarco Court, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
L1-2 RP7549, L7 & 152W312421	Telemon Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Community Facilities/Countryside	Beaudesert Township/Residential
Lot 59 RP 7528	17 James Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential (part only)
Lot 92 SP 128029	7 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 81 SP 128029	14 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 70 SP 128029	9 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 48 SP 128029	4 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 47 SP 128029	2 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 59 SP 128029	11 Joanne Court, GLENEAGLE	Beaudesert & Canungra	Beaudesert



PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
	QLD 4285	Township/Emerging Community	Township/Residential
Lot 50 SP 128029	8 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 75 SP 128029	2 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 SP 128029	1 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 14 SP 128029	2 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 49 SP 128029	6 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 51 SP 128029	10 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 52 SP 128029	2 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 53 SP 128029	4 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 54 SP 128029	6 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 55 SP 128029	8 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 56 SP 128029	10 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 57 SP 128029	12 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 58 SP 128029	14 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 62 SP 128029	14 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 63 SP 128029	16 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 64 SP 128029	18 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 65 SP 128029	20 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 66 SP 128029	22 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 67 SP 128029	24 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 68 SP 128029	13 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 69 SP 128029	11 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 71 SP 128029	7 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 72 SP 128029	5 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging	Beaudesert Township/Residential

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
		Community	
Lot 73 SP 128029	3 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 74 SP 128029	1 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 77 SP 128029	6 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 78 SP 128029	8 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 79 SP 128029	10 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 80 SP 128029	12 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 82 SP 128029	16 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 83 SP 128029	15 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 84 SP 128029	27 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 85 SP 128029	25 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 86 SP 128029	23 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 87 SP 128029	21 Finley Street, GLENEAGLE QLD	Beaudesert & Canungra	Beaudesert

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
	4285	Township/Emerging Community	Township/Residential
Lot 88 SP 128029	19 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 89 SP 128029	17 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 90 SP 128029	15 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 91 SP 128029	13 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 93 SP 128029	1 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 901 SP 257514	Gould Hill Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 63 RP 7528	25 James Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential (part only)
Lot 1 SP 263329	1/19 James Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 SP 263328	1/21 James Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 62 RP 7528	23 James Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential (part only)
Lot 2 SP 257514	3 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 3 SP 257514	5 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 4 SP 257514	7 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 5 SP 257514	9 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 6 SP 257514	11 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 7 SP 257514	13 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 8 SP 257514	15 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 9 SP 257514	17 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 10 SP 257514	19 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 11 SP 257514	21 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 12 SP 257514	23 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 13 SP 257514	25 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 15 SP 257514	4 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging	Beaudesert Township/Residential

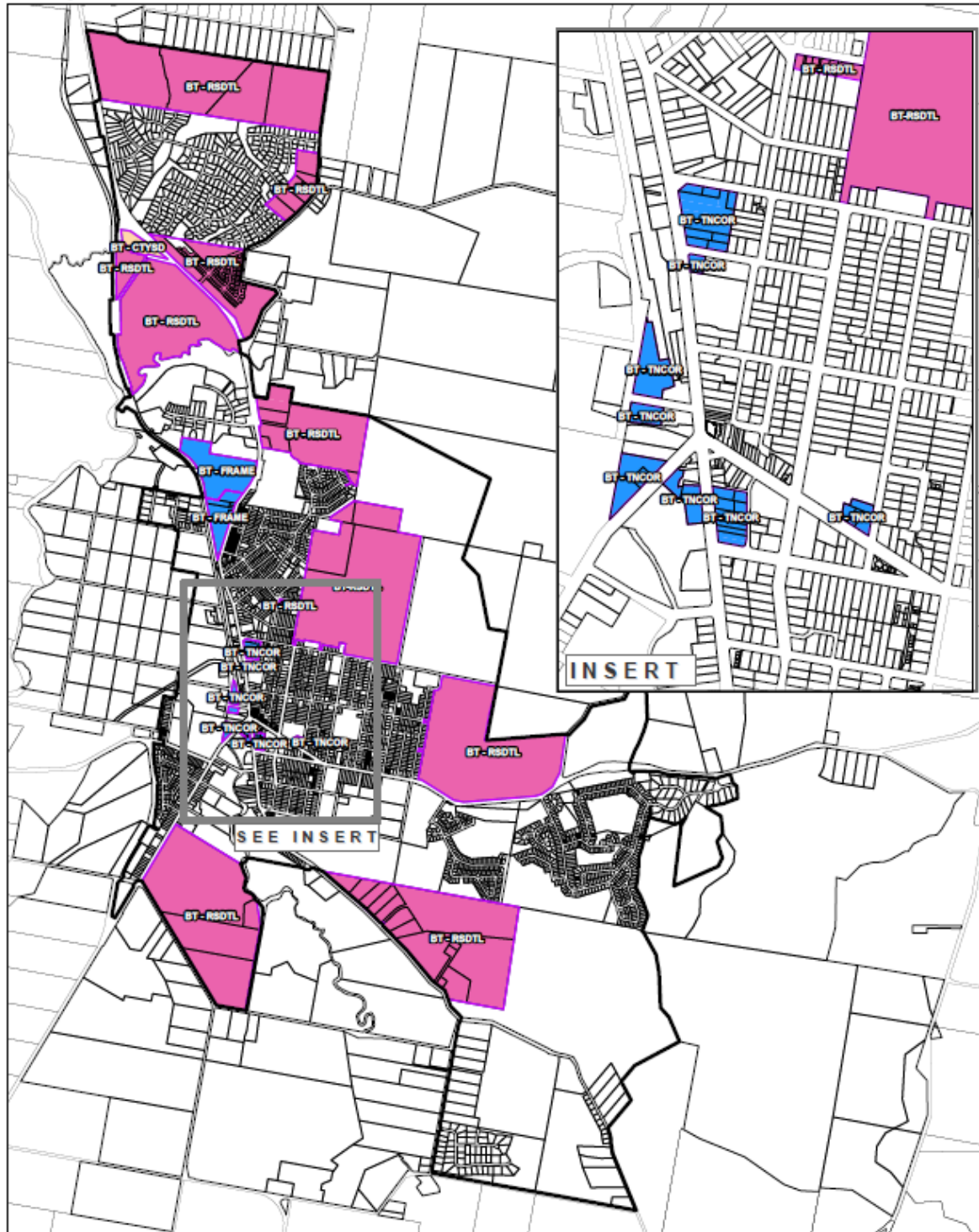
PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
		Community	
Lot 16 SP 257514	6 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 17 SP 257514	8 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 18 SP 257514	10 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 19 SP 257514	12 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 20 SP 257514	14 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 21 SP 257514	16 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 RP76067	51 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
PtA Lot 1 RP113825	Gould Hill Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential

**Note:** If there is any inconsistency between the proposed precincts shown in this table and the precinct shown on the following Amendment Map, the Amendment Map prevails.

Amendments to ZM22 and ZM15



# Beaudesert Proposed Precinct Amendments



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Zone		Precinct	
	Beaudesert Township		Countryside Frame
	FRAME		RSOTL Residential Town Centre Case
			TNCOR

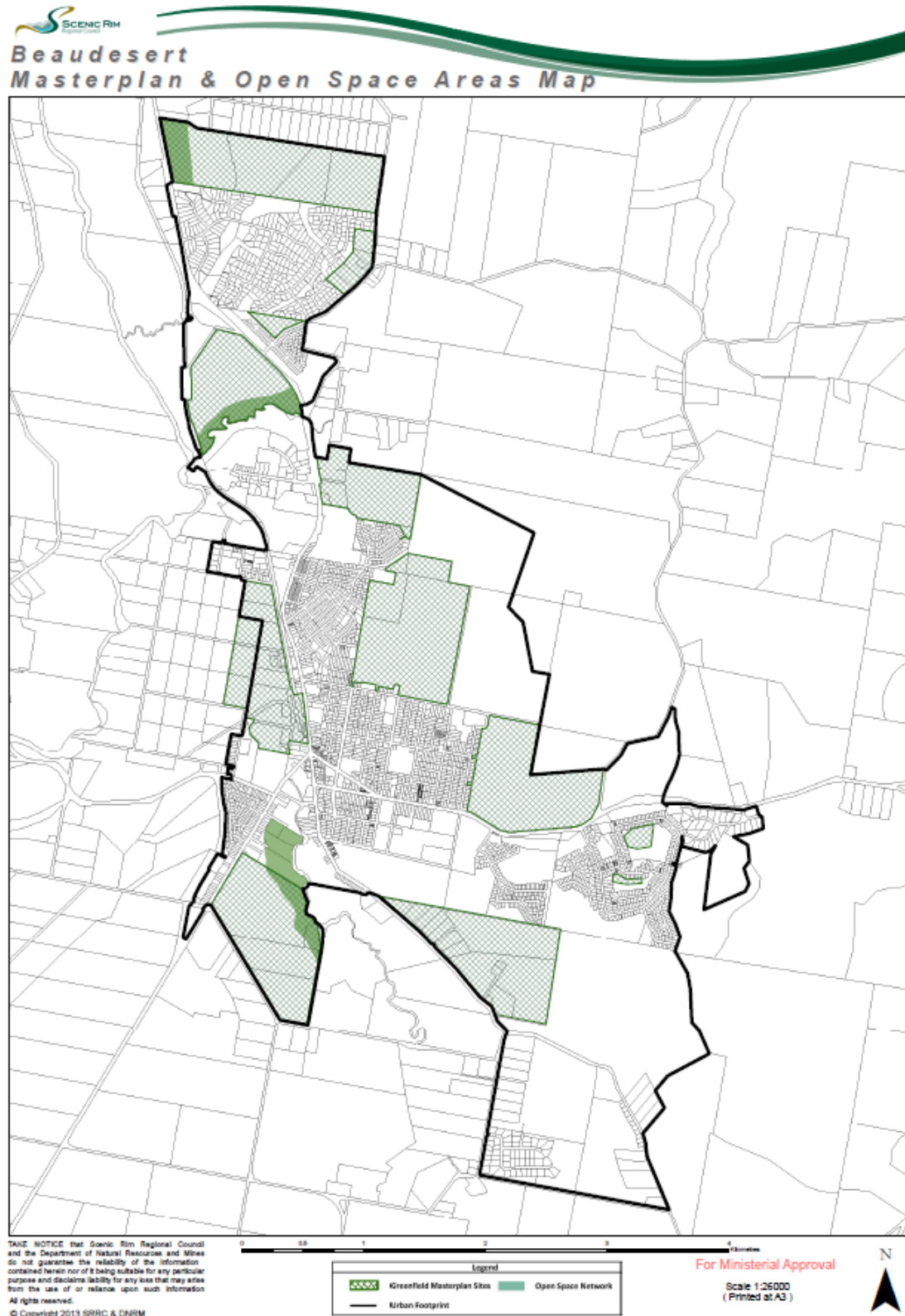
For Ministerial Approval

Scale 1:12 500  
(Printed at A3)





2. Include the following new map showing master plan and open space areas in the Beaudesert Township Zone Code as Figure 3.6.23.





## **Item 18: Amendment to Planning Scheme Maps to Amend the Zone Boundaries and Precinct Designations at Canungra**

### **Summary**

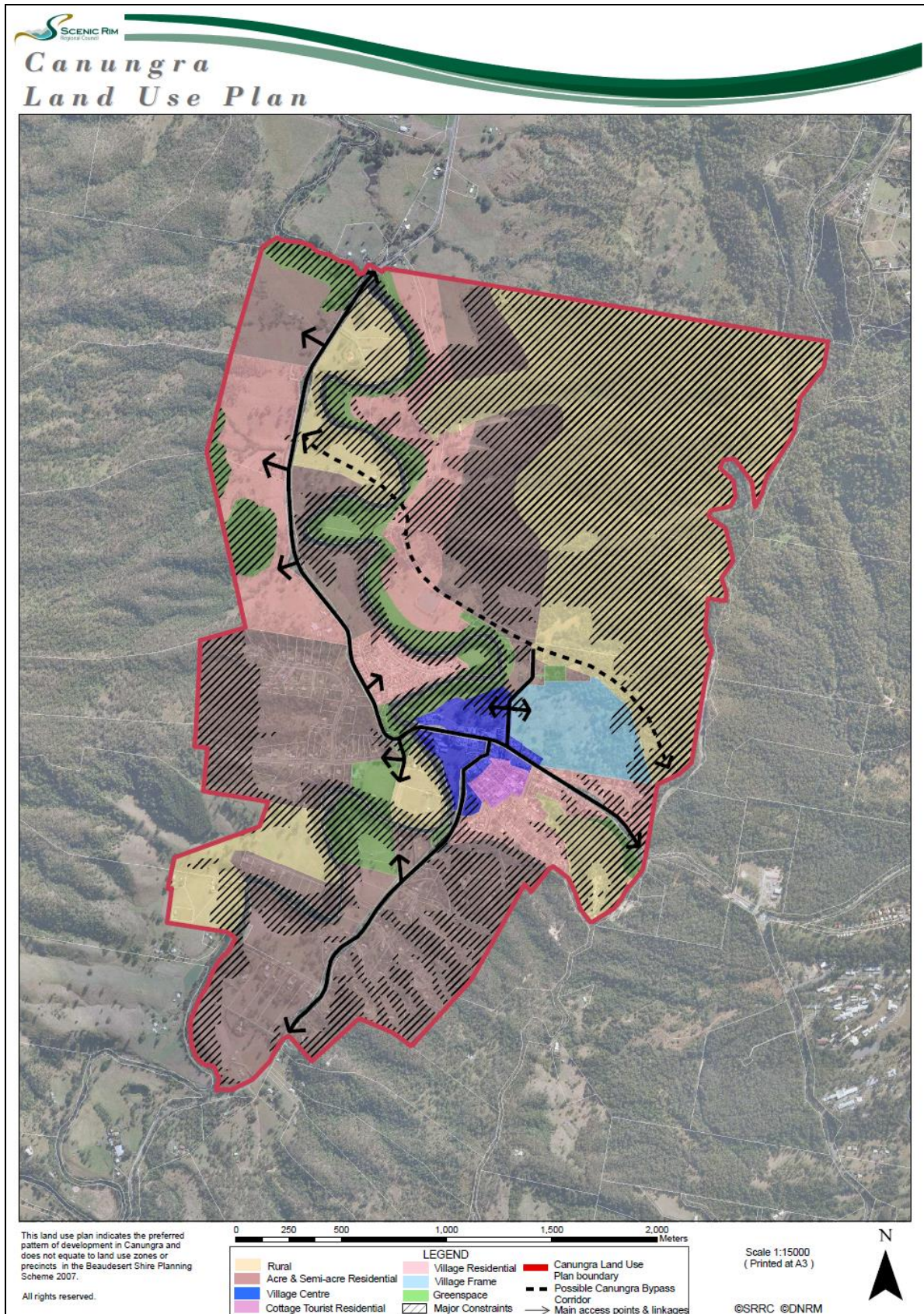
Various mapping changes at Canungra to amend precinct designations and include a new land use plan showing areas requiring master planning, a cottage tourist facility area and village residential and large lot residential areas.

### **Explanation**

Various changes are proposed to the precinct designations of land in the Canungra Township Zone. These changes are summarised as follows:

1. Land identified in the Emerging Community Precinct is proposed to be allocated to a precinct that reflects the intended use for the land. The land remaining in the Emerging Community Precinct is not expected to be required for urban purposes during the life of the planning scheme. The precinct amendments generally reflect the Canungra Local Planning Study which was adopted by Council in April 2013 (refer to Figure 1 below). Some land will remain in the Emerging Communities Precinct or be included in the Countryside Precinct, Park Living Precinct, or Passive Recreation Precinct to reflect the constraints (e.g. flooding, slope, biodiversity) affecting the land.
2. A new Mixed Use Precinct is proposed in Canungra that will include land to the east of Finch Road. This new precinct will enable a mix of uses. Master planning will be required in order to ensure that development is integrated with the existing town centre and the range of uses are compatible with each other and appropriately located on the site.
3. A new Park Living Precinct is proposed in Canungra that will enable limited subdivision to occur with a minimum lot size of 5,000m<sup>2</sup>. This precinct applies to land that is currently in the Emerging Community Precinct and is not suitable for more intensive residential development due to constraints such as steep slopes, access to sewer and flood hazard. These lots are required to provide adequate on-site sewerage and be connected to reticulated water.
4. A modified Canungra Land Use Plan will be included in the Canungra Township Zone Code, which will identify areas that trigger specific assessment criteria including; land where master planning is required; a cottage tourist facility area; and land in the residential precinct that is either identified as 'village residential' or 'large lot residential'.

Figure 1: Canungra Land Use Plan as adopted by Council on 30 April 2013.





## Text Amendments

Not applicable.

## Map amendments

1. Amend Zoning Maps ZM24 and ZM21 to reflect proposed precinct amendments as detailed in the table below:

PROPERTY	ADDRESS	EXISTING ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 1 RP 118285	48-60 Appel Street, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Countryside
Lot 105 SP 107729	48 Darlington Range Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Countryside
Lot 201 SP 107729	102-122 Kidston Street, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Countryside
Lot 118 SP 205701	Darlington Range Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Countryside
Lot 2 SP160810	82 Monarch Drive, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Countryside
Lot 2 RP 200758	10-26 Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Village Centre
Lot 1 RP 200758	2-4 Christie Street, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Village Centre
Lot 5 SP 121662 and Lot 6 SP 161073	7-39 Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential and Canungra Township/Mixed Use
Lot 1 RP 150198	Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Passive Recreation
Lot 2 RP 172323	50 Duncan Street, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Passive Recreation
L116-117 RP32081	Darlington Range Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging	Canungra Township/Passive

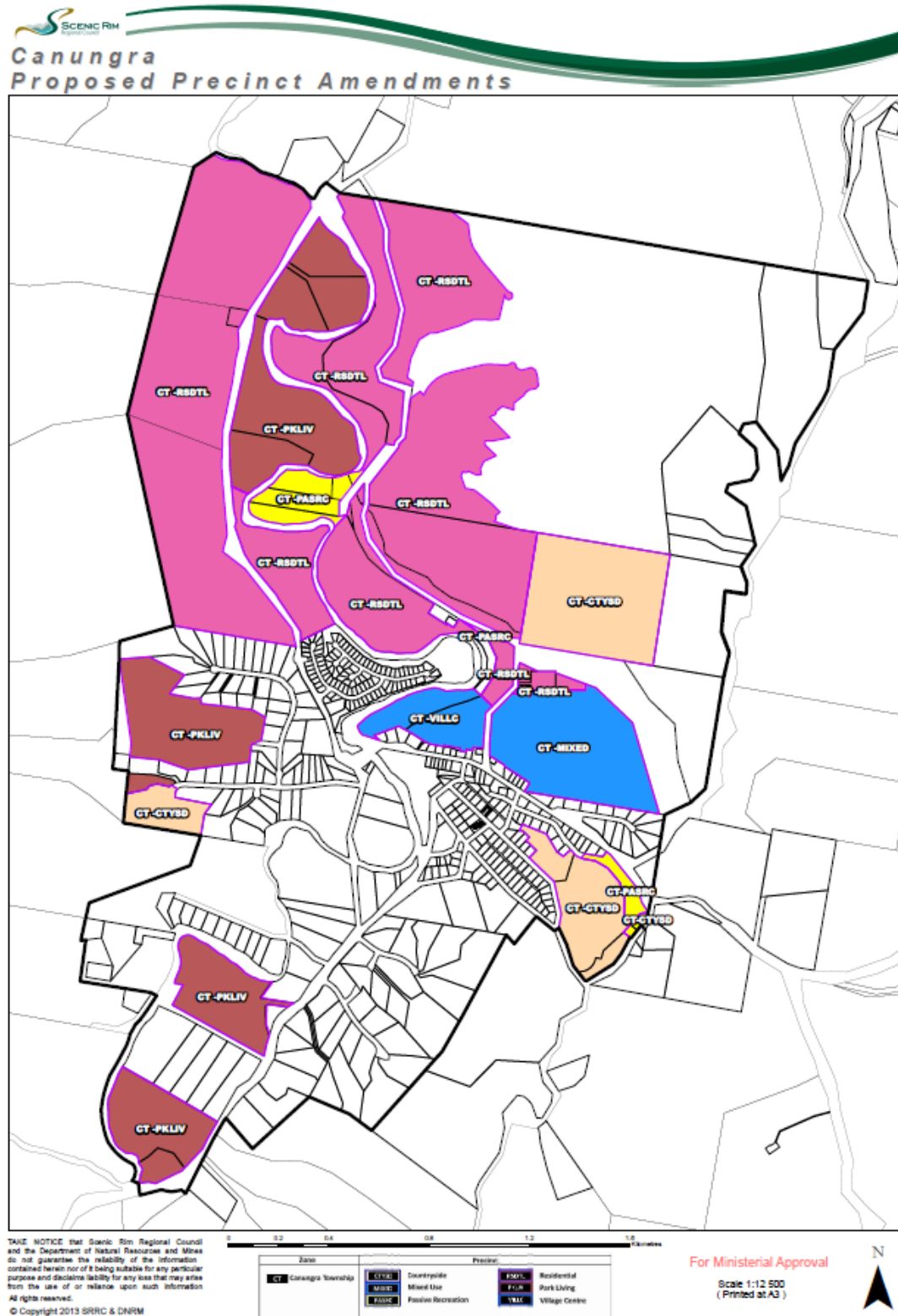
PROPERTY	ADDRESS	EXISTING ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
		Community	Recreation
Lot 1 RP 86687	Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Passive Recreation
<del>Lot 1 RP 32089, Lot 155 WD 2761 and Lot 3 SP 161073</del>	<del>28 Finch Road, CANUNGRA QLD 4275</del>	<del>Beaudesert &amp; Canungra Township/Emerging Community</del>	<del>Canungra Township/Passive Recreation and Canungra Township/Residential</del>
L2-3 SP261484, L3 SP261485 and L502 SP261486	Finch Road, BENOBBLE QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential (part only) and Canungra Township/Passive Recreation
<del>Lot 1 RP807295</del>	<del>49 Geiger Road, CANUNGRA QLD 4275</del>	<del>Beaudesert &amp; Canungra Township/Countryside</del>	<del>Canungra Township/Park Living</del>
Lot 1 RP 826226	Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 2 RP 826226	2450 Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 3 RP 826226	2448 Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
<del>Lot 2 RP 865679</del>	<del>51 Geiger Road, CANUNGRA QLD 4275</del>	<del>Beaudesert &amp; Canungra Township/Countryside</del>	<del>Canungra Township/Park Living</del>
<del>Lot 3 SP113284</del>	<del>55 Geiger Road, CANUNGRA QLD 4275</del>	<del>Beaudesert &amp; Canungra Township/Countryside</del>	<del>Canungra Township/Park Living</del>
Lot 212 SP 119178	182 Lamington National Park Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 19 WD 3427	1-47 Geiger Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
<del>Lot 5 SP 125470</del>	<del>Greenfields, 53 Geiger Road, CANUNGRA QLD 4275</del>	<del>Beaudesert &amp; Canungra Township/Emerging Community</del>	<del>Canungra Township/Park Living (part only)</del>
Lot 1 SP 160810	85 Monarch Drive, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living

PROPERTY	ADDRESS	EXISTING ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 23 SP 254298	Regal Drive, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living (part only)
Lot 13 WD4446	Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 2 WD4284	Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 1 RP 120878	2417 Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential
Lot 4 SP 121662	43 Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential
L4 SP110295, L18 W311133	Rocky Bank, 2443 Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential (part only)
Lot 161 WD 3984	41 Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential
Lot 88 WD 4282	2371 Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential (part only)
Lot 3 WD 4282	2297 Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential (part only)
Lot 3 WD 4283	Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential
Lot 111 W311137	Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Countryside

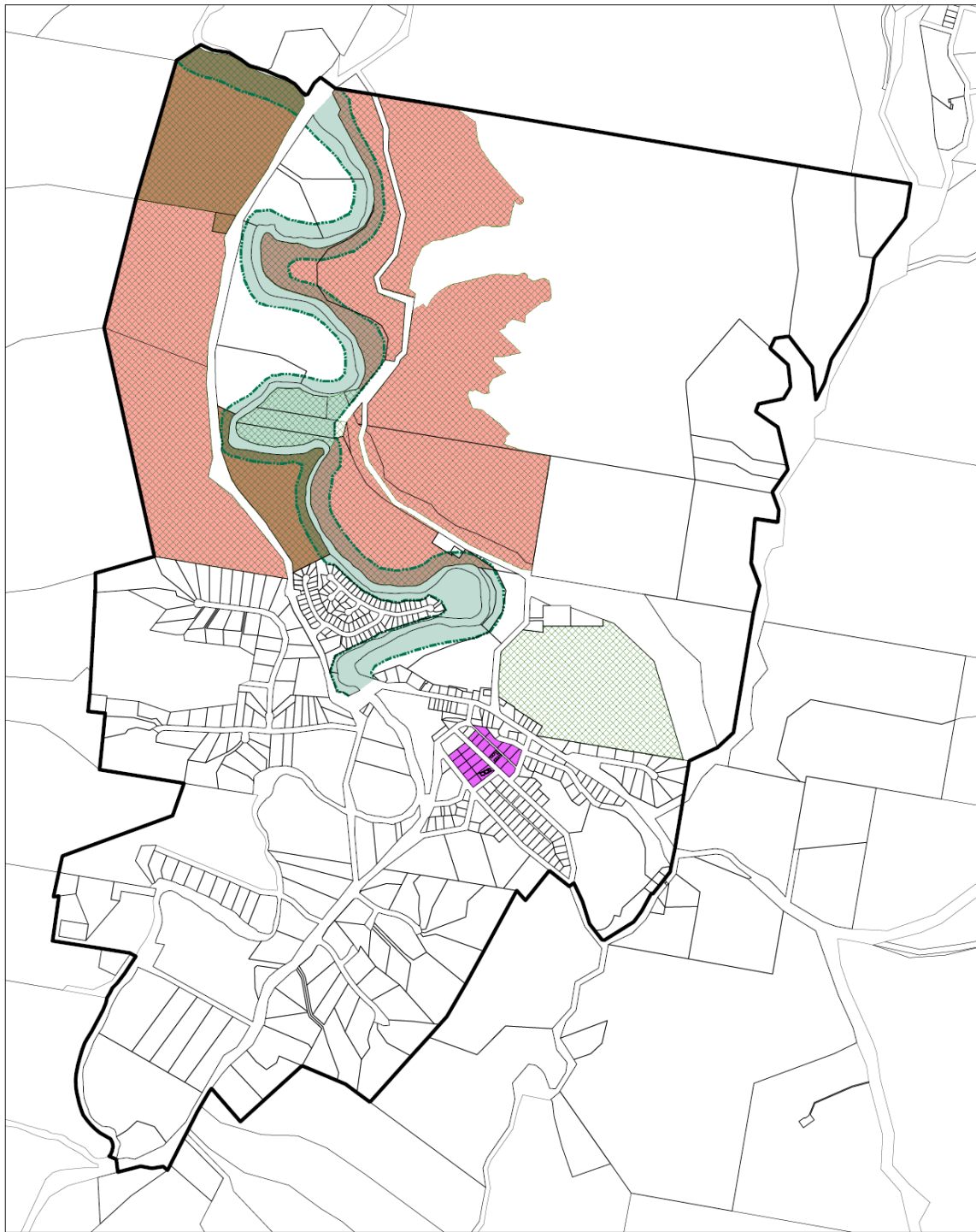
**Note:** If there is any inconsistency between the proposed precincts shown in this table and the precinct shown on the following Amendment Map, the Amendment Map prevails.

Amendments to ZM24 and 21

2. Include the following map showing master plan areas as Figure 3.8.21 in the Canungra Township Zone Code:



# Canungra Land Use Plan



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0 0.2 0.4 0.8 1.2 1.6 Kilometres

Legend

- Cottage Tourist Facility
- Large Lot Residential
- Village Residential
- Greenfield Masterplan Sites
- Urban Footprint
- Open Space Network

For Public Consultation

Scale 1:12 500  
(Printed at A3)



## **Item 19: Amendment to the Character Places Overlay Map**

### **Summary**

Removal of places from the Character Places Overlay Map in Beaudesert where the buildings no longer reflect aesthetic values in keeping with the overlay.

### **Explanation**

A review of the places included on the Character Places Overlay Map has been undertaken. It has been determined that the remaining buildings between Brisbane Street and Helen Street do not reflect the aesthetic qualities that contribute to a cohesive collection of character buildings in a streetscape. The properties on the overlay in this area include the site of the Beaudesert Butter Factory, which has since been demolished, a dwelling from the Inter-War period in poor condition, and an unremarkable concrete commercial building. It is therefore proposed that these properties be removed from the Overlay Map.

### **Text Amendments**

Not applicable.

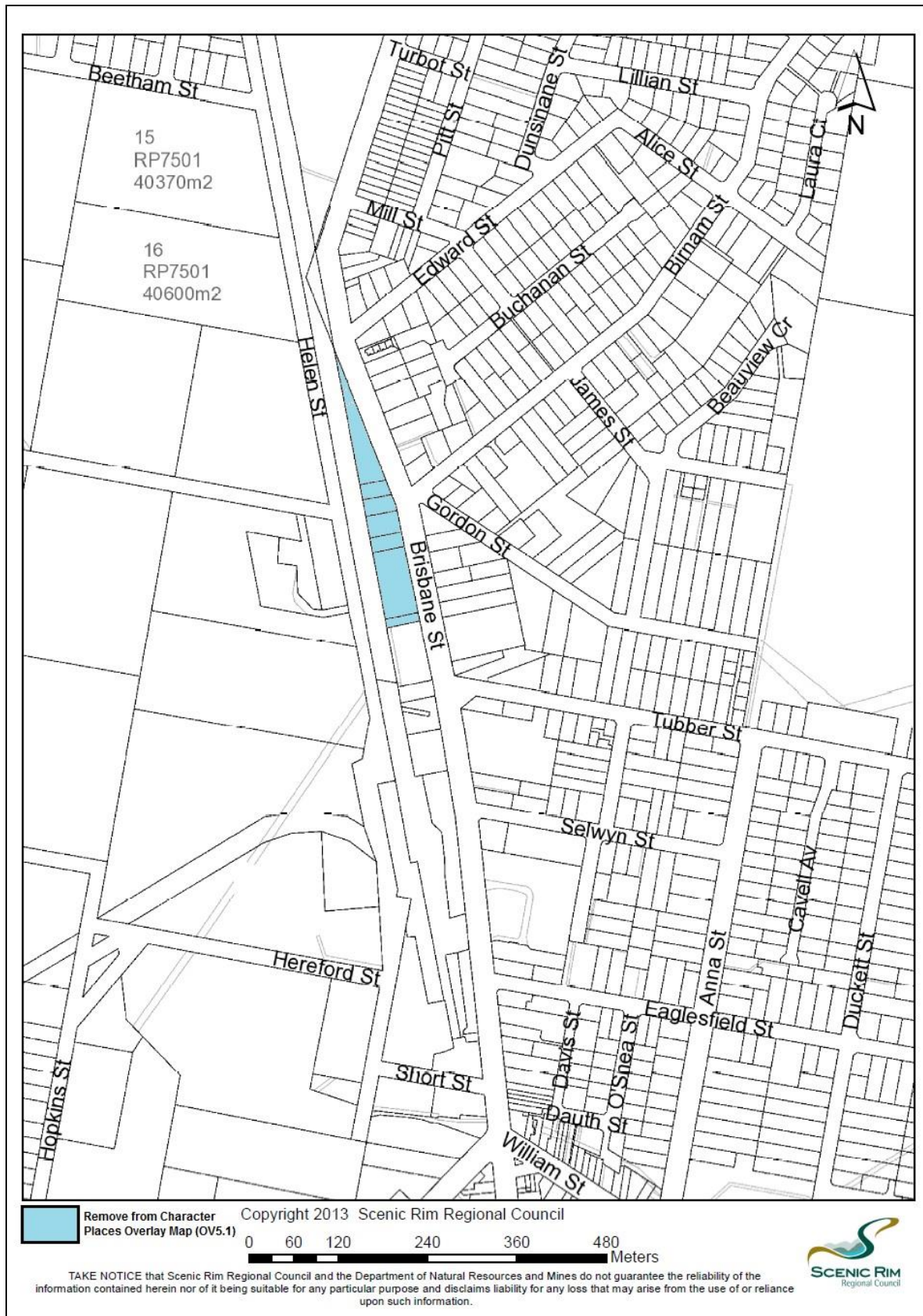


## Map amendments

Amend Overlay Map OV5.1 - Character Places Overlay to remove the following properties from the overlay:

- 1 RP7544
- 2 RP7540
- 1 RP7543
- 2 RP7543
- 1 RP7542
- 2 RP7541
- 2 RP7542

Amendment to OV5.1:



## Item 20: Amendment to the Infrastructure Overlay Map

### Summary

Amendments to the Infrastructure Overlay Map to reflect updated transport corridors at Beaudesert and Canungra.

### Explanation

An amendment to the overlay map is required in order to reflect the gazetted Beaudesert Heavy Vehicle Bypass, ~~updated part of the proposed~~ Canungra bypass alignment ~~that traverses through existing road reserve~~ and the updated future ring road alignment at Beaudesert.

### Text Amendments

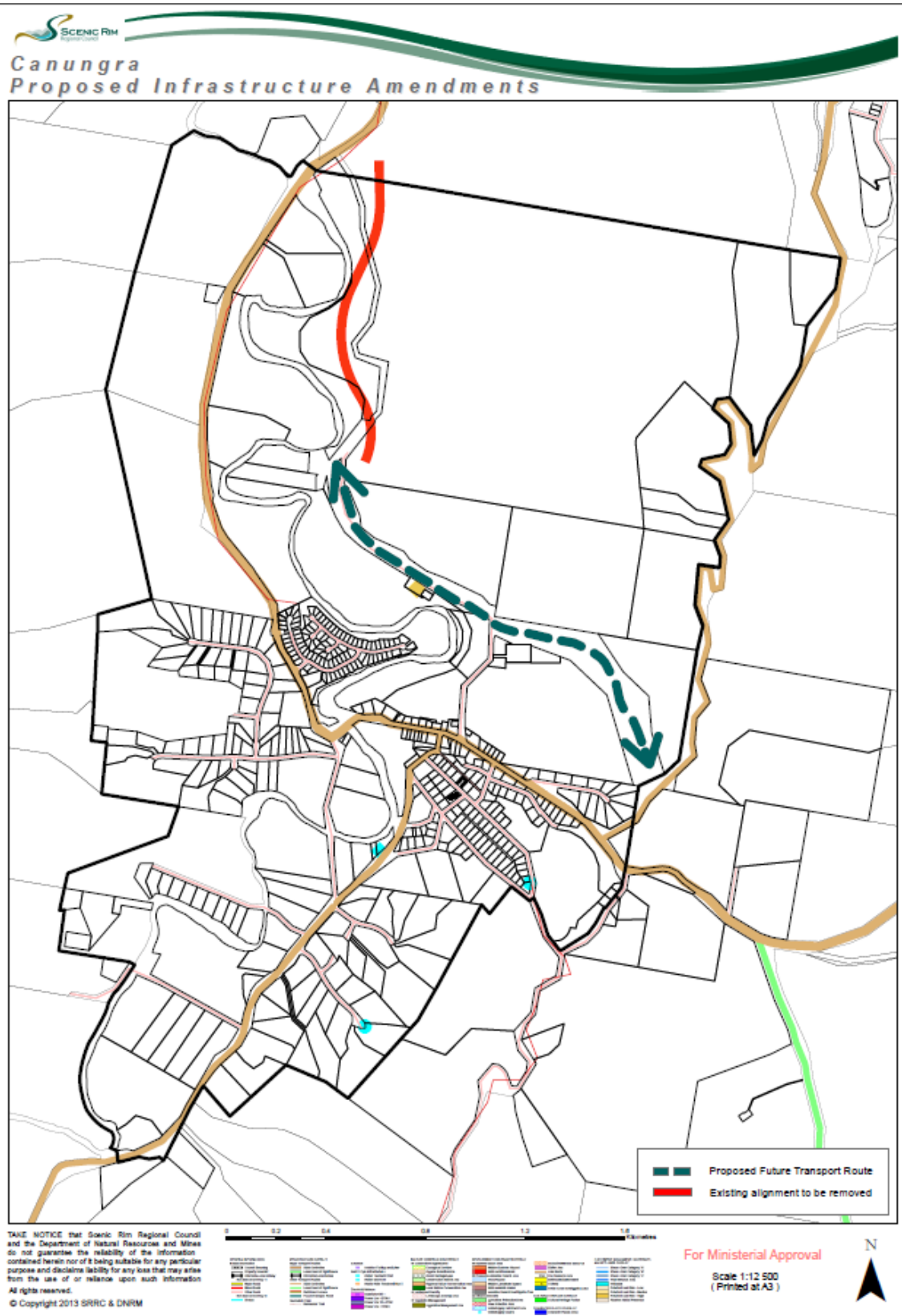
Not applicable.

### Map amendments

Amend Overlay Map OV1.1A - Infrastructure Overlay to:

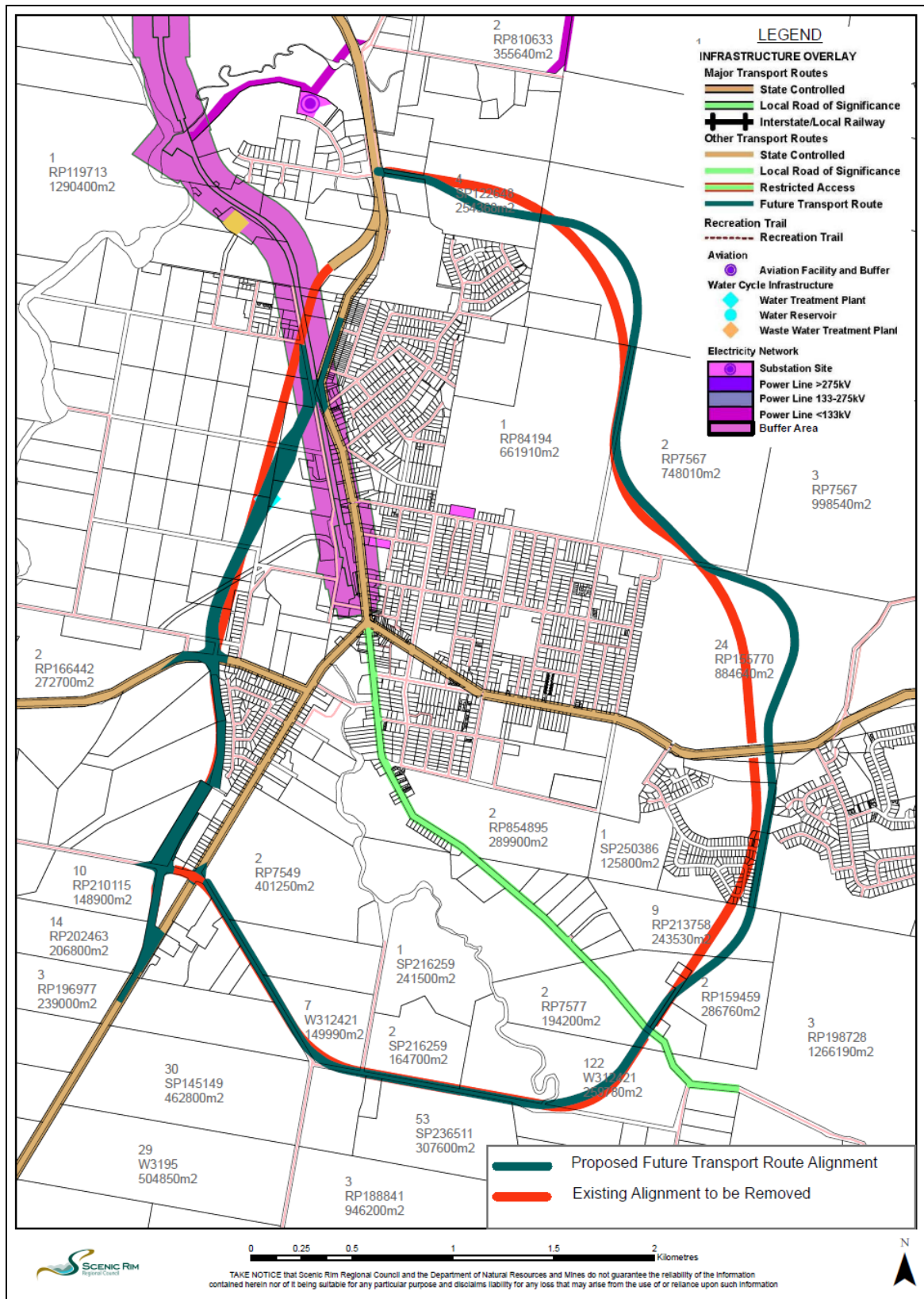
- (a) Reflect ~~the updated that part of the updated~~ Canungra Bypass alignment ~~that traverses through existing road reserve to be~~ shown as a Future Transport Route;
- (b) Reflect the updated alignment of the Local Roads of Significance at Beaudesert (Beaudesert Ring Road); and
- (c) Reflect the updated alignment of the Beaudesert Heavy Vehicle Bypass for the Mount Lindesay Highway at Beaudesert.

1. Amendment to Infrastructure Overlay Map OV1.1 at Canungra





## 2. Amendment to Infrastructure Overlay Map OV1.1 at Beaudesert



## Item 21: Removal of Water Cycle Investigation Area Overlay Provisions

### Summary

1. Amendment to the Development Constraints - Other Constraints Overlay Map to remove the Water Cycle Investigation Area; and
2. Amendment to the Development Constraints Overlay Code to remove the provisions relevant to the Water Cycle Investigation Area.

### Explanation

An amendment is proposed to remove the Water Cycle Investigation Overlay Provisions from the planning scheme. This overlay only applies to land within the Scenic Rim at Canungra. The regulation of the reticulated water supply and sewerage networks is now undertaken by Queensland Urban Utilities. The planning scheme therefore no longer has a role in the regulation of water supply.

### Text Amendments

1. In Chapter 4 - Assessment Provisions for Overlays, Part 4 - Development Constraints, Division 2, Amend Table 4.4.4 to delete references to the Water Cycle Investigation Area as shown below:

**Table 4.2.4 Assessment Table for the Development Constraints Overlay**

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
Material Change of Use for a House or Dual Occupancy	<p><b>Exempt</b> if located -</p> <ul style="list-style-type: none"> <li>(a) in an approved Building Envelope; or</li> <li>(b) in a High Bushfire Hazard Area or Medium Bushfire Hazard Area on a lot less than 2000m<sup>2</sup> in area; or</li> <li>(c) in an Agricultural Protection Area; <del>or</del></li> <li><del>(d) in the Water Cycle Investigation Area.</del></li> </ul> <p><b>Code-assessable</b>, if -</p> <ul style="list-style-type: none"> <li>(a) not Exempt; and</li> <li>(b) located - <ul style="list-style-type: none"> <li>(i) in a High Bushfire Hazard Area or Medium Bushfire Hazard Area on a lot greater than 2000m<sup>2</sup>; or</li> <li>(ii) in a Flood Hazard Area; or</li> <li>(iii) in a Medium Landslide</li> </ul> </li> </ul>	<p>If <b>Exempt</b> - None applicable.</p> <p>If <b>Code-assessable</b> - Development Constraints Overlay Code (section 4.4.5).</p>

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
	<p>Hazard Area, a High Landslide Hazard Area or a Landslide Hazard Investigation Area; or</p> <p>(iv) in an Extractive/Mineral Resource Area, Buffer Area, or Key Resource Area; or</p> <p>(v) adjoining a Haul Route; or</p> <p>(vi) in a View Protection Area; or</p> <p>(vii) in a Water Supply Catchment Area; or</p> <p>(viii) Within 500 metres of a Water Supply Source or Buffer; or</p> <p>(ix) Within 100 metres of a Defence Establishment (the Defences Establish Buffer Area); or</p> <p>(x) On a lot adjoining a site containing an Airfield; or</p> <p>(xi) in a Buffer Area.</p>	
<p>Material Change of Use for all Defined or Undefined Uses except Road, Dual Occupancy, House and Park.</p>	<p><b>Exempt</b>, if the use is —</p> <p>(a) Agriculture or Animal Husbandry in the Countryside Precinct; or</p> <p>(b) in an approved building envelope.</p> <p><b>Code-assessable</b>, if—</p> <p>(a) not Exempt; and</p> <p>(b) located—</p> <p>(i) in a High Bushfire Hazard Area or Medium Bushfire Hazard Area; or</p> <p>(ii) in a Flood Hazard Area<sup>7</sup>; or</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—Development Constraints Overlay Code (section 4.4.5).</p>

<sup>7</sup> The Queensland Floods Commission of Inquiry (the Commission) is currently investigating the 2010/2011 flood disaster that caused widespread devastation across Queensland. The Commission is likely to review the existing town planning provisions related to flooding and flood risk mitigation. The final report of the Commission may recommend changes to the State Planning Policy which may have implications for the *Beaudesert Shire Planning Scheme 2007*. Consequently the provisions of *Beaudesert Shire Planning Scheme 2007* with respect to the management of flooding and flood risk mitigation may be subject to change at the direction of the Queensland Government or Scenic Rim Regional Council in the near future. This should be taken into account by applicants and assessment managers when considering development in this area. Applicants are advised to make relevant enquiries regarding the status of the provisions relating to flooding.

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
	(iii) in a Medium Landslide Hazard Area, a High Landslide Hazard Area or a Landslide Hazard Investigation Area; or (iv) in an Extractive/ Mineral Resource Area, Buffer Area, or Key Resource Area; or (v) adjoining a Haul Route; or (vi) in an Agriculture Protection Area; or (vii) in a View Protection Area; or (viii) in a Water Supply Catchment Area; or (ix) within 500 metres of a Water Supply Source or Buffer; or (x) within 100 metres of a Defence Establishment (the Defences Establish Buffer Area); or (xi) on a lot adjoining a site containing an Airfield; or (xii) in a Buffer Area; <del>or</del> <del>in the Water Cycle Investigation Area and is not a Rural Use.</del>	

2. In Chapter 4, Part 4 Development Constraints Overlay, Division 3, Subdivision 2, Section 4.4.7, amend the Overall Outcomes of the Development Constraints Overlay Code by removing outcome (11) relevant to the Water Cycle Investigation Area as shown below:

~~(1) — Development in a Water Cycle Investigation Area is extended only where it can be readily supported by appropriate infrastructure and not adversely impact on the operational capacity of existing or future planned water cycle infrastructure.~~

3. In Chapter 4, Part 4 Development Constraints Overlay, Division 3, Subdivision 2, Section 4.4.8, amend the Specific Outcomes and Prescribed Solutions for the Development Constraints Overlay by removing SO37 and S37.1 as shown below:

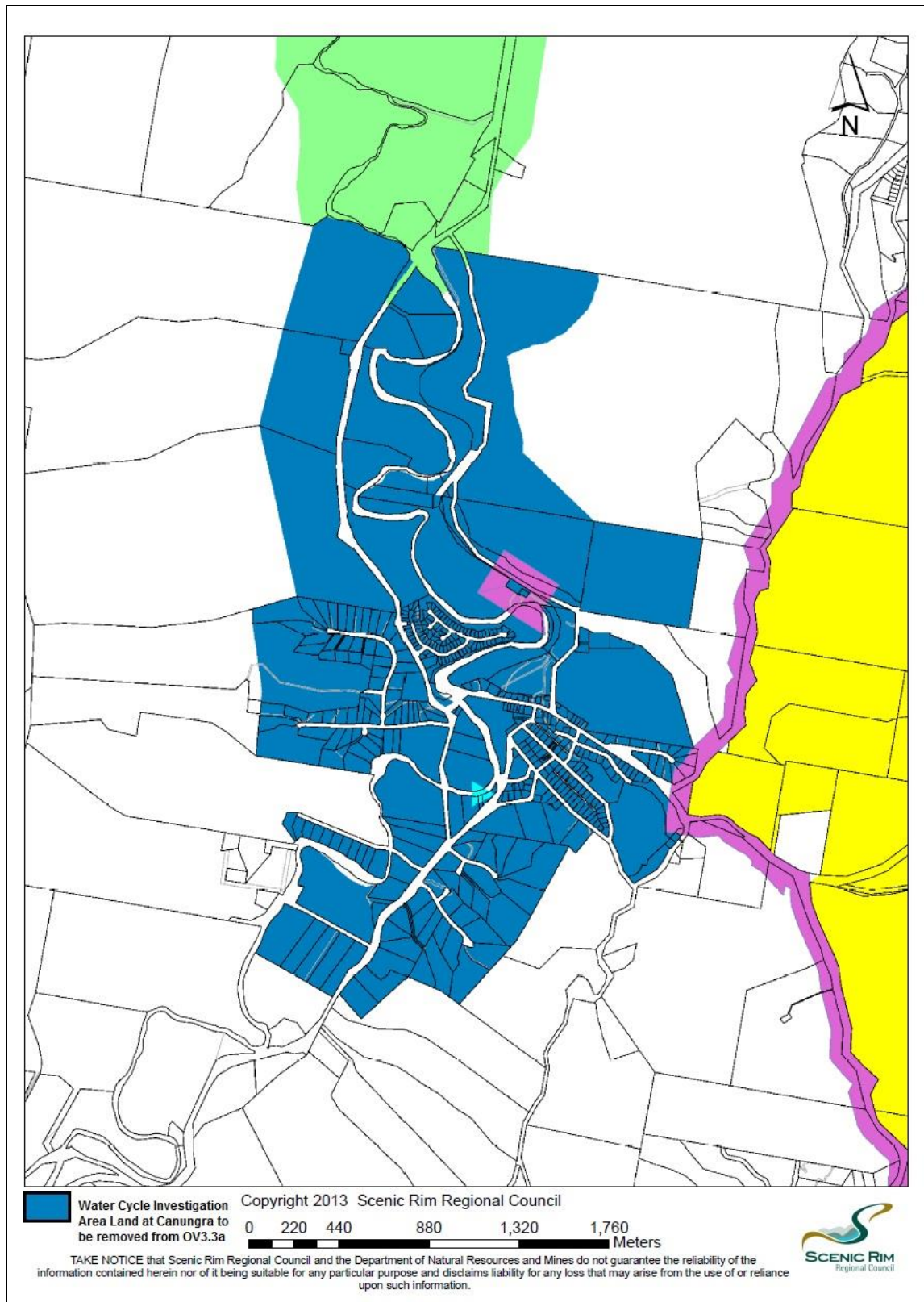


Column 1 Specific Outcomes	Column 2 Solutions
<b>Water Cycle Investigation Area</b>	
<p><del>SO37</del> <del>Development within a Water Cycle Investigation Area other than for a single dwelling on a lot proceeds only where—</del></p> <p><del>(a) it can be supported by appropriate water supply and waste water infrastructure; and not adversely impact on existing or planned water cycle infrastructure.</del></p>	<p><del>S37.1</del> <del>No solution is prescribed.</del></p>

### Map amendments

Amend Overlay Map OV3.3a Development Constraints Overlay - Other Constraints by removing the Water Cycle Investigation Area from land at Canungra as indicated on the following map.

Amendment to Overlay Map OV 33.a



## Item 22: Amendment to the Construction and Infrastructure Code

### Summary

Amendments to the Construction and Infrastructure Code to include water quality objectives to existing stormwater provisions.

### Explanation

An amendment to the Construction and Infrastructure Code is required in order to reflect the State Planning Policy in regard to water quality objectives. This matter was raised as part of the State Interest Review for the amendments. In order to achieve compliance with the SPP, the relevant provisions of the *SPP Code: Water Quality*, will be added to the existing stormwater provisions in the code.

### Text Amendments

1. In Chapter 5, Part 3 - Work Codes, amend the Construction and Infrastructure Code by adding water quality objectives to the existing stormwater provisions from SO35 as shown below.
2. Renumber the outcomes in the code accordingly.

Stormwater	
<i>Water Quality</i>	
SO35	<p>The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.</p>
S35.1	<p>A stormwater quality management plan (SQMP) is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed at the end of this code in Table A (construction phase) and Table B (post construction phase), or current best practice environmental management, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> <li>(a) Erosive, dispersive and/or saline soil types;</li> <li>(b) Landscape features (including landform); and</li> <li>(c) Rainfall erosivity.</li> </ul>

<p><u>SO36</u>    <u>Development:</u></p> <p>(a) <u>does not discharge wastewater to a waterway or off site unless demonstrated to be best practice environmental management for that site; and</u></p> <p>(b) <u>ensures that any treatment and disposal of wastewater to a waterway accounts for:</u></p> <p>    (i) <u>the applicable water quality objectives for receiving waters;</u></p> <p>    (ii) <u>adverse impact on ecosystem health or receiving waters; and</u></p> <p>    (iii) <u>in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.</u></p>	<p><u>S36.1</u>    <u>A wastewater management plan is prepared by a suitably qualified person and addresses:</u></p> <p>(a) <u>Wastewater type;</u></p> <p>(b) <u>Climatic conditions;</u></p> <p>(c) <u>Water Quality Objectives; and</u></p> <p>(d) <u>Best practice environmental management.</u></p> <p><u>S36.2</u>    <u>The wastewater management plan provides that wastewater is managed in accordance with a waste management hierarchy that:</u></p> <p>(a) <u>Avoids wastewater discharges to waterways; or</u></p> <p>(b) <u>If wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</u></p>
<p><u>SO37</u>    <u>Any non-tidal artificial waterway is located in a way that is compatible with the land use constraints of the site for protecting water environmental values in existing natural waterways.</u></p>	<p><u>S37.1</u>    <u>If the proposed development involves a non-tidal artificial waterway:</u></p> <p>(a) <u>Environmental values in downstream waterways are protected;</u></p> <p>(b) <u>Any groundwater recharge areas are not affected;</u></p> <p>(c) <u>The location of the waterway incorporates low lying areas of catchment connected to an existing waterway;</u></p> <p>(d) <u>Existing areas of ponded water are included.</u></p> <p><u>S37.2</u>    <u>Non-tidal artificial waterways are located:</u></p> <p>(a) <u>Outside natural wetlands and any associated buffer areas; and</u></p> <p>(b) <u>To minimise disturbing soils or sediments.</u></p>
<p><u>SO38</u>    <u>Any non-tidal artificial waterway is not designed only for stormwater flow management or stormwater quality management.</u></p>	<p><u>S38.1</u>    <u>Any non-tidal artificial waterway is designed and managed for any of the following end-use purposes:</u></p> <p>(a) <u>Amenity including aesthetics, landscaping and recreation; or</u></p> <p>(b) <u>Flood management; or</u></p> <p>(c) <u>Stormwater harvesting as part of an integrated water cycle management plan; or</u></p>

		<p><u>(d) Aquatic habitat.</u></p> <p><u>S38.2</u> <u>The end-purpose of any non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</u></p>
<p><u>SO39</u> <u>Construction activities for development avoid or minimise adverse impacts on stormwater quality.</u></p>	<p><u>S39.1</u> <u>An erosion sediment control plan demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed in Table A at the end of this code (construction phase) for:</u></p> <p><u>(a) Drainage control;</u>  <u>(b) Erosion control;</u>  <u>(c) Sediment control; and</u>  <u>(d) Water quality outcomes.</u></p> <p><u>S39.2</u> <u>Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendations from a suitably qualified person.</u></p>	
<p><u>SO40</u> <u>Operational activities for the development avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</u></p>	<p><u>S40.1</u> <u>Development incorporates stormwater flow control measures to achieve the design objectives set out below in Table A (construction phase) and Table B (post construction phase). Both the construction and operational phases for the development comply with design objectives in Table A (construction phase) and Table B (post construction phase).</u></p>	
<p><u>SO41</u> <u>Wastewater discharge to a non-tidal artificial waterway is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.</u></p>	<p><u>S41.1</u> <u>Wastewater discharge to non-tidal artificial waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms.</u></p>	
<p><u>SO42</u> <u>Any non-tidal waterway is managed and operated by suitably qualified persons to achieve water quality objectives in natural waterways.</u></p>	<p><u>S42.1</u> <u>Any non-tidal artificial waterway is designed, constructed and managed under the responsibility of a suitably qualified registered professional engineer, Queensland (RPEQ) with specific experience in establishing and managing artificial waterways.</u></p> <p><u>S42.2</u> <u>Monitoring and maintenance</u></p>	

	<p><u>programs adaptively manage water quality in any non-tidal artificial waterway to achieve relevant water-quality objectives downstream of the waterway.</u></p> <p><u>S42.3 Aquatic weeds are managed in any non-tidal artificial waterway to achieve a low percentage of coverage of the water surface area (less than 10%). Pests and vectors (such as mosquitos) are managed through avoiding stagnant water areas, providing for native fish predators, and any other best practices for monitoring and treating pests.</u></p> <p><u>S42.4 Any non-tidal artificial waterway is managed and operated by a responsible entity under agreement for the life of the waterway. The responsible entity is to implement a deed of agreement for the management and operation of the waterway that:</u></p> <ul style="list-style-type: none"> <li><u>(a) Identifies the waterway;</u></li> <li><u>(b) States a period of responsibility for the entity</u></li> <li><u>(c) States a process for any transfer of responsibility for the waterway;</u></li> <li><u>(d) States required actions under the agreement for monitoring the quality of the waterway and receiving waters;</u></li> <li><u>(e) States required actions under the agreement for maintaining the waterway to achieve the outcomes of this code and any relevant conditions of a development approval;</u></li> <li><u>(f) Identifies funding sources for the above, including bonds, headworks charges or levies.</u></li> </ul>
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**Table A: Construction Phase - Stormwater management design objectives**

<u>Issue</u>		<u>Design Objectives</u>
<u>Drainage Control</u>	<u>Temporary Drainage Works</u>	<p><u>1. Design life and design storm for temporary drainage works:</u></p> <ul style="list-style-type: none"> <li><u>• Disturbed area open for &lt;12 months - 1 in 2-year ARI event</u></li> <li><u>• Disturbed area open for 12-24 months - 1 in 5-year</u></li> </ul>

		<p><u>ARI event</u></p> <ul style="list-style-type: none"> <li>• <u>Disturbed area open for &gt;24 months - 1 in 10-year ARI event</u></li> </ul> <p><u>2. Design capacity excludes minimum 150mm freeboard.</u></p> <p><u>3. Temporary culvert crossing - minimum 1 in 1-year ARI hydraulic capacity.</u></p>
<u>Erosion Control</u>	<u>Erosion Control Measures</u>	<p><u>1. Minimise exposure of disturbed soils at any time.</u></p> <p><u>2. Divert water run-off from undisturbed areas around disturbed areas.</u></p> <p><u>3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods.</u></p> <p><u>4. Implement erosion control methods corresponding to identified erosion risk rating.</u></p>
<u>Sediment Control</u>	<p><u>Sediment Control Measures</u></p> <p><u>Design Storm for Sediment Control Basins</u></p> <p><u>Sediment basin dewatering</u></p>	<p><u>1. Determine appropriate sediment control measures using:</u></p> <ul style="list-style-type: none"> <li>• <u>Potential soil loss rate, or</u></li> <li>• <u>Monthly erosivity, or</u></li> <li>• <u>Average monthly rainfall.</u></li> </ul> <p><u>2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event:</u></p> <ul style="list-style-type: none"> <li>• <u>Design storm for sediment basin sizing in 80<sup>th</sup> percentile five-day event or similar.</u></li> </ul> <p><u>3. Site discharge during sediment basin dewatering:</u></p> <ul style="list-style-type: none"> <li>• <u>TSS &lt;50mg/L TSS; and</u></li> <li>• <u>Turbidity not &gt;10% receiving waters turbidity; and</u></li> <li>• <u>pH 6.5-8.5.</u></li> </ul>
<u>Water Quality</u>	<u>Litter and other waste, hydrocarbons and other contaminants</u>	<p><u>1. Avoid wind-blown litter; remove gross pollutants.</u></p> <p><u>2. Ensure there is no visible oil or grease sheen on released waters.</u></p> <p><u>3. Dispose of waste containing contaminants at authorised facilities.</u></p>
<u>Waterway stability and flood flow management</u>	<u>Changes to the natural waterway hydraulics and hydrology</u>	<p><u>1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.</u></p>

**Table B: Post construction phase - stormwater management design objectives**

<u>Design Objectives - Minimum reductions in mean annual load from unmitigated development (%)</u>				<u>Application</u>
<u>Total suspended solids (TSS)</u>	<u>Total phosphorus (TP)</u>	<u>Total nitrogen (TN)</u>	<u>Gross Pollutants &gt;5mm</u>	
<u>80</u>	<u>60</u>	<u>45</u>	<u>90</u>	<u>Applies to development within the Beaudesert and Canungra Urban Footprints only</u>
<u>Waterway stability management</u> <ul style="list-style-type: none"> <li><u>Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI event discharge.</u></li> </ul>				<u>Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded.</u>  <u>For peak flow for the 1-year ARI event, use co-located storages to attenuate site discharge rate of stormwater.</u>

**Map amendments**

Not applicable.



## **Item 23: Amendment to the Development Constraints - Other Constraints Overlay Map**

### **Summary**

Inclusion of SPP mapping of Agricultural Land Classification (ALC) Class A and Class B land in the Development Constraints (Agriculture Protection Area) Overlay for Beaudesert and Canungra.

### **Explanation**

The State's interest in agricultural land in the State Planning Policy 2013 includes the protection of Agricultural Land Classification (ALC) Class A and Class B land. Some of the land currently mapped as Class A and B in the SPP is not included within the current Development Constraints (Agriculture Protection Area) overlay, for example land to the south and west of the Canungra Township area. In order to make the mapping in the Beaudesert Planning Scheme consistent with the SPP mapping, an amendment to the Development Constraints - Other Constraints Overlay Map is required.

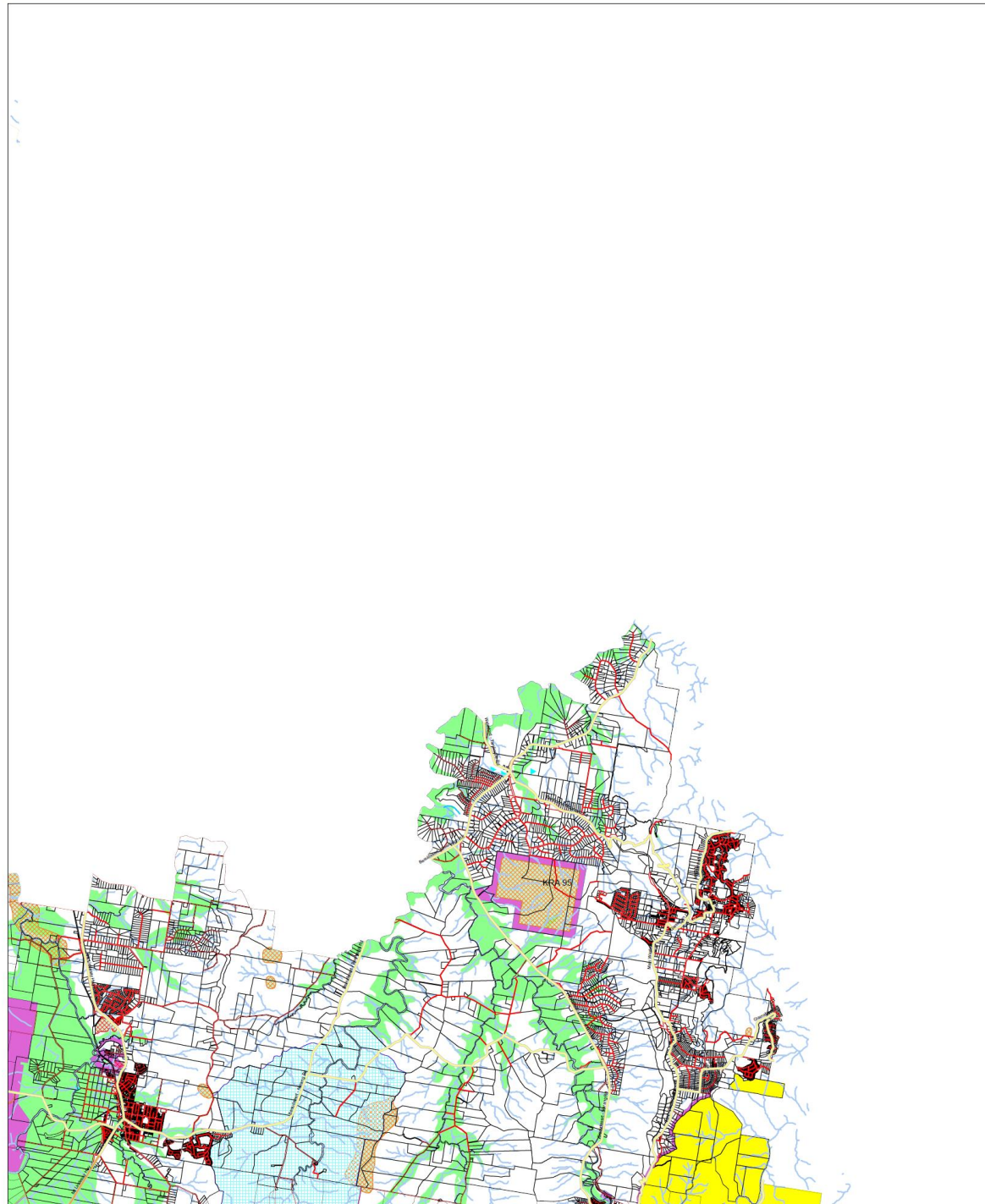
### **Text Amendments**

Not applicable.

### **Map amendments**

Update the existing Development Constraints Overlay (OV3.3A) - Other Constraints to remove the existing Agriculture Protection Mapping and include the new data for Class A and B Agricultural Land provided by the Queensland Government on the SPP mapping system.

# Development Constraints Overlay - Other Constraints



**Bauesdert Planning Scheme**  
 Municipal Planning Scheme 1997  
 AMN of SR 234-531

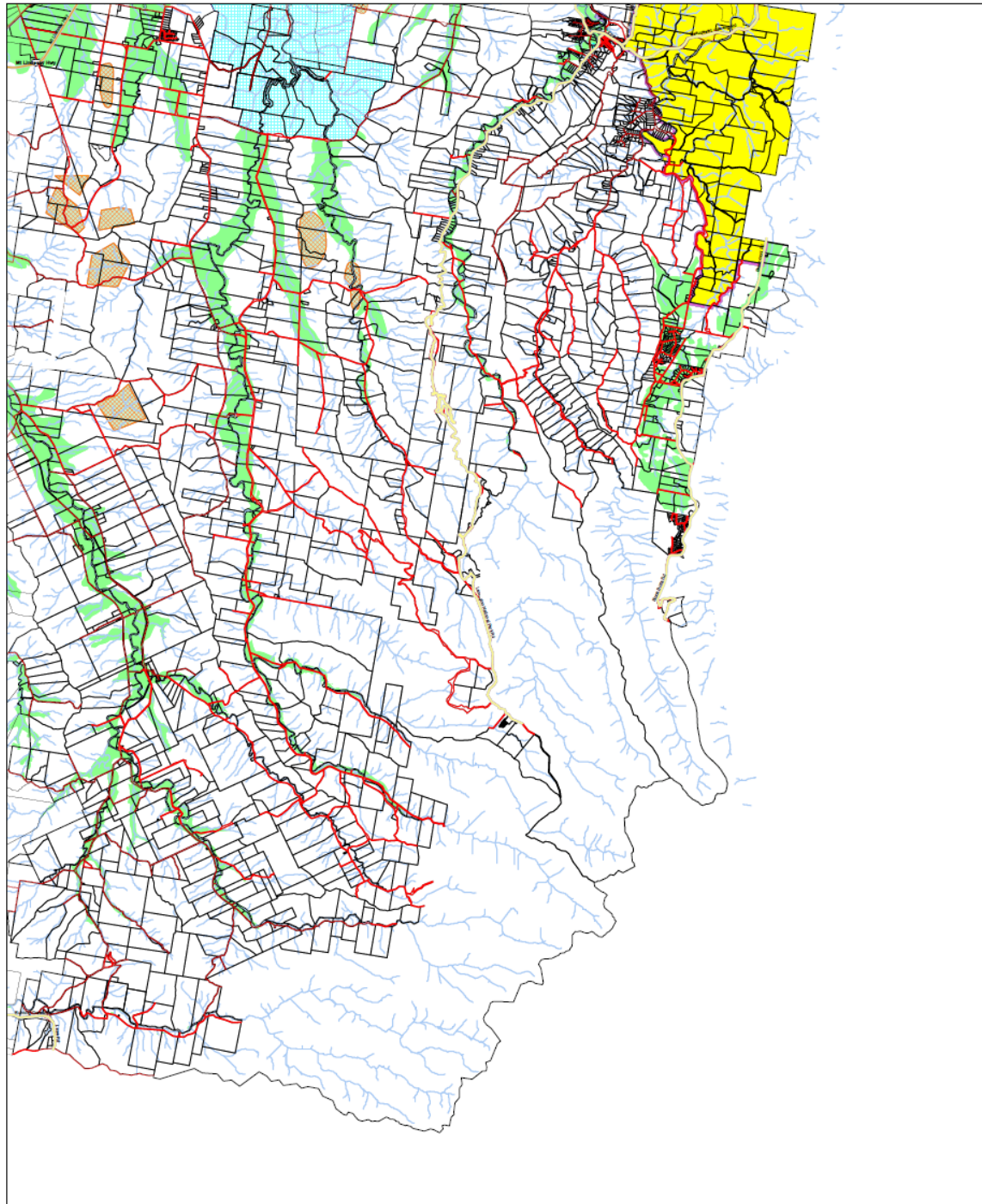
DATA MUST NOT BE USED FOR DIRECT MAPPING OR BE USED IN BREACH OF THE PRODUCT LABEL

SCALE 1:60 000

Version For State Interest Review

GENERAL INFORMATION	INFRASTRUCTURE OVERLAY	NATURE CONSERVATION OVERLAY	DEVELOPMENT CONSTRAINTS OVERLAY	CHARACTER PLACES OVERLAY
<p><b>GENERAL INFORMATION</b></p> <ul style="list-style-type: none"> <li>State Boundary</li> <li>Property Boundary</li> <li>Interstate/Local Railway</li> <li>Not Used on Overlay 5.1</li> <li>Major Road</li> <li>Minor Road</li> <li>Other Road</li> <li>Not Used on Overlay 6.1</li> <li>Stream</li> </ul>	<p><b>INFRASTRUCTURE OVERLAY</b></p> <ul style="list-style-type: none"> <li>Aviation Facility and Buffer</li> <li>Water Cycle Infrastructure</li> <li>Water Treatment Plant</li> <li>Water Reservoir</li> <li>Waste Water Treatment Plant</li> <li>Electricity Network</li> <li>Substation Site</li> <li>Power Line &gt;275KV</li> <li>Power Line &lt;132KV</li> <li>Recreation Trail</li> </ul>	<p><b>NATURE CONSERVATION OVERLAY</b></p> <ul style="list-style-type: none"> <li>Conservation Significance</li> <li>Ecological Corridor</li> <li>Highly Sensitive Area</li> <li>Victorian Heritage Area</li> <li>Conservation Estate Area</li> <li>Regional Nature Conservation Area</li> <li>Local Nature Conservation Area</li> <li>Conservation Significance</li> <li>Landscapes-Aesthetics Area</li> <li>Vegetation Management Area</li> </ul>	<p><b>DEVELOPMENT CONSTRAINTS OVERLAY</b></p> <ul style="list-style-type: none"> <li>Highly Hazard Area</li> <li>Medium Bushfire Hazard</li> <li>Prohibited Landslide Hazard</li> <li>Defined Flood Event</li> <li>Investigation Area</li> <li>Medium Landslide Hazard</li> <li>High Landslide Hazard</li> <li>Landslide Hazard Investigation Area</li> <li>Constraints</li> <li>Significance Production Area</li> <li>View Production Area</li> <li>Water Supply Catchment Area</li> </ul>	<p><b>CHARACTER PLACES OVERLAY</b></p> <ul style="list-style-type: none"> <li>Character Place Area</li> <li>Catchment Management Waterways and Wetlands Overlay</li> <li>Stream Order Category '1'</li> <li>Stream Order Category '2'</li> <li>Stream Order Category '3'</li> <li>Tidal Influence Area</li> <li>Wetlands</li> <li>Resilient Load Risk - Low</li> <li>Pollutant Load Risk - Medium</li> <li>Pollutant Load Risk - High</li> <li>Reported Rapid Presence</li> </ul>

# Development Constraints Overlay - Other Constraints



**Beaudesert Planning Scheme**  
**Draft Amendment No. 1W**  
 2024-2025

**CONTRACT NO. 100-2024-0001**  
**MAPSHEET OF AN OVERLAY AREA OF THE**  
**PLANNING SCHEME**

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 The Council is not responsible for any damage or loss of any kind arising from the use of the information contained herein.  
 The Council is not responsible for any damage or loss of any kind arising from the use of the information contained herein.

**GENERAL INFORMATION**  
 Base Information  
 Shaded Boundary  
 Property Boundary  
 Standard Local Footing  
 Other Transport Routes  
 State Controlled  
 Major Road  
 Other Road  
 Not Used on Overlay 1.1  
 Not Used on Overlay 5.1  
 Shaded

**INFRASTRUCTURE OVERLAY**  
 Major Transport Routes  
 State Controlled  
 Local Road of Significance  
 International Footing  
 Other Transport Routes  
 State Controlled  
 Local Road of Significance  
 Roadside Access  
 Public Transport Route  
 Recreation Trail  
 Reservation Trail

**ARABIAN**  
 Arabian Facility and Buffer  
 Water Treatment Plant  
 Water Reservoir  
 Electricity Network  
 Substation Site  
 Power Line 132KV  
 Power Line 110KV

**NATURE CONSERVATION OVERLAY**  
 Conservation Significance  
 Ecological Corridor  
 Riparian Sensitive Area  
 Water Heritage Area  
 Conservation State Area  
 Local Nature Conservation Area  
 Conservation Significance  
 Landscaping Priority Area  
 Conservation Significance  
 Vegetation Management Area

**DEVELOPMENT CONSTRAINTS OVERLAY**  
 Bushfire Hazard Area  
 Medium Bushfire Hazard  
 High Bushfire Hazard  
 Flood and Landslide Hazard  
 Medium Flood Hazard  
 Investigation Area  
 Medium Landslide Hazard  
 High Landslide Hazard  
 Landslide Hazard Investigation Area  
 Contaminated  
 Agriculture Protection Area  
 Clear Protection Area  
 Water Supply Catchment Area

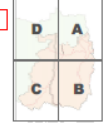
**WATER SUPPLY BOUNDARY**  
 Water Supply Boundary  
 Extraction/Withdrawal Resource  
 Buffer Zone  
 High Risk Area  
 Fly Resource Area  
 Defence Establishment  
 Airfield  
 Water Cycle Investigation Area  
 Custom Heritage Overlay

**CATCHMENT MANAGEMENT WATERWAYS AND WETLANDS OVERLAY**  
 Character Places Area  
 Stream Order Category 'A'  
 Stream Order Category 'B'  
 Stream Order Category 'C'  
 Tidal Influence Area  
 Wetlands  
 Pollutant Load Risk - Low  
 Pollutant Load Risk - Medium  
 Pollutant Load Risk - High  
 Riparian Habitat Presence

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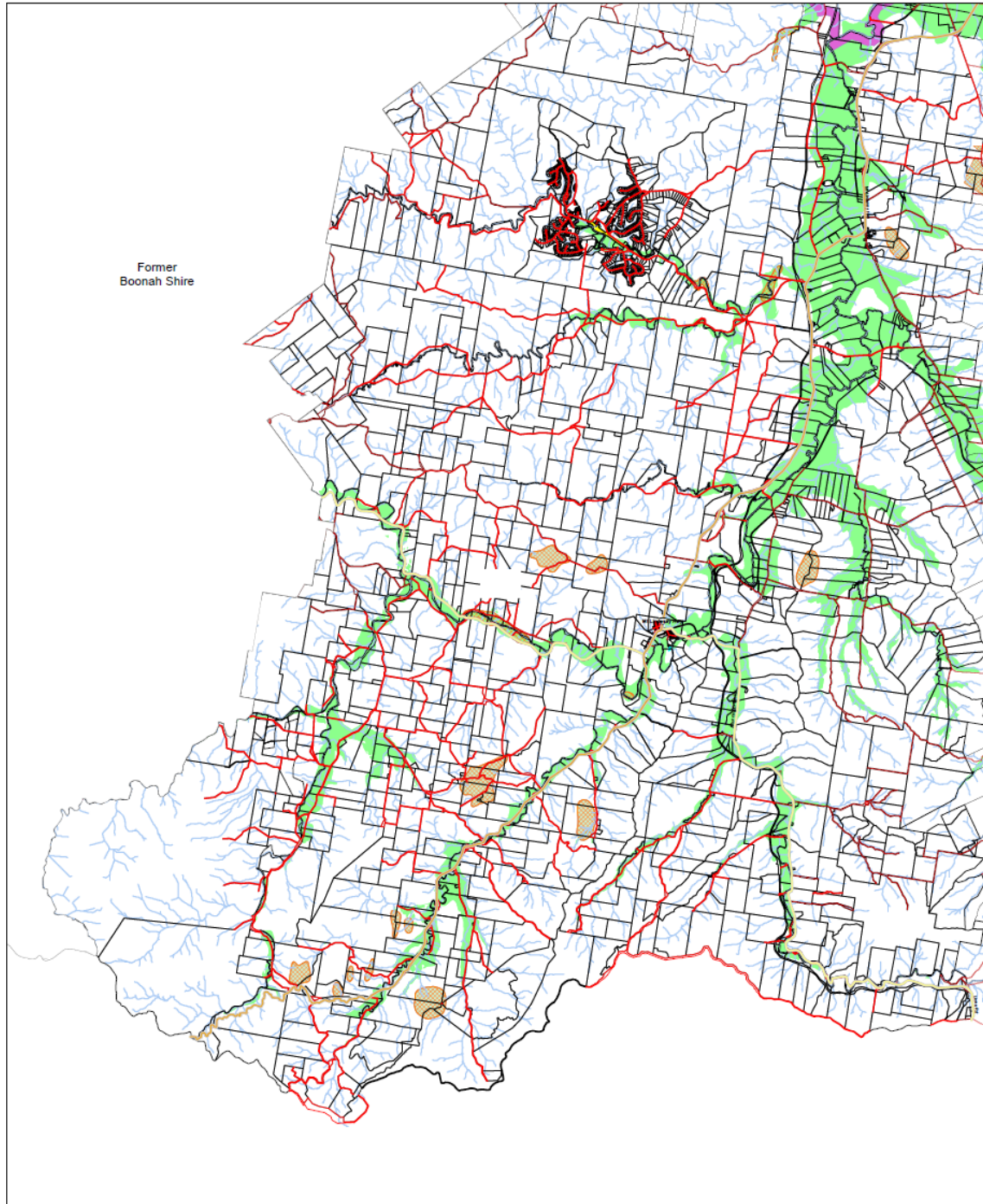


**OV 3.3B**



# Development Constraints Overlay - Other Constraints

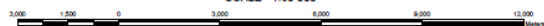
Former Boonah Shire



**Baudestert Planning Scheme Draft Amendment 6**  
 Integrated Planning Act 1997  
 2024-25-26

**DATE OF NEXT REVIEW FOR CONSIDERATION OF AMENDMENT TO THIS OVERLAY**

SCALE 1:60 000



Version: For State Interest Review

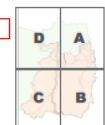
**GENERAL INFORMATION**  
 Base Information  
 Council Boundary  
 Property Boundary  
 Standard Land Use  
 Not Used in Overlay 1.1  
 State Controlled  
 Major Road  
 State Road  
 Local Road of Significance  
 Not Used in Overlay 3.1  
 Stream

**INFRASTRUCTURE OVERLAY**  
 Major Transport Routes  
 State Controlled  
 Local Road of Significance  
 Water Cycle Infrastructure  
 Water Treatment Plant  
 Water Reservoir  
 Wastewater Treatment Plant  
 Electricity Network  
 Recreational Trail  
 Reservoir Trail

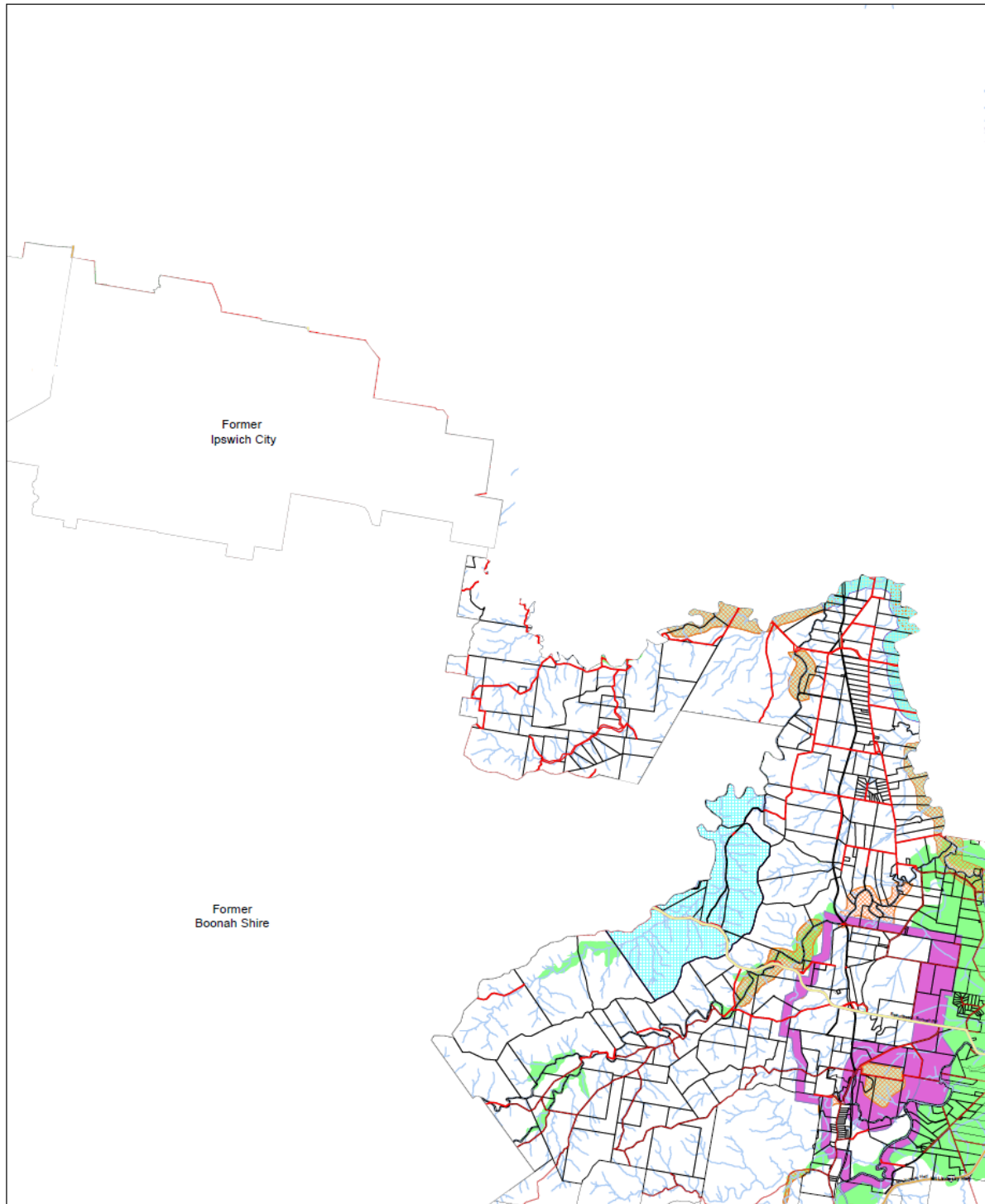
**NATURE CONSERVATION OVERLAY**  
 Conservation Significance  
 Biological Corridor  
 Nature Heritage Area  
 Conservation State Area  
 Regional Nature Conservation Area  
 Local Nature Conservation Area  
 Conservation Significance  
 Landmark Priority Area  
 Landmark Significance  
 Vegetation Management Area

**DEVELOPMENT CONSTRAINTS OVERLAY**  
 Bushfire Hazard Area  
 Medium Bushfire Hazard  
 High Bushfire Hazard  
 Flood and Landslide Hazard  
 Soft Soil Flood Hazard  
 Medium Landslide Hazard  
 High Landslide Hazard  
 Landslide Hazard Investigation Area  
 Contaminated  
 Agriculture Protection Area  
 Tree Protection Area  
 Water Supply Catchment Area

**CHARACTER PLACES OVERLAY**  
 Water Supply Source  
 Bushfire/Hazard/Resource Buffer Area  
 Road Route  
 Key Resource Area  
 Historic Establishment  
 Affect  
 Water Cycle Investigation Area  
 Wetland  
 Public Load Risk - Low  
 Public Load Risk - Medium  
 Public Load Risk - High  
 Riparian Habitat Presence



# Development Constraints Overlay - Other Constraints



**Beaudesert Planning Scheme Integrated Planning Act 1997**  
 2016 of SR 231.01  
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SCALE 1:60 000



Version For State Interest Review

**GENERAL INFORMATION**  
 Base Information  
 State Boundary  
 Council Boundary  
 Property Boundary  
 Interstate Local Railway  
 Not Used on Overlay 3.1  
 Not Used on Overlay 3.2  
 Not Used on Overlay 3.3

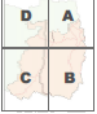
**INFRASTRUCTURE OVERLAY**  
 Motor Transport Route  
 State Controlled  
 Local Road of Significance  
 Interstate Local Railway  
 State Controlled  
 Local Road of Significance  
 Local Road of Significance  
 Public Transport Route  
 Recreation Trail  
 Recreation Trail

**NATURE CONSERVATION OVERLAY**  
 Conservation Significance  
 Ecological Corridor  
 Riparian Sensitive Area  
 World Heritage Area  
 Conservation Sensitive Area  
 Regional Nature Conservation Area  
 Local Nature Conservation Area  
 Conservation Significance  
 Landscape Sensitivity Area  
 Conservation Significance  
 Vegetation Management Area

**DEVELOPMENT CONSTRAINTS OVERLAY**  
 Bushfire Hazard Area  
 Medium Bushfire Hazard  
 High Bushfire Hazard  
 Land Liable to Inundation  
 Defined Flood Front  
 Investigation Area  
 Medium Landslide Hazard  
 High Landslide Hazard  
 Landslide Hazard Investigation Area  
 Other Constraints  
 View Production Area  
 Water Supply Catchment Area

**CHARACTER PLACES OVERLAY**  
 Character Place Area  
 Suburban/Wellness Presence  
 Buffer Area  
 Key Resource Area  
 Defence Establishment  
 Cultural Heritage Overlay  
 Cultural Heritage Overlay

**CUSTOMER MANAGEMENT WATERWAYS AND WETLANDS OVERLAY**  
 Stream Order Category 'A'  
 Stream Order Category 'B'  
 Stream Order Category 'C'  
 Total Influence Area  
 Wetlands  
 Production Land Risk - Low  
 Production Land Risk - Medium  
 Production Land Risk - High  
 Riparian Habitat Presence



**OV 3.3D**

## **APPENDIX I - Beaudesert Township Zone Code**

Amendments to the existing Beaudesert and Canungra Townships Zone to create the new Beaudesert Township Zone incorporating new provisions reflecting the draft *Beaudesert Growth Management Strategy*.

## Part 6 Beaudesert Township Zone

### Division 1 Preliminary

#### 3.6.1 Application of Assessment Provisions

Part 6 (Beaudesert Township Zone) applies to development in the Beaudesert Township Zone comprising the Precincts identified in column 1 in Table 3.6.1 (Beaudesert Township Zone and Precincts), as shown on the Planning Scheme Maps in column 2 in Table 3.6.1 (Beaudesert Township Zone and Precincts).

**Table 3.6.1 Beaudesert Township Zone and Precincts**

Column 1 Precincts	Column 2 Planning Scheme Maps
Town Centre Core.	ZM22
Frame.	ZM22
Industry.	ZM22
Residential.	ZM22
Medium Density Residential.	ZM22,
Rural Residential.	ZM15, ZM22
Emerging Community.	ZM22,
Countryside.	ZM15, ZM22
Active Recreation.	ZM15, ZM22
Passive Recreation.	ZM22
Community Facilities.	ZM15, ZM22

#### 3.6.2 Structure of Assessment Provisions

Part 6 (Beaudesert Township Zone) comprises—

- (a) an Assessment Table for the Beaudesert Township Zone in respect of—
  - (i) a Material Change of Use; and
  - (ii) development not for a Material Change of Use; and
- (b) a Consistent Development Table for the Beaudesert Township Zone which identifies Consistent Development in the Beaudesert Township Zone; and
- (c) the Beaudesert Township Zone Code.

## Division 2 Assessment Tables

### 3.6.3 Interpretation of Assessment Tables

For the purposes of the Assessment Tables in Division 2 (Assessment Tables)—

- (a) a development specified in column 1 of an Assessment Table that is specified as Self-assessable in column 2 of an Assessment Table, is Code-assessable if the development does not comply with the Acceptable Solutions of the applicable Code, unless otherwise provided in the Assessment Tables; and
- (b) a development specified in column 1 of an Assessment Table that does not meet the specified circumstances in column 2 of an Assessment Table, is Impact-assessable unless otherwise provided in the Assessment Tables; and
- (c) the Assessment Category specified in column 2 of an Assessment Table does not apply where—
  - (i) State legislation specifies a different Assessment Category which cannot be varied by the Planning Scheme; or
  - (ii) subject to paragraph (i), a higher Assessment Category is specified in an Assessment Table for an Overlay applicable to the development; or
  - (iii) subject to paragraph (i), a lower Assessment Category is specified in an Assessment Table for an Overlay applicable to the development and the provisions applicable to the Assessment Table for the Overlay expressly provide that a lower Assessment Category is to apply to the development in accordance with section 1.4.6(2) (Relationship between Assessment Categories in Assessment Tables); and
- (d) the Assessment Criteria specified in column 3 of an Assessment Table also includes—
  - (i) the Assessment Criteria specified in an Assessment Table for an Overlay applicable to the development; and
  - (ii) in the case of Code-assessable development, the Assessment Criteria specified in section 3.5.4 (Code Assessment) of the *Integrated Planning Act 1997*; and
  - (iii) in the case of Impact-assessable development, the Assessment Criteria specified in section 3.5.5 (Impact Assessment) of the *Integrated Planning Act 1997*; and
- (e) a reference in column 3 of an Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of an Assessment Table only refers to the first provision of the Code.



### 3.6.4 Assessment Table for Material Change of Use

Table 3.6.4 (Assessment Table for Material Change of Use in the Beaudesert Township Zone) identifies the development for a Material Change of Use in column 1<sup>8</sup> which is subject to the level of assessment in column 2<sup>9</sup> in respect of the Assessment Criteria in column 3<sup>10</sup>.

**Table 3.6.4 Assessment Table for Material Change of Use in the Beaudesert Township Zone<sup>11</sup>**

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Agriculture.	<p><b>Exempt</b>, if on a lot with a minimum area of 8,000m<sup>2</sup> and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Countryside Precinct.</p> <p><b>Code-assessable</b>, if not Exempt and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Emerging Community Precinct; or</p> <p>(c) Countryside Precinct; or</p> <p>(d) Active Recreation Precinct; or</p> <p>(e) Passive Recreation Precinct; or</p> <p>(f) Community Facilities Precinct.</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—Beaudesert Township Zone Code (section 3.6.8).</p>
Animal Husbandry.	<p><b>Exempt</b>, if on a lot with a minimum area of 8,000m<sup>2</sup> and located in the—</p> <p>(a) Rural Residential Precinct; or;</p> <p>(b) Countryside Precinct; or</p> <p>(c) Active Recreation Precinct; or</p> <p>(d) Passive Recreation Precinct; or</p> <p>(e) Community Facilities Precinct.</p> <p><b>Code-assessable</b>, if not Exempt and located in the—</p> <p>(a) Rural Residential Precinct; or</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—Beaudesert Township Zone Code (section 3.6.8). Parking and Servicing Code (section 5.3.13).</p>

<sup>8</sup> See section 1.1 (Defined Uses) in Schedule 1 (Dictionary) and Section 1.3.5 Material Change of Use and Associated Work).

<sup>9</sup> See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

<sup>10</sup> See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

<sup>11</sup> Assessment Categories may also be affected by Overlays. See Overlay Maps to determine whether the land is affected. Also see section 1.4.6 explaining how the higher Assessment Category prevails.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(b) Countryside Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct.	
Bed and Breakfast.	<b>Self-assessable</b> , if located in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Countryside Precinct.	<del>Solutions S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Township Zone Code where Self-assessable.</del> <u>Solutions S2.1, S2.2, S3.1 and S3.2 of Section 3.6.15, and S4.1, S4.2 and S4.3 of Section 3.6.17 of the Beaudesert Township Zone Code where Self-assessable.</u> Beaudesert Township Zone Code (section 3.6.8) where assessable development. Bed and Breakfast Code (section 5.2.2). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Caravan/ Relocatable Home Park.	<b>Code-assessable</b> , if located in the Community Facilities Precinct.	Beaudesert Township Zone Code (section 3.6.8). Caravan/Relocatable Home Park/Camping Ground Code (section 5.2.5). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Caretaker's	<b>Self-assessable.</b>	<del>Solutions S3.1, S3.2 and</del>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Residence.		<p><del>S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self-assessable.</del> <u>Solutions S2.1, S2.2, S3.1 and S3.2 of Section 3.6.15, S3.1, S3.2, S3.3 and S3.4 of Section 3.1.16 and S4.1, S4.2 and S4.3 of Section 3.6.17 of the Beaudesert Township Zone Code where Self-assessable.</u></p> <p>Beaudesert Township Zone Code (section 3.6.8) where assessable development.</p> <p>House Code (section 5.2.35).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Cattery.	<p><b>Code-assessable</b>, if located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Countryside Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Kennel and Cattery Code (section 5.2.44).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscaping Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Child Care Facility.	<p><b>Code-assessable</b>, if located in the—</p> <p>(a) Frame Precinct; or</p> <p>(b) Community Facilities Precinct; <u>or</u></p> <p>(c) <u>Town Centre Core Precinct.</u></p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Child Care Facility Code (section 5.2.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscaping Code (section 5.3.10).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		5.3.10). Parking and Servicing Code (section 5.3.13).
Commercial Activity.	<p><b>Exempt</b>, if—</p> <p>(a) located—</p> <p>(i) on <sup>12</sup>Lot 77 WD4386, Lot 138 WD4338 or Lot 5 RP217537; or</p> <p>(ii) in the—</p> <p>(A) Town Centre Core Precinct; or</p> <p>(B) Frame Precinct; and</p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work.</p> <p><b>Code-assessable</b>, if not Exempt and located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct; or</p> <p>(c) Industry Precinct and the use is associated with an industry use on the same lot.</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Beaudesert Township Zone Code (section 3.6.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Community Care Centre.	<p><b>Code-assessable</b>, if—</p> <p>(a) located on Lot 100 RP910561; or</p> <p>(b) the use involves only a counselling / consulting function (no on-site accommodation) and is located in the—</p> <p>(i) Frame Precinct; or</p> <p>(ii) Community Facilities Precinct; <u>or</u></p> <p>(iii) <u>Town Centre Core Precinct.</u></p>	<p>Beaudesert Township Zone Code (section 3.6.8). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Convenience Restaurant.	<p><b>Code-assessable</b>, if located in the—</p> <p>(a) Town Centre Core Precinct; or</p>	<p>Beaudesert Township Zone Code (section 3.6.8). Food Premises Code (section 5.2.23).</p>

<sup>12</sup> Refer to Appendix B for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(b) Frame Precinct.	Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Dual Occupancy	<p><b>Self-assessable</b>, if –</p> <p>(a) located in the—</p> <ul style="list-style-type: none"> <li>(i) Residential Precinct; or</li> <li>(ii) Medium Density Residential Precinct; or</li> <li>(iii) Rural Residential Precinct; or</li> <li>(iv) Emerging Community Precinct; or</li> <li>(v) Countryside Precinct and access is via a constructed road; and</li> </ul> <p><u>(b) where the gross floor area of one of the dwellings does not exceed 100m<sup>2</sup>; and</u></p> <p><u><del>(b)</del>(c) where on a Lot with a minimum area of 600m<sup>2</sup>.</u></p> <p><b>Code-assessable</b>, if –</p> <p>(a) not Self-assessable and located in the—</p> <ul style="list-style-type: none"> <li>(i) Residential Precinct; or</li> <li>(ii) Medium Density Residential Precinct or;</li> <li>(iii) Rural Residential Precinct; or</li> <li>(iv) Emerging Communities Precinct; or</li> <li><u>(v) Countryside Precinct; and</u></li> </ul> <p><u>(b) where on a Lot with a minimum area of 600m<sup>2</sup>.</u></p> <p><b>Impact-assessable</b>, if –</p> <p>(a) not Self-assessable or Code-assessable; or</p> <p>(b) located on Lot 18 RP7563, Lots 11/17 RP7563, Lot 19 &amp; 20 RP7563, Lot 4 SP121126 or Lot 2 RP7568.</p>	<p>Where <b>Self-assessable development</b> –</p> <p>the self-assessable provisions of the Dual Occupancy Code (section 5.2.107)</p> <p>Where <b>assessable development</b> –</p> <p>Beaudesert Township Zone Code (section 3.6.8)</p> <p>Dual Occupancy Code (section 5.2.107).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Educational Establishment.	<b>Code-assessable</b> , if located in the -	Beaudesert Township Zone Code (section 3.6.8).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(a) Community Facilities Precinct; <u>or</u> (b) <u>Frame Precinct; or</u> (c) <u>Town Centre Core Precinct.</u>	Educational Establishment Code (section 5.2.17). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Equestrian Activities.	<p><b>Self-assessable</b>, if—</p> (a) located in the— (i) Rural Residential Precinct; or (ii) <del>Future Investigation Precinct;</del> <del>or</del> <u>Countryside Precinct; and</u> (b) involves— (i) the keeping of up to 5 horses on a Lot with a minimum area of 8,000m <sup>2</sup> ; or (ii) the keeping of any number of horses on a Lot with a minimum area of 10 hectares; or (iii) the use of a training track or arena (indoor or outdoor) on a Lot with a minimum area of 10 hectares. <p><b>Code-assessable</b>, if —</p> (a) not Self-assessable; and (i) located in the — (A) Rural Residential Precinct; or (B) Countryside Precinct; and (ii) Involves the— (A) the keeping of between 5 and 10 horses on a Lot with an area between 8,000m <sup>2</sup> and 10 hectares; or (B) the use of a training track or arena (indoor or	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p> Beaudesert Township Zone Code (section 3.6.8) where assessable development. Equestrian Activities Code (section 5.2.20). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).



Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>outdoor) for up to 10 horses on a Lot with an area of more than 8,000m<sup>2</sup> but less than 10 hectares; or</p> <p>(C) the provision of sports fields or areas (indoor or outdoor) for equine based recreational or sporting pursuits on a Lot with an area greater than 8,000m<sup>2</sup> but less than 10 hectares; or</p> <p>(b) located in the Active Recreation Precinct, where the use involves the provision of sports fields or areas (indoor or outdoor) for equine based recreation or sporting pursuits on a Lot with an area greater than 8,000m<sup>2</sup> but less than 10 hectares.</p>	
Food Establishment/ Reception Centre.	<p><b>Exempt</b>, if—</p> <p>(a) located in the Town Centre Core Precinct; and</p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work; and</p> <p>(d) does not involve an extension to an outdoor eating area.</p> <p><b>Code-assessable</b>, if not Exempt and located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct; or</p> <p>(c) <a href="#">Industry Precinct where the use involves a café or takeaway food premises.</a></p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Food Premises Code (section 5.2.23).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Forestry.	<p><b>Code-assessable</b>, if located in the Countryside Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Forestry Code (section 5.2.26).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Home Based Business.	<p><b>Self-assessable</b>, if a category 1 Home Based Business where the area of the dwelling unit used for the Home Based Business does not exceed 25m<sup>2</sup> and located in the—</p> <ul style="list-style-type: none"> <li>(a) Residential Precinct; or</li> <li>(b) Medium Density Residential Precinct; or</li> <li>(c) Rural Residential Precinct; or</li> <li>(d) Emerging Community Precinct; or</li> <li>(e) Countryside Precinct.</li> </ul> <p><b>Code-assessable</b>, if not Self-assessable and is—</p> <ul style="list-style-type: none"> <li>(a) a category 1 Home Based Business where the area of the dwelling unit used for the Home Based Business exceeds 25m<sup>2</sup> but does not exceed 50m<sup>2</sup> and located in the— <ul style="list-style-type: none"> <li>(i) Residential Precinct; or</li> <li>(ii) Medium Density Residential Precinct; or</li> <li>(iii) Rural Residential Precinct; or</li> <li>(iv) Emerging Community Precinct; or</li> <li>(v) Countryside Precinct; or</li> </ul> </li> <li>(b) a category 2 Home Based Business where the area of the dwelling unit used for the Home Based Business does not exceed 50m<sup>2</sup> and located in the— <ul style="list-style-type: none"> <li>(i) Residential Precinct; or</li> <li>(ii) Medium Density Residential Precinct; or</li> <li>(iii) Rural Residential Precinct; or</li> <li>(iv) Emerging Community Precinct; or</li> </ul> </li> </ul>	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p> <p><del>Solutions S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self-assessable. Solutions S2.1, S2.2, S3.1 and S3.2 of Section 3.6.15, S3.1, S3.2, S3.3 and S3.4 of Section 3.1.16 and S4.1, S4.2 and S4.3 of Section 3.6.17 of the Beaudesert Township Zone Code where Self-assessable.</del></p> <p>Beaudesert Township Zone Code (section 3.6.8). where assessable development.</p> <p>Home Based Business Code (section 5.2.29).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(v) Countryside Precinct.	
<u>Hotel/Club.</u>	<u>Code-assessable if located in the Town Centre Core Precinct.</u>	<u>Beaudesert Township Zone Code (section 3.6.8).</u> <u>Specific Outcomes S03 to S08 Food Premises Code (section 5.2.23).</u> <u>Construction and Infrastructure Code (section 5.3.6).</u> <u>Parking and Servicing Code (section 5.3.13).</u>
House.	<p><b>Self-assessable</b>, if—</p> <p>(a) located in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Medium Density Residential Precinct; or</p> <p>(iii) Rural Residential Precinct; or</p> <p>(iv) Emerging Community Precinct; or</p> <p>(v) Countryside Precinct with a minimum lot size of 2000m<sup>2</sup> and access is via a constructed road.</p> <p><b>Code-assessable</b>, if not Self-assessable and located in the Countryside Precinct.</p>	<p>If <b>Self-assessable</b>, <b>Code-assessable</b> or <b>Impact-assessable</b>—</p> <p><del>Solutions S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert Township Zone Code where Self-assessable.</del></p> <p><u>Solutions S2.1, S2.2, S3.1 and S3.2 of Section 3.6.15, S3.1, S3.2, S3.3 and S3.4 of Section 3.1.16 and S4.1, S4.2 and S4.3 of Section 3.6.17 of the Beaudesert Township Zone Code where Self-assessable.</u></p> <p>Beaudesert Township Zone Code (section 3.6.8) where assessable development.</p> <p>House Code (section 5.2.35).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Indoor Sports, Recreation and Entertainment.	<p><b>Exempt</b>, if—</p> <p>(a) located—</p> <p>(i) on <sup>13</sup>Lot 77 WD4386; or</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p>

<sup>13</sup> Refer to Appendix B for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<ul style="list-style-type: none"> <li>(ii) in the Active Recreation Precinct; or</li> <li>(iii) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and</li> <li>(b) does not involve fire arm activities; and</li> <li>(c) the gross floor area of the use does not exceed 150m<sup>2</sup>.</li> </ul> <p><b>Code-assessable</b>, if not Exempt and located in the —</p> <ul style="list-style-type: none"> <li>(a) <u>Town Centre Core Precinct; or</u></li> <li>(b) <u>Active Recreation Precinct where the use involves indoor sport facilities; or</u></li> <li>(c) <u>Frame Precinct; and</u></li> <li><del>(d)</del> <u>does not involve fire arm activities; or</u></li> <li><del>(d)</del> <u>(e) located on -</u> <ul style="list-style-type: none"> <li>(i) Lot 18 RP7563, Lots 11/17 RP7563, Lot 19 &amp; 20 RP7563, Lot 4 SP121126 or Lot 2 RP7568; and</li> <li>(ii) the use is not for a theatre, cinema, amusement centre or firearm activities.<sup>14</sup></li> </ul> </li> </ul>	<p>Beaudesert Township Zone Code (section 3.6.8)</p> <p>Sports, Recreation and Entertainment Code (section 5.2.83).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Industry— General.	<p><b>Self-assessable</b>, if—</p> <ul style="list-style-type: none"> <li>(a) located in the Industry Precinct, and</li> <li>(b) does not involve Building Work or involves only minor Building Work; and</li> <li>(c) does not involve outdoor storage; and</li> <li>(d) is not located within 100 metres of land included in the— <ul style="list-style-type: none"> <li>(i) Residential Precinct; or</li> <li>(ii) Medium Density Residential Precinct;</li> </ul> </li> </ul>	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p> <p>Beaudesert Township Zone Code (section 3.6.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p>

<sup>14</sup> [Refer to Appendix A for further information.](#)

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p style="text-align: center;">or</p> <p style="text-align: center;">(iii) Rural Residential Precinct.</p> <p><b>Code-assessable</b>, if not Self-assessable and located in the Industry Precinct.</p>	<p>Parking and Servicing Code (section 5.3.13).</p>
<p>Industry—Low Impact/Service.</p>	<p><b>Self assessable</b>, if—</p> <p>(a) located in the—</p> <p style="padding-left: 20px;">(i) Frame Precinct; or</p> <p style="padding-left: 20px;">(ii) Industry Precinct; or</p> <p style="padding-left: 20px;">(iii) Community Facilities Precinct where located on Lot 32 SP113955; and</p> <p>(b) does not involve Building Work or involves only minor Building Work, and</p> <p>(c) does not involve outdoor storage; and</p> <p>(d) is not located within 100 metres of land in the—</p> <p style="padding-left: 20px;">(i) Residential Precinct; or</p> <p style="padding-left: 20px;">(ii) Medium Density Residential Precinct; or</p> <p style="padding-left: 20px;">(iii) Rural Residential Precinct.</p> <p><b>Code-assessable</b>, if not Self-assessable and—</p> <p>(a) located in the—</p> <p style="padding-left: 20px;">(i) Frame Precinct; or</p> <p style="padding-left: 20px;">(ii) Industry Precinct.</p> <p><del>(b) in association with the operation of the railway.</del></p>	<p>Beaudesert Township Zone Code (section 3.6.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
<p><del>Intensive Agriculture.</del></p>	<p><del><b>Code-assessable</b>, if—</del></p> <p><del>(a) located in the Countryside Precinct; and</del></p> <p><del>a wholesale plant nursery.</del></p>	<p><del>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</del></p> <p><del>Intensive Agriculture Code (section 5.2.41).</del></p> <p><del>Advertising Devices Code (section 5.3.2).</del></p> <p><del>Construction and Infrastructure Code (section 5.3.6).</del></p> <p><del>Landscape Code (section 5.3.10).</del></p> <p><del>Parking and Servicing Code (section 5.3.13).</del></p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Kennel.	<p><b>Code-assessable</b>, if—</p> <p>(a) located in the—</p> <p>(i) Rural Residential Precinct; or</p> <p>(ii) Countryside Precinct; and</p> <p>(b) the use involves the keeping of up to—</p> <p>(a) 5 dogs on a lot with a minimum area of 2 hectares; or</p> <p>(b) 10 dogs on a lot having a minimum area of 4 hectares.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Kennel and Cattery Code (section 5.2.44).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Managers/ Workers House.	<p><b>Code-assessable</b>, if located in the Countryside Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Managers/Workers House Code (section 5.2.47).</p> <p>House Code (section 5.2.35).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Market.	<p><b>Code-assessable</b>, if located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct; or</p> <p>(c) Active Recreation Precinct; or</p> <p>(d) Passive Recreation Precinct on Lot 3 RP166161, Lot 4 RP166162 and Lot 2 RP144307; or</p> <p>(e) Community Facilities Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Market Code (section 5.2.50).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Medium Density Residential.	<p><b>Code-assessable</b>, if located in the—</p> <p>(i) Medium Density Residential Precinct; or</p> <p>(ii) <u>Town Centre Core Precinct; or</u></p> <p>(iii) <u>Residential Precinct where the development accords with an approved master plan as part of a</u></p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Medium Density Residential Code (section 5.2.53).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<u>development approval.</u>	Code (section 5.3.13).
Motel.	<b>Code-assessable</b> , if located in the Frame Precinct.	Beaudesert Township Zone Code (section 3.6.8). Motel Code (section 5.2.56). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Outdoor Sports, Recreation and Entertainment.	<p><b>Exempt</b>, if—</p> <ul style="list-style-type: none"> <li>(a) located in the Active Recreation Precinct; and</li> <li>(b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and</li> <li>(c) does not involve motor sport, or firearm activities, a clubhouse or night lighting;<del> or</del></li> <li><del>(d) in the Residential Precinct.</del></li> </ul> <p><b>Code-assessable</b>, if not Exempt and—</p> <ul style="list-style-type: none"> <li>(a) located in the Active Recreation Precinct; or</li> <li><u>(b) located on <sup>15</sup>Lot 112 RP32085, Lot 18 RP7563, Lots 11/17 RP7563, Lot 19 &amp; 20 RP7563, Lot 4 SP121126 or Lot 2 RP7568; and</u></li> <li>(c) the use is not for a drive-in theatre, race track, golf course, golf driving range, motor sport or firearm activities.</li> </ul>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Beaudesert Township Zone Code (section 3.6.8). Sports, Recreation and Entertainment Code (section 5.2.83). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Passenger Terminal.	<p><b>Code-assessable</b>, if located in the—</p> <ul style="list-style-type: none"> <li>(a) Town Centre Core Precinct; or</li> <li>(b) Frame Precinct; or</li> <li>(c) <u>Community Facilities Precinct.</u></li> </ul>	Beaudesert Township Zone Code (section 3.6.8). Passenger Terminal Code (section 5.2.59). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code

<sup>15</sup> Refer to Appendix B for further information.



Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		(section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Produce Store.	<b>Code-assessable</b> , if located in the— (a) Frame Precinct; or (b) Industry Precinct.	Beaudesert Township Zone Code (section 3.6.8). Produce Store/Retail Plant Nursery Code (section 5.2.65). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Public Park.	<b>Exempt</b> .	None applicable.
Public Worship.	<b>Code-assessable</b> , if located in the Community Facilities Precinct.	Beaudesert Township Zone Code (section 3.6.8). Public Worship Code (section 5.2.68). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Retail Plant Nursery.	<b>Code-assessable</b> , if located in the— <del>(a) Town Centre Core Precinct; or</del> <del>(b)</del> (a) Frame Precinct; or <del>(c)</del> (b) Industry Precinct.	Beaudesert Township Zone Code (section 3.6.8). Produce Store/Retail Plant Nursery Code (section 5.2.65). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Retail Showroom.	<b>Exempt</b> , if— (a) located in the—	If <b>Exempt</b> —None applicable.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<ul style="list-style-type: none"> <li>(i) Town Centre Core Precinct; or</li> <li>(ii) Frame Precinct; or</li> <li>(iii) Industry Precinct where associated with an industry use on the same land and utilises a maximum of 35% of the gross floor area of the building that houses the industrial use; and</li> </ul> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work; and</p> <p>(d) does not involve outdoor storage or display areas.</p> <p><b>Code-assessable</b>, if not Exempt and located in the—</p> <ul style="list-style-type: none"> <li>(a) Town Centre Core Precinct; or</li> <li>(b) Frame Precinct; or</li> <li>(c) Industry Precinct where <ul style="list-style-type: none"> <li>(i) associated with an industry use on the same land; <del>or</del> <b>and</b></li> <li><del>(ii)</del> (ii) involves the display of machinery or <b>heavy</b> vehicles.</li> </ul> </li> </ul>	<p>If <b>Code-assessable</b>—</p> <p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Retail Showroom Code (section 5.2.74).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Road.	<b>Exempt.</b>	<del>None applicable.</del>
Roadside Stall.	<p><b>Exempt</b>, if—</p> <ul style="list-style-type: none"> <li>(a) located in the— <ul style="list-style-type: none"> <li>(i) Rural Residential Precinct; or</li> <li>(ii) Countryside Precinct; <del>or</del></li> <li><b>(iii) Emerging Community Precinct; and</b></li> </ul> </li> <li>(b) the total floor area and display area is 5m<sup>2</sup> or less.</li> </ul> <p><b>Code-assessable</b>, if—</p> <ul style="list-style-type: none"> <li>(a) not Exempt and located in the— <ul style="list-style-type: none"> <li>(i) Rural Residential Precinct; or</li> <li>(ii) Countryside Precinct;</li> </ul> </li> </ul>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Roadside Stall Code (section 5.2.77).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p style="text-align: center;"><u>or</u> <u>(iii) Emerging Community Precinct; and</u></p> <p>(b) the total floor area and display area is more than 5m<sup>2</sup> but not greater than 25m<sup>2</sup>.</p>	
Service Station.	<p><b>Code-assessable</b>, if located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8). Service Station Code (section 5.2.80). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Shop.	<p><b>Exempt</b>, if— located in the—</p> <p>(a) Town Centre Core Precinct; and</p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work.</p> <p><b>Code-assessable</b>, if—</p> <p>(a) not Exempt and located in the—</p> <p>(b) Town Centre Core Precinct; and</p> <p>(c) the gross floor area of the development does not exceed 2000m<sup>2</sup>.</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Beaudesert Township Zone Code (section 3.6.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Shopping Centre.	<p><b>Code-assessable</b>, if—</p> <p>(a) located in the Town Centre Core Precinct; and</p> <p>(b) the gross floor area of the development does not exceed 2000m<sup>2</sup>.</p>	<p>Beaudesert Township Zone Code (section 3.6.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		5.3.10). Parking and Servicing Code (section 5.3.13).
Telecommunications Facility.	<b>Code-assessable</b> , if located in the Industry Precinct; and not located within 200m of the— (a) Medium Density Residential Precinct; or (b) Residential Precinct; or (c) Rural Residential Precinct; or (d) Emerging Community Precinct; or (e) Community Facilities Precinct.	Telecommunications Facility Code (section 5.2.86).
Temporary Activity.	<b>Exempt.</b>	None applicable.
Temporary Estate Sales Office.	<b>Self-assessable</b> , if located in the— (a) Residential Precinct; (a)(b) <u>Emerging Community Precinct</u> ; or (b)(c) Rural Residential Precinct.	<del>Solutions S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self-assessable. Solutions S2.1, S2.2, S3.1 and S3.2 of Section 3.6.15 and S4.1, S4.2 and S4.3 of Section 3.6.17 of the Beaudesert Township Zone Code where Self-assessable.</del>  Beaudesert Township Zone Code (section 3.6.8) where assessable development. Temporary Estate Sales Office Code (section 5.2.89). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Tourist Cabins.	<b>Self-assessable</b> , if—	If <b>Self-assessable</b> or

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>(a) located in the Countryside Precinct; and</p> <p>(b) the development does not exceed 2 tourist cabins on the site.</p> <p><b>Code-assessable</b>, if not Self-assessable and—</p> <p>(a) located in the Countryside Precinct; and</p> <p>(b) the development involves 3 to 6 tourist cabins on the site.</p>	<p><b>Code-assessable</b>—</p> <p>Beaudesert Township Zone Code (section 3.6.8) where assessable development.</p> <p>Tourist Cabins Code (section 5.2.95).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Tourist Facility.	<p><b>Code-assessable</b>, if located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) <a href="#">Frame Precinct</a>.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Truck Depot.	<p><b>Self-assessable</b>, if involves the parking of—</p> <p>(a) up to 6 heavy vehicles on a lot with a minimum area of 40 hectares and located in the Countryside Precinct; or</p> <p>(b) up to 6 heavy vehicles on a lot located in the Industry Precinct.</p> <p><b>Code-assessable</b>, if not Self-assessable and involves the parking of—</p> <p>(a) more than 6 heavy vehicles on a lot with a minimum area of 40 hectares and located in the Countryside Precinct; or</p> <p>(b) more than 6 heavy vehicles on a lot located in the Industry Precinct.</p>	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p> <p>Beaudesert Township Zone Code (section 3.6.8) where assessable development.</p> <p>Truck Depot Code (section 5.2.101).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Utility—Local.	<b>Exempt.</b>	None applicable.
Utility—Major.	<p><b>Code-assessable</b>, if—</p> <p>(a) located in the—</p> <p>(i) Industry Precinct; or</p> <p>(ii) Community Facilities Precinct; or</p> <p>(b) for a reservoir located in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Rural Residential Precinct; or</p> <p>(iii) Emerging Community Precinct; or</p> <p>(iv) Countryside Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Utility-Major Code (section 5.2.104)</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Veterinary Surgery/ Hospital.	<p><b>Exempt</b>, if—</p> <p>(a) located in the—</p> <p>(i) Town Centre Core Precinct; or</p> <p>(ii) Frame Precinct; or</p> <p>(iii) Industry Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work.</p> <p><b>Code-assessable</b>, if not Exempt and located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct; or</p> <p>(c) Industry Precinct.</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Warehouse/ Storage Facility.	<p><b>Self-assessable</b>, if—</p> <p>(a) located in the Frame Precinct or the Industry Precinct, and</p> <p>(b) does not involve Building Work or involves only minor Building Work, and</p> <p>(c) does not involve outdoor storage, and</p> <p>(d) is not located within 100 metres of land included in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Medium Density</p>	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p> <p>Beaudesert Township Zone Code (section 3.6.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Residential Precinct; or (iii) the Rural Residential Precinct. <b>Code-assessable</b> , if not Self- assessable and— (a) located in the Frame Precinct; or (b) located in the Industry Precinct; <del>or</del> <del>where the use is in association            with the operation of a railway.</del>	Parking and Servicing Code (section 5.3.13).
Other Defined Uses and uses which are not Defined Uses.	<b>Impact-assessable.</b>	Beaudesert Township Zone Code (section 3.6.8). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).

### 3.6.5 Assessment Table for Development not for a Material Change of Use

Table 3.6.5 (Assessment Table for Development not for a Material Change of Use in the Beaudesert Township Zone) identifies the development not for a Material Change of Use in column 1<sup>16</sup> which is subject to the level of assessment in column 2<sup>17</sup> in respect of the Assessment Criteria in column 3<sup>18</sup>.

**Table 3.6.5 Assessment Table for Development not for a Material Change of Use in the Beaudesert Township Zone<sup>19</sup>**

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work <sup>20</sup> not associated with a Material Change of	<b>Exempt</b> , if for an Exempt Fence. <b>Self-assessable</b> , if not	If <b>Exempt</b> —None applicable. If <b>Self-assessable</b> or <b>Code- assessable</b> —

<sup>16</sup> See section 1.3 (Defined Terms) in Schedule 1 (Dictionary).

<sup>17</sup> See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary). Reference should also be made to Schedule 9-4 of the ~~Integrated Planning Act 1997~~ *Sustainable Planning Act 2009* for additional development which is exempt.

<sup>18</sup> See section 1.2.11 (Assessment Criteria).

<sup>19</sup> Assessment Categories may also be affected by Overlays. See Overlay Maps to determine whether the land is affected. Also see section 1.4.6 explaining how the higher Assessment Category prevails.

<sup>20</sup> A development application for Building Work which is required to be assessed against the *Standard Building Regulation 1993* is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a code assessable development application for Building Work is required to be assessed against the Planning Scheme.



Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Use, which is assessable development under Schedule 83 of the <i>Integrated Planning Act 1997</i> , <i>Sustainable Planning Regulation 2009</i> .	Exempt. <b>Code-assessable</b> , if not Exempt or Self-assessable.	<del>Solutions S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the</del> <u>Solutions S2.1, S2.2, S3.1 and S3.2 of Section 3.6.15, S3.1, S3.2, S3.3 and S3.4 of Section 3.1.16 of the Beaudesert Township Zone Code where Self-assessable.</u> Beaudesert Township Zone Code ( <u>section 3.6.8</u> ). Construction and Infrastructure Code (section 5.3.6) if Building Work involving Filling, excavating or a retaining wall.
Placing an Advertising Device not associated with a Material Change of Use.	<b>Exempt</b> , if meets the criteria set out in Schedule 3 (Exempt Advertising Devices). <b>Self-assessable</b> , if a window sign in a business and industry area. <b>Code-assessable</b> , if not Exempt, Self-assessable or Impact-assessable. <b>Impact-assessable</b> , if a billboard which has a sign face with an area greater than 8m <sup>2</sup> .	If <b>Exempt</b> —None applicable. If <b>Self-assessable</b> —Solutions S1.1, S47.1, S48.1, S49.1 and S49.2 of section 5.3.5 of the Advertising Devices Code. If <b>Code-assessable</b> or <b>Impact-assessable</b> —Beaudesert Township Zone Code (section 3.6.8). Advertising Devices Code (section 5.3.2).
Reconfiguring a Lot <sup>21</sup> .	<b>Code-assessable</b> , if— (a) located in the— (i) Industry Precinct; or (ii) Residential Precinct; or (iii) Medium Density Precinct; or (iv) Town Centre Core Precinct; or (v) Frame Precinct; or (vi) Active Recreation Precinct; or (vii) Passive Recreation	Beaudesert Township Zone Code (section 3.6.8). Reconfiguring a Lot Code (section 5.4.2)

<sup>21</sup> The subdivision of land within the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan may not occur unless the subdivision meets an exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	Precinct; or (viii) Community Facilities Precinct; or (ix) Countryside Precinct; or (b) is carried out in accordance with a development approval for a Material Change of Use that has not lapsed; or (c) is a boundary realignment where no additional lots are created. <b>Impact-assessable, otherwise</b>	
Carrying out Operational Work for Reconfiguring a Lot.	<b>Code-assessable.</b>	Beaudesert Township Code (section 3.6.8). Construction and Infrastructure Code (section 5.3.6). Reconfiguring a Lot Code (section 5.4.2)
Carrying out Operational Work being the construction of a crossover.	<b>Self-assessable, if—</b> (a) concrete kerb and channel has been constructed along the road frontage of the lot; and (b) does not involve the crossing or interfering with a table drain. <b>Code-assessable</b> if not Self-assessable.	<b>If Self-assessable or Code-assessable—</b> Construction and Infrastructure Code (section 5.3.6).
Carrying out Operational Work being the construction of a driveway.	<b>Exempt, if not Code-assessable.</b> <b>Code-assessable, if—</b> (a) located within an access easement; or (b) located in the access handle of a rear allotment; or (c) crosses a watercourse when providing access between the road and the building envelope or dwelling.	<b>If Exempt—None applicable.</b> <b>If Code-assessable—</b> Construction and Infrastructure Code (section 5.3.6).
Carrying out Operational Work	<b>Exempt, if not Code-</b>	<b>If Exempt—None applicable.</b>

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
being the construction of a car park not associated with a Material Change of Use.	<p>assessable.</p> <p><b>Code-assessable</b>, if the car park provides for greater than 8 parking spaces.</p>	<p>If <b>Code-assessable</b>—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
Filling or Excavation that is not associated with a Material Change of Use.	<p><b>Exempt</b>, if—</p> <p>(a) for a dam ancillary to a Rural Use operating on the land; or</p> <p>(b) otherwise—</p> <p>(i) does not comprise more than 1,000m<sup>2</sup> in area; and</p> <p>(ii) does not exceed an average depth of 500 millimetres; and</p> <p>(iii) does not exceed a maximum depth of 800 millimetres; and</p> <p>(iv) does not involve earth batters with a slope greater than 1 in 8; and</p> <p>(v) does not interfere with the natural flow of stormwater; and</p> <p>(vi) not undertaken in a natural gully or overland flow path or below the adopted flood level; and</p> <p>(vii) not undertaken in a public utility easement or agreement; and</p> <p>(viii) not within 3 metres of an adjoining property; and</p> <p>(ix) involves fill material which is clean, dry, solid, inert material; and</p> <p>(x) not within 3 metres of a Local Government</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	infrastructure item.	
Carrying out Operational Work not specified in column 1.	<b>Exempt.</b>	None applicable.

## Division 3 Consistent Development Table

### 3.6.6 Interpretation of the Consistent Development Table

Development identified as Self-assessable development and assessable development in the Assessment Tables for the Beaudesert Township Zone or the Overlays, is—

- (a) potentially consistent with the Beaudesert Township Zone Code and the relevant Overlay Codes if the development is identified as a Consistent Development in section 3.6.7 (Consistent Development Table); and
- (b) inconsistent with the Beaudesert Township Zone Code and the relevant Overlay Codes if the development is not identified as a Consistent Development in section 3.6.7 (Consistent Development Table)<sup>22</sup>.

### 3.6.7 Consistent Development Table

Development identified in Table 3.6.5 (Assessment Table for Development not for a Material Change of Use in the Beaudesert Township Zone) is Consistent Development in all Precincts.

Table 3.6.7 (Consistent Development in the Beaudesert Township Zone) identifies the development in column 1 which is Consistent Development in column 2.

**Table 3.6.7 Consistent Development in the Beaudesert Township Zone**

Column 1 Development	Column 2 Consistent Development
Aged Persons Accommodation.	Where in the— (a) Residential Precinct or (b) Medium Density Residential; or (c) <a href="#">Town Centre Core Precinct</a> .
Agriculture.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or

<sup>22</sup> See section 1.2.12 (Consistent development tables).

Column 1 Development	Column 2 Consistent Development
	(e) Passive Recreation Precinct; or (f) Community Facilities Precinct.
Animal Husbandry.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct; or (f) Community Facilities Precinct.
Bed and Breakfast.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Countryside Precinct.
Caravan/Relocatable Home Park.	Where in the— (a) Residential Precinct; or (b) Community Facilities Precinct.
Caretaker's Residence.	Always.
Cattery.	Where in the— (a) Rural Residential Precinct; or (b) Countryside Precinct.
Child Care Facility.	Where in the— (a) Frame Precinct; or (b) Residential Precinct; or (c) Rural Residential Precinct; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct ; or (f) <u>Town Centre Core Precinct; or</u> <del>(g) Medium Density Residential Precinct.</del>
Commercial Activity.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct <u>where the use is associated with an industry use on the same lot.</u>
Community Care Centre.	Where in the— (a) Frame Precinct; or (b) Residential Precinct; or (c) Rural Residential Precinct; or (d) Countryside Precinct; or (e) Community Facilities Precinct; <u>or</u> (f) <u>Town Centre Core Precinct.</u>
Convenience Restaurant.	Where in the— (a) Town Centre Core Precinct; or

Column 1 Development	Column 2 Consistent Development
	(b) Frame Precinct.
Dual Occupancy	Where in the – (a) Residential Precinct; or (b) Medium Density Residential Precinct; or (c) Rural Residential Precinct; or (d) Emerging Community Precinct; or (e) Countryside Precinct; <u>and</u> <del>(e)</del> (f) where the Lot has a minimum area of 600m <sup>2</sup> .
Educational Establishment.	Where in the— (a) Residential Precinct; or (b) Community Facilities Precinct; <u>or</u> (c) <u>Town Centre Core Precinct; or</u> (d) <u>Frame Precinct.</u>
Equestrian Activities.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct.
Food Establishment/Reception Centre.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct <u>where the use involves a café or takeaway food premises.</u>
Forestry.	Where in the Countryside Precinct.
Funeral Premises.	Where in the— (a) Frame Precinct; or (b) Industry Precinct.
General Store.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct.
Home Based Business.	Where in the— (a) Residential Precinct; or (b) Medium Density Residential Precinct; or (c) Rural Residential Precinct; or (d) Emerging Community Precinct; or (e) Countryside Precinct.
Hospital.	Where in the Community Facilities Precinct.
Hotel/Club.	Where in the Town Centre Core Precinct.
House.	Where in the— (a) Residential Precinct; or (b) Medium Density Residential Precinct; or (c) Rural Residential Precinct; or

Column 1 Development	Column 2 Consistent Development
	(d) Emerging Community Precinct; or (e) Countryside Precinct.
Indoor Sports, Recreation and Entertainment.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Residential Precinct and: (i) located on Lot 18 RP7563, Lots 11/17 RP7563, Lot 19 & 20 RP7563, Lot 4 SP121126 or Lot 2 RP7568; and (ii) the use is not for a theatre, cinema, amusement centre or firearm activities; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct; or (f) Industry Precinct where the use is an indoor sports centre or gymnasium.
Industry—General.	Where in the Industry Precinct.
Industry—Low Impact/Service.	Where in the— (a) Frame Precinct; or (b) Industry Precinct; or (c) Community Facilities Precinct and located on Lot 32 SP113955.
Intensive Agriculture.	Where <u>a wholesale plant nursery in the—</u> <u>(a) Rural Residential; or</u> <u>(b) Countryside Precinct.—</u> <del>(a) in the Emerging Community Precinct; or</del> <del>(b) a wholesale plant nursery in the—</del> <del>(i) Rural Residential Precinct; or</del> <del>Countryside Precinct.</del>
Kennel.	Where in the— (a) Rural Residential Precinct on a lot with an area greater than 1 hectare; or (b) Countryside Precinct.
Managers/Workers House.	Where in the Countryside Precinct.
Market.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct on Lot 3 RP166161, Lot 4 RP166162 and Lot 2 RP144307; or (e) Community Facilities Precinct.
Medium Density Residential.	Where in the— (a) Medium Density Residential Precinct; or (b) Residential Precinct; <u>or</u>



Column 1 Development	Column 2 Consistent Development
	(c) <u>Town Centre Core Precinct.</u>
Motel.	Where in the— (a) <u>Frame Precinct</u> ; or <del>(a)</del> <u>(b) Town Centre Core Precinct; or</u> <del>(b)</del> <u>(c) Medium Density Residential Precinct.</u>
Outdoor Sports, Recreation and Entertainment.	Where for a use other than motor sport and in the— (a) Residential Precinct and located on— (i) Lot 18 RP7563, Lots 11/17 RP7563, Lot 19 & 20 RP7563, Lot 4 SP121126 or Lot 2 RP7568; and (ii) the use is not for a theatre, cinema, amusement centre or firearm activities; or (b) Rural Residential Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct.
Passenger Terminal.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) <u>Community Facilities Precinct.</u>
Produce Store.	Where in the— (a) Frame Precinct; or (b) Industry Precinct.
<u>Public Park</u>	<u>Always.</u>
Public Worship.	Where in the— (a) Frame Precinct; or (b) Residential Precinct; or (c) Rural Residential Precinct; or (d) Community Facilities Precinct.
Retail Plant Nursery.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct.
Retail Showroom.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct <u>where the use:</u> (i). <u>involves the display of machinery or heavy vehicles; or</u> (ii). <u>is associated with an industry use on the same land and utilises a maximum of 35% of the gross floor area of the building that houses the industrial use.</u>

Column 1 Development	Column 2 Consistent Development
<u>Road</u>	<u>Always.</u>
Roadside Stall.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct.
Service Station.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct.
Shop.	Where in the— (a) Town Centre Core Precinct; or (b) <u>Frame Precinct.</u>
Shopping Centre.	Where in the Town Centre Core Precinct.
Telecommunication Facility.	<u>Always.</u> <del>Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct; or (d) Residential Precinct; or (e) Medium Density Residential Precinct; or (f) Rural Residential Precinct; or (g) Emerging Community Precinct; or (h) Countryside Precinct; or (i) Active Recreation Precinct; or (j) Passive Recreation Precinct; or (a) Community Facilities Precinct.</del>
Temporary Estate Sales Office.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct.
<u>Temporary Activity</u>	<u>Always.</u>
Tourist Cabins.	Where in the Countryside Precinct.
Tourist Facility.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct.
Transport Terminal.	Where in the Industry Precinct.
Truck Depot.	Where in the— (a) Industry Precinct; or (b) Countryside Precinct.
Utility—Major.	Where in the— (a) Industry Precinct; or

Column 1 Development	Column 2 Consistent Development
	(b) Residential Precinct; or (c) Rural Residential Precinct; or (d) Emerging Community Precinct; or (e) Countryside Precinct; or (f) Community Facilities Precinct; or (g) Active Recreation Precinct; or (h) Passive Recreation Precinct.
Veterinary Surgery/Hospital.	Where the use is a veterinary surgery in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct; or (d) Where the use is a Veterinary Hospital in the Countryside Precinct.
Warehouse/Storage Facility.	Where in the— (a) Frame Precinct; or (b) Industry Precinct.
Winery/Distillery.	Where in the Countryside Precinct

## Division 4 Beaudesert Township Zone Code

### Subdivision 1 Preliminary

#### 3.6.8 Compliance with the Beaudesert Township Zone Code

Development complies with the Beaudesert Township Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Beaudesert Township Zone Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Beaudesert Township Zone Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Beaudesert Township Zone Code and the purpose of the Beaudesert Township Zone Code being the Overall Outcomes for the Beaudesert Township Zone.<sup>23</sup>

### Subdivision 2 General Assessment Criteria for the Beaudesert Township Zone

#### 3.6.9 Purpose of the Beaudesert Township Zone Code

The Overall Outcomes for the Beaudesert Township Zone are the purpose of the Beaudesert Township Zone Code.

<sup>23</sup> See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

### 3.6.10 Overall Outcomes for the Beaudesert Township Zone

Table 3.6.10 (Overall Outcomes for the Beaudesert Township Zone) specifies the Overall Outcomes for the Beaudesert Township Zone.

**Table 3.6.10 Overall Outcomes for the Beaudesert Township Zone**

<b>Overall Outcomes for the Beaudesert <del>and Canungra</del> Townships Zone</b>	
<b><del>Amenity, Environmental Management and Greenspace</del> Overall Vision and Development Intent</b>	
OO1	<u>Development provides for a range of uses, other development and infrastructure that contributes to the maintenance and establishment of an integrated and well planned modern country town.</u> <del>Development provides for the creation and maintenance of a pleasant and safe living and working environment.</del>
<b>Amenity, Environmental Management and Greenspace</b>	
OO2	Development in a residential area promotes a high standard of amenity and is compatible with the existing <u>or desired modern country town</u> residential character.
OO3	Development through location and design minimises risks and nuisance to people and property.
OO4	Development does not involve the establishment of new intensive Animal Husbandry uses within or adjoining residential, rural residential, <u>future urban</u> or centre areas <u>in the Zone</u> and the continuation of existing intensive Animal Husbandry uses is not entrenched or perpetuated by development.
OO5	<del>Development ensures that the scenic amenity of the hills surrounding Canungra is conserved and where possible linked via riparian and ecological corridors.</del>
OO6	Development for urban <del>type</del> uses is located, designed and managed to— <u>(a) consolidate and contain areas of existing urban development to areas identified in the Residential, Mixed Use, Town Centre Core, Frame, Industry or Community Facilities Precincts. No further expansion of urban development outside of these precincts is required during the life of this Planning Scheme; and</u> <u>(b) avoid expansion into areas ecologically significant or vulnerable, steep or visually sensitive, flood affected, or having agricultural value; and</u> <del>(a)</del> <u>(c) ensure that natural areas such as waterways, vegetation, ridgelines, open space and other natural areas define the edge of the urban area; and</u> <del>(b)</del> <u>(d) maintain existing and proposed residential amenity and streetscape quality; and</u> <del>(c)</del> <u>(e) enhance landscape character; and</u> <del>(d)</del> <u>(f) be compatible with other existing or proposed development; and</u> <del>(e)</del> <u>(g) not compromise the multi-use of existing or proposed community facilities, and sport and recreation facilities; and</u> <del>(f)</del> <u>(h) minimise impacts on nature conservation values and places of environmental and cultural heritage significance.</u>
OO7	Development is encouraged to provide for the reuse of degraded sites in a way that does not compromise the safety or amenity of the community.
<b>Community Identity, Urban Design Principles and Image</b>	

<b>Overall Outcomes for the Beaudesert <del>and Canungra</del> Townships Zone</b>	
<u>OO8</u>	<p><u>Development reinforces the unique identity and country town character of Beaudesert by -</u></p> <ul style="list-style-type: none"> <li><u>(a) maintaining a strong edge between non-urban areas and the township; and</u></li> <li><u>(b) containing development in the centres hierarchy and maintaining the commercial 'main street' role of Brisbane and William Streets; and</u></li> <li><u>(c) designing new communities around parkland or natural features such as waterways, open space, vegetation and other natural areas; and</u></li> <li><u>(d) providing a range of lot and housing types, densities and sizes to suit a variety of lifestyle choices; and</u></li> <li><u>(e) providing highly connected neighbourhoods through efficient pedestrian, cycle, public transport and vehicle links; and</u></li> <li><u>(f) providing a variety of open space, parks and community facilities in appropriate locations.</u></li> </ul>
<del>OO8</del>	<del>Development provides for the establishment, conservation and enhancement of local character and the promotion of a distinctive local identity and sense of place.</del>
<del>OO9</del>	<p><del>Development in the Town Centre Core Precinct, Frame Precinct and the Mixed Use Precinct is located, designed and managed so as to—</del></p> <ul style="list-style-type: none"> <li><del>(a) maintain connectivity and provide a high level of integration and legibility between uses; and</del></li> <li><del>(b) provide a high level of amenity and contribute positively to landscaping, streetscape and existing built form; and</del></li> <li><del>(c) provide for a rationalisation of vehicular and pedestrian access; and</del></li> <li><del>(d) provide appropriate parking, manoeuvring and access areas.</del></li> </ul>
<del>OO10</del>	<del>Development within the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct is generally consistent with the existing scale form, intensity and character of development.</del>
<b>Community Services</b>	
<del>OO11</del> <u>OO9</u>	Development supports a range of community services commensurate with the size and density of the individual community in which the development is proposed.
<del>OO12</del> <u>OO10</u>	Development for community services is located to provide the most effective and efficient delivery of those services.
<del>OO13</del> <u>OO11</u>	Development contributes to the collective provision of appropriate community facilities serving the needs of residents.
<b>Cultural Heritage</b>	
<del>OO14</del> <u>OO12</u>	Development provides for the identification and protection of places, objects and areas of recognised historic, indigenous and cultural heritage significance.
<b>Defence Facility Area</b>	
<del>OO15</del>	<del>Development does not compromise the existing or future operational capability of the defence establishment at Canungra.</del>
<b>Ecological Sustainability</b>	
<del>OO16</del> <u>OO13</u>	Development protects and enhances Ecologically Significant Areas including native vegetation of <u>State,</u> regional and local significance,

<b>Overall Outcomes for the Beaudesert <del>and Canungra</del> Townships Zone</b>	
	ecological corridors, areas of local, regional and State biodiversity significance and habitat for State and regionally significant flora and fauna. <del>to maintain the Shire's biodiversity and nature conservation values.</del>
<del>OO17</del> <u>OO14</u>	<u>Development ensures wetlands, waterways, natural drainage catchments and their riparian areas are protected and restored to maintain or enhance water quality, habitat, biodiversity values and ecological processes and functioning.</u> <del>Development provides for the ongoing protection of natural drainage catchments, river and stream systems, riparian vegetation and other water bodies to maintain the ecological values and functions of the ecosystems, the health of individual communities and to enhance their value for maintenance of flora and fauna, recreation and other uses.</del>
<del>OO18</del> <u>OO15</u>	<u>Development maintains, protects or enhances the natural hydrological regime and functioning of waterways and wetlands, including surface and ground waters.</u> <del>Development provides for the maintenance of high standards of air and water quality.</del>
<del>OO19</del> <u>OO16</u>	<u>Development is separated from and maintains a buffer to Ecologically Significant Areas including wetlands, waterways, habitats, ecological corridors, significant vegetation and areas of biodiversity value. Buffers are established in accordance with minimum best practice distances and include characteristics to protect and enhance biodiversity values and ecological processes.</u> <del>Development provides for the minimisation of waste products and the promotion of systems to ensure effective reuse, treatment and disposal of waste.</del>
<b>Economic Development</b>	
<del>OO20</del> <u>OO17</u>	Development provides for the growth of Beaudesert township as a Principal Rural Activity Centre in accordance with the South East Queensland Regional Plan.
<del>OO24</del> <u>OO18</u>	<u>Development for commercial, retail, business and entertainment uses do not compromise the role, function and intended scale of existing and proposed centres within the Zone. 'Out of Centre' development involving Shopping Centres is not supported.</u> <del>Development provides for the enhancement of employment and investment opportunities and the improved integration of residential and business activities, whilst maintaining amenity.</del>
<u>OO19</u>	<u>Land on the western side of Brisbane Street, between Eaglesfield and Tubber Streets is identified as the preferred location for development involving a Shopping Centre with department stores and/or discount department stores.</u>
<u>OO20</u>	<u>Land along Kerry Road and Beaudesert-Nerang Road described as Lot 24 on RP155770 and Lot 2 on RP159459 is identified for a future local centre involving facilities such as supermarkets to service the convenience needs of the catchment population. The development of these local centres will not compromise the role and function of the centre activities in the Town Centre Core Precinct.</u>
<u>OO21</u>	<u>Development in the Industry Precinct is limited to Industry-Low Impact/Service and Impact-General uses. Development does not involve the establishment, entrenchment or expansion of higher impact industrial uses in the Zone.</u>
<b>Housing</b>	
<del>OO22</del>	<del>Development provides an ongoing adequate supply of residential land</del>

<b>Overall Outcomes for the Beaudesert <del>and Canungra</del> Townships Zone</b>	
	<del>that responds to community needs and opportunities but which recognises specific locational constraints.</del>
<del>OO23</del>	<del>Development provides for a diversity of housing forms (including a mix of low to medium density housing types and allotment sizes) that provide for the housing needs of the residents and promotes equity in access to goods and services.</del>
<u>OO22</u>	Residential development in greenfield areas is undertaken in accordance with an approved master plan providing for - <ul style="list-style-type: none"> <li><u>(a) best practice site planning, development layout and building design;</u></li> <li><u>(b) the efficient use of infrastructure;</u></li> <li><u>(c) the sequencing and orderly staging of development;</u></li> <li><u>(d) the incorporation of best practice water sensitive urban design principles;</u></li> <li><u>(e) the integration with adjoining land or other approved master plans in the locality;</u></li> <li><u>(f) a range of housing types, sizes, styles, densities and lot sizes. In particular, master plans identify the location of lots intended for aged care housing development, attached housing types and lots intended for more than one dwelling;</u></li> <li><u>(g) dispersal of lots intended for two or more dwellings throughout the neighbourhood and not concentrated in one area.</u></li> </ul>
<u>OO23</u>	<u>Attached housing has the appearance of detached housing and does not dominate the Residential Precinct.</u>
<b>Infrastructure Efficiency</b>	
<del>OO24</del>	<del>Development maximises the use and safe operation of existing and proposed infrastructure and provides for the efficient provision of future infrastructure.</del>
<del>OO25</del>	<del>Development does not compromise corridors required for proposed or future infrastructure.</del>
<del>OO26</del>	<del>Development makes provision for required separation distances and/or appropriate barriers or landscape/vegetative buffers from existing, proposed or future infrastructure facilities.</del>
<del>OO27</del>	<del>Development ensures that the safe operation and continued viability of electricity infrastructure is maintained.</del>
<u>OO24</u>	<u>Development maximises the use, safe operation and cost efficiencies of existing and proposed infrastructure by—</u> <ul style="list-style-type: none"> <li><u>(a) preventing development on land above RL140 AHD and on slopes with a gradient of more than 25% to protect the effectiveness of reticulated water supply;</u></li> <li><u>(b) ensuring development is sequenced in accordance with the local government's Priority Infrastructure Plan or equivalent infrastructure plan;</u></li> <li><u>(c) protecting water supply infrastructure and water quality;</u></li> <li><u>(d) protecting electricity, telecommunications and other corridors required for proposed or future infrastructure facilities;</u></li> <li><u>(e) maintaining appropriate separation distances or barriers and landscape/vegetative buffers to infrastructure corridors;</u></li> <li><u>(f) providing a network that is highly integrated with adjoining development; and</u></li> </ul>



<b>Overall Outcomes for the Beaudesert and Canungra Townships Zone</b>	
	<u>(g) avoiding development on land in the Emerging Community Precinct for urban purposes during the life of this Planning Scheme.</u>
<del>OO28</del> <u>OO25</u>	Development ensures that only compatible land use activity occurs in proximity to existing, proposed and future infrastructure facilities.
<b>Landscaping</b>	
<del>OO29</del> <u>OO26</u>	<u>The visually prominent and sensitive upper slopes of the Birnam Range are maintained in a natural state and protected from development impacts. In particular, development does not occur above RL 140 metres AHD for land south of Beaudesert-Nerang Road and above RL 120 metres AHD for land north of Beaudesert-Nerang Road.</u> <del>Development has a positive impact on the landscape, scenic amenity and streetscape of Precincts within the Beaudesert and Canungra Townships Zone and serves to reinforce community identity and cohesion.</del>
<u>OO27</u>	<del>Development—;</del> <u>(a) maintains the scenic amenity and landscape character of the Zone and precincts; and</u> <u>(b) has a positive impact on the streetscape of precincts within the Zone; and</u> <u>(c) avoids steep land being greater than 25%; and</u> <u>(d) maintains continuous vegetation cover along ridgelines.</u>
<u>OO28</u>	<u>Development on the western edge of Beaudesert Town preserves important views across the flood plain landscape extending to distant ridges and mountains to the south and west, in particular, from the Mt Lindesay Highway adjacent to the existing Country Club estate and parkland at Waters Creek.</u>
<b>Noise, Air and Light Emissions</b>	
<del>OO30—</del>	<del>Development protects and enhances the amenity and character of all Precincts within the Zone by avoiding or mitigating adverse emissions of noise and/or vibration, odour, dust and other pollutants, light or glare.</del>
<b>Open Space, Sport and Recreation Facilities</b>	
<del>OO34</del> <u>OO29</u>	Development contributes to the establishment of an integrated open space network providing for diverse, useable, accessible, multi-purpose and affordable recreation and leisure opportunities that respond to community needs.
<del>OO32</del> <u>OO30</u>	Development provides for adequate and appropriate sport and recreation facilities serving the needs of residents <u>at the local and regional levels.</u>
<del>OO33</del> <u>OO31</u>	Development ensures that the location and design of urban areas supports and facilitates accessibility to community facilities.
<b>Protection of Personal Health, Safety and Property</b>	
<del>OO34</del> <u>OO32</u>	Development is located and designed to minimise the potential risk to life and property from natural hazards.
<del>OO35</del> <u>OO33</u>	Development incorporates the principles of crime prevention through environmental design principles.
<del>OO36</del> <u>OO34</u>	Development is located and designed to avoid land subject to contamination.
<b>Services</b>	
<del>OO37</del> <u>OO35</u>	Development is supported by full urban services except in the Rural

Overall Outcomes for the Beaudesert <del>and Canungra</del> Townships Zone	
Residential Precinct and Countryside Precinct.	
<del>OO38</del> OO36	Development makes adequate provision for on-site effluent treatment and disposal, where reticulated sewerage is not provided or envisaged.
<del>OO39</del> OO37	Development makes adequate provisions for on-site storage and supply of potable water, where a reticulated water supply is not provided or envisaged.
Transport and Access	
<del>OO40</del> OO38	Development supports the provision of an integrated efficient, safe and attractive transport network for a range of transport modes including public transport, passenger vehicles, delivery and freight vehicles, pedestrians and cyclists.
<del>OO41</del> OO39	<u>Development facilitates effective pedestrian, cycle and public transport connectivity between residential areas and to key destinations in Beaudesert such as the Town Centre Core, Frame, Industry, Active Recreation, Passive Recreation, Local Centre, and Community Facilities Precincts.</u> <del>Development provides for pedestrian, cycle and vehicular connectivity and ease of mobility.</del>
<del>OO42</del> OO40	<u>Development protects existing, proposed or future road and rail corridors by—</u> (a) <u>preventing incompatible development on land within or adjoining an identified corridor; and</u> (a)(b) <u>providing adequate buffering or separation distance from an identified corridor; and</u> (b)(c) <u>incorporating design elements that mitigate the impact of the identified corridor.</u> <del>Development minimises conflicts between local and through traffic and between pedestrians, cyclists and vehicles.</del>
<del>OO43</del> OO41	Development provides adequate and attractive parking facilities.
Precinct Intent	
<del>OO44</del> OO42	<u>The <b>Town Centre Core Precinct</b> is the principal activity centre for the local government area. It supports the most diverse and highest order of retail, entertainment, commercial, civic and community facility uses. Development includes uses at ground floor level that activate the street and emphasise a pedestrian friendly environment. Medium density residential and short term accommodation is provided above ground floor level. All department stores and discount department stores are located in the precinct. Buildings have little or no setback to the street, open onto the street and are architecturally designed to be interesting, attractive and memorable. William and Brisbane Streets will also continue to be the hub of the Town Centre Core Precinct providing an important meeting place and focal point for the community.</u> <del>Development within the <b>Town Centre Core Precinct</b> has a retail and commercial office character at the ground floor level and a commercial office character above ground floor level. The Precinct serves the prime retailing and entertainment function by providing for the convenience needs of localised catchments through ready access to comparison retail, speciality shopping, lower order professional offices and businesses and financial or personal services within a compact, centralised location.</del>
<del>OO45</del> OO43	Development within the <b>Frame Precinct</b> has a commercial character. The Precinct provides a supporting role to the Town Centre Core Precinct in that it accommodates a range of uses supplying non-convenience goods, commercial uses and business activities that would not traditionally locate within primary Town Centre locations. It does not

Overall Outcomes for the Beaudesert <del>and Canungra</del> Townships Zone	
	contain high turnover retail activities.
<del>OO46</del>	<del>Development within the <b>Minor Convenience Precinct</b> has a retail and commercial office character generally within single storey buildings and is typified by a limited range of small-scale convenience or speciality shopping activities of a local order centre. The Precinct includes a limited number of specialised lower order professional offices and businesses.</del>
<del>OO47</del> OO44	Development within the <b>Industry Precinct</b> has a predominately industrial character. The Precinct provides for a mix of compatible business and industry activities, including commercial, service and trade activities and appropriate low-impact manufacturing activities that support and are within close proximity to the Town Centre Core, Frame and Minor Convenience Precincts. <u>Development does not involve the establishment or expansion of Industry – High Impact uses.</u>
<del>OO48</del> OO45	Development within the <b>Medium Density Residential Precinct</b> is typically urban residential in character and provides for a mix of medium density, sewerred residential and compatible non-residential activity where existing amenity and character are maintained or enhanced.
<del>OO49</del> OO46	<u>Development within the <b>Residential Precinct</b> creates a distinctive urban environment characterised by a variety of housing types and lot sizes to suit residents of all ages. The precinct also has a high level of amenity, primarily catering for low density, urban residential development and ancillary/associated uses. The precinct also provides for dual occupancy and a small proportion of attached houses in the form of town houses. Development has highly integrated neighbourhoods and streets, with multiple connections to surrounding areas through a grid street pattern. Development is designed to complement the natural environment, and is focused around features such as a park, waterways, open space or community facilities.</u> <del>Development within the <b>Residential Precinct</b> creates a distinctive urban environment characterised by a high level of amenity and primarily caters for low density, sewerred, urban residential development and ancillary/associated uses.</del>
<del>OO50</del> OO47	Development within the <b>Rural Residential Precinct</b> is to cater principally for rural-residential activity on larger acreage lots which are typically unsewered.
<del>OO51</del> OO48	<u>The <b>Emerging Community Precinct</b> is maintained and protected for its long term urban development potential. Development of this land for urban purposes is not required for the life of this Planning Scheme. During the life of this Planning Scheme, development of this land will only be considered if there is a demonstrated need that expected population levels for other urban land have been fulfilled or exceeded. Development is limited to those activities that do not preclude future urban (residential, commercial, business, community or industry) purposes. Not all land in the precinct will be suitable for development due to environmental values, scenic amenity or other constraints.</u> <del>Development within the <b>Emerging Community Precinct</b> is limited to those activities that will not preclude future urban (residential, commercial, business, community or industry) purposes and would not compromise structure or master planning.</del>
<del>OO52</del> OO49	Development within the <b>Countryside Precinct</b> has an agricultural character typified by broad hectare farming. Limited opportunity also exists for non-farming development – where such development maintains or enhances existing character and amenity.
<del>OO53</del> OO50	Development within the <b>Active Recreation Precinct</b> is characterised by organised and active outdoor and indoor recreational activities that encourage community participation. Development within this Precinct is

<b>Overall Outcomes for the Beaudesert and Canungra Townships Zone</b>	
	generally typified by formalised sports fields/grounds, with or without associated/ancillary clubrooms or facilities.
<del>OO54</del> <u>OO51</u>	Development within the <b>Passive Recreation Precinct</b> is characterised by informal or non-organised forms of recreational activity and generally includes activity within open space and recreation reserve areas such as <u>children's play areas</u> , picnics, dog walking, strolling, <u>cycling</u> , kite flying and the like. Development within the Precinct includes ancillary/associated structures such as toilet blocks, barbeque areas, gazebos, tables and bench seating, children's play equipment and the like.
<del>OO55</del> <u>OO52</u>	Development within the <b>Community Facilities Precinct</b> provides for a compatible mix of community facilities, infrastructure and limited recreational opportunities principally to serve the immediately surrounding area.
<b>Growth Management</b>	
<del>OO56</del> <u>OO53</u>	<p><u>The planning scheme allocates sufficient land to accommodate additional population growth for the life of this Planning Scheme. Further expansion of urban development does not occur outside:</u></p> <p><u>(a) the Priority Infrastructure Area of the planning scheme; and</u></p> <p><u>(b) the Urban Footprint in the South East Queensland Regional Plan.</u></p> <p><del>Development in respect of land in the Beaudesert and Canungra Townships Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that—</del></p> <p><del>(a) the land is not necessarily suitable for urban development; and</del></p> <p><del>(b) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and</del></p> <p><del>(c) the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and</del></p> <p><del>structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.</del></p>
<u>OO54</u>	<u>Land identified as Urban Footprint in the South East Queensland Regional Plan and included in the Emerging Community Precinct in the planning scheme is not required for urban development for the life of this Planning Scheme. During the life of this Planning Scheme, development will only be considered if it can be demonstrated there is insufficient land to accommodate population growth or that expected population growth levels have been exceeded.</u>
<u>OO55</u>	<u>Development inconsistent with the timing and sequence of development in the Planning Scheme can occur only when Council determines that development should occur earlier and subject to key infrastructure being established or committed to being established such that it would be in place in time to service the first population of the proposed community.</u>
<b>Intensity of Development</b>	
<del>OO57</del>	<del>Development is at a scale, form and intensity which is intended for development in the Zone and is consistent with the reasonable</del>

Overall Outcomes for the Beaudesert <del>and Canungra</del> Townships Zone	
<del>expectations of residents of the Zone.</del>	
<del>OO58</del> <u>OO56</u>	<p>Development, being Reconfiguring a Lot—</p> <ul style="list-style-type: none"> <li>(a) is to comply with the standards in Table 5.4.6B (Lot Design Specifications); and</li> <li>(b) in respect of land in the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan, is to comply with the Regulatory Provisions of the South East Queensland Regional Plan.<sup>24</sup></li> </ul>

### 3.6.11 Specific Outcomes and Prescribed Solutions for the Beaudesert Township Zone

Table 3.6.11 (Specific Outcomes and Prescribed Solutions for the Beaudesert Township Zone) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

<sup>24</sup> The Regulatory Provisions of the South East Queensland Regional Plan provide that the subdivision of land in the Regional Landscape and Rural Production Area may not occur unless the subdivision meets the exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

**Table 3.6.11 Specific Outcomes and Prescribed Solutions for the Beaudesert Township Zone**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<b>Consistent Development</b>	
SO1 Development— (a) <u>provides for a range of uses and infrastructure that contributes to the maintenance and establishment of an integrated and well planned modern country town; and</u> (b) is limited to development which is ‘Consistent Development’ as identified in Table 3.6.7 Consistent Development in the Beaudesert Township Zone.	S1.1 No Solution is prescribed.
<b>Amenity, Environmental Management and Greenspace</b>	
SO2 Development— (a) protects and enhances residential amenity, residential character and a pleasant and safe living and working environment; and (b) has a built form which is consistent with the <u>intended</u> scale and form of development in the Zone generally; and (c) provides buffering between non-residential uses and residential uses; and (d) provides buffering between residential uses and major transport routes.	S2.1 No Solution is prescribed.
SO3 Development— (a) protects and enhances the values of Ecologically Significant Areas and, where possible, provides for the areas to be linked; and (b) provides for areas of ecological significance to be retained in public ownership; and	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
(c) provides that buildings and structures are set back from areas of ecological significance or buffers are provided.	
SO4 Development— (a) protects and enhances scenic amenity; and (b) avoids adverse impacts upon areas of scenic amenity and Ecologically Significant Areas; and (c) avoids encroachment upon areas identified as buffers for other development; and (d) (where involving Building Work), is undertaken within defined building envelopes where lots are constrained by environmental <b>factors values</b> .	S4.1 No Solution is prescribed.
SO5 Development provides that degraded land is rehabilitated and reused in a way that does not compromise the safety of the community or the amenity of the Zone or Precinct.	S5.1 No Solution is prescribed.
SO6 Development provides for the role of Westerman Park as a buffer between an existing Aged Persons Accommodation (Wongaburra) and adjacent land occupied by industrial activities to be maintained and enhanced.	S6.1 Development maintains or enhances the buffering effect provided by Westerman Park by retaining existing vegetation, local character and landscape and amenity values.
Community Identity, Urban Design Principles and Image	
SO7 Development for urban residential purposes protects and enhances the amenity and character of the Zone and Precincts by providing that— (a) traffic within urban residential areas is	S7.1 No Solution is prescribed.



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>managed effectively; and</p> <p>(b) <del>development complements and enhances the existing or desired streetscape</del> <u>development complements and enhances the existing or desired streetscape</u> <del>there is no adverse impact on streetscape</del>; and</p> <p>(c) landscaping and other treatments <u>enhance residential character</u> <del>and are provided to adequately</del> buffer or screen non-residential <del>from residential</del> uses; and</p> <p>(d) development along a major road achieved a high standard of visual amenity and landscaping treatment; and</p> <p><del>(e) the level of crime and fear of crime is not increased; and</del></p> <p><del>(f)</del> <u>(e)</u> the safe and efficient use of an existing or planned community services use is not <u>compromised</u> <del>disadvantaged</del>.</p>	
<p><del>S08 Development for non-residential purposes within the Town Centre Core Precinct, Frame Precinct and Minor Convenience Centre Precinct is consistent with existing and intended scale and built form by providing that development—</del></p> <p><del>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</del></p> <p><del>(a) height, mass and proportions; and</del></p> <p><del>(b) roof form and pitch; and</del></p> <p><del>(c) building materials, patterns, textures and colours and other decorative elements; and</del></p> <p><del>(d) windows and</del></p>	<p><del>S8.1 No Solution is prescribed.</del></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p><del>doors; and</del></p> <p><del>(e) verandahs, towers and eaves; and</del></p> <p><del>(f) fencing, landscaping and entry treatments; and</del></p> <p><del>(g) parking, manoeuvring and access areas; and</del></p> <p><del>(h) existing buildings, structures and plants; and</del></p> <p><del>(b) is consistent with the pattern of development shown on a structure plan map; and</del></p> <p><del>(c) has an attractive and functional appearance; and</del></p> <p><del>(d) is orientated toward the road network; and</del></p> <p><del>(e) contributes positively to streetscape and built form; and</del></p> <p><del>(f) is integrated with existing buildings; and</del></p> <p><del>(g) provides a cohesive built form.</del></p>	
<p><u>SO8 Development in the Town Centre Core Precinct and Frame Precinct is located, designed and managed to—</u></p> <p><u>(a) provide for an attractive and functional appearance and achieves a high level of integration with existing development; and</u></p> <p><u>(b) contribute to the vibrancy of public spaces through:</u></p> <p><u>(i) wide footpaths with awnings, street furniture and mature shade trees;</u></p> <p><u>(ii) minimal or no front building setback;</u></p> <p><u>(iii) a mix of tenancy sizes with highly active ground floor uses;</u></p> <p><u>(iv) ensuring buildings</u></p>	<p><u>S8.1 No Solution is prescribed.</u></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p style="text-align: center;"><u>open onto and front the street;</u></p> <p style="text-align: center;"><u>(v) a variety of uses operating throughout the day and night; and</u></p> <p><u>(c) provide a high level of amenity and contribute positively to the streetscape, landscaping and existing built form; and</u></p> <p><u>(d) provide for a rationalisation of vehicular and pedestrian access, with a particular emphasis on creating a pedestrian friendly environment that reduces vehicle dominance; and</u></p> <p><u>(e) provide appropriate parking, manoeuvring, servicing and access areas that do not dominate or break continuous streetscapes or impede pedestrians;</u></p> <p><u>(f) provide the tallest buildings within the Town Centre Core Precinct.</u></p>	
<p><u>SO9 Development for a Shopping Centre -</u></p> <p><u>(a) is orientated to, and opens onto the street and avoids 'big box' or 'shopping mall' style development; and</u></p> <p><u>(b) does not include blank walls along street frontages; and</u></p> <p><u>(c) includes car parking, loading areas and refuse storage areas behind or adjacent to the building frontage.</u></p>	<p><u>S9.1 No Solution is prescribed.</u></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<del>SO9 Development is designed to provide for social interaction.</del>	<del>S9.1 No Solution is prescribed.</del>
SO10 Development in a Precinct other than the Town Centre Core Precinct and Frame Precinct: <ul style="list-style-type: none"> <li>(a) provides for a variety of building alignments; and</li> <li>(b) provides substantial building setbacks along key roads; and</li> <li>(c) makes allowance for future road upgrades.</li> </ul>	S10.1 No Solution is prescribed.
<b>Community Services</b>	
SO11 Development supports a range of community services commensurate with need.	S11.1 No Solution is prescribed.
SO12 Development provides for community services to be located in existing or planned nodes of urban development.	S12.1 No Solution is prescribed.
<u>SO13 Community services and facilities are co-located to increase efficiency and service delivery and are conveniently located to service residential catchments.</u>	<u>S13.1 No Solution is prescribed.</u>
<u>SO14 Development for a tertiary education facility is—</u> <ul style="list-style-type: none"> <li><u>(a) well integrated with surrounding development;</u></li> <li><u>(b) co-located with community facilities and services that support the operation of the tertiary facility;</u></li> <li><u>(c) well serviced by public transport and pedestrian and cycle paths; and</u></li> <li><u>(d) is oriented to address the street.</u></li> </ul>	<u>S14.1 No Solution is prescribed.</u>
SO15 <del>3</del> Development contributes to the provision of community	S15 <del>3</del> .1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
services by not compromising opportunities to establish new, or enhance existing, community services and Community Care Centres.	
<b>Cultural Heritage <u>and Character</u></b>	
SO16 <del>4</del> Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.	S16 <del>4</del> .1 Development adjoining or containing a site of cultural heritage significance does not <del>impinge</del> <u>impact</u> on the values of the site by way of overshadowing or incompatible building character.
<b>Defence Facility Area</b>	
<del>SO15 Development does not compromise the operational capability of the defence establishment at Canungra.</del>	<del>S15.1 No Solution is prescribed.</del>
<b>Ecological Sustainability</b>	
<del>SO16 Development within non-reticulated areas makes provision for the on-site storage of potable water.</del>	<del>S16.1 Development makes provision for the on-site storage of potable water to the standards outlined in <i>Planning Scheme Policy 7</i>.</del>
<del>SO17 Development conserves the use of non-renewable energy resources by providing that development— augments the use of non-renewable resources with renewable resources to provide for sustainability; and takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of— layout; and materials; and orientation on the site; and relationship to adjoining uses.</del>	<del>S17.1 No Solution is prescribed.</del>
SO17 <u>Significant ecological corridors including the Logan River, Waters Creek, Fishers Gully and Spring Creek are protected from development impacts, rehabilitated to a natural state and provide for movement of terrestrial and aquatic fauna.</u>	S17.1 <u>Development provides corridors with the following dimensions:</u>  (a) <u>the Waters Creek corridor maintains a minimum width of 100m; and</u>  (b) <u>the Fishers Gully corridor maintains a minimum width of 100m; and</u>  (c) <u>the Spring Creek Corridor</u>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	<p><u>maintains a minimum width of 100m.</u></p>
<p><u>SO18 Opportunities to create additional ecological corridors and habitat linkages along waterways, drainage lines, ridgelines and other areas are provided and incorporated as part of the master planning process for greenfield land.</u></p>	<p><u>S18.1 No Solution is prescribed.</u></p>
<p><u>SO19 Development is set back from and provides buffers to the outside edge of an Ecologically Significant Area. Buffers are consistent with minimum best practice distances and protect and enhance ecological processes and biodiversity values including—</u></p> <ul style="list-style-type: none"> <li><u>(a) terrestrial habitat values;</u></li> <li><u>(b) aquatic habitat values;</u></li> <li><u>(c) water quality values;</u></li> <li><u>(d) hydrological functioning of waterways and wetlands;</u></li> <li><u>(e) natural landscape values; and</u></li> <li><u>(f) connectivity and usage of the site by native fauna species or communities.</u></li> </ul>	<p><u>S19.1 A buffer extending from the outside edge of the Ecologically Significant Area is provided and maintained in accordance with best practice distances and has a minimum width of—</u></p> <ul style="list-style-type: none"> <li><u>(a) 50m from vegetation of regional or State significance;</u></li> <li><u>(b) 50m from an area of biodiversity significance or habitat;</u></li> <li><u>(c) 50m from Waters Creek, Spring Creek or Fishers Gully, measured from the high bank<sup>25</sup> of the waterway;</u></li> <li><u>(d) 120m from the Logan River, measured from the high bank of the waterway;</u></li> <li><u>(e) 50m for freshwater wetlands measured from the edge of the wetland; and</u></li> <li><u>(f) between 25m and 50m for other waterways measured from the high bank of the waterway. Buffer width is to be determined based on the characteristics and values of the waterway and potential development impacts.</u></li> </ul>
<p><del>SO2018 Development protects and enhances natural catchments, river and stream systems, riparian vegetation</del></p>	<p><del>S2018.1 No Solution is prescribed.</del></p>

<sup>25</sup> Schedule 4 Catchment Management – Riparian Buffer Zone Determination, Table 2.1 and 'Note 2', requires riparian buffer zones to be measured from the centre of the stream out to each side. These provisions of Schedule 4 do not apply to the Beaudesert Township Zone, with buffers and setbacks being measured from the outside edge of an Ecologically Significant Area or high bank of a waterway or wetland.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p><del>and recognises the importance of the individual ecosystems within each catchment and system.</del></p>	
<p><del>SO19 Development identifies, protects and enhances Ecologically Significant Areas and other nature conservation values.</del></p> <p><del>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</del></p>	<p><del>S19.1 No Solution is prescribed.</del></p>
<p>SO20 Development identifies, protects and enhances habitat for State and regionally significant flora and fauna species.</p> <p>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to address the information outlined in Planning Scheme Policy 3 - Ecological Assessment Reporting.</p>	<p>SO20.1 <u>No Solution is prescribed.</u></p> <p><del>S20.1 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species, as identified in Planning Scheme Policy 3 – Ecological Assessment Reporting, Appendix C – Significant Flora and Fauna Species.</del></p> <p><del>S20.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community.</del></p> <p><del>3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of a conservation envelope.</del></p>
<b>Economic Development</b>	
<p><u>SO21 Development—</u></p> <p><u>(a) provides a range of employment opportunities in appropriate locations; and</u></p> <p><u>(b) is consistent with and reinforces the centres hierarchy; and</u></p> <p><u>(c) is balanced with anticipated growth</u></p>	<p><u>S21.1 No Solution is prescribed.</u></p>



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p><u>within their primary catchment; and</u></p> <p>(d) <u>does not impact on the trading of other centres for an extended period of time or undermine the potential for another planned centre to expand into its intended role.</u></p>	
<p><u>SO22 Development—</u></p> <p>(a) <u>is consistent with the intended role, function, scale and character of the Town Centre Core, Frame, and Industry Precincts; and</u></p> <p>(b) <u>avoids out-of-centre development unless it can be demonstrated there is an overriding community need and the role, function and viability of other centres is maintained.</u></p>	<p><u>S22.1 No Solution is prescribed.</u></p>
<p><u>SO23 Development involving a large shopping centre, discount department store, or department store locates in the Town Centre Core Precinct, or to the west of Brisbane Street, between Eaglesfield Street and Tubber Street.</u></p>	<p><u>S23.1 No Solution is prescribed.</u></p>
<p><del>SO21 Development provides for the growth of Beaudesert township as a Principal Rural Activity Centre in accordance with the South East Queensland Regional Plan.</del></p>	<p><del>S21.1 No Solution is prescribed.</del></p>
<p><del>SO22 Development provides a range of employment opportunities for residents of the Beaudesert and Canungra Townships Zone.</del></p>	<p><del>S22.1 No Solution is prescribed.</del></p>
<p><del>SO23 Development does not compromise areas allocated for business, commercial and industrial uses by the</del></p>	<p><del>S23.1 No Solution is prescribed.</del></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<del>establishment of incompatible uses.</del>	
<del>SO24 Development for non-residential purposes within the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct, Minor Convenience Precinct and Industry Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.</del>	<del>S24.1 No Solution is prescribed.</del>
<b>Housing</b>	
<p><u>SO24 Medium density housing and short term accommodation are supported in:</u></p> <ul style="list-style-type: none"> <li><u>(a) the Medium Density Precinct; and</u></li> <li><u>(b) in the Town Centre Core Precinct where above ground level and integrated with commercial or retail development.</u></li> </ul>	<u>S24.1 No Solution is prescribed.</u>
<p><u>SO25 Development provides for a range of housing types, sizes, styles, densities and lot sizes to meet the diverse housing needs and lifestyle choices of the community. In particular, development provides—</u></p> <ul style="list-style-type: none"> <li><u>(a) predominantly houses in the Residential Precinct; and</u></li> <li><u>(b) a limited number of dispersed medium density residential uses in the Residential Precinct including dual occupancy and townhouses with a maximum density of 1 dwelling unit per 300m<sup>2</sup>; and</u></li> <li><u>(c) medium density residential uses such as dual occupancy and townhouses in the Medium Density Precinct; and</u></li> </ul>	<u>S25.1 No Solution is prescribed.</u>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>(a) <u>single detached houses on Rural Residential Precinct lots.</u></p>	
<p><u>SO26 Residential development in areas identified on Figure 3.6.23 – Beaudesert Masterplan and Open Space Areas is undertaken in accordance with an approved master plan. The master plan provides for—</u></p> <ul style="list-style-type: none"> <li><u>(a) best practice site planning and development layout;</u></li> <li><u>(b) an efficient and affordable infrastructure network;</u></li> <li><u>(c) the sequencing and orderly staging of development;</u></li> <li><u>(d) the incorporation of best practice water sensitive urban design principles;</u></li> <li><u>(e) a safe, attractive and integrated street network based on the grid street pattern to maximise permeability, legibility, accessibility and street tree plantings;</u></li> <li><u>(f) the integration with adjoining residential areas in the locality;</u></li> <li><u>(g) a wide range of housing types, densities and lot sizes including multiple dwellings, town houses, terraces, detached dwellings, dual occupancy, aged care and special needs housing;</u></li> <li><u>(h) the identification of lots intended for more than one dwelling, with such lots being dispersed throughout</u></li> </ul>	<p><u>S26.1 No Solution is prescribed.</u></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p><u>the neighbourhood and not concentrated in one area;</u></p> <p>(i) <u>development that has the appearance of a modern country town, not suburbia and incorporates attractive and diverse facades that address street frontages and public and communal open space.</u></p>	
<p><del>SO25 Development provides for a diversity of housing forms and a variety of housing types to meet the housing needs of the community.</del></p>	<p><del>S25.1 Development provides for a variety of dwelling types including—</del></p> <p><del>OO59 predominantly houses in the Residential Precinct; and</del></p> <p><del>OO60 medium density residential uses in the Residential Precinct with a maximum density of 1 dwelling unit per 450m<sup>2</sup>; and</del></p> <p><del>OO61 medium density residential uses in the Medium Density Residential Precinct with a maximum density of 1 dwelling unit per 300m<sup>2</sup>; and</del></p> <p><del>OO62 houses on rural residential lots.</del></p>
<p><del>SO27.6</del> Development being Aged Persons Accommodation (and ancillary facilities) is carried out in the Medium Density Residential Precinct, <u>the Town Centre Core Precinct</u>, or the Residential Precinct.</p>	<p><del>S27.1</del> No Solution is prescribed.</p>
<p><del>SO27 Development being a House limits adverse impacts on existing residential amenity and character and provides residential neighbourhoods with a strong and positive identity through—</del></p> <p><del>(i) providing a safe, efficient and legible road network; and</del></p> <p><del>(ii) the location and design of development; and</del></p> <p><del>(iii) integration with the surrounding development; and</del></p> <p><del>(iv) the protection and enhancement of personal health, safety and property; and</del></p> <p><del>(v) achieving a sense of</del></p>	<p><del>S27.1 No Solution is prescribed.</del></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<del>place.</del>	
<p><del>SO28 Development provides that the orientation and form of buildings and the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</del></p> <p><del>(a) maximising solar access to the north in winter; and</del></p> <p><del>(b) minimising solar access to the east and west in summer; and</del></p> <p><del>(c) maximising access to any prevailing summer breezes; and</del></p> <p><del>(d) minimising exposure to prevailing winter winds.</del></p>	<p><del>S28.1 No Solution is prescribed.</del></p>
<p><del>SO291 Development being a Dual Occupancy is consistent in building form and scale to existing residential uses and maintains the character and amenity of the Precinct.</del></p>	<p><del>S29.1 No Solution is prescribed.</del></p>
<b>Infrastructure Efficiency</b>	
<p><del>SO28 Development—</del></p> <p><del>(a) does not adversely impact upon the efficiency or effectiveness of any existing or planned infrastructure; and</del></p> <p><del>(b) does not place an adverse loading on any existing or planned infrastructure; and</del></p> <p><del>(c) does not result in out-of-sequence, unplanned or inefficient infrastructure provision.</del></p>	<p><u>S28.1 Development is undertaken in accordance with the Priority Infrastructure Plan or equivalent infrastructure plan.</u></p>
<p><del>SO30 Development being Building Work and Engineering Work does not—</del></p>	<p><del>S30.1 Development is located in a Precinct suitable for the intended use.</del></p> <p><del>S30.2 Development is extended only</del></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p><del>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</del></p> <p><del>(b) place an adverse loading on any existing or planned infrastructure.</del></p>	<p><del>where it can be readily supported by appropriate infrastructure.</del></p>
<p><del>SO29</del><sup>34</sup> Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.</p>	<p><del>S29</del><sup>34.1</sup> Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the <i>Electricity Regulation 1994</i>.</p> <p><del>S29</del><sup>34.2</sup> Development involving the construction of buildings and other structures (including swimming pools, sheds, tennis courts and the like) is not undertaken directly under electricity distribution lines, or within defined electricity easements.</p>
<p><del>SO30</del><sup>2</sup> Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.</p>	<p><del>S30</del><sup>2.1</sup> No Solution is prescribed.</p>
<b>Landscape, Scenic Amenity and Charactering</b>	
<p><del>SO31</del><sup>3</sup> Development within the Town Centre Core Precinct and Frame Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precinct.</p>	<p><del>S31</del><sup>3.1</sup> No Solution is prescribed.</p>
<p><del>SO32</del><sup>4</sup> Development within the Industry Precinct provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.</p>	<p><del>S32</del><sup>4.1</sup> No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p><u>SO33</u> The visually prominent and sensitive upper slopes of the Birnam Range are maintained in a natural state and protected from development impacts including vegetation clearing. In particular, development being a Reconfiguration of a Lot —</p> <p>(a) does not occur above RL120 metres AHD on land north of Beaudesert-Nerang Road; and</p> <p>(b) does not locate above RL140 metres AHD on land south of Beaudesert-Nerang Road.</p>	<p><u>S33.1</u> No solution is prescribed.</p>
<b>Noise, Air and Light Emissions</b>	
<p><del>SO34</del><sup>5</sup> Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, <u>minimising</u> or mitigating the adverse emissions of noise <del>and</del> vibration, <u>light, glare, odour, dust and other pollutants.</u></p>	<p><del>S34</del><sup>5.1</sup> No Solution is prescribed.</p>
<p><del>SO36</del> Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, <u>minimising</u> or <u>mitigating</u> emissions of odour, dust and other pollutants.</p>	<p><del>S36.1</del> No Solution is prescribed.</p>
<p><del>SO37</del> Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, <u>minimising</u> or <u>mitigating</u> the adverse emission of light or glare.</p>	<p><del>S37.1</del> No Solution is prescribed.</p>
<b>Open Space, Sport and Recreation Facilities</b>	
<p><del>SO35</del><sup>8</sup> Development provides for an integrated, diverse, useable and accessible open space network, supported by linkages between areas of</p>	<p><del>S35</del><sup>8.1</sup> No Solution is prescribed.</p>



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
concentrated outdoor sport and recreation activity.	
<p>SO36<del>9</del> Development supports a range of outdoor sporting <u>and recreation</u> activity including sportsgrounds, parks and linear corridors for non-motorised recreation. <u>In particular—</u></p> <p>(a) <u>the Spring Creek waterway corridor is developed into a regionally significant park for sport and recreation and links the south of Beaudesert to the Town Centre Core Precinct; and</u></p> <p><del>(a)</del>(b) <u>opportunities for the establishment, expansion or enhancement of district level playing fields are maximised.</u></p>	<p>S36<del>9</del>.1 No Solution is prescribed.</p>
<p>SO37 <u>Residential development in greenfield areas identified on Figure 3.6.23 – Beaudesert Masterplan and Open Space Areas as requiring a master plan provides local open space that—</u></p> <p>(a) <u>are well connected to the wider network of open space through linear connections along creeks and other corridors; and</u></p> <p>(b) <u>are well located and use land and embellishments efficiently; and</u></p> <p>(c) <u>do not involve multiple small parks; and</u></p> <p>(d) <u>are not characterised by unusable or constrained land with limited embellishments and high maintenance costs; and</u></p> <p>(e) <u>are provided at a</u></p>	<p>S37.1 <u>No Solution is prescribed.</u></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p><u>minimum rate of 0.75 hectares of local<sup>26</sup> open space per 1000 people.</u></p>	
<p><del>SO40 Development provides opportunities for the establishment, expansion or enhancement of district level playing fields serving the needs of residents.</del></p>	<p><del>S40.1 No Solution is prescribed.</del></p>
<p><del>SO3841</del> Development supports the maintenance of individual recreational opportunities and maximises <u>connectivity and access to areas of existing and planned public recreational activity and open space network.</u></p>	<p><del>S3841.1</del> No Solution is prescribed.</p>
<b>Protection of Personal Health, Safety and Property</b>	
<p><del>SO42 Development is not to exacerbate or be adversely affected by flood events.</del></p>	<p><del>S42.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood.</del></p> <p><del>S42.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2% AEP flood.</del></p>
<p><del>SO39403</del> Development protects and enhances personal health and safety and property by incorporating features and measures designed to improve safety and minimise the risk of crime through—</p> <ul style="list-style-type: none"> <li>(a) the design of public access ways and pedestrian areas to avoid dark corners and encourage casual surveillance; and</li> <li>(b) the provision of entry points to buildings which are clearly visible; and</li> <li>(c) the avoidance of</li> </ul>	<p><del>S3943.1</del> Development does not provide—</p> <ul style="list-style-type: none"> <li>(a) a blind corner involving a change in direction of 75 degrees or greater; and</li> <li>(b) a pathway that is longer than 20 metres; and</li> <li>(c) if a non-residential development, an entry to or an exit (other than an emergency exit) from a building which is not located at the front of the building.</li> </ul>

<sup>26</sup> The provision of local park is in addition to areas designated for higher order district or regional recreation and sports parks which are referred to as trunk parks.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
fencing and landscaping which obstruct or limit casual surveillance.	
<del>SO44 – Development is sympathetic to natural hazard constraints.</del>	<del>S44.1 Development avoids flood prone, steep slope and high bushfire hazard areas. S44.2 Development provides for building envelopes where lots are constrained by environmental factors</del>
Transport and Access	
SO4 <del>0</del> <sup>5</sup> Development protects and enhances existing and planned road and rail transport infrastructure. <u>In particular, development is design and sited to—</u> <u>(a) maintain residential amenity; and</u> <del>4-</del> <u>(b) not impede the role and function of the infrastructure corridor.</u>	S4 <del>0</del> <sup>4</sup> .1 No Solution is prescribed.
SO41 <u>Development provides a transport network and infrastructure which—</u> <u>(a) services the development; and</u> <u>(b) integrates with the existing and planned network; and</u> <u>(c) is efficient and enhances the existing road pattern and hierarchy; and</u> <u>(d) is consistent with community need.</u>	S41.1 <u>No Solution is prescribed.</u>
SO42 <u>Development makes provision for public transport infrastructure which—</u> <u>(a) service the development; and</u> <u>(b) are conveniently located;</u> <u>(c) integrate with existing public transport services; and</u> <u>(d) protect and enhance</u>	S42.1 <u>No Solution is prescribed.</u>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p><u>the safe, efficient and legible operation of public transport services.</u></p>	
<p><del>SO46 Development provides road transport infrastructure which—</del>  <del>(a) services the development; and</del>  <del>(b) integrates with the existing and planned road transport infrastructure; and</del>  <del>(c) protects and enhances the road hierarchy.</del></p>	<p><del>S46.1 No Solution is prescribed.</del></p>
<p>SO4<del>3</del><u>7</u> Development provides for an integrated and efficient transport ‘network’ that meets the needs of the community.</p>	<p>S4<del>3</del><u>7</u>.1 No Solution is prescribed.</p>
<p>SO4<del>4</del><u>8</u> Development provides pedestrian and cycle networks in appropriate locations.</p>	<p>S4<del>4</del><u>8</u>.1 No Solution is prescribed.</p>
<p><b>Growth Management</b></p>	
<p><u>SO45 Development of land for urban purposes in the Emerging Community Precinct does not occur during the life of the Planning Scheme. Development will only be contemplated if it—</u>  <u>(a) is demonstrated that there is insufficient land to accommodate population growth or that expected population growth levels have been exceeded; and</u>  <u>(b) avoids out-of-sequence development.</u></p>	<p><u>S45.1 No Solution is prescribed.</u></p>
<p><del>SO49 Development in respect of land in the Beaudesert and Canungra Townships Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that—</del>  <del>(a) the land is not</del></p>	<p><del>S49.1 No Solution is prescribed.</del></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p><del>necessarily suitable for urban development; and</del></p> <p><del>(b) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and</del></p> <p><del>(c) the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and</del></p> <p><del>(d) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.</del></p>	
Intensity of Development	
<p>SO<del>46</del><del>50</del> Development being <del>—</del></p> <p>(a) a Material Change of Use is consistent with the scale, form and intensity of development in the Zone <u>and Precinct</u>; and</p> <p>(b) Reconfiguring a Lot is to comply with <del>—</del></p> <p>(i) the standards in Table 5.4.6B (Lot Design Specifications); and</p> <p>(ii) the Regulatory Provisions of the South East Queensland Regional Plan.<sup>27</sup></p>	<p>S<del>46</del><del>50.1</del> No Solution is prescribed.</p>

<sup>27</sup> The Regulatory Provisions of the South East Queensland Regional Plan provide that the subdivision of land in the Regional Landscape and Rural Production Area may not occur unless the subdivision meets the exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

## Subdivision 3 Specific Assessment Criteria for the Town Centre Core Precinct

### 3.6.12 Specific Outcomes and Prescribed Solutions for the Town Centre Core Precinct

Table 3.6.12 (Specific Outcomes and Prescribed Solutions for the Town Centre Core Precinct) identifies in—

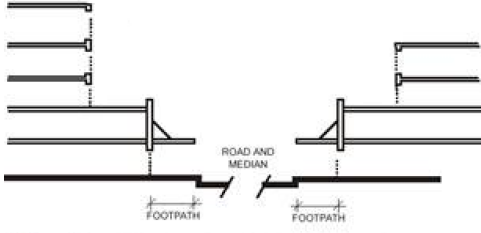
- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.6.12 Specific Outcomes and Prescribed Solutions for the Town Centre Core Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development exhibits a retail and commercial office character when occurring at ground floor level and either a commercial office <u>or residential</u> character when occurring above ground floor level. <del>and, within a compact, centralised location</del> <u>Development</u>—</p> <ul style="list-style-type: none"> <li>(a) provides for the convenience shopping needs of localised catchments; and</li> <li>(b) provides access to— <ul style="list-style-type: none"> <li>(i) comparison shopping; and</li> <li>(ii) speciality shopping; and</li> <li>(iii) higher order professional offices and business; and</li> <li>(iv) financial or personal services; <del>and</del></li> <li>(v) <u>medium density residential housing above ground level.</u></li> </ul> </li> </ul>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development operates in conjunction with other nearby community service functions</p>	<p>S2.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
such as schools, meeting places and the like.	
SO3 Development within the Town Centre Core Precinct <del>in both Beaudesert and Canungra township</del> is comprised predominantly of— <ul style="list-style-type: none"> <li>(a) a Shop; and</li> <li>(b) Commercial activity; and</li> <li>(c) a Convenience Restaurant; and a Food Establishment/ Reception Centre; <del>and</del></li> <li><u>(d) a Shopping Centre; and</u></li> <li><u>(d)(e) Medium Density Residential.</u></li> </ul>	S3.1 No Solution is prescribed.
SO4 Development— <ul style="list-style-type: none"> <li>(a) protects and enhances the role of the Precinct as <del>a local retail</del><u>the primary retail and commercial centre in the Beaudesert township</u><del>which functions as a retail and commercial office node;</del> and</li> <li>(b) functions in an integrated manner alongside existing commercial and retail activity by providing integrated parking areas, access areas, manoeuvring areas, built form, landscaping and advertising devices; and</li> <li>(c) protects existing and intended amenity; and</li> <li>(d) has a high level of accessibility to the local road network; and</li> <li>(e) provides a high level of amenity in relation to built form, landscaping, streetscape, <u>central public spaces</u> and advertising devices.</li> </ul>	S4.1 No Solution is prescribed.
SO5 Development is designed to provide for social interaction.	S5.1 No Solution is prescribed.
SO6 Development for non-	S6.1 No Solution is prescribed.



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
residential urban type uses within the Town Centre Core Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.	
<p>SO7 Development being Building Work and Engineering Work does not—</p> <ul style="list-style-type: none"> <li>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</li> <li>(b) place an adverse loading on any existing or planned infrastructure.</li> </ul>	<p>S7.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p><del>SO8—Development within the Town Centre Core Precinct at Beaudesert makes provision for public transport services which—</del></p> <ul style="list-style-type: none"> <li><del>(a) service the development; and</del></li> <li><del>(b) integrate with the existing public transport services; and</del></li> <li><del>(c) protect and enhance the safe, efficient and legible operation of public transport services</del></li> </ul>	<p><del>S8.1 No Solution is prescribed.</del></p>
<p><u>SO8 Buildings create a human scale at street level.</u></p>	<p><u>S8.1 Development above 2 storeys provides—</u></p> <ul style="list-style-type: none"> <li><u>(a) a podium at a maximum of 2 storeys in height, in accordance with <b>Figure 1</b> below; and</u></li> <li><u>(b) minimum 2 metre setback from front, side and rear boundaries above 2 storeys.</u></li> </ul> <p><b>Figure 1</b></p>  <p><u>S8.2 Awnings are provided above pedestrian paths and—</u></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	<p>(a) <u>span the full frontage width;</u>            (b) <u>align with adjoining awnings;</u>            (c) <u>include under-awning lighting;</u>            (d) <u>are a maximum of 4 metres above ground level; and</u>            (e) <u>are setback 1 metre from the kerb and channel to allow streetscaping.</u></p>

## Subdivision 4 Specific Assessment Criteria for the Frame Precinct

### 3.6.13 Specific Outcomes and Prescribed Solutions for the Frame Precinct

Table 3.6.13 (Specific Outcomes and Prescribed Solutions for the Frame Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.6.13 Specific Outcomes and Prescribed Solutions for the Frame Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p><del>SO1 — Development exhibits a predominately commercial character with limited business and retail activity and —</del></p> <p><del>(a) provides for limited additional convenience shopping needs tending towards bulky goods; and</del></p> <p><del>(b) provides access to —</del></p> <p><del>(i) a limited range of additional comparison shopping; and speciality shopping; and</del></p>	<p><del>S1.1 No Solution is prescribed.</del></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p style="text-align: center;"><del>(ii) higher order professional offices and business; and</del> <del>(iii) financial or personal services.</del></p>	
<p><del>SO2 Development operates in conjunction with other nearby community service functions such as schools, meeting places and the like.</del></p>	<p><del>S2.1 No Solution is prescribed.</del></p>
<p><del>SO13 Development within the Frame Precinct at both Canungra is comprised predominantly of—</del></p> <p><del>(a) Commercial activity; or</del> <del>(b) a Shop; or</del> <del>(c) a Retail Showroom; or</del> <del>(d) a Child Care facility; or</del> <del>(e) a Community Care Centre; or</del> <del>(f) Indoor Sport, Recreation and Entertainment; or</del> <del>(g) A Convenience Restaurant; or a Food Establishment/ Reception Centre.</del></p> <p><u>Development protects and enhances the role of the Precinct for commercial uses with limited local business and retail activity and—</u></p> <p><u>(a) provides for bulky goods retailing; and</u> <u>(b) provides access to—</u> <u>(i) professional offices and businesses; and</u> <u>(ii) financial or personal services; and</u> <u>(iii) community facilities.</u></p>	<p><del>S13.1 No Solution is prescribed.</del></p>
<p><del>SO24 Development—</del> <del>(a) protects and enhances the role of the Precinct as a focus for commercial and local retail and business activity; and</del> <del>(b)(a) functions in an</del></p>	<p><del>S24.1 No Solution is prescribed.</del></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>integrated manner alongside existing commercial and retail activity in the Precinct and immediately adjacent Town Centre Core Precinct by providing integrated parking areas, access areas, manoeuvring areas, built form, landscaping and advertising devices; and</p> <p><del>(e)</del>(b) protects existing and intended amenity; and</p> <p><del>(d)</del>(c) has a high level of accessibility to the local road network; and</p> <p><del>(e)</del>(d) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.</p>	
<p><del>SO3</del><sup>5</sup> Development for urban type uses within the Frame Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.</p>	<p><del>S3</del><sup>5.1</sup> No Solution is prescribed.</p>
<p><del>SO4</del><sup>6</sup> Development being Building Work and Engineering Work does not—</p> <p>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</p> <p>(b) place an adverse loading on any existing or planned infrastructure.</p>	<p><del>S4</del><sup>6.1</sup> Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p><del>SO6</del><sup>7</sup> <del>Development within the Frame Precinct at Beaudesert makes provision for public transport services which—</del></p> <p><del>(a) service the development; and</del></p> <p><del>(b) integrate with existing public transport services; and</del></p> <p><del>protect and enhance the safe, efficient and legible operation of</del></p>	<p><del>S6</del><sup>7.1</sup> <del>No Solution is prescribed.</del></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<del>public transport services.</del>	
SO5 Development on land immediately adjoining the Industrial Precinct fronting Enterprise Drive does not impede the continued operation of industrial development.	S5.1 No Solution is prescribed.

## Subdivision 5 Specific Assessment Criteria for the Industry Precinct

### 3.6.14 Specific Outcomes and Prescribed Solutions for the Industry Precinct

Table 3.6.14 (Specific Outcomes and Prescribed Solutions for the Industry Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.6.14 Specific Outcomes and Prescribed Solutions for the Industry Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development exhibits a predominately industrial character and provides for a mix of compatible business and industry activities including— <ul style="list-style-type: none"> <li>(a) commercial and service and trade activities; and</li> <li>(b) appropriate low-impact manufacturing activities that support and are within close proximity to—</li> </ul>	S1.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<ul style="list-style-type: none"> <li>(i) the Town Centre Core Precinct; and</li> <li>(ii) Frame Precinct_</li> </ul> <p style="color: red; margin-left: 40px;">Minor Convenience Precinct.</p>	
<p>SO2 Development within the Industry Precinct is comprised predominantly of—</p> <ul style="list-style-type: none"> <li>(a) Industry – general; or</li> <li>(b) Industry – Low Impact/Service; or</li> <li>(c) Commercial Activity <u>where associated with and ancillary to an industrial use on the same lot</u>; or</li> <li>(d) a Retail Showroom <u>where associated with and ancillary to an industrial use on the same lot</u>; or</li> <li>(e) Warehouse/Storage Facility.</li> </ul>	S2.1 No Solution is prescribed.
<p><u>SO3 Development does not involve the establishment or expansion of Industry – High Impact uses in the Industry Precinct.</u></p>	<p><u>S3.1 No Solution is prescribed.</u></p>
<p><del>SO3</del>SO4 Development within the Industry Precinct is consistent with existing and intended scale and built form by providing that development—</p> <ul style="list-style-type: none"> <li>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— <ul style="list-style-type: none"> <li>(i) height, mass and proportions; and</li> <li>(ii) roof form and pitch; and</li> <li>(iii) building materials, patterns, textures and colours; and</li> <li>(iv) windows and doors; and</li> <li>(v) towers and stacks;</li> </ul> </li> </ul>	<p><del>S3</del>S4.1 No Solution is prescribed.</p>

<b>Column 1 Specific Outcomes</b>	<b>Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable</b>
<p>and</p> <ul style="list-style-type: none"> <li>(vi) fencing, landscaping and entry treatments; and</li> <li>(vii) parking, manoeuvring and access areas; and</li> <li>(viii) existing buildings, structures and plants; and</li> </ul> <ul style="list-style-type: none"> <li>(b) has a tidy and functional appearance; and</li> <li>(c) is orientated toward the road network; and</li> <li>(d) contributes positively to streetscape and built form; and</li> <li>(e) is integrated with existing industry uses and buildings.</li> </ul>	
<p><b>SO54</b> Development for Industry purposes—</p> <ul style="list-style-type: none"> <li>(a) protects and enhances the role of the Precinct as a focus for a mix of compatible business and Industry activities; and</li> <li>(b) functions in an integrated manner alongside existing business and Industry activity by providing where possible, integrated parking areas, access areas, manoeuvring areas, built form, landscaping and advertising devices; and</li> <li>(c) contributes to the enhancement of existing and intended amenity; and</li> <li>(d) has a high level of accessibility to the local road network; and</li> <li>(e) provides a high level of amenity in relation to built form, landscaping,</li> </ul>	<p><b>S54.1</b> No Solution is prescribed.</p>



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
streetscape and advertising devices.	
SO65 Development being Building Work and Engineering Work does not— (a) interfere with or adversely impact upon any existing or planned infrastructure; and (b) place an adverse loading on any existing or planned infrastructure.	S5S6.1 Within both Beaudesert and Canungra townships, development for industry purposes is only provided where it can be readily supported by appropriate infrastructure.
SO76 Development providing limited retailing activities does not compromise the role of the Town Centre Core Precinct or Frame Precinct within the Zone.	S6S7.1 Development ensures that the retailing of goods is generally limited to goods manufactured on site.

## Subdivision 6 Specific Assessment Criteria for the Residential Precinct

### 3.6.15 Specific Outcomes and Prescribed Solutions for the Residential Precinct

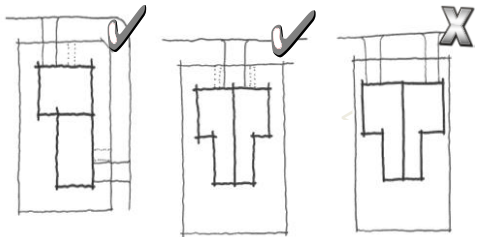
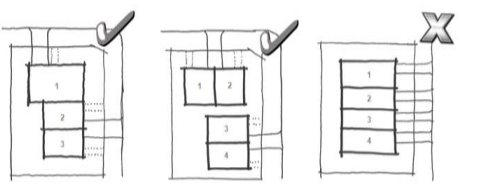
Table 3.6.15 (Specific Outcomes and Prescribed Solutions for the Residential Precinct) identified in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.6.15 Specific Outcomes and Prescribed Solutions for the Residential Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 <u>Residential development — (a) is predominantly low density in character and</u>	S1.1 <u>Residential development of land identified on Figure 3.6.23 – Beaudesert Master Plan and Open Space Areas provides for a</u>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p><u>built form; and</u></p> <p><u>(b) is designed to complement the Beaudesert country town character; and</u></p> <p><u>(c) provides a diversity and variety in housing forms and dwelling types, including, but not limited to—</u></p> <p><u>(i) Dwelling Houses;</u></p> <p><u>(ii) Dual Occupancy;</u></p> <p><u>(iii) Medium Density Residential Development; or</u></p> <p><u>(iv) Community care housing or Aged Persons Accommodation.</u></p> <p><del>Development provides for predominantly low-density, sewerred, urban residential development characterised by—</del></p> <p><del>(a) a high level of amenity; and</del></p> <p><del>(b) typically single dwellings on urban lots.</del></p>	<p><u>range in lot sizes between 400m<sup>2</sup> to 1,200m<sup>2</sup>.</u></p> <p><del>No Solution is prescribed.</del></p>
<p><del>SO2 Development provides diversity and variety in housing forms and dwelling types, including, but not limited to—</del></p> <p><del>(i) detached dwellings on urban lots; or</del></p> <p><del>(ii) attached dwellings of various forms; or</del></p> <p><del>(iii) community care housing or older persons accommodation in particular on Lot 100 RP910561.</del></p>	<p><del>S2.1 No Solution is prescribed.</del></p>
<p>SO<del>2</del><u>3</u> Development ensures a building height, bulk and setback consistent with the character of a country town.</p>	<p>S<del>2</del><u>3</u>.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.</p> <p>S<del>2</del><u>3</u>.2 <del>Development ensures that building bulk does not exceed a</del></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	<p><del>plot ratio of 0.5</del> Development has a maximum site cover of 50%, and has variety in plan shape to preserve space for private open space.</p> <p><del>S23.3</del> Development ensures that buildings—</p> <p>(a) are set back a minimum of 6 metres from the primary street frontage which provides vehicular access to the development; and</p> <p>(b) are set back a minimum of 4.5 metres from a frontage which does not provide vehicular access to the development; and</p> <p>(c)(a) the distance specified in the <del>Standard</del> <i>Building Regulation 1993</i> in the case of the setback from a side and rear boundary.</p>
<p><u>SO3</u> Development for attached dwellings including Dual Occupancies and Medium Density Residential Development—</p> <p>(a) does not dominate the character of a residential neighbourhood; and</p> <p>(b) are designed to retain a distinct detached and low density character; and</p> <p>(c) minimise the number of driveways fronting the street.</p>	<p><u>S3.1</u> Development is undertaken in accordance with the configurations in Figures 2 and 3 below.</p> <p><u>Figure 2</u></p>  <p><u>Figure 3</u></p>  <p><u>S3.2</u> Development on land identified on <u>Figure 3.6.23 - Beaudesert Master Plan Areas for Dual Occupancy and Medium Density Residential</u> achieves a maximum density of one (1) dwelling unit</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	<u>per 300m<sup>2</sup>.</u>
<p>SO4 Development provides for neighbourhoods with a strong sense of community and local identity, through—</p> <ul style="list-style-type: none"> <li>(a) providing a safe, efficient and legible local road, <u>pedestrian and cycle</u> network; and</li> <li>(b) the location and design of development that respects the characteristics and setting of the land; and</li> <li>(c) integration with surrounding development; and</li> <li>(d) the shared use of community facilities, infrastructure and parks; and</li> <li>(e) achieving a sense of place.</li> </ul>	<p><del>S4.1 No Solution is prescribed.</del> <u>Development of land identified on Figure 3.6.23 - Beaudesert Master Plan and Open Space Areas is undertaken in accordance with a Master Plan.</u></p> <p><u>S4.2 Development of land identified on Figure 3.6.23 - Beaudesert Master Plan and Open Space Areas provides street trees every 20-25 linear metres.</u></p> <p><u>S4.3 The road reserves (not including laneways) in the development of land identified on Figure 3.6.23 - Beaudesert Master Plan and Open Space Areas are a minimum of 16 metres and maximum of 20 metres in width.</u></p>
<p>SO5 Development provides that the orientation <u>of roads and lots</u> <del>and form of buildings and the orientation of roads and lots</del> facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</p> <ul style="list-style-type: none"> <li>(a) maximising solar access to the north in winter; and</li> <li>(b) minimising solar access to the east and west in the summer; and</li> <li>(c) maximising access to any prevailing summer breezes; and</li> <li>(d) minimising exposure to prevailing winter winds.</li> </ul>	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development for a Home Based Business does not interfere with adjoining residential amenity and uses.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development being a non-residential use (except a Home Based Business)—</p> <ul style="list-style-type: none"> <li>(a) reflects the type, form,</li> </ul>	<p>S7.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>scale and density of development elsewhere in the Precinct; and</p> <p>(b) provides a building setback and landscaping which are consistent with the existing and planned development in the Precinct; and</p> <p>(c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent residential uses; and</p> <p>(d) provides a solid fence along any boundary to a residential use.</p>	
<p><u>SO8 Aged Persons Accommodation is located in the Residential Precinct where it can be demonstrated that the facility is highly integrated, protects residential character and amenity and is well serviced by community facilities and urban services.</u></p>	<p><u>S8.1 No Solution is prescribed.</u></p>

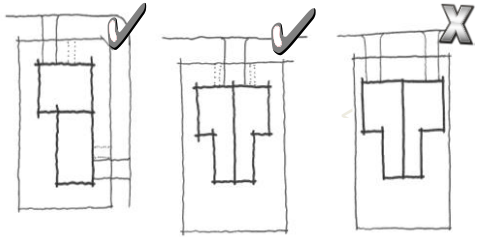
## Subdivision 7 Additional Assessment Criteria for the Medium Density Residential Precinct

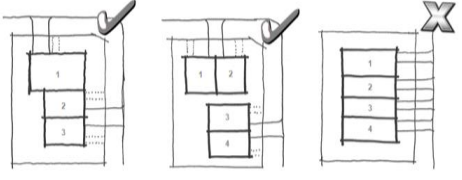
### 3.6.16 Specific Outcomes and Prescribed Solutions for the Medium Density Residential Precinct

Table 3.6.16 (Specific Outcomes and Prescribed Solutions for the Medium Density Residential Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.6.16 Specific Outcomes and Prescribed Solutions for the Medium Density Residential Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development provides for predominantly medium-density, sewerred, urban residential development characterised by—</p> <p>(a) a high level of amenity; and</p> <p>(b) a mix of single detached dwellings and attached dwellings on urban lots.</p>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development provides diversity and variety in housing forms and dwelling types, including, but not limited to—</p> <p>(a) detached dwellings on urban lots; and</p> <p>(b) attached dwellings of various forms.</p>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development ensures a building height, bulk and setback consistent with the character of a country town.</p>	<p>S3.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.</p> <p>S3.2 Development <u>has a maximum site coverage of 60% and has variety in plan shape to preserve space for private open space and increased setbacks between adjoining properties.</u> <del>ensures that building bulk does not exceed a plot ratio of 0.5.</del></p> <p>S3.3 <u>Development is undertaken in accordance with the configurations in Figures 2 and 3 below.</u></p> <p><u>Figure 2</u></p>  <p><u>Figure 3</u></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	 <p data-bbox="820 622 1307 801"><u>S3.4 Development on land identified on Figure 3.6.23 - Beaudesert Master Plan Areas for Dual Occupancy and Medium Density Residential achieves a maximum density of one (1) dwelling unit per 300m<sup>2</sup>.</u></p> <p data-bbox="820 853 1307 1391"><del>S3.3 Development ensures that buildings—</del>  <del>(a) are set back a minimum of 6 metres from the primary street frontage which provides vehicular access to the development; and</del>  <del>(b) are set back a minimum of 4.5 metres from a frontage which does not provide vehicular access to the development; and</del>  <del>(c)(a) the distance specified in the Standard Building Regulation 1993 in the case of the setback from a side and rear boundary.</del></p>
<p data-bbox="320 1413 791 1525">SO4 Development provides for neighbourhoods with a strong sense of community and local identity, through—</p> <ul data-bbox="416 1541 791 2018" style="list-style-type: none"> <li>(a) providing a safe, efficient and legible local road network; and</li> <li>(b) the location and design of development that respects the characteristics and setting of the land; and</li> <li>(c) integration with surrounding development; and</li> <li>(d) the shared use of community facilities, infrastructure and parks; and</li> </ul>	<p data-bbox="820 1413 1198 1435">S4.1 No Solution is prescribed.</p>



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
(e) achieving a sense of place.	
<p><u>SO5 Development is designed to:</u></p> <ul style="list-style-type: none"> <li><u>(a) address and overlook the street;</u></li> <li><u>(b) integrate with surrounding development;</u></li> <li><u>(c) not include blank walls fronting the street;</u></li> <li><u>(d) be architecturally interesting and visually appealing; and</u></li> <li><u>(e) be climate responsive and environmentally sensitive.</u></li> </ul>	<p><u>S5.1 No Solution is prescribed.</u></p>
<p><del>SO5—Development provides that the orientation and form of buildings and the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</del></p> <ul style="list-style-type: none"> <li><del>(a) maximising solar access to the north in winter; and</del></li> <li><del>(b) minimising solar access to the east and west in the summer; and</del></li> <li><del>(c) maximising access to any prevailing summer breezes; and</del></li> <li><del>(d)(a) minimising exposure to prevailing winter winds.</del></li> </ul>	<p><del>S5.1—No Solution is prescribed.</del></p>
<p>SO6 Development for a Home Based Business does not interfere with adjoining residential amenity and uses.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development being a non-residential use (except a Home Based Business)—</p> <ul style="list-style-type: none"> <li>(a) reflects the type, form, scale and density of development elsewhere in the Precinct; and</li> <li>(b) provides a building setback and landscaping which are consistent with the existing and planned development in the Precinct; and</li> </ul>	<p>S7.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
(c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent residential uses; and  (d) provides a solid fence along any boundary to a residential use.	

## Subdivision 8 Specific Assessment Criteria for the Rural Residential Precinct

### 3.6.17 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Table 3.6.17 (Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.6.17 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for predominantly low density rural residential activity on larger acreage lots which are—  (a) typically unsewered; and  (b) generally single dwellings exhibiting a 'rural living' character.	S1.1 No Solution is prescribed.
SO2 Development maintains a rural living and predominantly vegetated character.	S2.1 No Solution is prescribed.
SO3 Development provides	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>diversity and variety in housing forms and dwelling types, including, but not limited to—</p> <ul style="list-style-type: none"> <li>(a) detached dwellings on rural residential lots; and</li> <li>(b) attached dwellings of various forms.</li> </ul>	
<p>SO4 Development ensures a building height, bulk and setback consistent with a rural living character.</p>	<p>S4.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.</p> <p>S4.2 Development ensures that building bulk does not exceed a maximum site coverage of 10% or 700m<sup>2</sup> gross floor area (including class 10 or ancillary structures) whichever is the greater.</p> <p>S4.3 Development ensures that buildings—</p> <ul style="list-style-type: none"> <li>(a) are set back a minimum of 10 metres from the primary street frontage which provides vehicular access to the development; or</li> <li>(b) are set back a minimum of 6 metres from a frontage which does not provide vehicular access to the development; or</li> <li>(c) are generally consistent with the setbacks of existing rural residential development in the immediate area.</li> </ul>
<p>SO5 Development provides for Rural Residential neighbourhoods with a strong sense of community and local identity, through—</p> <ul style="list-style-type: none"> <li>(a) providing a safe, efficient and legible local road network; and</li> <li>(b) the location and design of development that respects local characteristics and setting of the land; and</li> <li>(c) integration with surrounding development; and</li> <li>(d) the shared use of</li> </ul>	<p>S5.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
community facilities, infrastructure and parks.	
SO6 Development being a non-Rural Residential use— <ul style="list-style-type: none"> <li>(a) reflects the type, form, scale and density of development elsewhere in the Precinct; and</li> <li>(b) provides a building setback and landscaping which are consistent with the existing and planned development in the Precinct; and</li> <li>(c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent Rural Residential uses; and</li> <li>(d) provides adequate screening and/or amenity planting or landscaping along any boundary to an existing Rural Residential use.</li> </ul>	S6.1 No Solution is prescribed.

## Subdivision 9 Specific Assessment Criteria for the Emerging Community Precinct

### 3.6.18 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

Table 3.6.18 (Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.6.18 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p><u>SO1</u> <u>Development provides for a limited range of uses that—</u></p> <ul style="list-style-type: none"> <li><u>(a) will not preclude future urban (residential, commercial, business, community or industry) purposes;</u></li> <li><u>(b) maintain the current low intensity and open character of the land; and</u></li> <li><u>(c) provide for a semi-rural lifestyle;</u></li> <li><u>(d) does not involve land fragmentation or the subdivision of land to create new lots;</u></li> <li><u>(e) maintain and protects significant environmental values including vegetation, waterways, wetlands and ecological corridors; and</u></li> <li><u>(f) prevents encroachment onto land constrained by natural hazards such as landslide, bushfire and flooding and planned infrastructure corridors.</u></li> </ul>	<p><u>S1.1 No Solution is prescribed.</u></p>
<p><u>SO2</u> <u>The visually prominent and sensitive upper slopes of the Birnam Range are maintained in a natural state and protected from development impacts. Development being a Reconfiguration of a Lot to create new lots does not occur above RL140 metres AHD.</u></p>	<p><u>S2.1 Development being a Reconfiguration of a Lot to create new lots does not occur above RL140 metres AHD; and</u></p> <p><u>S2.2 Development does not involve the clearing of vegetation above RL140 metres AHD.</u></p>
<p><del>SO31</del> <del>Development is limited to activities that will not preclude future urban (residential, commercial, business, community or industry) purposes.</del></p>	<p><del>S31.1 No Solution is prescribed</del></p>
<p><del>SO32</del> <u>Development for ‘interim uses’ only occurs where such uses—</u></p> <ul style="list-style-type: none"> <li><u>(a) do not compromise the amenity of future</u></li> </ul>	<p><del>S32.1</del> <u>No Solution is prescribed.</u></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>development in the Precinct; and</p> <p>(b) are only temporary and will cease operating prior to the land being required for urban <del>type</del> <u>purpose</u> uses; and</p> <p>(c) are compatible with the surrounding land uses, which varies from residential, to business, industry, rural residential and community purposes; and</p> <p>(d) maintains the existing rural character <u>and landscape setting</u> of the Precinct.</p>	

## Subdivision 10 Specific Assessment Criteria for the Countryside Precinct

### 3.6.19 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

Table 3.6.19 (Specific Outcomes and Prescribed Solutions for the Countryside Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.6.19 Specific Outcomes and Prescribed Solutions for the Countryside Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development exhibits an agricultural character, typified by broad hectare farming activity on larger lots which	S1.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>are—</p> <ul style="list-style-type: none"> <li>(a) typically unsewered; and</li> <li>(b) generally occupied by single dwellings and associated rural outbuildings and exhibiting a 'rural living' character.</li> </ul>	
<p><u>SO2</u> The visually prominent and sensitive upper slopes of the Birnam Range are maintained in a natural state and protected from development impacts. <u>Development being a Reconfiguration of a Lot to create new lots does not occur above RL120 metres AHD.</u></p>	<p><u>S2.1</u> Development being a Reconfiguration of a Lot to create new lots does not occur above RL120 metres AHD; and</p> <p><u>S2.2</u> Development does not involve the clearing of vegetation above RL120 metres AHD.</p>
<p><del>SO3</del><sup>2</sup> Development for urban type uses including retail, urban residential and industrial activity is not carried out <del>on the premises</del> <u>in the Precinct.</u></p>	<p><del>S3</del><sup>2.1</sup> No Solution is prescribed.</p>
<p><del>SO4</del><sup>3</sup> Development incompatible with the intended long-term use of the Precinct is not carried out on the premises.</p>	<p><del>S4</del><sup>3.1</sup> No Solution is prescribed.</p>
<p><del>SO5</del><sup>4</sup> Development protects and enhances the amenity and character of the Countryside Precinct by providing that—</p> <ul style="list-style-type: none"> <li>(a) there is no adverse impact on visual or scenic amenity (especially from the major road network) <u>and in relation to the Birnam Range</u>; and</li> <li>(b) the future provision of open space corridors is not compromised; and</li> <li>(c) development along a major road achieves a high standard of visual amenity and landscaping treatment; and</li> <li>(d) development is maintained in good order and state of repair and is not unsightly; and</li> <li>(e) the safety and efficiency of any existing or planned</li> </ul>	<p><del>S5</del><sup>4.1</sup> No Solution is prescribed.</p>



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
service or facility is not compromised.	
SO65 Development ensures that intensive rural uses do not occur on land which is proximate to areas of residential activity or areas of high scenic value.	S65.1 Development ensures that intensive rural uses are not located within 1 kilometre of land in the <u>Residential Precinct, Medium Density Residential Precinct, Emerging Communities Precinct, and Rural Residential Precinct.</u>
SO76 Development for non-farming purposes supports the ongoing conduct of broad hectare farming activity.	S76.1 No Solution is prescribed.
SO87 Development for non-farming and in particular, small-scale tourist purposes, does not interfere with the conduct of broad hectare farming in the Precinct by providing that— (a) non-farm traffic is not introduced onto roads that are not designated for that purpose; and (b) adequate separation from lawful rural uses are provided; and (c) small-scale tourist uses are not introduced into areas containing a significant concentration of intensive agricultural or intensive animal husbandry uses.	S87.1 Development ensures that access to a tourist development is only via a local road. S87.2 Development ensures that a tourist development is provided with a 5 metre landscaped buffer to separate it visually from orchards and other cultivation areas. S87.3 Development ensures that a tourist development is not located within 1 kilometre of an intensive rural use other than a wholesale plant nursery.

## Subdivision 11 Specific Assessment Criteria for the Active Recreation Precinct

### 3.6.20 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Table 3.6.20 (Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable

Solutions in respect of which assessable development is to be assessed.

**Table 3.6.20 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for organised and active outdoor and indoor recreational activities that encourage community participation.	S1.1 No Solution is prescribed.
SO2 Development for other than active sport and recreation is limited to ancillary facilities, which support active sport and recreation activities.	S2.1 No Solution is prescribed.
SO3 Development ensures that active sport and recreation facilities— (a) are located only on roads designed to accommodate associated traffic flows; and (b) provide for a combination of off-street and on-street parking.	S3.1 No Solution is prescribed.
SO4 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.	S4.1 No Solution is prescribed.
SO5 Development being Building Work and Engineering Work does not— (a) interfere with or adversely impact upon any existing or planned infrastructure; and (b) place an adverse loading on any existing or planned infrastructure.	S5.1 Development is extended only where it can be readily supported by appropriate infrastructure.
SO6 Development— (a) protects and enhances the role of the Precinct as a focus of organised and active sporting activity; and (b) protects existing and intended amenity; and	S6.1 No Solution is prescribed.

<b>Column 1 Specific Outcomes</b>	<b>Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable</b>
<ul style="list-style-type: none"> <li>(c) has a high level of accessibility to the local road network; and</li> <li>(d) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.</li> </ul>	
<p>SO7 Development for Equestrian Activities provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.</p>	<p>S7.1 No Solution is prescribed.</p>
<p>SO8 Development for Equestrian Activities is consistent with existing and intended scale and built form by providing that development—</p> <ul style="list-style-type: none"> <li>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— <ul style="list-style-type: none"> <li>(i) height, mass and proportions; and</li> <li>(ii) roof form and pitch; and</li> <li>(iii) building materials, patterns, textures and colours and other decorative elements; and</li> <li>(iv) windows and doors; and</li> <li>(v) fencing, landscaping and entry treatments; and</li> <li>(vi) parking, manoeuvring and access areas; and</li> <li>(vii) existing buildings and structures; and</li> </ul> </li> <li>(b) has an attractive and</li> </ul>	<p>S8.1 Development provides that buildings are constructed of materials in subdued natural colours, such as greens and browns.</p> <p>S8.2 Development ensures that the maximum height of buildings and structures is 10 metres above natural ground level.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
functional appearance.	
<p>SO9 Development within the Precinct protects and enhances Ecologically Significant Areas and their conservation values by providing that development does not have an adverse impact on—</p> <ul style="list-style-type: none"> <li>(a) land and soils; and</li> <li>(b) environmental values and the integrity of waters, a waterway or a wetland; and</li> <li>(c) riparian habitats; and</li> <li>(d) bush habitats.</li> </ul>	<p>S9.1 No Solution is prescribed.</p>
<p>SO10 Development that is adjacent to an Ecologically Significant Area—</p> <ul style="list-style-type: none"> <li>(a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area; and</li> <li><u>(b) is setback from and provides a vegetated buffer to an Ecologically Significant Area to protect and enhance values;</u></li> <li><del>(b)</del>(c) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</li> </ul>	<p>S10.1 No Solution is prescribed.</p>
<p>SO11 Development involving significant public visitation ensures that—</p> <ul style="list-style-type: none"> <li>(a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and</li> <li>(b) visitor facilities are located where access is via a road with an appropriate design capacity; and</li> <li>(c) visitor facilities are located such that buffering is provided to any adjoining</li> </ul>	<p>S11.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
(d) sensitive area; and the amenity, scenic values and integrity of surrounding rural areas of Ecologically Significant Areas are maintained and protected.	

## Subdivision 12 Specific Assessment Criteria for the Passive Recreation Precinct

### 3.6.21 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Table 3.6.21 (Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.6.21 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for low-impact informal or non-organised forms of recreational activity typically within— (a) Open Space Areas; and (b) recreation reserve areas.	S1.1 No Solution is prescribed.
SO2 Development protects <u>and enhances</u> the integrity of Open Space Areas and recreation reserve areas, with respect to their nature conservation values, scenic and landscape amenity values and recreational value to the community.	S2.1 No Solution is prescribed.
SO3 Development associated with	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>public visitation to Open Space Areas or recreation reserve areas for passive recreation purposes ensures that —</p> <ul style="list-style-type: none"> <li>(a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and</li> <li>(b) visitor facilities are located where access is via a road with an appropriate design capacity; and</li> <li>(c) visitor facilities are located such that buffering is retained to any adjoining residential area; and</li> <li>(d) the nature conservation values, integrity and ecological functioning of the open space and recreation reserve area are maintained and protected.</li> </ul>	
<p>SO4 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.</p>	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development that is adjacent to an Ecologically Significant Area—</p> <p><u>(a)</u> avoids adverse impacts on the appearance, security, use and the environmental and <del>social</del> <u>recreation</u> values of the area; and</p> <p><del>(a)</del><u>(b)</u> <u>is set back from and provides a vegetated buffer to an Ecologically Significant Area to protect and enhance values;</u></p> <p><del>(b)</del><u>(c)</u> provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development provides for low-impact recreational activities <u>such as walking and cycling</u></p>	<p>S6.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p><u>adjacent to a waterway corridor, wetland or ecological corridor, where compatible with the protection and enhancement of</u> <del>which are carried out in an ecologically sustainable manner in a natural</del> <u>environmental values.</u></p>	

## Subdivision 13 Specific Assessment Criteria for the Community Facilities Precinct

### 3.6.22 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Table 3.6.22 (Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

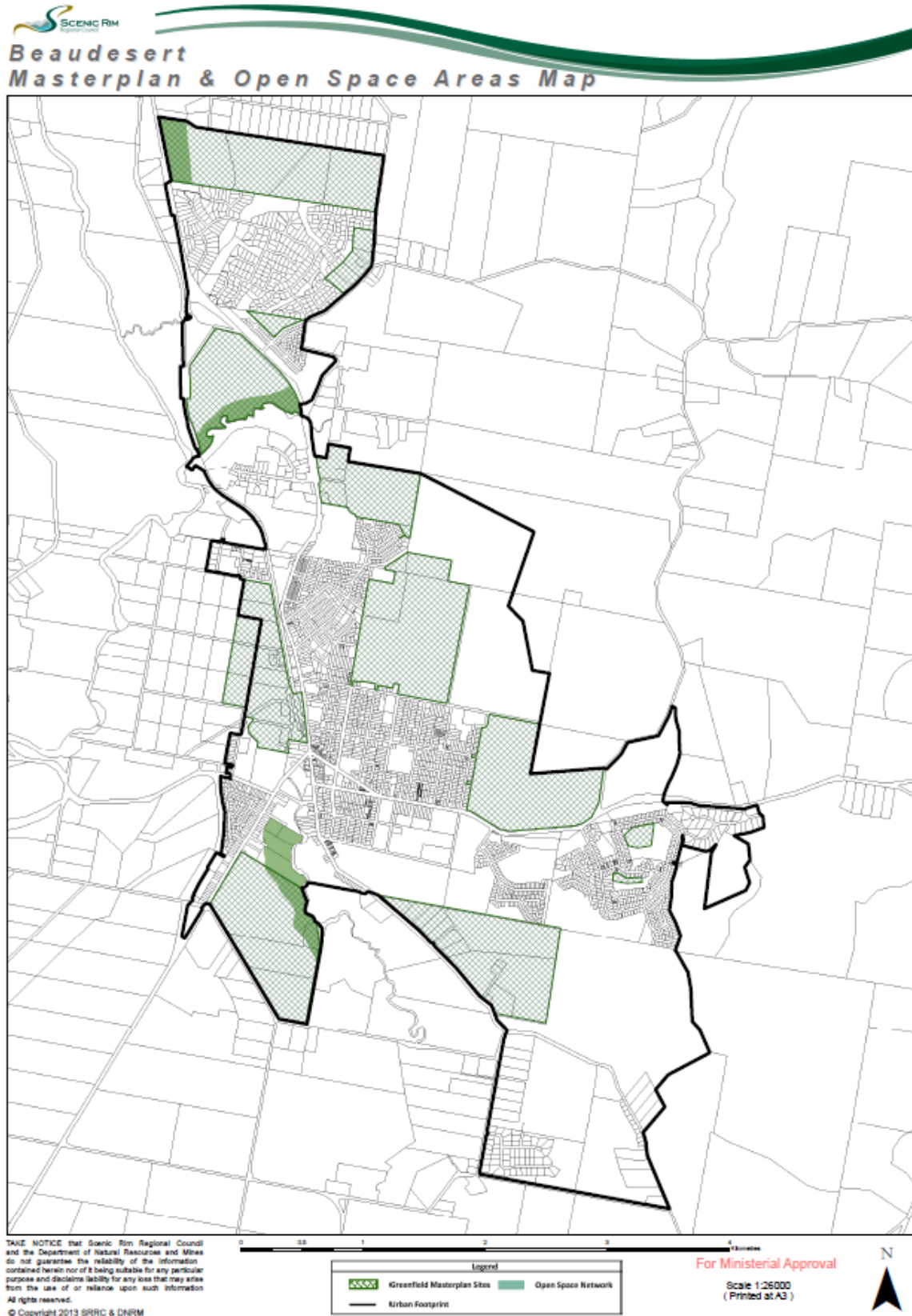
**Table 3.6.22 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development provides for a compatible mix of community facilities, infrastructure and limited recreational opportunities that serve the needs of residents in the immediately surrounding catchment.</p>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development being Building Work and Engineering Work (for other than infrastructure) does not—</p> <ul style="list-style-type: none"> <li>(a) interfere with or adversely impact upon any existing or planned</li> </ul>	<p>S2.2 No Solution is prescribed.</p>



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
(b) infrastructure; and place an adverse loading on any existing or planned infrastructure.	
SO3 Development operates in conjunction with other nearby community service functions such as schools, meeting places and the like.	S3.1 No Solution is prescribed.
SO4 Development provides a benefit to and satisfies a community, economic and social need of the residents of the Zone.	S4.1 No Solution is prescribed.

**Figure 3.6.23 - Beaudesert Master Plan and Open Space Areas**



## **APPENDIX II - CANUNGRA TOWNSHIP ZONE CODE**

Amendments to the existing Beaudesert and Canungra Townships Zone to create the new Canungra Township Zone incorporating new provisions reflecting the *Canungra Local Planning Study*.

## Part 8 Canungra Township Zone

### Division 2 Preliminary

#### 3.8.1 Application of Assessment Provisions

Part 8 (Canungra Township Zone) applies to development in the Canungra Township Zone comprising the Precincts identified in column 1 in Table 3.8.1 (Canungra Township Zone and Precincts), as shown on the Planning Scheme Maps in column 2 in Table 3.8.1 (Canungra Township Zone and Precincts).

**Table 3.8.1 Canungra Township Zone and Precincts**

Column 1 Precincts	Column 2 Planning Scheme Maps
<del>Minor Convenience Village</del> Centre.	ZM24
<u>Mixed Use.</u>	<u>ZM24</u>
Residential.	ZM24
Rural Residential.	ZM24
Emerging Community.	ZM24, ZM31
Countryside.	ZM24
Active Recreation.	ZM24
Passive Recreation.	ZM24
Community Facilities.	ZM24
<u>Park Living.</u>	<u>ZM24</u>

#### 3.8.2 Structure of Assessment Provisions

Part 8 (Canungra Township Zone) comprises—

- (a) an Assessment Table for the Canungra Township Zone in respect of—
  - (i) a Material Change of Use; and
  - (ii) development not for a Material Change of Use; and
- (b) a Consistent Development Table for the Canungra Township Zone which identifies Consistent Development in the Canungra Townships Zone; and
- (c) the Canungra Township Zone Code.

## Division 3 Assessment Tables

### 3.8.3 Interpretation of Assessment Tables

For the purposes of the Assessment Tables in Division 2 (Assessment Tables)—

- (a) a development specified in column 1 of an Assessment Table that is specified as Self-assessable in column 2 of an Assessment Table, is Code-assessable if the development does not comply with the Acceptable Solutions of the applicable Code, unless otherwise provided in the Assessment Tables; and
- (b) a development specified in column 1 of an Assessment Table that does not meet the specified circumstances in column 2 of an Assessment Table, is Impact-assessable unless otherwise provided in the Assessment Tables; and
- (c) the Assessment Category specified in column 2 of an Assessment Table does not apply where—
  - (i) State legislation specifies a different Assessment Category which cannot be varied by the Planning Scheme<sup>145</sup>; or
  - (ii) subject to paragraph (i), a higher Assessment Category is specified in an Assessment Table for an Overlay applicable to the development; or
  - (iii) subject to paragraph (i), a lower Assessment Category is specified in an Assessment Table for an Overlay applicable to the development and the provisions applicable to the Assessment Table for the Overlay expressly provide that a lower Assessment Category is to apply to the development in accordance with section 1.4.6(2) (Relationship between Assessment Categories in Assessment Tables); and
- (d) the Assessment Criteria specified in column 3 of an Assessment Table also includes—
  - (i) the Assessment Criteria specified in an Assessment Table for an Overlay applicable to the development; and

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<sup>145</sup> The Assessment Category specified in the Assessment Tables may be affected by Schedule 8 (Assessable development and self-assessable development) of the Integrated Planning Act 1997 and Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan. Under section 1.1.7 only land within the Urban Footprint is Zoned for an Urban Purpose for purposes of Division 2 of the regulatory provisions of the SEQ Regional Plan.

- (ii) in the case of Code-assessable development, the Assessment Criteria specified in section 3.5.4 (Code Assessment) of the *Integrated Planning Act 1997*; and
  - (iii) in the case of Impact-assessable development, the Assessment Criteria specified in section 3.5.5 (Impact Assessment) of the *Integrated Planning Act 1997*; and
- (e) a reference in column 3 of an Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of an Assessment Table only refers to the first provision of the Code.

### 3.8.4 Assessment Table for Material Change of Use

Table 3.8.4 (Assessment Table for Material Change of Use in the Canungra Township Zone) identifies the development for a Material Change of Use in column 1<sup>146</sup> which is subject to the level of assessment in column 2<sup>147</sup> in respect of the Assessment Criteria in column 3<sup>148</sup>.

**Table 3.8.4 Assessment Table for Material Change of Use in the Canungra Township Zone<sup>149</sup>**

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Agriculture.	<p><b>Exempt</b>, if on a lot with a minimum area of 8,000m<sup>2</sup> and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p><del>(b)</del> <u>(c) Countryside Precinct;</u> or</p> <p><del>(b)(c)</del> <u>Park Living Precinct.</u></p> <p><b>Code-assessable</b>, if not Exempt and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Emerging Community Precinct; or</p> <p>(c) Countryside Precinct; or</p> <p>(d) Active Recreation Precinct; or</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—Canungra Township Zone Code (section 3.8.8).</p>

<sup>146</sup> See section 1.1 (Defined Uses) in Schedule 1 (Dictionary) and Section 1.3.5 Material Change of Use and Associated Work).

<sup>147</sup> See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

<sup>148</sup> See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

<sup>149</sup> Assessment Categories may also be affected by Overlays. See Overlay Maps to determine whether the land is affected. Also see section 1.4.6 explaining how the higher Assessment Category prevails.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(e) Passive Recreation Precinct; or (f) Community Facilities Precinct; or (g) Park Living Precinct.	
<u>Aged Persons Accommodation</u>	<b>Code-assessable</b> , if located in the - (a) Village Centre Precinct; or (b) Mixed Use Precinct.	<u>Canungra Township Zone Code (section 3.8.8).</u> <u>Medium Density Residential Code (section 5.2.53)</u>
Animal Husbandry.	<b>Exempt</b> , if on a lot with a minimum area of 8,000m <sup>2</sup> and located in the— (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct; or (f) Park Living Precinct. <b>Code-assessable</b> , if not Exempt and located in the— (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct; or (f) Park Living Precinct.	If <b>Exempt</b> —None applicable. If <b>Code-assessable</b> — Canungra Township Zone Code (section 3.8.8). Parking and Servicing Code (section 5.3.13).
Bed and Breakfast.	<b>Self-assessable</b> , if located in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Countryside Precinct; or (e) Park Living Precinct.	Solutions <u>S3.1, S3.2, S4.1 and S4.2 of Section 3.8.13 and S4.1, S4.2 and S4.3 of Section 3.8.14 and S4.1, S4.2 and S4.3 of Section 3.8.21</u> <del>S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18</del> of the Canungra Township Zone Code where Self-assessable. Canungra Township Zone Code (section 3.8.8) where

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		<p>assessable development.</p> <p>Bed and Breakfast Code (section 5.2.2).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Caravan/ Relocatable Home Park.	<b>Code-assessable</b> , if located in the Community Facilities Precinct.	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Caravan/Relocatable Home Park/Camping Ground Code (section 5.2.5).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Caretaker's Residence.	<b>Self-assessable.</b>	<p>Solutions <a href="#">S3.1, S3.2, S4.1 and S4.2 of Section 3.8.13</a> and <a href="#">S4.1, S4.2 and S4.3 of Section 3.8.14</a> and <a href="#">S4.1, S4.2 and S4.3 of Section 3.8.21</a> <del>S3.1, S3.2 and S3.3 of section 3.8.16, S3.1, S3.2 and S3.3 of section 3.8.17 and S4.1, S4.2 and S4.3 of section 3.8.18</del> of the Canungra Township Zone Code where Self-assessable.</p> <p>Canungra Township Zone Code (section 3.8.8) where assessable development.</p> <p>House Code (section 5.2.35).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Cattery.	<b>Code-assessable</b> , if located in the— (a) Rural Residential Precinct;	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Kennel and Cattery Code</p>



Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>or</p> <p>(b) <u>Countryside Precinct</u>; or</p> <p><del>(b)</del>(c) <u>Park Living Precinct</u>.</p>	<p>(section 5.2.44).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscaping Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Child Care Facility.	<p><b>Code-assessable</b>, if located in the—</p> <p>(a) <del>Minor Convenience Village</del> Centre Precinct; or</p> <p>(b) Community Facilities Precinct; or</p> <p>(c) <u>Mixed Use Precinct</u>.</p>	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Child Care Facility Code (section 5.2.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Commercial Activity.	<p><b>Exempt</b>, if—</p> <p>(a) located in the—</p> <p>(A) <del>Minor Convenience Village</del> Centre Precinct; or</p> <p>(B) <u>Mixed Use Precinct</u>; and</p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work.</p> <p><b>Code-assessable</b>, if not Exempt and located in the—</p> <p>(a) <del>Minor Convenience Village</del> Centre Precinct; or</p> <p>(b) <u>Mixed Use Precinct</u>.</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Canungra Townships Zone Code (section 3.8.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Community Care Centre.	<p><b>Code-assessable</b>, if the use involves only a counselling/consulting function (no onsite accommodation) and is located in the -</p> <p>(a) Community Facilities Precinct; or</p> <p>(b) <u>Village Centre Precinct</u>; or</p> <p>(c) <u>Mixed Use Precinct</u>.</p>	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		5.3.10). Parking and Servicing Code (section 5.3.13).
<u>Cottage Tourist Facility</u>	<b>Code-assessable</b> , if located in the Cottage Tourist Facility Area shown on the Canungra Land Use Plan in Figure 3.8.22	<u>Canungra Township Zone Code (section 3.8.8).</u> <u>Cottage Tourist Facility Code (section 5.2.16).</u> <u>Advertising Devices Code (section 5.3.2).</u> <u>Construction and Infrastructure Code (section 5.3.6).</u> <u>Landscape Code (section 5.3.10).</u> <u>Parking and Servicing Code (section 5.3.13).</u>
Dual Occupancy	<p><b>Self-assessable</b>, if –</p> <p>(a) located in the—</p> <p>(i) Residential Precinct; or</p> <p><del>(ii)</del> <u>(ii) Rural Residential Precinct; or</u></p> <p><del>(iii)</del> <u>(iii) Park Living Precinct; or</u></p> <p><del>(iv)</del> <u>(iv) Emerging Community Precinct; or</u></p> <p><del>(v)</del> <u>(v) Countryside Precinct and access is via a constructed road; and</u></p> <p>(b) where the gross floor area of one of the dwellings does not exceed 100m<sup>2</sup>.</p> <p><b>Code-assessable</b>, if –</p> <p>(a) not Self-assessable and located in the—</p> <p><del>(i)</del> <u>(i) Residential Precinct; or; or</u></p> <p><del>(ii)</del> <u>(ii) Park Living Precinct; or</u></p> <p><del>(iii)</del> <u>(iii) Rural Residential Precinct; or</u></p> <p><del>(iv)</del> <u>(iv) Emerging Communities Precinct; or</u></p> <p><del>(v)</del> <u>(v) Countryside Precinct.</u></p> <p><b>Impact-assessable</b>, if –</p> <p>(a) not Self-assessable or</p>	<p>Where <b>Self-assessable development</b> —</p> <p>the self-assessable provisions of the Dual Occupancy Code (section 5.2.107)</p> <p>Where <b>assessable development</b> –</p> <p>Canungra Township Zone Code (section 3.8.8)</p> <p>Dual Occupancy Code (section 5.2.107).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Code-assessable; or (b) located on <sup>150</sup> Lot 112 RP32085	
Educational Establishment.	<b>Code-assessable</b> , if located in the - (a) Community Facilities Precinct; or (b) <u>Village Centre Precinct</u> ; or (c) <u>Mixed Use Precinct</u> .	Canungra Township Zone Code (section 3.8.8). Educational Establishment Code (section 5.2.17). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Equestrian Activities.	<b>Self-assessable</b> , if— (a) located in the— (i) <u>Rural Residential Precinct</u> ; or <del>(ii) <u>Park Living Precinct</u></del> <u>and/or</u> <del>(iii) <u>Future Investigation Precinct</u></del> ; or (b) involves— (i) the keeping of up to 5 horses on a Lot with a minimum area of 8,000m <sup>2</sup> ; or (ii) the keeping of any number of horses on a Lot with a minimum area of 10 hectares; or (iii) the use of a training track or arena (indoor or outdoor) on a Lot with a minimum area of 10 hectares. <b>Code-assessable</b> , if — (a) not Self-assessable; and (i) located in the — <u>(A) Rural Residential Precinct</u> ; or <del>(A)</del> <u>(B) Park Living Precinct</u> ; or <del>(B)</del> <u>(C) Countryside Precinct</u> ; and	If <b>Self-assessable</b> or <b>Code-assessable</b> — Canungra Township Zone Code (section 3.8.8) Equestrian Activities Code (section 5.2.20). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).

<sup>150</sup> Refer to Appendix B of the *Beaudesert Shire Planning Scheme 2007* for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>(ii) Involves the—</p> <p>(A) keeping of between 5 and 10 horses on a Lot with an area between 8,000m<sup>2</sup> and 10 hectares; or</p> <p>(B) the use of a training track or arena (indoor or outdoor) for up to 10 horses on a Lot with an area of more than 8,000m<sup>2</sup> but less than 10 hectares; or</p> <p>(C) the provision of sports fields or areas (indoor or outdoor) for equine based recreational or sporting pursuits on a Lot with an area greater than 8,000m<sup>2</sup> but less than 10 hectares; or</p> <p>(b) located in the Active Recreation Precinct, where the use involves the provision of sports fields or areas (indoor or outdoor) for equine based recreation or sporting pursuits on a Lot with an area greater than 8,000m<sup>2</sup> but less than 10 hectares.</p>	
<p>Food Establishment/ Reception Centre.</p>	<p><b>Exempt</b>, if—</p> <p>(a) <u>located in the Village Centre Precinct or Mixed Use Precinct; and</u></p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work; and</p> <p>(d) does not involve an extension to an outdoor eating area.</p> <p><b>Code-assessable</b>, if not</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Canungra Township Zone Code (section 3.8.8).</p> <p>Food Premises Code (section 5.2.23).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Exempt and located in the— (a) <u>Mixed Use Precinct</u> ; or (b) <del>Minor Convenience Village</del> Centre Precinct.	5.3.10). Parking and Servicing Code (section 5.3.13).
Forestry.	<b>Code-assessable</b> , if located in the Countryside Precinct.	Canungra Township Zone Code (section 3.6.8). Forestry Code (section 5.2.26).
<u>Funeral Premises.</u>	<u>Code-assessable</u> , if located in the Mixed Use Precinct.	<u>Canungra Township Zone Code (section 3.6.8).</u> <u>Advertising Devices Code (section 5.3.2).</u> <u>Landscape Code (section 5.3.10).</u> <u>Construction and Infrastructure Code (section 5.3.6).</u> <u>Parking and Servicing Code (section 5.3.13).</u>
<u>General Store</u>	<u>Code-assessable</u> , if located in the Mixed Use Precinct.	<u>Canungra Township Zone Code (section 3.6.8).</u> <u>Advertising Devices Code (section 5.3.2).</u> <u>Landscape Code (section 5.3.10).</u> <u>Construction and Infrastructure Code (section 5.3.6).</u> <u>Parking and Servicing Code (section 5.3.13).</u>
Home Based Business.	<b>Self-assessable</b> , if a category 1 Home Based Business where the area of the dwelling unit used for the Home Based Business does not exceed 25m <sup>2</sup> and located in the— (a) Residential Precinct; or (b) <u>Rural Residential Precinct</u> ; or ( <del>b</del> )(c) <u>Park Living Precinct</u> ; or ( <del>e</del> )(d) <u>Emerging Community Precinct</u> ; or ( <del>d</del> )(e) <u>Countryside Precinct</u> . <b>Code-assessable</b> , if not Self-assessable and is— (a) a category 1 Home Based Business where the area of the dwelling unit used for the Home Based Business exceeds 25m <sup>2</sup>	If <b>Self-assessable</b> or <b>Code-assessable</b> — Solutions <u>S3.1, S3.2, S4.1 and S4.2 of Section 3.8.13 and S4.1, S4.2 and S4.3 of Section 3.8.14 and S4.1, S4.2 and S4.3 of Section 3.8.21</u> <del>S3.1, S3.2 and S3.3 of section 3.8.16, S3.1, S3.2 and S3.3 of section 3.8.17 and S4.1, S4.2 and S4.3 of section 3.8.18</del> of the Canungra Township Zone Code where Self-assessable. Canungra Township Zone Code (section 3.8.8) where assessable development.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>but does not exceed 50m<sup>2</sup> and located in the—</p> <p>(i) Residential Precinct; or</p> <p><u>(ii) Rural Residential Precinct;</u> or</p> <p><del>(iii)</del> <u>(iii) Park Living Precinct;</u> or</p> <p><del>(iii)</del> <u>(iv) Emerging Community Precinct;</u> or</p> <p><del>(iv)</del> <u>(v) Countryside Precinct;</u> or</p> <p>(b) a category 2 Home Based Business where the area of the dwelling unit used for the Home Based Business does not exceed 50m<sup>2</sup> and located in the—</p> <p>(i) Residential Precinct; or</p> <p><u>(ii) Rural Residential Precinct;</u> or</p> <p><del>(iii)</del> <u>(iii) Park Living Precinct;</u> or</p> <p><del>(iii)</del> <u>(iv) Emerging Community Precinct;</u> or</p> <p><del>(iv)</del> <u>(v) Countryside Precinct.</u></p>	<p>Canungra Townships Zone Code (section 3.8.8)</p> <p>Home Based Business Code (section 5.2.29).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
<u>Hotel/Club.</u>	<u>Code-assessable if located in the Village Centre Precinct.</u>	<p><u>Canungra Township Zone Code (section 3.8.8).</u></p> <p><u>Specific Outcomes S03 to S08 Food Premises Code (section 5.2.23)</u></p> <p><u>Construction and Infrastructure Code (section 5.3.6).</u></p> <p><u>Parking and Servicing Code (section 5.3.13).</u></p>
House.	<p><b>Self-assessable</b>, if—</p> <p>(a) located in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Rural Residential Precinct; or</p> <p><u>(iii) Emerging Community Precinct;</u> or</p> <p><del>(iii)</del> <u>(iv) Park Living Precinct;</u> or</p>	<p>If <b>Self-assessable, Code-assessable</b> or <b>Impact-assessable</b>—</p> <p>Solutions <u>S3.1, S3.2, S4.1 and S4.2 of Section 3.8.13 and S4.1, S4.2 and S4.3 of Section 3.8.14 and S4.1, S4.2 and S4.3 of Section 3.8.21</u> <del>S3.1, S3.2 and S3.3 of section 3.8.16, S3.1, S3.2 and S3.3 of section 3.8.17 and S4.1, S4.2 and</del></p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p><del>(iv)</del>(v) Countryside Precinct with a minimum lot size of 2000m<sup>2</sup> and access is via a constructed road.</p> <p><b>Code-assessable</b>, if not Self-assessable and located in the Countryside Precinct.</p>	<p><del>S4.3 of section 3.8.18</del> of the Canungra Township Zone Code where Self-assessable.</p> <p>Canungra Township Zone Code (section 3.8.8) where assessable development.</p> <p>House Code (section 5.2.35).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Indoor Sports, Recreation and Entertainment.	<p><b>Exempt</b>, if—</p> <p>(a) located—</p> <p>(i) in the Active Recreation Precinct; or</p> <p>(ii) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and</p> <p>(d) does not involve fire arm activities; and</p> <p>(e) the gross floor area of the use does not exceed 150m<sup>2</sup>.</p> <p><b>Code-assessable</b>, if not Exempt and—</p> <p>(a) <u>located in the Village Centre Precinct; or</u></p> <p>(b) <u>located in the Mixed Use Precinct; or</u></p> <p>(c) located on <sup>151</sup>Lot 112 RP32085 <u>or Lot 14 RP31446</u>, and the use is not for a theatre, cinema, amusement centre or firearm activities.</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p> <p>Canungra Township Zone Code (section 3.8.8) where assessable development.</p> <p>Sports, Recreation and Entertainment Code (section 5.2.83).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Industry—Low Impact/Service.	<p><b>Self assessable</b>, if—</p> <p><del>(a) located in the</del></p> <p><del>(i). Frame Precinct; or</del></p> <p><del>(ii). Industry Precinct; or</del></p> <p><del>(iii). Community Facilities</del></p>	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p> <p>Canungra Township Zone Code (section 3.8.8) where assessable development.</p>

<sup>151</sup> Refer to Appendix A for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p><del>Precinct where located on Lot 32 on SP113955;</del></p> <p><del>(b) does not involve Building Work or involves only minor Building Work, and</del></p> <p><del>(c) does not involve outdoor storage; and</del></p> <p><del>(d) does not involve external air, noise, or odour emissions from the site; and</del></p> <p><del>(e) is not located within 100 metres of land in the—</del></p> <p><del>(i) Residential Precinct; or</del></p> <p><del>(iii) Rural Residential Precinct.</del></p> <p><b>Code-assessable, if located in the Mixed Use Precinct. not Self-assessable and—</b></p> <p><del>(a) located in the—</del></p> <p><del>— (i) Frame Precinct; or</del></p> <p><del>— (ii) Industry Precinct; or</del></p> <p><del>(b) in association with the operation of the railway.</del></p>	<p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Intensive Agriculture.	<p><b>Code-assessable, if—</b></p> <p>(a) located in the Countryside Precinct; and</p> <p>(b) a wholesale plant nursery.</p>	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Intensive Agriculture Code (section 5.2.41).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Kennel.	<p><b>Code-assessable, if—</b></p> <p>(a) located in the—</p> <p><b>(i) Rural Residential Precinct; or</b></p> <p><del>(i)(ii) Park Living Precinct;</del> <b>or</b></p> <p><del>(ii)(iii) Countryside Precinct; and</del></p> <p>(b) the use involves the keeping of up to—</p>	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Kennel and Cattery Code (section 5.2.44).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p>



Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>(i) _____ 5 dogs on a lot with _____ a minimum area of _____ 2 hectares; or</p> <p>(ii) _____ 10 dogs on a lot _____ having a minimum _____ area of 4 hectares.</p>	Parking and Servicing Code (section 5.3.13).
Managers/ Workers House.	<b>Code-assessable</b> , if located in the Countryside Precinct.	Canungra Township Zone Code (section 3.8.8). Managers/Workers House Code (section 5.2.47). House Code (section 5.2.35). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Market.	<p><b>Code-assessable</b>, if located in the—</p> <p>(a) <del>Minor Convenience Village</del> Centre Precinct; or</p> <p>(b) Active Recreation Precinct; or</p> <p>(c) <u>on Lot 112 RP32085 and Lot 14 RP31446; or</u></p> <p>(d) Community Facilities Precinct.</p>	Canungra Township Zone Code (section 3.8.8). Market Code (section 5.2.50). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Medium Density Residential.	<p><b>Code-assessable</b>, if located in the -</p> <p>(a) <u>Village Centre Precinct; or</u></p> <p>(b) <u>Mixed Use Precinct.</u></p>	Canungra Township Zone Code (section 3.8.8). Medium Density Residential Code (section 5.2.53). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Motel.	<p><b>Code-assessable</b>, if located in the -</p> <p>(a) <u>Village Centre Precinct;</u> or</p> <p>(b) <u>Mixed Use Precinct.</u></p>	Canungra Townships Zone Code (section 3.8.8). Motel Code (section 5.2.56). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Outdoor Sports, Recreation and Entertainment.	<p><b>Exempt</b>, if—</p> <p>(a) located in the Active Recreation Precinct; and</p> <p>(b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and</p> <p>(c) does not involve motor sport, or firearm activities, a clubhouse or night lighting.</p> <p><b>Code-assessable</b>, if not Exempt and—</p> <p>(a) located in the Active Recreation Precinct; or</p> <p>(b) located on—</p> <p>(i) <sup>152</sup>Lot 112 RP32085; Lot 14 RP31446; and</p> <p>(ii) the use is not for a drive-in theatre, race track, golf course, golf driving range, motor sport or firearm activities.</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Canungra Township Zone Code (section 3.8.8).</p> <p>Sports, Recreation and Entertainment Code (section 5.2.83).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Passenger Terminal.	<b>Code-assessable</b> , if located in the <del>Minor Convenience Village</del> Centre Precinct.	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Passenger Terminal Code (section 5.2.59).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Produce Store.	<p><b>Code-assessable</b>, if located in the—</p> <p>(a) <del>Minor Convenience Village</del> Centre Precinct; or</p> <p>(b) <u>Mixed Use Precinct</u></p>	<p>Canungra Townships Zone Code (section 3.8.8).</p> <p>Produce Store/Retail Plant Nursery Code (section 5.2.65).</p> <p>Advertising Devices Code</p>

<sup>152</sup> Refer to Appendix B for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		(section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Public Park.	<b>Exempt.</b>	None applicable.
Public Worship.	<b>Code-assessable</b> , if located in the Community Facilities Precinct.	Canungra Township Zone Code (section 3.8.8). Public Worship Code (section 5.2.68). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Retail Plant Nursery.	<b>Code-assessable</b> , if located in the— <del>(d)</del> (a) <del>Minor Convenience</del> Village Centre Precinct; <u>or</u> <del>(e)</del> (b) <u>Mixed Use Precinct.</u>	Canungra Township Zone Code (section 3.8.8). Produce Store/Retail Plant Nursery Code (section 5.2.65). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Retail Showroom.	<b>Exempt</b> , if— (a) located in the— (i) <del>Minor Convenience</del> Village Centre Precinct; <u>or</u> <del>(ii)</del> (ii) <u>Mixed Use Precinct;</u> and (b) does not involve the reuse of a House; and (c) does not involve Building Work or involves only minor Building Work; and (d) does not involve outdoor	If <b>Exempt</b> —None applicable. If <b>Code-assessable</b> — Canungra Township Zone Code (section 3.8.8). Retail Showroom Code (section 5.2.74). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>storage or display areas.</p> <p><b>Code-assessable</b>, if not Exempt and located in the—</p> <p>(a) <del>Minor Convenience Village</del> Centre Precinct; or</p> <p>(b) <u>Mixed Use Precinct.</u></p>	<p>5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Road.	<b>Exempt.</b>	None applicable.
Roadside Stall.	<p><b>Exempt</b>, if—</p> <p>(a) located in the—</p> <p>(i) <u>Rural Residential Precinct</u>; or</p> <p><del>(ii) Park Living Precinct;</del></p> <p><u>or</u></p> <p><del>(iii) Countryside Precinct;</del> and</p> <p>(c) the total floor area and display area is 5m<sup>2</sup> or less.</p> <p><b>Code-assessable</b>, if—</p> <p>(a) not Exempt and located in the—</p> <p>(i) <u>Rural Residential Precinct</u>; or</p> <p><del>(ii) Park Living Precinct;</del></p> <p><u>or</u></p> <p><del>(iii) Countryside Precinct;</del> and</p> <p>(b) the total floor area and display area is more than 5m<sup>2</sup> but not greater than 25m<sup>2</sup>.</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Canungra Township Zone Code (section 3.8.8).</p> <p>Roadside Stall Code (section 5.2.77).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Shop.	<p><b>Exempt</b>, if—</p> <p>(a) located in the—</p> <p>(i) <u>Village Centre Precinct</u>; or</p> <p><del>(ii) Mixed Use Precinct and not involving a supermarket;</del> and</p> <p><del>(ii) Minor Convenience Centre Precinct; and</del></p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work.</p> <p><b>Code-assessable</b>, if—</p> <p>(a) not Exempt and located in the—</p> <p>(i) <u>Village Centre</u></p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Canungra Township Zone Code (section 3.8.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p><u>Precinct; or</u>  <del>(i)(ii)</del> <u>Mixed Use Precinct</u>  <u>and not involving a</u>  <u>supermarket; and</u>  <del>(ii)</del> <u>Minor Convenience</u>  <u>Village Centre</u>  <u>Precinct; and</u></p> <p>(b) the gross floor area of the development does not exceed 500m<sup>2</sup>.</p>	
Shopping Centre.	<p><b>Code-assessable</b>, if—</p> <p>(a) located in the—</p> <p><del>(i)</del> <u>Minor Convenience</u>  <u>Village Centre</u>  <u>Precinct where the</u>  <u>gross floor area of</u>  <u>the development</u>  <u>does not exceed</u>  <del>500</del><u>1000m<sup>2</sup>; or</u>  <del>(e)</del><del>(ii)</del> <u>Mixed Use Precinct</u>  <u>where the gross floor</u>  <u>area of the</u>  <u>development does</u>  <u>not exceed 500m<sup>2</sup></u>  <u>and where not</u>  <u>involving a</u>  <u>supermarket.</u></p>	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
<u>Service Station.</u>	<p><b>Code-assessable</b>, if located in the -</p> <p><u>(a) Village Centre Precinct; or</u>  <u>(b) Mixed Use Precinct.</u></p>	<p><u>Canungra Township Zone Code (section 3.8.8).</u></p> <p><u>Service Station Code (section 5.2.80).</u></p> <p><u>Advertising Devices Code (section 5.3.2).</u></p> <p><u>Construction and Infrastructure Code (section 5.3.6).</u></p> <p><u>Landscape Code (section 5.3.10).</u></p> <p><u>Parking and Servicing Code (section 5.3.13).</u></p>
Temporary Activity.	<b>Exempt.</b>	None applicable.
Temporary Estate Sales Office.	<p><b>Self-assessable</b>, if located in the—</p> <p>(a) Residential Precinct; or          (b) <u>Mixed Use Precinct; or</u>          (c) <u>Rural Residential Precinct;</u>  <u>or</u>  <del>(e)</del><del>(d)</del><u>Park Living Precinct.</u></p>	<p><u>Solutions S3.1, S3.2, S4.1 and S4.2 of Section 3.8.13 and S4.1, S4.2 and S4.3 of Section 3.8.14 and S4.1, S4.2 and S4.3 of Section 3.8.21 of the Canungra Township Zone Code where Self-assessable.</u></p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		<p><u>Canungra Township Zone Code (section 3.8.8) where assessable development.</u></p> <p><del>Solutions S3.1, S3.2 and S3.3 of section 3.8.16; S3.1, S3.2 and S3.3 of section 3.8.17 and S4.1, S4.2 and S4.3 of section 3.8.18 of the Canungra Township Zone Code where Self-assessable.</del></p> <p><del>Canungra Township Zone Code (section 3.8.8) where assessable development.</del></p> <p>Temporary Estate Sales Office Code (section 5.2.89).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
<u>Tourist Business.</u>	<p><b><u>Exempt, if—</u></b></p> <p>(a) <u>located in the—</u></p> <p style="padding-left: 20px;">(i) <u>Village Centre Precinct; or</u></p> <p style="padding-left: 20px;">(ii) <u>Mixed Use Precinct; and</u></p> <p>(b) <u>does not involve the reuse of a House; and</u></p> <p>(c) <u>does not involve Building Work or involves only minor Building Work.</u></p> <p><b><u>Code-assessable, if not Exempt and located in the Village Centre Precinct or Mixed Use Precinct.</u></b></p>	<p><b><u>If Exempt—None applicable.</u></b></p> <p><b><u>If Code-assessable—</u></b></p> <p><u>Canungra Township Zone Code (section 3.8.8).</u></p> <p><u>Tourist Business Code (section 5.2.92).</u></p> <p><u>Advertising Devices Code (section 5.3.2).</u></p> <p><u>Construction and Infrastructure Code (section 5.3.6).</u></p> <p><u>Landscape Code (section 5.3.10).</u></p> <p><u>Parking and Servicing Code (section 5.3.13).</u></p>
Tourist Cabins.	<p><b>Self-assessable, if—</b></p> <p>(a) located in the Countryside Precinct; and</p> <p>(b) the development does not exceed 2 tourist cabins on the site.</p> <p><b>Code-assessable, if not Self-</b></p>	<p><b>If Self-assessable or Code-assessable—</b></p> <p>Canungra Township Zone Code (section 3.8.8) where assessable development.</p> <p>Tourist Cabins Code (section 5.2.95).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	assessable and— (a) located in the Countryside Precinct; and (b) the development involves 3 to 6 tourist cabins on the site.	Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Tourist Facility.	<b>Code-assessable</b> , if located in the— (a) <u>Village Centre Precinct</u> ; or (b) <del>Minor Convenience Centre</del> <u>Mixed Use</u> Precinct.	Canungra Township Zone Code (section 3.8.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Truck Depot.	<b>Self-assessable</b> , if involves the parking of up to 6 heavy vehicles on a lot with a minimum area of 40 hectares and located in the Countryside Precinct.  <b>Code-assessable</b> , if not Self-assessable and involves the parking of more than 6 heavy vehicles on a lot with a minimum area of 40 hectares and located in the Countryside Precinct.	If <b>Self-assessable</b> or <b>Code-assessable</b> — Canungra Township Zone Code (section 3.8.8) where assessable development. Truck Depot Code (section 5.2.101). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Utility—Local.	<b>Exempt.</b>	None applicable.
Utility—Major.	<b>Code-assessable</b> , if— (a) located in the Community Facilities Precinct; or (b) for a reservoir located in the— (i) Residential Precinct; or (ii) <u>Rural Residential</u>	Canungra Township Zone Code (section 3.8.8). Utility-Major Code (section 5.2.104). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Precinct; or  <del>(#)</del>(iii) <u>Park Living Precinct</u>; or  <del>(iii)</del>(iv) Emerging Community Precinct; or  <del>(iv)</del>(v) <u>Countryside Precinct</u>.</p>	<p>Landscape Code (section 5.3.10).            Parking and Servicing Code (section 5.3.13).</p>
<p>Veterinary Surgery/ Hospital.</p>	<p><b>Exempt</b>, if—            (a) located in the—                (i) <del>Minor Convenience Village</del> Centre Precinct; or                (ii) <u>Mixed Use Precinct</u>; and            (b) does not involve Building Work or involves only minor Building Work.  <b>Code-assessable</b>, if not Exempt and located in the—            (a) <del>Minor Convenience Village</del> Centre Precinct; or            (b) <u>Mixed Use Precinct</u></p>	<p>If <b>Exempt</b>—None applicable.            If <b>Code-assessable</b>—            Canungra Township Zone Code (section 3.8.8).            Retailing and Commercial Activity Code (section 5.2.71).            Advertising Devices Code (section 5.3.2).            Construction and Infrastructure Code (section 5.3.6).            Landscape Code (section 5.3.10).            Parking and Servicing Code (section 5.3.13).</p>
<p>Warehouse/ Storage Facility.</p>	<p><b>Self-assessable</b>, if—            (a) <u>located in the Mixed Use Precinct</u>, and            (b) does not involve Building Work or involves only minor Building Work, and            (c) does not involve outdoor storage, and            (d) is not located within 100 metres of land included in the—                (i) Residential Precinct; or                (ii) <u>the Rural Residential Precinct</u>; or                <del>(#)</del>(iii) <u>Park Living Precinct</u>.  <b>Code-assessable</b>, if not Self-assessable and located in the <u>Mixed Use Precinct</u></p>	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—            Canungra Township Zone Code (section 3.8.8) where assessable development.            Industry Code (section 5.2.38).            Advertising Devices Code (section 5.3.2).            Construction and Infrastructure Code (section 5.3.6).            Landscape Code (section 5.3.10).            Parking and Servicing Code (section 5.3.13).</p>
<p>Other Defined Uses and uses which are not Defined Uses.</p>	<p><b>Impact-assessable.</b></p>	<p>Canungra Township Zone Code (section 3.8.8).            Advertising Devices Code</p>



Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		(section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).

### 3.8.5 Assessment Table for Development not for a Material Change of Use

Table 3.8.5 (Assessment Table for Development not for a Material Change of Use in the Canungra Township Zone) identifies the development not for a Material Change of Use in column 1<sup>153</sup> which is subject to the level of assessment in column 2<sup>154</sup> in respect of the Assessment Criteria in column 3<sup>155</sup>.

**Table 3.8.5 Assessment Table for Development not for a Material Change of Use in the Canungra Township Zone<sup>156</sup>**

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work <sup>157</sup> not associated with a Material Change of Use, which is assessable development under Schedule 8 of the <i>Integrated Planning Act 1997</i> .	<b>Exempt</b> , if for an Exempt Fence. <b>Self-assessable</b> , if not Exempt. <b>Code-assessable</b> , if not Exempt or Self-assessable.	If <b>Exempt</b> —None applicable. If <b>Self-assessable</b> or <b>Code-assessable</b> — <a href="#">Solutions S3.1, S3.2, S4.1 and S4.2 of Section 3.8.13 and S4.1, S4.2 and S4.3 of Section 3.8.14 and S4.1, S4.2 and S4.3 of Section 3.8.21 of the Canungra Township Zone Code where Self-assessable.</a> <a href="#">Canungra Township Zone Code (section 3.8.8) where assessable development.</a> Construction and Infrastructure Code (section

<sup>153</sup> See section 1.3 (Defined Terms) in Schedule 1 (Dictionary).

<sup>154</sup> See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary). Reference should also be made to Schedule 9 of the *Integrated Planning Act 1997* for additional development which is exempt.

<sup>155</sup> See section 1.2.11 (Assessment Criteria).

<sup>156</sup> Assessment Categories may also be affected by Overlays. See Overlay Maps to determine whether the land is affected. Also see section 1.4.6 explaining how the higher Assessment Category prevails.

<sup>157</sup> A development application for Building Work which is required to be assessed against the *Standard Building Regulation 1993* is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a code assessable development application for Building Work is required to be assessed against the Planning Scheme.

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
		5.3.6) if Building Work involving Filling, excavating or a retaining wall.
Placing an Advertising Device not associated with a Material Change of Use.	<p><b>Exempt</b>, if meets the criteria set out in Schedule 3 (Exempt Advertising Devices).</p> <p><b>Self-assessable</b>, if a window sign in a business and industry area.</p> <p><b>Code-assessable</b>, if not Exempt, Self-assessable or Impact-assessable.</p> <p><b>Impact-assessable</b>, if a billboard which has a sign face with an area greater than 8m<sup>2</sup>.</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Self-assessable</b>—Solutions S1.1, S47.1, S48.1, S49.1 and S49.2 of section 5.3.5 of the Advertising Devices Code.</p> <p>If <b>Code-assessable</b> or <b>Impact-assessable</b>—Canungra Township Zone Code (section 3.8.8). Advertising Devices Code (section 5.3.2).</p>
Reconfiguring a Lot <sup>158</sup> .	<p><b>Code-assessable</b>, if—</p> <p>(a) located in the—</p> <ul style="list-style-type: none"> <li>(i) Residential Precinct; or</li> <li>(ii) <del>Minor Convenience Village</del> Centre Precinct; or</li> <li>(iii) Active Recreation Precinct; or</li> <li>(iv) Passive Recreation Precinct; or</li> <li>(v) Community Facilities Precinct; or</li> <li>(vi) Countryside Precinct; or</li> <li>(vii) <u>Mixed Use Precinct; or</u></li> <li><del>(vii)</del>(viii) <u>Park Living Precinct;</u> <u>or</u></li> </ul> <p>(b) is carried out in accordance with a development approval for a Material Change of Use that has not lapsed; or</p>	<p>Canungra Township Zone Code (section 3.8.8). Reconfiguring a Lot Code (section 5.4.2)</p>

<sup>158</sup> The subdivision of land within the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan may not occur unless the subdivision meets an exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	(c) is a boundary realignment where no additional lots are created.  <b>Impact-assessable, otherwise</b>	
Carrying out Operational Work for Reconfiguring a Lot.	<b>Code-assessable.</b>	Canungra Township Code (section 3.8.8). Construction and Infrastructure Code (section 5.3.6). Reconfiguring a Lot Code (section 5.4.2)
Carrying out Operational Work being the construction of a crossover.	<b>Self-assessable, if—</b> (a) concrete kerb and channel has been constructed along the road frontage of the lot; and (b) does not involve the crossing or interfering with a table drain.  <b>Code-assessable if not Self-assessable.</b>	<b>If Self-assessable or Code-assessable—</b> Construction and Infrastructure Code (section 5.3.6).
Carrying out Operational Work being the construction of a driveway.	<b>Exempt, if not Code-assessable.</b> <b>Code-assessable, if—</b> (a) located within an access easement; or (b) located in the access handle of a rear allotment; or (c) crosses a watercourse when providing access between the road and the building envelope or dwelling.	<b>If Exempt—None applicable.</b> <b>If Code-assessable—</b> Construction and Infrastructure Code (section 5.3.6).
Carrying out Operational Work being the construction of a car park not associated with a Material Change of Use.	<b>Exempt, if not Code-assessable.</b> <b>Code-assessable, if the car park provides for greater than 8 parking spaces.</b>	<b>If Exempt—None applicable.</b> <b>If Code-assessable—</b> Construction and Infrastructure Code (section 5.3.6).
Filling or Excavation that is not associated with a Material Change of Use.	<b>Exempt, if—</b> (a) for a dam ancillary to a Rural Use operating on the land; or (b) otherwise—	<b>If Exempt—None applicable.</b> <b>If Code-assessable—</b> Construction and Infrastructure Code (section 5.3.6).

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	<ul style="list-style-type: none"> <li>(i) does not comprise more than 1,000m<sup>2</sup> in area; and</li> <li>(ii) does not exceed an average depth of 500 millimetres; and</li> <li>(iii) does not exceed a maximum depth of 800 millimetres; and</li> <li>(iv) does not involve earth batters with a slope greater than 1 in 8; and</li> <li>(v) does not interfere with the natural flow of stormwater; and</li> <li>(vi) not undertaken in a natural gully or overland flow path or below the adopted flood level; and</li> <li>(vii) not undertaken in a public utility easement or agreement; and</li> <li>(viii) not within 3 metres of an adjoining property; and</li> <li>(ix) involves fill material which is clean, dry, solid, inert material; and</li> <li>(x) not within 3 metres of a Local Government infrastructure item.</li> </ul>	
Carrying out Operational Work not specified in column 1.	<b>Exempt.</b>	None applicable.

## Division 4 Consistent Development Table

### 3.8.6 Interpretation of the Consistent Development Table

Development identified as Self-assessable development and assessable development in the Assessment Tables for the Canungra Township Zone or the Overlays, is—

- (a) potentially consistent with the Canungra Township Zone Code and the relevant Overlay Codes if the development is identified as a Consistent Development in section 3.8.7 (Consistent Development Table); and
- (b) inconsistent with the Canungra Township Zone Code and the relevant Overlay Codes if the development is not identified as a Consistent Development in section 3.8.7 (Consistent Development Table)<sup>159</sup>.

### 3.8.7 Consistent Development Table

Development identified in Table 3.8.5 (Assessment Table for Development not for a Material Change of Use in the Canungra Township Zone) is Consistent Development in all Precincts.

Table 3.8.7 (Consistent Development in the Canungra Township Zone) identifies the development in column 1 which is Consistent Development in column 2.

**Table 3.8.7 Consistent Development in the Canungra Township Zone**

Column 1 Development	Column 2 Consistent Development
Aged Persons Accommodation.	Where in the— (a) Residential Precinct; or (b) <u>Village Centre Precinct; or</u> (c) <u>Mixed Use Precinct.</u> -
Agriculture.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct; or (f) <u>Community Facilities Precinct ;or</u> <del>(g)</del> <u>Park Living Precinct.</u>
Animal Husbandry.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or

<sup>159</sup> See section 1.2.12 (Consistent development tables).

Column 1 Development	Column 2 Consistent Development
	(d) Active Recreation Precinct; or (e) Passive Recreation Precinct; or (f) <u>Community Facilities Precinct; or</u> <del>(g)</del> <u>Park Living Precinct.</u>
Bed and Breakfast.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) <u>Countryside Precinct; or</u> <del>(e)</del> <u>Park Living Precinct.</u>
Caravan/Relocatable Home Park.	Where in the— (a) Residential Precinct; or (b) Community Facilities Precinct.
Caretaker's Residence.	Always.
Cattery.	Where in the— (a) Rural Residential Precinct; or (b) <u>Countryside Precinct; or</u> <del>(c)</del> <u>Park Living Precinct.</u>
Child Care Facility.	Where in the— (a) <u>Village Centre Precinct; or</u> (b) <del>Minor Convenience Centre</del> <u>Mixed Use Precinct; or</u> (c) Residential Precinct; or (d) Rural Residential Precinct; or (e) Active Recreation Precinct; or (f) <u>Community Facilities Precinct; or</u> <del>(g)</del> <u>Park Living Precinct.</u>
Commercial Activity.	Where in the— (a) <del>Minor Convenience</del> <u>Village Centre Precinct; or</u> (b) <u>Mixed Use Precinct.</u>
Community Care Centre.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Countryside Precinct; or (d) Community Facilities Precinct; or (e) <u>Village Centre Precinct; or</u> (f) <u>Mixed Use Precinct; or</u> <del>(g)</del> <u>Park Living Precinct.</u>
<u>Cottage Tourist Facility</u>	<u>Where located in the Cottage Tourist Facility Area shown on the Canungra Land Use Plan in Figure 3.8.22.</u>
Convenience Restaurant.	Where in the— (a) <u>Village Centre Precinct; or</u>

Column 1 Development	Column 2 Consistent Development
	(b) <del>Minor Convenience Centre</del> <u>Mixed Use</u> Precinct.
Dual Occupancy	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) <u>Countryside Precinct; or</u> (e) <u>Park Living Precinct; and</u> ( <del>d</del> ) <u>(f) where the Lot has a minimum area of 600m<sup>2</sup>.</u>
Educational Establishment.	Where in the— (a) Residential Precinct; or (b) <u>Village Centre Precinct; or</u> (c) <u>Mixed Use Precinct; or</u> (d) Community Facilities Precinct.
Equestrian Activities.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) <u>Active Recreation Precinct; or</u> ( <del>d</del> ) <u>(e) Park Living Precinct.</u>
Food Establishment/Reception Centre.	Where in the— (a) <del>Minor Convenience</del> <u>Village Centre</u> Precinct; or (b) <u>Mixed Use Precinct.</u>
Forestry.	Where in the Countryside Precinct.
Funeral Premises.	Where in the— (a) <u>Village Centre Precinct; or</u> (b) <del>Minor Convenience Centre</del> <u>Mixed Use</u> Precinct.
General Store.	Where in the— ( <del>a</del> ) <u>Residential Precinct; or</u> ( <del>a</del> ) <u>(b) Mixed Use Precinct; or</u> (c) <u>Rural Residential Precinct; or</u> ( <del>b</del> ) <u>(d) Park Living Precinct.</u>
Home Based Business.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) <u>Emerging Community Precinct; or</u> ( <del>e</del> ) <u>(d) Mixed Use Precinct; or</u> (e) <u>Countryside Precinct; or</u> ( <del>d</del> ) <u>(f) Park Living Precinct.</u>
Hospital.	Where in the Community Facilities Precinct.
Hotel/Club.	Where in the— (a) <u>Village Centre Precinct; or</u>

Column 1 Development	Column 2 Consistent Development
	(b) <del>Minor Convenience Centre</del> <u>Mixed Use Precinct.</u>
House.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) <u>Countryside Precinct; or</u> <del>(d)</del> (e) <u>Park Living Precinct.</u>
Indoor Sports, Recreation and Entertainment.	Where in the— (a) <u>Village Centre Precinct; or</u> (b) <u>Mixed Use Precinct; or</u> (c) Residential Precinct and located on- (iii) Lot 112 RP32085 <u>or Lot 14 RP31446;</u> and (iv) the use is not for a theatre, cinema, amusement centre or firearm activities; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct.
Industry—Low Impact/Service.	Where in the— (a) <u>Mixed Use Precinct; or</u> (b) <del>Minor Convenience</del> <u>Village Centre Precinct.</u>
Intensive Agriculture.	Where— (a) in the Emerging Community Precinct; or (b) a wholesale plant nursery in the— (i) Rural Residential Precinct; or (ii) <u>Countryside Precinct; or</u> <del>(ii)</del> (iii) <u>Park Living Precinct.</u>
Kennel.	Where in the— (a) Rural Residential Precinct <u>or Park Living Precinct</u> on a lot with an area greater than 1 hectare; or (b) Countryside Precinct.
Managers/Workers House.	Where in the Countryside Precinct.
Market.	Where in the— (a) <del>Minor Convenience</del> <u>Village Centre Precinct; or</u> (b) <u>Mixed Use Precinct; or</u> (c) Active Recreation Precinct; or (d) <u>Residential Precinct and on Lot 112 RP32085 or Lot 14 RP31446; or</u> (e) Community Facilities Precinct.
Medium Density Residential.	Where in the— (a) <u>Village Centre Precinct; or</u> (b) <u>Mixed Use Precinct; or</u>



Column 1 Development	Column 2 Consistent Development
	(c) Residential Precinct.
Motel.	Where in the— (a) <u>Village Centre Precinct</u> ; or (b) <del>Minor Convenience Centre</del> <u>Mixed Use Precinct</u> .
Outdoor Sports, Recreation and Entertainment.	Where for a use other than motor sport and in the— (a) Residential Precinct and located on— (i) Lot 112 RP32085 <u>or Lot 14 RP31446</u> ; and (ii) the use is not for a theatre, cinema, amusement centre or firearm activities; or (b) Rural Residential Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) <u>Passive Recreation Precinct</u> ; <u>or</u> <del>(e)</del> (f) <u>Park Living Precinct</u> .
Passenger Terminal.	Where in the— (a) <u>Village Centre Precinct</u> ; or (b) <del>Minor Convenience Centre</del> <u>Mixed Use Precinct</u> .
Produce Store.	Where in the— (a) <u>Mixed Use Precinct</u> ; or (b) <del>Minor Convenience</del> <u>Village Centre Precinct</u> .
Public Worship.	Where in the— (a) <u>Mixed Use Precinct</u> ; <u>or</u> (b) Residential Precinct; or (c) Rural Residential Precinct; or (d) <u>Community Facilities Precinct</u> ; <u>or</u> <del>(d)</del> (e) <u>Park Living Precinct</u> .
Retail Plant Nursery.	Where in the— (a) <u>Village Centre Precinct</u> ; or (b) <del>Minor Convenience Centre</del> <u>Mixed Use Precinct</u> .
Retail Showroom.	Where in the— (a) <del>Mixed Use</del> <u>Village Centre Precinct</u> ; or (b) <del>Minor Convenience Centre</del> <u>Mixed Use Precinct</u> .
Roadside Stall.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) <u>Community Facilities Precinct</u> <u>or</u>

Column 1 Development	Column 2 Consistent Development
	<del>(e)</del> (f) <u>Park Living Precinct.</u>
Service Station.	Where in the— (a) <u>Village Centre Precinct;</u> or (b) <del>Minor Convenience Centre</del> <u>Mixed Use Precinct.</u>
Shop.	Where in the— (a) <u>Village Centre Precinct;</u> or (b) <del>Minor Convenience Centre</del> <u>Mixed Use Precinct</u> where not involving a supermarket.
Shopping Centre.	Where in the— (a) <u>Village Centre Precinct;</u> or (b) <del>Minor Convenience Centre</del> <u>Mixed Use Precinct</u> where not involving a supermarket.
Telecommunication Facility.	Where in the— (a) <u>Village Centre Precinct;</u> or (b) <del>Minor Convenience Centre</del> <u>Mixed Use Precinct;</u> or (c) Residential Precinct; or (d) Rural Residential Precinct; or (e) Emerging Community Precinct; or (f) Countryside Precinct; or (g) Active Recreation Precinct; or (h) Passive Recreation Precinct; or (i) <u>Community Facilities Precinct;</u> or <del>(j)</del> (j) <u>Park Living Precinct.</u>
Temporary Estate Sales Office.	Where in the— (a) Residential Precinct; or (b) <u>Mixed Use Precinct;</u> or (c) <u>Rural Residential Precinct;</u> or <del>(e)</del> (d) <u>Park Living Precinct.</u>
Tourist Cabins.	Where in the Countryside Precinct.
Tourist Facility.	Where in the— (a) <u>Village Centre Precinct;</u> or (b) <del>Minor Convenience Centre</del> <u>Mixed Use Precinct.</u>
Truck Depot.	Where in the— (a) Countryside Precinct.
Utility—Major.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Countryside Precinct; or (e) Community Facilities Precinct; or

Column 1 Development	Column 2 Consistent Development
	(f) Active Recreation Precinct; or (g) Passive Recreation Precinct; or <del>(g)</del> (h) Park Living Precinct.
Veterinary Surgery/Hospital.	Where the use is a veterinary surgery in the— (a) Village Centre Precinct; or (b) <del>Minor Convenience Centre</del> Mixed Use Precinct; or (c) Where the use is a veterinary hospital in the Countryside Precinct.
Warehouse/Storage Facility.	Where in the— (a) Mixed Use Precinct; or (b) <del>Minor Convenience</del> Village Centre Precinct.
Winery/Distillery.	Where in the Countryside Precinct

## Division 5 Canungra Township Zone Code

### Subdivision 1 Preliminary

#### 3.8.8 Compliance with the Canungra Township Zone Code

Development complies with the Canungra Township Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Canungra Township Zone Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Canungra Township Zone Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Canungra Township Zone Code and the purpose of the Canungra Township Zone Code being the Overall Outcomes for the Canungra Township Zone.<sup>160</sup>

### Subdivision 2 General Assessment Criteria for the Canungra Township Zone

#### 3.8.9 Purpose of the Canungra Township Zone Code

The Overall Outcomes for the Canungra Township Zone are the purpose of the Canungra Township Zone Code.

<sup>160</sup> See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

### 3.8.10 Overall Outcomes for the Canungra Township Zone

Table 3.8.10 (Overall Outcomes for the Canungra Township Zone) specifies the Overall Outcomes for the Canungra Township Zone.

**Table 3.8.10 Overall Outcomes for the Canungra Township Zone**

<b>Overall Outcomes for the Canungra Township Zone</b>	
<b>Amenity, Environmental Management and Greenspace</b>	
OO1	Development provides for the creation and maintenance of a pleasant and safe living and working environment.
OO2	Development in a residential area promotes a high standard of amenity and is compatible with the existing residential character.
OO3	Development through location and design minimises risks and nuisance to people and property.
OO4	Development does not involve the establishment of new intensive Animal Husbandry uses within or adjoining residential, rural residential or centre areas and the continuation of existing intensive Animal Husbandry uses is not entrenched or perpetuated by development.
OO5	Development ensures that the scenic amenity of the hills surrounding Canungra is conserved and where possible linked via riparian and ecological corridors.
OO6	Development for urban type uses is located, designed and managed to— <ul style="list-style-type: none"> <li>(a) consolidate areas of existing urban development; and</li> <li>(b) maintain existing and proposed residential amenity and streetscape quality; and</li> <li>(c) enhance landscape character; and</li> <li>(d) be compatible with other existing or proposed development; and</li> <li>(e) not compromise the multi-use of existing or proposed sport and recreation facilities; and</li> <li>(f) minimise impacts on nature conservation values and places of environmental and cultural heritage significance.</li> </ul>
OO7	Development is encouraged to provide for the reuse of degraded sites in a way that does not compromise the safety or amenity of the community.
<b>Community Identity, Urban Design Principles and Image</b>	
OO8	Development provides for the establishment, conservation and enhancement of local character and the promotion of a distinctive local identity and sense of place.
OO9	Development in the <u>Village Centre and Mixed Use Precinct</u> is located, designed and managed so as to— <ul style="list-style-type: none"> <li>(a) maintain connectivity and provide a high level of integration and legibility between uses; and</li> <li>(b) provide a high level of amenity and contribute positively to landscaping, streetscape and existing built form; and</li> <li>(c) provide for a rationalisation of vehicular and pedestrian access; and</li> <li>(d) provide appropriate parking, manoeuvring and access areas.</li> </ul>
OO10	Development within the <u>Village Centre Precinct</u> and Mixed Use Precinct is generally consistent with the existing scale form, intensity and character of development.

<b>Overall Outcomes for the Canungra Township Zone</b>	
<b>Community Services</b>	
OO11	Development supports a range of community services commensurate with the size and density of the individual community in which the development is proposed.
OO12	Development for community services is located to provide the most effective and efficient delivery of those services.
OO13	Development contributes to the collective provision of appropriate community facilities serving the needs of residents.
<b>Cultural Heritage</b>	
OO14	Development provides for the identification and protection of places, objects and areas of recognised historic, indigenous and cultural heritage significance.
<b>Defence Facility Area</b>	
OO15	Development does not compromise the existing or future operational capability of the defence establishment at Canungra.
<b>Ecological Sustainability</b>	
OO16	Development protects and enhances Ecologically Significant Areas including native vegetation of regional and local significance, ecological corridors, areas of local, regional and State biodiversity significance and habitat for State and regionally significant flora and fauna, to maintain the Shire's biodiversity and nature conservation values.
OO17	Development provides for the ongoing protection of natural drainage catchments, river and stream systems, riparian vegetation and other water bodies to maintain the ecological values and functions of the ecosystems, the health of individual communities and to enhance their value for maintenance of flora and fauna, recreation and other uses.
OO18	Development provides for the maintenance of high standards of air and water quality.
OO19	Development provides for the minimisation of waste products and the promotion of systems to ensure effective reuse, treatment and disposal of waste.
<b>Economic Development</b>	
OO20	<u>Development provides for the growth of Canungra as a thriving rural village that protects and enhances Canungra's Heritage and Rural Village Lifestyle.</u>
OO21	Development <u>in the Village Centre and Mixed Use Precincts</u> 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 being supermarket-anchored shopping centre development is located in the Village Centre Precinct.</u>
<b>Housing</b>	
OO22	Development provides an ongoing adequate supply of residential land that responds to community needs and opportunities but which recognises specific locational constraints.
OO23	<del>Development provides for a diversity of housing forms (including a mix of low to medium density housing types and allotment sizes) that provide for the housing needs of the residents and promotes equity in access to goods and services.</del> <u>Urban Residential development in greenfield areas</u>

<b>Overall Outcomes for the Canungra Township Zone</b>	
	<p><u>is undertaken in accordance with an approved master plan providing for—</u></p> <p><u>(a) best practice site planning, development layout and building design;</u></p> <p><u>(b) the efficient use of infrastructure;</u></p> <p><u>(c) the sequencing and orderly staging of development;</u></p> <p><u>(d) the incorporation of best practice water sensitive urban design principles;</u></p> <p><u>(e) the integration with adjoining land or other approved master plans in the locality;</u></p> <p><u>(f) a range of housing types, sizes, styles, densities and lot sizes. In particular, master plans identify the location of lots intended for aged care housing development, attached housing types and lots intended for more than one dwelling;</u></p> <p><u>(g) dispersal of lots intended for two or more dwellings throughout the neighbourhood and not concentrated in one area.</u></p>
<u>OO24</u>	<u>Attached housing has the appearance of detached housing and does not dominate the residential precinct.</u>
<b>Infrastructure Efficiency</b>	
<del>OO24</del> <u>OO25</u>	Development maximises the use and safe operation of existing and proposed infrastructure and provides for the efficient provision of future infrastructure.
<del>OO25</del> <u>OO26</u>	Development does not compromise corridors required for proposed or future infrastructure.
<del>OO26</del> <u>OO27</u>	Development makes provision for required separation distances and/or appropriate barriers or landscape/vegetative buffers from existing, proposed or future infrastructure facilities.
<del>OO27</del> <u>OO28</u>	Development ensures that the safe operation and continued viability of electricity infrastructure is maintained.
<del>OO28</del> <u>OO29</u>	Development ensures that only compatible land use activity occurs in proximity to existing, proposed and future infrastructure facilities.
<b>Landscaping</b>	
<del>OO29</del> <u>OO30</u>	Development has a positive impact on the landscape, scenic amenity and streetscape of Precincts within the Canungra Township Zone and serves to reinforce community identity and cohesion.
<b>Noise, Air and Light Emissions</b>	
<del>OO30</del> <u>OO31</u>	Development protects and enhances the amenity and character of all Precincts within the Zone by avoiding or mitigating adverse emissions of noise and/or vibration, odour, dust and other pollutants, light or glare.
<b>Open Space, Sport and Recreation Facilities</b>	
<del>OO34</del> <u>OO32</u>	Development contributes to the establishment of an integrated open space network providing for diverse, useable, accessible, multi-purpose and affordable recreation and leisure opportunities that respond to community needs.
<del>OO32</del> <u>OO33</u>	Development provides for adequate and appropriate sport and recreation facilities serving the needs of residents.
<del>OO33</del> <u>OO34</u>	Development ensures that the location and design of urban areas supports and facilitates accessibility to community facilities.
<b>Protection of Personal Health, Safety and Property</b>	

<b>Overall Outcomes for the Canungra Township Zone</b>	
<a href="#">OO34</a> <a href="#">OO35</a>	Development is located and designed to minimise the potential risk to life and property from natural hazards.
<a href="#">OO35</a> <a href="#">OO36</a>	Development incorporates the principles of crime prevention through environmental design principles.
<a href="#">OO36</a> <a href="#">OO37</a>	Development is located and designed to avoid land subject to contamination.
<b>Services</b>	
<a href="#">OO37</a> <a href="#">OO38</a>	Development is supported by full urban services except in the Rural Residential Precinct, <a href="#">Park Living Precinct</a> and Countryside Precinct.
<a href="#">OO38</a> <a href="#">OO39</a>	Development makes adequate provision for on-site effluent treatment and disposal, where reticulated sewerage is not provided or envisaged.
<a href="#">OO39</a> <a href="#">OO40</a>	Development makes adequate provisions for on-site storage and supply of potable water, where a reticulated water supply is not provided or envisaged.
<b>Transport and Access</b>	
<a href="#">OO40</a> <a href="#">OO41</a>	Development supports the provision of an integrated efficient, safe and attractive transport network for a range of transport modes including public transport, passenger vehicles, delivery and freight vehicles, pedestrians and cyclists.
<a href="#">OO41</a> <a href="#">OO42</a>	Development provides for pedestrian, cycle and vehicular connectivity and ease of mobility.
<a href="#">OO42</a> <a href="#">OO43</a>	Development minimises conflicts between local and through traffic and between pedestrians, cyclists and vehicles.
<a href="#">OO43</a> <a href="#">OO44</a>	Development provides adequate and attractive parking facilities.
<b>Precinct Intent</b>	
<a href="#">OO44</a> <a href="#">OO45</a>	<u>Development within the <b>Village Centre Precinct</b> provides for a range of uses including retail, office, community, motel, hotel, tourist and service industry uses. Night entertainment including restaurants will also provide more options for residents and tourists. Christie Street will continue to be the 'main street' of Canungra providing an important meeting place and focal point for the community. Residential infill is also supported and may include medium density residential development with commercial uses at ground floor level or aged persons accommodation.</u>
<a href="#">OO45</a> <a href="#">OO46</a>	<u>Development within the <b>Mixed Use Precinct</b> provides a supporting role to the Village Centre Precinct and accommodates for a mixture of compatible land uses and integrates suitable commercial, residential, non-convenience retail and other development business uses in accessible locations so as to encourage walking and cycling. Development in the Mixed Use Precinct integrates with and supports the Village Centre Precinct at Canungra without does not adversely impacting on the viability of the Village Centre. It does not contain convenience retailing in the form of supermarkets or supermarket-anchored shopping centre development.</u>
<a href="#">OO46</a> <a href="#">OO47</a>	Development within the <b>Residential Precinct</b> creates a distinctive urban environment characterised by a high level of amenity and primarily caters for low density, sewerred, urban residential development and ancillary/associated uses. <u>The precinct also provides for dual occupancy and a small proportion of attached houses in the form of townhouses. Cottage Tourist Facilities in the Residential Precinct are encouraged where shown on the Canungra Land Use Plan in Figure 3.8.22.</u>



Overall Outcomes for the Canungra Township Zone	
<del>OO47</del> OO48	Development within the <b>Rural Residential Precinct</b> is to cater principally for rural-residential activity on larger acreage lots which are typically unsewered.
<del>OO48</del> OO49	Development within the <b>Emerging Community Precinct</b> is <u>maintained and protected for the long term urban development potential. Development is limited to those activities that will not preclude future urban (residential, commercial, business, community or industry) purposes, and would not compromise structure or master planning.</u>
<del>OO49</del> OO50	Development within the <b>Countryside Precinct</b> has an agricultural character typified by broad hectare farming. Limited opportunity also exists for non-farming development – where such development maintains or enhances existing character and amenity.
<del>OO50</del> OO51	Development within the <b>Active Recreation Precinct</b> is characterised by organised and active outdoor and indoor recreational activities that encourage community participation. Development within this Precinct is generally typified by formalised sports fields/grounds, with or without associated/ancillary clubrooms or facilities.
<del>OO51</del> OO52	Development within the <b>Passive Recreation Precinct</b> is characterised by informal or non-organised forms of recreational activity and generally includes activity within open space and recreation reserve areas such as <u>children's play areas, picnics, dog walking, strolling, cycling, kite flying and the like. Land within this precinct may also contain significant environmental values including vegetation, waterways, wetlands, ecological corridors and flood affected land. These values are maintained, protected and restored. Where compatible with environmental values, appropriate low impact nature based recreation opportunities such as walking and cycling may be supported.</u>
<del>OO52</del> OO53	Development within the <b>Community Facilities Precinct</b> provides for a compatible mix of community facilities, infrastructure and limited recreational opportunities principally to serve the immediately surrounding area.
OO54	<u>Development within the <b>Park Living Precinct</b> provides for limited rural residential activity on larger acreage lots which are typically unsewered, but must require connection to reticulated water. Creation of additional rural residential lots may be appropriate where land is suitable for such development.</u>
Growth Management	
<del>OO53</del> OO55	<p><del>Development in respect of land in the Canungra Township Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that—</del></p> <ul style="list-style-type: none"> <li><del>(d) the land is not necessarily suitable for urban development; and</del></li> <li><del>(e) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and</del></li> <li><del>(f) the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and</del></li> </ul> <p><del>structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of</del></p>



<b>Overall Outcomes for the Canungra Township Zone</b>	
<del>the Major Development Area.</del>	
<del>OO54</del> <u>OO56</u>	<u>The planning scheme allocates sufficient land to accommodate additional population growth for the life of this planning scheme. Further expansion of urban development does not occur outside the Urban Footprint in the South East Queensland Regional Plan 2009-2031.</u>
<u>OO57</u>	<u>Development inconsistent with the timing and sequence of development in the Planning Scheme can occur only when Council determines that development should occur earlier and subject to key infrastructure being established or committed to establishment such that it would be in place in time to service the first population of the proposed community.</u>
<u>OO58</u>	<u>Development in greenfield areas is undertaken in accordance with an approved master plan providing for—</u> <u>(a) best practice site planning, development layout and building design;</u> <u>(b) the efficient use of infrastructure;</u> <u>(c) the sequencing and orderly staging of development;</u> <u>(d) the incorporation of best practice water sensitive urban design principles;</u> <u>(e) the integration with adjoining land or other approved master plans in the locality;</u> <u>(f) where for residential development, a range of housing types, sizes, styles, densities and lot sizes. In particular, master plans identify the location of lots intended for aged care housing development, attached housing types and lots intended for more than one dwelling; and</u> <u>(g) dispersal of lots intended for two or more dwellings throughout the neighbourhood and not concentrated in one area.</u>
<b>Intensity of Development</b>	
<del>OO55</del> <u>OO59</u>	Development is at a scale, form and intensity which is intended for development in the Zone and is consistent with the reasonable expectations of residents of the Zone.
<del>OO56</del> <u>OO60</u>	Development, being Reconfiguring a Lot— (a) is to comply with the standards in Table 5.4.6B (Lot Design Specifications); and (b) in respect of land in the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan, is to comply with the Regulatory Provisions of the South East Queensland Regional Plan. <sup>161</sup>

### 3.8.11 Specific Outcomes and Prescribed Solutions for the Canungra Township Zone

Table 3.6.11 (Specific Outcomes and Prescribed Solutions for the Canungra Township Zone) identifies in—

<sup>161</sup> The Regulatory Provisions of the South East Queensland Regional Plan provide that the subdivision of land in the Regional Landscape and Rural Production Area may not occur unless the subdivision meets the exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

- (d) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (e) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.8.11 Specific Outcomes and Prescribed Solutions for the Canungra Township Zone**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<b>Consistent Development</b>	
SO1 Development - <u>(a) provides for a range of uses and infrastructure that contributes to the maintenance and establishment of a thriving rural village.</u> <u>(b) is limited to development which is 'Consistent Development' as identified in Table 3.8.7 Consistent Development in the Canungra Township Zone.</u>	S1.1 No Solution is prescribed.
<u>SO2 Development involving Cottage Tourist Facilities occurs in the area shown in the Canungra Land Use Plan in Figure 3.2.22.</u>	<u>S2.1 No solution is prescribed.</u>
<b>Amenity, Environmental Management and Greenspace</b>	
SO3 Development— (a) protects and enhances residential amenity, residential character and a pleasant and safe living and working environment; and (b) has a built form which is consistent with the <u>intended</u> scale and form of development in the Zone generally; and (c) provides buffering between non-residential uses and residential uses; and (d) provides buffering between residential uses and major	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
transport routes.	
SO4 Development— <ul style="list-style-type: none"> <li>(a) protects and enhances the values of Ecologically Significant Areas and, where possible, provides for the areas to be linked; and</li> <li>(b) provides for areas of ecological significance to be retained in public ownership; and</li> <li>(c) provides that buildings and structures are set back from areas of ecological significance or buffers are provided.</li> </ul>	S4.1 No Solution is prescribed.
SO5 Development— <ul style="list-style-type: none"> <li>(a) protects and enhances scenic amenity; and</li> <li>(b) avoids adverse impacts upon areas of scenic amenity and Ecologically Significant Areas; and</li> <li>(c) avoids encroachment upon areas identified as buffers for other development; and</li> <li>(d) (where involving Building Work), is undertaken within defined building envelopes where lots are constrained by <u>environmental factors</u> <u>values</u>.</li> </ul>	S5.1 No Solution is prescribed.
SO6 Development provides that degraded land is rehabilitated and reused in a way that does not compromise the safety of the community or the amenity of the Zone or Precinct.	S6.1 No Solution is prescribed.
<b>Community Identity, Urban Design Principles and Image</b>	
SO7 Development for urban residential purposes protects and enhances the amenity and character of the Zone and Precincts by providing that— <ul style="list-style-type: none"> <li>(a) traffic within urban residential areas is managed effectively; and</li> </ul>	S7.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>(b) <u>development complements and enhances the existing or desired streetscape</u><del>there is no adverse impact on streetscape</del>; and</p> <p>(c) landscaping and other treatments are provided to adequately buffer or screen non-residential from residential uses; and</p> <p>(d) development along a major road achieves a high standard of visual amenity and landscaping treatment; and</p> <p><del>(e) the level of crime and the fear of crime, is not increased; and</del></p> <p><del>(f)</del><u>(e)</u> the safe and efficient use of an existing or planned community services use is not <del>disadvantaged</del><u>compromise</u> <u>d.</u></p>	
<p>S08 Development for non-residential purposes within the <u>Village Centre Precinct and Mixed Use Precinct</u> <del>and Minor Convenience Centre Precinct</del> is consistent with existing and intended scale and built form by providing that development—</p> <p><del>(f)</del><u>(a)</u> is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</p> <p>(i) height, mass and proportions; and</p> <p>(ii) roof form and pitch; and</p> <p>(iii) building materials, patterns, textures and colours and other decorative elements; and</p> <p>(iv) windows and doors;</p>	<p>S8.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>and</p> <ul style="list-style-type: none"> <li>(v) verandahs, towers and eaves; and</li> <li>(vi) fencing, landscaping and entry treatments; and</li> <li>(vii) parking, manoeuvring and access areas; and</li> <li>(viii) existing buildings, structures and plants; and</li> </ul> <p><del>(j) is consistent with the pattern of development shown on a structure plan map; and</del></p> <p><del>(k)</del>(b) has an attractive and functional appearance; and</p> <p><del>(l)</del>(c) is orientated toward the road network; and</p> <p><del>(m)</del>(d) contributes positively to streetscape and built form; and</p> <p><del>(n)</del>(e) is integrated with existing buildings; and</p> <p><del>(o)</del>(f) provides a cohesive built form.</p>	
<p>SO9 Development is designed to provide for social interaction.</p>	<p>S9.1 No Solution is prescribed.</p>
<p>SO10 Development in a Precinct other than the <u>Village Centre and Mixed Use Precinct</u> <del>Minor Convenience Centre Precinct</del></p> <ul style="list-style-type: none"> <li>(a) provides for a variety of building alignments; and</li> <li>(b) provides substantial building setbacks along key roads; and</li> <li>(c) makes allowance for future road upgrades.</li> </ul>	<p>S10.1 No Solution is prescribed.</p>
<p><u>SO11 Development for commercial purposes incorporates signage that is in keeping with the rural village character of the Canungra</u></p>	<p><u>S11.1 No Solution is prescribed.</u></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<u>Township Zone.</u>	
<b>Community Services</b>	
SO12 Development supports a range of community services commensurate with need.	S12.1 No Solution is prescribed.
SO13 Development provides for community services to be located in existing or planned nodes of urban development.	S13.1 No Solution is prescribed.
SO14 Development contributes to the provision of community services by not compromising opportunities to establish new, or enhance existing, community services and Community Care Centres.	S14.1 No Solution is prescribed.
<b>Cultural Heritage</b>	
SO15 Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.	S15.1 Development adjoining or containing a site of cultural heritage significance does not <del>impinge</del> - <u>impact</u> on the values of the site by way of overshadowing or incompatible building character.
<u>SO16 New commercial and mixed use buildings are designed to complement the traditional building form and materials found in pre-1946 development in Canungra.</u>	<u>S16.1 No Solution is prescribed.</u>
<b>Defence Facility Area</b>	
SO17 Development does not compromise the operational capability of the defence establishment at Canungra.	S17.1 No Solution is prescribed.
<b>Ecological Sustainability</b>	
<del>SO18 Development within non-reticulated areas makes provision for the on-site storage of potable water.</del>	<del>S18.1 Development makes provision for the on-site storage of potable water to the standards outlined in Planning Scheme Policy 7.</del>
<del>SO17 Development conserves the use of non-renewable energy resources by providing that development—  (c) augments the use of non-renewable resources with renewable resources</del>	<del>S17.1 No Solution is prescribed.</del>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p style="text-align: center;"><del>to provide for sustainability; and</del></p> <p style="text-align: center;"><del>(d) takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of –</del></p> <p style="text-align: center;"><del>(i) layout; and</del></p> <p style="text-align: center;"><del>(ii) materials; and</del></p> <p style="text-align: center;"><del>(iii) orientation on the site; and</del></p> <p style="text-align: center;"><del>relationship to adjoining uses.</del></p>	
<p><u>SO18 Development is set back from and provides buffers to the outside edge of an Ecologically Significant Area. Buffers are consistent with minimum best practice distances and protect and enhance ecological processes and biodiversity values including—</u></p> <p><u>(a) terrestrial habitat values;</u></p> <p><u>(b) aquatic habitat values;</u></p> <p><u>(c) water quality values;</u></p> <p><u>(d) hydrological functioning of waterways and wetlands;</u></p> <p><u>(e) natural landscape values; and</u></p> <p><u>(f) connectivity and usage of the site by native fauna species or communities.</u></p> <p><u>Note: The demonstration of compliance with this outcome is required to be informed by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to address the information outlined in Planning Scheme Policy 3 - Ecological Assessment Reporting.</u></p>	<p><u>S18.1 No Solution is prescribed.</u></p>
<p><u>SO19 Opportunities to create additional ecological corridors</u></p>	<p><u>S19.1 No Solution is prescribed.</u></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p><u>and habitat linkages along waterways, drainage lines, ridgelines and other areas are provided and incorporated as part of the master planning process for greenfield land.</u></p>	
<p><del>SO19 Development protects and enhances natural catchments, river and stream systems, riparian vegetation and recognises the importance of the individual ecosystems within each catchment and system.</del></p>	<p><del>S19.1 No Solution is prescribed.</del></p>
<p><del>SO20 Development identifies, protects and enhances Ecologically Significant Areas and other nature conservation values.</del></p> <p><del>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</del></p>	<p><del>S20.1 No Solution is prescribed.</del></p>
<p><del>SO20<sup>4</sup> Development identifies, protects and enhances habitat for State and regionally significant flora and fauna species.</del></p> <p><del>Note: The demonstration of compliance with this outcome <u>is required to be informed</u> would be <del>assisted</del> by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to address the information outlined in Planning Scheme Policy 3 - Ecological Assessment Reporting.</del></p>	<p><u>SO20 No Solution is prescribed.</u></p> <p><del>S21.4 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species, as identified in Planning Scheme Policy 3 – Ecological Assessment Reporting, Appendix C – Significant Flora and Fauna Species.</del></p> <p><del>S21.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community.</del></p> <p><del>S21.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is</del></p>



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	<del>protected through the application of a conservation envelope.</del>
<b>Economic Development</b>	
SO2 <del>1</del> <u>2</u> Development provides a range of employment opportunities for residents of the Canungra Township Zone.	S2 <del>1</del> <u>2</u> .1 No Solution is prescribed.
SO2 <del>2</del> <u>3</u> Development does not compromise areas allocated for business, commercial and industrial uses by the establishment of incompatible uses.	S2 <del>2</del> <u>3</u> .1 No Solution is prescribed.
SO2 <del>3</del> <u>4</u> Development for non-residential purposes within the <u>Village Centre Precinct and Mixed Use Precinct</u> <del>Minor Convenience Precinct</del> provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.	S2 <del>3</del> <u>4</u> .1 No Solution is prescribed.
<p data-bbox="352 1171 834 1574">SO24 <u>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.</u></p> <p data-bbox="352 1619 834 1765"><u>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.</u></p>	S24 <u>No Solution is prescribed.</u>
<b>Housing</b>	
SO2 <del>5</del> <u>6</u> Development provides for a diversity of housing forms and a variety of housing types to meet the housing needs of the community.	S2 <del>5</del> <u>6</u> .1 Development provides for a variety of dwelling types including— (a) predominantly <u>detached</u> houses in the Residential

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	Precinct; and (b) medium density residential uses in the Residential Precinct with a maximum density of 1 dwelling unit per 450m <sup>2</sup> ; and (c) medium density residential uses in the <del>Medium Density Residential – Mixed Use or Village Centre</del> Precinct with a maximum density of 1 dwelling unit per 300m <sup>2</sup> ; and (d) <u>detached</u> houses on rural residential lots.
SO267 Development being Aged Persons Accommodation (and ancillary facilities) is carried out in the <u>Village Centre, Mixed Use Precinct</u> or the Residential Precinct.	S267.1 No Solution is prescribed.
SO278 Development being a House or Dual Occupancy limits adverse impacts on existing residential amenity and character and provides residential neighbourhoods with a strong and positive identity through— (a) providing a safe, efficient and legible road network; and (b) the location and design of development; and (c) integration with the surrounding development; and (d) the protection and enhancement of personal health, safety and property; and (e) achieving a sense of place.	S278.1 No Solution is prescribed.
SO2829 Development provides that the orientation and form of <del>buildings—and—the orientation of</del> roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by—	S289.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<ul style="list-style-type: none"> <li>(a) maximising solar access to the north in winter; and</li> <li>(b) minimising solar access to the east and west in summer; and</li> <li>(c) maximising access to any prevailing summer breezes; and</li> <li>(d) minimising exposure to prevailing winter winds.</li> </ul>	
<p>SO<del>29</del><sup>30</sup> Development being a dual occupancy is consistent in building form and scale to existing residential uses and maintains the character and amenity of the Precinct.</p>	<p>S<del>29</del><sup>30</sup>.1 No Solution is prescribed.</p>
Infrastructure Efficiency	
<p>SO<del>30</del> Development—</p> <ul style="list-style-type: none"> <li><del>(d) does not adversely impact upon the efficiency or effectiveness of any existing or planned infrastructure; and</del></li> <li><del>(e) does not place an adverse loading on any existing or planned infrastructure; and</del></li> </ul> <p><del>does not result in out-of-sequence, unplanned or inefficient infrastructure provision.</del></p>	<p><u>S30.1 Development is undertaken in accordance with the Priority Infrastructure Plan or equivalent infrastructure plan.</u></p>
<p><del>SO31—Development being Building Work and Engineering Work does not—</del></p> <ul style="list-style-type: none"> <li><del>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</del></li> <li><del>(b)(a) place an adverse loading on any existing or planned infrastructure.</del></li> </ul>	<p><del>S31.1 Development is located in a Precinct suitable for the intended use.</del></p> <p><del>S31.2 Development is extended only where it can be readily supported by appropriate infrastructure.</del></p>
<p>SO<del>31</del><sup>2</sup> Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power</p>	<p>S<del>31</del><sup>2</sup>.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the <i>Electricity</i></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
poles and transformers.	<p><i>Regulation 1994.</i></p> <p>S31<del>2</del>.2 Development involving the construction of buildings and other structures (including swimming pools, sheds, tennis courts and the like) is not undertaken directly under electricity distribution lines, or within defined electricity easements.</p>
SO32 <del>3</del> Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.	S32 <del>3</del> .1 No Solution is prescribed.
<b>Landscaping</b>	
SO33 <del>4</del> Development within the <u>Village Centre and Mixed Use Precinct</u> and <del>Minor Convenience Centre Precinct</del> provides landscaping which enhances the visual amenity, character and attractiveness of the Precincts.	S33 <del>4</del> .1 No Solution is prescribed.
<b>Noise, Air and Light Emissions</b>	
SO35 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, <u>minimising</u> or mitigating the adverse emissions of noise <del>and</del> , vibration, <u>light, glare, odour, dust and other pollutants</u> .	S34 <del>5</del> .1 No Solution is prescribed.
<del>SO36 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.</del>	<del>S36.1 No Solution is prescribed.</del>
<del>SO37 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emission of light or glare.</del>	<del>S37.1 No Solution is prescribed.</del>
<b>Open Space, Sport and Recreation Facilities</b>	
SO35 <del>8</del> Development provides for an	S35 <del>8</del> .1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
integrated, diverse, useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport and recreation activity.	
SO369 Development supports a range of outdoor sporting <u>and recreation</u> activity including sportsgrounds, parks and linear corridors for non-motorised recreation.	S369.1 No Solution is prescribed.
SO3740 Development provides opportunities for the establishment, expansion or enhancement of district level playing fields serving the needs of residents.	S3740.1 No Solution is prescribed.
SO3841 Development <del>supports the maintenance of individual recreational opportunities and</del> maximises <u>connectivity and</u> access to areas of <u>existing and planned</u> public recreational activity <u>and open space network</u> .	S3841.1 No Solution is prescribed.
<b>Protection of Personal Health, Safety and Property</b>	
<del>SO42 Development is not to exacerbate or be adversely affected by flood events.</del>	<del>S42.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood.</del> <del>S42.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2% AEP flood.</del>
SO3942 Development protects and enhances personal health and safety and property by incorporating features and measures designed to improve safety and minimise the risk of crime through—  (a) the design of public access ways and pedestrian areas to avoid dark corners and encourage casual surveillance; and	S3942.1 Development does not provide—  (a) a blind corner involving a change in direction of 75 degrees or greater; and  (b) a pathway that is longer than 20 metres; and  (c) if a non-residential development, an entry to or an exit (other than an emergency exit) from a building which is not located at the front of the building.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>(b) the provision of entry points to buildings which are clearly visible; and</p> <p>(c) the avoidance of fencing and landscaping which obstruct or limit casual surveillance.</p>	
<p><del>SO43 Development is sympathetic to natural hazard constraints.</del></p>	<p><del>S43.1 Development avoids flood prone, steep slope and high bushfire hazard areas.</del></p> <p><del>S43.2 Development provides for building envelopes where lots are constrained by environmental factors.</del></p>
Transport and Access	
<p><del>SO40</del><u>4</u> Development protects and enhances existing and planned road transport infrastructure and rail transport infrastructure. <u>In particular, development is design and sited to—</u></p> <p><u>(a) maintain residential amenity; and</u></p> <p><u>(b) not impede the role and function of the infrastructure corridor.</u></p>	<p><del>S40</del><u>4.1</u> No Solution is prescribed.</p>
<p><del>SO41</del> <u>Development provides a transport network and infrastructure which—</u></p> <p><u>(e) services the development; and</u></p> <p><u>(f) integrates with the existing and planned network; and</u></p> <p><u>(g) is efficient and enhances the existing road pattern and hierarchy; and</u></p> <p><u>(a) is consistent with community need.</u></p>	<p><del>S41.1</del> <u>No Solution is prescribed.</u></p>
<p><del>SO45 Development provides road transport infrastructure which—</del></p> <p><del>(a) services the development; and</del></p> <p><del>(b) integrates with the</del></p>	<p><del>S45.1 No Solution is prescribed.</del></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable	
<p style="text-align: center;"><del>existing and planned road transport infrastructure; and</del> (e)(a) <del>protects and enhances the road hierarchy.</del></p>		
SO4 <del>2</del> <u>6</u> Development provides for an integrated and efficient transport 'network' that meets the needs of the community.	S4 <del>2</del> <u>6</u> .1	No Solution is prescribed.
SO4 <del>3</del> <u>7</u> Development provides pedestrian and cycle networks in appropriate locations.	S4 <del>3</del> <u>7</u> .1	No Solution is prescribed.
Growth Management		
<p>SO4<del>4</del><u>8</u> <u>Development in areas identified on the Canungra Land Use Plan in Figure 3.8.22 is undertaken in accordance with a masterplan that provides for -</u></p> <ul style="list-style-type: none"> <li><u>(a) best practice site planning, development layout and building design;</u></li> <li><u>(b) an efficient and affordable infrastructure network;</u></li> <li><u>(c) the sequencing and orderly staging of development;</u></li> <li><u>(d) mitigation of conflict with potentially incompatible uses (e.g. industry/residential);</u></li> <li><u>(e) the incorporation of best practice water sensitive urban design principles;</u></li> <li><u>(f) a safe, attractive and integrated street network based on the grid street pattern to maximise permeability, legibility, accessibility and street tree plantings;</u></li> <li><u>(g) the integration with adjoining residential areas in the locality;</u></li> <li><u>(h) a wide range of housing types, densities and lot</u></li> </ul>	S4 <del>4</del> <u>8</u> .1	No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p><u>sizes including multiple dwellings, town houses, terraces, detached dwellings, dual occupancy, aged care and special needs housing;</u></p> <p><u>(i) the identification of lots intended for more than one dwelling, with such lots being dispersed throughout the neighbourhood and not concentrated in one area;</u></p> <p><u>(j) development that contributes to the growth of Canungra as a thriving rural village and incorporates attractive and diverse facades that address street frontages and public and communal open space. (building siting – side and front setbacks / streets / trees)</u></p> <p><del>Development in respect of land in the Canungra Township Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that –</del></p> <p><del>(a) the land is not necessarily suitable for urban development; and</del></p> <p><del>(b) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and</del></p> <p><del>(c) the timing and sequencing of</del></p>	



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p><del>development shall be determined through structure planning and the local growth management strategy; and</del></p> <p><del>(d) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.</del></p>	
Intensity of Development	
<p>SO459 Development being-</p> <p>(a) a Material Change of Use is consistent with the scale, form and intensity of development in the Zone; and</p> <p>(b) Reconfiguring a Lot is to comply with-</p> <p>(i) the standards in Table 5.4.6B (Lot Design Specifications); and</p> <p>(ii) the Regulatory Provisions of the South East Queensland Regional Plan.<sup>162</sup></p>	<p>S459.1 No Solution is prescribed.</p>

## Subdivision 5 Specific Assessment Criteria for the **Minor Convenience-Village Centre** Precinct

### 3.8.12 Specific Outcomes and Prescribed Solutions for the **Minor Convenience-Village Centre** Precinct

Table 3.8.12 (Specific Outcomes and Prescribed Solutions for the **Minor Convenience-Village Centre** Precinct) identifies in—

<sup>162</sup> The Regulatory Provisions of the South East Queensland Regional Plan provide that the subdivision of land in the Regional Landscape and Rural Production Area may not occur unless the subdivision meets the exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.8.12 Specific Outcomes and Prescribed Solutions for the ~~Minor Convenience~~ Village Centre- Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development within the <del>Minor Convenience</del> Village Centre Precinct exhibits a <del>retail and commercial office character generally within single storey buildings and is typified by only a limited range of small scale convenience or speciality shopping activities including corner store, bakery, newsagent, local services and takeaway food.</del> <u>rural village character that provides for predominantly commercial uses that service the needs of the residents of the Canungra Township zone.</u></p> <p><u>Medium density residential development is also supported.</u></p>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development—</p> <ul style="list-style-type: none"> <li>(a) ___protects and enhances the <u>primary</u> role of the Precinct as a focus for a limited range of small-scale retail and convenience or speciality shopping activity; and</li> <li>(b) ___functions in an integrated manner alongside existing commercial, retail and business activity; and</li> <li>(c) ___protects existing and intended amenity; and</li> <li>(d) ___has a high level of accessibility to the local road network; and</li> </ul>	<p>S2.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>(e) <del>provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.</del> <u>activates the streetscape by providing opportunities for outdoor dining; and</u></p> <p>(f) <u>contributes to the vibrancy of public spaces through:</u></p> <ul style="list-style-type: none"> <li>(i) <u>wide footpaths with awnings, street furniture and mature shade trees;</u></li> <li>(ii) <u>minimal or no front building setback;</u></li> <li>(iii) <u>locating parking areas at the rear or side of development;</u></li> <li>(iv) <u>a mix of tenancy sizes with highly active ground floor uses;</u></li> <li>(v) <u>ensuring buildings open onto and front the street;</u></li> <li>(vi) <u>a variety of uses operating throughout the day and night.</u></li> </ul>	
<p>SO3 Development being Building Work and Engineering Work does not—</p> <ul style="list-style-type: none"> <li>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</li> <li>(b) place an adverse loading on any existing or planned infrastructure.</li> </ul>	<p>S3.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>

## Subdivision 7 Specific Assessment Criteria for the Residential Precinct

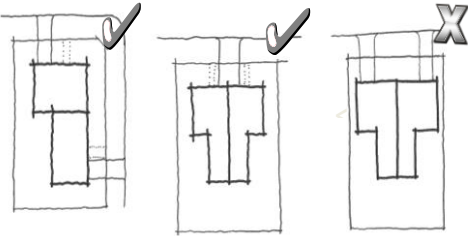
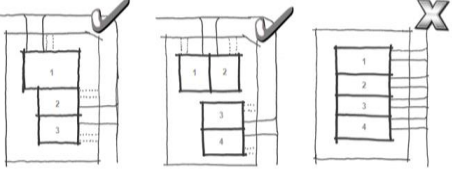
### 3.8.13 Specific Outcomes and Prescribed Solutions for the Residential Precinct

Table 3.8.13 (Specific Outcomes and Prescribed Solutions for the Residential Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.8.13 Specific Outcomes and Prescribed Solutions for the Residential Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for predominantly low-density, sewered, urban residential development characterised by— <ul style="list-style-type: none"> <li>(a) a high level of amenity; and</li> <li>(b) typically single dwellings on urban lots.</li> </ul>	S1.1 No Solution is prescribed.
SO2 Development provides diversity and variety in housing forms and dwelling types, including, but not limited to— <ul style="list-style-type: none"> <li>(a) detached dwellings on urban lots; or</li> <li>(b) attached dwellings of various forms.</li> </ul>	S2.1 No Solution is prescribed.
SO3 Development ensures a building height, bulk and setback consistent with the character of a <u>thriving rural village</u> . <del>country town.</del>	S3.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.  S3.2 <del>Development ensures that building bulk does not exceed a plot ratio of 0.5</del> <u>Development has a maximum site cover of 50% and has variety in plan shape to preserve space for private open space.</u>  S3.3 <del>Development ensures that</del>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	<p><del>buildings—</del></p> <p><del>(a) are set back a minimum of 6 metres from the primary street frontage which provides vehicular access to the development; and</del></p> <p><del>(b) are set back a minimum of 4.5 metres from a frontage which does not provide vehicular access to the development; and</del></p> <p><del>(c)(a) the distance specified in the Standard Building Regulation 1993 in the case of the setback from a side and rear boundary.</del></p>
<p><u>SO4 Development for attached dwellings including Dual Occupancies and Medium Density Residential Development—</u></p> <p><u>(a) does not dominate the character of a residential neighbourhood; and</u></p> <p><u>(b) are designed to retain a distinct detached and low density character; and</u></p> <p><u>(c) minimise the number of driveways fronting the street.</u></p>	<p><u>S4.1 Development is undertaken in accordance with the configurations in Figures 2 and 3 below.</u></p> <p><u>Figure 2</u></p>  <p><u>Figure 3</u></p>  <p><u>S4.2 Development on land identified on Canungra Land Use Plan in Figure 3.8.22 for Dual Occupancy and Medium Density Residential achieves a maximum density of one (1) dwelling unit per 300m<sup>2</sup>.</u></p>
<p><u>SO5.4</u> Development provides for neighbourhoods with a strong sense of community and local</p>	<p><u>S5.4.1</u> No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>identity, through—</p> <ul style="list-style-type: none"> <li>(a) providing a safe, efficient and legible local road network; and</li> <li>(b) the location and design of development that respects the characteristics and setting of the land; and</li> <li>(c) integration with surrounding development; and</li> <li>(d) the shared use of community facilities, infrastructure and parks; and</li> <li>(e) achieving a sense of place.</li> </ul>	
<p><del>SO65</del> Development provides that the orientation <u>of roads and lots</u> <del>and form of buildings and the orientation of roads and lots</del> facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</p> <ul style="list-style-type: none"> <li>(a) maximising solar access to the north in winter; and</li> <li>(b) minimising solar access to the east and west in the summer; and</li> <li>(c) maximising access to any prevailing summer breezes; and</li> <li>(d) minimising exposure to prevailing winter winds.</li> </ul>	<p><del>S65.1</del> No Solution is prescribed.</p>
<p><del>SO76</del> Development for a Home Based Business does not interfere with adjoining residential amenity and uses.</p>	<p><del>S76.1</del> No Solution is prescribed.</p>
<p><del>SO87</del> Development being a non-residential use (except a Home Based Business)—</p> <ul style="list-style-type: none"> <li>(a) reflects the type, form, scale and density of development elsewhere in the Precinct; and</li> <li>(b) provides a building setback</li> </ul>	<p><del>S87.1</del> No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>and landscaping which are consistent with the existing and planned development in the Precinct; and</p> <p>(c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent residential uses; and</p> <p>(d) provides a solid fence along any boundary to a residential use.</p>	
<p><u>SO9 Aged Persons Accommodation are located in the Residential Precinct where it can be demonstrated that the facility is highly integrated, protects residential character and amenity and is well serviced by community facilities and urban services.</u></p>	<p><u>S9.1 No Solution is prescribed.</u></p>

## Subdivision 9 Specific Assessment Criteria for the Rural Residential Precinct

### 3.8.14 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Table 3.8.14 (Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.8.14 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development provides for predominantly low density rural residential activity on larger acreage lots which are—</p> <ul style="list-style-type: none"> <li>(a) typically unsewered; and</li> <li>(b) generally single dwellings exhibiting a ‘rural living’ character.</li> </ul>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development maintains a rural living and predominantly vegetated character.</p>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development provides diversity and variety in housing forms and dwelling types, including, but not limited to—</p> <ul style="list-style-type: none"> <li>(a) detached dwellings on rural residential lots; and</li> <li>(b) attached dwellings of various forms.</li> </ul>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development ensures a building height, bulk and setback consistent with a rural living character.</p>	<p>S4.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.</p> <p>S4.2 Development ensures that building bulk does not exceed a maximum site coverage of 10% or 700m<sup>2</sup> gross floor area (including class 10 or ancillary structures) whichever is the greater.</p> <p>S4.3 Development ensures that buildings—</p> <ul style="list-style-type: none"> <li>(a) are set back a minimum of 10 metres from the primary street frontage which provides vehicular access to the development; or</li> <li>(b) are set back a minimum of 6 metres from a frontage which does not provide vehicular access to the development; or</li> <li>(c) are generally consistent with the setbacks of existing rural residential development in the immediate area.</li> </ul>



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO5 Development provides for Rural Residential neighbourhoods with a strong sense of community and local identity, through—</p> <ul style="list-style-type: none"> <li>(a) providing a safe, efficient and legible local road network; and</li> <li>(b) the location and design of development that respects local characteristics and setting of the land; and</li> <li>(c) integration with surrounding development; and</li> <li>(d) the shared use of community facilities, infrastructure and parks.</li> </ul>	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development being a non-Rural Residential use—</p> <ul style="list-style-type: none"> <li>(a) reflects the type, form, scale and density of development elsewhere in the Precinct; and</li> <li>(b) provides a building setback and landscaping which are consistent with the existing and planned development in the Precinct; and</li> <li>(c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent Rural Residential uses; and</li> <li>(d) provides adequate screening and/or amenity planting or landscaping along any boundary to an existing Rural Residential use.</li> </ul>	<p>S6.1 No Solution is prescribed.</p>

## Subdivision 10 Specific Assessment Criteria for the Emerging Community Precinct

### 3.8.15 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

Table 3.8.15 (Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.8.15 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development is limited to activities that will not preclude future urban (residential, commercial, business, community or industry) purposes.	S1.1 No Solution is prescribed
SO2 Development for ‘interim uses’ only occurs where such uses— <ul style="list-style-type: none"> <li>(a) do not compromise the amenity of future development in the Precinct; and</li> <li>(b) are only temporary and will cease operating prior to the land being required for urban type uses; and</li> <li>(c) are compatible with the surrounding land uses, which varies from residential, to business, industry, rural residential and community purposes; and</li> <li>(d) maintains the existing rural character of the Precinct.</li> </ul>	S2.1 No Solution is prescribed.

## Subdivision 11 Specific Assessment Criteria for the Countryside Precinct

### 3.8.16 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

Table 3.8.16 (Specific Outcomes and Prescribed Solutions for the Countryside Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.8.16 Specific Outcomes and Prescribed Solutions for the Countryside Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development exhibits an agricultural character, typified by broad hectare farming activity on larger lots which are— <ul style="list-style-type: none"> <li>(a) typically unsewered; and</li> <li>(b) generally occupied by single dwellings and associated rural outbuildings and exhibiting a ‘rural living’ character.</li> </ul>	S1.1 No Solution is prescribed.
SO2 Development for urban type uses including retail, urban residential and industrial activity is not carried out on the premises.	S2.1 No Solution is prescribed.
SO3 Development incompatible with the intended long-term use of the Precinct is not carried out on the premises.	S3.1 No Solution is prescribed.
SO4 Development protects and enhances the amenity and character of the Countryside Precinct by providing that— <ul style="list-style-type: none"> <li>(a) there is no adverse impact on visual or scenic amenity (especially from the major road network);</li> </ul>	S4.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>and</p> <ul style="list-style-type: none"> <li>(b) the future provision of open space corridors is not compromised; and</li> <li>(c) development along a major road achieves a high standard of visual amenity and landscaping treatment; and</li> <li>(d) development is maintained in good order and state of repair and is not unsightly; and</li> <li>(e) the safety and efficiency of any existing or planned service or facility is not compromised.</li> </ul>	
<p>SO5 Development ensures that intensive rural uses do not occur on land which is proximate to areas of residential activity or areas of high scenic value.</p>	<p>S5.1 Development ensures that intensive rural uses are not located within 1 kilometre of land in the <u>Residential Precinct, Mixed Use Precinct, Emerging Communities Precinct, Rural Residential Precinct or Village Centre Precinct</u>.</p>
<p>SO6 Development for non-farming purposes supports the ongoing conduct of broad hectare farming activity.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development for non-farming and in particular, small-scale tourist purposes, does not interfere with the conduct of broad hectare farming in the Precinct by providing that—</p> <ul style="list-style-type: none"> <li>(a) non-farm traffic is not introduced onto roads that are not designated for that purpose; and</li> <li>(b) adequate separation from lawful rural uses are provided; and</li> <li>(c) small-scale tourist uses are not introduced into areas containing a significant concentration of intensive agricultural or intensive animal</li> </ul>	<p>S7.1 Development ensures that access to a tourist development is only via a local road.</p> <p>S7.2 Development ensures that a tourist development is provided with a 5 metre landscaped buffer to separate it visually from orchards and other cultivation areas.</p> <p>S7.3 Development ensures that a tourist development is not located within 1 kilometre of an intensive rural use other than a wholesale plant nursery.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
husbandry uses.	

## Subdivision 12 Specific Assessment Criteria for the Active Recreation Precinct

### 3.8.17 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Table 3.8.17 (Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.8.17 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for organised and active outdoor and indoor recreational activities that encourage community participation.	S1.1 No Solution is prescribed.
SO2 Development for other than active sport and recreation is limited to ancillary facilities, which support active sport and recreation activities.	S2.1 No Solution is prescribed.
SO3 Development ensures that active sport and recreation facilities— (a) are located only on roads designed to accommodate associated traffic flows; and (b) provide for a combination of off-street and on-street parking.	S3.1 No Solution is prescribed.
SO4 Development provides a	S4.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.	
<p>SO5 Development being Building Work and Engineering Work does not—</p> <ul style="list-style-type: none"> <li>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</li> <li>(b) place an adverse loading on any existing or planned infrastructure.</li> </ul>	<p>S5.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p>SO6 Development—</p> <ul style="list-style-type: none"> <li>(a) protects and enhances the role of the Precinct as a focus of organised and active sporting activity; and</li> <li>(b) protects existing and intended amenity; and</li> <li>(c) has a high level of accessibility to the local road network; and</li> <li>(d) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.</li> </ul>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development for Equestrian Activities provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.</p>	<p>S7.1 No Solution is prescribed.</p>
<p>SO8 Development for Equestrian Activities is consistent with existing and intended scale and built form by providing that development—</p> <ul style="list-style-type: none"> <li>(a) is of a scale and form which is compatible with existing and planned buildings or structures</li> </ul>	<p>S8.1 Development provides that buildings are constructed of materials in subdued natural colours, such as greens and browns.</p> <p>S8.2 Development ensures that the maximum height of buildings and structures is 10 metres above</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>having regard to—</p> <ul style="list-style-type: none"> <li>(i) height, mass and proportions; and</li> <li>(ii) roof form and pitch; and</li> <li>(iii) building materials, patterns, textures and colours and other decorative elements; and</li> <li>(iv) windows and doors; and</li> <li>(v) fencing, landscaping and entry treatments; and</li> <li>(vi) parking, manoeuvring and access areas; and</li> <li>(vii) existing buildings and structures; and</li> </ul> <p>(b) has an attractive and functional appearance.</p>	<p>natural ground level.</p>
<p>SO9 Development within the Precinct protects and enhances Ecologically Significant Areas and their conservation values by providing that development does not have an adverse impact on—</p> <ul style="list-style-type: none"> <li>(a) land and soils; and</li> <li>(b) environmental values and the integrity of waters, a waterway or a wetland; and</li> <li>(c) riparian habitats; and</li> <li>(d) bush habitats.</li> </ul>	<p>S9.1 No Solution is prescribed.</p>
<p>SO10 Development that is adjacent to an Ecologically Significant Area—</p> <p><u>(a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area; and</u></p> <p><u>(b) is setback from and provides a vegetated</u></p>	<p>S10.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p><u>buffer to an Ecologically Significant Area to protect and enhance values;</u></p> <p><del>(a)</del>(c) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	
<p>SO11 Development involving significant public visitation ensures that—</p> <p>(a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and</p> <p>(b) visitor facilities are located where access is via a road with an appropriate design capacity; and</p> <p>(c) visitor facilities are located such that buffering is provided to any adjoining sensitive area; and</p> <p>(d) the amenity, scenic values and integrity of surrounding rural areas of Ecologically Significant Areas are maintained and protected.</p>	<p>S11.1 No Solution is prescribed.</p>

## Subdivision 13 Specific Assessment Criteria for the Passive Recreation Precinct

### 3.8.18 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Table 3.8.18 (Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and



- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.8.18 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for low-impact informal or non-organised forms of recreational activity typically within— (a) Open Space Areas; and (b) recreation reserve areas.	S1.1 No Solution is prescribed.
SO2 Development protects the integrity of Open Space Areas and recreation reserve areas, with respect to their nature conservation values, scenic and landscape amenity values and recreational value to the community.	S2.1 No Solution is prescribed.
SO3 Development associated with public visitation to Open Space Areas or recreation reserve areas for passive recreation purposes ensures that — (a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and (b) visitor facilities are located where access is via a road with an appropriate design capacity; and (c) visitor facilities are located such that buffering is retained to any adjoining residential area; and (d) the nature conservation values, integrity and ecological functioning of the open space and recreation reserve area are maintained and protected.	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO4 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.	S4.1 No Solution is prescribed.
SO5 Development that is adjacent to an Ecologically Significant Area— <u>(a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area and</u> <u>(b) is set back from and provides a vegetated buffer to an Ecologically Significant Area to protect and enhance values;</u> <del>(a)</del> (c) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.	S5.1 No Solution is prescribed.
SO6 Development provides for low-impact recreational activities <u>such as walking and cycling adjacent to a waterway corridor, wetland or ecological corridor, where compatible with the protection and enhancement of</u> <del>which are carried out in an ecologically sustainable manner in a natural</del> environmental values.	S6.1 No Solution is prescribed.

## Subdivision 14 Specific Assessment Criteria for the Community Facilities Precinct

### 3.8.19 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Table 3.8.19 (Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.8.19 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for a compatible mix of community facilities, infrastructure and limited recreational opportunities that serve the needs of residents in the immediately surrounding catchment.	S1.1 No Solution is prescribed.
SO2 Development being Building Work and Engineering Work (for other than infrastructure) does not—  (a) interfere with or adversely impact upon any existing or planned infrastructure; and  (b) place an adverse loading on any existing or planned infrastructure.	S2.2 No Solution is prescribed.
SO3 Development operates in conjunction with other nearby community service functions such as schools, meeting places and the like	S3.1 No Solution is prescribed.
SO4 Development provides a benefit to and satisfies a community, economic and social need of the residents of the Zone.	S4.1 No Solution is prescribed.

## Subdivision 15 Specific Assessment Criteria for the Mixed Use Precinct

### 3.8.20 Specific Outcomes and Prescribed Solutions for the Mixed Use Precinct

Table 3.8.20 (Specific Outcomes and Prescribed Solutions for the Mixed Use Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.8.20 Specific Outcomes and Prescribed Solutions for the Mixed Use Precinct**

<u>Column 1 Specific Outcomes</u>	<u>Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable</u>
<p>SO1 Development within the Mixed Use Precinct predominantly comprises —</p> <ul style="list-style-type: none"> <li>(a) Commercial Activity; or</li> <li>(b) a Shop where not involving a supermarket;</li> <li>or</li> <li>(c) a Child Care facility; or</li> <li>(d) a Community Care Centre; or</li> <li>(e) Educational Establishment;</li> <li>(f) Funeral Premises;</li> <li>(g) Indoor Sport, Recreation and Entertainment; or</li> <li>(h) Medium Density Residential; or</li> <li>(i) Motel; or</li> <li>(j) Produce Store; or</li> <li>(k) Retail Plant Nursery; or</li> <li>(l) Retail Showroom where not involving a supermarket;</li> <li>(m) Shopping Centre;</li> </ul>	<p>S1.1 No Solution is prescribed.</p>

<b>Column 1</b> <b>Specific Outcomes</b>	<b>Column 2</b> <b>Acceptable Solutions – If Self-assessable</b> <b>Probable Solutions – If Code-assessable</b>
<ul style="list-style-type: none"> <li>(n) <u>Service Station</u></li> <li>(o) <u>Aged Persons Accommodation; or</u></li> <li>(p) <u>Industry - Low Impact/Service; or</u></li> <li>(q) <u>A Tourist Facility; or</u></li> <li>(r) <u>Veterinary Surgery/Hospital; or</u></li> <li>(s) <u>Warehouse/Storage Facility; or</u></li> <li>(t) <u>A Tourist Business; or</u></li> <li>(u) <u>A Food Establishment/ Reception Centre</u></li> </ul>	
<p>SO2 <u>Development functions in an integrated manner alongside the adjacent Village Centre Precinct by providing parking areas, access areas, manoeuvring areas, landscaping and advertising devices that complement the rural village character of Canungra.</u></p>	<p>S2.1 <u>No Solution is prescribed.</u></p>
<p>SO3 <u>Development is designed to—</u></p> <ul style="list-style-type: none"> <li>(a) <u>address and overlook the street; and</u></li> <li>(b) <u>integrate with surrounding development; and</u></li> <li>(c) <u>not include blank walls or fences fronting the street; and</u></li> <li>(d) <u>be architecturally interesting and visually appealing; and</u></li> <li>(e) <u>be climate responsive and environmentally sensitive.</u></li> </ul>	<p>S3.1 <u>No Solution is prescribed.</u></p>
<p>SO4 <u>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</u></p>	<p>S4.1 <u>No Solution is prescribed.</u></p>

<b>Column 1</b> <b><u>Specific Outcomes</u></b>	<b>Column 2</b> <b><u>Acceptable Solutions – If Self-assessable</u></b> <b><u>Probable Solutions – If Code-assessable</u></b>
supermarkets or supermarket-anchored shopping centre development.	

## **Subdivision 16 Specific Assessment Criteria for the Park Living Precinct**

### **3.8.21 Specific Outcomes and Prescribed Solutions for the Park Living Precinct**

Table 3.8.21 (Specific Outcomes and Prescribed Solutions for the Park Living Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

**Table 3.8.21 Specific Outcomes and Prescribed Solutions for the Park Living Precinct**

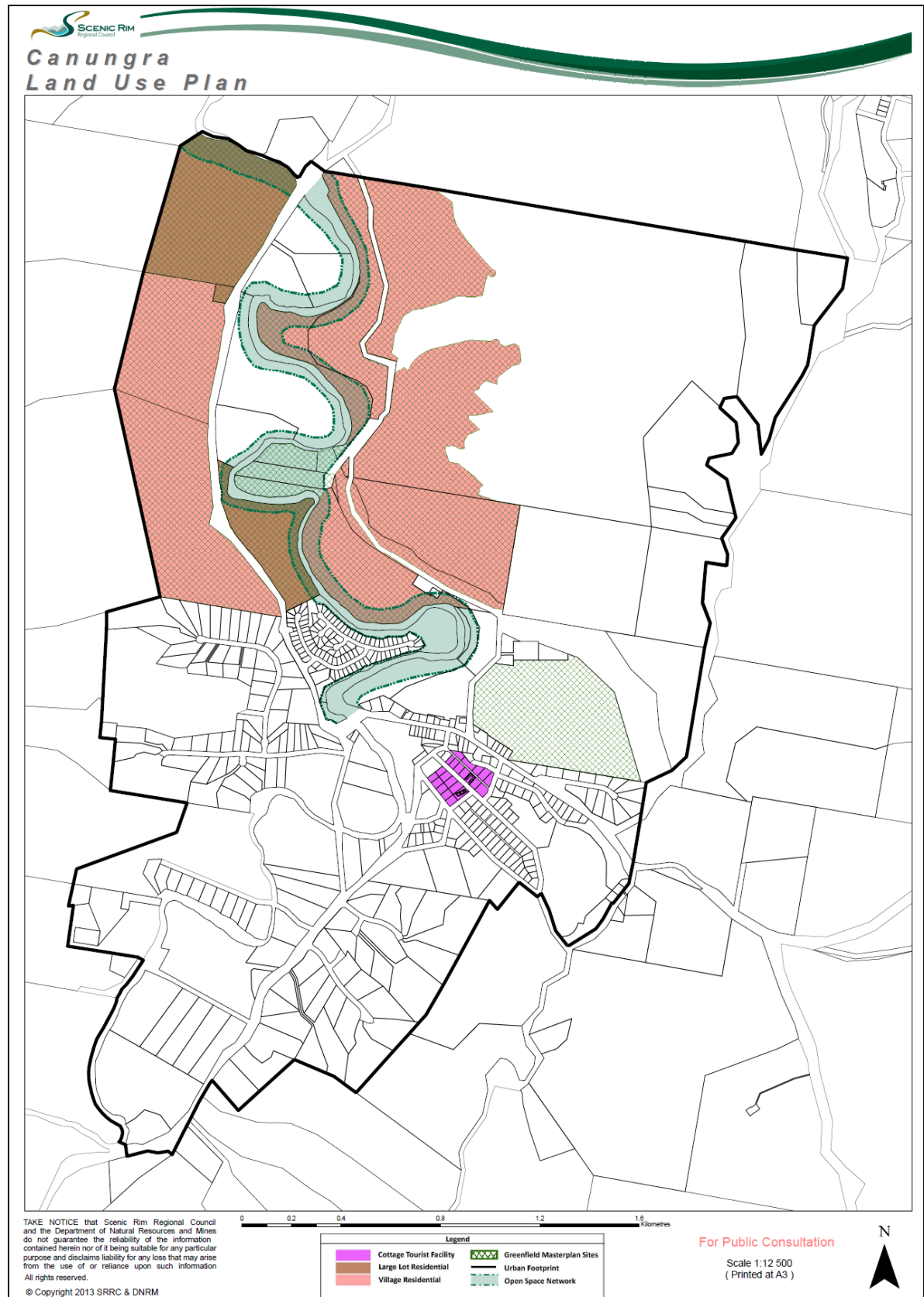
<b>Column 1</b> <b><u>Specific Outcomes</u></b>	<b>Column 2</b> <b><u>Acceptable Solutions – If Self-assessable</u></b> <b><u>Probable Solutions – If Code-assessable</u></b>
<u>SO1 Development provides for predominantly low density rural residential activity on larger acreage lots which are—</u> <u>(a) typically unsewered;</u> <u>(b) connected to reticulated water; and</u> <u>(c) generally single dwellings exhibiting a 'rural living' character.</u>	<u>S1.1 No Solution is prescribed.</u>
<u>SO2 Development maintains a rural living and predominantly vegetated character.</u>	<u>S2.1 No Solution is prescribed.</u>
<u>SO3 Development provides diversity and variety in housing forms and dwelling types, including, but not limited to—</u>	<u>S3.1 No Solution is prescribed.</u>

<p><b>Column 1</b> <b><u>Specific Outcomes</u></b></p>	<p><b>Column 2</b> <b><u>Acceptable Solutions – If Self-assessable</u></b> <b><u>Probable Solutions – If Code-assessable</u></b></p>
<p>(a) <u>detached dwellings on rural residential lots; and</u> (b) <u>attached dwellings of various forms.</u></p>	
<p>SO4 <u>Development ensures a building height, bulk and setback consistent with a rural living character.</u></p>	<p>S4.1 <u>Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.</u></p> <p>S4.2 <u>Development ensures that building bulk does not exceed a maximum site coverage of 10% or 700m<sup>2</sup> gross floor area (including class 10 or ancillary structures) whichever is the greater.</u></p> <p>S4.3 <u>Development ensures that buildings—</u> (a) <u>are set back a minimum of 10 metres from the primary street frontage which provides vehicular access to the development; or</u> (b) <u>are set back a minimum of 6 metres from a frontage which does not provide vehicular access to the development; or</u> (c) <u>are generally consistent with the setbacks of existing rural residential development in the immediate area.</u></p>
<p>SO5 <u>Development provides for Rural Residential neighbourhoods with a strong sense of community and local identity, through—</u> (a) <u>providing a safe, efficient and legible local road network; and</u> (b) <u>the location and design of development that respects local characteristics and setting of the land; and</u> (c) <u>integration with surrounding development; and</u> (d) <u>the shared use of community facilities, infrastructure and parks.</u></p>	<p>S5.1 <u>No Solution is prescribed.</u></p>

<b>Column 1</b> <u>Specific Outcomes</u>	<b>Column 2</b> <u>Acceptable Solutions – If Self-assessable</u> <u>Probable Solutions – If Code-assessable</u>
<p>SO6 <u>Development being a non-Rural Residential use—</u></p> <ul style="list-style-type: none"> <li>(a) <u>reflects the type, form, scale and density of development elsewhere in the Precinct; and</u></li> <li>(b) <u>provides a building setback and landscaping which are consistent with the existing and planned development in the Precinct; and</u></li> <li>(c) <u>provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent Rural Residential uses; and</u></li> <li>(d) <u>provides adequate screening and/or amenity planting or landscaping along any boundary to an existing Rural Residential use.</u></li> </ul>	<p><u>S6.1 No Solution is prescribed.</u></p>



**Figure 3.8.22 - Canungra Land Use Plan**



### **APPENDIX III - RECONFIGURING A LOT CODE**

Amendments to the existing Reconfiguring a Lot Code to implement the subdivision policies of the Beaudesert Growth Management Strategy and Canungra Land Use Plan and Land Use Plan.

## Part 4 Reconfiguring a Lot Code

### Division 1 Preliminary

#### 5.4.1 Compliance with the Reconfiguring a Lot Code

Development complies with the Reconfiguring a Lot Code if in the case of—

- (a) Code-assessable development, there is compliance with the Specific Outcomes of the Reconfiguring a Lot Code; and
- (b) Impact-assessable development, there is compliance with the Specific Outcomes of the Reconfiguring a Lot Code and the purpose of the Reconfiguring a Lot Code being the Overall Outcomes for Reconfiguring a Lot.<sup>163</sup>

#### Reconfiguring a Lot Code

#### 5.4.2 Purpose of the Reconfiguring a Lot Code

The Overall Outcomes for Reconfiguring a Lot are the purpose of the Reconfiguring a Lot Code.

#### 5.4.3 Overall Outcomes for Reconfiguring a Lot

Reconfiguring a Lot is to—

- (a) create a variety of usable and accessible allotments that meet the diverse needs of the community; and
- ~~(b)~~ achieve good urban design outcomes consistent with the intended character for a particular Zone and Precinct; and
- ~~(c)~~ reflect best practice site planning and development layout; and
- ~~(b)~~(d) provide for master planning for greenfield development that reflects best practice site planning and development layout, achieves integrated, well planned and diverse residential communities and accommodates detached and attached dwellings that vary in lot size, density and appearance; and
- ~~(e)~~ ensure that the uses intended for the created Lots are compatible with existing or proposed development on adjacent land; and
- ~~(e)~~(f) provide development that is highly integrated with surrounding development and the natural environment; and
- ~~(e)~~(g) minimise the adverse effects from natural or other hazards including flooding, bushfire, slope instability, contaminated sites and sites producing significant levels of emissions; and

<sup>163</sup> See section 1.2.17 (Structure of the codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

- ~~(e)~~(h) provide for the protection and enhancement of residential amenity and sense of place of the surrounding area and provide for a choice in house type; and
- ~~(f)~~(i) provide for the efficient use of land resources and the protection of natural resources and values; and
- ~~(g)~~(j) create an effective and efficient road hierarchy and network that addresses connectivity, functionality, safety and serviceability; and
- ~~(h)~~(k) provide for the convenient and safe movement of people by motor vehicle, walking, cycling and public transport; and
- ~~(i)~~(l) provide accessible and useable parks and open space networks in accordance with the recreational needs and scenic values of the community; and
- ~~(j)~~(m) create an effective and efficient recreation trail hierarchy and recreational trail network which addresses connectivity, functionality, safety and serviceability; and
- ~~(n)~~ provide for the establishment, protection and enhancement of Waterways, wetlands, significant vegetation, ecological corridors, habitats and areas of biodiversity significance, ~~flora and fauna corridors~~; and
- ~~(o)~~ protect the effectiveness and efficiency of infrastructure and associated corridors; and
- ~~(k)~~(p) provide for coordinated, logical and sequenced development and the provision of infrastructure in accordance with the timing of the Priority Infrastructure Plan or equivalent infrastructure plan; and
- ~~(q)~~(g) use obsolete portions of road dedications for other compatible purposes; and
- ~~(m)~~(r) provide for access to Lots in safe locations.

#### 5.4.4 Specific Outcomes and Prescribed Solutions for Access Easement Creation

Table 5.4.4 (Specific Outcomes and Prescribed Solutions for Access Easement Creation) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Probable Solutions in respect of which assessable development is to be assessed.

**Table 5.4.4 Specific Outcomes and Prescribed Solutions for Access Easement Creation**

Column 1	Column 2
Specific Outcomes	Probable Solutions
<p>SO1 Development which involves the creation of an access easement—</p> <p>(a) does not result in existing development contravening the Planning Scheme or the Standard Building Regulation 1993; and</p> <p>(b) does not detrimentally impact on service infrastructure; and</p> <p>(c) is consistent with any existing approvals attaching to the land.</p>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development which involves the creation of an access easement provides for a safe access point.</p>	<p>S2.1 Development provides that access easements are positioned to allow any associated driveway or crossover to be located in accordance with the standards in Planning Scheme Policy 7.</p>

### 5.4.5 Specific Outcomes and Prescribed Solutions for Boundary Realignment

Table 5.4.5 (Specific Outcomes and Prescribed Solutions for Boundary Realignment) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Probable Solutions in respect of which assessable development is to be assessed.

**Table 5.4.5 Specific Outcomes and Prescribed Solutions for Boundary Realignment**

Column 1	Column 2
Specific Outcomes	Probable Solutions
<p>SO1 Development which involves the realignment of a</p>	<p>S1.1 Development which involves the realignment of a</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>boundary—</p> <p>(a) does not result in existing development contravening the Planning Scheme or Standard Building Regulation 1993; and</p> <p>(b) does not detrimentally impact on service infrastructure; and</p> <p>(c) is consistent with any existing approvals attaching to the land.</p>	<p>boundary—</p> <p>(a) does not require any adjustment to infrastructure or services unless the applicant meets the full cost of such adjustments; and</p> <p>(b) does not contravene any valid development approval applying to the site; and</p> <p>(c) results in existing Buildings and structures complying with the setback requirements of the Planning Scheme or the Standard Building Regulation 1993; and</p> <p>(d) provide for the on-site disposal of wastewater to be contained within the subject Lot</p>
<p>SO2 Development which involves the realignment of a boundary—</p> <p>(a) results in Lots that are generally consistent with the requirements for Lots within the Precinct the land is contained within; and</p> <p>(b) are substantially of a shape and orientation that is suitable for the use of the Lots; and</p> <p>(c) provides for all activities associated with the use on the Lot to be located wholly within the Lot; and</p> <p>(d) provides for all Lots to have a frontage to a road reserve and have a legal, practical access</p>	<p>S2.1 Development provides that Lot dimensions, shape and areas are in accordance with the standards in Table 5.4.6A.</p>

Column 1	Column 2
Specific Outcomes	Probable Solutions
to a constructed road.	
SO3 Development, which involves the realignment of a boundary, does not provide for the area of the newly created Lots to be less than 90% of the area of any Lots being replaced.	S3.1 No Solution is prescribed.
SO4 Development provides that existing constructed roads and their road dedications are appropriately aligned.	S4.1 Development achieves the correct alignment of existing constructed roads and their relevant road reservations.

#### 5.4.6 Specific Outcomes and Prescribed Solutions for Reconfiguring a Lot

Table 5.4.6 (Specific Outcomes and Prescribed Solutions for Reconfiguring a Lot) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Probable Solutions in respect of which assessable development is to be assessed.

**Table 5.4.6 Specific Outcomes and Prescribed Solutions for Reconfiguring a Lot**

Column 1	Column 2
Specific Outcomes	Probable Solutions
<b>Lot Size</b>	
SO1 Development provides that Lot dimensions, shape and areas are in accordance with the standards in Table 5.4.6B Lot Design Specifications.	S1.1 No Solution is prescribed.
SO2 Development ensures that Lots have an appropriate area and dimensions (building area) for the siting and construction of potential Buildings, the provision of outdoor space, convenient vehicle access and parking.	<p>S2.1 Development provides that Building areas, whether within a Building Envelope or not, are in accordance with the dimension standards in Table 5.4.6A.</p> <p>S2.2 Development ensures that Lots are designed to accommodate the use, including:</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<ul style="list-style-type: none"> <li>(a) car parking; and</li> <li>(b) access; and</li> <li>(c) buffering to adjoining uses; and</li> <li>(d) wastewater disposal area in non-reticulated areas; and</li> <li>(e) the maintenance of landscape character; and</li> <li>(f) recreation areas.</li> </ul> <p>S2.3 Development ensures all functions associated with a use are accommodated in a single Lot.</p> <p>S2.4 Development ensures that any buffering associated with a use is included in the same Lot as the use.</p>
<p>SO3 Additional allotments in the Rural Residential Precinct are not created, <del>other than where the allotments are required to facilitate the removal of a Poultry Farm.</del></p>	<p>S3.1 Development for Reconfiguring a Lot in the Rural Residential Precinct provides the same number or fewer Lots being subdivided so there is no net increase in Rural Residential Lots.</p>
<p><del>SO4 Additional allotments in the Rural Residential Precinct are created where for the removal of a Poultry Farm, provided that such allotments do not give rise to a land use conflict with adjoining allotments and adequate infrastructure to service the allotments is provided.</del></p>	<p><del>S4.1 Development provides in the former Mt Lindesay/North Beaudesert Study Area of the South East Queensland Regional Plan for the creation of additional Lots in accordance with Section 5 (Residential Strategy) of the Strategic Plan (1996) in the Town Planning Scheme for the whole of the Shire of Beaudesert (1985) as in force at the commencement of this document except that the allocated density may be upgraded by one category subject to the availability of suitable infrastructure where the development involves the removal of a</del></p>



Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p><del>poultry farm.</del></p> <p><del>S4.2 Development involving the removal of Poultry Farm complies with the requirement in Table 5.4.6C.<sup>164</sup></del></p>
<p><del>SO5</del>SO4 Development does not result in Further further division of land in the Emerging Community and Future Investigation Precincts is not envisaged at this time.</p>	<p>S45.1 Development ensures that additional titles are not created within the—</p> <p>(a) Emerging Community Precinct; <del>or</del></p> <p>(b) <del>Future Investigation Precinct</del></p>
<p><del>SO6</del>SO5 Further division of land in the Future Dam Catchment Precinct is restricted in order to protect the land for Water Supply purposes</p>	<p>S65.1 Development ensures that additional titles are not created within the Future Dam Catchment Precinct.</p>
<p><del>SO7</del>SO6 Further division of land in the Escarpment Protection Precinct is not envisaged in order to maintain the scenic amenity of the Escarpment and in order to avoid development on land subject to potential instability.</p>	<p>S76.1 Development ensures that additional titles are not created within the Escarpment Protection Precinct.</p>
<p><del>SO8</del>SO7 Further division of land in the—</p> <p>(a) Residential Precinct; or</p> <p>(b) Cottage Tourist Facility Precinct; or</p> <p>(c) Village Residential Precinct; or</p> <p>(d) Botanic Gardens Precinct;</p> <p>at Mt Tamborine is not envisaged as supporting infrastructural services cannot be provided.</p>	<p>S87.1 Development ensures that additional titles are not created within the—</p> <p>(a) Residential Precinct; <del>or</del></p> <p>(b) Cottage Tourist Precinct; or</p> <p>(c) Village Residential Precinct; or</p> <p>(d) Botanic Gardens Precinct</p> <p><u>of the Tamborine Mountain Zone.</u></p>

<sup>164</sup> Provisions relating to the subdivision of sites involving a Poultry Farm expire on 1 March, 2008 in accordance with the Regulatory Provisions of the South East Queensland Regional Plan which provide for the subdivision of land in the Regional Landscape and Rural Production Area where within the former Mt Lindsay/North Beaudesert Study Area of the South East Queensland Regional Plan where consistent with a Planning Scheme enforce over the land until this date.

Column 1 Specific Outcomes	Column 2 Probable Solutions
<b>Subdivision Design</b>	
<p><del>SO9</del><u>SO8</u> Development provides the surrounding area with—</p> <ul style="list-style-type: none"> <li>(a) a strong identity having regard to site characteristics, landmarks, views and places of environmental and cultural heritage significance; and</li> <li>(b) a legible street system and open space network.</li> </ul>	<p><del>S9.1</del> No Solution is prescribed.</p>
<p><u>SO9</u> Master planning is undertaken for sites identified on Figure 3.6.23 - Beaudesert Masterplan Areas or Figure 3.8.22 - Canungra Land Use Plan. The master plan provides for—</p> <ul style="list-style-type: none"> <li>(a) best practice site planning, development layout and building design;</li> <li>(b) an efficient and affordable infrastructure network;</li> <li>(c) the sequencing and orderly staging of development;</li> <li>(d) the incorporation of best practice water sensitive urban design principles;</li> <li>(e) a safe, attractive and integrated street network based on the grid street pattern to maximise permeability, legibility, accessibility and street tree plantings;</li> <li>(f) the integration with adjoining residential areas in the locality;</li> <li>(g) a wide range of housing types, densities and lot sizes including multiple dwellings, town houses, terraces, detached dwellings, dual occupancy, aged care and special needs housing;</li> <li>(h) the identification of lots intended for more than one dwelling, with such lots</li> </ul>	<p><u>S9.1</u> No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><u>being dispersed throughout the neighbourhood and not concentrated in one area;</u></p> <p><u>(i) development that has the appearance of a modern country town, not suburbia and incorporates attractive and diverse facades that address street frontages and public and communal open space; and</u></p> <p><u>(j) contributes to the public open space network identified on Figure 3.6.23 - Beaudesert Masterplan Areas or Figure 3.8.22 - Canungra Land Use Plan.</u></p>	
<p>SO10 Development provides for the protection of property in areas liable to flood inundation.</p>	<p>S10.1 Development provides—</p> <p>(a) a Building platform located above the DFE; and</p> <p>(b) an additional area above the DFE of sufficient size for the treatment and disposal of effluent on site; and</p> <p>(c) access which is above the DFE.</p>
<p><u>SO11 Development does not increase the number of residential lots within 30 metres of an identified infrastructure corridor.</u></p>	<p><u>S11.1 No Solution is prescribed.</u></p>
<p><del>SO11</del>SO12 Development for commercial or industrial purposes provides that the Lot layout will not reduce the amenity of adjacent and nearby areas.</p>	<p><del>S12.1</del> Development for an industrial or commercial purpose is not accessed through a residential area.</p>
<p><u>SO13 Development is separated from and maintains a buffer to wetlands, waterways, habitats, ecological corridors, significant vegetation and areas of biodiversity value, in accordance with best practice distances. Buffers also include characteristics to protect and enhance biodiversity values and</u></p>	<p><u>S13.1 No solution is prescribed.</u></p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<u>ecological processes.</u>	
<b>Open Space</b>	
<p>SO1<del>2</del><sup>4</sup> Development provides for sufficient Open Space to meet the needs of the likely occupiers of the proposed allotments and to mitigate any adverse visual or other impacts of likely land use changes resulting from the development.</p>	<p>S14.1 Development <u>outside the Beaudesert Township Zone and Canungra Township Zone</u> provides that 10% of the area of the land to be subdivided is dedicated to the Local Government for open space purposes.</p> <p><u>S15.2 For land in the Beaudesert Township Zone, development provides a minimum rate of 0.75 hectares of local open space per 1000 people.</u></p>
<p>SO1<del>3</del><sup>5</sup> Development provides for 'Best Practice Standards' for the design of Open Space.</p>	<p>S1<del>3</del><sup>5</sup>.1 Development provides Open Space Areas which—</p> <ul style="list-style-type: none"> <li>(a) link to existing or planned future public open space, activity centres, or community facilities; and</li> <li>(b) are designed to an appropriate standard having regard to their recreational and environmental values; and</li> <li>(c) meet the recreation and leisure needs of the community; and</li> <li>(d) contribute to the establishment of a connected open space, pedestrian and bicycle network; and</li> <li>(e) conserve and take advantage of significant landmarks and natural features including cultural heritage sites, remnant vegetation, creek lines and ridgelines; and</li> <li>(f) protect areas of significant ecological or landscape value; and</li> <li>(g) have vehicle access from a</li> </ul>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	local street.
<p>SO146 Development provides that an area of public open space has a size and shape and the physical attributes suitable for the intended use.</p>	<p>S146.1 Development provides that an area of public open space has a minimum area of 0.5 hectares, a maximum slope of 5%, a regular usable shape and is located above a defined flood event; and</p> <p>S146.2 Development provides that an area of public open space is free of rubbish, weeds, noxious plants, and dangerous trees; and</p> <p>S146.3 Development provides that public open space is drained to a lawful discharge point and is protected from erosion and environmental degradation.</p>
<p>SO157 Development provides that vehicular access to public open space enables fire-fighting and maintenance vehicles to access the majority of the public open space at acceptable grades.</p>	<p>S157.1 No Solution is prescribed.</p>
<p>SO186 Development - <del>protects environmentally sensitive features and habitats and avoids natural hazards.</del></p> <p><u>(a) Protects and enhances significant vegetation, ecological corridors, waterways, wetlands and habitat areas; and</u></p> <p><u>(b) Avoids penetrating and fragmenting tracts of remnant vegetation, high value regrowth vegetation, ecological corridors and habitat areas; and</u></p> <p><u>(c) Incorporates natural and cultural values making them a priority in the design process and feature of the development; and</u></p> <p><u>(d) Minimises land</u></p>	<p>S168.1 <u>No Solution is prescribed.</u> <del>Development</del></p> <p><del>(b) conserves significant vegetation, wildlife corridors, riparian corridors and habitat areas; and</del></p> <p><del>(c) avoids penetrating and fragmenting tracts of remnant vegetation; and</del></p> <p><del>(d) incorporates natural and cultural features; and</del></p> <p><del>(e) minimises land degradation; and</del></p> <p><del>(f) avoids steep and unstable land, land below the 1% AEP flood level and land subject to severe bushfire risk; and</del></p> <p><del>(g) avoids the extensive use of cut and fill; and</del></p> <p><del>(h) avoids disturbing natural drainage paths where possible; and</del></p> <p><del>(i) allows for aquatic fauna</del></p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><del>degradation; and</del></p> <p><del>(e) Avoids steep and unstable land, land below the 1% AEP flood level and land subject to severe bushfire risk; and</del></p> <p><del>(f) Avoids visually sensitive and prominent areas having significant scenic amenity or landscape character values; and</del></p> <p><del>(g) Avoids the extensive use of cut and fill; and</del></p> <p><del>(h) Avoids disturbing natural drainage paths where possible; and</del></p> <p><del>(i) Allows for aquatic fauna movement beneath roads where waterways are crossed.</del></p> <p><del><i>Note: The design of Waterway crossings should have regard to the guidelines detailed in the DPI and Fisheries publication Fish Passage in Streams - Fisheries Guidelines for Design of Stream Crossings (Fish Habitat Guideline 001).</i></del></p> <p><del>SO10 protects environmentally sensitive features and habitats and avoids natural hazards.</del></p>	<p><del>movement beneath roads where Waterways are crossed.</del></p> <p><del>Note: The design of Waterways crossings should have regard to the guidelines detailed in the DPI and Fisheries publication Fish Passage in Streams - Fisheries Guidelines for Design of Stream Crossings (Fish Habitat Guideline 001).</del></p>
<b>Pedestrian and Bicycle Network</b>	
<p><del>SO4719</del> Development provides for a pedestrian and cycle system that—</p> <p>(a) is safe, efficient, and convenient; and</p>	<p><del>S4719.1</del> Development for a business or residential purpose provides for pedestrian pathways and bikeways which—</p> <p>(a) include features that encourage walking and cycling and which are</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>(b) links residential areas, local schools, recreational and community facilities and commercial areas.</p>	<p>specifically tailored for the needs of likely users; and</p> <p>(b) link open space networks, community facilities, public transport stops, activity centres, and residential areas; and</p> <p>(c) take account of topography, slopes, landscaping, sight lines and service locations; and</p> <p>(d) provide items that assist with safety such as pedestrian crossings, speed bumps, segregated pathways; and</p> <p>(e) provide illumination in accordance with AS/NZS 1158; and</p> <p>(f) include appropriate signage; and</p> <p>(g) complies with Local Government plans for pedestrian and bicycle networks; and</p> <p>(h) are designed in accordance with Austroads Standards Parts 13 (pedestrians) and Part 14 (bicycles); and</p> <p>(i) comply with Queensland Streets and crime prevention through environmental design principles.</p>
<p>SO<del>18</del><u>20</u> Development ensures that footpaths and cycleways—</p> <p>(a) comply with Australian best practice standards, methodology and design; and</p> <p>(b) adequately accommodate existing anticipated traffic</p>	<p>S<del>18</del><u>20</u>.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>types and volumes; and</p> <p>(c) provide a safe and easily maintained surface; and</p> <p>(d) provide appropriate widths, grades and sight distances to cater for expected volume of users.</p>	
<b>Amenity</b>	
<p>SO<del>19</del><u>21</u> Development protects the amenity of new residential areas from the impact of traffic noise, emissions and dust, and provides acceptable visual amenity along the road network.</p>	<p>S<del>19</del><u>21.1</u> Development provides an acoustic barrier which meets the requirements of Environmental Protection (Noise) Policy 1997.</p> <p>S<del>19</del><u>21.2</u> Development provides a buffer landscaped area in the Building setback area.</p>
<p>SO<del>20</del><u>22</u> Development complies with the acoustic quality objectives of the Environmental Protection (Noise) Policy 1997.</p>	<p>S<del>20</del><u>2.1</u> No Solution is prescribed.</p>
<b>Road Network</b>	
<p>SO<del>24</del><u>3</u> Development ensures a road system that has a clear hierarchy and conforms with the overall Local Government system.</p>	<p>S<del>24</del><u>3.1</u> No Solution is prescribed.</p>
<p>SO<del>22</del><u>4</u> Development ensures that the road network—</p> <p>(a) maximises movement efficiency; and</p> <p>(b) preserves the amenity of residential areas; and</p> <p>(c) conforms with the principles of the Local Government's road design requirements.</p>	<p>S<del>22</del><u>4.1</u> Development—</p> <p>(a) does not provide a direct residential street link between a residential area and an adjacent industrial or commercial area; and</p> <p>(b) provides a pedestrian pathway connection between a residential area and an adjacent industrial or commercial area.</p> <p>S<del>22</del><u>4.2</u> Development provides that the internal road system does not provide convenient shortcuts to external traffic.</p>



Column 1 Specific Outcomes	Column 2 Probable Solutions
	S224.3 Development for medium density residential purposes provides internal road networks that connect to adjacent development and form an appropriate component of the functional road hierarchy.
<p>SO235 Development ensures that the street layout has regard to—</p> <ul style="list-style-type: none"> <li>(a) purpose; and</li> <li>(b) convenience; and</li> <li>(c) traffic volumes; and</li> <li>(d) vehicle speeds; and</li> <li>(e) safety; and</li> <li>(f) amenity.</li> </ul>	S235.1 No Solution is prescribed.
<p>SO246 Development ensures that Intersections are spaced to allow safe and convenient vehicle movement and pedestrian crossing points.</p>	S246.1 No Solution is prescribed.
<p>SO275 Development ensures for the safe and convenient vehicular movement of—</p> <ul style="list-style-type: none"> <li>(a) emergency and service vehicles; and</li> <li>(b) residents between their homes and higher order roads; and</li> <li>(c) heavy vehicles in commercial and industrial areas.</li> </ul>	S257.1 No Solution is prescribed.
<p>SO268 Development ensures that Public Transport—</p> <ul style="list-style-type: none"> <li>(a) links activity centres and residential areas; and</li> <li>(b) is readily accessible to users; and</li> <li>(c) is efficient to operate; and</li> </ul>	S268.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Probable Solutions
(d) incorporates features such as safe and convenient bus stops and interchange facilities in appropriate locations.	
SO <del>29</del> <sup>27</sup> Development provides a road layout that allows for the efficient and unimpeded movement of buses along a bus route.	<p>S<del>27</del><sup>29</sup>.1 Development provides that the road layout along a bus route complies with the following—</p> <ul style="list-style-type: none"> <li>(a) minimum turning radii for a bus as specified in Austroads Standards; and</li> <li>(b) a maximum pavement cross-fall of 3% and maximum gradient of 6% for roundabouts.</li> </ul>
SO <del>30</del> <sup>28</sup> Development of the street system takes account of natural drainage and open space systems.	<p>S<del>30</del><sup>28</sup>.1 Development provides that the street layout follows natural drainage paths, except where the drainage line forms part of an area to be retained in its natural state for any purpose.</p> <p>S<del>30</del><sup>28</sup>.2 Development provides that downhill cul-de-sacs are not created unless a park or drainage reserve of sufficient width is provided for overland flow.</p>
SO <del>31</del> <sup>29</sup> Development minimises the use of hatchet Lots; and	<p>S<del>31</del><sup>29</sup>.1 Where a hatchet Lot is unavoidable, does not compromise the development of adjoining parcels of land, or the amenity of the locality and provides suitable access for removal, emergency and fire fighting vehicles.</p> <p>S<del>31</del><sup>29</sup>.2 Development provides that where a hatchet Lot is unavoidable—</p> <ul style="list-style-type: none"> <li>(a) only one hatchet Lot is created behind any full frontage Lot; and</li> <li>(b) the access to the hatchet Lot is located on only one side of the frontage block; and</li> <li>(c) the access is utilized for access to only one Lot;</li> </ul>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>and</p> <p>(d) vehicles entering the Lot have sufficient space to manoeuvre and to enter and leave the Lot in a forward direction.</p>
<b>Energy Efficiency</b>	
<p>SO320 Development provides for Best Practice Standards with respect to energy efficient Urban Design Principles.</p>	<p>S320.1 Development provides that Lots are orientated to—</p> <p>(a) facilitate the siting of dwellings to take advantage of local micro-climate benefits; and</p> <p>(b) to allow adequate solar access.</p>
<b>Earthworks (Excavation and Filling)</b>	
<p>SO334 Development ensures that retaining walls and batters are designed, constructed, and landscaped to—</p> <p>(a) minimise the height of retaining walls and batter faces; and</p> <p>(b) minimise the visual impact on the landscape, public place or adjoining property; and</p> <p>(c) ensure the stability, structural soundness, and longevity of the retaining walls and batters to protect the property and ensure the safety of people.</p>	<p>S334.1 Development provides that cut batters have a maximum slope of 25% and are terraced at every rise of 1 metre in height with each terrace having a depth of 750 millimetres.</p> <p>S334.2 Development provides that fill embankments are no steeper than 4 horizontal to 1 vertical.</p> <p><u>S33.2 Development provides a building envelope in accordance with the Building Area Dimensions shown in Table 5.4.6A which is located in the lot on land with an existing slope of less than 20% prior to any cutting, filling, retaining walls or earthworks.</u></p> <p><b>Note:</b> Where a retaining wall greater than 1 metre in height is involved, a report prepared by a registered professional engineer that the wall or structure is structurally sound is required.</p>
<p>SO342 Development ensures that batter slopes and retaining walls are located within private property.</p>	<p>S342.1 Development provides that batters slopes and retaining walls are not located within existing or proposed road reserves or other public purpose land.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<b>Streetscape</b>	
<p>SO353 Development provides for Best Practice Standards with respect to Streetscape design.</p>	<p>S353.1 Development provides that Streetscape design—</p> <ul style="list-style-type: none"> <li>(a) creates an attractive, urban or rural Streetscape with a definite character and identity; and</li> <li>(b) is consistent with the desired local character expressed in the relevant planning area or Precinct intents; and</li> <li>(c) respects and enhances the existing Streetscape character in established areas; and</li> <li>(d) incorporates any significant features of the site such as views, vistas, landmarks, vegetation, and places of cultural heritage; and</li> <li>(e) is of a scale appropriate to the street and intended development in the street.</li> </ul> <p>S353.2 Development provides that the Streetscape design incorporates trees which—</p> <ul style="list-style-type: none"> <li>(a) enhance the aesthetics of the locality; and</li> <li>(b) do not pose a threat to public safety; and</li> <li>(c) provide shade in summer; and</li> <li>(d) complement any existing street trees; and</li> <li>(e) minimise any potential damage to infrastructure in, or adjacent to, the street; and</li> <li>(f) are generally, locally appropriate, native</li> </ul>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>species; and</p> <p>(g) are not environmental weeds.</p> <p>S353.3 Development provides that street trees—</p> <p>(a) comply with best practice horticultural standards; and</p> <p>(b) minimise impacts on utilities and infrastructure; and</p> <p>(c) implement any applicable Streetscape strategy; and</p> <p>(d) avoid the use of environmental weeds.</p> <p>S353.4 Development provides that street trees comply with Planning Scheme Policy 6 and where located under powerlines are only those identified as suitable for planting under powerlines.</p>
<b>Building and Conservation Envelopes</b>	
<p>SO364 Development ensures that a Building Envelope is provided when part of an allotment is constrained in some manner.</p>	<p>S364.1 Development which involves the creation of a new allotment, provides a Building Envelope within the new allotment where –</p> <p>(a) the new allotment is for other than a public purpose; and</p> <p>(b) part or all of the allotment is affected by an Overlay or is otherwise constrained and not suitable for development.</p> <p>S364.2 Development provides a Building Envelope on every Lot not dedicated to the State, in accordance with Planning Scheme Policy 1 (Building and Conservation Envelopes).</p>
<p>SO375 Development ensures that Ecologically Significant Areas contained</p>	<p>S375.1 Development provides for the establishment of a Conservation</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>within a Lot are protected.</p>	<p>Envelope on any Lot where—</p> <ul style="list-style-type: none"> <li>(a) the Lot contains an Ecologically Significant Area, remnant or non-remnant native vegetation, an area of State or regional biodiversity significance or habitat for significant flora and fauna listed under the Nature Conservation Act 1992; and</li> <li>(b) areas where vegetation is to be protected or rehabilitated as a buffer.</li> </ul> <p>S375.2 Development provides a Conservation Envelope on every Lot not dedicated to the State, in accordance with Planning Scheme Policy 1 (Building and Conservation Envelopes).</p>
<p><b>Sites for Infrastructure</b></p>	
<p>SO386 <u>Development in greenfield areas facilitates the provision of non-trunk infrastructure such as -</u></p> <ul style="list-style-type: none"> <li><u>(a) sites for local electricity transformers; and</u></li> <li><u>(b) sites for sewerage pump stations; and</u></li> <li><u>(c) sites for reservoirs for localised pressure Zones; and</u></li> <li><u>(d) sites for signal control boxes; and</u></li> <li><u>(a)(e) infrastructure that supports connection to fibre telecommunications infrastructure (i.e. broadband). ensures the provision of sites for non-trunk infrastructure.</u></li> </ul>	<p>S386.1 <u>No Solution is prescribed.</u> <del>Development provides sites where necessary that are suitable for non-trunk infrastructure such as—</del></p> <p><del>local electricity transformers; and</del></p> <p><del>sewerage pump stations; and</del></p> <p><del>reservoirs for localised pressure Zones; and</del></p> <p><del>signal control boxes.</del></p>

**Table 5.4.6A Building Area Dimensions**

Precinct	Building Area Dimensions
Residential Precinct.	(a) <u>Where in the Beaudesert Township Zone: 10 metres x 18 metres rectangle; or</u> (b) <u>All other locations:</u> 15 metres x 25 metres rectangle.
Village Residential Precinct.	15 metres x 25 metres rectangle.
Medium Density Residential Precinct.	15 metres x 25 metres rectangle.
Village Precinct.	15 metres x 25 metres rectangle.
Park Living Precinct, Rural Character Precinct, Rural Residential Precinct and Countryside Precinct having a Lot size of up to 8000m <sup>2</sup> .	1000m <sup>2</sup> having a minimum dimension of 25 metres.
Rural Living Precinct, Rural Character Precinct, <u>Park Living Precinct</u> , Rural Residential Precinct and Rural Precinct having a Lot size of greater than 8000m <sup>2</sup> but less than 4 hectares.	1500m <sup>2</sup> having a minimum dimension of 30 metres.
Park Living Precinct, Rural Character Precinct, Rural Residential Precinct and Countryside Precinct having a Lot size greater than 4 hectares.	2000m <sup>2</sup> having a minimum dimension of 35 metres.
All other Precincts.	No Solution is prescribed.

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**Table 5.4.6B Lot Design Specifications**

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
<b>RURAL ZONE:</b>									
Conservation Rural Industry Active Recreation Passive Recreation Community Facilities	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.
Village	2,000m <sup>2</sup>	25m	10m	25m	4:1	5m	50m	2,000m <sup>2</sup>	All Lots are capable of containing a rectangle having a minimum dimension of 15 x 20m.
Rural Residential	-----	-----	-----	-----	-----	-----	-----	-----	Additional Lots are not created unless in accordance with a development approval for a Material Change of Use that has not lapsed.

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Countryside Equestrian	100ha	-----	-----	-----	-----	-----	-----	-----	
Future Dam Catchment									Additional Lots are not created.
<b>KOORALBYN ZONE:</b>									
Industry	1000m <sup>2</sup>	20m	10m	-----	Min depth 30m	-----	-----	-----	
Residential	600m <sup>2</sup>	18m	6m	22m	4:1	5m	50m	600m <sup>2</sup>	All Lots are capable of containing a rectangle having a minimum dimension of 15 x 20m.
Business Community Facilities Active Recreation Passive Recreation	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Rural Residential Emerging Community	-----	-----	-----	-----	-----	-----	-----	-----	Additional Lots are not created unless in accordance with a development approval for a Material Change of Use that has not lapsed.
<b>BROMELTON STATE DEVELOPMENT AREA ZONE:</b>									
Major Industry	4000m <sup>2</sup>	30m	10m	-----	-----	-----	-----	-----	
Rail Dependent Industry	1ha with an average size of 4ha	-----	-----	-----	-----	-----	-----	-----	
Rural Industry	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.
Community Facilities	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimension are appropriate to accommodate the

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Passive Recreation									proposed use and in consideration of the values and constraints affecting the land.
Bromelton Countryside	100ha	-----	-----	-----	-----	-----	-----	-----	
<b>BEAUDESERT TOWNSHIP ZONE:</b>									
Industry	1000m <sup>2</sup>	20m	10m	-----	Min depth 30m	-----	-----	-----	
Residential (where the land is shown as a Master Plan area in Figure 3.6.23 of the Beaudesert Township Zone Code)	Min. 400m <sup>2</sup> <del>600m<sup>2</sup></del> Max. 1200m <sup>2</sup>	<del>18</del> 15m	6m	<del>18</del> 22m	4:1	5m	50m	<del>6</del> 400m <sup>2</sup>	All Lots are capable of containing a rectangle having a minimum dimension of <del>15-10</del> x <del>20m</del> 18m.
Residential (where the land is not identified as a Master Plan area in Figure 3.6.23 of the	Min 600m <sup>2</sup>	18m	6m	22m	4:1	5m	50m	600m <sup>2</sup>	All Lots are capable of containing a rectangle having a minimum dimension of 15 x 20m.

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
<a href="#">Beaudesert Township Zone Code)</a>									
Medium Density Residential	1000m <sup>2</sup>	18m	-----	-----	-----	-----	-----	-----	
Town Centre Core Frame Active Recreation Passive Recreation Community Facilities	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.
Rural Residential Emerging Community Countryside	-----	-----	-----	-----	-----	-----	-----	-----	Additional Lots are not created unless in accordance with a development approval for a Material Change of Use that has not lapsed.
<b>TAMBORINE MOUNTAIN ZONE:</b>									

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Business Gallery Walk Curtis Falls Special Development Conservation Active Recreation Passive Recreation Community Facilities	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.
Residential Cottage Tourist Facility Village Residential Botanic Gardens	-----	-----	-----	-----	-----	-----	-----	-----	Additional lots are not created unless in accordance with a development approval for a Material Change of Use that has not lapsed.

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Park Living	2ha	70m	-----	-----	-----	-----	-----	-----	
Rural Character	4ha	70m	-----	-----	-----	-----	-----	-----	
Countryside Escarpment Protection	100ha	-----	-----	-----	-----	-----	-----	-----	
<b>CANUNGRA TOWNSHIP ZONE:</b>									
Residential	600m <sup>2</sup>	18m	6m	22m	4:1	5m	50m	600m <sup>2</sup>	All Lots are capable of containing a rectangle having a minimum dimension of 15 x 20m.
<u>Residential - where in a Village Residential Area shown on the Canungra Land Use Plan in Figure 3.8.22 of the Canungra Township Zone Code.</u>	<u>Min. 600m<sup>2</sup></u> <u>Max. 1200m<sup>2</sup></u> <u>Ave. 800m<sup>2</sup></u>	<u>18m</u>	<u>6m</u>	<u>22m</u>	<u>4:1</u>	<u>5m</u>	<u>50m</u>	<u>600m<sup>2</sup></u>	<u>All Lots are capable of containing a rectangle having a minimum dimension of 15 x 20m.</u>

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
<u>Residential - where a Large Lot Residential Are shown on the Canungra Land Use Plan in Figure 3.8.22 of the Canungra Township Zone Code.</u>	<u>2000m<sup>2</sup></u>	<u>25m</u>	<u>10m</u>	<u>25m</u>	<u>4:1</u>	<u>5m</u>	<u>50m</u>	<u>2000m<sup>2</sup></u>	<u>All Lots are capable of containing a rectangle having a minimum dimension of 15 x 20m.</u>
<u>Park Living</u>	<u>5000m<sup>2</sup></u>	<u>50m</u>	<u>20m</u>	<u>40m</u>	<u>4:1</u>	<u>10m</u>	<u>150m</u>	<u>5000m<sup>2</sup></u>	<u>An average lot size of 5000m<sup>2</sup> is maintained within a development.</u>
Rural Residential Emerging Communities Countryside									Additional lots are not created unless in accordance with a development approval for a Material Change of Use that has not lapsed.
<del>Minor Convenience Village Centre</del> <u>Mixed Use</u>	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.



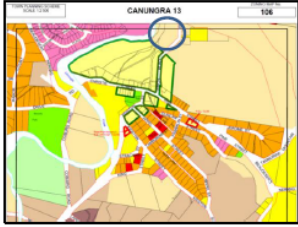
Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Active Recreation									
Passive Recreation									
Community Facilities									

**Table 5.4.6C**

Development Density	Minimum Frontage	Minimum Depth	Minimum Area	Average Area	Maximum Area
Rural Residential A	70m	-----	1.2ha	2ha	3.9ha
Rural Residential B	45m	60m	8,000m <sup>2</sup>	1ha	1.5ha
Park Residential	36m	50m	4,000m <sup>2</sup>	5,000m <sup>2</sup>	9,000m <sup>2</sup>

**APPENDIX IV - ASSESSMENT OF SUBMISSIONS RECEIVED IN RESPONSE TO  
COMMUNITY CONSULTATION OF BEAUDESERT SHIRE PLANNING SCHEME  
2007 DRAFT AMEMENT 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>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>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>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>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>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>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>The property is located on the western side of Canungra Creek; and</li> <li>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>The amendment is not considered to be advantageous to the residents of the property;</li> <li>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>Potential for increase in rates;</li> <li>No guarantees have been provided that additional lots can be created under the proposed amendments; and</li> <li>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>

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	<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>Proposed zoning provides limited benefits;</li> <li>The costs associated with the requirement for new titles to be serviced by a reticulated water supply;</li> <li>Potential implications on land valuation and potentially rates payable;</li> <li>Land use restrictions associated with the proposed Park Living Precinct (i.e. animal husbandry and agricultural activities);</li> <li>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> <ol style="list-style-type: none"> <li><b>Existing Private Cemetery</b></li> </ol> <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> <ol style="list-style-type: none"> <li><b>Alignment of Sewage Infrastructure</b></li> </ol> <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>

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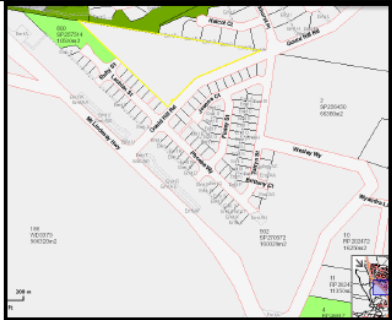
		<p>It is likely that the costs of any realignment of the infrastructure will be borne by the developer. QUU are available for pre-lodgement meetings to advise of their requirements prior to the undertaking of any detailed design.</p> <p><i>3. Current Standard of Finch Road</i></p> <p>The proposed change 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>

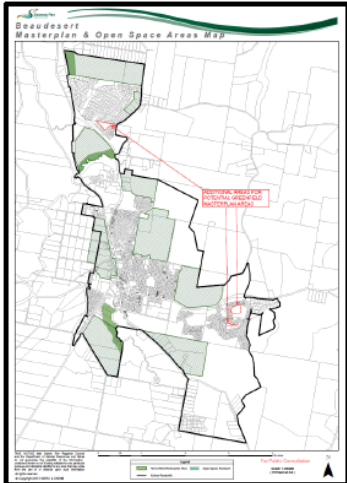
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		<p>undertook the necessary planning investigations. Accordingly, the current Amendment Package seeks to update this holding zone with the most appropriate use for the site identified during the local planning process.</p>	
8.	<p>A submission was 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>

		<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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• A material planning issue, such as a policy position;</li> </ul> <p><i>Response</i> 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.  <ul style="list-style-type: none"> <li>• A significant proportion of the area or land owners covered by the proposed planning scheme;</li> </ul> <p><i>Response</i> 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.  <ul style="list-style-type: none"> <li>• A matter which is of widespread public interest</li> </ul> </p></p>	
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		<p>throughout the local government area and would be likely to generate multiple public submissions;</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>

<ol style="list-style-type: none"> <li>1. The Masterplan &amp; Open Space Areas Map does not include residential estates currently under development, which have balance areas of greenfield land available;</li> <li>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.</li> </ol> <p>The submission requested the inclusion of the below greenfield balance areas of existing developments within the Masterplan Area.</p> 	<p>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>	
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10.	<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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	<p><i>Provision of Reticulated Water Supply</i></p> <p>The Planning Scheme amendments seek the provision of a reticulated water supply where the minimum lot sizes of 5,000m<sup>2</sup> are being contemplated as part of a development. However, should larger rural residential lot sizes be pursued, the requirement to provide an on-site water supply will be assessed as part of the consideration of a specific proposal.</p> <p><i>Response to Individual Queries</i></p> <p>The below responses to the individual queries of the draft Planning Scheme amendments will be provided as part of the response to submission.</p> <ol style="list-style-type: none"> <li>1. The Reconfiguration of a Lot Code only prescribes a minimum lot size for the Park Living Precinct. A maximum lot size has not been proposed.</li> <li>2. The Park Living Precinct does not propose connection of future lots to the reticulated sewerage network. The Reconfiguration of a Lot application will only seek to ensure that sufficient land area is made available within individual titles to cater for on-site treatment. The requirements of any on-site sewage treatment measures will be assessed as part of the Plumbing and Drainage application.</li> <li>3. 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.</li> </ol> <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> <ol style="list-style-type: none"> <li>4. The intent of the Park Living Precinct is primarily limited to rural residential activities on larger acreage lots. Preferred land uses include Agriculture and Animal Husbandry (where sufficient lot size is achieved), Bed and Breakfast, Dual Occupancy, Equestrian Activities,</li> </ol>	
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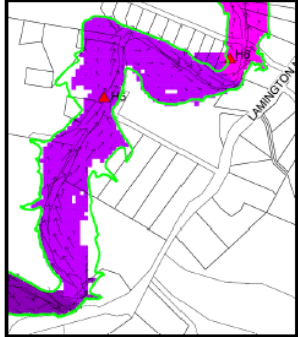


		Home Based Business, House and Roadside Stall.	
11.	<p>A submission was received in relation to the Boystown development site located at Telemon Street, Beaudesert, being Lots 7 and 152 on W312421, Lot 1 and 2 on RP7549, Lot 153 on W312421, Lot 2 on RP89883, Lot 135 on W312435, Lot 6 on RP54315 and Lot 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>  <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>  <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>

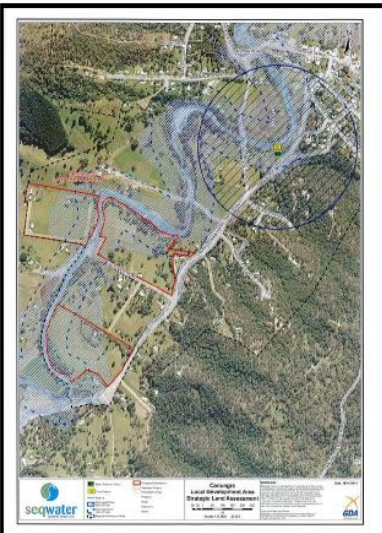
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	<p>Development Approvals that currently exist over the Boystown site. The submission states that the current planning scheme amendments failure to capture the entire site, which is in conflict with the existing development approvals.</p> 	<p>The southern 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.</p>	
12.	<p>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.</p> <p>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.</p>	<p>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.</p>	<p>The submitter be advised of the two changes proposed to Amendment No. 6 in response to the matters raised in the submission.</p>

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<p>The submission notes that many provisions of the <i>Beaudesert Shire Planning Scheme 2007</i> is not consistent with current State Planning Policy requirements or best practice due to the age of the local planning instrument.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The submission recommends that the planning scheme provide effective control over development proposed in drinking water catchments via the implementation of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p> <p>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.</p> <p>The submission requested Council's consideration of the below detailed matters.</p> <ol style="list-style-type: none"> <li>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</li> </ol>	<p>The preferred land use intent of the parcels located on the eastern side of Canungra Creek upstream of the raw water intake identified under the Canungra Local Planning Study was 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.</p> <p>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.</p>  <p>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 wastewater treatment and disposal for each individual lot</p>
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<p>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.</p>  <p>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</p>	<p>will be required to be contained within the building envelopes approved under the Reconfiguration of a Lot applications.</p> <p>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.</p> <p>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.</p> <p>Responses to the individual matters raised in the submission have been outlined below.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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</li> </ol>
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	<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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	<p>for minimum reductions in mean annual load to development in the Canungra Urban Footprint.</p> <p>13. 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>14. 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>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 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 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> <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>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>
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<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. The below concerns in relation to the draft Planning Scheme amendments were identified in the submission.</i></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; <ul style="list-style-type: none"> <li><i>"The Mixed Use Precinct supports the Village Centre Precinct at Canungra without adversely impacting on the viability of the centre".</i></li> </ul> </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 speciality 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> <p>2. Amendment to the Overall Outcomes 21 and 45 as outlined below.</p> <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. The core retailing needs of the Canungra Township zone including supermarket-anchored shopping centre development is located in the Village Centre Precinct."</i></p> <p><i>Overall Outcome 45</i> <i>"Development within the Mixed Use Precinct provides a supporting role to the Village Centre Precinct and accommodates for a mixture of</i></p>
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<p>is achieved;</p> <ol style="list-style-type: none"> <li>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; <ul style="list-style-type: none"> <li><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></li> </ul> </li> <li>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</li> <li>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. <ul style="list-style-type: none"> <li><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></li> </ul> </li> </ol> <p><i>Part B. The submission requests Council's consideration to the below recommendations to the draft Planning Scheme amendments.</i></p> <ol style="list-style-type: none"> <li>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;</li> <li>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</li> </ol>	<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 use and integrates suitable commercial, residential, non-convenience retail and other development business uses</del> in accessible locations so as to encourage walking and cycling. <del>Development in the Mixed Use Precinct integrates with and supports the Village Centre Precinct at Canungra without does not adversely impacting on the viability of the Village Centre Precinct. It does not contain convenience retailing in the form of supermarkets or supermarket-anchored shopping centre development."</del></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 suitably 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 O045, 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>Part A. 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. The core retailing needs of the Canungra Township zone including supermarket-anchored shopping centre development is located in the Village Centre Precinct"</i></p> <p><i>Overall Outcome 45</i></p> <p><i>"Development within the Mixed Use Precinct provides a supporting role to the Village Centre Precinct and accommodates for a mixture of compatible land-uses and integrates suitable-commercial, residential, non-convenience retail and other-development/business uses 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 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"</i></p>
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		<p><i>Development in the Mixed Use Precinct integrates with and supports the Village Centre Precinct at Canungra without does not adversely impacting on the viability of the Village Centre Precinct. It does not contain convenience retailing in the form of supermarkets or supermarket-anchored shopping centre development."</i></p> <p>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 <i>Beaudesert Shire Planning Scheme 2007</i> (i.e. similar drafting relationship between Centre and Frame Precincts utilised).</p> <p>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.</p> <p>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).</p> <p>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.</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. Development does not involve convenience retailing in the form of supermarkets or supermarket-anchored shopping centre development"</i></p> <p>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>	
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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>

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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.

**End of Amendment Package**